Notice of Meeting of the City Council of the City of Georgetown, Texas January 27, 2026

The Georgetown City Council will meet on January 27, 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 Planning Items Presentation Format Feedback
Presentation and discussion regarding proposed planning presentation changes -- Edgar Garcia, Planning Director

1.B UDC Project Public Engagement and Adoption Status Update
Presentation and discussion of public engagement and adoption process and timeline for the Unified Development Code (UDC) update project -- Kelly Trietsch, Chief Development Officer, and Zane Brown, Development Support Manager

1.C Annual Council Retreat Recap & Strategic Plan Scoping
Presentation and discussion regarding updates to the City Council Strategic Plan based on Annual Council Retreat discussions -- David Morgan, City Manager

1.D Fire Department Overview
Presentation and discussion regarding Fire Department Operations -- John Sullivan, Fire Chief

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 01.27.2026
Sec. 551.071: Consultation with Attorney
Advice from the 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
- Pending litigation in Cause No. 25-0485-CC2 in County Court at Law No. 2

Sec. 551.072: Deliberations about Real Property
- SH 29 and Summercrest Blvd
- 9th and Main
- Deliberations regarding the purchase and value of two parcels of real property situated in Williamson County, Texas, such parcels being locally known as 903 Riverhaven Dr., Georgetown, Texas 78628
- 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

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

3.A Call to Order 01.27.2026
Pledge of Allegiance
Recognitions
Action 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@georgetowntexas.gov.

4.A Public Wishing to Address 01.27.2026
- Sancia Matthyssen would like to address the Council regarding transportation for disabled individuals outside Georgetown city limits.

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 Minutes
Consideration and possible action to approve the minutes of the City Council meeting held on January 13, 2026 -- Robyn Densmore, City Secretary

5.B Butler CAC Reappointment
Consideration and possible action to reappoint Councilmember Ben Butler to the Capital Area Council of Governments (CAPCOG) to the Central Texas Clean Air Coalition (CAC) for 2026-2027 -- Mayor Josh Schroeder

5.C Deputizing City Secretary Staff for Posting of Council Agendas
Consideration and possible action to designate Taylor Martinez and Cynthia Jordan as Deputy City Secretaries for the purpose of posting agendas only -- Robyn Densmore, City Secretary

5.D Resolution - ETJ Disannexation - A & S English Living Trust - 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 R560329 and owned by A & S English Living Trust -- Michael Charles, Real Estate Services Coordinator

5.E Resolution - ETJ Disannexation - Sawyer - 19.52 Acres
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 19.52 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcel R039360 and owned by Dennis and Jayne Sawyer -- Michael Charles, Real Estate Services Coordinator

5.F Resolution - ETJ Disannexation - NEC 29 N 130 LLC
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 44.071 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcels R576417, R040593 and R040594 and owned by NEC 29 N 130 LLC -- Michael Charles, Real Estate Services Coordinator

5.G Resolution - ETJ Disannexation - DNJ Pride Ventures, LLC
Consideration and possible action to approve a Resolution to confirm the disannexation of a tract of land described in Document Number 2025025267 of the Official Public Records of Williamson County from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcels R042277 and R042278 and owned by DNJ Pride Ventures, LLC -- Michael Charles, Real Estate Services Coordinator

5.H Resolution - ETJ Disannexation - 99 Diamond Star Holdings LLC - 14.91 Acres
Consideration and possible action to approve a Resolution to confirm the

disannexation of approximately 14.91 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as all of Williamson County Appraisal District Parcel R620732 and a portion of Williamson County Appraisal District Parcel R011087and owned by 99 Diamond Star Holdings LLC -- Michael Charles, Real Estate Services Coordinator

5.I Resolution - Nomination of Hunt Electric Corporation dba Baer Manufacturing for the Texas Enterprise Zone Program
Consideration and possible action to approve a Resolution nominating Hunt Electric Corporation dba Baer Manufacturing for the Texas Enterprise Zone Program -- Cameron Goodman, Economic Development Director

5.J Resolution - Adoption of City of Georgetown Title VI/Nondiscrimination Plan
Consideration and possible action to approve a Resolution adopting the Title VI/Nondiscrimination Plan for TxDOT funded transportation programs and authorizing the Mayor to sign the USDOT Standard Title VI/Nondiscrimination General Assurances -- Lua Saluone, P.E., Transportation Manager

5.K Language Change Request for Water Line Easement for The Ranch Center (Santa Rita Ranch)
Consideration and possible action to approve the form of the water line easement to be conveyed to the City in connection with The Ranch Center (Santa Rita Ranch) development and to authorize the City Manager to execute the water line easement in the form substantially similar to the document attached hereto -- Andrew Culpepper, Assistant City Attorney - Real Estate Services

5.L 2025 Racial Profiling Report
Consideration and possible action to accept the 2025 Racial Profiling Report as mandated by the State Legislature -- Cory J. Tchida, Chief of Police

5.M Fire Hydrant Parts Bid Rejection
Consideration and possible action to reject all bids associated with Bid No. 202550 for fire hydrant parts -- Chelsea Solomon, PE, Water Utility Director

5.N Crescent Power Service Agreement Renewal
Consideration and possible action to renew an agreement for a one-year term with Crescent Power, Inc. to perform energy portfolio management, risk management, regulatory support, and related consulting services in an amount not to exceed $309,000.00 -- Daniel Bethapudi, General Manager of Electric Utility

5.O First Amendment to Northlands Professional Services Agreement 25-0125-PSA
Forwarded from the Georgetown Water Utility Advisory Board (GWUAB):
Consideration and possible action to approve the First Amendment to the Professional Services Agreement (PSA) 25-0125-PSA with Freese and Nichols of Austin, Texas, for professional engineering services for the Northlands Wastewater Treatment Facility in the amount of $10,991,205.00 -- Wesley Wright, PE, Systems Engineering Director, and David Herzog, CIP Manager

5.P Third Amendment to the Interceptor Lift Station Decommissioning and Interceptor Improvements Project Task Order KPA-25-001

Forwarded from the Georgetown Water Utility Advisory Board (GWUAB):

Consideration and possible action to approve a Third Amendment to Task Order KPA-25-001 with Kasberg, Patrick and Associates, LP for professional services related to the Interceptor Lift Station Decommissioning and Interceptor Improvements Project in the amount of $743,500.00 -- Wesley Wright, PE, Systems Engineering Director

5.Q First Amendment to Contract 25-0270SC Wastewater Transport Services

Consideration and possible action to approve the First Amendment to Contract 25-0270-SC-A1 with Wastewater Transport Services, LLC of Austin, Texas, for the haul off and removal of waste materials for the South Lake Water Treatment Plant in the amount of $105,266.59 -- Wesley Wright, P.E., Systems Engineering Director, and David Herzog, CIP Manager

5.R Approval of Managed Print Services Contract with Stewart Organization (FY2026 - FY2029)

Consideration and possible approval of a contract with Stewart Organization to provide managed print services for an amount of $132,000.00 per year for a total of $528,000.00 over four years -- Greg Berglund, Assistant Director, Information Technology; James Davis, IT Operations Manager

5.S Annual Purchasing Authorization for Staff Computers and Laptops (Dell Technologies)

Consideration and possible approval of an annual purchasing authorization with Dell Marketing LP (Dell Technologies) for computers, laptops, and related technology equipment and services to support the City's FY26 staff workstation replacement cycle, new staff onboarding, and infrastructure needs, not-to-exceed $500,000.00 (DIR-CPO-5792) -- Greg Berglund, Assistant Director, Information Technology

5.T IT Intergovernmental Contract: UT Datacenter

Consideration and possible approval of an Intergovernmental Contract with the University of Texas at Austin to use services at their Austin Shared Datacenter for an amount not to exceed $99,999.99 -- Chris Bryce, IT Director

5.U Purchase and Installation of Sports Lighting from Musco Lighting for McMasters

Consideration and possible action to approve the purchase and installation of sports lighting from Musco Sports Lighting, LLC using Buy Board contract #779-25 in the amount of $230,000.00 for the McMaster Athletic Complex -- Eric Nuner, Parks and Recreation Assistant Director

5.V Task Order HAI-26-001 with Halff Associates for Blue Hole Park Construction Plans

Consideration and possible action to approve Task Order HAl-26-01 with Halff Associates Inc., in the amount of $1,290,023.00 for Blue Hole Park Construction Plans -- Kimberly Garrett, Parks and Recreation Director

5.W Purchasing Agreement with W.W. Grainger, Inc

Consideration and possible action to approve expenditures in an amount not to exceed $450,000.00 to provide maintenance, repair and operations supplies, parts, equipment, materials and related services from W.W. Grainger, Inc. procured through the Region 4 Education Service Center Contract #24-08 -- Donna Cantwell, Purchasing Manager

5.X Second Reading - FY2026 Capital Roll Forward Budget Amendment
Second reading of an Ordinance amending the FY2026 Annual Budget due to the timing of capital projects and other expenditures approved in the prior year -- Nathan Parras, Assistant Chief Financial Officer

5.Y Second Reading - Municipal Street Lighting Service Fee Ordinance Changes
Second Reading of an Ordinance amending section 13.04.070 of the City of Georgetown Code of Ordinances relating to the municipal street lighting service fee -- Jackson Daly, Chief Business Officer, Electric Utility

5.Z Second Reading - Reinvestment Zone No. 2026-01
Second Reading of an Ordinance designating Reinvestment Zone No. 2026-01 -- Cameron Goodman, Economic Development Director

5.AA Second Reading - 2023-3-PUD -700, 750, and 800 SH 195
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 84.584 acres out of the William Roberts Survey No. 4, Abstract No. 524 from the Agriculture (AG) zoning district to the Planned Unit Development zoning district with base zoning districts of Low-Density Multi-Family (MF-1) and General Commercial (C-3), for the property generally located at 700, 750, and 800 SH 195, Georgetown, Texas (2023-3-PUD) -- Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

5.AB Second Reading - 2025-8-REZ - 102 W. 3rd Street
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 1.3223 Acres out of Lots 1-8, Block 13, City of Georgetown, from the Mixed Use Downtown and Residential Single Family zoning district to the Mixed Use Downtown zoning district, for the property generally located at 102 W. 3rd Street (2025-8-REZ) -- Edgar Garcia, Planning Director

5.AC Second Reading - 2025-5-SUP -350 SH 195
Second Reading of an Ordinance on a request for a Special Use Permit (SUP) for the specific use of Fuel Sales in the General Commercial (C-3) zoning district on the property located at 350 SH 195, Georgetown, Texas, bearing the legal description of Lot 2, Block A, Northside Georgetown Subdivision (2025-5-SUP) -- Colin Davidson, Planner II

Legislative Regular Agenda

6.A First Reading - Fourth Amendment to Development Agreement for Parkside on the River
Public Hearing and First Reading of an Ordinance amending Ordinance numbers 2019-69, 2020-84, 2021-40, 2024-18 approving the Fourth Amendment to the Development Agreement for Parkside on the River Subdivision -- Nick Woolery, Assistant City Manager

6.B First Reading - 2025-9-REZ - 901 North Church Street

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ) -- Matt Skawin, Planner

6.C Resolution pursuant to Government Code Section 2206.053 - Daniels Mountain PS to Hoover EST WL Project

Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that permanent easements and temporary construction easements are necessary for the replacement of an existing water line, from properties along a general route extending from the Daniels Mountain Pump Station on CR 255 near CR 254 in Georgetown, TX to the Hoover Elevated Storage Tank on CR 223 near SH 138 in Florence, TX, and authorizing eminent domain proceedings for the acquisition of such easement rights -- Juan C. Rodriguez, Real Estate Program Manager

6.D Resolution pursuant to Government Code Section 2206.053 for real estate acquisitions - SH 138 WL Project

Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that permanent easements and temporary construction easements are necessary for the replacement of an existing water line from properties along a general route extending from the Hoover Elevated Storage Tank, on County Road 223 near State Highway 138, to a connection point near the southwest intersection of SH 138 and N. Patterson Avenue, in Florence, Texas, and authorizing eminent domain proceedings for the acquisition of such easement rights -- Juan C. Rodriguez, Real Estate Program Manager

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
January 27, 2026

SUBJECT:
Planning Items Presentation Format Feedback

SUGGESTED ACTION:
Presentation and discussion regarding proposed planning presentation changes -- Edgar Garcia, Planning Director

ITEM SUMMARY:
Presentation and discussion of proposed planning presentation changes.

FINANCIAL IMPACT:
NA.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
Planning_Presentation_-_CCWS.pdf
Staff Report Exhibits.pdf
Proposed Report Format.pdf

Presentation & Format Feedback for Planning

January 27, 2025 | City Council Workshop

GEORGETOWN TEXAS

Purpose

- Discuss proposed changes to Planning Staff Reports & Presentations
- Receive feedback on changes
- Integrate changes in February presentations

Context for Planning Items

- Planning is a public facing endeavor
- Clear, concise information is important
- Products should be developed for a broad audience

Presentation Format

Current Presentations

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

Residential Single-Family (RS)

- Medium density
- Primarily single-family neighborhoods
- May be located in proximity of neighborhood-friendly commercial
- Protected from incompatible uses

Dimensional Standards

- Min. lot size = 5,500 sq. ft.
- Min. lot width = 45'
- Max building height = 35'
- Front setback = 20'
- Side setback = 6'
- Rear setback = 10'
- Side/rear street setback = 15'
- Street facing garage setback = 25'

Mixed Use Downtown (MU-DT)

Permitted by Right	Permitted with Limitations	Permitted with a SUP
Single-family, Detached	Upper-story Residential	Townhouse
Group Home (6 residents or less)	Home-Based Business	Multifamily, Attached and Detached
Emergency Services Station	Public Park, Neighborhood	Accessory Dwelling Unit
Government or Postal Office	Residential Assembly Facility (with or without Columbaria)	Group Home (7-15 residents)
Library or Museum	Group Day Care	Assisted Living
Nature Preserve or Community Garden	Family Home Day Care	Hospice Facility
Inn	Bed & Breakfast (with or without Events)	Rooming or Boarding House
Restaurant, General	Micro Brewery, Winery, or Distillery	College or University
Food Catering Services	Live Music or Entertainment	Business or Trade School
Home Health Care Services	General Office	Commercial Day Care
Medical or Dental Office	Integrated Office Center	Activity Center, Youth or Senior
Farmer's Market	General Retail	Community Center
Artisan Studio Gallery	Heliport	Correctional Facility
Personal Services	Utility Services, Intermediate	Social Service Facility
Dry Cleaning Service, Drop-off Only	Wireless Transmission Facility ≤40'	Hospital
Laundromat		Psychiatric Hospital
Printing, Mailing and Reproduction Services		Blood or Plasma Center
Banking and Financial Services		Private Transport Service Dispatch Facility
Consumer Repair		
Veterinary Clinic, Indoor Pens Only		
Parking Lot, Off-Site and Commercial		
Park-n-Ride Facility		
Transit Passenger Terminal		
Utility Services, Minor		

Mixed Use Downtown (MU-DT)

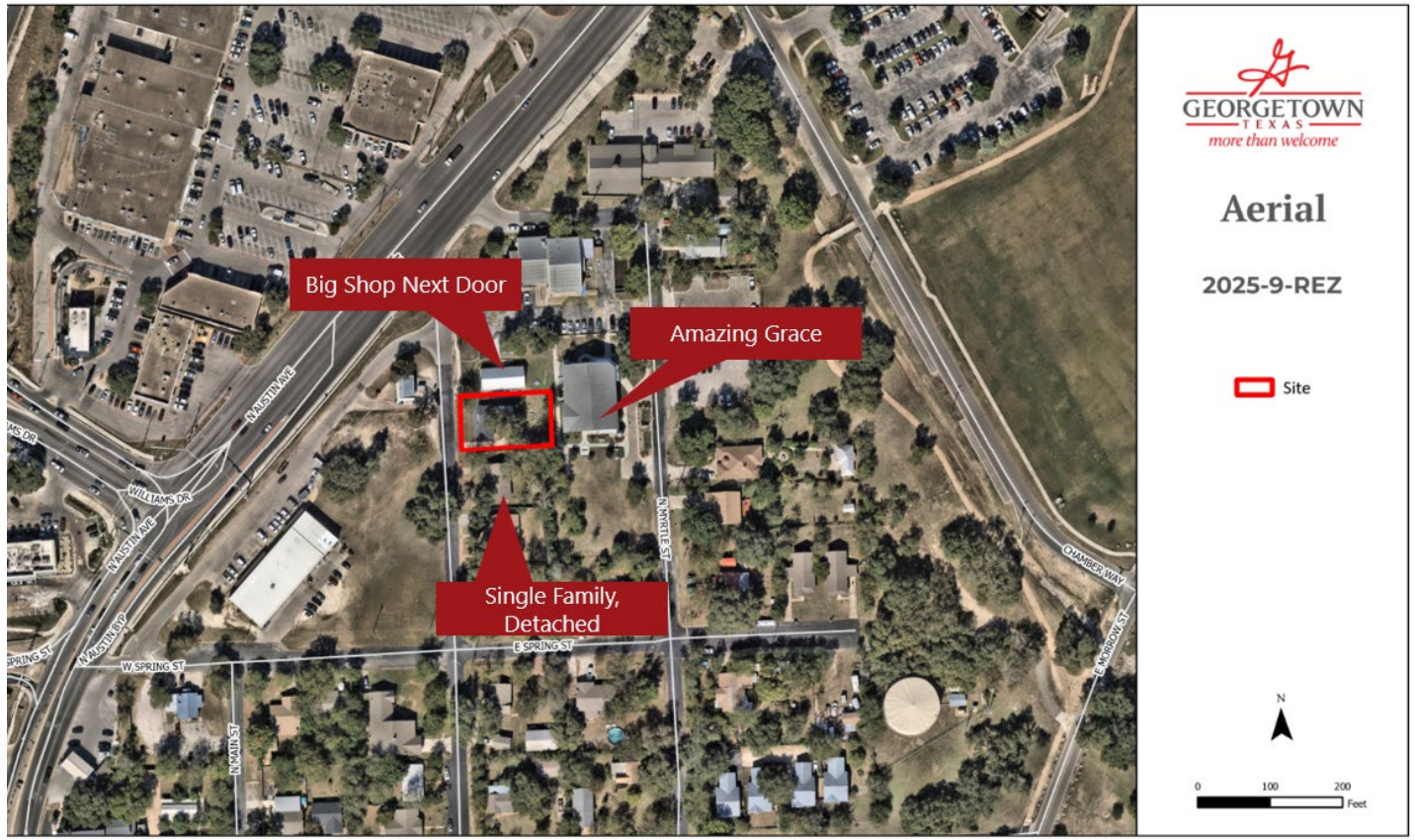
- Mix of land uses, including general commercial and retail
- Also includes single-family and multi-family in the downtown area
- Smaller in scale and scope
- Only appropriate in the traditional downtown area
- Shall meet design requirements of the Downtown Overlay District and Design Guidelines

Dimensional Standards

- Max building height = 40'
- Setbacks = 0'
- 90% impervious cover
- 10' landscape buffer to residential zoning

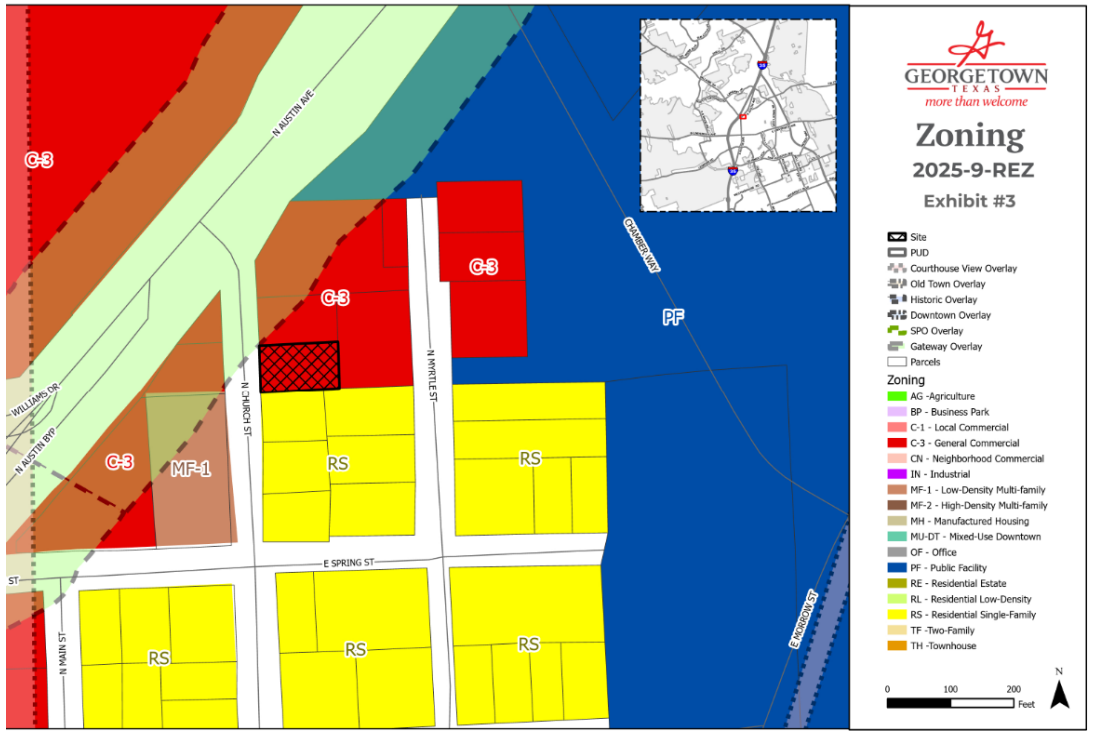
Proposed Format

- Located at midblock of N. Church Street
- Neighborhood is primarily residential with commercial along Austin
- Existing single-family home
- Align zone with use



Proposed Format

Zoning Map



Future Land Use Map

Proposed Format

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Complete application	X		
Consistent with Comprehensive Plan	X		
Promotes health, safety or general welfare of the City and the safe orderly, and healthful development of the City	X		
Compatible with the present zoning and with character of the neighborhood	X		
Suitable for uses permitted by the district that would be applied by the proposed amendment	X		

Staff Report Format

Current Staff Reports

Planning Department Staff Report

Property History:
This property was annexed into the City in 1998 (ORD 98-56) and was initially zoned Agriculture (AG). The property has been rezoned 3 times since annexation:

- ORD 2007-19 -- Rezoned from Agriculture (AG) to a Planned Unit Development (PUD) with a base zoning of Multi-Family Residential (MF)
- ORD 2011-29 – Rezoned from Planned Unit Development (PUD) to Business Park (BP), Local Commercial (C-1), and Multi-Family (MF). The subject portion of property fell into the Business Park (BP) district with this rezoning.
- ORD 2020-17 – Rezoned from Business Park (BP), Local Commercial (C-1), and Multi-Family (MF) to General Commercial (C-3)

Currently, the subject property is included in 1 active preliminary plat application (2025-3-PP). However, it is the intent of the applicant to hold the plat approval until the zoning of Business Park is approved.

Comprehensive Plan Guidance

Future Land Use Map:

Regional Centers (RC)
Developments may be configured as major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. They are typically located at high- volume intersections and sometimes along both sides of a highway or arterial. These developments are typically automobile-oriented with convenient access from major transportation routes and highway interchanges; however, internal pedestrian connectivity is maximized and includes opportunities for pedestrian activity. Well-integrated residential developments, which encourage the interaction of residents and businesses, are appropriate, and vertical mixed-use is encouraged. Residential uses in these areas should be provided at a minimum density of 18 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.

DUA: 18 or more

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, chain restaurants, specialty retailers, professional office, institutional

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within both the City of Georgetown and Oncor service areas for 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 Subdivision Plat or Site Development Plan to determine capacity and any necessary utility improvements.

Planning Department Staff Report

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 5 of the 5 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.	**Complies**
The request is consistent with the Comprehensive Plan. The Future Land Use (FLU) Designation of the property is Regional Center. The Regional Center FLU calls for larger scale commercial developments and similarly scaled residential uses like High-Density Multi-Family and Vertical Mixed Use. While the Business Park (BP) district does not allow for as many commercial uses as General Commercial (C-3), there is still an opportunity within BP for some commercial uses. Typical uses permitted in this zoning district include medical complex, data center, limited contractor services, research and testing, and limited manufacturing uses. But other uses like hotels, fitness centers, general retail and restaurants are also allowed within the Business Park (BP) district. Further, the change in zoning does not result in a change to the target ratios outlined in the Comprehensive Plan for Regional Centers. The total area of this Regional Center is approximately 750 acres. At 10.00 acres, the subject property is just over 1% of this total acreage. Both the existing and proposed zoning districts fall into the non-residential category recommended by the target ratios so the change in zoning will not alter the target ratios. Currently, approximately 67% of this Regional Center is categorized as non-residential. The recommended target ratio for non-residential is 75%. Land Use Policy 1 (LU.1) recommends providing a balanced mix of uses to reflect a gradual transition from urban to suburban to rural development. This request helps to create a transition between the Industrial zoning to the north and west and the General Commercial zoning to the south and east. LU.1 also specifically recommends placing more intense uses near the center of an area where transportation networks are more established. For this particular area, the intersection of Westinghouse Road and Blue Ridge Drive is a central node for activity. Because this request is to rezone the northwest corner of the existing General Commercial District, many commercial uses will still be permitted by right at the intersection of Blue Ridge Drive and Westinghouse Road which is in line with the recommendations in LU.1. Lastly, it is important to discuss the impacts that this rezoning will have on the remaining General Commercial zoning of the parent tract. Approving this request will result in General Commercial (C-	

Proposed Staff Reports

Planning Department Staff Report

Report Date: January 16, 2026
Case Number: 2025-9-REZ

AGENDA ITEM DESCRIPTION

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ)

AGENDA ITEM DETAILS

Project Name: *901 N. Church Street Rezoning*
Applicant: *Win Win Ventures Corp. c/o Yasmin Melero*
Property Owner: *Win Win Ventures Corp. c/o Yasmin Melero*
Property Address: *901 N. Church Street*
Legal Description: 0.215 acres in the N. Porter Survey, Abstract No. 497
Current Zoning: *General Commercial C-3*
Current Use: *Single Family Residence*

PROPERTY CONTEXT

Neighborhood Character:
The subject property is located on the midblock of N. Church Street, between N. Austin Avenue and E. Spring Street. The property sits within a historically mixed-use area, with general retail to the north and west, single family homes to the south, and undeveloped land to the west. San Gabriel Park and the City's Recreation Center are located further east.

Zoning Trends:
There have been no recent rezonings in the area. Commercial uses are concentrated along Austin Avenue while residential uses and zonings are situated to the south.

APPLICANT'S REQUEST

The applicant is requesting a rezoning from General Commercial (C-3) to Residential Single Family (RS) zoning to align the property's zoning with its current use and character of the surrounding neighborhood.

STAFF ANALYSIS

Present Property Description:
The property has been within the city limits of Georgetown since it was annexed in 1954 under Ordinance 54-A1. It has been a single-family residence since at least 1960.

Planning Department Staff Report

City Council

Technical Review:
The proposed structure has 5,957 square feet of air-conditioned interior space, 1,614 square feet of garage space, and 1,522 square feet of exterior covered space (such as covered porches), bringing the total square footage to 9,093 square feet. The front façade is approximately 29'-7'' in height at its tallest point, measured from grade to the top of the gable. The front facade is approximately 74'-8'' wide, while the width of the lot is approximately 116'. The home will span about 63% of the lot frontage. The home will have a gabled roof, with lower cross gables, ranging in pitch from 4:12, 6:12, 8:12, and 12:12.

The home will feature an approximately 42' wide front porch that is about 7'-0'' deep. The porch will feature wooden columns, and a screened area at the corner of the structure. Nine street-facing windows are proposed on the front façade of the first floor of the home, with five windows measuring 2'-8'' in width and 6'-0'' in height. The remaining two first floor windows will measure 2'-8'' in width and 6'-0'' in height. There will be ten windows located on the upper story of the front facade. Eight of the upper story windows will measure 2'-8'' in width and 6'-0'' in height. The remaining two windows on the upper story of the front façade will measure 3'-0'' in width and 6'-0'' in height.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Public Comments
Exhibit 5 – Criteria Analysis

SUBMITTED BY

Joe Planner

Feedback

- Staff Report Comparison
- Next Steps
- Works in Progress
- Questions or Concerns?

GEORGETOWN
TEXAS
more than welcome

Location

2025-9-REZ

Exhibit #1

Site
Parcels

N

0 100 200 Feet

GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2025-9-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

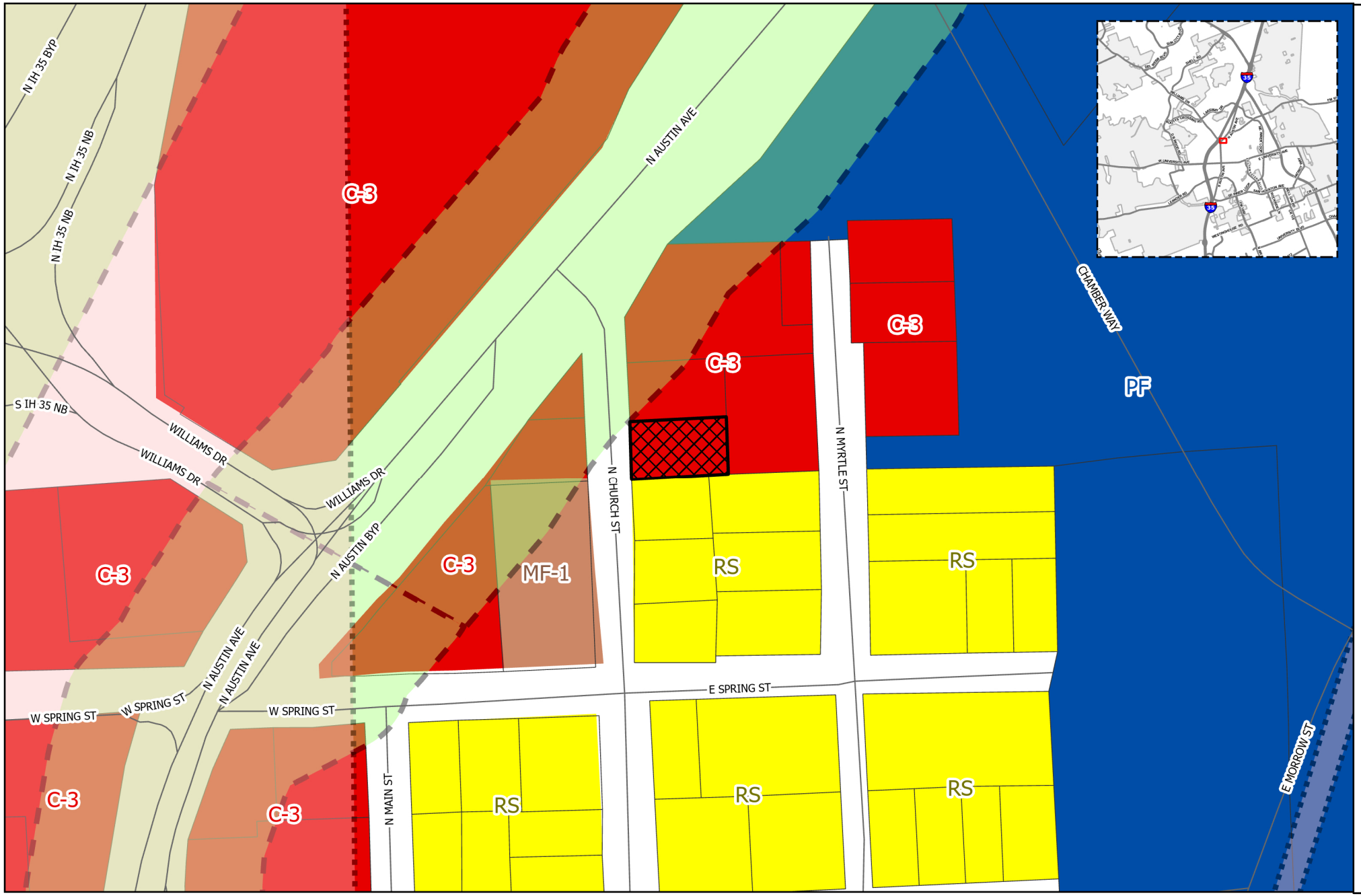
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

0 100 200 Feet

N



GEORGETOWN
TEXAS
more than welcome

Zoning

2025-9-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

0 100 200 Feet

N

RS Residential Single-Family

Residential Uses	Sec. 5.02.010
Permitted by Right	Single-family (Detached), Group Home (6 residents or less)
Permitted with Limitations	Single-family (Attached), Home-Based Business
Special Use Permit Required	Accessory Dwelling Unit, Halfway House, Hospice Facility, Rooming or Boarding House

Civic Uses	Sec. 5.03.010
Permitted with Limitations	School (Elementary), Day Care (family home), Golf Course, Nature Preserve or Community Garden, Neighborhood Amenity, Activity, or Recreation Center, Public Park (Neighborhood), Religious Assembly Facilities (inc. with Columbaria)
Special Use Permit Required	School (Middle), Day Care (group), Activity Center (Youth or Senior), Community Center, Emergency Services Station, Cemetery, Columbaria, Mausoleum or Memorial Park

Commercial Uses	Sec. 5.04.010
Special Use Permit Required	Bed and Breakfast (inc. with Events), General Office

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Services (Intermediate), Wireless Transmission Facility (≤40' tall)

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking lot (temporary), Portable Classrooms, Residential Sales Office/Model Homes

Dimensional Standards: Sec. 6.02.050	
Minimum Lot Width	45 ft
Minimum Lot Size	5,500 sq. ft
Minimum Corner Lot Width	55 ft
Front setback	20 ft
Side Setback	6 ft
Side/Rear Street Setback	15 ft
Unloaded Street Setback	20 ft
Rear Setback	10 ft
Street Facing Garage Setback	25 ft
Maximum Building Height	35 ft
Maximum Impervious Cover – Sec. 11.02	45%
Bufferyard: UDC Sec. 8.04.06	-
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

To: City of Georgetown Planning Department

300-1 Industrial Avenue

Georgetown, TX 78626

Subject: Letter of Intent – Rezoning Request for 901 N Church St, Georgetown, TX 78626
From C-3(Local Commercial) to RS (Residential Single-Family)

Dear Planning Department,

I am submitting this Letter of Intent to request a zoning change for the property located at **901 N Church Street, Georgetown, TX 78626**. The property is currently zoned **C-1 (Local Commercial)**, and I am requesting to rezone it to **RS (Residential Single-Family)** to better align with the existing use and surrounding neighborhood character.

1. Existing and Proposed Zoning Districts

- **Existing Zoning:** C-1 (Local Commercial)
- **Proposed Zoning:** RS (Residential Single-Family)

2. Future Land Use Designation

According to the City of Georgetown's **Future Land Use (FLU) Map**, the property lies within the **Neighborhood** land use designation, which supports low-density residential development consistent with the surrounding area.

3. Acreage of Property

The total acreage of the property to be rezoned is approximately **0.17 acres** (per Williamson County Appraisal District records).

4. Justification and Consistency with the 2030 Comprehensive Plan

The proposed rezoning is consistent with the **City of Georgetown 2030 Comprehensive Plan**, which encourages preservation of existing neighborhoods and supports compatible infill that maintains community character. Specifically, the following goals and policies apply:

- **Growth and Development Goal 1:** Encourage development and redevelopment that is compatible with the existing character of Georgetown's neighborhoods.
- **Housing and Neighborhoods Goal 2:** Support diverse housing opportunities that meet the needs of current and future residents while maintaining neighborhood integrity.

- **Land Use and Urban Design Goal 3:** Promote cohesive development patterns that balance residential and commercial land uses and ensure logical transitions between zoning districts.

Rezoning the property from C-3 to RS will bring it into alignment with the surrounding single-family homes and prevent commercial encroachment into an established residential block. This change preserves the historic and residential character of the neighborhood, consistent with the City's vision for sustainable, context-sensitive development.

5. Roads and Utilities

The property is located on **N Church Street**, which is an existing local roadway maintained by the City. All necessary utilities, including water, wastewater, and electric services, are currently available and connected to the property. No new infrastructure extensions are required to serve the existing single-family home.

6. Existing Structures and Conceptual Site Layout

The property contains an existing single-family home that will be **retained and maintained** in its current use. No exterior expansion or redevelopment is proposed at this time. The home meets applicable RS district development standards for lot size, setbacks, and building height. The proposed zoning change will not create any legal nonconformities under UDC Chapter 14.

7. Compliance with Approval Criteria

This request meets the criteria outlined in **UDC Section 3.06.030 (Rezoning)** as follows:

- **Consistency with the Comprehensive Plan:** The request aligns with the 2030 Plan's goals for neighborhood preservation and appropriate land use transitions.
- **Compatibility with Surrounding Uses:** Adjacent properties are primarily residential; the proposed zoning is compatible and less intense than the existing commercial designation.
- **Adequate Public Facilities:** All utilities and roadways necessary to serve the site already exist.
- **No Adverse Impact:** The rezoning will not adversely affect nearby properties and will enhance neighborhood cohesiveness.

Sections **3.06.050 (Overlay Districts)** and **3.06.060 (Historic Overlay Districts)** are **not applicable** to this request, as the property is not within an overlay or historic district.

8. Conclusion

Rezoning 901 N Church Street from C-3 to RS is a logical and appropriate change that reflects the existing use, supports the goals of the City's 2030 Comprehensive Plan, and maintains the residential integrity of the neighborhood. We respectfully request favorable consideration of this rezoning application.

Thank you for your time and consideration. Please feel free to contact me with any questions or to schedule a site visit.

Sincerely,
Yazmin Melero
Owner, 901 N Church St

GEORGETOWN
TEXAS

RECEIVED
DEC 29 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: Rezoning/901 N CHURCH ST

Project Case #: 2025-9-REZ P&Z Date: 1/6/2026 Case Manager: Matt Skawin

Name of Respondent: Jessica Manson Jessica Manson
(Please print name)

Signature of Respondent: Jessica Manson
(Signature required for protest)

Address of Respondent: 802 N. Maple St. Georgetown TX 78626
(Address required for protest)

I am in FAVOR: to Res: RS I OBJECT: _____

Additional Comments:
About time thanks!

"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."

Exhibit 7
Planning Department 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**
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.	**Complies**
Per the City's 2030 Comprehensive Plan, the subject site has a future land use designation of "Special Area" due to its location within the Williams Drive Gateway Plan. This plan sets the vision and goals for future redevelopment along the Williams Drive corridor. Within this plan, the area is divided into several character zones that guide future land use decisions. The subject property falls within the "Single-Family" character area, which is intended primarily for traditional detached single-family homes. The plan also supports secondary uses such as neighborhood-serving retail, office, institutional, and civic uses. The request to rezone the subject site from the General Commercial (C-3) zone to the less intense Residential Single-Family (RS) zone aligns with the vision of the Williams Drive Gateway Plan. Although currently zoned for commercial use, the proposed change to RS zoning will ensure that future development better reflects the surrounding residential character and the area's long-term goals. The RS zoning district will serve as a smoother transition between the higher-intensity commercial uses to the east and north and the established single-family neighborhoods to the south. A key aim of the Williams Drive Gateway Plan is to strengthen the subarea's identity by preserving existing features and ensuring they are maintained in new development or redevelopment. This includes important characteristics such as the depth of landscaped front yards, existing street and front yard trees, building placement, and parking locations. Rezoning this area to residential will help maintain the community's character. In addition to aligning with the Williams Drive Gateway Plan, the applicant's request to downzone to the Residential Single-Family (RS) zoning district supports several land use policies within the Comprehensive Plan, including LU.1, LU.3, and LU.4, which promote the development of complete neighborhoods with a diverse mix of uses while ensuring appropriate transitions between varying intensities of development. The request also aligns with housing policies such as H.2 and H.4, which emphasize the preservation of existing neighborhoods and the promotion of neighborhood character and quality. These policies recognize that certain neighborhoods require special consideration to protect their character and compatibility, and that such preservation and enhancement efforts may be defined	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
through small area planning or neighborhood conservation initiatives. Overall, the proposed zoning change brings the site further into alignment with both the Comprehensive Plan and the Williams Drive Gateway Plan by supporting context-sensitive development and neighborhood preservation.	
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 zoning change promotes the health, safety, and general welfare of the City, as well as the safe, orderly, and healthful development of the community. The proposed Residential Single-Family (RS) zoning is appropriate for the area and supports the City's goals for compatible land use and neighborhood stability. This zoning change brings the property further into alignment with the established goals of the Comprehensive Plan and the Williams Drive Gateway Plan, both of which emphasize context-sensitive development and the preservation of neighborhood character. The zoning change promotes the health, safety and general welfare of the City and the safe, orderly, and healthful development of the City by providing a zoning district that better suits the character of the neighborhood and provides greater opportunity for residential development. Rezoning the property to the Residential Single-Family (RS) zoning district will place more restrictive development standards on the site that limit the number of non-compatible uses, compared to the General Commercial (C-3) zoning district. The General Commercial (C-3) zoning district allows for a number of non-residential uses that may be considered too intense or no longer compatible when placed in the midst, rather than at the edge, of the current neighborhood.	
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 zoning aligns with the zoning and conforming uses of nearby properties and matches the character of the surrounding neighborhood. The property is situated within an established residential area. The block is divided, with half zoned RS and the other half zoned C-3.	
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 proposed zoning change will allow for the existing building to retain its historic residential form. The site has adequate access and infrastructure such as parking and commercial driveway access to support the proposed zoning district.	

Planning Department Staff Report

Report Date: **January 16, 2026**
Case Number: 2025-9-REZ

AGENDA ITEM DESCRIPTION

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ)

AGENDA ITEM DETAILS

Project Name:	***901 N. Church Street Rezoning***
Applicant:	***Win Win Ventures Corp. c/o Yazmin Melero***
Property Owner:	***Win Win Ventures Corp. c/o Yazmin Melero***
Property Address:	***901 N. Church Street***
Legal Description:	0.215 acres in the N. Porter Survey, Abstract No. 497
Current Zoning:	***General Commercial C-3***
Current Use:	***Single Family Residence***
Proposed Zoning:	***Residential Single-Family RS***

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located on the midblock of N. Church Street, between N. Austin Avenue and E. Spring Street. The property sits within a historically mixed-use area, with general retail to the north and west, single family homes to the south, and undeveloped land to the west. San Gabriel Park and the City's Recreation Center are located further east.

Zoning Trends:

There have been no recent rezonings in the area. Commercial uses are concentrated along Austin Avenue while residential uses and zonings are situated to the south.

APPLICANT'S REQUEST

The applicant is requesting a rezoning from General Commercial (C-3) to Residential Single Family (RS) zoning to align the property's zoning with its current use and character of the surrounding neighborhood.

STAFF ANALYSIS

Present Property Description:

The property has been within the city limits of Georgetown since it was annexed in 1954 under Ordinance 54-A1. It has been a single-family residence since at least 1960.

City Council

The site contains an existing residence and driveway. There also appears to be several trees on the property, mostly located in the backyard. The site is mostly flat with no significant changes in topography.

Technical Review:

The subject property has an existing Future Land Use designation of Special Area and is currently zoned C-3. The property is within the Williams Drive Gateway - Small Area Plan; the Future Land Use Element of the Williams Drive Gateway Plan and the City's Comprehensive Plan have identified the subject property and its immediate surroundings for residential uses and development types, and the request to rezone the property from C-3 to RS is compatible with those adopted policies.

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.

Staff reviewed the proposed rezoning request and found it complies with all the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 7.

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 (December 16, 2025) and signs were posted on-site. To date, staff has received 1 written comment in favor, and 0 in opposition to the request (Exhibit 6).

The requested Zoning Map Amendment was presented to the Planning and Zoning Commission at its January 6th meeting where one person spoke in favor. The item was unanimously recommended for approval.

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 – Public Comments
Exhibit 7 – Criteria Analysis

SUBMITTED BY

Matt Skawin

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
UDC Project Public Engagement and Adoption Status Update

SUGGESTED ACTION:
Presentation and discussion of public engagement and adoption process and timeline for the Unified Development Code (UDC) update project -- Kelly Trietsch, Chief Development Officer, and Zane Brown, Development Support Manager

ITEM SUMMARY:
Presentation and discussion on the UDC project public engagement plan and adoption process and timeline.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Kelly Trietsch, Planning Department

ATTACHMENTS:
01.27.2026 CC Workshop_UDC Update.pdf

Public Engagement & Adoption - UDC Update

January 27, 2026 | City Council Workshop

GEORGETOWN TEXAS

Purpose of Presentation

Provide City Council an overview of process and timeline for public engagement, notice, and adoption.

1. Public Engagement & Communication
2. Notice
3. Adoption

Feedback Requested

- Does City Council support the proposed:
  A. Public engagement strategy?
  B. Provision of notices?
  C. Timeline and structure of public meetings?
  D. Adoption and effective dates?

Public Engagement & Communication

Purpose

- Engage stakeholders in review of draft UDC
- Inform residents & business owners of UDC update
- Clarify effects of code update

Pre-Hearing Public Engagement

Full code posted online

- Posted November
- To be updated (Next Draft Post) February

Social Media posts

- What the UDC update means
- How initial feedback has been addressed
- Setting expectations for notice

Stakeholder group updates

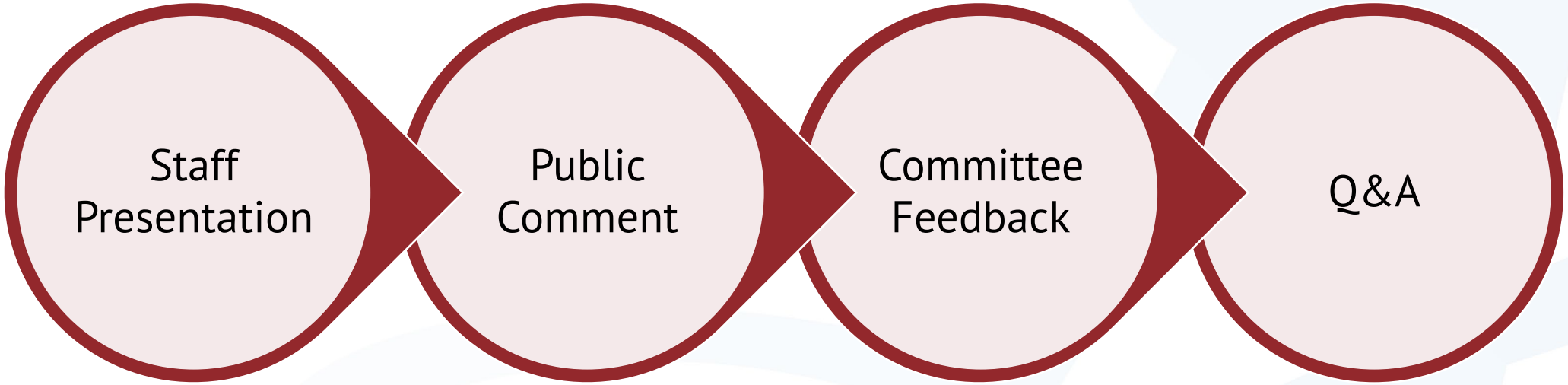
- Georgetown Neighborhood Roundtable
- Chamber of Commerce Development Alliance

State of Our City

- Information
- Q&A

Joint Workshop - February

City Council, Planning & Zoning Commission, UDC Steering Committee, UDC Advisory Committee



Webpage FAQ

- FAQ live at georgetowntexas.gov/udc
- Goal to provide as much immediate info as possible for interested or concerned residents and business owners

Unified Development Code (UDC) Update Project FAQ

- What is the UDC update NOT going to do?
- What is the UDC?
- Why is the UDC being updated?
- What is being updated in the UDC?
- How did the City decide what to update in the UDC?
- When is City Council discussing and voting on the updated UDC, and when will it go into effect?
- Want to read the draft of the updated UDC?
- Still have questions or comments?

Communication

askGTX
Find. Report. Connect.

- Direct and responsive communication
- Efficient and effective connection with appropriate staff
- Organized and reportable data

- Planning to lead additional follow ups
  - Callbacks
  - Dedicated office hours

Notice

Previous Proposal

211.007(d): The governing body of a home-rule municipality may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of a **public hearing held jointly** by the governing body and the zoning commission.

- Special Notice for Joint Public Hearing
  - Newspaper Publication
  - Web Publication
  - Mailed Notice

Change in State Law

211.0063: The notices described by Section **211.006(a)** or **211.007(d)**, as applicable, and Section **211.006(a-1)** are the only notices required for a proposed comprehensive zoning change.

- **211.006(a)** – Newspaper and Website publication

  OR

- **211.007(d)** – Special Notice for Joint Public Hearing

  AND

- **211-006(a-1)** - Mailed Notice

Current Proposal

Previous Proposal: Special Notice for Joint Public Hearing	Current Proposal: Standard Notice for Standard Hearings
• Newspaper Publication • Website Publication • Mailed Notice	• **211.006(a)** – Newspaper and Website publication • **211-006(a-1)** - Mailed Notice

Current Proposal

Standard Notice for Standard Hearings

211.006(a)

Newspaper and Website Publication

211-006(a-1)

Mailed Notice

- No change in proposed notice
- Consistent and familiar
- Lower procedural complexity
- Clear messaging

Mailed Notice

Notice: The City of Georgetown will be holding hearings for the adoption of an updated Unified Development Code. This notice has been mailed to all properties and property owners in Georgetown. For some small minority of properties, the following may apply:

THE CITY OF GEORGETOWN IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

Meeting Dates:

Planning & Zoning Commission Public Hearing: April 7, 2026, at 6:00 PM

City Council First Reading of the Ordinance: April 14, 2026, at 6:00 PM

City Council Second Reading of the Ordinance: April 28, 2026, at 6:00 PM

Location of Meetings:

Council and Court Building, 510 W. 9th Street

askGTX
Find. Report. Connect.

512.930.CITY
(512.930.2489)

SCAN CODE, OR VISIT
georgetowntexas.gov/udc
FOR MORE INFORMATION

- Two-sided postcard
  - English and Spanish
- Mailed to every owner and occupant within City Limits
  - 99,997 addresses
- Mailing next week
  - Starting February 2nd

Adoption

Pre Adoption Public Meetings

Jan 27	• City Council Workshop
Jan 29	• UDC Steering Committee
Feb 3	• Planning & Zoning Workshop
Late Feb	• Joint Workshop
Mar 10	• City Council Workshop

Adoption Public Hearings

Apr 7
- Planning & Zoning Hearing and Final Report

Apr 14
- City Council 1st Reading

Apr 28
- City Council 2nd Reading ★ Code Adopted

Effective Date

- City Council direction for effective date – 90 days
  - July 27th
- Staff Proposed effective date
  - August 1st
- 90 days
  - Continued outreach and testing
    - Development Alliance, GNR, City events, etc.
  - Preparation of development manual

Full Timeline of Public Meetings

• City Council Workshop	January 27th
• UDC Steering Committee	January 29th
• Planning & Zoning Workshop	February 3rd
• Joint Workshop	Late February
• City Council Workshop	March 10th
• Planning & Zoning Hearing and Final Report	April 7th
• City Council 1st Reading	April 14th
• City Council 2nd Reading (Code Adopted)	April 28th
• Code Effective	August 1st

Feedback Requested

- Does City Council support the proposed:
  A. Public engagement strategy?
  B. Provision of notices?
  C. Timeline and structure of public meetings?
  D. Adoption and effective dates?

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Annual Council Retreat Recap & Strategic Plan Scoping

SUGGESTED ACTION:
Presentation and discussion regarding updates to the City Council Strategic Plan based on Annual Council Retreat discussions -- David Morgan, City Manager

ITEM SUMMARY:
Each year, the Georgetown City Council meets in retreat to review and define Council's rules of governance, strategic vision, and strategic plan. The Council Strategic Plan sets priorities for all service areas. Council priorities determine budget allocations, Department work plans, performance management, and long-range planning.

The Council convened from December 5, 2025 for their Annual Retreat and made updates to the Annual Strategic Plan to reflect new Council priorities. The Council also discussed scoping the upcoming Comprehensive Plan update in combination with the 2027 Strategic Plan refresh.
The Retreat was facilitated by Forward Partners and reports are attached to this agenda item.

This workshop presentation summarizes those retreat discussions. The City Manager will obtain additional direction from Council as to the scope of the Combined Strategic Plan and Comprehensive Plan.

FINANCIAL IMPACT:
The updated Council goals will drive the upcoming Fiscal Year 2027 budget process. The total cost of the Forward Partners facilitation services was $14,000.

SUBMITTED BY:
Jessica Clarke, City Manager's Office

ATTACHMENTS:
2025 Council Retreat Recap Final 01202026.pdf
GEO007 Council Priorities.pdf
GEO007 Rules of Engagement.pdf

Council Retreat Recap & Strategic Plan Scoping

January 27, 2026

GEORGETOWN TEXAS

Council Retreat Discussion Topics

- Good Governance & Committing to Thriving
- Strategic Priorities Review: Avoiding the Capacity Trap
- Council Goals Update & Prioritization of Strategic Priorities
- Comprehensive Plan & Future of Georgetown

New Rules Of Engagement

- Council to Council
- Council to Staff
- Council to Citizen

New Council Priority Goals for 2026

- Evaluate prioritization of services during the budget development process.
- Continue to monitor how we invest internally to support the Council's homelessness philosophy.
- Plan for the timing of the next bond program and process for developing the proposed projects.
- Develop strategies to define and maintain the "small town charm" of Georgetown
  - Incorporate in the Strategic and Comprehensive Plan Project

Strategic and Comprehensive Plan Scoping

GEORGETOWN TEXAS

Current Council Goals Practice

- Typically looking 1-3 years in the horizon
- Independent of the Comprehensive Plan
- Goals based on key areas of emphasis

GROWTH: ***Proactively anticipate growth in all aspects of City govt.***

RISK MANAGEMENT: ***Provide well-planned emergency management***

ECONOMIC DEVELOPMENT: ***Promote a strong and diverse economy***

HOUSING: ***Provide housing opportunities to diverse populations***

DOWNTOWN: ***Support the downtown economy, amenities, and infrastructure***

GOVERNANCE: ***Follow established rules for civil discourse and public deliberation***

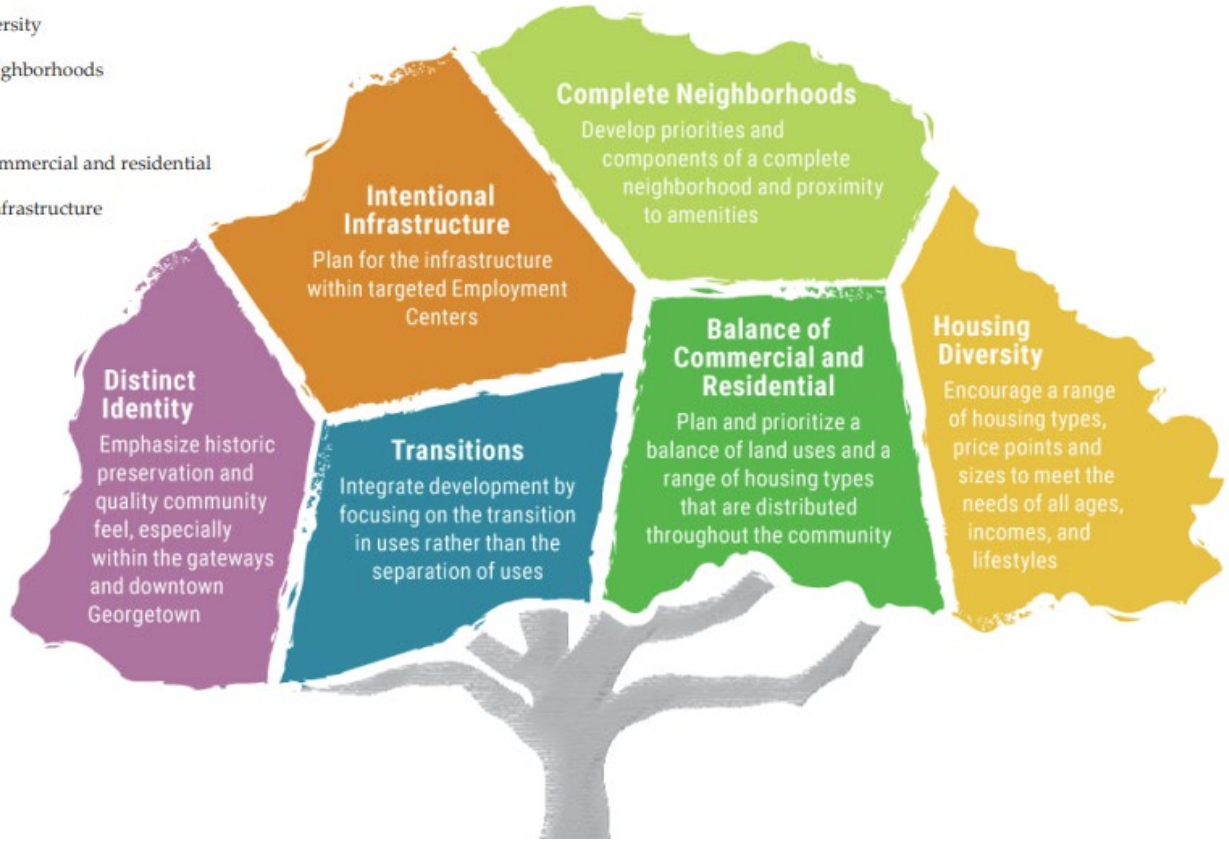
Comprehensive Plan Update

- **Georgetown's 2030 Plan**
  - Adopted March 2020
  - *It's time to begin updating or creating a new Plan!*
- **Charter Requirement**
  - The comprehensive plan shall contain the Council's policies for growth, development and beautification of land within the corporate limits and the ETJ of the City.
  - It should include a future land-use element, but also other topics like public safety and housing.

Community Conversations

Georgetown's 2030 Plan Update focuses on six community conversations that emerged throughout the community engagement and planning process.

- Distinct identity
- Housing diversity
- Complete neighborhoods
- Transitions
- Balance of commercial and residential
- Intentional infrastructure



Benefits of a Combined Strategic Plan and Comprehensive Plan Effort

- Provides longer term vision and direction
  - For Staff
  - For the Public
- Unified philosophy for growth and services
- Maximize the planning effort
- Provide stability through transition

Path Forward

- Spring 2026: Develop scoping for a combined Strategic Plan and Comprehensive Plan Project
- FY27 Budget: Include funding for the Project in the adopted budget
- Fall 2026: Complete an RFP process to select a consultant
- Spring 2027: Begin the Project
- Complete in 2028

Council Feedback (Project Scoping)

- What issues need to be addressed in the Strategic and Comprehensive Plan Project?
- What's the horizon for the Comp. Plan? 2040? 2050?
- How will the Strategic and Comp. Plan Project be utilized?
  - By the Council?
  - By city staff?
  - By the community?

Questions for Council

- Are there any other takeaways from the Retreat you wanted to mention?
- Do you have any other feedback on the path forward for comprehensive and strategic plan scoping combined as outlined?

Council Priorities / Philosophy

What are the decision points or philosophical questions we need to answer to allow movement on these topics?

Shrinking Resources vs. Expanding Needs

Goal - During the budget development process the city will evaluate prioritization of services

- How do we evaluate our services and choose where we cut or invest?
  Chart Services:
  Required Core Services
  Cost vs. Benefit
  Priorities
- How do we create public clarity around funding/budget changes?

Homelessness

Addressing homelessness is a complex challenge, and a high priority for the council. The current philosophy is "Safety-Focused". With this philosophy the city staff is focused on providing safety to everyone, while coordinating with outside organizations who provide services directly to the homeless population. The council will continue to monitor how we invest internally to support the philosophy.

Road Bond

Goal - Plan for the timing of the next bond program and process for developing the proposed projects

Georgetown Charm

Goal - Develop a scope for a Strategic and Comp Plan updates with funding and project timelines

- What makes Georgetown charming?
  - Is it more than the square?
  - Public involvement to define?
- What is the city's role?
  - How do we resource maintaining charm?
- Are there ways to extend the charm throughout the city?

GEORGETOWN CITY COUNCIL

Rules of Engagement

For all Rules of Engagement we will have two overarching rules.

1. Treat everyone with dignity and respect.

2. Be honest.

COUNCIL TO COUNCIL

1. Don't write stories about other people. Focus on shared beliefs.

2. Engage in Healthy Public Disagreement

Definition: Opinion + Why Council Made Choice + Celebration of Process = Healthy Public Disagreement

3. Don't talk about each other, the staff, or the city in a critical way on social media or publicly.

4. Garner support in a healthy way

Definition:

If you are passionate about something, consider who should have a heads-up.

Make your case with NO ask for support.

Go directly to the council member to garner support.
Don't send surrogates to convince them.

COUNCIL TO STAFF

1. Respect Staff's Time & Rhythms

- Direct people to AskGTX
- Respect work plan
- Workshops - Provide clear questions and feedback

2. Dias & Workshop Interaction

- Send complex questions ahead of time
- Pose questions in a way that preserves public trust of staff
- Ask questions to gain information, public understanding, and to make the wisest choices. Don't ask question to make a point.
- Ask questions in a way that the person being questioned feels the heart behind the question.

PROBLEM FLOW

Day-to-Day Problems: Send to Jessica

Legal Issues: Send to Skye

High Level Issues (Development): Send to David

Communication Expectations

- Call or Text - Less than 24 hour response and Emergencies
- E-mail - 24 to 48 Hour response

GEORGETOWN CITY COUNCIL

Rules of Engagement

COUNCIL TO CITIZEN

Set Realistic Expectations

- Reframe with education / resources
- Clarify communication ownership
- Live up to the expectations and communicate if we can't or if something changes

High-Impact Stakeholders

How do we want to interact with each category to create positive outcomes?

1. Complaints

- See Problem Flow in the Council to Staff agreement

2. Developers

Developer interactions tend to fall into three categories: new ideas, complaints, or process questions.

- Ask about quorum when engaged or contacted
- Clarify actual need for meeting:
  - » Controversial projects
  - » In your district
  - » If it is neither of those, redirect to resources

3. Unsolvable

- Problems or complaints beyond our scope

4. Neighborhood Leaders

Neighborhood leaders are helpful in several ways:

- Communication to neighborhoods
- Activation of citizens
- Understand local government
- Potentially helpful feedback

Interactions should be driven by:

- Get neighborhood feedback instead of directing to individual leaders, possibly facilitating those neighborhood meetings.
- Follow Council-to-Citizen Rules of Engagement

ACCOUNTABILITY

How will we hold one another accountable if we fail to live up to the Rules of Engagement?

1. Identify what happens and tie it back to the Rules of Engagement

2. Consider the relationship with the council member

- Involve the Mayor if help is needed with the conversation

3. Seek understanding before solutions

4. Seek realignment with the Rules of Engagement

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Fire Department Overview

SUGGESTED ACTION:
Presentation and discussion regarding Fire Department Operations -- John Sullivan, Fire Chief

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:
FD Update 2026 - Council.pdf

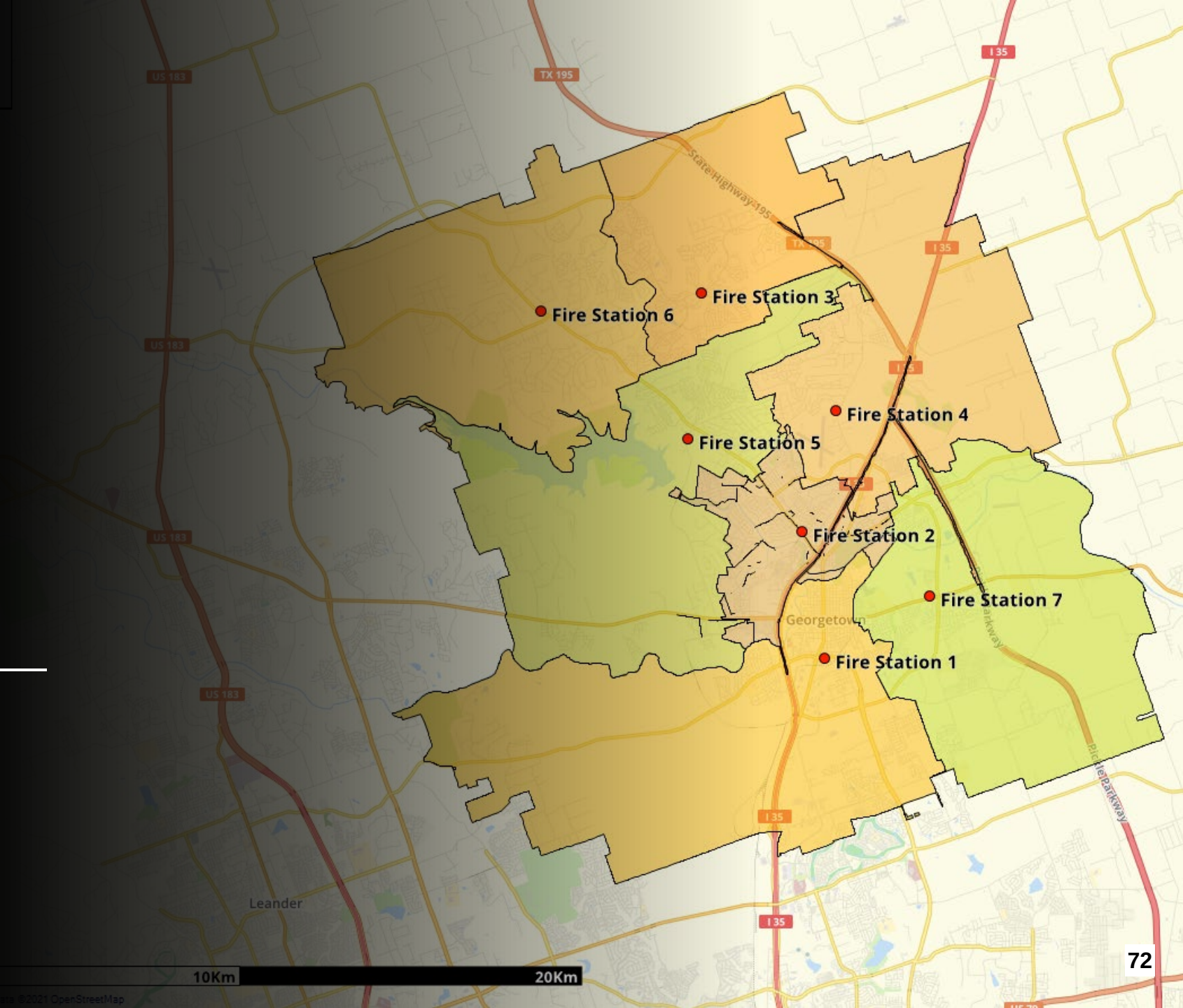
Emergency Services Update

2026 | City of Georgetown Councilmembers

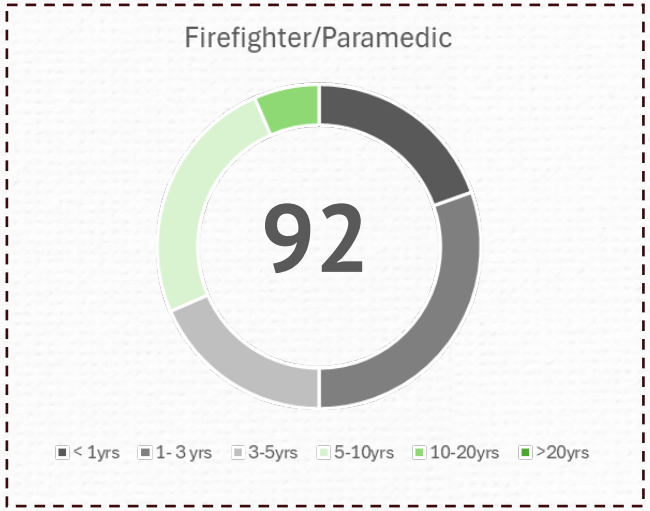
GEORGETOWN TEXAS

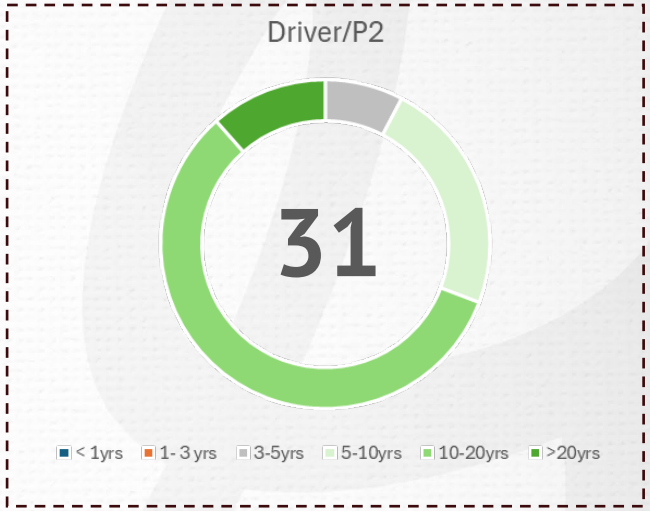
Service Area 140 x 150

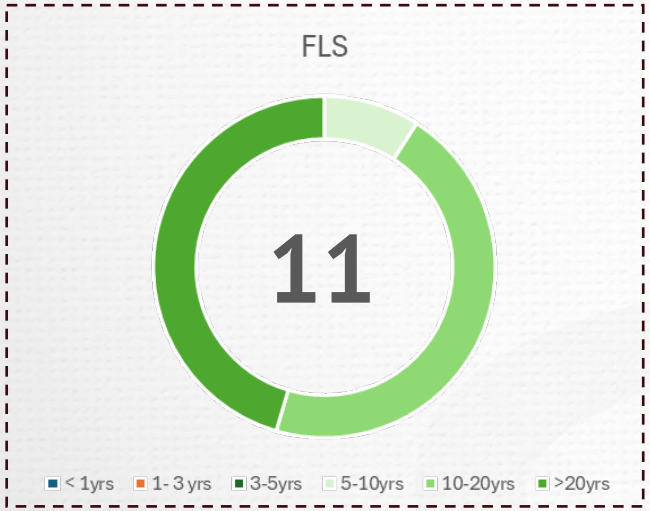
1. Respond Quickly
2. Solve Problems
3. Be Nice

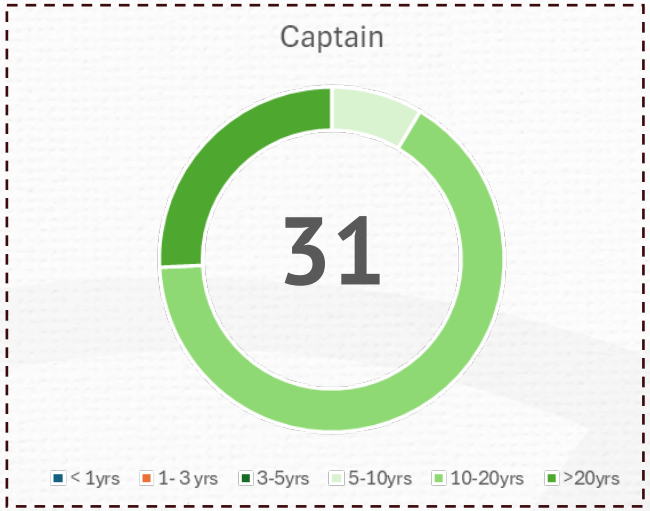


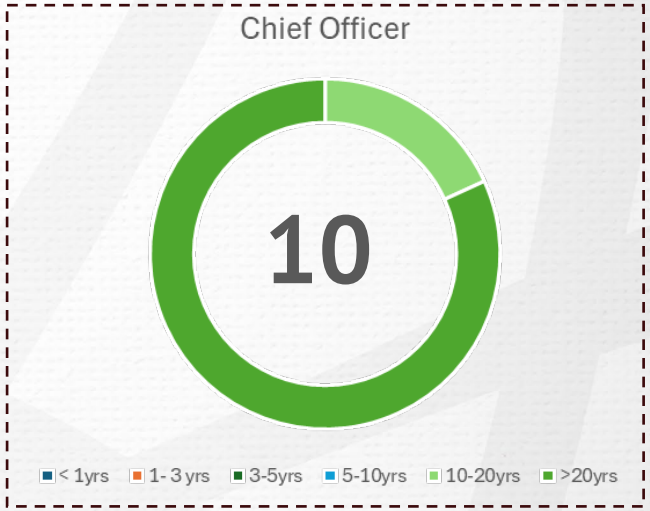
Strength of Force & Tenure





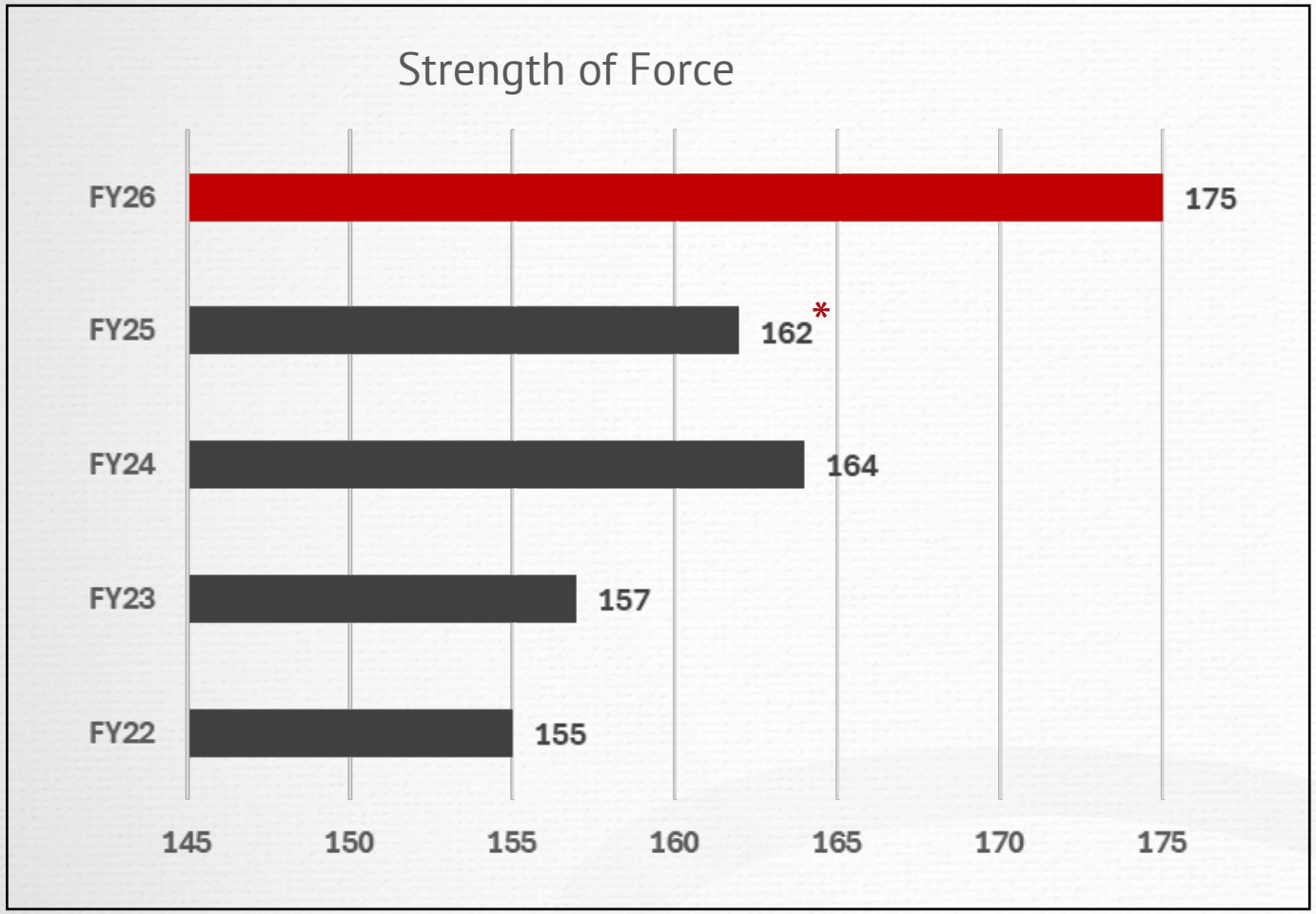


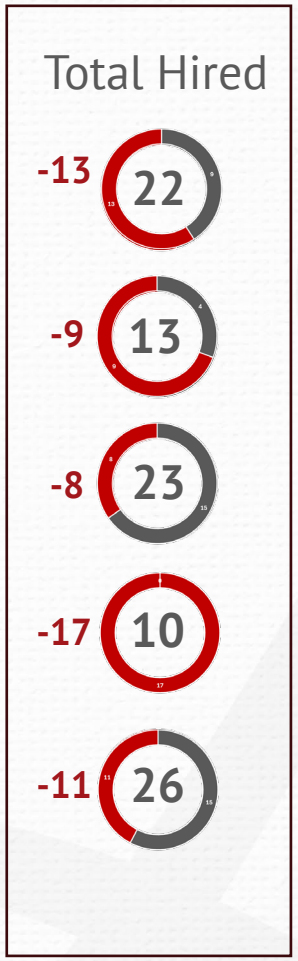


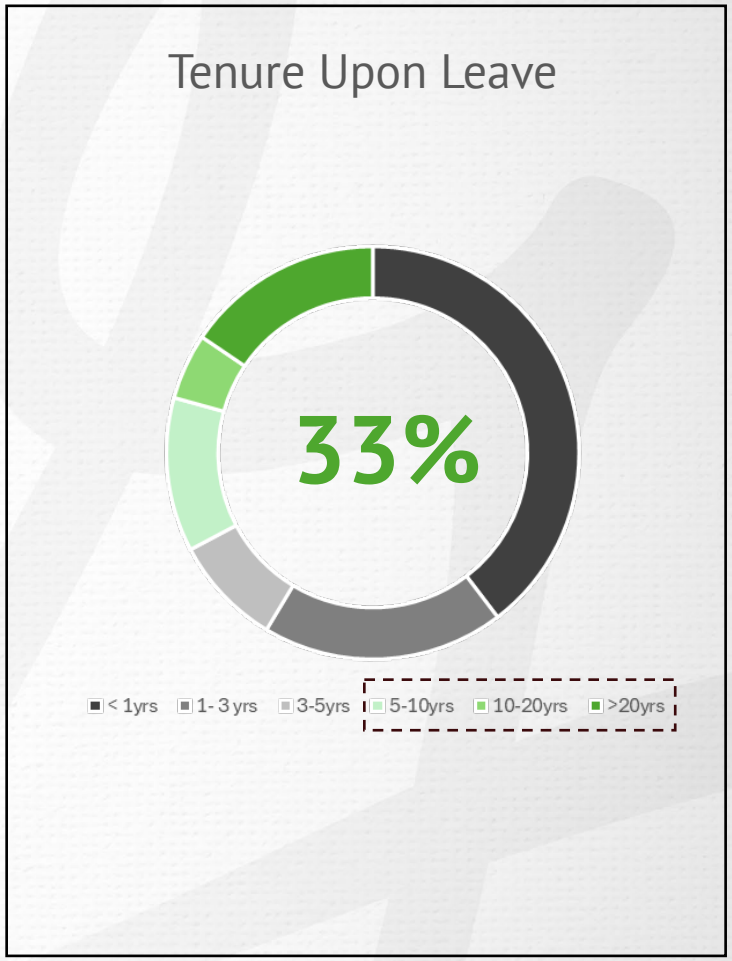


GEORGETOWN TEXAS

Employee Trends





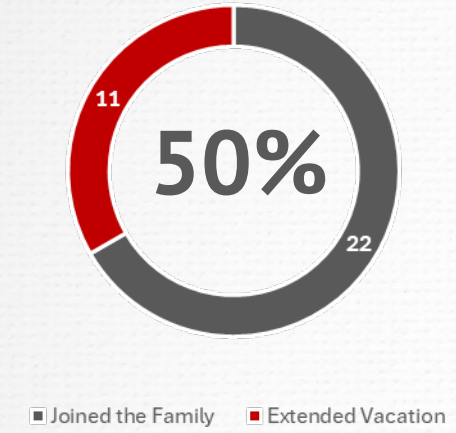


* Note: Over-hires were reduced from five to three

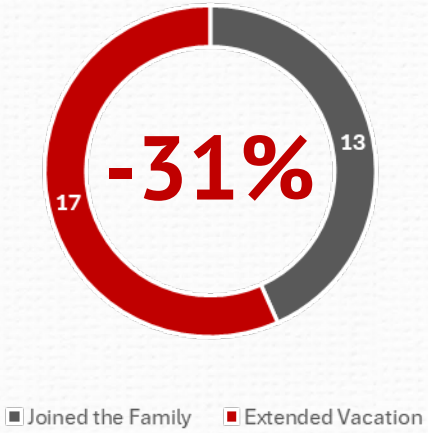
GEORGETOWN TEXAS

Extended Vacation (aka retire/resign)

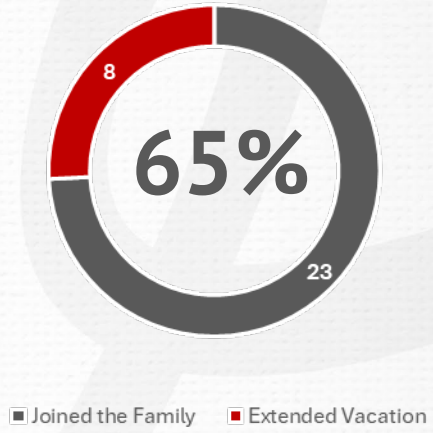
2021



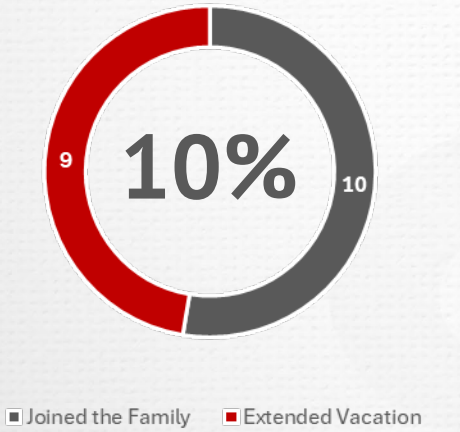
2022



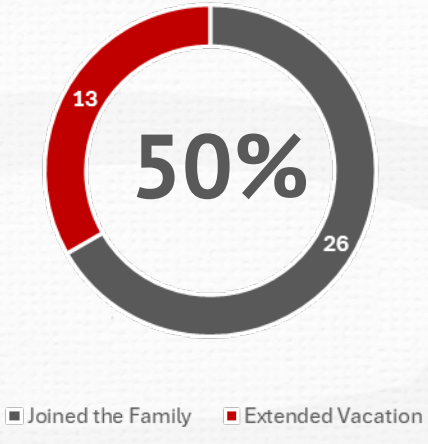
2023



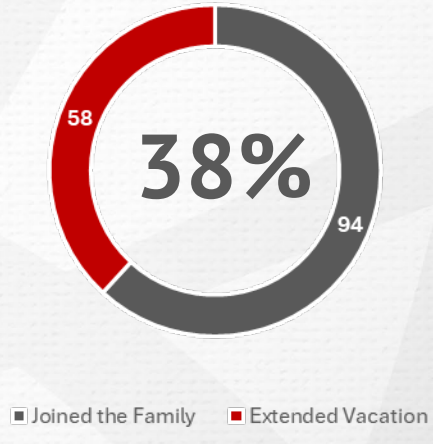
2024



2025



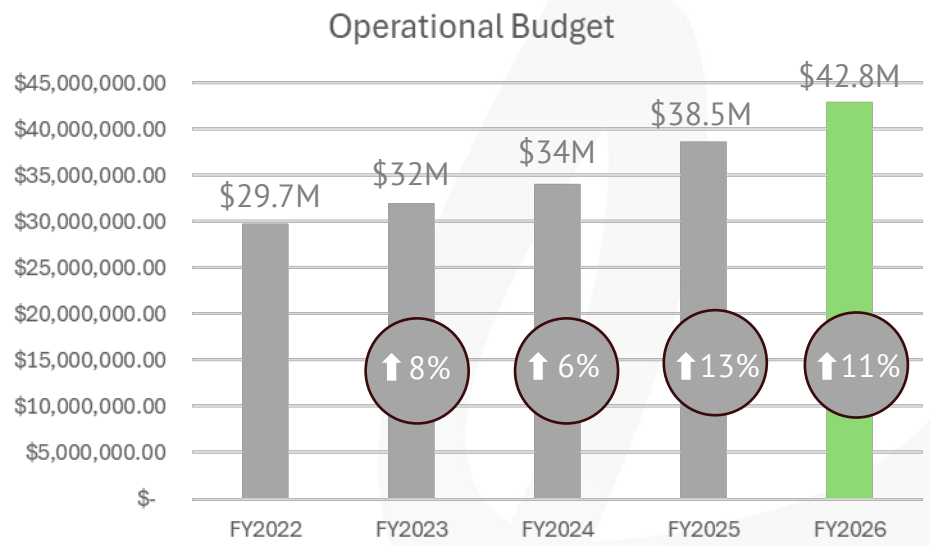
5-Year

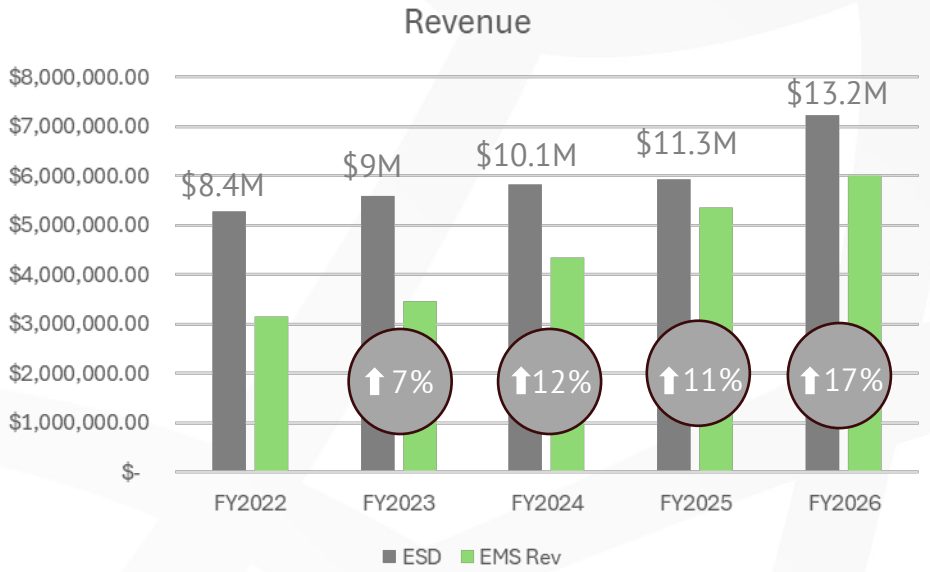


GEORGETOWN TEXAS

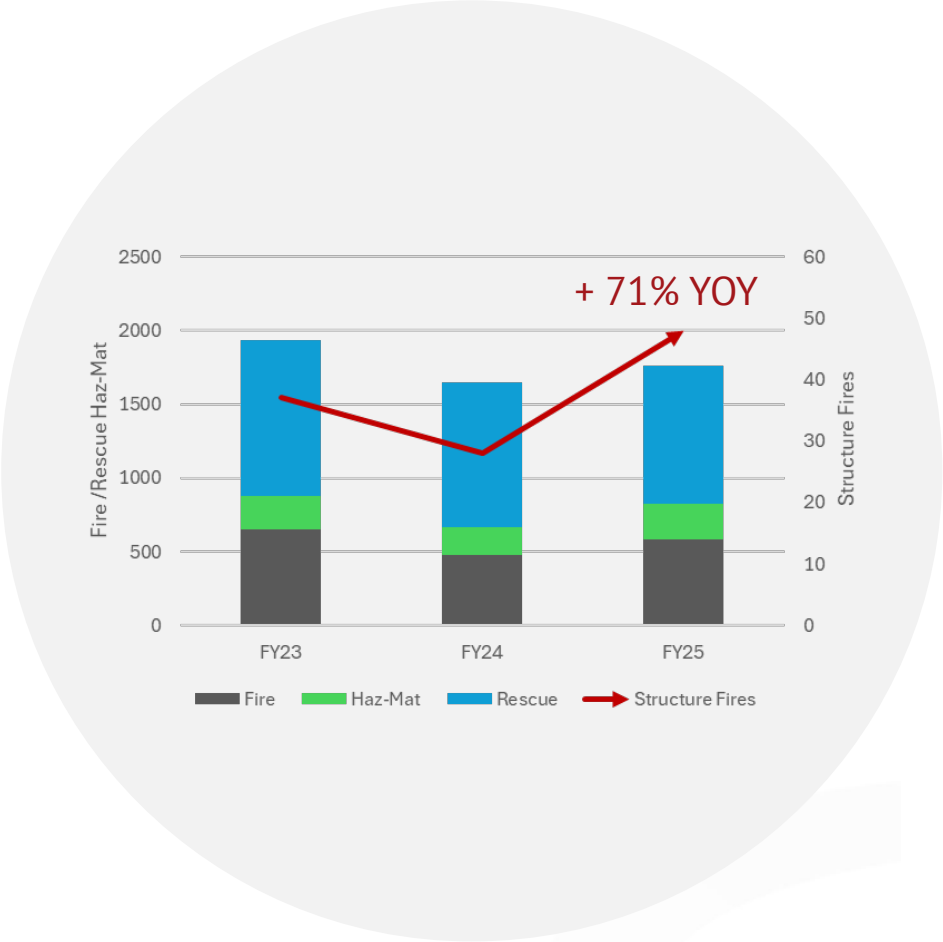
Budget Trends

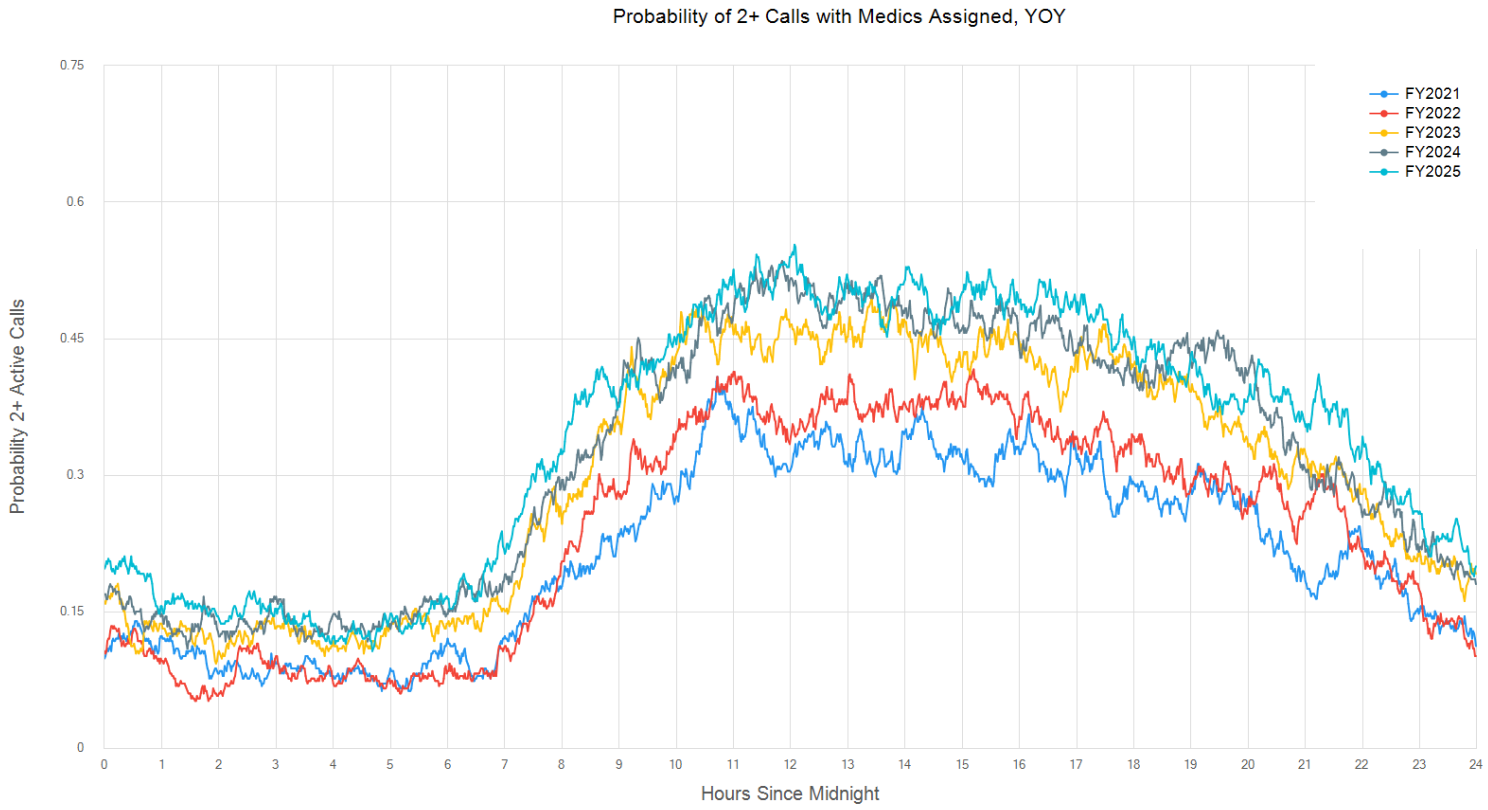
- 11% increase in budget (FY26)
- 12% increase in EMS Revenue
- 21% increase in ESD Revenue
  (cost-sharing agreement)



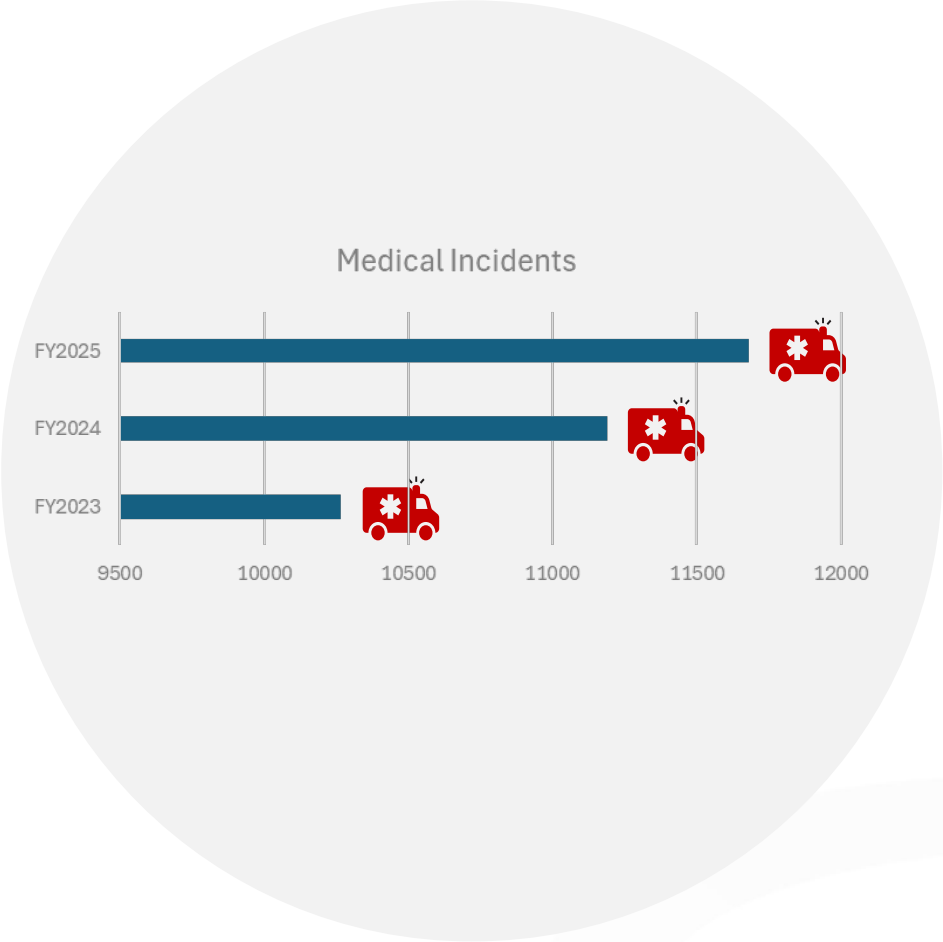


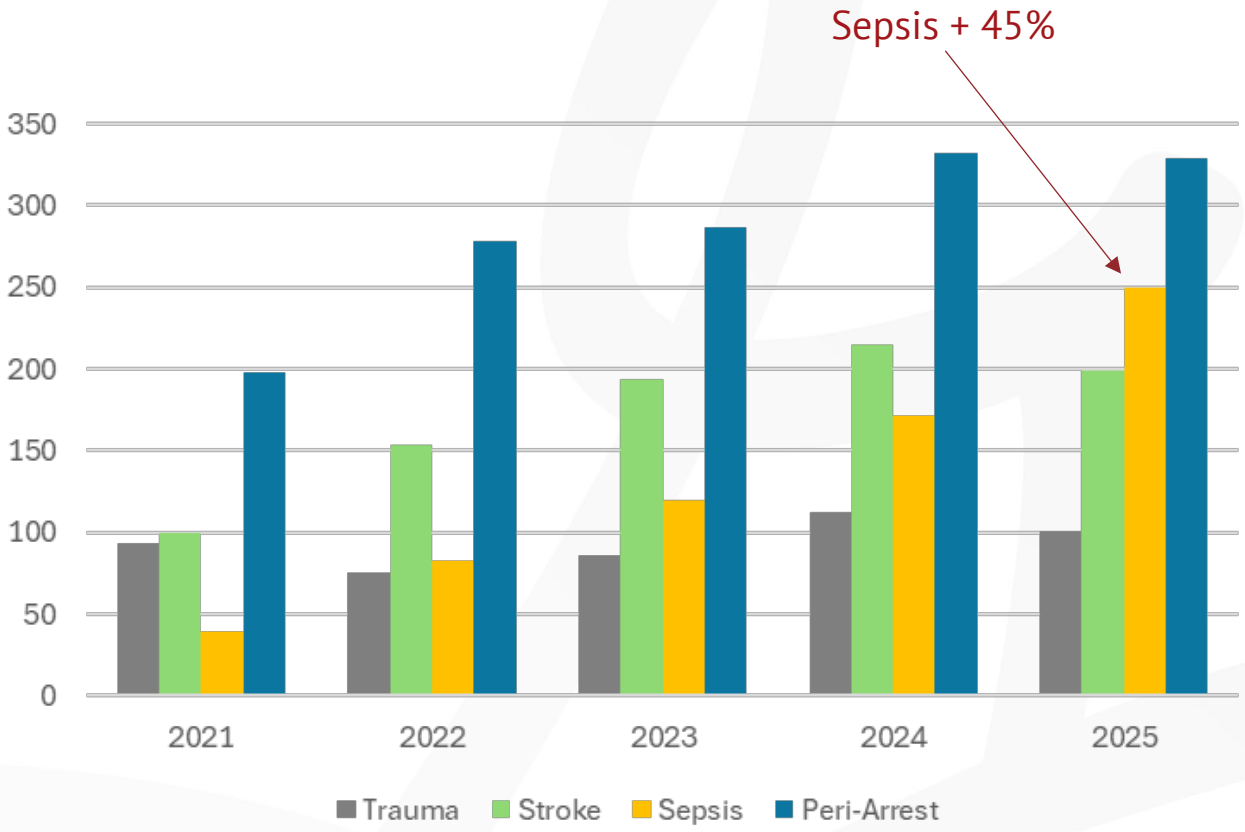
Fire Trends


+ 71% YOY
Fire /Rescue Haz-Mat
Structure Fires
2500
2000
1500
1000
500
0
60
50
40
30
20
10
0
FY23
FY24
FY25
Fire
Haz-Mat
Rescue
Structure Fires

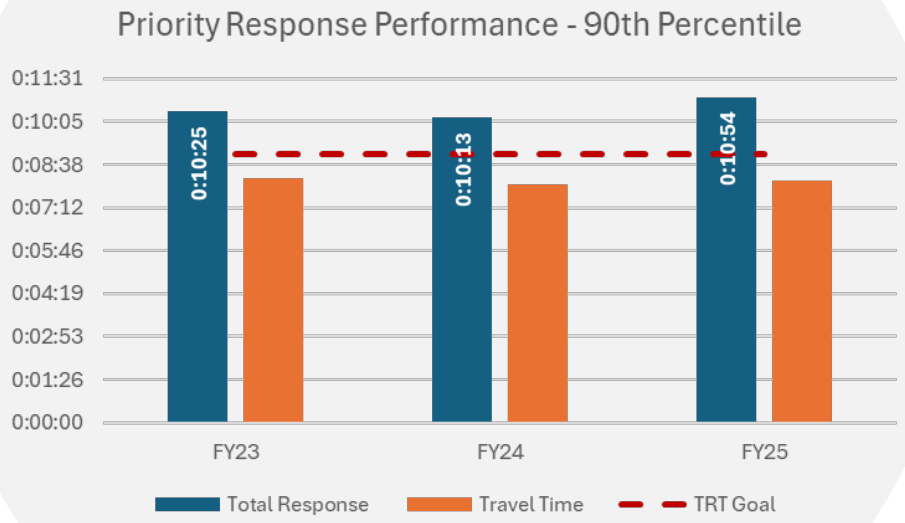

Probability of 2+ Calls with Medics Assigned, YOY
Probability 2+ Active Calls
Hours Since Midnight
FY2021
FY2022
FY2023
FY2024
FY2025
0.75
0.6
0.45
0.3
0.15
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

EMS Trends


Medical Incidents
FY2025
FY2024
FY2023
9500
10000
10500
11000
11500
12000


Sepsis + 45%
350
300
250
200
150
100
50
0
2021
2022
2023
2024
2025
Trauma
Stroke
Sepsis
Peri-Arrest

Response Time Trends



Alarm Processing
Goal: 1 minute

The time it takes to receive an alarm at a primary public-safety answer point (PSAP) to when it is transmitted to emergency services.

+ Turnout time
Goal: 2 minutes

The time interval from being notified of an emergency to travel time.

+ Travel time
Goal: 6 minutes

The amount of time it takes for emergency services to arrive at the scene.

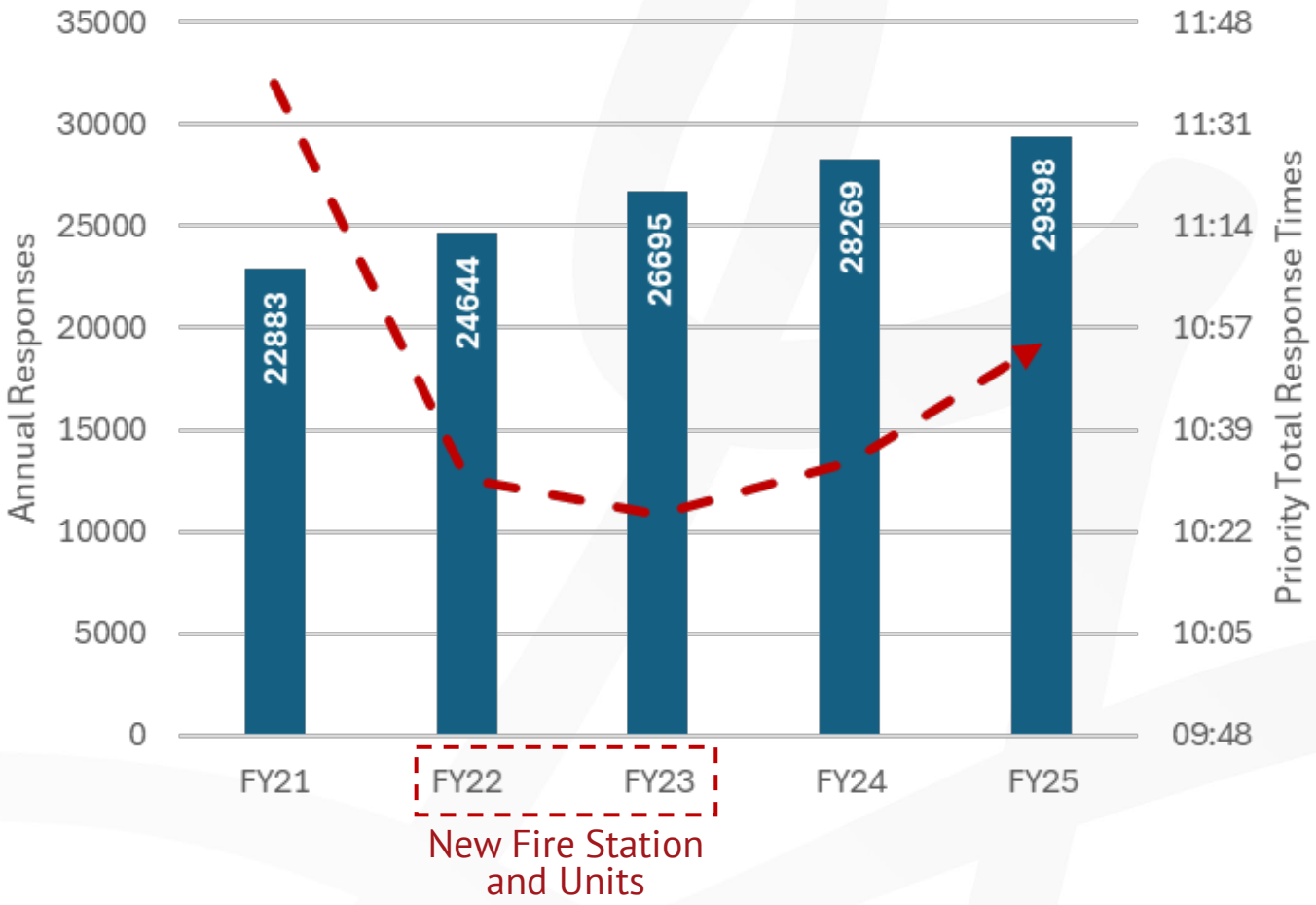
= Total Response Time
Goal: 9 minutes total

The amount of time it takes from being notified of an emergency to arriving at the scene.

Solve Problems

Demand Trends

- Avg 80 responses per day
- YOY increase of 1,129 responses
- Response times degrading
- Plan to add peak ambulance
- Plan to add new fire station
- Plan for pre-emptive technology for traffic flow



Protection Class

2020

Emergency Communications	
Credit for Emergency Reporting (CER):	2.55
Credit for Telecommunicators (CTC):	4.00
Credit for Dispatch Circuits (CDC):	2.10
Points for ECC:	8.65

Fire Department	
Evaluation of Engine Companies (CEC):	5.87
Credit Reserve Pumpers (CRP):	0.49
Pump Capacity (CPC):	3.00
Credit Ladder/Service (CLS):	2.74
Equipment Reserve Ladder-Service (CRLS):	0.50
Deployment (CD):	4.48
Company Personnel (CCP):	11.90
Training (CTC):	6.56
Texas State Training Credit (CTT):	0.00
Operational Considerations (COC):	2.00
Points for FD:	37.54

Water Department	
Capability of Water System (CSS):	27.26
Credit for Hydrants (CH):	2.99
Credit Inspection and Flow Testing (CIT):	5.60
Points for WD:	35.85

Community Risk Reduction	
Fire Prevention Code Enforcement (CPCE):	1.62
Public Fire Safety Education (CFSE):	1.83
Fire Investigation (CIP):	1.10
Points for CRR:	4.55

Summary	
Emergency Communications:	8.65
Fire Department:	37.54
Water Supply:	35.85
Divergence:	-2.91
Texas Compressed Air Foam System (CTX):	0.00
Extra Credit - Community Risk Reduction:	4.55
Total Creditable Points:	83.68

2025

Emergency Communications	
Credit for Emergency Reporting (CER):	2.55
Credit for Telecommunicators (CTC):	3.94
Credit for Dispatch Circuits (CDC):	3.00
Points for ECC:	9.49

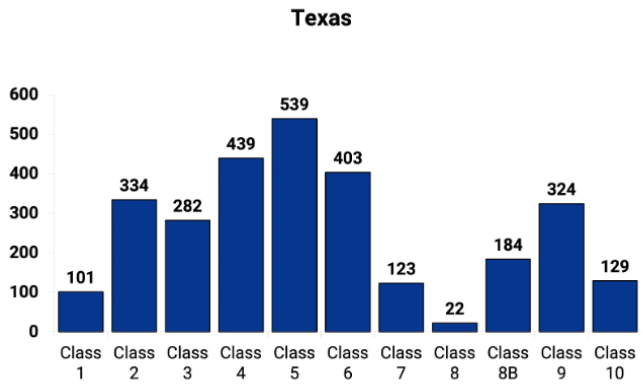
Fire Department	
Evaluation of Engine Companies (CEC):	6.00
Credit Reserve Pumpers (CRP):	0.50
Pump Capacity (CPC):	3.00
Credit Ladder/Service (CLS):	1.86
Equipment Reserve Ladder-Service (CRLS):	0.50
Deployment (CD):	4.93
Company Personnel (CCP):	10.56
Training (CTC):	5.48
Texas State Training Credit (CTT):	0.00
Operational Considerations (COC):	2.00
Points for FD:	34.83

Water Department	
Capability of Water System (CSS):	27.26
Credit for Hydrants (CH):	3.00
Credit Inspection and Flow Testing (CIT):	4.00
Points for WD:	34.26

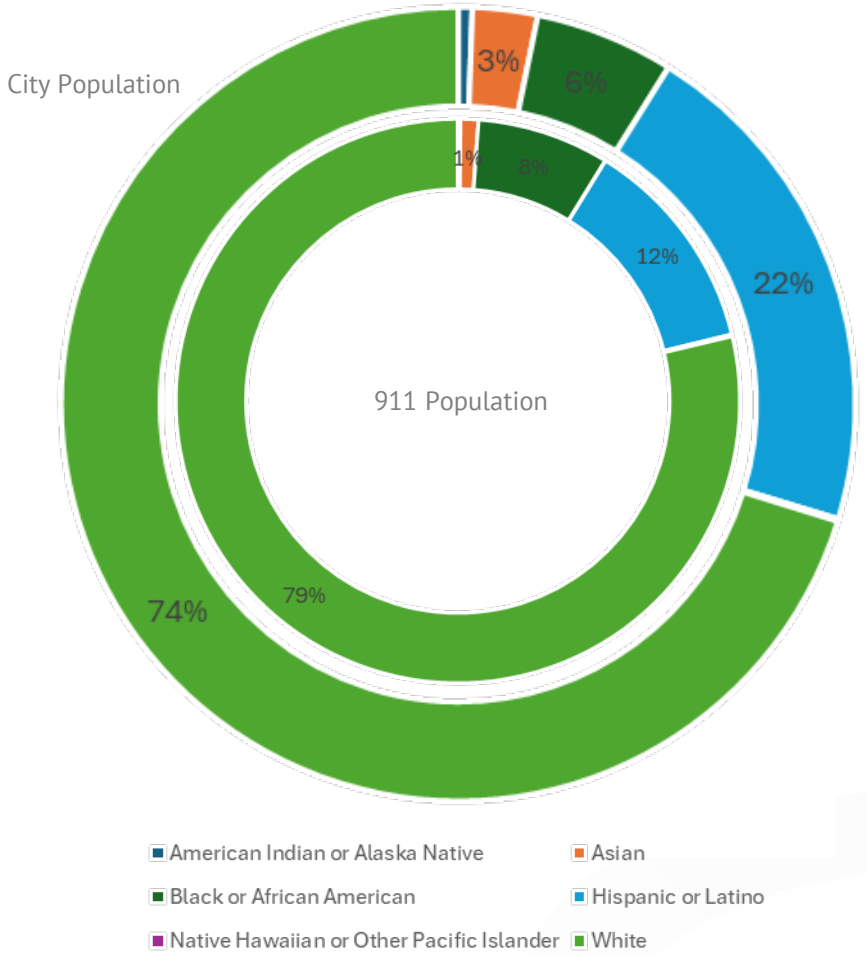
Community Risk Reduction	
Fire Prevention Code Enforcement (CPCE):	2.05
Public Fire Safety Education (CFSE):	1.58
Fire Investigation (CIP):	1.10
Points for CRR:	4.73

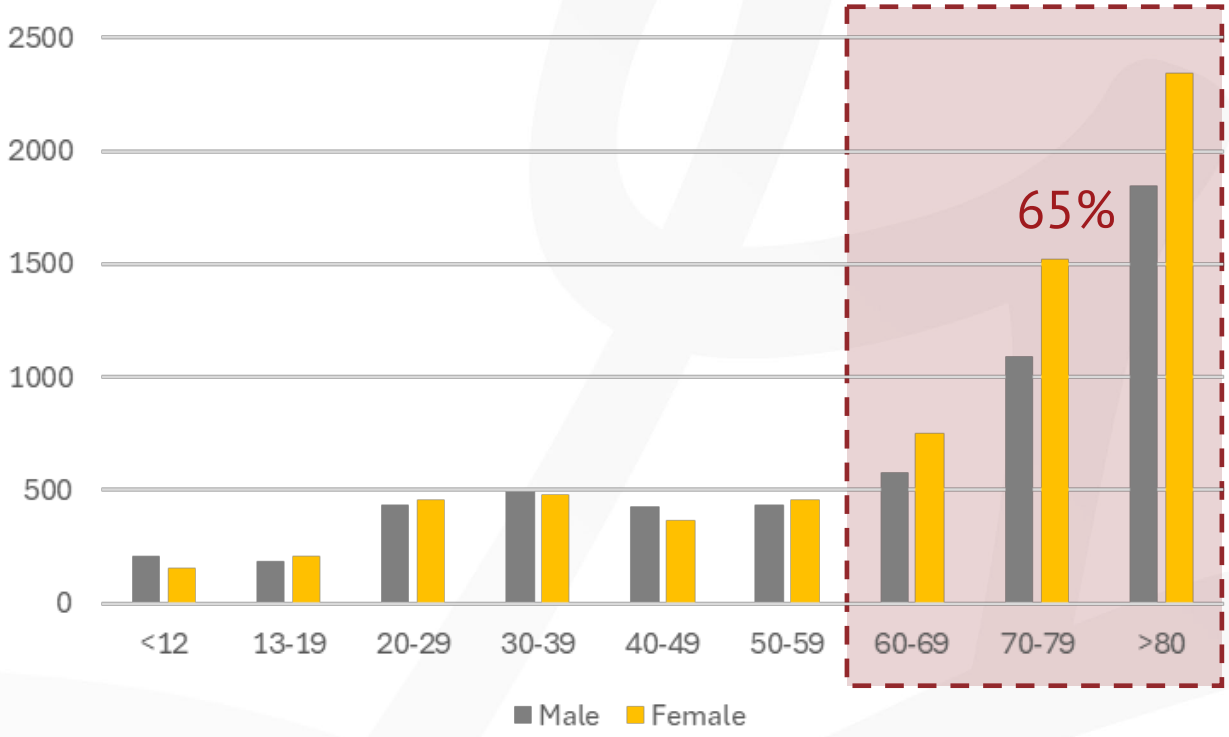
Summary	
Emergency Communications:	9.49
Fire Department:	34.83
Water Supply:	34.26
Divergence:	-3.20
Texas Compressed Air Foam System (CTX):	0.00
Extra Credit - Community Risk Reduction:	4.73
Total Creditable Points:	80.11

- Establishes a rating for determining property insurance costs
- PPC Rating of 1 to 10 (1 being best)
- Georgetown retained it's 2/2Y rating (Top 12%)
- Audited every 5-years
- Prior audit contained credit for new fire station(s)



Demographics





Coverage Analysis

Texas cities w/ <1M population

Georgetown/ESD8 station coverage

- 2025 | Pop 140K | FS7 20sqm/20K

- 2030 | Pop 210K | FS7 20sqm/30K
- 2030 | Pop 210K | FS8 18sqm/26K
- 2030 | Pop 210K | FS9 16sqm/23K

Agency	Area (sqmi)	Population	Fire Stations	Population/station
Austin	297	984,567	52	18,934
El Paso	258	678,859	35	19,396
Arlington	95	399,825	17	23,519
Corpus	162	316,595	18	17,589
Plano	72	291,450	13	22,419
Lubbock	135	269,833	19	14,202
Laredo	102	258,306	15	17,220
Irving	67	253,561	12	21,130
Garland	57	242,523	11	22,048
Frisco	69	232,424	9	25,825
McKinney	67	218,846	11	19,895
Grand Prairie	81	204,093	10	20,409
Amarillo	90	203,035	13	15,618
Brownsville	145	191,209	9	21,245
Denton	89	164,096	9	18,233
Killeen	54	161,612	9	17,957
Waco	95	146,241	15	9,749
Midland	75	140,232	11	12,748
Georgetown/ESD8	**140**	**139,800**	**7**	**19,971**
Lewisville	43	135,930	8	16,991
Round Rock	37	133,691	9	14,855
Abilene	112	130,251	8	16,281
Pearland	48	128,316	8	16,040
New Braunfels	45	117,396	7	16,771
League City	53	116,874	7	16,696
Richardson	29	116,813	6	19,469
Tyler	57	111,678	10	11,168
Beaumont	85	111,305	12	9,275
Sugar Land	42	107,748	7	15,393
Wichita Falls	71	102,761	8	12,845
San Angelo	58	98,994	9	10,999
Temple	75	96,576	8	12,072
Longview	56	83,763	8	10,470
Missouri City	29	77,552	6	12,925
Cedar Park	25	77,345	5	15,469

Be Nice (people focused)

Frontline Health Trends

Ultrasound

Abnormal

- 47 Thyroid
- 1 Aorta
- 42 Liver
- 12 Gallbaldder
- 5 Spleen
- 0 Pancreas
- 22 Renal
- 2 Bladder
- 61 Genitourinary

Clinically Significant

- 14 Thyroid
- 1 Aorta
- 12 Liver
- 1 Gallbaldder
- 1 Spleen
- 0 Pancreas
- 2 Renal
- 2 Bladder
- 20 Genitourinary

X-Ray

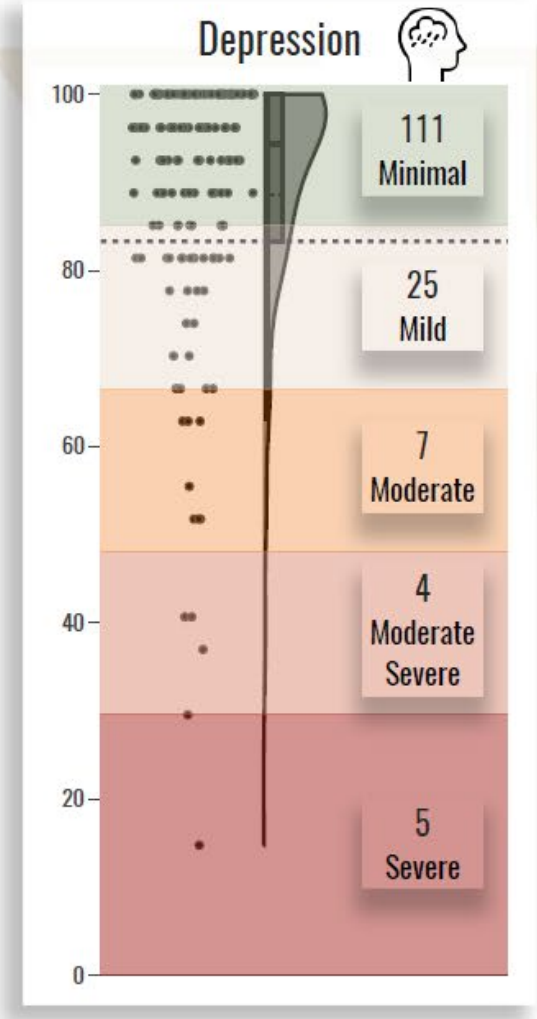
Abnormal

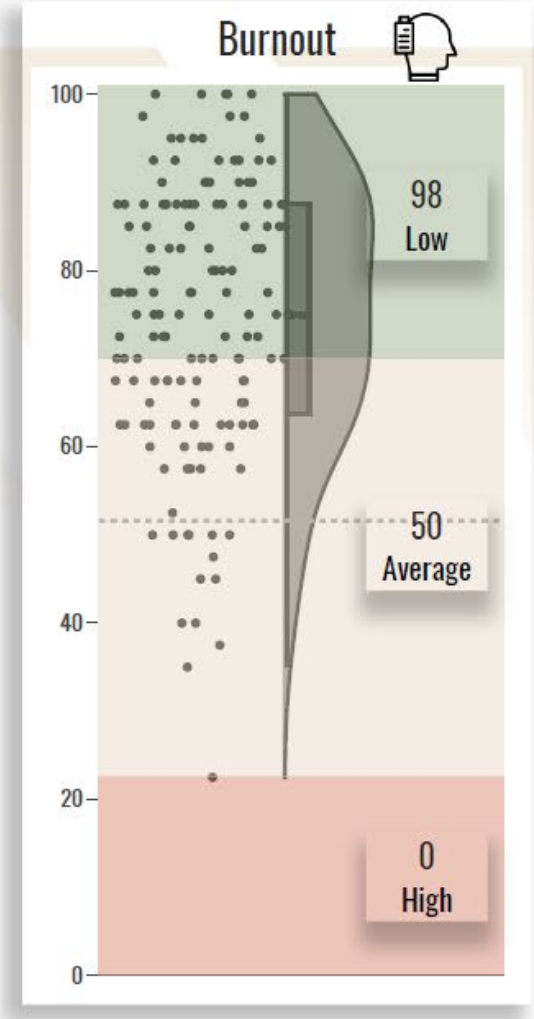
- 0 Cervical Spine
- 2 Chest
- 0 Thoracic Spine
- 0 Lumbar Spine

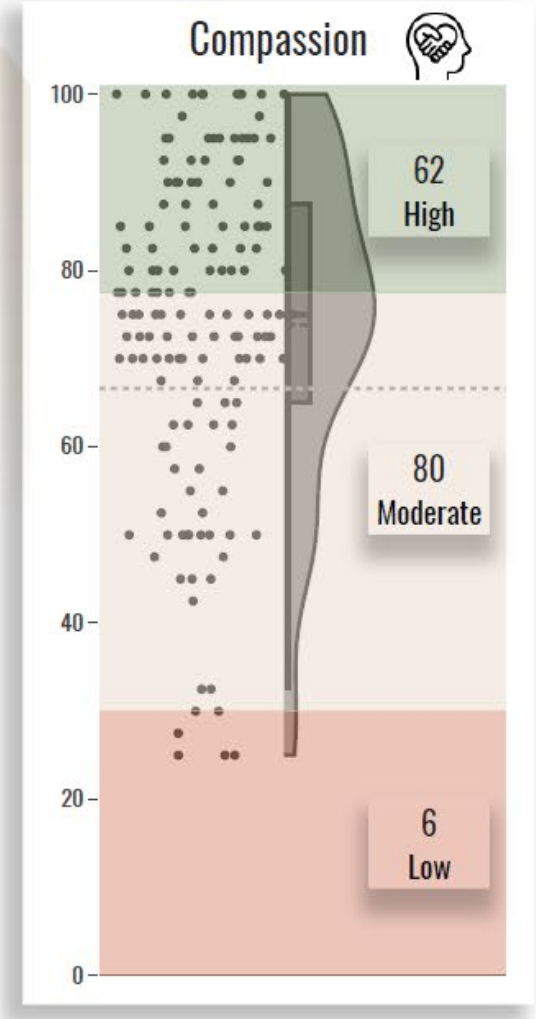
Clinically Significant

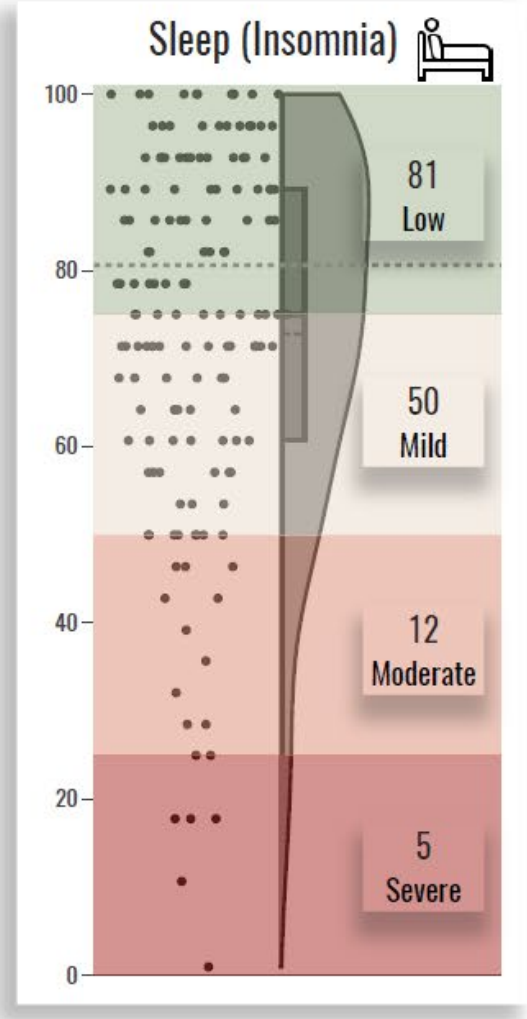
- 0 Cervical Spine
- 0 Chest
- 0 Thoracic Spine
- 0 Lumbar Spine

Frontline Health Trends



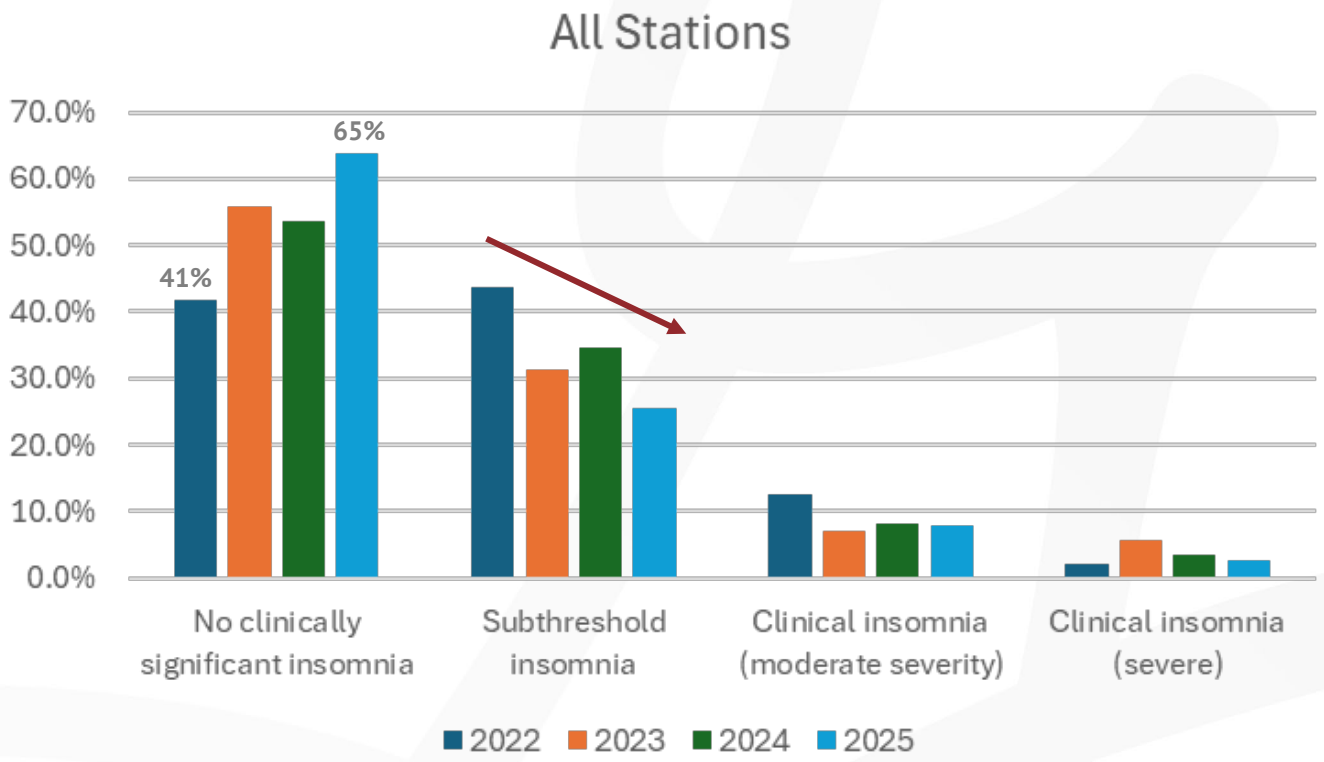






Sleep Issues

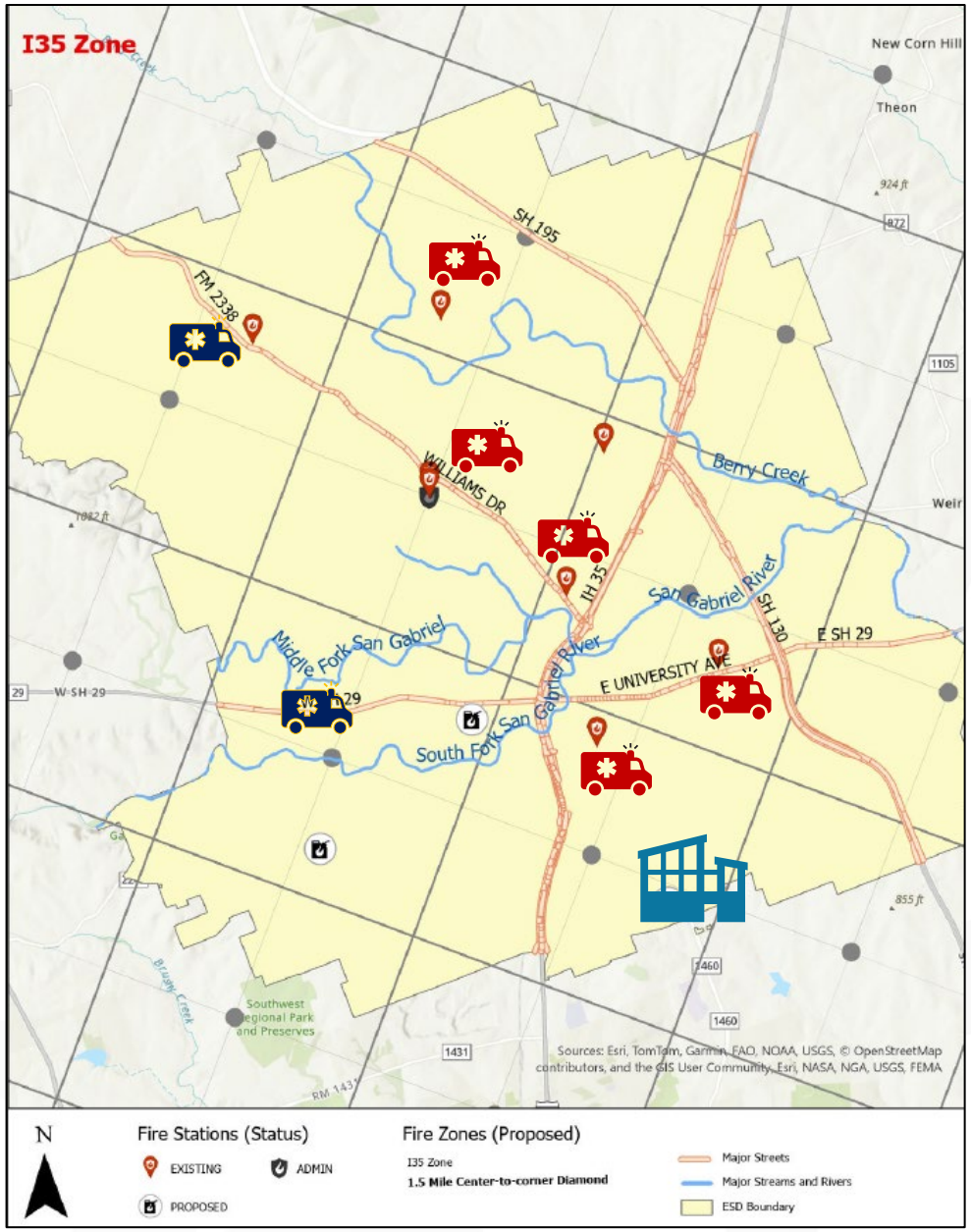
- +60% sleep disturbance (industry)
- GFD mirrored industry (2022)
- 48/96 implemented in 2024
- Changed shift start time to 9am
- Added peak demand in 2025
- Sleep issues decreased to <35%



The Windshield (stuff we're working on)

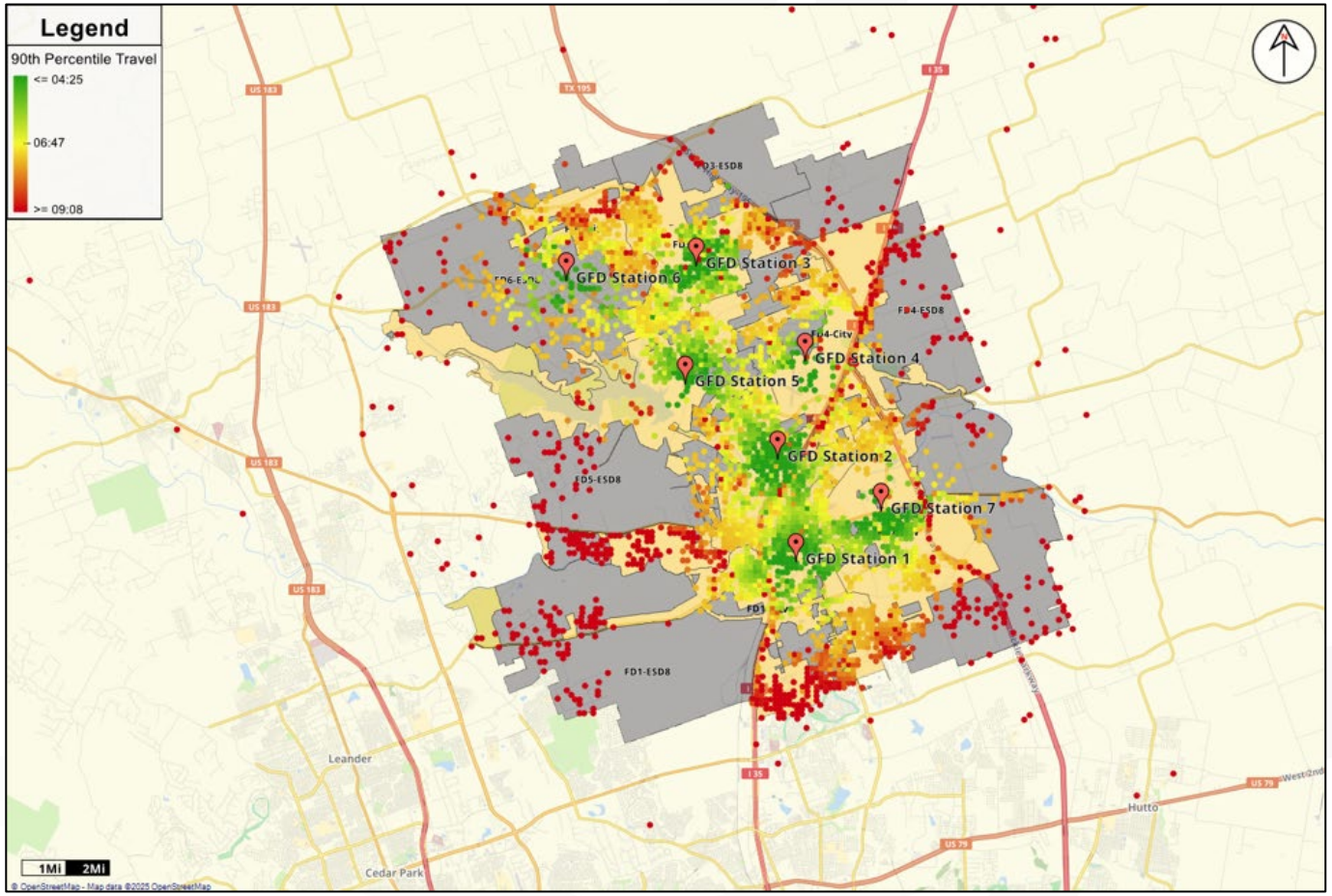
Deployment Plan

- Station 8 design / site prep (FY26)
- Station 8 Construction (FY27)
- Pilot EMS Model on SH29 (FY27)
- Operation of Station 8 (FY28)



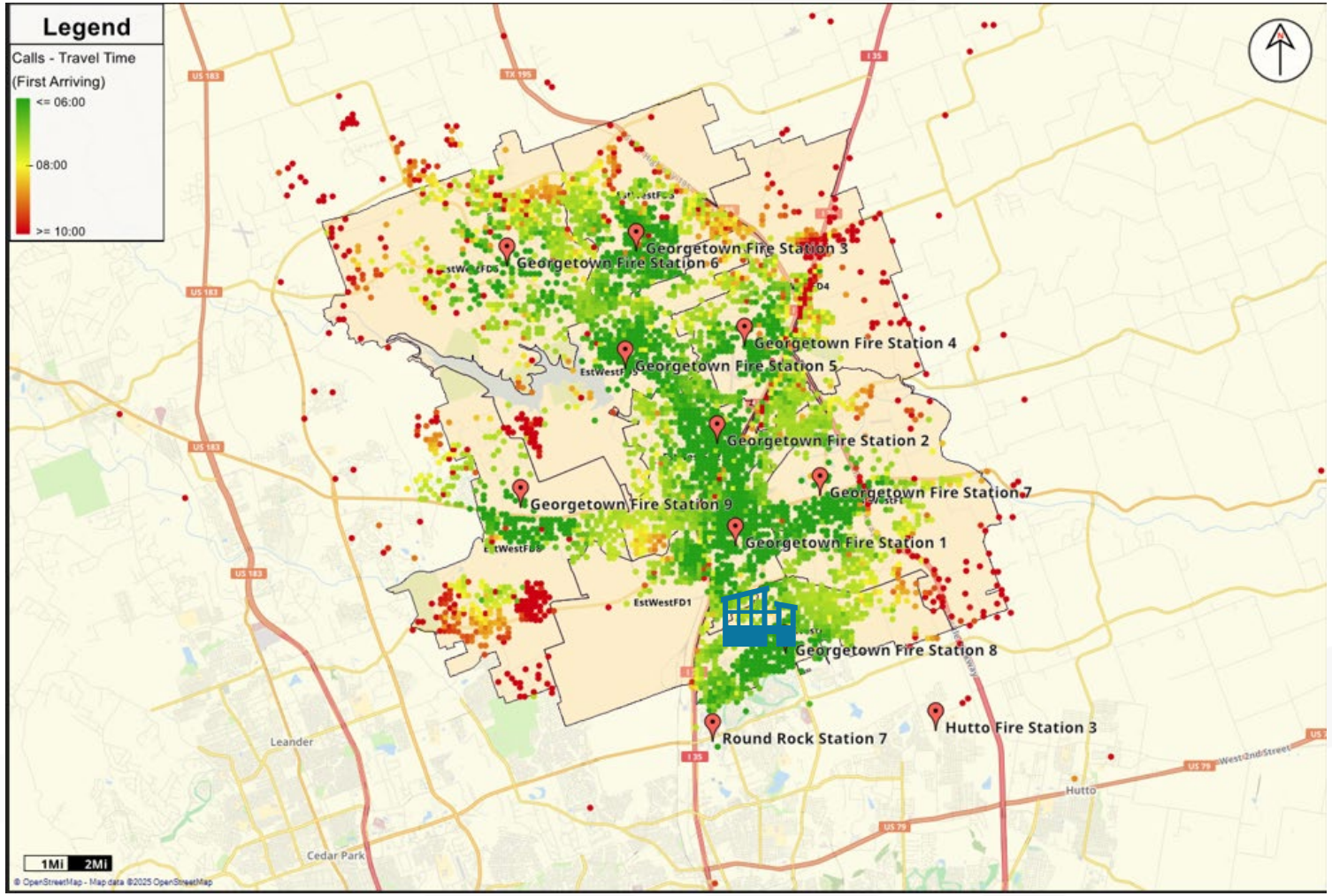
Station 8

- Southern area experienced greatest level of **building density**
- Southern area w/ greatest **response time** challenges
- 31% higher **critical call demand**
- Increased number of target hazards and **population density**



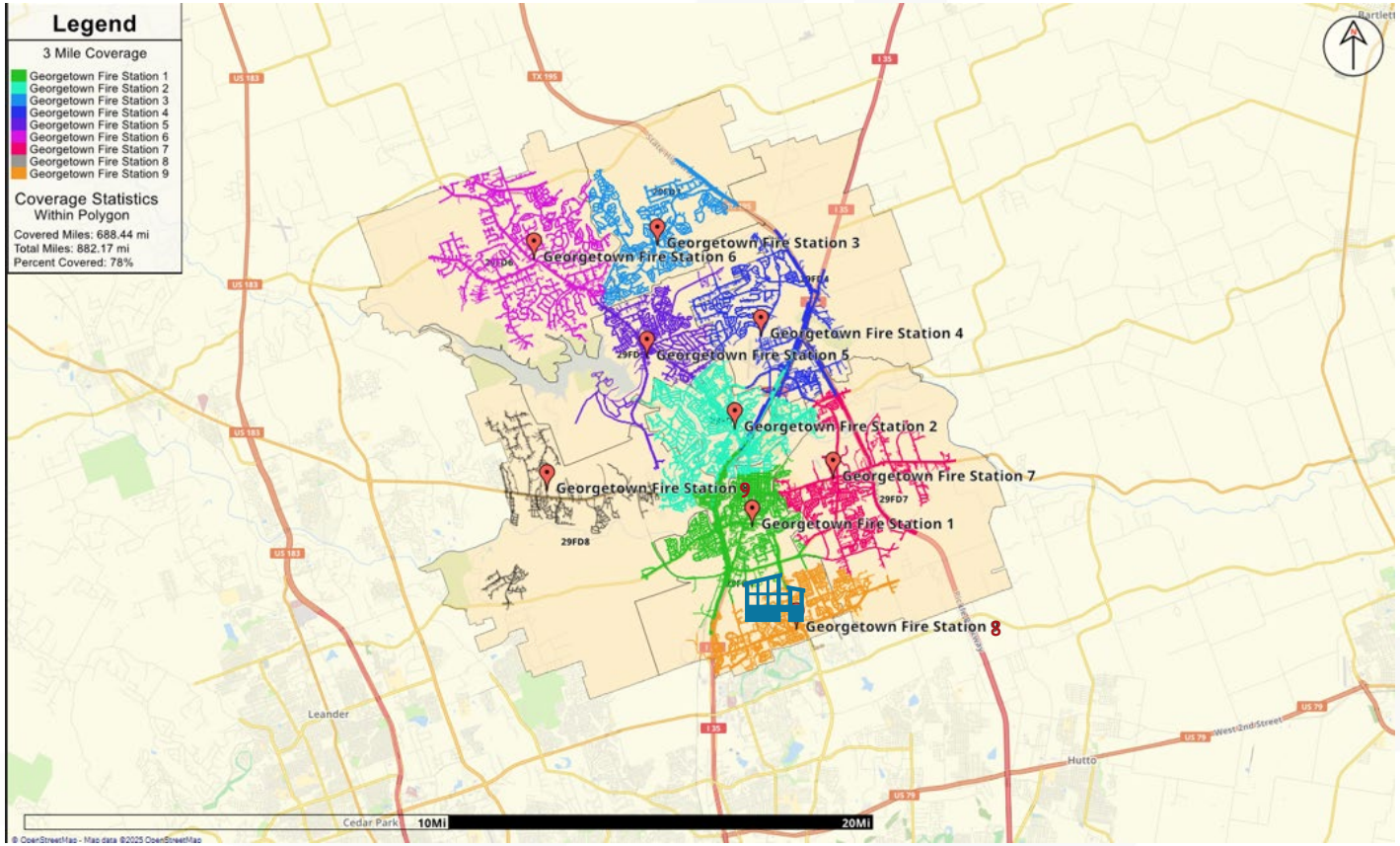
2028 Modeling

- Parkside Bridge to be completed
- Improve City/ESD responses
- Deficit on SW Georgetown
- Operation of Station 8 (FY28)



Station 9 Modeling

- Parkside Bridge to be completed
- Nearly 80% Coverage of roads
- Outside/in coverage and model
- Accounting for regional model

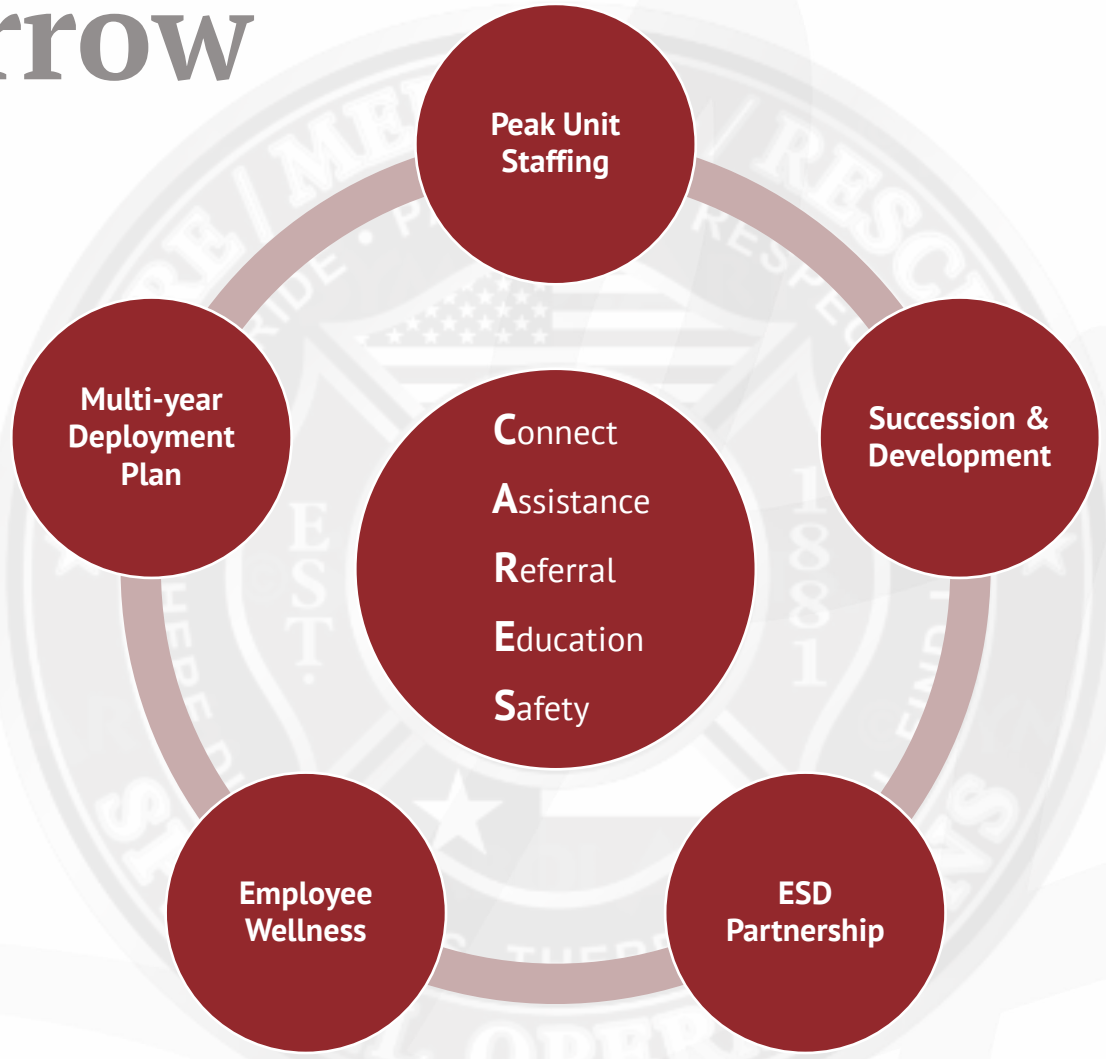


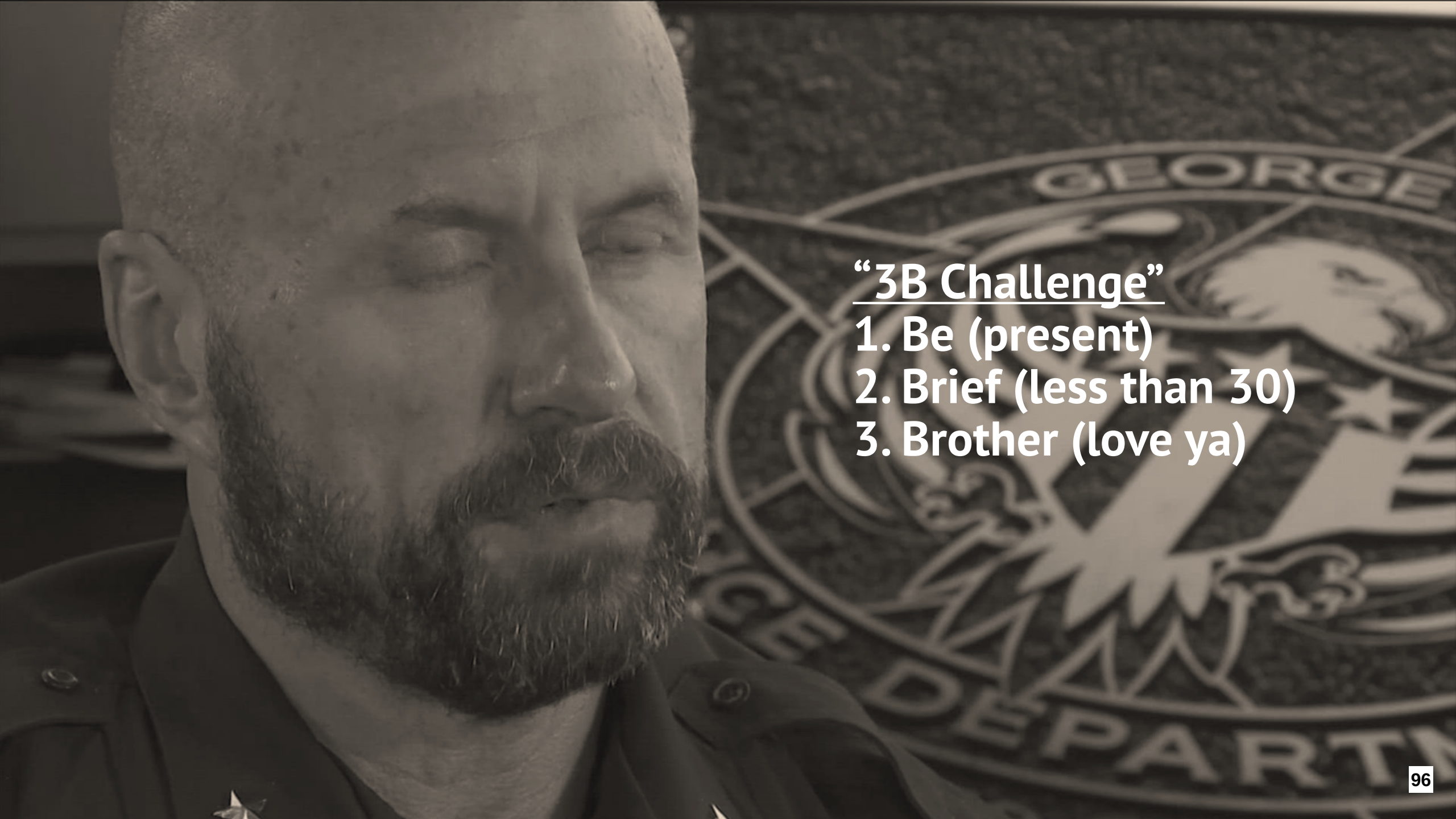
Current Focus

- EMS resiliency and capacity
  - Peak demand ambulances (SH29)
  - Vents, IV Pump, Whole Blood
- Capital Project
  - Fire Station 1 Remodel
  - Fire Station 8 Design
  - Logistics Facility Construction
- Regional planning and coordination
  - Hazardous-material response
  - Capital area critical care response
  - Contiguous AHJ service planning
- Community Risk Reduction
  - Wildfire threats
- ESD / Community Engagement Plan

Planning for Tomorrow

- CRR (CARES - Falls, Wildfire)
- Peak Unit Deployment
- Critical Care/EMS Leadership
- Multi-year Plan (1, 5, 10)
- Wellness (Cancer, Sleep)
- ESD Partnership
- Continuity of Operation (succession development)





“3B Challenge”

1. Be (present)
2. Brief (less than 30)
3. Brother (love ya)

Discussion

Thanks for your continued support & feedback

GEORGETOWN TEXAS

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Executive Session 01.27.2026

SUGGESTED ACTION:
Sec. 551.071: Consultation with Attorney
Advice from the 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
- Pending litigation in Cause No. 25-0485-CC2 in County Court at Law No. 2

Sec. 551.072: Deliberations about Real Property
- SH 29 and Summercrest Blvd
- 9th and Main
- Deliberations regarding the purchase and value of two parcels of real property situated in Williamson County, Texas, such parcels being locally known as 903 Riverhaven Dr., Georgetown, Texas 78628
- 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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Call to Order 01.27.2026

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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Public Wishing to Address 01.27.2026

SUGGESTED ACTION:
- Sancia Matthyssen would like to address the Council regarding transportation for disabled individuals outside Georgetown city limits.

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
City Council Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes of the City Council meeting held on January 13, 2026 -- Robyn Densmore, City Secretary

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:
City Council Meeting Minutes 01.13.2026.pdf

Minutes of the
City Council
City of Georgetown, Texas
Tuesday, January 13, 2026

The Georgetown City Council met on Tuesday, January 13, 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:
Present were: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Josh Schroeder, Shawn Hood, Ron Garland

1. Policy Development and Discussion - Workshop

1.A **Intersection Management**

Presentation and discussion regarding ongoing operations and maintenance, and planned improvements to the city's intersections -- Lua Saluone, P.E., Transportation Manager, and Eric Johnson, Public Works Director

Lua Saluone presented the intersection control flowchart determining the different types of intersections and controls. He explained the ranked intersections, explaining not all intersections are on the list. Major intersections in the city are already reviewed and working as planned. These being presented are those which are being reviewed and possibly revised. Major corridors are being tracked. He reviewed specific intersections and which ones would be addressed in the near future and the plan to revise those. Also future plans of revised traffic plans. He also shared the city is working with TxDOT, GISD, LISD, and LHISD for many of the intersections and several school zone intersections will be addressed once school is out over the summer. SH 29 is being studied and plans are being developed as subdivisions are being built along that highway, increasing more traffic and hopefully increasing priorities for intersection management from TxDOT.

Eric Johnson, Public Works Director explained that they maintain 82 traffic signals, 47 were transferred to the city from TxDOT in 2023. They are averaging 6 - 7 new signals per year. Council has approved $2.5M for new signals in the FY2026 budget. PW is currently working to get the vendors to install all the new hardware and signals installed that are budgeted. That will be 20 intersections. There will be detection on 45 intersections - determining action when a vehicle enters an intersection. Current cameras do not record

information or have any enforcement action. Council asked various questions about their districts.

1.B **FY2026 Capital Roll Forward Budget Amendment**

Presentation and discussion regarding the FY2026 Capital Roll Forward Budget Amendment -- Nathan Parras, Assistant Chief Financial Officer

Nathan Parras presented the background and purpose of the amendments. Some are routine, for the multi-year capital projects. And some are operational, for the previously approved items which were not completed in FY2025, like studies and one-time programs. Parraas explained in detail the different types of amendments and then how much was was being requested for each tier of amendments.

Tier 1 amendments, for Capital Roll Forward amounts have an impact of $646.1 million, with major projects including Major projects include:
South Lake Water Treatment Plant, SH 138 Line Upgrade, D.B. Wood, Garey Park Estate, Southeast Inner Loop, Wolf Ranch Parkway, and System Resiliency. Tier 2 Amendments, for Operational Roll Forward amounts have an impact of $4.7 million, with projects including: UDC Diagnostic and Rewrite - $181K, Fire Uniforms, Equipment, and Training - $178K, Downtown Wayfinding Signage - $227K, Electrical Meter Audit - $175K, HVAC and equipment for City Facilities - $176K, and Airport Remodeling - $200K.

Parras explained there would be a first reading of the ordinance at tonight's meeting, a second reading on January 27th, and a possible mid-year amendment in May for any changes unknown at the time of this amendment. Council did not have any questions on this item.

1.C **City Annual Debt Overview Presentation**

Overview presentation and discussion regarding the City's Debt Program -- Nathan Parras, Assistant Chief Financial Officer

Nathan Parras, Assistant Chief Financial Officer and Jennifer Ritter, Financial Advisor presented this item. They started by stating that they are required to give this presentation as a precursor to the kickoff to the spring debt sale process. The purpose of issuing debt is for capital improvement projects that maintain our current assets and respond to growth in our community. He said today they will go through a refresher on our debt policies, the types of debt we issue, our bond ratings, the amount of debt outstanding and the plans for the 2026 issues.

First the budget team, as part of the budget development process, updates the 5-year capital projects plan and prepares a preliminary plan for issuing debt in the upcoming fiscal year. This is updated several times throughout the year as changes arise. The essence of our debt policy and decision-making is to strike an appropriate balance between our ability to cash fund projects, and to issue debt to pay for projects over a longer term. Debt financing allows us to respond to the growth pressures in our community and pay for those projects over the life of the asset with the revenue from the benefiting users. It helps our economic viability and long-term sustainability. Debt also allows stability in the property tax rate and utility rates so that we can smooth costs out over time. We consider all sources to pay for a project before looking at debt, including

cash and grants. We finance the debt according to the useful life of the asset or item. A road may be amortized over 20 years or more, while a vehicle or piece of equipment may be 5 to 7 years. We use various methods of sale, such as competitive or negotiated, depending on the market conditions and we select the option that is in the best interest of the City.

Parras reviewed the different types of debt. General Obligation or GO bonds are backed by property taxes and approved by the voters in an election. Certificates of Obligation or COs are used for essential facilities and equipment. Self Supporting debt is paid for through rates and fees. Utility revenue bonds are used for large scale utility projects such as electric infrastructure, water treatment plants, and distribution systems and debt is repaid with utility rates charged to customers.

Parras reviewed the city's current tax rate, 35.3 cents per $100 assessed valuation which is used to repay existing tax supported GO and CO debt. Her reviewed other city debt and how each is funded. Then he drilled down to the balances of the voter approved bond authorizations as of September 2025. All are planned to be issued by FY2028. He also showed how the city will need to support the debt through studies or increasing the rates.

The proposed next steps include authorizing the financial advisors to proceed with bond sale schedule and documents with the council approving the Notice of Intent to issue Certificates of Obligation in February. Offering Statements reviewed by staff for the CO/GO Sale in March 2026. In April, Council approves the results of the competitive sale and authorizes negotiated revenue bond sale. And in May have the closing and receive proceeds for the CO/GO Sale , with the results for the Revenue Bond Sale. Having the Closing and Receive the Proceeds for the Revenue bond Sale in June.

Pitts asked Parras to clarify the use of interest earned on funds not used, and how that is invested and balanced against what is funded. Arbitrage. This depends on what the funding was for and how much the interest was for before it could be reinvested. So money accrued for a funded customer service center, and approved by the voters, could not be spent for a water utility line later. Mayor asked for how long the debt is good for, before it "expires". Jennifer explains that it is generally ten years, but that isn't a hard rule but after that time an explanation would be given to the Attorney General. All bonds must be designated for a specific use.

Mayor called for a five minute recess.

1.D **Urban Forest Master Plan Proposed Scope**

Presentation and discussion regarding the Urban Forest Master Plan RFP Scope -- Kimberly Garrett, Parks and Recreation Director

Kimberly Garrett, Parks and Recreation Director gave the presentation which was to develop a strategy on how to best utilize resources in the Tree Fund. This is used as a planning tool for cities that place a priority on preserving trees or re-foresting in the community. Georgetown is in a special place in that we already have regulations and are

looking at how to spend the funds already received and how to plan for the future.

Garrett said the proposed scope of the Urban Forest Master Plan is identifying the existing urban forest conditions and data collection, including the tree canopy assessment and determine the city's goals. The city could also do a tree inventory - on public and private property - which could be very expensive. Wildfire risk could be analyzed. There could be a risk analysis of the current inventory with disease, pests and invasive impacts. The cope of the plan would provide strategies and programs for the preservation of heritage trees with a plan to where to plant and how to maintain existing trees. There is also an opportunity to purchase properties to preserve trees or plant trees for preservation. Develop potential ideas for partnerships between Urban Forestry and Water Conservation. They also with to identify and prioritize the most efficient use of the City's Tree Mitigation fund including creating short-term, mid-term and long-term strategies. And finally, there would be a review of the code to guarantee the right standards are in place to ensure tree planting success such as planting stands, tree well sizes, tree lists, etc. based on geography of the area.

Garrett asked for Council's feedback on the scope before staff goes out for the RFP in February. Council asked questions and gave comments. Parr asked how to the Parks Board would be used. Garrett explained this was not really the focus and expertise of the Parks Board and others would be better served for this role. Parr also asked what other cities were focusing on. Heritage trees? Mainly heritage trees were studied and protected. Is there anything specifically looked at along the river? Garrett said we can look at that and possibly look at stabilizing the bank to protect the trees.

Butler feels the problem has not been identified because the trees are not being protected because the developers are more than willing to pay for cutting them down. So does it help to know where the heritage trees are if they are going to fall when a storm comes or a flood? Just because a tree is there, is that the best place to plant a tree? Perhaps that is a better study. He gave Savannah, GA as an example. David Morgan said there can be a variety of ways this can be studied and give the city a choice of how this is applied. Mayor wants to know how much it is going to cost to do the study. Garrett says the RFP can ask how much the different types of study portions can cost. French agrees that he would rather spend money on planting trees instead of studies, public engagement and land for trees. Mayor agrees. Morgan says a general survey can give an overview of where the trees are and then have a discussion where do we want to invest in tree canopy for the future. Pitts wants to have this help identify a plan to spend the funds from the tree mitigation fund. He also wants to have a plan to talk about impacts of not only the canopies, but also the other impacts are important to him that he wants to see on the RFP. Garland wants to also see those things. Heh wants to see this as a method to educate people about water conservation by planting trees. Hood questioned how detailed the canopy survey would be. There was a discussion about the difference between the canopy survey and the tree inventory on the ground and the time and cost difference. Stewart also asked for a cost of the different options of studies. He also asked if other city expenditures were available for comparison. Garrett explained that might not be accurate in comparison because the trees and land would be different. Garrett agreed to ask for the cost estimates of those on the RFP to help council make

better decisions. Morgan says staff will come back with better parameters to discuss.

1.E **Future Bond Election Planning**

Presentation and discussion regarding City Council determination of the date of the next bond election and what projects could make sense to include in that election -- Nick Woolery, Assistant City Manager

Nick Woolery, Assistant City Manager explained this is a follow-up to the Annual Debt Overview Presentation, explaining that the next three year's bonds are being expended and after that we need to think through the future of capital planning. Today, we are looking at three things. Does Council support preparing for a bond election in May 2027? What additional modeling and project information would Council like to see at the next bond election planning workshop? What other questions or feedback does Council have as we prepare for the next bond election?

Woolery gave a history of the previous bond elections in Georgetown since 2008. $122 million of the authorized debt is yet to be issued, with the majority going towards the 2023 facilities projects. He reported since 2020, 76.9% of bond propositions by cities and counties across the state of Texas have been approved. In 2025, however, only 57.8% of bond propositions were approved, which is the lowest rate in more than a decade. Roads and infrastructure projects were the only category to garner an approval rate above 50%. In November 2025, the approval rate was even lower at 33.3%. To prepare for construction in 2029, the debt issue in spring of 2029, the bond election would need to be in May of 2027.

He reviewed potential bond projects and the selection process and those which have been chosen in previous years. Staff will bring forward a non-cost constrained list of potential projects which council can then prioritize. The council could also decide whether to use a citizen bond committee or not. Many things need to be discussed but Woolery asked for the original topics to be discussed tonight.

Parr asked for some kinds of parameters and alternate funding source options for some of the projects. Pitts wants to look at road capacity and mobility plans and future mobility plans. We need to be aggressive with roads to mitigate traffic but put something forth that citizens can support. Stewart also wants consultants to give pros and cons of options and committees. Council wants to be conservative and look at alternative funding sources. Road bonds seem to always be supported, especially in growth. GISD seems to be a good barometer of growth and should be watched. Pitts supports a committee because they are good advocates. A consultant would be good to have. The council is generally supportive of the May 2027 bond and will continue to support the discussion. The road bond, also the Downtown study and possibly the Austin Avenue Corridor Study does need to be discussed. This is not a state issue, but the constituents should be involved and should be able to say what they support. The council wants to say they will not issue anything that is not fiscally responsible.

Council discussed options for membership on the bond committee, civic leadership or district representation. They also want lots of public engagement for pre-input if possible.

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.
Mayor convened to executive session at 4:56 pm.

2.A **Executive Session 01.13.2026**

Sec. 551.071: Consultation with Attorney

Advice from the 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
- Proposed settlement of the condemnation case pending under Cause No. 24-0722-CC4 in the County Court at Law No. 4 of Williamson County, Texas

Sec. 551.072: Deliberations about Real Property
- 8th and Forrest
- 9th and Main
- Parkland lease at SE Inner Loop and Southwestern Blvd

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

3.A **Call to Order 01.13.2026**

Pledge of Allegiance
Recognitions
Action out of Executive Session
Mayor reconvened the meeting back to order at 6:08 p.m.

Moved by Kevin Pitts; seconded by Joseph (jake) French IV to Approve to authorize the City of Georgetown to settle the acquisition of the water line easement rights across portions of certain property in Georgetown TX 78628 and owned by Rhonda and Bruce Carnley, WCAD Parcels ID R043297 and R409459; and I further move to authorize the City Manager to execute all necessary documents to finalize the settlement and to acquire the aforementioned a]easement rights in accordance with the terms discussed in executive session for the "South Lake Water Treated Transmission Line Project, Package 4, Phase II"..
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, 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 01.13.2026**
At the time of posting, no one had signed up to speak.

5. 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.
Item 5G - Braden Gilbert asked to speak - He had a concern about this item in a specific line where the city has oversite, but the county has control and the city will not have any way to oversee tp make any changes. He just wanted to make that observation.

Item 5L - Trey Franklin of BioRemedy Services LLC Hazardous Materials asked to speak - he was representing the company who just received the contract for the hazmat removal contract and wanted to appreciate the consideration and was looking forward to working with the city.

Moved by Kevin Pitts; seconded by Benjamin H Butler to Approve as presented..
Motion Approved: 7 - 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, Ron Garland
Voting Against: None

5.A **City Council Minutes - 12.09.2025**
Consideration and possible action to approve the minutes of the City Council meeting held on December 9, 2025 -- Robyn Densmore, City Secretary

5.B **Encroachment Agreement with Atmos Re: Berry Creek Interceptor Wastewater Line**
Consideration and possible action to approve an Encroachment Agreement with Atmos Energy Corporation in order to allow a wastewater line and related infrastructure that will be dedicated to the City as part of the Berry Creek Interceptor Wastewater line to cross an existing Atmos Energy Corporation pipeline easement and the corresponding gas pipeline contained therein, and to authorize the City Manager to execute the Encroachment Agreement in the form substantially similar to the document attached

hereto -- Andrew Culpepper, Senior Assistant City Attorney - Real Estate Services

5.C **Resolution - Annual Agreement with Williamson County Central Appraisal District**
Consideration and possible action to approve a Resolution authorizing payments of $412,925.00 for the City's pro-rata portion, and $3,512.00 for the Village Public Improvement District's pro-rata portion, of the FY2026 cost of operation of the Williamson County Central Appraisal District (WCAD) -- Nathan Parras, Assistant Chief Financial Officer Director

5.D **Wastewater Laboratory Services Contract Renewal with Aqua-Tech Laboratories, Inc.**
Consideration and possible action to approve the second renewal for contract 24-0102-SC-R1-A1 with Aqua-Tech Laboratories, Inc. of Bryan, TX for wastewater laboratory services in an amount not-to exceed $211,700.00 -- Chelsea Solomon, P.E., Water Utility Director

5.E **Purchase of a Class 6 Mechanics Truck**
Consideration and possible action to approve the purchase of a Freightliner M2106 mechanics truck from Doggett Freightliner under TIPS contract# 230802 for an amount not to exceed $300,249.67 -- Scott Parker, Fleet Services Manager

5.F **US Digital Designs Phoenix Fire Station Toning System**
Consideration and possible action to approve the purchase and installation of a US Digital Designs Phoenix Fire Station Toning System for $165,918.97 -- John Sullivan, Fire Chief

5.G **Interlocal Agreement for Countywide HAZMAT Response**
Consideration and possible action to approve an Interlocal Agreement between the City of Georgetown and Williamson County to establish a coordinated countywide hazardous materials (HazMat) response program, define roles and responsibilities, and provide for shared use, maintenance, training, and management of HazMat resources -- John Sullivan, Fire Chief

5.H **Resolution - Authorizing City Staff to Apply to CAMPO for Surface Transportation Block Group Grants (FY28-2031)**
Consideration and possible action to authorize city staff to submit to the Capital Area Metropolitan Planning Organization (CAMPO) applications for Surface Transportation Block Grants -- Lua Saluone, P.E., Transportation Manager

5.I **First Renewal and Amendment of a Facility Use Agreement with Georgetown Youth Girls Softball Association**
Consideration and possible action to approve an amendment and first renewal of a facility use agreement with Georgetown Youth Girls Softball Association for use of the VFW and McMaster Softball Field Complexes -- Eric Nuner, Assistant Parks and Recreation Director

5.J **Garey Park Splash Pad Renovation**

Consideration and possible action to approve a bid with Progressive Commercial Aquatics d.b.a Landmark Aquatic under the Buy Board contract 701-23 to provide renovation work on the Garey Park Splash Pad in the amount of $179,041.00 -- Eric Nuner, Parks and Recreation Assistant Director

5.K **Lone Star Hazmat Response, LLC Hazardous Material Removal Contract**
Consideration and possible action to approve an agreement with Lone Star Hazmat Response, LLC for hazardous material response services, for an amount not to exceed $750,000.00 annually, and to authorize the City Manager to execute renewals of the agreement for up to two additional one-year terms with the same terms and conditions for an annual not to exceed $250,000.00 -- April Haughey, Assistant Public Works Director

5.L **BioRemedy Services, LLC Hazardous Material Removal Contract**
Consideration and possible action to approve an agreement with BioRemedy Services, LLC for hazardous material response services, for an amount not to exceed $750,000 annually, and to authorize the City Manager to execute renewals of the agreement for up to two additional one-year terms with the same terms and conditions for an annual not to exceed $250,000.00 -- April Haughey, Assistant Public Works Director

5.M **Citywide Furniture Purchases and Installation**
Consideration and possible action to approve the purchase and installation of furniture from Core Office Interiors of Austin, Texas, through the Buyboard Contract # 767-25 in an amount not to exceed $125,000.00 for City wide furniture purchases -- Eric Johnson, Public Works Director, and Trish Long, Facility Services Manager

5.N **TXDOT Standard Utility Agreement and Supplemental Agreement**
Consideration and possible action to authorize the City Manager to ratify a Standard Utility Agreement and Supplemental Agreement No. 1 between the City of Georgetown and the Texas Department of Transportation to make highway improvements for relocation of electric utilities along IH-35 and the corner of Williams Drive and Austin Avenue and approve the receipt of $437,185.83 reimbursement to the City of Georgetown in relation to the agreement -- Mike Westbrook, Electric Operations Manager

5.O **A Plus Air HVAC Tune-up Contract**
Consideration and possible action to approve an annual agreement with A Plus Air to conduct HVAC tune-up services on behalf of the City for residential and commercial customers in an annual amount not to exceed $105,000.00, 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 $210,000.00 -- Jack Daly, Chief Business Officer- Electric

5.P **Pedernales Electric Cooperative - Payment for CIAC**
Consideration and possible action to approve authorized payments to Pedernales Electric

Cooperative for COG's portion of the jointly owned double circuit being built by PEC at Southwest Bypass and Leander Road for an amount not to exceed $275,000.00 -- Richard Pajestka, Electric Engineering Manager

5.Q **Single Phase Meter Audit Proposal Rejection**
Consideration and possible action to reject all bids for RFP #202539 for Single Phase Meter Audit proposals -- Daniel Bethapudi, General Manager of Electric Utility, and Mike Westbrook, Electric Operations Manager

5.R **Second Reading - 2025-11-ANX - 4000 Jim Hogg Road**
Second Reading of an Ordinance on a request for the Voluntary Annexation of 6.34 acres of land out of the John Sutherland Survey, Abstract No. 553, and a 0.493-acre portion of Highland Spring Lane right-of-way, with the default zoning designation of Agriculture (AG), for the property generally located at 4000 Jim Hogg Road, Georgetown, Texas 78633 (2025-11-ANX) -- Colin Davidson, Planner II

5.S **Second Reading - Amending the FY2025 Annual Budget for Year-End Obligations**
Second reading of an Ordinance amending the FY2025 Annual Budget for Year-End obligations that were not known at the time the budget was adopted -- Nathan Parras, Assistant Chief Financial Officer

5.T **Second Reading - Amending Sec 3.01.222 Regarding Overtime Pay for Eligible Exempt Employees**
Second Reading of an Ordinance of the City Council of the City of Georgetown, Texas, amending Chapter 3.01, Section 3.01.222 of the Code of Ordinances of the City of Georgetown relating to overtime for eligible exempt employees; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date -- Wayne Nero, Assistant City Manager

6. Legislative Regular Agenda

6.A **Public Hearing and First Reading - Reinvestment Zone No. 2026-01**
Public Hearing and First Reading of an Ordinance designating Reinvestment Zone No. 2026-01 -- Cameron Goodman, Economic Development Director
Cameron Goodman showed the location of the reinvestment zone and explained the purposed then read the caption..

Moved by Shawn Hood; seconded by Benjamin H Butler to Approve item 6A as read..
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, Ron Garland
Voting Against: None

6.B **First Reading - 2023-3-PUD - 700, 750, and 800 SH 195**
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 84.584 acres out of the William Roberts Survey No. 4, Abstract No.

524 from the Agriculture (AG) zoning district to the Planned Unit Development zoning district with base zoning districts of Low-Density Multi-Family (MF-1) and General Commercial (C-3), for the property generally located at 700, 750, and 800 SH 195, Georgetown, Texas (2023-3-PUD) -- Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

Ryan Clark, Long Range and Neighborhood Planning Manager presented the case and shared that the Planning and Zoning Commission recommended approval of the request (6-1) with the conditions that they applicant provide an 8-foot privacy fence along the northern and southern boundaries, and that they limit building types with a maximum allowable building heigh of 45' to the central area which is adjacent to Commercial. Both of these conditions have been added to the PUD. He went on to show the location and surrounding zoning districts. He shared that this application has been under review since 2023, with the FLUP amended during that time. H gave the site layout and explained the different types of residential products with alleys, with commercial areas in the front of the property towards Hwy 195. He shared how the PUD complied or partially applied to the approval criterial under UDC Section 3.06.040. He shared the number of public notifications that were sent and signs posted on the property. No comments were received by the planning department.

Butler questioned the ingress and egress of the property. It was responded that a u-turn on Hwy 195 was needed about a half mile down to turn southbound. He also asked questions about the commercial property access and impact to the residences. Clark explained.

Pitts asked if the Ordinance incorporated the suggested changes that P&Z wanted. Ryan stated that the slides and description for the PUD included but that the Ordinance caption did not make the change. Pitts clarified many details that Mark Baker with SEC Planning was able to answer for the applicant.

Mayor opened the public hearing. Joel Thomas came forward, 650 Hwy 195, just south of the proposed development area. He said he went to P&Z and the response was the proposed fence and the privacy issue was addressed very quickly. He is very appreciative of that and he feels they are very neighbor friendly and he is happy with that development. Mayor closed the Public Hearing.

Moved by Kevin Pitts; seconded by Amanda Parr to Approve of the request with staff to bring back the changes at second reading to incorporate the additions of flexibility to allow more commercial as discussed in the meeting..
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, Ron Garland
Voting Against: None

6.C **First Reading - 2025-5-SUP - 350 SH 195**

Public Hearing and First Reading of an Ordinance on a request for a Special Use Permit (SUP) for the specific use of Fuel Sales in the General Commercial (C-3) zoning district on the property located at 350 SH 195, Georgetown, Texas, bearing the legal description of

Lot 2, Block A, Northside Georgetown Subdivision (2025-5-SUP) -- Colin Davidson, Planner II

Colin Davidson, Planner II gave the presentation of the report. He gave the location and showed the applicant is asking to put a fuel sales site on Hwy 195. This meets most of the criteria of UDC Section 3.07.030, partially complying only because there are also other fuel sites on this highway, however all other sites are on the other side of the highway and not easily accessible to those going north on this side of the highway. Planning and Zoning Commission recommended approval of this request (7-0) at it's 12/16/2025 meeting. They also mitigated an issue with a heritage tree in an access easement at the back of the property and they are trying to find a way to move the easement and save the tree.

This SUP allows for additional restrictions to be place on the use by the Planning and Zoning Commission and the City Council. Davidson read the caption. Mayor opened the Public Hearing and with no public speakers, closed the hearing.

Moved by Kevin Pitts; seconded by Benjamin H Butler to Approve as presented..
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, Ron Garland
Voting Against: None

6.D **First Reading - 2025-8-REZ - 102 W. 3rd Street**

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 1.3223 Acres out of Lots 1-8, Block 13, City of Georgetown, from the Mixed Use Downtown and Residential Single Family zoning district to the Mixed Use Downtown zoning district, for the property generally located at 102 W. 3rd Street (2025-8-REZ) -- Edgar Garcia, Planning Director

Edgar Garcia, Planning Director presented the Zoning case. This applicant is requestion to rezone the property from a mixed use and residential single-family zoning district to a Mixed Use Downtown Zoning District only. Garcia showed the location of the historic structure. and explained the MU-DT zoning district. He gave the criteria of the MU-DT zoning district and explained that this property meets the criteria of UDC Section 3.06.030 for this zoning change. Notifications were sent to 44 surrounding property owners and 0 comments were received. Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning.

Garcia read the caption. Mayor opened the Public Hearing and with no public coming forth, closed the Public Hearing.

Moved by Joseph (jake) French IV; seconded by Amanda Parr to Approve as presented..
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, Ron Garland
Voting Against: None

6.E **First Reading - FY2026 Capital Roll Forward Budget Amendment**

First Reading of an Ordinance amending the FY2026 Annual Budget due to the timing of capital projects and other expenditures approved in the prior year -- Nathan Parras, Assistant Chief Financial Officer
Nathan Parras explained that this was the first reading of the Ordinance that was described from the Workshop earlier that afternoon. Amendment Total: $646,103,889
Capital Projects: $641,522,115
Operations: $4,581,774

He read the Ordinance caption.

Moved by Ben Stewart; seconded by Shawn Hood to Approve as written..
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, Ron Garland
Voting Against: None

6.F **First Reading - Municipal Street Lighting Service Fee Ordinance Changes**
First Reading of an Ordinance amending section 13.04.070 of the City of Georgetown Code of Ordinances relating to the municipal street lighting service fee -- Jackson Daly, Chief Business Officer, Electric Utility
Jack Daly, Chief Business Officer of the Electric Utility presented the street light service fee ordinance change. He read the ordinance caption first. Then he explained that the reason for the change is that apartment complexes and master metered units have not paid for street lights, because it was based on the number of meters, instead of the number of units. This change is trying to make it more equitable so that cost of service is applied to all those that are receiving actual service. The streetlight fee will now be assessed per individual unit. The fee will be $2.40 per month per unit. This is expected to increase the revenue fune $140,000 annually. This will be part of the FY2027 budget process.

Staff recommends approval. There were no questions from council.

Moved by Kevin Pitts; seconded by Shawn Hood to Approve as presented..
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Ben Stewart, Joseph (jake) French IV, Shawn Hood, Ron Garland
Voting Against: None

6.G **Resolution Pursuant to Government Code Section 2206.053 - Leander Road Expansion from Norwood Dr. to SW Bypass**
Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that portions of properties along Leander Road, also known as RM 2243, from Norwood Drive to the Southwest Bypass, Georgetown TX 78628, are necessary for the expansion of Leander Road, and authorizing eminent domain proceedings for the acquisition of fee simple Right-Of-Way ("ROW") or any lesser interest from said properties -- Juan C. Rodriguez, Real Estate Program Manager
Juan Rodriguez, Real Estate Program Manager presented the Resolution. This was for a

Right-of-Way Acquisition as a Public Convenience and Necessity Resolution. Rodriguez showed where the Leader Road/ RM 2243 Roadway Expansion was located and the properties being impacted were located. He also shoed the road improvements including the types of turn lanes and drainage improvements which are being planned. There are a total of 11 parcels impacted with 5 property owners. Rodriguez showed the previous council action and the ROW acquisition status to date. He then explained the Texas Property Code Chapter 21 and the next steps required.

Today's action would be to adopt a Resolution finding that acquisition of new Right-Of-Way and a drainage easement are necessary for the Leander Road / RM 2243 Roadway Expansion Project, as Public Convenience and Necessity. Give 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 and Vote must be a record vote.

Deputy City Secretary called the Record Vote after the Motion was made and second was made.
District 1 - Yes
District 2 - No
District 3 - Yes
District 4 - Yes
District 5 - Yes
District 6 - Yes
District 7 - No

The Vote passes 5 - 2.

Moved by Kevin Pitts; seconded by Joseph (jake) French IV to Approve I move that the City of Georgetown, by adopting the proposed Resolution, authorize the use of the power of eminent domain to acquire the following properties in the Joseph Thomas Survey, Abstract No. 608 and the C. Stubblefield Survey, Abstract No. 558, Williamson County, Texas: Parcel 1. Part 1, Part 2, Part 3 & Part 4 - a combined 0.3141-acre portion of tracts of land owned by A.C. Weir Properties, LTD. in fee simple for new Right of Way; Parcel 2 - a 0.5753-acre portion of a tract of land owned by Texas Crushed Stone Company in fee simple for new Right of Way; Parcel 3. Part 1, Part 2 & Part 3 - a combined 2.5951-acre portion of tracts of land owned by Texas Crushed Stone Company in fee simple for new Right of Way; Parcel 4 - a 0.0490-acre portion of a tract of land owned by KL LB Buy4 LLC in fee simple for new Right of Way; and Parcel 11 - a 0.0438-acre portion of a tract of land owned by Timothy Long and D'Andre Long, Trustee of the 4L Revocable Living Trust, for a new drainage easement; for the Leander Road / RM 2243 Roadway Expansion Project, each of the above-mentioned tracts being more fully described in Exhibit "A" of the proposed Resolution for Agenda Item 6.G.; and I further move that the first record vote applies to all units of property to be condemned..
Motion Approved: 5- 2
Voting For: Amanda Parr, Kevin Pitts, Benjamin H Butler, Joseph (jake) French IV, Ron Garland

Voting Against: Ben Stewart, Shawn Hood

Adjournment

These minutes were approved at the meeting of _____

_____ _____

Chair Attest

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Butler CAC Reappointment

SUGGESTED ACTION:
Consideration and possible action to reappoint Councilmember Ben Butler to the Capital Area Council of Governments (CAPCOG) to the Central Texas Clean Air Coalition (CAC) for 2026-2027 -- Mayor Josh Schroeder

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Robyn Densmore, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Deputizing City Secretary Staff for Posting of Council Agendas

SUGGESTED ACTION:
Consideration and possible action to designate Taylor Martinez and Cynthia Jordan as Deputy City Secretaries for the purpose of posting agendas only -- Robyn Densmore, City Secretary

ITEM SUMMARY:
These appointments will allow for continuity of operations to guarantee that Council, board, and commission agendas are always able to be posted within state-mandated deadlines.

FINANCIAL IMPACT:
n/a

SUBMITTED BY:
Robyn Densmore, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution - ETJ Disannexation - A & S English Living Trust - 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 R560329 and owned by A & S English Living Trust -- Michael Charles, Real Estate Services Coordinator

ITEM SUMMARY:

FINANCIAL IMPACT:

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

ATTACHMENTS:
Res_ETJ_Release_English Trust_Cross Creek_10 AC wExhibits.pdf
A & S ENGLISH LIVING TRUST Map.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING APPROXIMATELY 10.01 ACRES OF LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCEL R560329 AND BEING LOCALLY KNOWN AS 1326 CROSS CREEK ROAD, GEORGETOWN, WILLIAMSON COUNTY, TEXAS, RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 29, 2025, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 10.01 acre tract of land in the A.H. Porter 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

The JONES LAW FIRM PC

RECEIVED
DEC 29 2025
CITY SEC.

December 18, 2025

FedEx Delivery and Email
City of Georgetown, City Secretary
Attn: Robyn Densmore,
808 Martin Luther King, Jr. Street
Georgetown, Texas 78626

Re: Petition for Release from Extraterritorial Jurisdiction
Property: 1326 Cross Creek Road, Georgetown, Texas 78628
WCAD PID: R560329 (10.01 acres)

Dear City Secretary:

On behalf of our clients, Adam G. English and Sharon P. English, Trustees of the A & S English Living Trust dated May 1, 2019, I hereby submit the enclosed Petition for Release from the Extraterritorial Jurisdiction of the City of Georgetown pursuant to Texas Local Government Code §42.102.

The petitioned property consists of approximately 10.01 acres, identified by the Williamson Central Appraisal District as PID No. R560329, and is currently located within the City of Georgetown's extraterritorial jurisdiction as reflected on the City's official ETJ/City Limits GIS mapping system. The enclosed Petition includes all materials required under Texas Local Government Code §§ 42.101–42.105, including the recorded deed, survey and metes-and-bounds description, appraisal district parcel map, and sworn owner affidavits.

Request for Agenda Placement. Pursuant to Texas Local Government Code §42.105, I respectfully request that this Petition be verified by staff and placed on the agenda of the next available meeting of the Georgetown City Council for consideration of a resolution releasing the Property from the City's extraterritorial jurisdiction, consistent with the City's prior action in similar ETJ release matters.

Please confirm receipt of this Petition and advise as to the anticipated agenda date for City Council consideration. Should you or City staff have any questions or require additional documentation, do not hesitate to contact our office.

3724 JEFFERSON ST., SUITE 310
AUSTIN, TEXAS 78731-6203
PHONE 512-391-9292
WWW.THEJONESLAWFIRM.COM

Thank you for your attention to this matter.

Sincerely,

THE JONES LAW FIRM, P.C.

By: _____
Gregory Klipp
Attorney for Petitioners
Direct: (512) 651-5401

cc: City Attorney, City of Georgetown
Planning Director, City of Georgetown

PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GEORGETOWN, TEXAS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

I. PARTIES

Adam G. English and Sharon P. English, Trustees of the A & S English Living Trust dated May 1, 2019 (collectively, the "Owners"), file this Petition pursuant to Texas Local Government Code § 42.102 for release of the following described property from the extraterritorial jurisdiction ("ETJ") of the City of Georgetown, Texas.

II. PROPERTY

Owners are the fee simple owners of that certain 10.01-acre tract of land located at 1326 Cross Creek Road, Georgetown, Texas 78628, in Williamson County, Texas, identified by the Williamson Central Appraisal District as PID No. R560329, and currently located within the extraterritorial jurisdiction ("ETJ") of the City of Georgetown, Texas (the "Property"). The Property is more particularly described in the deed and Certificate of Trust attached hereto as **Exhibit A**, metes and bounds description attached hereto as **Exhibit B**, and depicted on the Williamson Central Appraisal District parcel map attached as **Exhibit C**.

For purposes of City review, the Property is shown on the City of Georgetown's official ETJ/City Limits GIS Map (Esri platform) as lying outside the corporate limits and within the City's extraterritorial jurisdiction along Cross Creek Road and Lightning Ranch Road as reflected on the City's GIS map used by Planning and City Secretary staff, a copy of which is attached hereto as **Exhibit D**.

III. STATUTORY AUTHORITY

This Petition is filed pursuant to Texas Local Government Code §§ 42.101–42.105 which authorizes landowners meeting the statutory requirements to petition for unilateral release of property from a municipality's extraterritorial jurisdiction.

IV. APPLICABILITY REQUIREMENTS

As demonstrated by the sworn affidavits of the Owners attached hereto as **Exhibit E**, the Property meets all applicability requirements of Texas Local Government Code § 42.101 and is not:

- Within five (5) miles of the boundary of a military base at which an active training program is conducted;
- Located in an area that was voluntarily annexed into the ETJ and situated in a county with a population greater than 240,000 in which population increased by more than 50% between the 2010 and 2020 federal censuses;
- Located in the portion of the ETJ of a municipality with a population greater than 1.4 million that is within fifteen (15) miles of a military base in a county with a population greater than two million;
- Located in an industrial district designated under Texas Local Government Code § 42.044; or
- Subject to a strategic partnership agreement under Texas Local Government Code § 43.0751.

V. PETITION REQUIREMENTS

This Petition satisfies Texas Local Government Code § 42.104 in that:

- Owners collectively own more than fifty percent (50%) of the appraised value of the Property according to the Williamson Central Appraisal District;
- The Petition is signed, in writing, by one hundred percent (100%) of the owners in value of the Property satisfying the requirements of Texas Local Government Code §§ 42.104(a)(2), 42.104(b)-(c);
- The Petition includes the deed, metes-and-bounds description, and a map of the Property as required by Texas Local Government Code § 42.104(d); and
- The signatures are valid under Texas Election Code § 277.002 as required by Texas Local Government Code § 42.103.

VI. REQUEST FOR RELEASE

Pursuant to Texas Local Government Code § 42.105(c), because Owners have obtained the requisite signatures, the City of Georgetown must immediately release the Property from its extraterritorial jurisdiction. If the City fails to act by the later of (i) the 45th day after receipt of this Petition or (ii) the next meeting of the governing body occurring after the 30th day following receipt, the Property shall be released by operation of law.

VII. PRAYER

WHEREFORE, PREMISES CONSIDERED, Owners respectfully request that the City of Georgetown verify this Petition and release the Property from its extraterritorial jurisdiction in accordance with Chapter 42 of the Texas Local Government Code.

Respectfully submitted,

Adam G. English, Trustee
A & S English Living Trust dated May 1, 2019
Date of Birth: [redacted]
Residence:

Date: December 19, 2025

Sharon P. English, Trustee
A & S English Living Trust dated May 1, 2019
Date of Birth: [redacted]
Residence:
[redacted]

Date: December 19, 2025

State of Texas

County of Williamson

This instrument was acknowledged before me on December 19, 2025 by Adam English & Sharon English

Notary Public's Signature

CESAR IBARRA
Notary Public, State of Texas
Comm. Expires 12-31-2028
Notary ID 135215489

AFFIDAVIT OF ADAM G. ENGLISH

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Adam G. English, who, being by me duly sworn, stated under oath as follows:

1. My name is Adam G. English. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress

2. In my capacity as Trustee of the A & S English Living Trust dated May 1, 2019, I am an owner of the Property described in the attached Petition for Release from the Extraterritorial Jurisdiction of the City of Georgetown, Texas.

3. The statements contained in the Petition are true and correct.

4. The Property meets all applicability requirements of Texas Local Government Code § 42.101 and is not located in any area described in Texas Local Government Code §§ 42.101(1)–(5).

Further affiant sayeth not.

Adam G. English, Trustee
A & S English Living Trust dated May 1, 2019

SUBSCRIBED AND SWORN TO before me on this 19 day of December, 2025, by Adam G. English, Trustee of the A & S English Living Trust dated May 1, 2019.

Notary Public, State of Texas

CESAR IBARRA
Notary Public, State of Texas
Comm. Expires 12-31-2028
Notary ID 135215489

AFFIDAVIT OF SHARON P. ENGLISH

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Sharon P. English, who, being by me duly sworn, stated under oath as follows:

1. My name is Sharon P. English. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.

2. In my capacity as Trustee of the A & S English Living Trust dated May 1, 2019, I am an owner of the Property described in the attached Petition for Release from the Extraterritorial Jurisdiction of the City of Georgetown, Texas.

3. The statements contained in the Petition are true and correct.

4. The Property meets all applicability requirements of Texas Local Government Code § 42.101 and is not located in any area described in Texas Local Government Code §§ 42.101(1)–(5).

Further affiant sayeth not.

Sharon P. English

Sharon P. English, Trustee
A & S English Living Trust dated May 1, 2019

SUBSCRIBED AND SWORN TO before me on this 19 day of December, 2025, by Sharon P. English, Trustee of the A & S English Living Trust dated May 1, 2019.

CESAR IBARRA
Notary Public, State of Texas
Comm. Expires 12-31-2028
Notary ID 135215489

Notary Public, State of Texas

EXHIBIT A

CERTIFICATION OF TRUST
FOR
THE A & S ENGLISH LIVING TRUST DATED MAY 1, 2019

Pursuant to Texas Property Code Section 114.086, this Certification of Trust is signed by all the currently acting Trustees of the A & S ENGLISH LIVING TRUST, dated May 1, 2019, who declare:

1. The Settlors are ADAM G. ENGLISH and SHARON P. ENGLISH. The trust is revocable by the Settlors.
2. The Trustees of the trust are ADAM G. ENGLISH and SHARON P. ENGLISH.
3. The tax identification number of the trust is the Social Security number of either Settlor.
4. Title to assets held in the trust are to be titled as:

   ADAM G. ENGLISH and SHARON P. ENGLISH, Trustees, or their successors in trust, under the A & S ENGLISH LIVING TRUST, dated May 1, 2019, and any amendments thereto.

5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
7. The First Successor Trustees of the trust is BRETT R. PLANK. The Second Successor Trustees of the trust is the EDWARD JONES TRUST COMPANY.
8. A third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
9. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

EXHIBIT A

DATED: May 1, 2019.

ADAM G. ENGLISH, Trustee

SHARON P. ENGLISH, Trustee

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on May 1, 2019 by ADAM G. ENGLISH and SHARON P. ENGLISH, as Trustees of the A & S ENGLISH LIVING TRUST.

Notary Public, State of Texas

TANYA K. STREIT
Notary Public, State of Texas
Comm. Expires 01-12-2021
Notary ID 126769540

EXHIBIT A

ELECTRONICALLY RECORDED 2019051572
Williamson County, Texas Total Pages: 10

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. 19057939

CASH WARRANTY DEED

Date: June 7, 2019

Grantor: CHCADO, LLC, a Texas limited liability company

Grantee: ADAM G. ENGLISH and SHARON P. ENGLISH, as Trustees of the A&S ENGLISH LIVING TRUST dated May 1, 2019

Grantee's Mailing Address:

2308 Farrington Court
Cedar Park, Texas 78628

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Tract I:
All that certain 10.01 acre tract of land out of the A. H. PORTER SURVEY, ABSTRACT NO. 490 in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Tract II:
Access Easement Being a strip of land sixty (60) feet in width situated in the A. H. PORTER SURVEY, ABSTRACT NO. 490 in Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto.

Reservations From and Exceptions to Conveyance and Warranty:

The Property is conveyed subject to the Declaration of Covenants, Conditions, and Restrictions attached hereto in Exhibit "C" and they are hereby imposed on the Property.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently

Unofficial Document

recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

CHCADO, LLC, a Texas limited liability company

By Its Member and Manager

KNOX SULLIVAN, LLC

BY: Michael Chad Sullivan
MICHAEL CHAD SULLIVAN, President

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on June 7, 2019 by MICHAEL CHAD SULLIVAN, President of KNOX SULLIVAN, LLC, Member and Manager of CHCADO, LLC, on behalf of said company.

BONNIE JEAN HAMMONS
Notary Public, State of Texas
Expires 11/29/2019
I.D.# 1037106-4

Bonnie Hammons
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
David Darnell
3613 Williams Drive, Suite 204
Georgetown, Texas 78628

AFTER RECORDING RETURN TO:

Longhorn Title Co., Inc.
3613 Williams Drive, Suite 204
Georgetown, Texas 78628

Unofficial Document

EXHIBIT A

EXHIBIT A

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR CHCADO LLC – ADAM GRADY ENGLISH AND SHARON PLANK ENGLISH

BEING 10.01 acres of the A.H. Porter Survey, Abstract No. 490, in Williamson County, Texas; including part of the property called 60.06 ac. as described in a deed to CHCADO LLC, from D.D. Bolick, et. ux., of record in Doc. 2017066848, of the Official Public Records of Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in July of 2018 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. This property includes portions of two roadways of long-term duration known as Cross Creek Road and Lightning Ranch Road. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone, Western Data VRS Network.

BEGINNING at an iron pin that was found at the Northwest corner of the said tract called 60.06 acres in the said deed to CHCADO LLC. This corner exists at the Southwest corner of the property that was called 11.91 ac. as described in a deed to Wade R. Baze, et. ux., of record in Doc. 2019007698. This corner exists in the East boundary of the property conveyed to the Gaida Family L.P. (529.833 ac. Doc. 2009034512).

THENCE with the North boundary of the said 60.06 acre tract of CHCADO LLC, crossing the 60 foot wide easement for Cross Creek Road (longterm Community Use Roadway), as described in Doc. 9728208, join and follow the centerline of the 60' wide section of easement for Lightning Ranch Road (longterm Community Use Roadway), N 68°46'36" E passing the Southeast corner of Baze and the Southwest corner of the 10.29 acre tract that was conveyed to Rob Skelton (Doc. 2018034368); and passing the common South corner of Skelton and James G. McLendon (10.29 ac. Doc. 2018050376); continuing in all 1246.52 feet to an iron pin that was found at the Northwest corner of the property that was conveyed to Keith D. Sharp, et. ux. (10.01 ac. Doc. 2018062122). From this corner the Southwest corner of Brian Lemons (Doc. 2019040793) stands N 68°46'36" E 19.07 feet.

THENCE with the West boundary of the said 10.01 acres of Keith D. Sharp, S 21°13'24"E 355.54 feet to a capped ½ inch iron pin that was set (capped Surveyor No. 1847).

THENCE with the North line of the property that was conveyed to Lynde McCammon, Trustee (Doc. 201889363), S 68°46'36" W 1195.57 feet to a capped ½ inch iron pin that was found (capped Surveyor No. 1847), in the asphalt surface of Cross Creek Road.

THENCE with the West boundary of the said 60.06 acre tract and the East boundary of the property described in a deed to RAS Level 2 Holdings, LP (158.017 ac. Doc. 2014099265), and along the center of the 60 foot wide easement for Cross Creek Road, finding capped ½ inch iron pins (capped Surveyor No. 1847), as follows; (L12) N 29°11'59" W 30.18 feet; and (L9) N 20°27'59" W 116.75 feet to a capped ½ inch iron pin that was found in asphalt (capped Surveyor No. 1847).

THENCE departing the easement line of the 60 foot wide easement for Cross Creek Road with an offset in the West boundary of the 60.06 acre tract and the North line of the 158.017 acres of RAS Level 2 Holdings, LP; (L10) S 68°49'31" W 47.39 feet to an iron pin that was found at the Southeast corner of the property of Gaida Family L.P. (529.833 ac. Doc. 2009034512), at an offset corner in the West boundary of the said 60.06 acres.

THENCE with the common boundary of the 60.06 acres and the property of the Gaida Family L.P., N 21° 28'33" W 208.88 feet to the POINT OF BEGINNING.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 14th day of May of 2019, A.D. File: CHCADO at Cross Creek Lot 3.doc

WM. F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

STATE OF TEXAS
REGISTERED
WILLIAM F. FOREST, JR.
1847
PROFESSIONAL
LAND SURVEYOR

Unofficial Document

EXHIBIT B

FIELD NOTES FOR 60-FOOT-WIDE-ACCESS EASEMENT

BEING a 60-foot-wide strip of land, situated in the A. H. Porter Survey, Abstract No. 490, in Williamson County, Texas, said land being a portion of that certain tract of land called 1,764.68 acres, as conveyed to Resort Properties, Inc. by deed as recorded in Volume 2148, Page 318, of the Official Records of Williamson County, Texas. Surveyed on the ground in the month of June, 1992, under the supervision of Don H. Bizzell, Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at a point on the north line of State Highway No. 29, being the south line of the above-referenced 1,764.68 acre tract, said point being S 81° 50' 30"E, 34.13 feet from the most southerly Southwest corner of the said 1,764.68 acre tract;

THENCE, along and 30 feet to either side of the following described centerline; N 20° 19' 30"W, 533.99 feet; N 19° 32'W, 1,122.86 feet; N 19° 01'W, 265.79 feet; N 16° 51'W, 579.51 feet; N 19° 32' 30"W, 166.71 feet; N 14° 29' 30"W, 66.97 feet; N 10° 22' 30"E, 119.52 feet; N 26° 20'E, 377.49 feet; N 19° 04'E, 67.04 feet; N 2° 54'E, 92.75 feet; N 5° 08'W, 92.11 feet; N 6° 06'E, 107.44 feet; N 9° 36'E, 65.45 feet; N 8° 47'E, 46.34 feet; N 1° 55' 30"W, 46.91 feet; N 20° 12'W, 215.97 feet; N 14° 26' 30"W, 112.81 feet; N 30° 35' 30"W, 431.67 feet; N 26° 19'W, 94.93 feet; N 20° 49'W, 158.91 feet; N 11° 01' 30"W, 69.02 feet; N 13° 23'W, 78.27 feet; N 21° 06' 30"W, 71.12 feet; N 29° 44'W, 834.12 feet; N 34° 07' 30"W, 1,181.15 feet; N 27° 21' 30"W, 480.69 feet; N 18° 47' 30"W, 385.86 feet to a point hereinafter referred to as "easement intersection" for the beginning of the centerline of a 60-foot-wide easement extending either side of the following described centerline;
THENCE, N 70° 30'E, 2,017.89 feet to the Southwest corner of a certain 170.00 acre tract for the Termination hereof;

BEGINNING AGAIN at the "easement intersection."

THENCE, along and 30-feet to either side of the following described centerline, N 22° 35' 30"W, 432.77 feet; N 19° 38'W, 1,154.81 feet and N 21° 45'W, 448.38 feet to a point on the north line of the said 1,764.68 acre Resort Properties, Inc. tract, being N 70° 23'E, 30.02 feet from the most northerly Northwest corner of the said 1,764.68 acre tract, for the Termination hereof;

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RECORDERS MEMORANDUM

All or parts of the text on this page wa clearly legible for satisfactory record

Exhibit "C"

DECLARATION OF

COVENANTS, CONDITIONS, AND RESTRICTIONS

RECITALS

Chcado LLC, (referred to herein as "Declarant") own the following described "Property":

This one Tract of land described in **Exhibit "A"** attached hereto.

Declarant desires to impose upon the Property certain protective covenants, conditions, restrictions, liens, and charges hereinafter set forth; and

Nothing herein contained shall be construed to require Declarant to impose these, or similar, Covenants, Conditions and Restrictions ("CCRs" or "Restrictions") on any property other than the specific property designated herein. Declarant does not represent that any adjoining property is intended to become part of a uniform plan of development with the Property described herein and these CCRs shall not restrict the use of adjoining property.

NOW, THEREFORE, Declarant imposes that following covenants, conditions and restrictions upon the Property which shall be covenants running with the land:

No Tract shall be used for any purpose not specifically authorized by these CCR's. Tracts are restricted exclusively to agricultural and single-family residential use.

a. Agricultural Use. Each Tract may be used for agricultural purposes including grazing of cattle, horses and/or animals that eat grass and are grazing animals and/or goats that browse and are browsing animals. Each Tract has been used for agricultural purposes and approved for Open Use Agricultural Use Credit by the Williamson County Appraisal District. Upon the discontinuance of such agricultural use with respect to all or part of the Tract, the Owner shall be subject to the payment of so-called "rollback taxes" for a period of five (5) years prior to the year in which the change of the use of the Tract or portion thereof occurs. It is expressly understood that the Owner of each Tract shall be responsible for making such applications and complying with the requirements to obtain special use valuation of the Tract and shall be solely responsible for any rollback taxes levied and assessed against the Tract. No assurances, representation or warranty is provided concerning the continuation of the special use valuation or the ability of any Tract to qualify for the special use valuation.

b. Residential Use. No structures shall be erected, placed or maintained on any Tract other than a conventional on-site constructed single-family residence with accessary structures authorized by the Architectural Control Committee (ACC). All secondary structures shall be cohesive with the design of the residence. The concepts of a ranch property and family compound must be maintained in all structures. No mobile homes, double-wide mobile homes, house trailers, modular homes and move-on homes are allowed. No Tract shall be used for a commercial purpose. A home office for the Owner that does not generate third-party, business-related vehicle trips to and from the residence is permitted.

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RECORDERS MEMORANDUM
All or parts of the text on this page v 135
clearly legible for satisfactory recordation

SIZE AND SPECIFICATIONS:

No building, structure or other improvement shall be constructed or maintained on any Tract, nor shall any addition or alteration thereto be made until the construction plans and specifications, and a plot plan showing the location of such structures and all appurtenances thereto, have been submitted to and approved by the ACC. A residence may not be lived in or occupied until the residence is fully complete.

a. Each single-story residence constructed shall have at least 2,300 square feet of heated and air-conditioned space ("HVAC square feet") exclusive of basements, garages, and porches.
b. Each two-story residence constructed on said Tracts shall have at least 2,700 HVAC square feet with at least 1,700 HVAC square feet on the first floor. Residences shall be limited to two stories.
c. Accessary structures on each may include an attached garage, a detached garage, a guest house, a barn, two on-site constructed storage buildings, one move-on prefabricated storage building, pet enclosures, chicken coops and outdoor living areas.
d. Allowable roof materials include clay tile, slate, concrete tile, and metal roofing. Composition roofing is not allowed. Alternative roof designs may be permitted if the overall designs of the residence and accessory structures are approved by the ACC.
e. All building facades must include a significant degree of texture/depth such as that provided by stone, rock, stucco and rough sawn wood.
f. The framing of a single-story or two-story residence must use stud lengths of at least 9 feet on all outside walls.
g. Any exposed slab must be 24 inches or less and underpinning is required.
h. The driveway must be completed before occupying the residence. All driveways must be at least 12 feet in width and constructed of either concrete, pavers, asphalt, chip coat, or soft road materials such as crushed granite.
i. All swimming pools must be constructed in-ground. Above-ground pools are prohibited.
j. Propane tanks must be in-ground or totally screened from view from the other Tracts.

SETBACK REQUIREMENTS:

No residence or accessory structures or other building of any kind shall be located closer than 10 feet from any Tract line. View sheds will be considered in the overall design approval by the ACC including location of all structures.

CONSTRUCTION ACTIVITY:

The builder and any of the builder's subcontractors (collectively referred to as Builder) shall comply with the following rules during the construction of improvements on the Tract:

a. The builder shall not place construction materials on any Tract prior to the approval of construction plans and specifications by the ACC.
b. A temporary construction driveway must be completed by Builder prior to the commencement of other construction activity.

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c. The Builder shall place a trash receptacle for construction debris on the Tract prior to commencement of construction of any improvements on the Tract. The Builder shall place toilet facilities on the Tract prior to commencement of construction.
d. The Builder shall install silt fencing to prevent storm water erosion and siltation on adjoining Tracts and into the Middle Gabriel River. Silt fencing must be maintained in place until all areas of the Tract disturbed by construction activity have been re-vegetated as reasonably determined by the ACC. Construction debris must not obstruct any drainage way within the Tracts.
e. Construction activity will occur only after sunrise and will terminate at sunset.
f. Access to the building site can only be across the construction entrance and not across other areas of the Tract or across any other Tracts.
g. Any excess fill that is not used for regrading after construction is complete must be hauled off of the Tract.

STORAGE OF MATERIALS, PERSONAL BELONGINGS, VEHICLES, BOATS AND TRAILERS:

No materials or personal belongings of any kind shall be placed upon any Tract except within the residence and accessory structures as approved by the ACC. All non-operating and non-regularly used vehicles (vehicles used less than one time per week), and all trailers of any kind, boats, boat trailers, travel trailers, campers, recreational vehicles, motor homes, tractors, golf carts, go carts, four wheelers, bikes, jet skis, motorcycles, and all other recreational vehicles of any kind, and yard equipment, must be stored in enclosed structures at all times.

NUISANCES:

No noxious, noisy, offensive, or unlawful activity shall be conducted on any Tract nor shall anything be done or permitted to be done thereon which may be or become a nuisance or annoyance to the Owners of Tracts or the ACC. Any determination by the ACC that an activity is noxious, offensive, or unlawful shall be final and binding on all parties.

FENCES:

The Owner may elect to enclose all or any portion of the Tract. All fencing must be approved in advance of installation by the ACC. Wood privacy fences are not allowed. Wood fencing (but not privacy fencing), masonry fencing, iron fencing or a combination thereof are permitted as are other fence types as approved by the ACC.

PETS:

Pets not contained indoors in aquariums or bird cages are limited to dogs, cats, and chickens only. Roosters are not allowed. Chickens are required to be located within a designated chicken coop and/or chicken run. The chickens, chicken coops, and any other structures to contain them must be screened from view. No pets may be maintained on a Tract if they become a nuisance and the ACC's determination of the nuisance status of a pet is final. No other animals are allowed without prior approval by the ACC.

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OIL, GAS AND MINERAL DEVELOPMENT:

No oil or gas drilling, exploration, or development operations, oil or gas refining or treatment, quarrying or mining operation of any kind shall be permitted on any Tract nor shall any oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any Tract.

USE OF CHEMICALS:

Property Owners are required to adhere to "Best Management Practices" as promulgated from time to time by the Texas Commission on Environmental Quality with respect to the use of pesticides, herbicides, and fertilizers on the Tract.

CONSTRUCTION OF IMPROVEMENTS:

The construction of the Residence must be completed within 12 months after the commencement of construction. The construction of accessory structures must be completed within 6 months after the commencement of construction.

TRACT CLEANING:

All Tracts must be kept clean and clear of unsightly brush and refuse.

ARCHITECTURAL CONTROL COMMITTEE:

The following persons are hereby designated as the initial members of the Architectural Control Committee (ACC): Michael Chad Sullivan and Carroll Sullivan.

a. Duties: The ACC shall consider and act upon any and all plans and specifications submitted for its approval pursuant to this Declaration and perform such other duties assigned to it by this Declaration. In considering any application the ACC may consider the nature, kind, shape, height, materials, and location of the improvements including harmony of external design and location in relation to surrounding structures and topography. The ACC shall have the authority to approve or disapprove any proposed improvement based on the restrictions set forth herein and the decision of the ACC shall be final and binding. The ACC shall not be responsible for inspecting any proposed improvement nor shall its approval of any plans or specifications be deemed approval of any improvement as to structural integrity, safety, engineering soundness or conformance with any building or other codes.
b. Right of Appointment: The initial members of the ACC may remain in office indefinitely. The initial members shall have the right to appoint and remove all members of the ACC. Each member of the ACC shall hold office until such time as he or she has resigned or has been removed and his or her successor has been appointed.
c. Review of Construction, Alteration or Removal of Improvements: Proposed plans and specifications shall be submitted to the ACC at:

200 Dovetail
Georgetown, TX 78628

Unofficial Document

The ACC's approval or disapproval or other actions as required in these CCRs shall be evidenced in writing and shall be delivered in person or by electronic email or by letter sent by US mail addressed to the requiring party at an address which must be supplied with the submission of the plans. If the ACC shall fail either to approve or reject such plans and specifications for a period of sixty (60) days following such submission, approval of the ACC shall be presumed.

d. Amendments. Anything to the contrary contained in these CCR's notwithstanding, the ACC shall have and hereby reserves the right at any time, without the joinder or consent of any other party or entity, to amend or grant variances to these restrictions by an instrument in writing duly signed, acknowledged and filed for record in the Office of the County Clerk of Williamson County, Texas. Each owner hereby appoints the ACC as its attorney-in-fact for the purpose of effecting the provisions of this paragraph, such appointment shall be deemed a power coupled with an interest and is irrevocable.

e. Variances: The ACC may grant such variances of any of the restrictions contained in this Declaration as it considers appropriate based on the quality, design and aesthetics of a proposed Improvement. Ruling on variances is at the sole discretion of the ACC.

GENERAL:

a. Enforcement: The ACC or the Owner of any of the Tracts may enforce these restrictions through a proceeding at law or in equity against the person or persons violating or attempting to violate any covenant, condition, restriction or limitation either to prevent or to correct such violation or to recover damages or to obtain other relief for such violation. All expenses, including a reasonable attorney's fees, shall be recovered from anyone violating these restrictions by the party bringing the suit.

b. Limitations of Liability: The ACC and any member of the ACC shall not be liable in damages or otherwise to the Owner of any Tract by reason of mistake of judgment, negligence or nonfeasance arising out of or in connections with: (a) the approval or disapproval, or failure to approve or to disapprove any plans, specifications or plot plans, (b) the enforcement of or the failure to enforce the covenants, conditions, and restrictions of the Declaration or (c) any other action taken or not taken pursuant to the provisions of this Declaration.

c. Partial Validity: If any portion of this Declaration is declared illegal, invalid, or unenforceable by law or court order, such action shall not affect he validity of any other provisions of the Declaration.

d. No General Plan of Development. Declarant does not intend to create a general scheme or plan of development as to any other property which Declarant may own and no such scheme or plan shall be inferred by reason of these restrictions.

Longhorn Title Co., Inc.
3613 WILLIAMS DRIVE, SUITE 204
GEORGETOWN, TX 78628
(512) 869-2661 930-4283

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS
2019051572

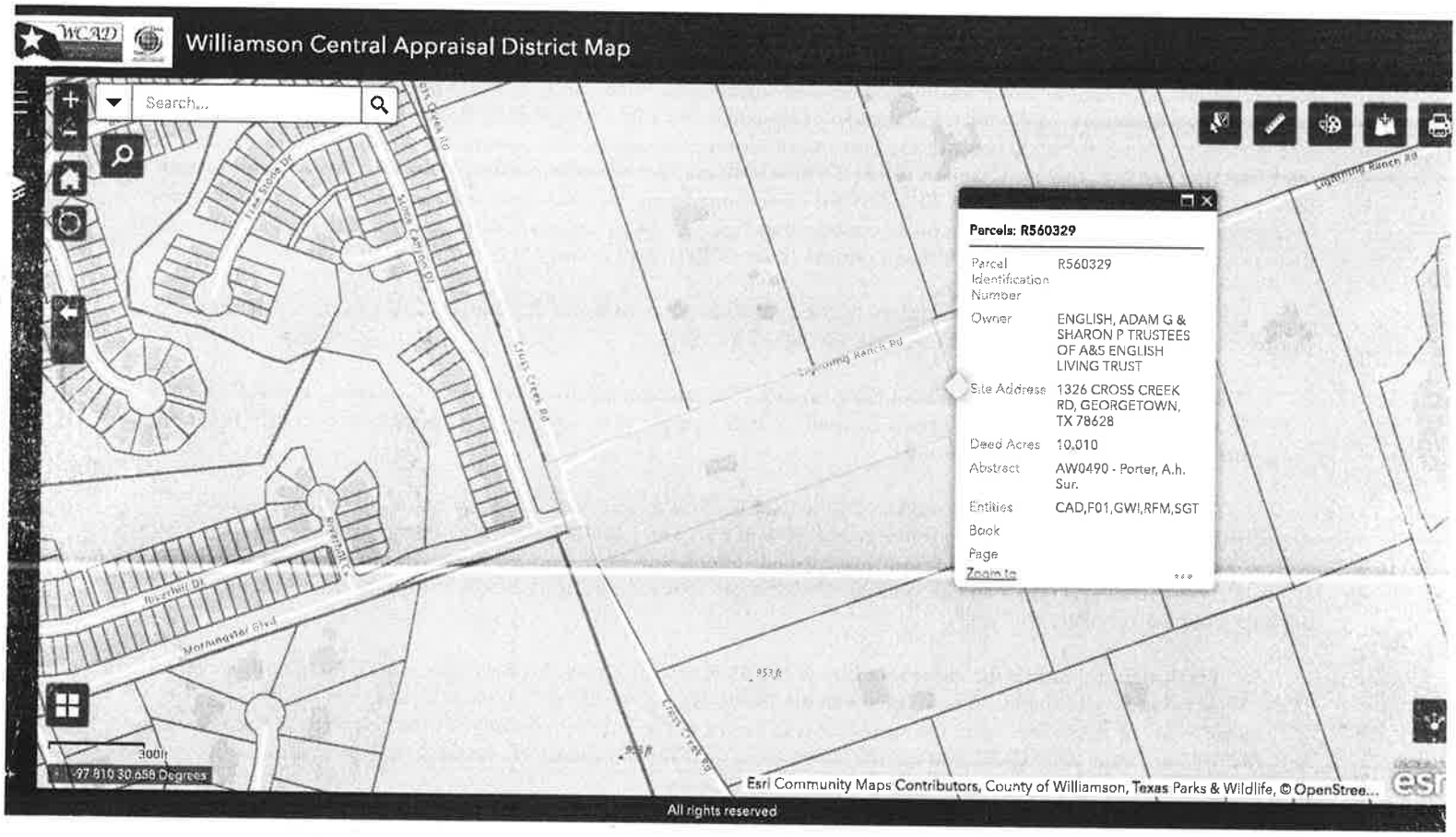
Pages: 10 Fee: $61.00
06/11/2019 12:03 PM

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

EXHIBIT C


Williamson Central Appraisal District Map
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Parcels: R560329
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Owner ENGLISH, ADAM G & SHARON P TRUSTEES OF A&S ENGLISH LIVING TRUST
Site Address 1326 CROSS CREEK RD, GEORGETOWN, TX 78628
Deed Acres 10.010
Abstract AW0490 - Porter, A.h. Sur.
Entities CAD,F01,GWI,RFM,SGT
Book
Page
Zoom to
Lightning Ranch Rd
Cross Creek Rd
Morningstar Blvd
Esri Community Maps Contributors, County of Williamson, Texas Parks & Wildlife, © OpenStree...
All rights reserved

EXHIBIT B

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S. Firm # 10000000
1002 Ash St.
Georgetown, Tx. 78626

DESCRIPTION FOR CHCADO LLC – ADAM GRADY ENGLISH AND SHARON PLANK ENGLISH

BEING 10.01 acres of the A.H. Porter Survey, Abstract No. 490, in Williamson County, Texas; including part of the property called 60.06 ac. as described in a deed to CHCADO LLC, from D.D. Boliek, et. ux., of record in Doc. 2017066848, of the Official Public Records of Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in July of 2018 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. This property includes portions of two roadways of long-term duration known as Cross Creek Road and Lightning Ranch Road. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone, Western Data VRS Network.

BEGINNING at an iron pin that was found at the Northwest corner of the said tract called 60.06 acres in the said deed to CHCADO LLC. This corner exists at the Southwest corner of the property that was called 11.91 ac. as described in a deed to Wade R. Baze, et. ux., of record in Doc. 2019007698. This corner exists in the East boundary of the property conveyed to the Gaida Family L.P. (529.833 ac. Doc. 2009034512).

THENCE with the North boundary of the said 60.06 acre tract of CHCADO LLC, crossing the 60 foot wide easement for Cross Creek Road (longterm Community Use Roadway), as described in Doc. 9728208, join and follow the centerline of the 60' wide section of easement for Lightning Ranch Road (longterm Community Use Roadway), N 68°46'36" E passing the Southeast corner of Baze and the Southwest corner of the 10.29 acre tract that was conveyed to Rob Skelton (Doc. 2018034368); and passing the common South corner of Skelton and James G. McLendon (10.29 ac. Doc. 2018050376); continuing in all 1246.52 feet to an iron pin that was found at the Northwest corner of the property that was conveyed to Keith D. Sharp, et. ux. (10.01 ac. Doc. 2018062122). From this corner the Southwest corner of Brian Lemons (Doc. 2019040793) stands N 68°46'36" E 19.07 feet.

THENCE with the West boundary of the said 10.01 acres of Keith D. Sharp, S 21°13'24"E 355.54 feet to a capped ½ inch iron pin that was set (capped Surveyor No. 1847).

THENCE with the North line of the property that was conveyed to Lynde McCammon, Trustee (Doc. 201889363), S 68°46'36" W 1195.57 feet to a capped ½ inch iron pin that was found (capped Surveyor No. 1847), in the asphalt surface of Cross Creek Road.

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THENCE departing the easement line of the 60 foot wide easement for Cross Creek Road with an offset in the West boundary of the 60.06 acre tract and the North line of the 158.017 acres of RAS Level 2 Holdings, LP; (L10) S 68°49'31" W 47.39 feet to an iron pin that was found at the Southeast corner of the property of Gaida Family L.P. (529.833 ac. Doc. 2009034512), at an offset corner in the West boundary of the said 60.06 acres.

THENCE with the common boundary of the 60.06 acres and the property of the Gaida Family L.P., N 21° 28'33" W 208.88 feet to the POINT OF BEGINNING.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 14th day of May of 2019, A.D. File: CHCADO at Cross Creek Lot 3.doc

WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

STATE OF TEXAS
REGISTERED
WILLIAM F. FOREST, JR.
1847
PROFESSIONAL
LAND SURVEYOR

EXHIBIT D

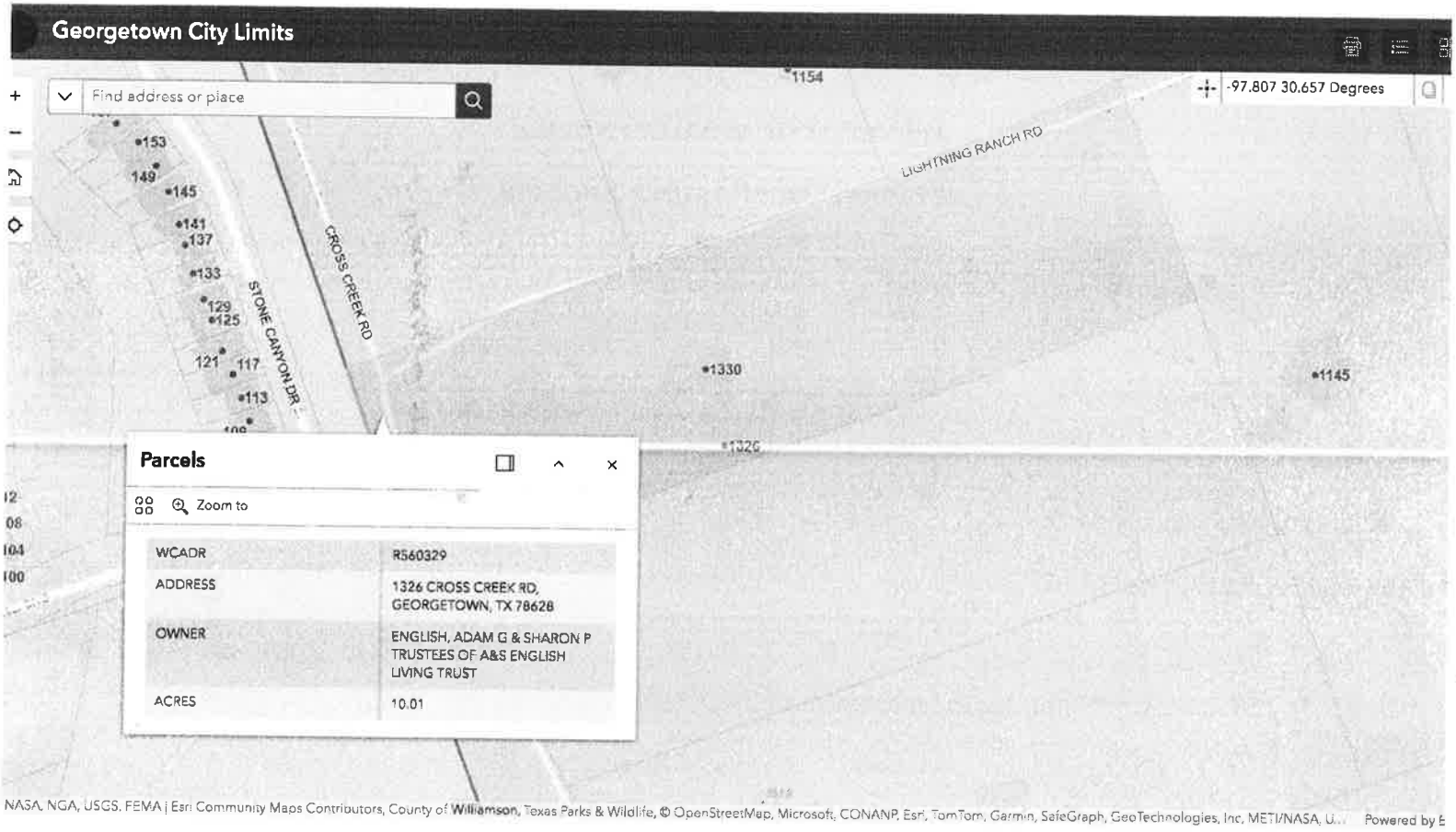
Georgetown City Limits
Find address or place
-97.807 30.657 Degrees
LIGHTNING RANCH RD
CROSS CREEK RD
STONE CANYON DR
1154
153
149
145
141
137
133
129
125
121
117
113
1330
1145
1326
Parcels
Zoom to
WCADR
R560329
ADDRESS
1326 CROSS CREEK RD, GEORGETOWN, TX 78628
OWNER
ENGLISH, ADAM G & SHARON P TRUSTEES OF A&S ENGLISH LIVING TRUST
ACRES
10.01
NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, U...
Powered by E

EXHIBIT E

PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GEORGETOWN, TEXAS

AFFIDAVIT OF ADAM G. ENGLISH

AFFIDAVIT OF SHARON P. ENGLISH

[AFFIDAVITS ATTACHED ON FOLLOWNG PAGES]

Exhibit B to Resolution

Legal Description and Map

EXHIBIT A

EXHIBIT A

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
1002 Ash St.
Georgetown, Tx. 78626

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THENCE departing the easement line of the 60 foot wide easement for Cross Creek Road with an offset in the West boundary of the 60.06 acre tract and the North line of the 158.017 acres of RAS Level 2 Holdings, LP; (L10) S 68°49'31" W 47.39 feet to an iron pin that was found at the Southeast corner of the property of Gaida Family L.P. (529.833 ac. Doc. 2009034512), at an offset corner in the West boundary of the said 60.06 acres.

THENCE with the common boundary of the 60.06 acres and the property of the Gaida Family L.P., N 21° 28'33" W 208.88 feet to the POINT OF BEGINNING.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 14th day of May of 2019, A.D. File: CHCADO at Cross Creek Lot 3.doc

WM. F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

STATE OF TEXAS
REGISTERED
WILLIAM F. FOREST, JR.
1847
PROFESSIONAL
LAND SURVEYOR

Unofficial Document

EXHIBIT C

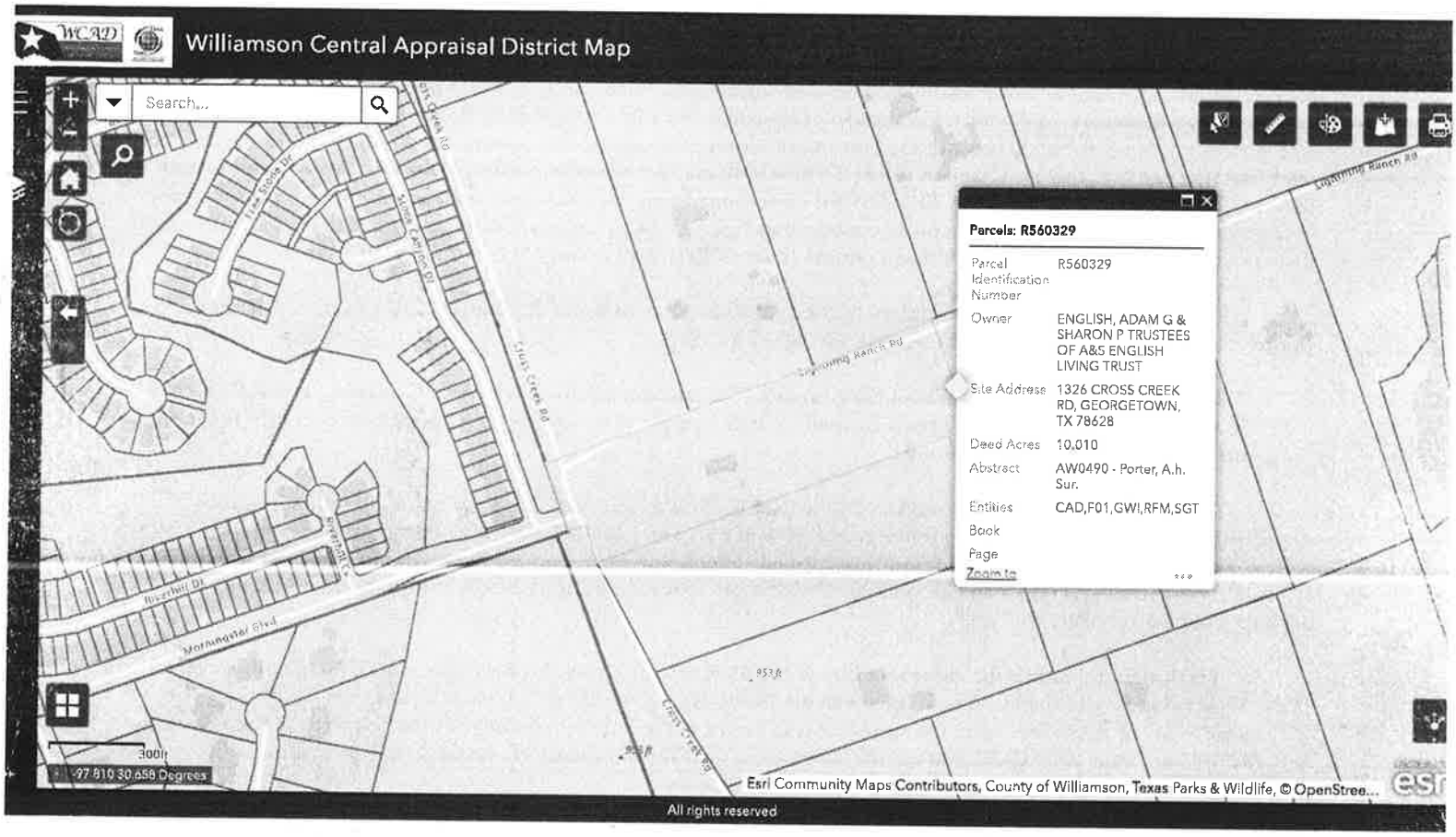
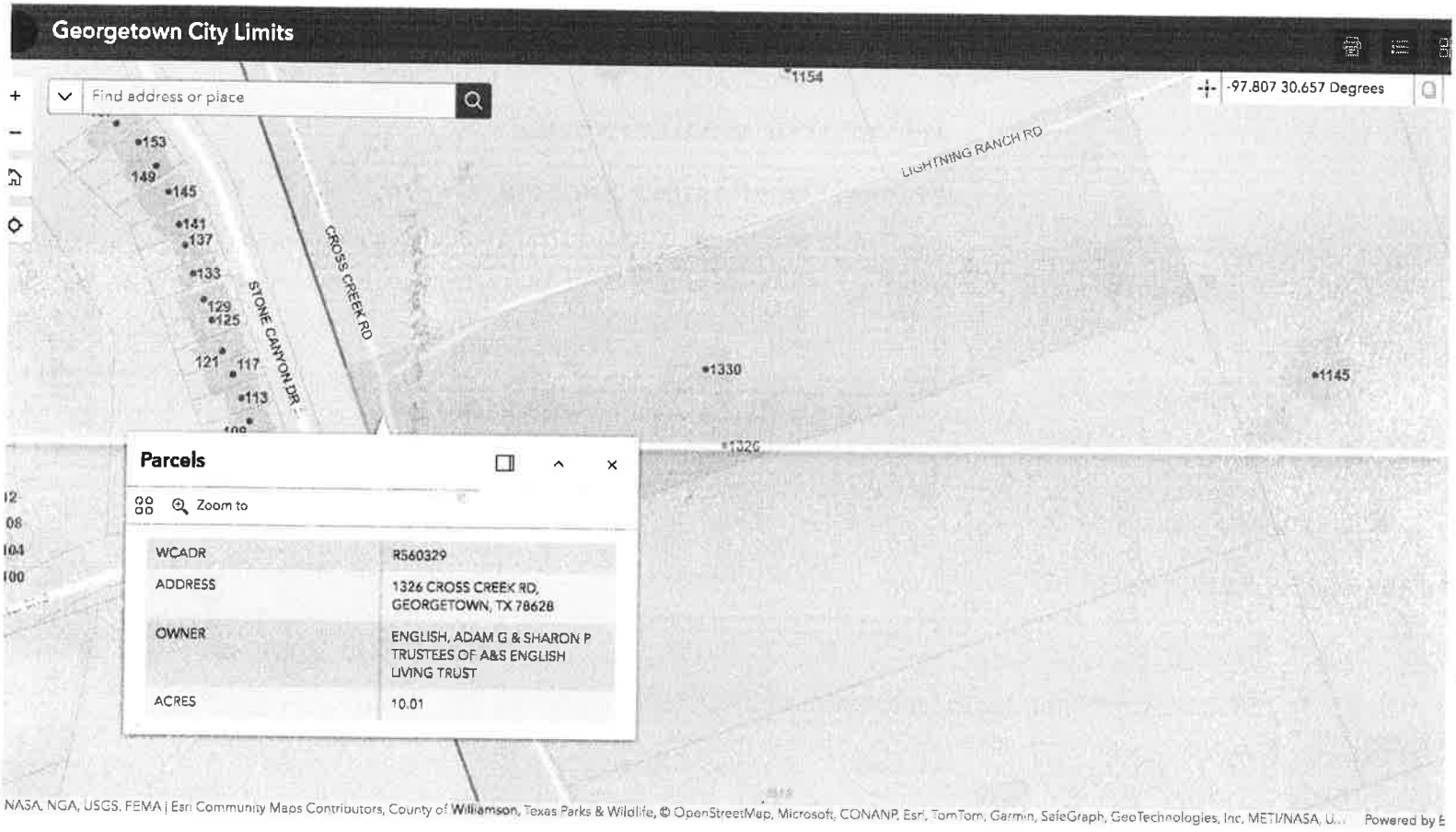
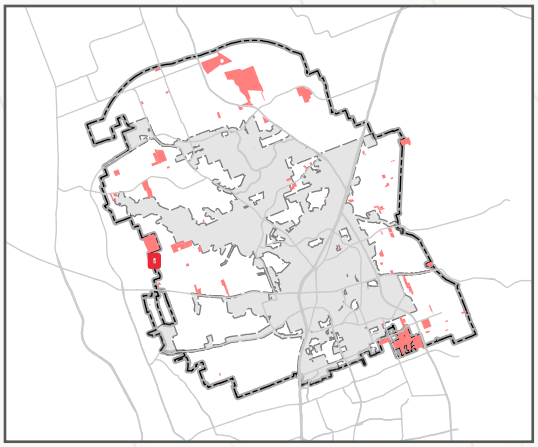

Williamson Central Appraisal District Map
Search...
Parcels: R560329
Parcel Identification Number
R560329
Owner
ENGLISH, ADAM G & SHARON P TRUSTEES OF A&S ENGLISH LIVING TRUST
Site Address
1326 CROSS CREEK RD, GEORGETOWN, TX 78628
Deed Acres
10.010
Abstract
AW0490 - Porter, A.h. Sur.
Entities
CAD,F01,GWI,RFM,SGT
Book
Page
Zoom to
Lightning Ranch Rd
Cross Creek Rd
Morningstar Blvd
Esri Community Maps Contributors, County of Williamson, Texas Parks & Wildlife, © OpenStree...
All rights reserved

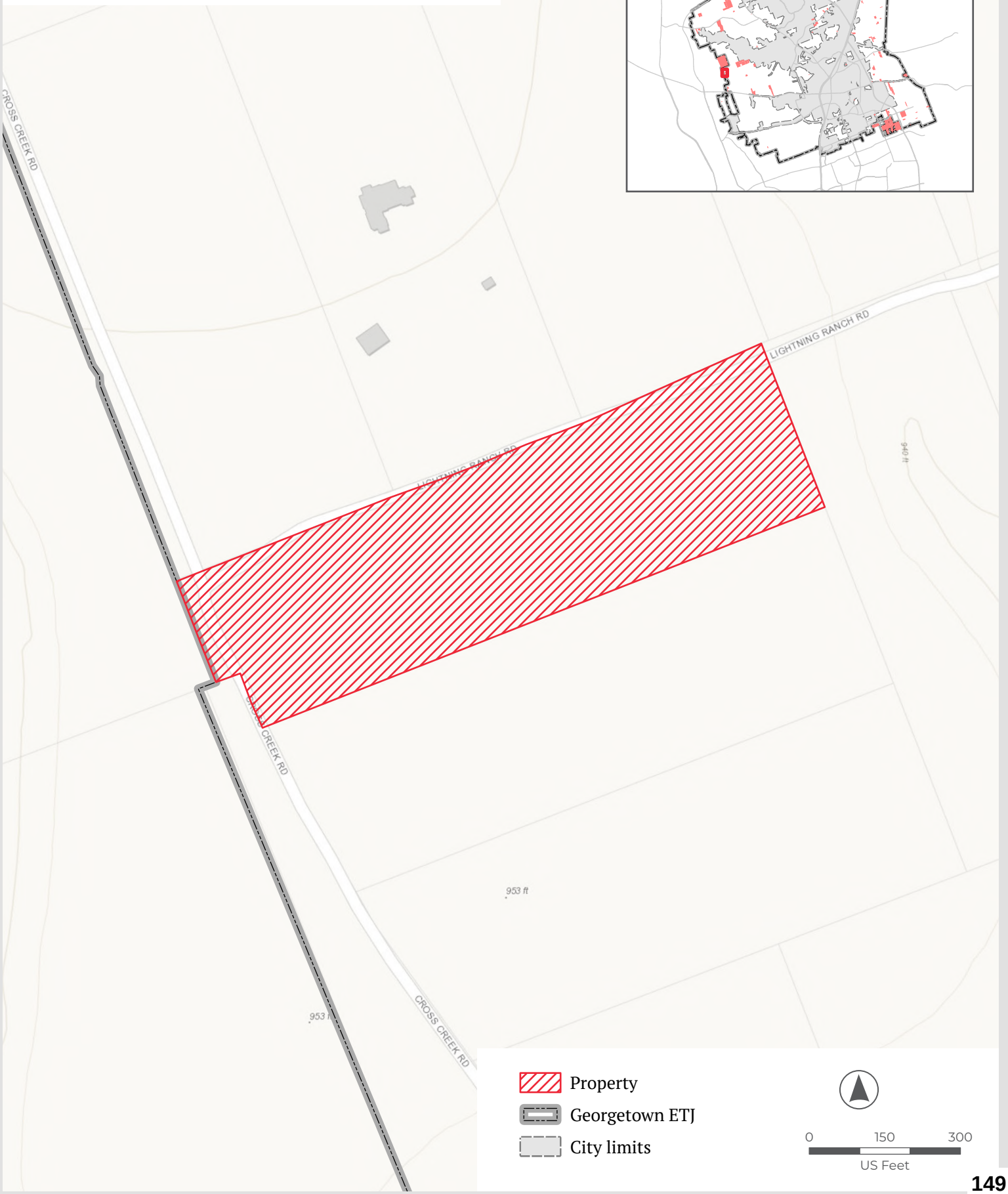
EXHIBIT D


Georgetown City Limits
Find address or place
-97.807 30.657 Degrees
LIGHTNING RANCH RD
CROSS CREEK RD
STONE CANYON DR
1154
153
149
145
141
137
133
129
125
121
117
113
1330
1145
1326
Parcels
Zoom to
WCADR
R560329
ADDRESS
1326 CROSS CREEK RD, GEORGETOWN, TX 78628
OWNER
ENGLISH, ADAM G & SHARON P TRUSTEES OF A&S ENGLISH LIVING TRUST
ACRES
10.01
NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, U...
Powered by E

Petitioned for ETJ Removal

A & S ENGLISH LIVING TRUST





City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution - ETJ Disannexation - Sawyer - 19.52 Acres

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 19.52 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcel R039360 and owned by Dennis and Jayne Sawyer -- Michael Charles, Real Estate Services Coordinator

ITEM SUMMARY:

FINANCIAL IMPACT:

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

ATTACHMENTS:
Res_ETJ_Release_Sawyer_PR902_19 AC wExhibits.pdf
SAWYER Map.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING APPROXIMATELY 19.52 ACRES OF LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCEL R039360 AND BEING LOCALLY KNOWN AS 425 PRIVATE ROAD 902, FLORENCE, WILLIAMSON COUNTY, TEXAS, RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 15, 2025, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 19.52 acre tract of land in the Charles H. Delaney 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

December 11, 2025

City Secretary
City of Georgetown
808 Martin Luther King Jr. Street
Georgetown, Texas 78626

Re: Submission of Petition to Release Property from the City of Georgetown Extraterritorial Jurisdiction (ETJ)

Dear City Secretary,

Enclosed please find our formal petition requesting the release of our property located at 425 Private Road 902, Florence, Texas 76527 (AW0181 DELANEY, C.H. ACRES 19.52), from the City of Georgetown's Extraterritorial Jurisdiction (ETJ).

This packet also includes Exhibits A, B, and C containing the legal property descriptions.

We respectfully request that this petition be reviewed by the City Council and placed on the next available agenda.

Thank you for your time and attention.

Respectfully,

12-12-2025

Dennis Sawyer

Jayne Sawyer 12/20/2025

Jayne Sawyer
425 Private Road 902
Florence, Texas 76527
(Phone) [redacted]
(Email) [redacted]

City Secretary
City of Georgetown
808 Martin Luther King Jr. Street
Georgetown, Texas 78626

December 11, 2025

Re: Petition for Release of Property from the City of Georgetown Extraterritorial Jurisdiction (ETJ)

Dear City Secretary,

We, the undersigned property owners, Dennis and Jayne Sawyer, respectfully submit this formal petition requesting the release of our homestead property from the City of Georgetown's Extraterritorial Jurisdiction (ETJ).

Property Description:
AW0181 DELANEY, C.H. ACRES 19.52
Physical Address: 425 Private Road 902, Florence, Texas 76527
Williamson County, Texas

See attached Exhibits A, B, and C for the complete legal descriptions.

Basis for Request:
The property is used as a private homestead and agricultural land. As permitted under Texas Local Government Code § 42.101, we request release from the ETJ to maintain our rural and agricultural use without unnecessary municipal regulatory burden.

We respectfully request that this petition be placed on the agenda for consideration and that the City Council approve a resolution releasing our property from the ETJ.

Respectfully submitted,

Dennis Sawyer
Date Signed: 12-12-25

Jayne Sawyer
Date Signed: 12/12/2025

425 Private Road 902
Florence, Texas 76527
(Phone) [redacted]
(Email) [redacted]

NOTARY ACKNOWLEDGMENT PAGE

State of Texas
County of Williamson

Before me, the undersigned authority, on this day personally appeared **Dennis Sawyer** and **Jayne Sawyer**, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged that they executed it for the purposes stated.

Given under my hand and seal of office this 12th day of December, 20 25.

Robert Rowe
Notary Public, State of Texas

My Commission Expires: 04/03/2027

Notary ID No.: 128526317

(Seal)

NOTARY PUBLIC STATE OF TEXAS
ROBERT ROWE
Notary ID #128526317
My Commission Expires
April 3, 2027

EXHIBIT "A"

All that certain tract or parcel of land situated in Williamson County, Texas; out of the Charles H. Delaney Survey, Abstract No. 181, being that land conveyed to Dennis Sawyer, et ux, by Warranty Deed dated October 4, 1987 and recorded in Volume 1595, Page 635 of the Williamson County Deed Records being a part of that 523.00 acre tract conveyed to Theron S. Bradford by Warranty Deed dated September 6, 1973 and recorded in Volume 574, Page 470 of said deed records and described by metes and bounds as follows:

BEGINNING at an iron pin found at a fence corner at an inside ell corner of a tract conveyed to Dessie Vickers, et al, by Deed dated August 21, 1969 and recorded in Volume 434, Page 514 of said deed records for the Southwest corner of said Bradford tract and the Southwest corner of this;

THENCE: N 20° 56' 28" W 770.16 feet to an iron pin found in the East line of said Vickers tract for the Southwest corner a tract conveyed to F. D. I. C. by Quit Claim deed dated October 4, 1991 and recorded in Volume 2067, Page 50 of said deed records for the Northwest corner of this tract;

THENCE: N 69° 58' 00" E 1093.46 feet to an iron pin found at a fence corner for the Southeast corner of said F. D. I. C. tract in the West line of a tract conveyed to Willie J. Kopecky, Jr. by Deed dated May 31, 1985, and recorded in Volume 1205, Page 872 of said deed records for the Northeast corner of this tract;

THENCE: S 29° 57' 00" E 785.12 feet to an iron pin set at a fence corner post in the East line of said Kopecky tract, at a Northeast corner of said Vickers tract, for the Southeast corner of this tract;

THENCE: S 70° 45' 00" W 1093.92 feet to the place of Beginning and containing 19.52 acres of land.

Unofficial Document

EXHIBIT "B"

50-Foot-Wide-Access

All that certain tract or parcel of land situated in Williamson County, out of the Charles H. Delaney Survey, Abstract No. 181, being a part of that 523.00 Acre tract conveyed to Theron S. Bradford by Warranty Deed dated September 6, 1973 and recorded in Volume 574, Page 470 of the Williamson County Deed Records being that 50' wide parcel being used as access to that 19.52 acre tract conveyed to Dennis Sawyer, et ux, by Warranty Deed dated October 4, 1987 and recorded in Volume 1395, Page 635 of said deed records and described by metes and bounds as follows:

BEGINNING at an iron pin found at the Northwest corner of the said 19.52 acre tract for the Southwest corner of a tract conveyed to F. D. I. C. by Quit Claim Deed recorded in Volume 2067, Page 58 of said deed records for the Southwest corner of this tract;

THENCE: N 20° 23' 34" W 181.96 feet to an iron pin found for the Northwest corner of said F. D. I. C. tract and the Southwest corner of a tract conveyed to Roy A. Hall by Warranty Deed recorded in Volume 2109, Page 738 of said deed records;

THENCE: N 21° 01' 44" W 359.46 feet to an iron pin found for the Northwest corner of said Roy A. Hall tract for the Southwest corner of a tract conveyed to Justin Hall by Warranty Deed recorded in Volume 1525, Page 792 of said deed records;

THENCE: N 20° 57' 00" W 375.93 feet to a nail set at a fence corner post;

THENCE: N 21° 14' 45" W 277.22 feet to an iron pin found for the Southwest corner of aforementioned 50-foot-wide-access easement for the Northwest corner of said Justin Hall tract and this tract;

THENCE: N 68° 54' 18" E 50.00 feet to the Southeast corner of said access easement for the Northeast corner of this tract;

THENCE: S 21° 14' 45" E 277.25 feet,
S 20° 57' 00" E 375.99 feet,
S 21° 01' 44" E 359.71 feet,
S 20° 23' 34" E 182.55 feet to a point in the North line of said 19.52 acre tract;

THENCE: S 69° 58' 03" W 50.00 feet to the place of Beginning and containing 1.37 acres of land.

Unofficial Document

EXHIBIT "C"

50-Foot-Wide Access Easement

All that certain tract or parcel of land situated in Williamson County, Texas out of the Charles H. Delaney Survey, Abstract No. 181, being that easement described as Exhibit "B" in a Warranty Deed to Dennis Sawyer and wife, Jayne Sawyer dated October 4, 1987 and recorded in Volume 1595, Page 635 of the Williamson County Deed Records and described by metes and bounds as follows:

BEGINNING at an iron pin found in the West line of a 523.00 acre tract conveyed to Thurton S. Bradford by Deed dated September 6, 1973 and recorded in Volume 574, Page 470 of said deed records bearing N 20° 57' 27" W 1194.57 feet from the Northwest corner of the above mentioned 19.32 acre tract for the Southwest corner of this tract;

THENCE: N 21° 05' 43" W 1144.83 feet with the West line of said 523.00 acre tract to an iron pin found in the Southeast line of County Road 246 for a Westerly corner of this tract;

THENCE: N 2° 20' 11" E 83.59 feet along the Southeast margin of said county road to an iron pin found for the most Northerly corner hereof;

THENCE: S 87° 59' 00" E 18.22 feet to an iron pin set for the Northeast corner of this tract;

THENCE: S 21° 05' 43" E 1214.37 feet to the Southeast corner of this tract;

THENCE: S 68° 54' 18" W 50.00 feet to the place of Beginning and containing 1.37 acres of land.

Unofficial Document

2015013759
Electronically Recorded
OFFICIAL PUBLIC RECORDS
Nancy E. Rister
Nancy E. Rister, County Clerk
2/25/2015 9:10 AM
Pages: 20 Fee: $ 97.00
Williamson County Texas

Elections Administrator
PO Box 209
Georgetown, TX 78627
512-943-1630
www.wilcotx.gov/elections

Secretary of State's Office
Elections Division
1-800-252-VOTE (8683)

First Class Prst
US Postage
PAID
Georgetown, TX
Permit #209

RETURN SERVICE REQUESTED

N4068516

VOTER REGISTRATION CERTIFICATE
(Certificado de Registro Electoral)
WILLIAMSON COUNTY (Condado de Williamson)

VUID (VUID)	Gender (Sexo)	Valid from (Válido desde)
[redacted]	F	01/01/2024
Year of Birth (Año de Nacimiento)	Prec. No. (Núm. Pcto.)	thru (hasta)
[redacted]	[redacted]	12/31/2025

Name and Permanent Residence Address (Nombre y dirección residencial permanente)

SAWYER, JAYNE DARLENE
425 PVR 902
FLORENCE TX 76527

X Jayne Sawyer

VOTER MUST PERSONALLY SIGN HIS/HER NAME IMMEDIATELY UPON RECEIPT, IF ABLE
(El votante debe firmar esta tarjeta personalmente al recibirla, si puede.)

Party Affiliation (Afiliación del Partido)

U.S. REP. (Rep. Federal)	STATE SEN. (Sen. Estatal)	STATE REP. (Rep. Estatal)	COMM. PCT. (Com. Pcto.)	J.P. PCT. (J.P. Pcto.)
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
SCHOOL DIST. (Distrito Escolar)	CITY (Ciudad)	CONSTABLE (Alguacil)		
[redacted]		[redacted]		

Name and Mailing Address (Nombre y dirección de correo)

91140

T1 P1 **********ALL FOR AADC 786 375463
JAYNE DARLENE SAWYER
425 PVR 902
FLORENCE TX 76527

Elections Administrator
PO Box 209
Georgetown, TX 78627
512-943-1630
www.wilcotx.gov/elections

Secretary of State's Office
Elections Division
1-800-252-VOTE (8683)

First Class Prst
US Postage
PAID
Georgetown, TX
Permit #209

RETURN SERVICE REQUESTED

N4068515

VOTER REGISTRATION CERTIFICATE
(Certificado de Registro Electoral)
WILLIAMSON COUNTY (Condado de Williamson)

VUID (VUID)	Gender (Sexo)	Valid from (Válido desde)
[redacted]	M	01/01/2024
Year of Birth (Año de Nacimiento)	Prec. No. (Núm. Pcto.)	thru (hasta)
[redacted]	[redacted]	12/31/2025

Name and Permanent Residence Address (Nombre y dirección residencial permanente)

SAWYER, DENNIS EDWARD
425 PVR 902
FLORENCE TX 76527

X

VOTER MUST PERSONALLY SIGN HIS/HER NAME IMMEDIATELY UPON RECEIPT, IF ABLE
(El votante debe firmar esta tarjeta personalmente al recibirla, si puede.)

Party Affiliation (Afiliación del Partido)

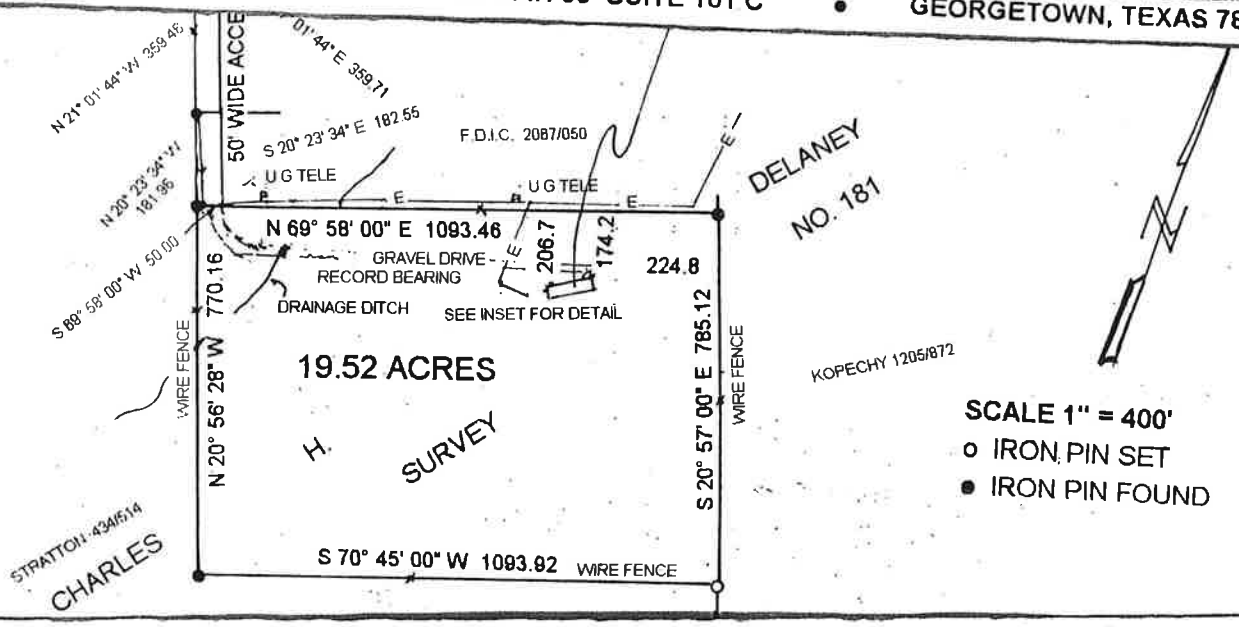
U.S. REP. (Rep. Federal)	STATE SEN. (Sen. Estatal)	STATE REP. (Rep. Estatal)	COMM. PCT. (Com. Pcto.)	J.P. PCT. (J.P. Pcto.)
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
SCHOOL DIST. (Distrito Escolar)	CITY (Ciudad)	CONSTABLE (Alguacil)		
[redacted]		[redacted]		

Name and Mailing Address (Nombre y dirección de correo)

91139

T1 P1 **********ALL FOR AADC 786 375462
DENNIS EDWARD SAWYER
425 PVR 902
FLORENCE TX 76527

CASTLEBERRY SURVEYING • 203 S. IH 35 SUITE 101 C • GEORGETOWN, TEXAS 78628



THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Clyde C. Castleberry Jr., a Registered Professional Land Surveyor in the State of Texas, have this date performed an on-the-ground survey of the foregoing platted tract of land and to the best of my knowledge and belief there are no discrepancies, conflicts, shortages in area, encroachments, visible utility lines or roads in place, and that said property has access to and from a dedicated roadway, except as shown hereon.

This area is not shown to be in a special flood hazard area per FEMA's Flood Insurance Rate Map # 481079 0004 A, dated November 1, 1977, however, at present time, no elevations, drainage, or flood studies have been performed and information is based solely upon said map. The surveyor does not assume responsibility as to any information provided by said map and does not represent accuracy or inaccuracy of said map. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage.

Witness my Hand and Seal, this the 10th day of January, 1996, A.D.

Clyde C. Castleberry Jr.

Registered Professional Land Surveyor No. 4835

(512) 869-0950 FAX (512) 930-9389

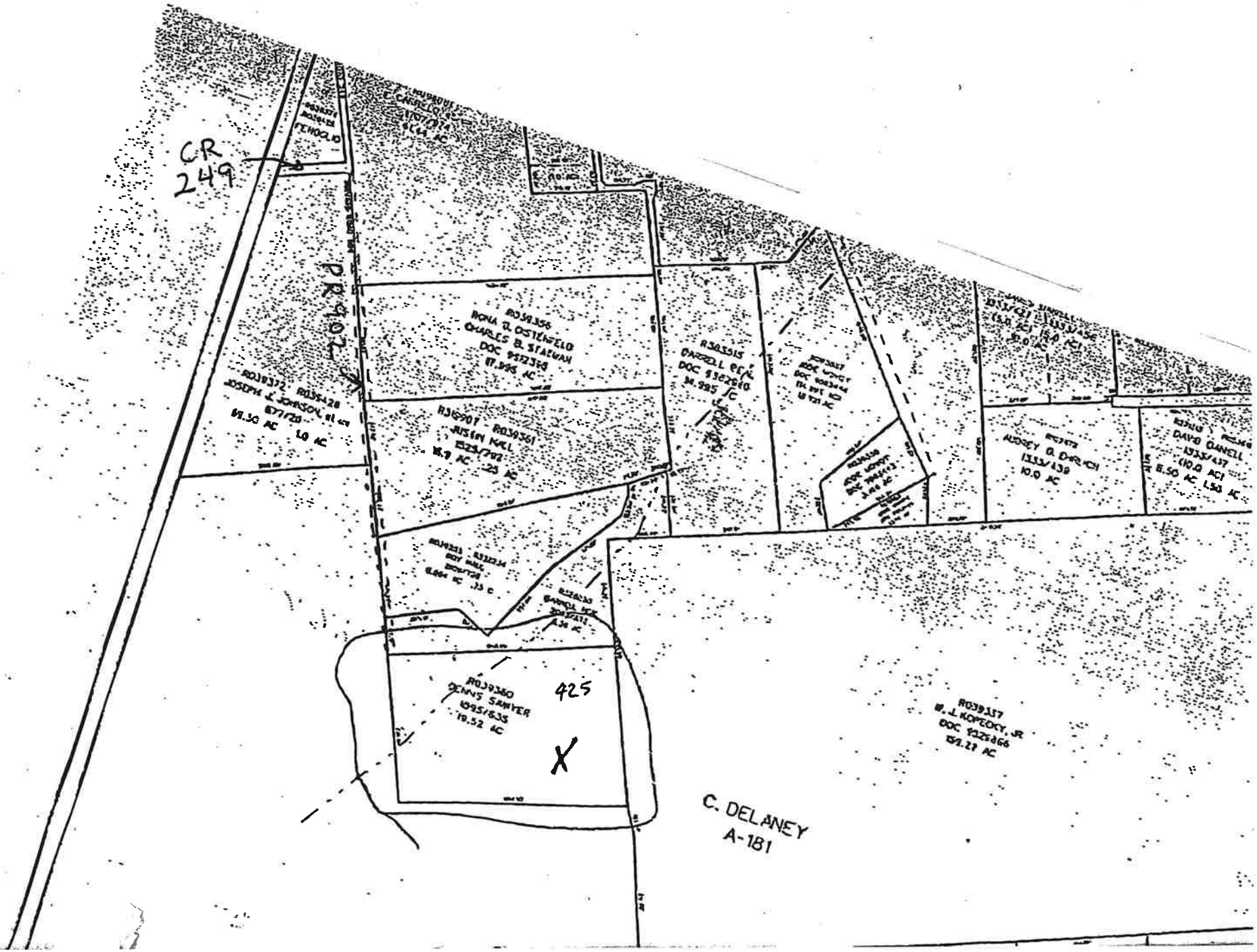

CR 249
PROJ
R039356
RONA D. OSTERFELD
CHARLES B. STAEWAN
DOC 9522364
17.995 AC
R039372 R039428
JOSEPH L. JOHNSON, ET UX
6/7/20
61.30 AC
1.0 AC
R039361
JUSTIN NAEL
1525/787
16.9 AC
.25 AC
R039360
DENNIS SAWYER
1095/635
19.52 AC
425
X
R039357
W. J. KOPECKY, JR
DOC 9525866
151.27 AC
C. DELANEY
A-181
AUDREY G. DARLICH
1333/439
10.0 AC
DAVID DANIELL
1333/437
(10.0 AC)
8.50 AC 1.50 AC

Exhibit B to Resolution

Legal Description and Map

EXHIBIT "A"

All that certain tract or parcel of land situated in Williamson County, Texas; out of the Charles H. Delaney Survey, Abstract No. 181, being that land conveyed to Dennis Sawyer, et ux, by Warranty Deed dated October 4, 1987 and recorded in Volume 1595, Page 635 of the Williamson County Deed Records being a part of that 523.00 acre tract conveyed to Theron S. Bradford by Warranty Deed dated September 6, 1973 and recorded in Volume 574, Page 470 of said deed records and described by metes and bounds as follows:

BEGINNING at an iron pin found at a fence corner at an inside ell corner of a tract conveyed to Dessie Vickers, et al, by Deed dated August 21, 1969 and recorded in Volume 434, Page 514 of said deed records for the Southwest corner of said Bradford tract and the Southwest corner of this;

THENCE: N 20° 56' 28" W 770.16 feet to an iron pin found in the East line of said Vickers tract for the Southwest corner a tract conveyed to F. D. I. C. by Quit Claim deed dated October 4, 1991 and recorded in Volume 2067, Page 50 of said deed records for the Northwest corner of this tract;

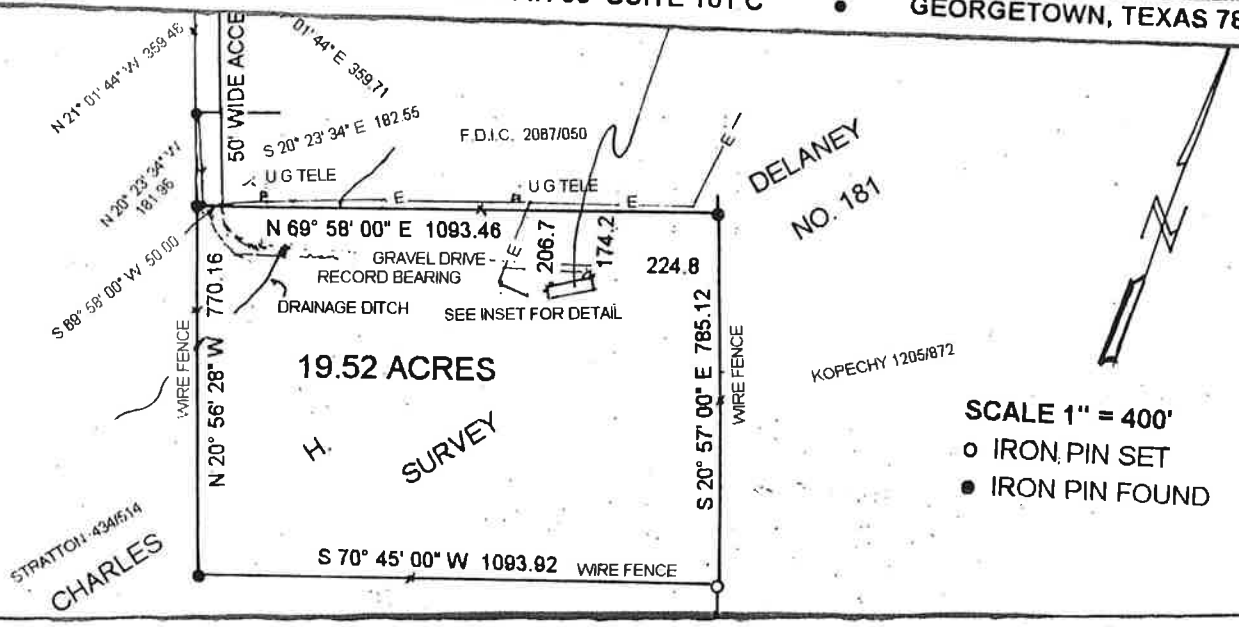
THENCE: N 69° 58' 00" E 1093.46 feet to an iron pin found at a fence corner for the Southeast corner of said F. D. I. C. tract in the West line of a tract conveyed to Willie J. Kopecky, Jr. by Deed dated May 31, 1985, and recorded in Volume 1205, Page 872 of said deed records for the Northeast corner of this tract;

THENCE: S 29° 57' 00" E 785.12 feet to an iron pin set at a fence corner post in the East line of said Kopecky tract, at a Northeast corner of said Vickers tract, for the Southeast corner of this tract;

THENCE: S 70° 45' 00" W 1093.92 feet to the place of Beginning and containing 19.52 acres of land.

Unofficial Document

CASTLEBERRY SURVEYING • 203 S. IH 35 SUITE 101 C • GEORGETOWN, TEXAS 78628



THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Clyde C. Castleberry Jr., a Registered Professional Land Surveyor in the State of Texas, have this date performed an on-the-ground survey of the foregoing platted tract of land and to the best of my knowledge and belief there are no discrepancies, conflicts, shortages in area, encroachments, visible utility lines or roads in place, and that said property has access to and from a dedicated roadway, except as shown hereon.

This area is not shown to be in a special flood hazard area per FEMA's Flood Insurance Rate Map # 481079 0004 A, dated November 1, 1977, however, at present time, no elevations, drainage, or flood studies have been performed and information is based solely upon said map. The surveyor does not assume responsibility as to any information provided by said map and does not represent accuracy or inaccuracy of said map. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage.

Witness my Hand and Seal, this the 10th day of January, 1996, A.D.

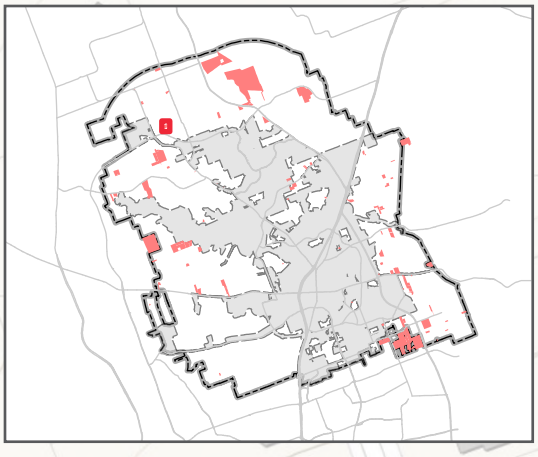
Clyde C. Castleberry Jr.

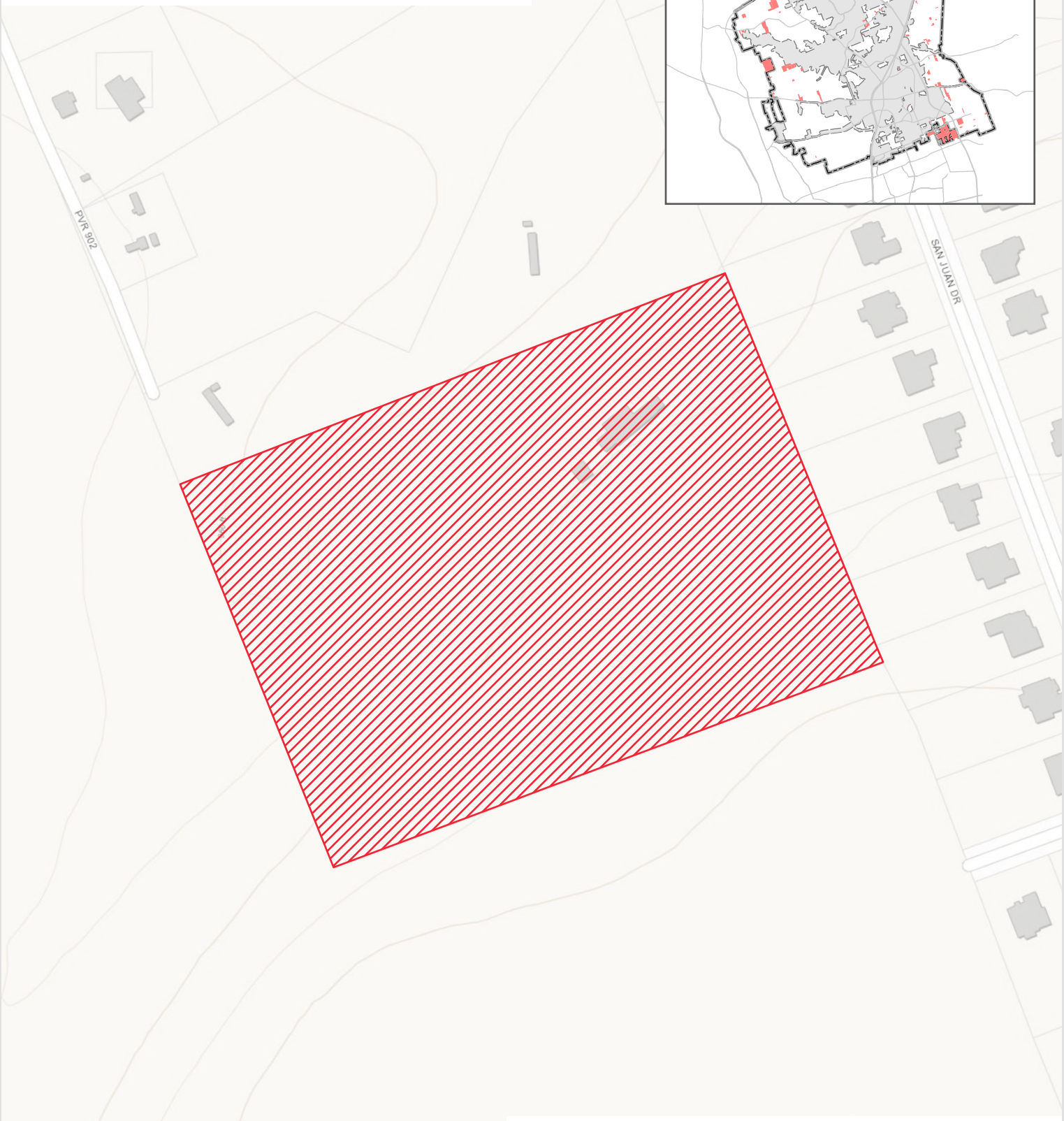
Registered Professional Land Surveyor No. 4835

(512) 869-0950 FAX (512) 930-9389

Petitioned for ETJ Removal

SAWYER





Property

Georgetown ETJ

City limits

0 150 300

US Feet

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution - ETJ Disannexation - NEC 29 N 130 LLC

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 44.071 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcels R576417, R040593 and R040594 and owned by NEC 29 N 130 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_NC 29 N 130 LLC_SH29_44 AC wExhibits.pdf
NEC 29 N 130 LLC Map.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING CERTAIN LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCELS R576417, R040593 AND R040594, RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 15, 2025, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 44.071 acre tract of land in the Woodruff Stubblefield Survey (the "Petition"), a true and correct copy of such Petition being attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the 44.071 acre tract of land that is requested to be released from the ETJ is comprised of six different WCAD Parcels identified as follows: R576417; R040593; R314388; R0404594; R576416; and R314386; and

WHEREAS, WCAD Parcels R576417, R040593 and R040594 are located within the ETJ, but WCAD Parcels R314388, R576416 and R314386 are not located within the ETJ, but rather are located within the city limits of the City of Georgetown; and

WHEREAS, in view of the fact that WCAD Parcels R314388, R576416 and R314386 are located within the city limits of the City of Georgetown, the City of Georgetown cannot, and will not, release those WCAD Parcels from the ETJ; 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 WCAD Parcels R576417, R040593 and R040594, as such Parcels are more particularly 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

RECEIVED
DEC 15 2025
CITY SEC.

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION ("ETJ") AREA BY LANDOWNER PURSUANT TO CHAPTER 42.101 SUBCHAPTER D, TEXAS LOCAL GOVERNMENT CODE

The undersigned, Srikanth Nallapareddy and Kondareddy Dwarsala, solely in their respective capacities as all the Managers and the duly appointed and designated authorized representatives and agents of **NEC 29 N 130 LLC**, a Texas limited liability company ("Petitioner"), and on its behalf, hereby petitions the **City of Georgetown, Williamson County, Texas** (the "Municipality"), to remove the below-described property from the ETJ boundaries of the Municipality as allowed by Texas Local Government Code §42.101, Subchapter D (the "Statute").

The Property is described in the recorded Special Warranty Deed conveying the Property to Petitioner (and includes a metes and bounds description of the Property), which is attached hereto as **Exhibit "A"**, (ii) the Williamson County Appraisal District record for the Property showing its ownership in the attached **Exhibit "B"**, and (iii) the map to the Property designating such territory attached as **Exhibit "C"**, all of which are incorporated herein by reference for all purposes.

Attached hereto as **Exhibit "D"** and incorporated herein for all purposes is the Written Consent and Certificate of Petitioner authorizing this petition and additionally designating Michael Garrett Johnson and Garrett Ford, or either of them, as additional authorized representatives and agents of Petitioner who are authorized to (i) receive all information pertaining to this petition, and (ii) communicate with the Municipality concerning this petition.

1. THE STATUTE APPLIES TO THE PETITIONER'S PROPERTY

The Property is not in an area located:

(1) Within five miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted;
(2) In an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
    a. In which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and
    b. That has a population greater than 240,000;
(3) Within the portion of the extraterritorial jurisdiction of a Municipality with a population of more than 1.4 million, that is:
    a. Within 15 miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted; and
    b. In a county with a population of more than two million;
(4) In an area designated as an industrial district under Section 42.044; or

(5) In an area subject to a strategic partnership agreement entered into under Section 43.0751.

2. PETITION REQUIREMENTS

The petition requesting release under the Statute has been signed by:

(1) More than 50 percent of the registered voters of the area described by the petition as of the date of the preceding uniform election date; or
(2) A majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district.
(3) All signature requirements under SB 2038 have been satisfied.
(4) The petition includes a map of the land to be released and describes the boundaries of the land to be released by metes and bounds or lot/block number if there is a recorded map or plat.

PETITIONER REQUESTS THAT THE MUNICIPALITY SHALL IMMEDIATELY RELEASE THE AREA FROM THE MUNICIPALITY'S EXTRATERRITORIAL JURISDICTION.

3. MUNICIPALITY'S ACTIONS ONCE THE PETITION IF FILED

The municipal secretary or other person responsible for verifying signatures shall verify the signatures contained in the Petition and notify the residents and landowners of the area described within this petition of the results of the petition.

If a resident or landowner obtains the number of signatures on the petition required under Texas Local Govt. Code Section 42.104, the municipality shall immediately release the area from the municipality's extraterritorial jurisdiction.

4. MUNICIPALITY'S FAILURE TO TAKE ACTION

If a Municipality fails to take action to release the Property by the later of the 45th day after the date the Municipality receives the petition or the next meeting of the Municipality's governing body that occurs after the 30th day after the date the Municipality receives that petition, the area is released by operation of law.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the undersigned Petitioner executed this Petition on the 13th of December, 2025.

PETITIONER:

NEC 29 N 130 LLC,
a Texas limited liability company

By: M. Srikanth
Srikanth Nallapareddy, its Manager
Date of Birth: [redacted]
and

By: D.K.Reddy
Kondareddy Dwarsala, its Manager

DATE OF BIRTH: [redacted]
ADDRESS: [redacted]

Please send a courtesy copy of all correspondence related to this petitions to:

Michael Johnson and Garrett Ford
108 E. 8th Street
Georgetown, TX 78626
Email: [redacted]

EXHIBIT A

Special Warranty Deed

[Attached]

ELECTRONICALLY RECORDED 2022000558
Williamson County, Texas Total Pages: 6

GF# CTA2105561

Special Warranty Deed

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.

Date: December 27, 2021

Grantor: Timothy Richard Conroy: 8817 Westview Dr., Houston, TX 77055
Mary Sue Benoy: 6948 Topsfield Dr., Dallas, TX 75231

Grantee: NEC 29 N 130 LLC
3412 Flat Iron Court
Leander, TX 78641

Consideration: Ten and No/100ths ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property (including any improvements): BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT AND A PART OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT CONVEYED TO TIMOTHY RICHARD CONROY AND MARY SUE BENOY IN A DEED RECORDED IN DOCUMENT NOS. 2018104340, 2018104341 AND 2018104342, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 44.071 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs,

successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Timothy Richard Conroy

Mary Sue Benoy

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on this 27 day of December, 2021, by Timothy Richard Conroy.

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm. Expires 09-18-2025
Notary ID 131283412

Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of December, 2021, by Mary Sue Benoy.

Notary Public, State of Texas

After Recording Return To:
NEC 29 N 130 LLC
3412 Flat Iron Court
Leander, TX 78641

successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

_____
Timothy Richard Conroy

Mary Sue Benoy
Mary Sue Benoy

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of December, 2021, by Timothy Richard Conroy.

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on this 27th day of December, 2021, by Mary Sue Benoy.

AMANDA RUSSELL
Notary Public
STATE OF TEXAS
Notary I.D. 125823778
My Comm. Exp. Aug. 31, 2022

_____
Notary Public, State of Texas

After Recording Return To:
NEC 29 N 130 LLC
3412 Flat Iron Court
Leander, TX 78641

Exhibit "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT AND A PART OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT CONVEYED TO TIMOTHY RICHARD CONROY AND MARY SUE BENOY IN A DEED RECORDED IN DOCUMENT NOS. 2018104340, 2018104341 AND 2018104342, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 44.071 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the north right-of-way line of East State Highway 29, for the southwest corner of a tract of land conveyed to Basilio M. Ramirez and Irma F. Irma in a deed recorded in Document No. 1997058774, Official Public Records, Williamson County, Texas, for the southeast corner and POINT OF BEGINNING of herein described tract:

THENCE with the south line of this tract and the north right-of-way line of East State Highway 29, the following three (3) calls:

1. South 88°52'03" West a distance of 187.74 feet to a 60D nail set;
2. South 88°13'35" West a distance of 522.17 feet a concrete highway monument;
3. South 86°48'10" West a distance of 513.49 feet to a 60D nail set for the southeast corner of a tract of land conveyed to Cynthis Ott and Patricia Schell in a deed recorded in Document No. 2020065976, Official Public Records, Williamson County, Texas, for the southwest corner of this tract;

THENCE with the southwest line of this tract and the northeast line of the Cynthis Ott and Patricia Schell Tract, North 21°28'01" West a distance of 1,568.66 feet to a 60D nail set on the south line of a tract of land conveyed to Patsy K. Danek in a deed recorded in Document No. 2004089928, Official Public Records, Williamson County, Texas, for the northwest corner of this tract;

THENCE with the northwest line of this tract and south line of the Patsy K. Danek Tract the following three (3) calls:

1. North 78°30'42" East a distance of 289.18 feet to a 60D nail set;
2. North 78°47'47" East a distance of 333.92 feet to a 60D nail set;
3. North 78°43'51" East a distance of 550.57 feet to an iron rod found for the southeast corner of a tract of land conveyed to Guillermo Carrillo and Alma Carrillo in a deed recorded in Document No. 2018060393, Official Public Records, Williamson County, Texas, for the southwest corner of a tract of land conveyed to Circlemarker Corp., in a deed recorded in Document No. 2014024169, Official Public Records, Williamson County, Texas, and for the northwest corner of a tract of land conveyed to Cynthia Lock and Michael Whitson, Williamson County, Texas, being the northeast corner of this tract;

THENCE with the northeast line of this tract and southwest line of the Cynthia Lock and Michael Whitson Tract, South 21°28'02" East a distance of 1,763.75 feet to the POINT OF BEGINNING, containing 44.071 acres of land, more or less.

Chicago Title
GF# CTA2105541 JP

Chicago Title
1501 S. Mopac, Suite 130
Austin, TX 78746

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022000558

Pages: 6 Fee: $42.00
01/03/2022 11:57 AM
PKINNE

Nancy E. Rister, County Clerk
Williamson County, Texas

Exhibit B to Written Consent

Tax Roll from Williamson County Appraisal District

WCAD Williamson Central Appraisal District

Williamson Central Appraisal District

HOME WCAD.ORG

Property Search Enter any combination of name, address, or property identifier Advanced Search

PROPERTY SEARCH RESULTS

Export

R576417
R040593
R314388
R040594
R576416

PROPERTY ID	OWNER NAME	SITUS ADDRESS	LEGAL DESCRIPTION	2026 MARKET VALUE
R576417	NEC 29 N 130 LLC	CR 103, GEORGETOWN, TX 78626	AW0556 AW0556 - Stubblefield, W. Sur., ACRES 21.316, (R314388/CGT)	N/A
R040593	NEC 29 N 130 LLC	CR 103, GEORGETOWN, TX 78626	AW0556 - Stubblefield, W. Sur., ACRES 10.93, (R314386/CGT)	N/A
R314388	NEC 29 N 130 LLC	HWY 29, GEORGETOWN, TX 78626	AW0556 - Stubblefield, W. Sur., ACRES 0.116, (R040594/NON-CGT)	N/A
R040594	NEC 29 N 130 LLC	4701 E SH 29, GEORGETOWN, TX 78626	AW0556 - Stubblefield, W. Sur., ACRES 21.854 (R314388/CGT)	N/A
R576416	NEC 29 N 130 LLC	HWY 29, GEORGETOWN, TX 78626	AW0556 AW0556 - Stubblefield, W. Sur., ACRES 0.094, (R040594/NON-CGT)	N/A
R314386	**NEC 29 N 130 LLC**	**Highway 29, GEORGETOWN, TX 78626**	**AW0556 - Stubblefield, W. Sur., ACRES 0.07, (R040593/NON-CGT)**	**N/A**

Page 1 of 1

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R576417	NEC 29 N 130 LLC	CR 103, GEORGETOWN, TX 78626	2026	N/A

Details Map

2026 GENERAL INFORMATION

Active

Land - Transitional

AW0556 AW0556 - Stubblefield, W. Sur., ACRES 11.016, {R314388/CGT}

G305M50H - E Gtown ISD Abstracts

R-20-0556-0000-0011BA

R040594

3-0343

44.080000

2026 OWNER INFORMATION

NEC 29 N 130 LLC

Agriculture Use (Active 1/1/2019)

100%

3412 FLAT IRON CT LEANDER, TX 78641

PLATEAU LAND AND WILDLIFE MANAGEMENT, INC. (A0658559)

2026 VALUE INFORMATION

MARKET VALUE

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

ASSESSED VALUE

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

2026 ENTITIES & EXEMPTIONS

AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
F08- Wmsn ESD #8		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
SGT- Georgetown ISD		N/A	N/A	N/A

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Wildlife Mgmt. Improved Pasture I	D1 - Qualified AG Use	No	N/A	N/A	N/A	11.016000 acres
TOTALS						**479,857 Sq. ft / 11.016000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	$0	$0	$0	$585,858	$1,597	$0	$0	$1,597	$0	$0	$1,597
2024	$0	$0	$0	$348,745	$1,597	$0	$0	$1,597	$0	$0	$1,597
2023	$0	$0	$0	$337,001	$1,674	$0	$0	$1,674	$0	$0	$1,674
2022	$0	$0	$0	$337,001	$1,674	$0	$0	$1,674	$0	$0	$1,674
2021	$0	$0	$0	$129,108	$1,597	$0	$0	$1,597	$0	$0	$1,597

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/27/2021	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	NEC 29 N 130 LLC	2022000558	
11/20/2018	CONROY, RICHARD L	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	2018104340	
12/21/2017	VETERANS LAND BOARD	CONROY, RICHARD L	2018088575	

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R040593	NEC 29 N 130 LLC	CR 103, GEORGETOWN, TX 78626	2026	N/A

Details Map

2026 GENERAL INFORMATION

Active

Land - Transitional

AW0556 - Stubblefield, W. Sur., ACRES 10.93, {R314386/CGT}

G305M50H - E Gtown ISD Abstracts

R-20-0556-0000-0011A

R040594, R314386

3-0343

44.080000

2026 OWNER INFORMATION

NEC 29 N 130 LLC

Agriculture Use (Active 1/1/2019)

100%

3412 FLAT IRON CT LEANDER, TX 78641

PLATEAU LAND AND WILDLIFE MANAGEMENT, INC. (A0658559)

2026 VALUE INFORMATION

MARKET VALUE	
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

ASSESSED VALUE	
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

2026 ENTITIES & EXEMPTIONS

AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
F08- Wmsn ESD #8		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
SGT- Georgetown ISD		N/A	N/A	N/A

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Wildlife Mgmt. Improved Pasture I	D1 - Qualified AG Use	No	N/A	N/A	N/A	10.930000 acres
TOTALS						**476,111 Sq. ft / 10.930000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	$0	$0	$0	$581,285	$1,585	$0	$0	$1,585	$0	$0	$1,585
2024	$0	$0	$0	$346,022	$1,585	$0	$0	$1,585	$0	$0	$1,585
2023	$0	$0	$0	$334,371	$1,661	$0	$0	$1,661	$0	$0	$1,661
2022	$0	$0	$0	$334,371	$1,661	$0	$0	$1,661	$0	$0	$1,661
2021	$0	$0	$0	$128,100	$1,585	$0	$0	$1,585	$0	$0	$1,585

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/27/2021	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	NEC 29 N 130 LLC	2022000558	
11/20/2018	CONROY, RICHARD L & MARY E	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	2018104341	
11/20/2018	DANNELLEY, THOMAS A	CONROY, RICHARD L & MARY E	2018104341	909/928
8/14/2017	VETERANS LAND BOARD	CONROY, RICHARD L	2018088576	
11/9/1978	CHRISTIAN EUGENE E &	VETERANS LAND BOARD	-	737/249

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R314388	NEC 29 N 130 LLC	HWY 29, GEORGETOWN, TX 78626	2026	N/A

Details Map

2026 GENERAL INFORMATION

Active

Land - Transitional

AW0556 - Stubblefield, W. Sur., ACRES 0.116, {R040594/NON-CGT}

G305M50H - E Gtown ISD Abstracts

R-20-0556-0000-0011G

R040594, R576416

3-0343

44.080000

2026 OWNER INFORMATION

NEC 29 N 130 LLC

Agriculture Use (Active 1/1/2019)

100%

3412 FLAT IRON CT LEANDER, TX 78641

PLATEAU LAND AND WILDLIFE MANAGEMENT, INC. (A0658559)

2026 VALUE INFORMATION

MARKET VALUE	
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

ASSESSED VALUE	
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

2026 ENTITIES & EXEMPTIONS

AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
CGT- City of Georgetown		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
SGT- Georgetown ISD		N/A	N/A	N/A

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Wildlife Mgmt. Improved Pasture I	D1 - Qualified AG Use	No	N/A	N/A	N/A	0.116000 acres
TOTALS						**5,053 Sq. ft / 0.116000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	$0	$0	$0	$6,169	$17	$0	$0	$17	$0	$0	$17
2024	$0	$0	$0	$3,672	$17	$0	$0	$17	$0	$0	$17
2023	$0	$0	$0	$3,549	$18	$0	$0	$18	$0	$0	$18
2022	$0	$0	$0	$3,549	$18	$0	$0	$18	$0	$0	$18
2021	$0	$0	$0	$1,360	$17	$0	$0	$17	$0	$0	$17

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/27/2021	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	NEC 29 N 130 LLC	2022000558	
11/20/2018	CONROY, RICHARD L & MARY E	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	2018104342	

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R040594	NEC 29 N 130 LLC	4701 E SH 29, GEORGETOWN, TX 78626	2026	N/A

Details Map

2026 GENERAL INFORMATION

Active

Land - Transitional

AW0556 - Stubblefield, W. Sur., ACRES 21.854, {R314388/CGT}

G305M50H - E Gtown ISD Abstracts

R-20-0556-0000-0011B

R040593, R314388, R576417

3-0343

44.080000

2026 OWNER INFORMATION

NEC 29 N 130 LLC

Agriculture Use (Active 1/1/2019)

100%

3412 FLAT IRON CT LEANDER, TX 78641

PLATEAU LAND AND WILDLIFE MANAGEMENT, INC. (A0658559)

2026 VALUE INFORMATION

MARKET VALUE	
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

ASSESSED VALUE	
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

2026 ENTITIES & EXEMPTIONS

AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
F08- Wmsn ESD #8		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
SGT- Georgetown ISD		N/A	N/A	N/A

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Wildlife Mgmt. Improved Pasture I	D1 - Qualified AG Use	No	N/A	N/A	N/A	21.854000 acres
TOTALS						**951,960 Sq. ft / 21.854000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	$0	$0	$0	$1,162,250	$3,169	$0	$0	$3,169	$0	$0	$3,169
2024	$0	$0	$0	$691,854	$3,169	$0	$0	$3,169	$0	$0	$3,169
2023	$0	$0	$0	$668,558	$3,322	$0	$0	$3,322	$0	$0	$3,322
2022	$0	$0	$0	$668,558	$3,322	$0	$0	$3,322	$0	$0	$3,322
2021	$0	$0	$0	$256,129	$3,169	$0	$0	$3,169	$0	$0	$3,169

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/27/2021	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	NEC 29 N 130 LLC	2022000558	
11/20/2018	CONROY, RICHARD L & MARY E	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	2018104342	
	VETERANS LAND BOARD OF TEXAS	CONROY, RICHARD L & MARY E	-	792/288
7/30/1979	UNKNOWN	UNKNOWN	-	764/303

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R576416	NEC 29 N 130 LLC	HWY 29, GEORGETOWN, TX 78626	2026	N/A

Details Map

2026 GENERAL INFORMATION

Active

Land - Transitional

AW0556 AW0556 - Stubblefield, W. Sur., ACRES 0.094, {R040594/NON-CGT}

G305M50H - E Gtown ISD Abstracts

R-20-0556-0000-0011GA

R314388

3-0343

44.080000

2026 OWNER INFORMATION

NEC 29 N 130 LLC

Agriculture Use (Active 1/1/2019)

100%

3412 FLAT IRON CT LEANDER, TX 78641

PLATEAU LAND AND WILDLIFE MANAGEMENT, INC. (A0658559)

2026 VALUE INFORMATION

MARKET VALUE	
	N/A
	N/A
	N/A

2026 ENTITIES & EXEMPTIONS

AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
CGT- City of Georgetown		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
SGT- Georgetown ISD		N/A	N/A	N/A

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Wildlife Mgmt. Improved Pasture I	D1 - Qualified AG Use	No	N/A	N/A	N/A	0.094000 acres
TOTALS						**4,095 Sq. ft / 0.094000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	$0	$0	$0	$4,999	$14	$0	$0	$14	$0	$0	$14
2024	$0	$0	$0	$2,976	$14	$0	$0	$14	$0	$0	$14
2023	$0	$0	$0	$2,876	$14	$0	$0	$14	$0	$0	$14
2022	$0	$0	$0	$2,876	$14	$0	$0	$14	$0	$0	$14
2021	$0	$0	$0	$1,102	$14	$0	$0	$14	$0	$0	$14

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/27/2021	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	NEC 29 N 130 LLC	2022000558	
11/20/2018	CONROY, RICHARD L	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	2018104340	
12/21/2017	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	CONROY, RICHARD L	2018088575	

EXHIBIT B

<u>Williamson County Appraisal District Tax Roll</u>

WCAD Williamson Central Appraisal District

Williamson Central Appraisal District

HOME WCAD.ORG

Property Search Enter any combination of name, address, or property identifier Advanced Search

PROPERTY SEARCH RESULTS

Export

R576417
R040593
R314388
R040594
R576416

PROPERTY ID	OWNER NAME	SITUS ADDRESS	LEGAL DESCRIPTION	2026 MARKET VALUE
R576417	NEC 29 N 130 LLC	CR 193, GEORGETOWN, TX 78626	AW0556 AW0556 - Stubblefield, W. Sur., ACRES 11.016, (R314388/CGT)	N/A
R040593	NEC 29 N 130 LLC	CR 193, GEORGETOWN, TX 78626	AW0556 - Stubblefield, W. Sur., ACRES 10.93, (R314386/CGT)	N/A
R314388	NEC 29 N 130 LLC	HWY 29, GEORGETOWN, TX 78626	AW0556 - Stubblefield, W. Sur., ACRES 0.116, (R040594/NON CGT)	N/A
R040594	NEC 29 N 130 LLC	4701 ESH 29, GEORGETOWN, TX 78626	AW0556 - Stubblefield, W. Sur., ACRES 21.854 (R314388/CGT)	N/A
R576416	NEC 29 N 130 LLC	HWY 29, GEORGETOWN, TX 78626	AW0556 AW0556 - Stubblefield, W. Sur., ACRES 0.094, (R040594/NON CGT)	N/A
R314386	**NEC 29 N 130 LLC**	**Highway 29, GEORGETOWN, TX 78626**	**AW0556 - Stubblefield, W. Sur., ACRES 0.07, (R040593/NON-CGT)**	**N/A**

Page 1 of 1 25 1 - 6 of 6 items

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R314386	NEC 29 N 130 LLC	HIGHWAY 29, GEORGETOWN, TX 78626	2026	N/A

Details Map

2026 GENERAL INFORMATION

Active

Land - Transitional

AW0556 - Stubblefield, W. Sur., ACRES 0.07, {R040593/NON-CGT}

G305M50H - E Gtown ISD Abstracts

R-20-0556-0000-0011F

R040593

3-0343

44.080000

2026 OWNER INFORMATION

NEC 29 N 130 LLC

Agriculture Use (Active 1/1/1984)

100%

3412 FLAT IRON CT LEANDER, TX 78641

PLATEAU LAND AND WILDLIFE MANAGEMENT, INC. (A0658559)

2026 VALUE INFORMATION

MARKET VALUE	
	N/A
	N/A
	N/A

2026 ENTITIES & EXEMPTIONS

AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
CGT- City of Georgetown		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
SGT- Georgetown ISD		N/A	N/A	N/A

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Wildlife Mgmt. Improved Pasture I	D1 - Qualified AG Use	No	N/A	N/A	N/A	0.070000 acres
TOTALS						**3,049 Sq. ft / 0.070000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	$0	$0	$0	$3,723	$10	$0	$0	$10	$0	$0	$10
2024	$0	$0	$0	$2,216	$10	$0	$0	$10	$0	$0	$10
2023	$0	$0	$0	$2,141	$11	$0	$0	$11	$0	$0	$11
2022	$0	$0	$0	$2,141	$11	$0	$0	$11	$0	$0	$11
2021	$0	$0	$0	$820	$10	$0	$0	$10	$0	$0	$10

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/27/2021	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	NEC 29 N 130 LLC	2022000558	
11/20/2018	CONROY, RICHARD L & MARY E	CONROY, TIMOTHY RICHARD & MARY SUE BENOY	2018104341	
8/14/2017	VETERANS LAND BOARD	CONROY, RICHARD L	2018088576	
11/20/2018	DANNELLEY, THOMAS A	CONROY, RICHARD L & MARY E	2018104341	909/928
11/9/1978	CHRISTIAN EUGENE E &	VETERANS LAND BOARD	-	737/249

EXHIBIT C

Map of the Property

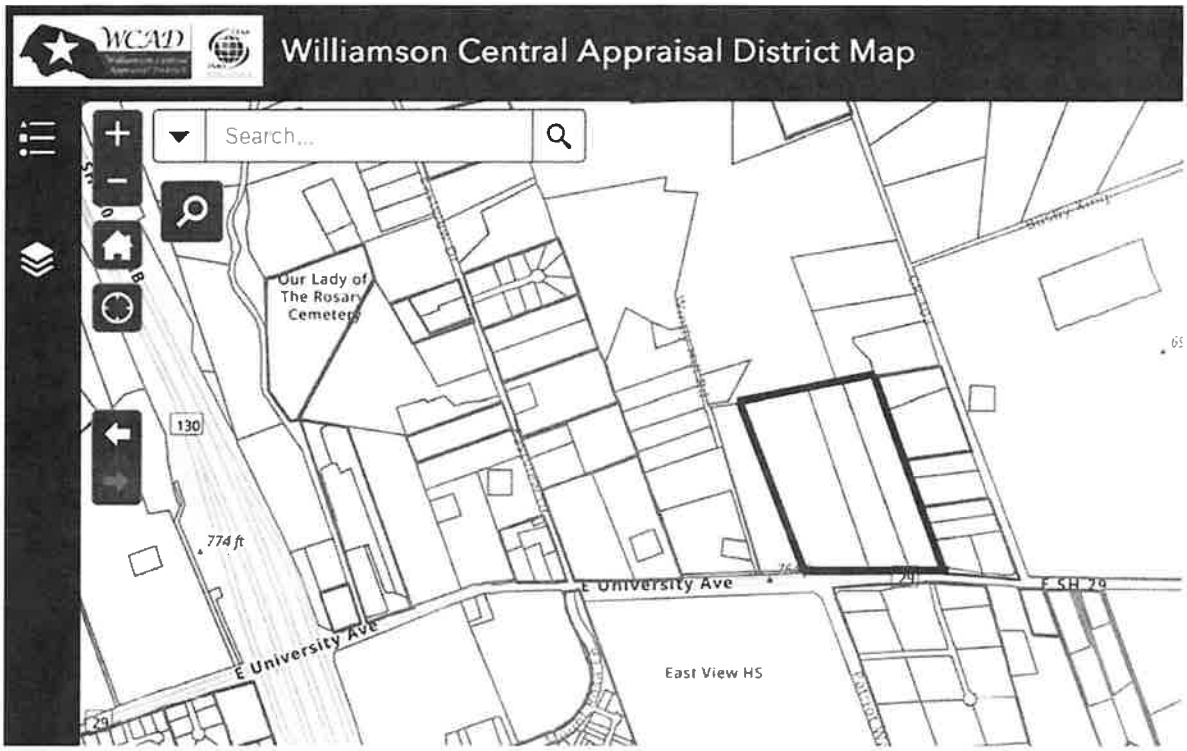


EXHIBIT D

Written Consent and Certificate of the Members

[Attached]

WRITTEN CONSENT AND CERTIFICATE OF THE MANAGERS
OF
NEC 29 N 130 LLC

Dated effective as of December ___, 2025

THE UNDERSIGNED, constituting all of the Managers (the "**Managers**") of **NEC 29 N 130 LLC**, a Texas limited liability company (hereinafter referred to as the "**Company**"), pursuant to the Company Agreement of said Company (the "**Company Agreement**"), do, as of the date set forth above, hereby consent to and adopt the following resolutions and certify as follows:

1. **Certification**. We the undersigned constitute all of the Managers of the Company.

2. **Organizational Structure**. The Company has been formed for valid business purposes.

3. **Resolutions**. The Mangers hereby unanimously adopt the following resolutions, which shall have the same force and effect as if adopted at a meeting of the Managers duly called and held:

NOW THEREFORE, BE IT RESOLVED, that SRIKANTH NALLAPAREDDY and KONDAREDDY DWARSALA, or either of them without the joinder of the other, solely in their respective capacities as the Managers of the Company (or any other Authorized Representatives [as defined below] of the Company) on behalf of the Company, is hereby designated as the representatives of the Company, and each is authorized and directed to (i) submit a petition for release from extraterritorial jurisdiction area by landowner pursuant to Chapter 42.101 Subchapter D, Texas Local Government Code (the "**Petition**") with respect to the real property owned by the Company in Williamson County, Texas and described on **Exhibit A** attached hereto and incorporated herein (the "**Property**"), such ownership being evidenced by the attached tax roll from the Williamson County Appraisal District attached hereto as **Exhibit B**, requesting a release of the Property from the extraterritorial jurisdiction (the "**ETJ**") of the City of Georgetown in Williamson County, Texas (the "**City**"), and (ii) execute and deliver all documents required to submit a valid Petition and take any and all actions required by the City and/or the Texas Local Government Code to in order to effectuate a release of the Property from the ETJ as the Managers (or either of them) and/or any Authorized Representatives (as defined below), acting on behalf of the Company, deem necessary or advisable, and (iii) do any and all things in connection with such Petition that the Managers (or either of them) and/or any Authorized Representatives (as defined below), acting on behalf of the Company, deem necessary or advisable and in the best interests of the Company, BCP GP and/or BCP.

BE IT FURTHER RESOLVED, that each of the Managers, severally and without joinder of any other Manager or party, acting on behalf of the Company, is authorized and directed for and on behalf and in the name of the Company, as applicable, to (i) execute and deliver the Petition, with such changes, modifications, and/or revisions as he may deem necessary or advisable to complete and implement the Petition and to complete and implement follow-up requests by the City, as contemplated by Texas Local Government

Code and/or as required or requested by the City, as applicable, and carry out and comply with the purposes and intent of this resolution and the other resolutions relating to such Petition, (ii) effect the completion and submission of the Petition and provide to the City all information contemplated thereby, as applicable, the undersigned hereby ratifying, approving, confirming, and adopting any and all acts and deeds that any such Manager has done or may do with respect to any of the foregoing, on behalf of the Company, (iii) do all other things and acts, to execute and deliver for and on behalf and in the name of the Company, and on its behalf, all other instruments, documents, and certificates, and to pay all costs, fees, and taxes as he may deem necessary or advisable, in order to carry out and comply with the purposes and intent of these resolutions, (iv) enter into any amendments, modifications, ratifications, restatements, and/or supplements of the Petition, and all of the acts and deeds of any Manager heretofore or hereafter effected by him that are consistent with the purposes and intent of these resolutions be, and hereby are, in all respects ratified, approved, confirmed, and adopted as the acts and deeds of the Company.

BE IT FURTHER RESOLVED, that all acts of any Authorized Representative, authorized and directed herein, including the execution and delivery of the Petition and all other documents referenced herein relating to the Transaction are reasonably expected to benefit the Company directly or indirectly.

4. Certificate of Incumbency. The undersigned hereby certify that the following individuals are the duly appointed and currently serving Managers of the Company:

SRIKANTH NALLAPAREDDY, and
KONDAREDDY DWARSALA

5. Authorized Representatives. The following individuals (the "**Authorized Representatives**"), as Authorized Representatives of the Company, severally and without joinder of any other party (but without limiting the authority granted to any other parties), acting on behalf of the undersigned in their respective capacities as Managers of the Company and on behalf of the Company, are hereby authorized to receive all information pertaining to the Petition and to communicate with the City concerning the Petition.

Michael Garrett Johnson, and
Garrett Ford

6. Certificates of Formation. A Certificate of Formation of the Company is attached in Exhibit C attached hereto and incorporated herein.

[*Signature Page Follows; Remainder of Page Intentionally Left Blank*]

IN WITNESS WHEREOF, the undersigned, which constitutes all of the Managers of NEC 29 N 130, LLC, a Texas limited liability company, have executed this written consent and certificate to be effective as of the date first written above.

MANAGERS:

SRIKANTH NALLAPAREDDY

KONDAREDDY DWARSALA

Signature Page to Written Consent and Certificate of the Members of HW Capital Management, LLC

Exhibit A to Written Consent

Property Description

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT AND A PART OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT CONVEYED TO TIMOTHY RICHARD CONROY AND MARY SUE BENOY IN A DEED RECORDED IN DOCUMENT NOS. 2018104340, 2018104341 AND 2018104342, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 44.071 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the north right-of-way line of East State Highway 29, for the southwest corner of a tract of land conveyed to Basilio M. Ramirez and Irma F. Irma in a deed recorded in Document No. 1997058774, Official Public Records, Williamson County, Texas, for the southeast corner and POINT OF BEGINNING of herein described tract:

THENCE with the south line of this tract and the north right-of-way line of East State Highway 29, the following three (3) calls:

1. South 88°52'03" West a distance of 187.74 feet to a 60D nail set;
2. South 88°13'35" West a distance of 522.17 feet a concrete highway monument;
3. South 86°48'10" West a distance of 513.49 feet to a 60D nail set for the southeast corner of a tract of land conveyed to Cynthis Ott and Patricia Schell in a deed recorded in Document No. 2020065976, Official Public Records, Williamson County, Texas, for the southwest corner of this tract;

THENCE with the southwest line of this tract and the northeast line of the Cynthis Ott and Patricia Schell Tract, North 21°28'01" West a distance of 1,568.66 feet to a 60D nail set on the south line of a tract of land conveyed to Patsy K. Danek in a deed recorded in Document No. 2004089928, Official Public Records, Williamson County, Texas, for the northwest corner of this tract;

THENCE with the northwest line of this tract and south line of the Patsy K. Danek Tract the following three (3) calls:

1. North 78°30'42" East a distance of 289.18 feet to a 60D nail set;
2. North 78°47'47" East a distance of 333.92 feet to a 60D nail set;
3. North 78°43'51" East a distance of 550.57 feet to an iron rod found for the southeast corner of a tract of land conveyed to Guillermo Carrillo and Alma Carrillo in a deed recorded in Document No. 2018060393, Official Public Records, Williamson County, Texas, for the southwest corner of a tract of land conveyed to Circlemarker Corp., in a deed recorded in Document No. 2014024169, Official Public Records, Williamson County, Texas, and for the northwest corner of a tract of land conveyed to Cynthia Lock and Michael Whitson, Williamson County, Texas, being the northeast corner of this tract;

THENCE with the northeast line of this tract and southwest line of the Cynthia Lock and Michael Whitson Tract, South 21°28'02" East a distance of 1,763.75 feet to the POINT OF BEGINNING, containing 44.071 acres of land, more or less.

Exhibit C to Written Consent

Certificate of Formation

[Attached]

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

John B. Scott
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

NEC 29 N 130 LLC
File Number: 804350760

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 12/15/2021

Effective: 12/15/2021

John B. Scott
Secretary of State

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: 804350760 12/15/2021
Document #: 1102790110002
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

NEC 29 N 130 LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Srikanth Nallapareddy

C. The business address of the registered agent and the registered office address is:

Street Address:
13727 Balint Ln Frisco TX 75035

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☑ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Manager 1: **Kondareddy Dwarsala** Title: **Manager**

Address: **3412 Flat Iron Ct Leander TX, USA 78641**

Manager 2: **Srikanth Nallapareddy** Title: **Manager**

Address: **13727 Balint Ln Frisco TX, USA 75035**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Srikanth Nallapareddy **13727 Balint Ln, Frisco, TX 75035**

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Srikanth Nallapareddy

Signature of Organizer

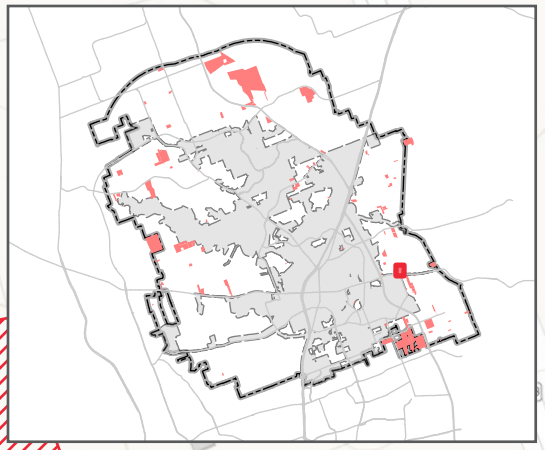
FILING OFFICE COPY

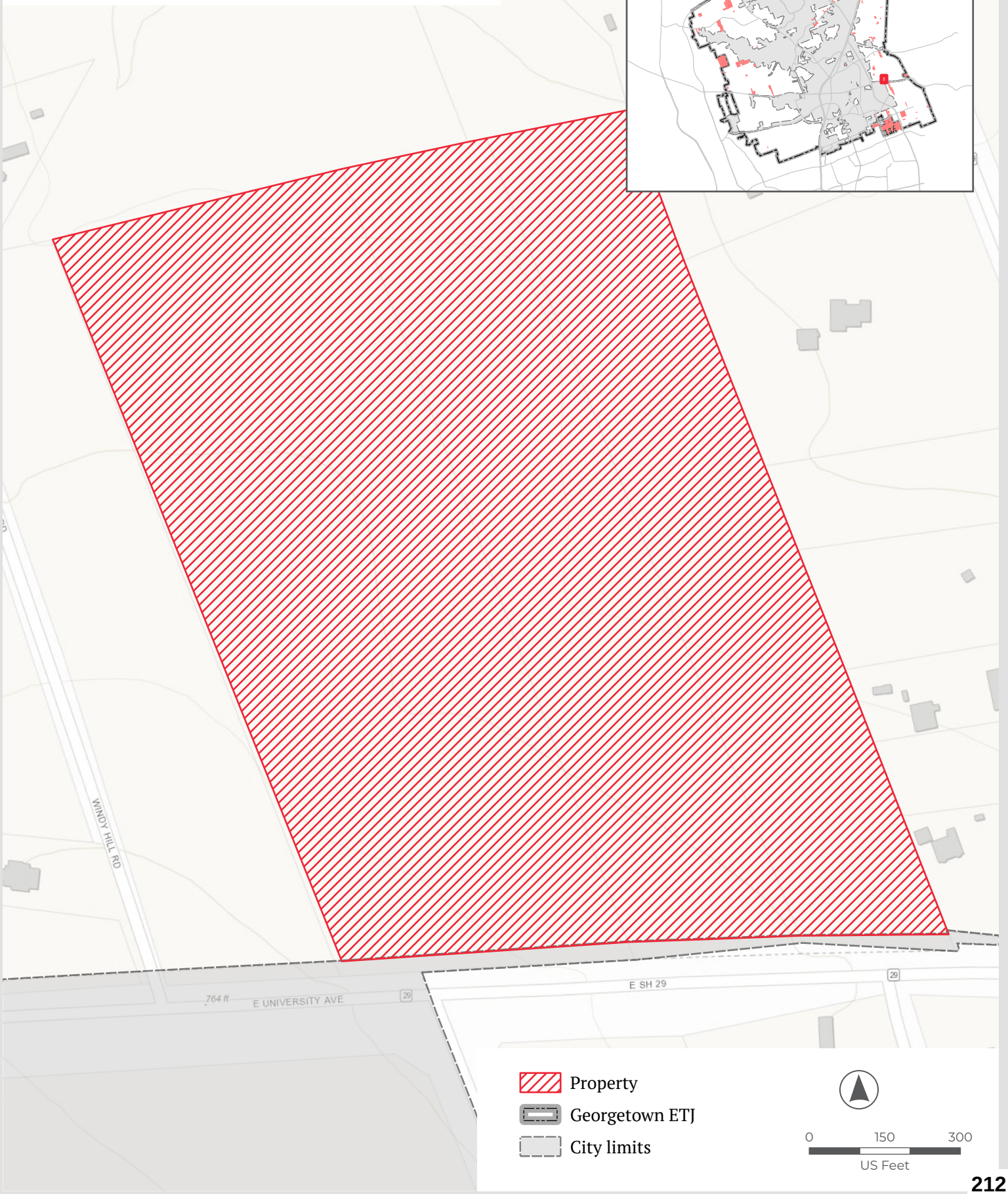
Exhibit B to Resolution

Map

Petitioned for ETJ Removal

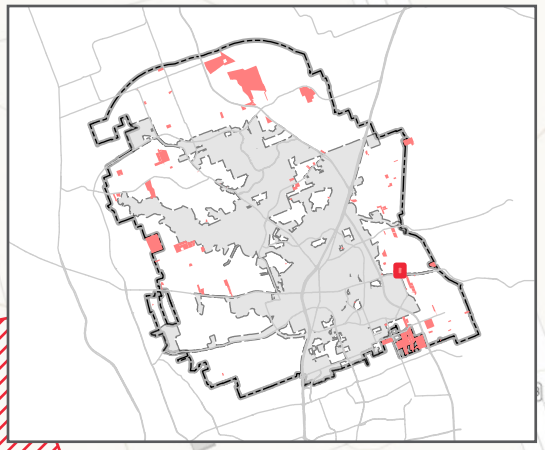
NEC 29 N 130 LLC

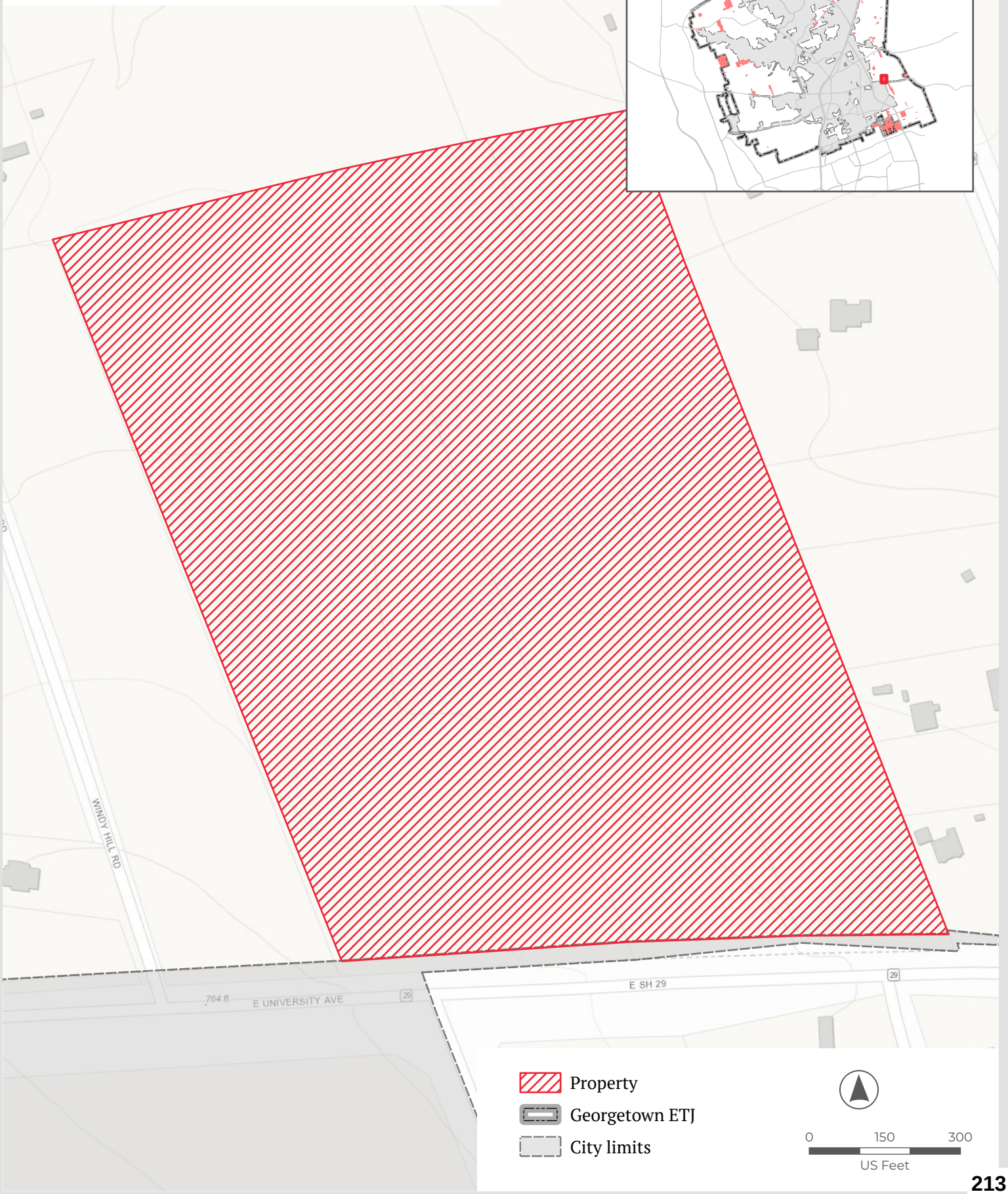




Petitioned for ETJ Removal

NEC 29 N 130 LLC





City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution - ETJ Disannexation - DNJ Pride Ventures, LLC

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution to confirm the disannexation of a tract of land described in Document Number 2025025267 of the Official Public Records of Williamson County from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcels R042277 and R042278 and owned by DNJ Pride Ventures, 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_DNJ Pride Ventures_Patriot Way wExhibits.pdf
DNJ PRIDE VENTURES LLC Map.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025025267 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCELS R042277 AND R042278 AND BEING LOCALLY KNOWN AS 701 PATRIOT WAY, GEORGETOWN, WILLIAMSON COUNTY, TEXAS, RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 11, 2025, the City of Georgetown, Texas, received a petition requesting release from its ETJ of a tract of land described in Document Number 2025025267 of the Official Public Records of Williamson County, Texas, in the 5RM Ranch Subdivision (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

RECEIVED
DEC 11 2025
CITY SEC.

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION ("ETJ") AREA BY LANDOWNER PURSUANT TO Chapter 42.101 SUBCHAPTER D, TEXAS Local Government Code

The undersigned DNJ Pride Ventures LLC ("Petitioner") hereby petitions the City of Georgetown, Williamson County, Texas (the "Municipality"), to remove the below-described property from the ETJ boundaries of the Municipality as allowed by Texas Local Government Code §42.101, Subchapter D (the "Statute").

The Property is described as: Lot B, Block 4, 5RM Ranch Subdivision in Williamson County, Texas, Williamson County, Texas, more particularly described by metes and bounds of such territory or plat designating such territory, attached hereto as Exhibit A, which are incorporated herein by reference for all purposes.

1. THE STATUTE APPLIES TO THE PETITIONER'S PROPERTY

The Property is not area located:

(1) within five miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted;

(2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

(A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and

(B) that has a population greater than 240,000;

(3) within the portion of the extraterritorial jurisdiction of a Municipality with a population of more than 1.4 million, that is:

(A) within 15 miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted; and

(B) in a county with a population of more than two million;

(4) in an area designated as an industrial district under Section 42.044; or

(5) in an area subject to a strategic partnership agreement entered into under Section 43.0751

2. PETITION REQUIREMENTS

The petition requesting release under the Statute has been signed by:

(1) more than 50 percent of the registered voters of the area described by the petition as of the date of the preceding uniform election date; or

(2) a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district.

(3) All signature requirements under SB 2038 have been satisfied.

(4) The petition includes a map of the land to be released and describes the boundaries of the land to be released by (1) metes and bounds or lot/block number if there is a recorded map or plat. Petitioner requests that the Municipality shall immediately release the area from the Municipality's extraterritorial jurisdiction.

3. MUNICIPALITY'S ACTIONS ONCE THE PETITION IS FILED

The municipal secretary or other person responsible for verifying signatures shall verify the signatures contained in the Petition and notify the residents and landowners of the area described within this petition of the results of the petition.

If a resident or landowner obtains the number of signatures on the petition required under Texas Local Govt. Code Section 42.104, the municipality shall immediately release the area from the municipality's extraterritorial jurisdiction.

4. MUNICIPALITY'S FAILURE TO TAKE ACTION

If a Municipality fails to take action to release the Property by the later of the 45th day after the date the Municipality receives the petition or the next meeting of the Municipality's governing body that occurs after the 30th day after the date the Municipality receives the petition, the area is released by operation of law.

PETITIONER: Dated April 29, 2025,

DNJ Pride Ventures LLC

Signed: Nilesh Vaghasiya

By: Nilesh Vaghasiya - Managing member

By: Nilesh Vaghasiya DOB: [redacted]

By: Nilesh Vaghasiya, [redacted]

Email - [redacted]

Phone - [redacted]

MEMBER RESOLUTION

STATE OF TEXAS

COUNTY OF WILLIAMSON

THE UNDERSIGNED, being all the members of DNJ PRIDE Ventures LLC, a limited liability company organized under the laws of the state of Texas, do hereby certify that the following is correct copy of certain Resolution duly authorized by a meeting of the Members of said Company, and we certify the same to be correct transcript of such Resolution and of the whole thereof.

"Be IT RESOLVED by the Members of the Company, that:

Nilesh Vaghasiya, as its Managing member, is hereby authorized and empowered on behalf of DNJ Pride Ventures LLC to petition the City of Georgetown, Texas (the "City") for release from the City's Extraterritorial Jurisdiction ("ETJ"), and all for such actions needed to be taken by said officer that said officer, in his sole opinion, deems in the best interests of said LLC: and the Managing member is further authorized or empowered to deliver to the City any and all documents required by the City for release of the City's ETJ, and to do any and all other things on behalf of the LLC, which may be necessary and proper to carry into effect the purpose of this resolution.

The undersigned certifies that Nilesh Vaghasiya, Jay Antala and Vanshika Vaghashia of DNJ Pride Ventures LLC, a Texas Limited liability company, and that the foregoing is true and correct copy of a resolution duly adopted by the Members of said Company, and that the Resolution has not been rescinded or amended and is still in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands this 10th day of December 2025.

DNJ Pride Ventures LLC, a Texas limited liability company

By: Nilesh Vaghasiya
Its: Managing Member

By: Vanshika Vaghashia
Its: Member

By: Jay Antala
Its: Member

EXHIBIT A

Being a portion of Lot B, Block 4, 5RM Ranch Subdivision in Williamson County, Texas, according to the map or plat recorded in Book 6, Pages 62-63 (now known as Cabinet B, Slides 220-
221), Plat Records of Williamson County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point in the West line of said Lot B, being also in the East line of Reb-Nancy Road, said point of beginning being N. 18 deg. 51' West from the S.W. corner of said Lot B, and said point of beginning being the S.W. corner of this tract;

THENCE North 18 deg. 51' W. along the West line of said Lot B also the East line of Reb-Nancy Road 170 feet to a stake for N.W. corner of the tract;

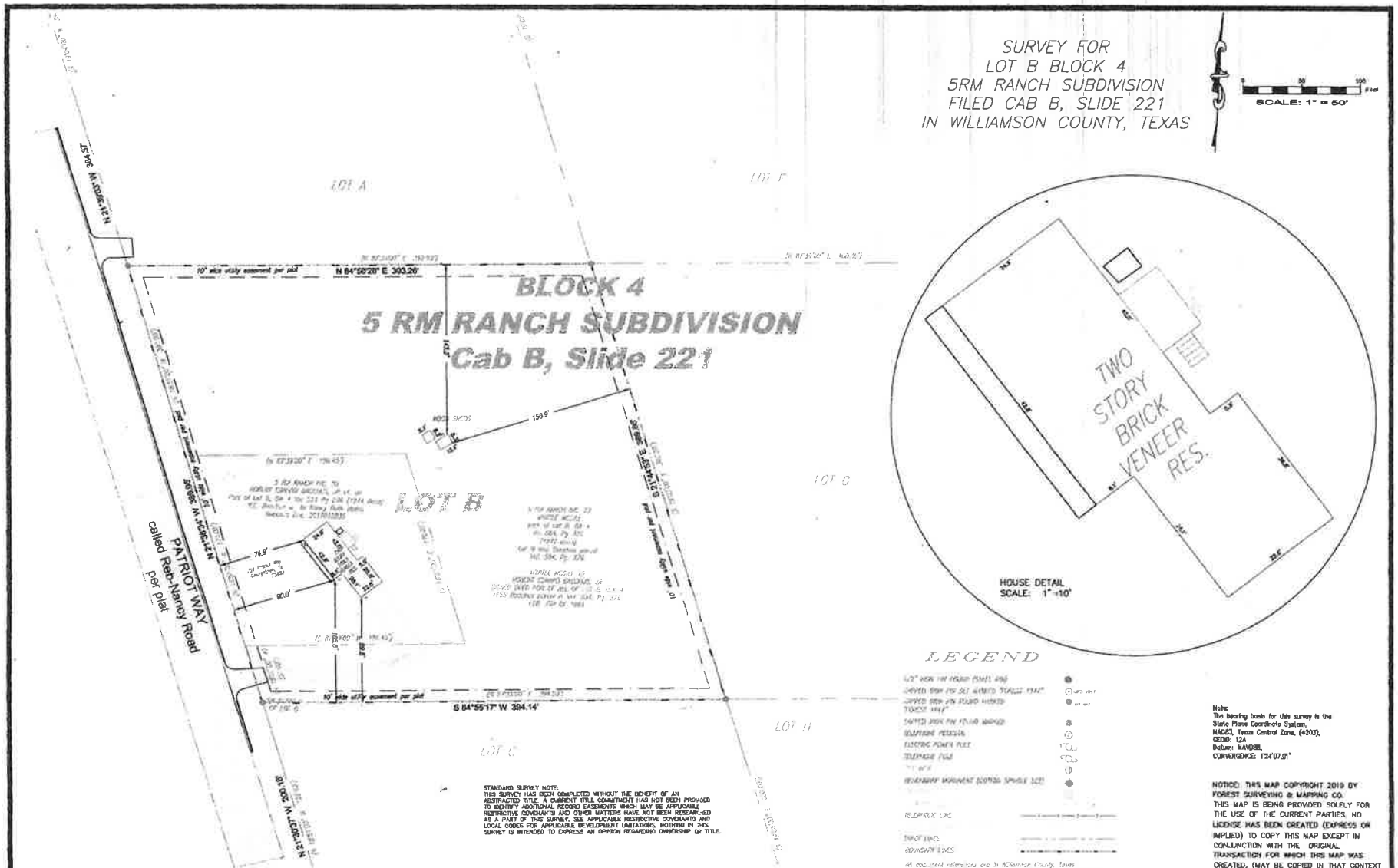
THENCE North 87 deg. 39' E. a distance of 186.45 feet to a stake for N.E. corner of this tract;

THENCE South 18 deg. 51' E. 170 feet to a stake for S.E. corner of the tract;

THENCE South 87 deg. 39' W. a distance of 186.45 feet to the PLACE OF BEGINNING.

SURVEY FOR
LOT B BLOCK 4
5RM RANCH SUBDIVISION
FILED CAB B, SLIDE 221
IN WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 50'



STANDARD SURVEY NOTE:
THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED 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 OR TITLE.

LEGEND

TELEPHONE LINE
TRUE LINES
BOUNDARY LINES

All recorded references are in Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
R.P.R.W.C.T. Real Property of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas

Note:
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A Datum: NAD88, CONVERGENCE: 1°24'07.01"

NOTICE: THIS MAP COPYRIGHT 2019 BY FOREST SURVEYING & MAPPING CO. THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES. NO LICENSE HAS BEEN CREATED (EXPRESS OR IMPLIED) TO COPY THIS MAP EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION FOR WHICH THIS MAP WAS CREATED, (MAY BE COPIED IN THAT CONTEXT IF CONDITIONS REMAIN UNCHANGED)
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I, THE UNDERSIGNED 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 BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

Drawing date July 2, 2019

William F. Forest, Jr. R.P.L.S. 1847

STATE OF TEXAS REGISTERED WILLIAM F. FOREST, JR. 1847 PROFESSIONAL LAND SURVEYOR

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

Drawing Date:	JULY 08, 2019
Field Book/Page:	144-32X
701 PATRIOT WAY	
Project & Dwg:	BACCHUS
BACCHUS 144-32	
Sheet One of One	

ELECTRONICALLY RECORDED 2025025267
Williamson County, Texas Total Pages: 4

AUSTIN TITLE COMPANY

GF# 1701342400807

GENERAL WARRANTY DEED

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.

STATE OF TEXAS	§
	§
COUNTY OF WILLIAMSON	§
DATE:	April 3, 2025
GRANTOR:	Nancy Bacchus aka Nancy Ruth Harris Bacchus
GRANTOR'S ADDRESS:	701 Patriot Way, Georgetown TX 78626
GRANTEE:	DNJ Pride Ventures LLC
GRANTEE'S ADDRESS:	196 Rockney Rd Georgetown, TX 78626
CONSIDERATION:	TEN DOLLARS ($10.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]:

Being a portion of Lot B, Block 4, 5RM Ranch Subdivision in Williamson County, Texas, according to the map or plat recorded in Book 6, Pages 62-63 (now known as Cabinet B, Slides 220-221), Plat Records of Williamson County, Texas, and being described by metes and bounds as follows:

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THENCE North 18 deg. 51' W. along the West line of said Lot B also the East line of Reb-Nancy Road 170 feet to a stake for N.W. corner of the tract;

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THENCE South 18 deg. 51' E. 170 feet to a stake for S.E. corner of the tract;

THENCE South 87 deg. 39' W. a distance of 186.45 feet to the PLACE OF BEGINNING.

RESERVATIONS FROM CONVEYANCE & WARRANTY:
None.

EXCEPTIONS TO CONVEYANCE & WARRANTY:
Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

AD VALOREM TAXES:
Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

CONVEYANCE:
Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:
When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:

Nancy Harris Bacchus

Nancy Bacchus aka Nancy Ruth Harris Bacchus

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on April 3, 2025, by Nancy Bacchus aka Nancy Ruth Harris Bacchus.

EMILY MARTINKA
Notary Public, State of Texas
Notary ID# 11321036
My Commission Expires
AUGUST 14, 2026

Emily Martinka

Notary Public in and for the State of Texas

After Recording, Please Return to:
Austin Title Company
200 E. 8th Steet, Ste 201
Georgetown, TX 78626
Attn: Emily Morris-Martinka
GF# 1701342400807

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS
2025025267

Pages: 4 Fee: $33.00
04/07/2025 08:09 AM
OSALINAS

Nancy E. Rister, County Clerk
Williamson County,Texas

Exhibit B to Resolution

Legal Description and Map

EXHIBIT A

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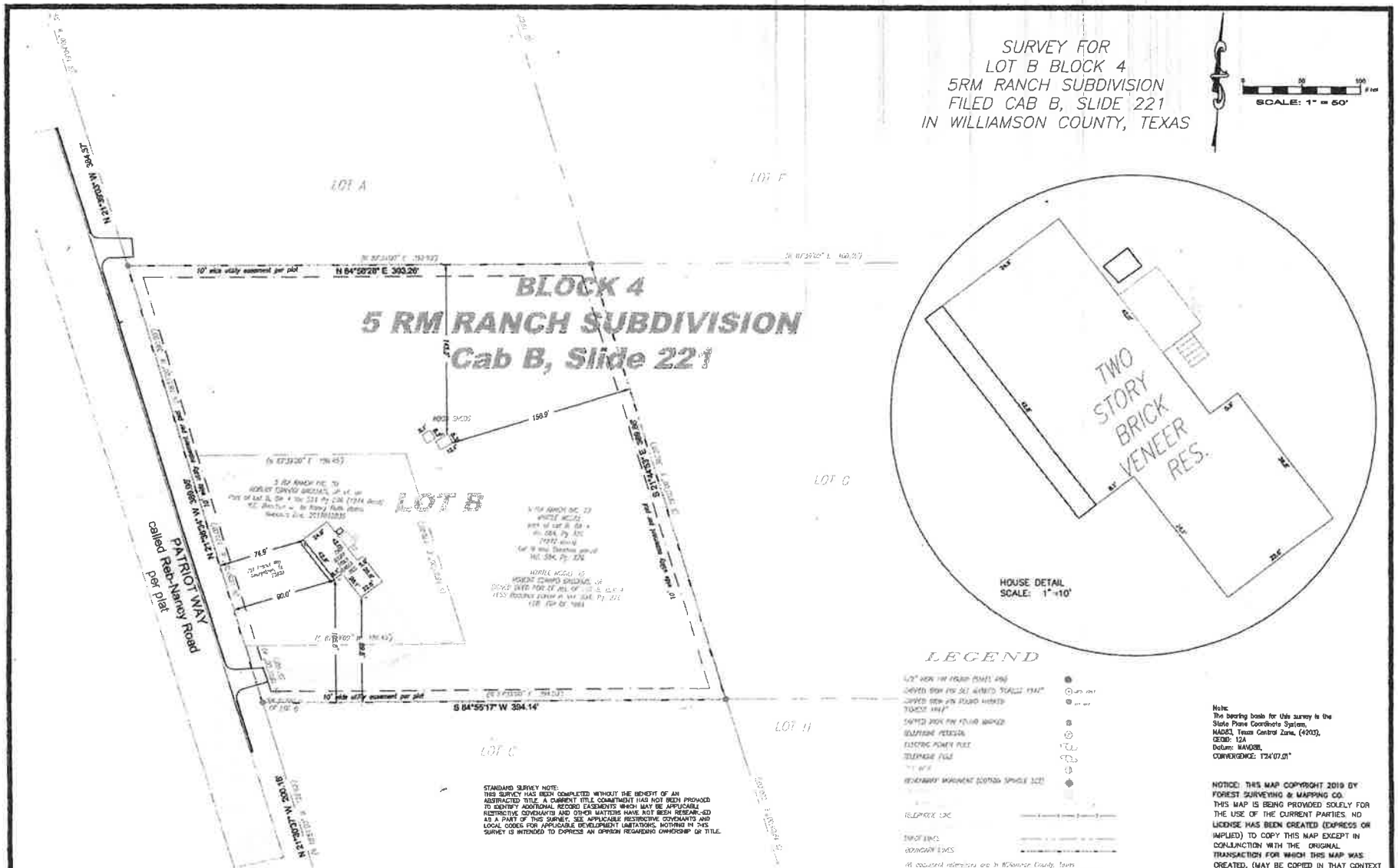
SURVEY FOR
LOT B BLOCK 4
5RM RANCH SUBDIVISION
FILED CAB B, SLIDE 221
IN WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 50'



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LEGEND

1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)	●
CAPPED IRON PIN SET MARKED "FOREST 1847"	⊙
CAPPED IRON PIN FOUND MARKED "FOREST 1847"	⊙
CAPPED IRON PIN FOUND MARKED	⊙
TELEPHONE PEDESTAL	⊙
ELECTRIC POWER POLE	
TELEPHONE POLE	
FIRE HYDRANT	
REFLECTIVE MONUMENT (CONCRETE SPHERE SET)	◆
TELEPHONE LINE	
TRUE LINES	
COORDINATE LINES	

All referenced references are in Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
R.P.W.C.T. Plat Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas

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Drawing date July 2, 2019

William F. Forest, Jr. R.P.L.S. 1847

STATE OF TEXAS REGISTERED WILLIAM F. FOREST, JR. 1847 PROFESSIONAL LAND SURVEYOR

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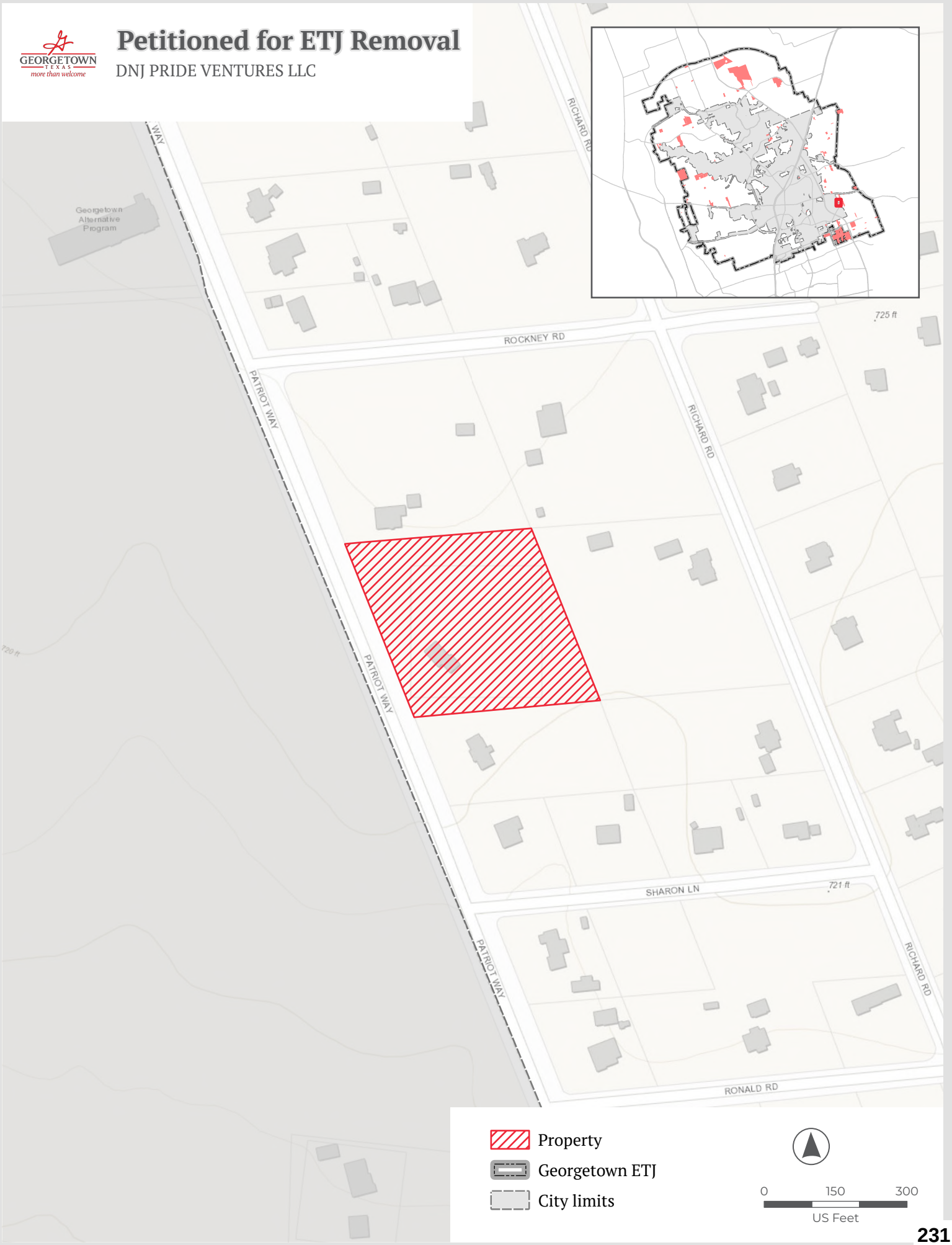
Drawing Date:	JULY 08, 2019
Field Book/Page:	144-32X
701 PATRIOT WAY	
Project & Dwg:	BACCHUS
BACCHUS 144-32	
Sheet One of One	

Petitioned for ETJ Removal

DNJ PRIDE VENTURES LLC



City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution - ETJ Disannexation - 99 Diamond Star Holdings LLC - 14.91 Acres

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 14.91 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as all of Williamson County Appraisal District Parcel R620732 and a portion of Williamson County Appraisal District Parcel R011087and owned by 99 Diamond Star Holdings 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_99 Diamond Star LLC_CR143_14 AC wExhibits.pdf
99 DIAMOND STAR HOLDINGS LLC Map.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING APPROXIMATELY 14.91 ACRES OF LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCELS R011087 AND R620732 RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 15, 2025, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 14.91 acre tract of land in the Burrell Eaves 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

PETITION FOR THE RELEASE OF LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION WITHOUT AN ELECTION

THE STATE OF TEXAS §
§
CITY OF GEORGETOWN §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

The undersigned petitioner (the "Petitioner"), acting pursuant to the provisions of Chapter 42, Texas Local Government Code (as amended, the "Act"), request that the City of Georgetown, Texas (the "City"), release the territory described in **Exhibit A**, attached hereto and incorporated herein for all purposes (the "Land") from the City's extraterritorial jurisdiction, and in support of this petition (this "Petition") the Petitioner would present the following:

Section 1. Authority to File Petition for Release. Pursuant to Section 42.102 of the Act, Petitioner is (1) a resident of the Land, or (2) the owner or owners of the majority in value of the Land, which consists of one or more parcels of land in the City's extraterritorial jurisdiction.

Section 2. Land to be Released. The boundaries of the Land to be released from the City's extraterritorial jurisdiction are legally described on **Exhibit A**, and a map of the Land is attached hereto as **Exhibit B**.

Section 3. Petition Requirements. Pursuant to Section 42.104(a) of the Act, the signers of this Petition constitute: (1) more than 50 percent of the registered voters of the Land as of the date of the preceding uniform election date; or (2) a majority in value of the holders of title of the Land, as indicated by the tax rolls of the Williamson Central Appraisal District, as evidenced by that certain General Warranty Deed filed and recorded under Document No. 2021174001, in the Official Public Records of Williamson County, Texas, a copy of which is attached hereto as **Exhibit C**.

Section 4. Signatures. To the extent required by applicable law, this Petition has satisfied the signature requirements described in Sections 42.103 and 42.104(a) of the Texas Local Government Code not later than the 180th day after the date the first signature for this Petition was obtained.

Section 5. Signature Authority. The individual signing this Petition on behalf of the Petitioner is fully authorized to sign this Petition as evidenced by **Exhibit D**, attached hereto and incorporated herein for all purposes.

The signer(s) of this Petition request the Land be released from the City's extraterritorial jurisdiction and that this Petition will be filed with the City Secretary of the City in support thereof.

Dated: December ____, 2025

[*Signature(s) on following page*]

PETITIONER:

99 Diamond Star Holdings, LLC
a Texas limited liability company

Sujan Babu Madala, Manager

Date of Birth:

[redacted]

Residence Address:

[redacted]

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on this 10 day of DECEMBER, 2025, by Sujan Babu Madala, Manager, 99 Diamond Star Holdings, LLC, a Texas limited liability company, on behalf of said entity.

Given under my hand and seal of office this 10th day of DECEMBER, 2025.

(SEAL)

Notary Public, State of Texas

MAHIMA BALU
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-01-26
Notary ID # 13365033-3

MAHIMA BALU
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-01-26
Notary ID # 13365033-3

Signature Page to Petition for Release of Land

Exhibit A

Legal Description of the Land

WILLIAMSON CENTRAL APPRAISAL DISTRICT PROPERTY ID – **R011087, R011090**

LEGAL DESCRIPTION: See Attached

ADDRESS: **1900 CR 143, GEORGETOWN, TX 78633**

LEGAL DESCRIPTION:
EXHIBIT - 14.91 ACRES

BEING A 14.91 ACRES TRACT OF LAND SITUATED IN THE BURRELL EAVES SURVEY, ABSTRACT 216 WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 99.45 ACRES TRACT OF LAND DESCRIBED TO 99 DIAMOND STAR HOLDINGS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021174001 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND ALL OF A CALLED 4.873 ACRES TRACT OF LAND DESCRIBED TO 99 DIAMOND STAR HOLDINGS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021174001 OF THE O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND, IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 143, A VARIABLE WIDTH RIGHT-OF-WAY, DESCRIBED IN DOCUMENT NO. 2010076395 OF THE O.P.R.W.C.T., AND THE SOUTHEAST BOUNDARY LINE OF SAID 99.45 ACRES TRACT;

THENCE, WITH SAID NORTHWEST BOUNDARY LINE OF COUNTY ROAD 143, AND SAID SOUTHEAST BOUNDARY LINE OF THE 99.45 ACRES TRACT, SOUTH 68°41'00" WEST, A DISTANCE OF 298.08 FEET TO A CALCULATED POINT AT THE SOUTH CORNER OF SAID 99.45 ACRES TRACT, SAME BEING THE EAST CORNER OF SAID 4.873 ACRES TRACT, AND FROM WHICH A 60D NAIL FOUND, BEARS NORTH 76°34'09" EAST, A DISTANCE OF 1.56 FEET;

THENCE, CONTINUING WITH SAID NORTHWEST BOUNDARY LINE OF COUNTY ROAD 143, AND SAID SOUTHEAST BOUNDARY LINE OF THE 4.873 ACRES TRACT, SOUTH 68°54'38" WEST, A DISTANCE OF 97.85 FEET TO A 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND, AT THE NORTHERLY INTERSECTION OF SAID COUNTY ROAD 143 AND STATE HIGHWAY NO. 195, A VARIABLE WIDTH RIGHT-OF-WAY, DESCRIBED IN DOCUMENT NO. 2011022260 OF THE O.P.R.W.C.T.;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 195, SAME BEING THE SOUTHWEST BOUNDARY LINE OF SAID 4.873 ACRES TRACT AND SAID 99.45 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 85°59'02" WEST, A DISTANCE OF 186.04 FEET TO A 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND;
2. NORTH 59°10'35" WEST, A DISTANCE OF 217.75 FEET TO A BROKEN TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND;
3. NORTH 59°50'32" WEST, A DISTANCE OF 343.70 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 4.873 ACRES TRACT, AND A SOUTHWEST CORNER OF SAID 99.45 ACRES TRACT;
4. NORTH 59°50'00" WEST, A DISTANCE OF 363.26 FEET TO A CALCULATED POINT;

THENCE, LEAVING SAID NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 195, AND SAID SOUTHWEST BOUNDARY LINE OF THE 99.45 ACRES TRACT, OVER AND ACROSS SAID 99.45 ACRES TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES

1. NORTH 30°09'28" EAST, A DISTANCE OF 564.99 FEET TO A CALCULATED POINT;
2. SOUTH 59°28'43" EAST, A DISTANCE OF 836.08 FEET TO A CALCULATED POINT;
3. SOUTH 43°14'27" EAST, A DISTANCE OF 464.21 FEET TO A CALCULATED POINT;
4. SOUTH 26°21'00" EAST, A DISTANCE OF 69.18 FEET TO THE **POINT OF BEGINNING**; CONTAINING 14.91 ACRES TRACT OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS
REGISTERED
MICHAEL A. MONTGOMERY II
6890
PROFESSIONAL
LAND SURVEYOR

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

LEGAL DESCRIPTION
EXHIBIT
14.91 ACRES
BEING A PORTION OF THE
BURRELL EAVES SURVEY, ABSTRACT 216
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	TJR	MMII	9/30/2025	069416601	1 OF 2

ROWLAND, TANNER 9/30/2025 3:31 PM K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069416601 - SHELL RD COMMERCIAL TRACT (ADKINS RANCH CR143 SH195)\DWG\EXHIBITS\V-ZONE-069416601_14.91AC.DWG

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R011090	99 DIAMOND STAR HOLDINGS LLC	1900 CR 143, GEORGETOWN, TX 78633	2026	N/A

Details Map

2026 GENERAL INFORMATION

Property Status	Active
Property Type	LTRR-Land Transitional Residential
Legal Description	AW0216 EAVES, B. SUR., ACRES 1.000
Neighborhood	J002D35H - JARRELL ISD RURAL BEFORE 1990
Account	R-11-0216-0000-0001A
Related Properties	R011087
Map Number	2-1626,2-2416
Effective Acres	104.323000

2026 OWNER INFORMATION

Owner Name	99 DIAMOND STAR HOLDINGS LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	7712 AMBERDALE LN FRISCO, TX 75034
Agent	-

2026 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/

2026 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
F08- Wmsn ESD #8		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

2026 IMPROVEMENTS

Expand/Collapse A

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	E1 - Farm And Ranch Improvements-residence	Yes	1,557 Sq. Ft	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1925	1,557	N/A	Details
2	Open Porch	-	168	N/A	Details
3	Fireplace	1925	1	N/A	Details
4	Carport	-	-	N/A	Details

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	E1 - Farm And Ranch Improvements-residence	Yes	N/A	N/A	N/A	1.000000 acres
TOTALS						43,560 Sq. ft / 1.000000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSEI
2025	$33,463	$43,420	$76,883	$0	$0	$0	$0	$76,883	$0	$0	$76,88
2024	$27,385	$40,080	$67,465	$0	$0	$0	$0	$67,465	$0	$0	$67,46
2023	$21,270	$35,441	$56,711	$0	$0	$0	$0	$56,711	$0	$0	$56,71
2022	$26,601	$41,348	$67,949	$0	$0	$0	$0	$67,949	$0	$0	$67,94
2021	$14,401	$28,371	$42,772	$0	$0	$0	$0	$42,772	$0	$0	$42,77

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/12/2021	10K INVESTMENTS LLC	99 DIAMOND STAR HOLDINGS LLC	2021174001	
11/10/2021	ADKINS, J N & ET AL	10K INVESTMENTS LLC	2021173769	
3/23/1986	ADKINS, J N & ET AL	ADKINS, J N & ET AL	2005041965	
2/9/1986	ADKINS, J N & ET AL	ADKINS, J N & ET AL	2005041964	
7/6/1985	ADKINS, J N & ET AL	ADKINS, J N & ET AL	2005041963	
12/27/1985	ADKINS, J N & ETHEL B & DAVID J & JAMES N JR	ADKINS, J N & ET AL	2005041962	
12/30/1985	ADKINS, J N & ETHEL BERNICE & DAVID J	ADKINS, J N & ETHEL B & DAVID J & JAMES N JR	2005041961	
12/31/1985	ADKINS, J N & ETHEL BERNICE	ADKINS, J N & ETHEL BERNICE & DAVID J	2005041960	
7/15/1945	CARLSON, OLGA W	ADKINS, J N & ETHEL BERNICE	-	328/331

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R011087	99 DIAMOND STAR HOLDINGS LLC	1900 CR 143, GEORGETOWN, TX 78633	2026	N/A

Details Map

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Land - Transitional
Legal Description	AW0216 AW0216 - Eaves, B. Sur., ACRES 98.45
Neighborhood	J002D35H - JARRELL ISD RURAL BEFORE 1990
Account	R-11-0216-0000-0001
Related Properties	R011090, R472169
Map Number	2-1626
Effective Acres	104.323000

2026 OWNER INFORMATION

Owner Name	99 DIAMOND STAR HOLDINGS LLC
Owner ID	
Exemptions	Agriculture Use (Active)
Percent Ownership	100%
Mailing Address	7712 AMBERDALE LN FRISCO, TX 75034
Agent	-

2026 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/

2026 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
F08- Wmsn ESD #8		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

2026 IMPROVEMENTS

Expand/Collapse A

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	D2 - Farm Buildings Excluding Homestead	No	-	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Barn	-	-	N/A	Details

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Improved Pasture II	D1 - Qualified AG Use	No	N/A	N/A	N/A	10.000000 acres
2 - Native Pasture II	D1 - Qualified AG Use	No	N/A	N/A	N/A	88.450000 acres
TOTALS						4,288,482 Sq. ft / 98.450000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSEI
2025	$2,522	$0	$2,522	$4,274,744	$2,596	$0	$0	$5,118	$0	$0	$5,11
2024	$1,656	$0	$1,656	$3,945,917	$2,065	$0	$0	$3,721	$0	$0	$3,72
2023	$504	$0	$504	$3,489,140	$2,095	$0	$0	$2,599	$0	$0	$2,59
2022	$504	$0	$504	$4,070,664	$1,741	$0	$0	$2,245	$0	$0	$2,24
2021	$504	$0	$504	$2,792,821	$2,840	$0	$0	$3,344	$0	$0	$3,34

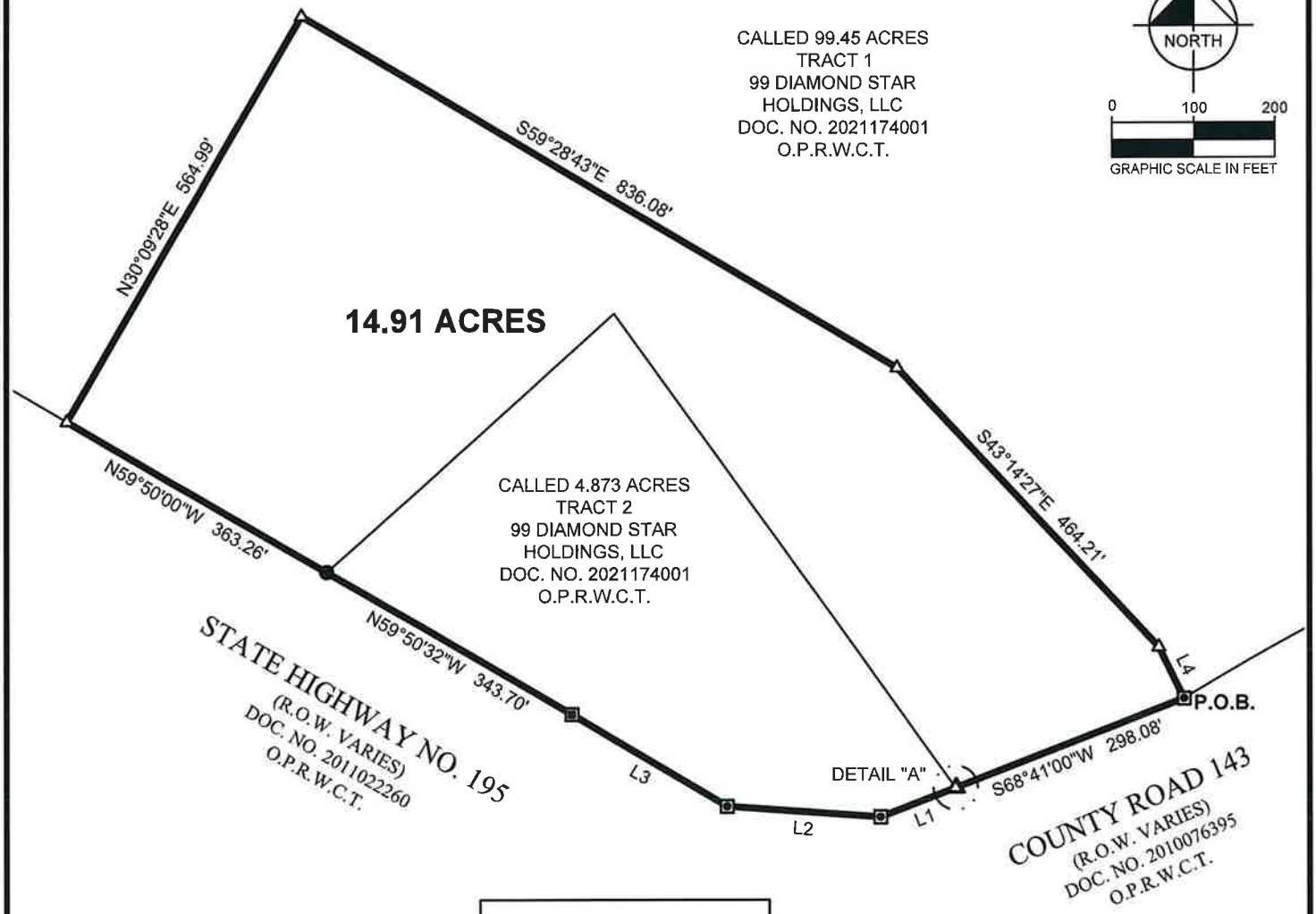
SALES HISTORY

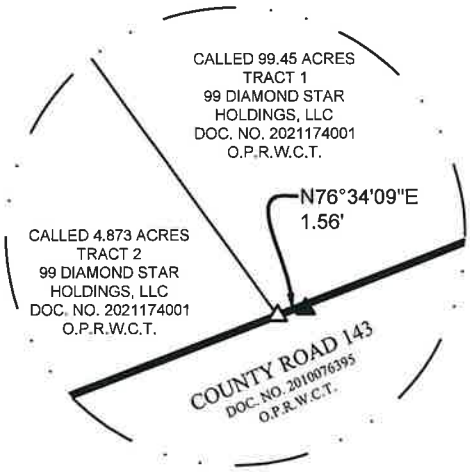
DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/12/2021	10K INVESTMENTS LLC	99 DIAMOND STAR HOLDINGS LLC	2021174001	
11/10/2021	ADKINS, J N & ET AL	10K INVESTMENTS LLC	2021173769	
3/23/1986	ADKINS, J N & ET AL	ADKINS, J N & ET AL	2005041965	
2/9/1986	ADKINS, J N & ET AL	ADKINS, J N & ET AL	2005041964	
7/6/1985	ADKINS, J N & ETHEL BERNICE & DAVID J	ADKINS, J N & ET AL	2005041963	
12/27/1985	ADKINS, J N & ETHEL BERNICE & DAVID J	ADKINS, J N & ET AL	2005041962	
12/30/1985	ADKINS, J N & ETHEL BERNICE & DAVID J	ADKINS, J N & ETHEL B & DAVID J & JAMES N JR	2005041961	
12/31/1985	ADKINS, J N & ETHEL BERNICE	ADKINS, J N & ETHEL BERNICE & DAVID J	2005041960	
7/15/1945	CARLSON, OLGA W	ADKINS, J N & ETHEL BERNICE	-	328/331

Exhibit B

Map of the Land

[See attached]





DETAIL "A"

SCALE: 1"=10'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S68°54'38"W	97.85'
L2	N85°59'02"W	186.04'
L3	N59°10'35"W	217.75'
L4	S26°21'00"E	69.18'

LINETYPE LEGEND
EXHIBIT BOUNDARY LINE
PROPERTY LINE

LEGEND
● = 1/2" IRON ROD FOUND (CAP NOTED)
△ = CALCULATED POINT
▲ = 60D NAIL FOUND
◙ = 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND
▣ = TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND BROKEN
P.O.B. = POINT OF BEGINNING
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS

EXHIBIT
14.91 ACRES
BEING A PORTION OF THE
BURRELL EAVES SURVEY, ABSTRACT 216
WILLIAMSON COUNTY, TEXAS

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 200'	TJR	MMII	9/30/2025	069416601	2 OF 2

Exhibit C

Warranty Deed

[See attached]

After Recording, Return To:
Centraland Title Company
2005 Birdcreek Drive, Suite 100
Temple, Texas 76502-1002

THIS IS TO CERTIFY THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT.
CENTRALAND TITLE CO.

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 WITH VENDOR'S LIEN

Effective Date:	November 12, 2021
Grantor (whether one or more):	10K INVESTMENTS, LLC, a Texas limited liability company
Grantor's Mailing Address:	10K INVESTMENTS, LLC 6 South 1st Street Temple, Texas 76501 (Bell County)
Grantee (whether one or more):	99 DIAMOND STAR HOLDINGS, LLC, A Texas Limited Liability Company
Grantee's Mailing Address:	99 DIAMOND STAR HOLDINGS, LLC, 7712 Amberdale Lane Frisco, Texas 75034-0373 (Denton County)

Consideration:
TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor by Grantee and a note ("Note") dated November 12, 2021 that is in the principal amount of $3,500,000.00. The Note is executed by Grantee, payable to the order of 10K Investments, LLC ("Lender") at its offices in Temple, Texas. The Note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust dated November 12, 2021 from Grantee to Juli A. Bryan, Trustee.

Property:

SEE ATTACHED EXHIBIT "A";

TOGETHER WITH, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise) all right, title and interest, if any, of Grantor as owner of the Property, but not as owner of any other property, in and to:

(i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; (vi) any and all rights to the present or future use of

CentraLand Title Company
Document 1 of 2
File #: C2188424
$46.00

wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) all right, title, and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property, and (d) any and all reversionary interests in and to said real property; (viii) any and all of Grantor's undivided interest in the oil, gas and other hydrocarbons and minerals (collectively the "Minerals") that are in and under and that may be produced from the Property (present or reversionary).

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, if any; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and royalties, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or protrusions or overlapping of improvements; taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained by Grantor until the Note described is fully paid according to its terms, at which time this deed shall become absolute.

The Lender, at Grantee's request, has paid to Grantor in cash that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural. Grantor includes Grantor's heirs, successors, and assignees, and Grantee includes Grantee's heirs, successors, and assignees.

By acceptance of this deed, Grantor and Grantee acknowledge that Baird, Crews, Schiller & Whitaker, P.C. ("BCSW") (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title to the Property but has prepared this deed based on information and documents furnished to BCSW, and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title.

This deed is executed by a party as of the date of his/her/its respective Acknowledgment but is effective as of the Effective Date.

10K INVESTMENTS, LLC,
A Texas Limited Liability Company

By: _____
Michael Beevers, President

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on November 12, 2021, by Michael Beevers, in his capacity as President of 10K Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.

Charlene Burk
Notary Public, State of Texas

CHARLENE BURK
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 06/11/2024
NOTARY ID 3586248

PREPARED IN THE LAW OFFICES OF:
Baird, Crews, Schiller & Whitaker, P.C.
Attn: Juli A. Bryan / smp
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com

Exhibit A

LEGAL DESCRIPTION OF PROPERTY

Tract One:

99.45 ACRES OF LAND, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 387 acre "First Tract" and a portion of a called 140-4/5 acre "Third Tract", both tracts being conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas, also being a portion of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped "Forest RPLS 1847" found on the west margin of County Road Number 234, being on the north margin of County Road Number 143, being the most easterly, southeast corner of said 100 acre tract, for the most easterly, southeast corner of the herein described tract;

THENCE in a southwesterly direction with the north margin of said County Road Number 234, same being a southerly line of said 100 acre tract, (Rec. S 70°03'56" W), S 68° 41' 39" W - 85.63', to a 5/8" iron rod capped "ACS" set, being the southeast corner of a called 0.560 acre tract conveyed to the State of Texas for Right-of-Way purposes, of record in Document Number 2010076395, Official Public Records of Williamson County, Texas, for an angle corner of the herein described tract;

THENCE in a northerly direction, departing the south line of said 100 acre tract, being with the east line of said 0.560 acre tract, (State of Texas Rec. N 21°24'06" W - 44.06'), N 21° 23' 41" W - 44.06', to a 4" brass TXDOT monument in concrete found, being the northeast corner of said 0.560 acre tract, for an interior corner of the herein described tract;

THENCE in a southwesterly direction with the north line of said 0.560 acre tract, (State of Texas Rec. S 68°35'54" W - 227.34'), S 68° 33' 59" W - 227.43', to a 4" brass TXDOT monument in concrete found at the beginning of a curve to the left, for a corner of the herein described tract;

THENCE continuing in a southwesterly direction with the north line of said 0.560 acre tract, and with said curve to the left, (State of Texas Rec. ARC=500.59'), 500.41', having a radius of 2934.79', and a long chord of S 63° 42' 05" W - 499.81', to a 4" brass TXDOT monument in concrete found on said southerly line of said 100 acre tract, being the most westerly corner of said 0.560 acre tract, for a corner of the herein described tract;

THENCE continuing in a southwesterly direction with said southerly line of said 100 acre tract, (Rec. S 70°03'56" W), S 68° 43' 44" W - 298.47', to a calculated point for the southeast corner of a called 4.988 acre tract of land conveyed to Adkins Land Development, LP, of record in Document Number 2006002992, Official Public Records of Williamson County, Texas, being the most southerly corner of said 100 acre tract, for the most southerly corner of the herein described tract, from which a 60d nail found bears, N 85°50'19" E - 1.78', and from which a 4" brass TXDOT monument in concrete found bears S 68°43'44" W - 97.67';

THENCE in a northwesterly direction with the north line of said 4.988 acre tract, same being an interior line of said 100 acre tract, (Rec. N 34°20'49" W - 706.93'), N 35° 41' 58" W - 706.56', to a 3/8" iron rod found, being the most northerly corner of said 4.988 acre tract, same being an interior corner of said 100 acre tract, for an interior corner of the herein described tract;

THENCE in a southwesterly direction with the west line of said 4.988 acre tract, same being an interior line of said 100 acre tract, (Rec. S 49°32'11" W - 467.33'), S 48° 11' 49" W - 467.45', to a 1/2" iron rod found on the north margin of State Highway Number 195, being the most westerly corner of said 4.988 acre tract, same being an angle corner of said 100 acre tract, for an angle corner of the herein described tract;

THENCE in a northwesterly direction with the north margin of said State Highway Number 195, (State of Texas Rec. N 59°50'49" W - 1199.34'), same being the south line of said 100 acre tract, N 59° 50' 32" W, passing a 4" brass TXDOT monument in concrete found at 451.01', and continuing a total distance of 1199.04', to a 1/2" iron rod capped "GRS" found, being the most southerly corner of a called 414.674 acre tract conveyed to CC Aggregates, LLC, of record in Document Number 2017092999, Official Public Records of Williamson County, Texas, same being the most westerly, southwest corner of said 100 acre tract, for the most westerly, southwest corner of the herein described tract, from which a 1/2" iron rod found bears S 33°05'30" W - 0.32';

THENCE in a northeasterly direction with an east line of said 414.674 acre tract, same being the west line of said 100 acre tract, (Rec. N 31°30'55" E - 1459.02'), N 30° 07' 37" E - 1458.48', to a 1/2" iron rod capped "GRS" found, being an interior corner of said 414.674 acre tract, same being the northwest corner of said 100 acre tract, for the northwest corner of the herein described tract;

THENCE in an easterly direction with a south line of said 414.674 acre tract, same being a north line of said 100 acre tract, (Rec. N 88°21'38" E - 1669.98'), N 86° 59' 12" E - 1670.29', to a 1/2" iron rod capped "GRS" found, being an exterior corner of said 414.674 acre tract, same being the northwest corner of a called 4.25 acre tract conveyed to Church of Christ, of record in Volume 111, Page 510, Deed Records of Williamson County, Texas, same being the most northerly, northeast corner of said 100 acre tract, for the most northerly, northeast corner of the herein described tract;

THENCE in a southerly direction with the west line of said 4.25 acre tract, same being an east line of said 100 acre tract, (Rec. S 07°43'05" E - 283.91'), S 09° 11' 33" E - 299.02', to a 1/2" iron rod capped "Forest RPLS 1847" found, being the southwest corner of said 4.25 acre tract, same being an interior corner of said 100 acre tract, for an interior corner of the herein described tract;

THENCE in an easterly direction with the south line of said 4.25 acre tract, same being a north line of said 100 acre tract, (Rec. N 87°56'23" E - 488.74'), N 86° 34' 56" E - 488.72', to steel cotton spindle found on the west margin of said County Road Number 234, being the southeast corner of said 4.25 acre tract, same being the most easterly, northeast corner of said 100 acre tract, for the most easterly, northeast corner of the herein described tract;

THENCE in a southerly direction with the west margin of said County Road Number 234, same being an east line of said 100 acre tract, the following six (6) courses and distances:

1. S 21° 44' 32" W - 842.03', (Rec. S 23°07'23" W - 842.18'), to a 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
2. S 14° 52' 27" W - 69.52', (Rec. S 16°01'02" W - 69.58'), to a 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
3. S 00° 13' 49" E - 21.65', (Rec. 01°17'14" E - 21.50'), 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
4. S 08° 19' 33" E - 27.00', (Rec. S 06°55'45" E - 27.00'), 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
5. S 12° 43' 03" E - 68.42', (Rec. S 11°23'45" E - 68.43'), 1/2" iron rod capped "Forest RPLS 1847" found, being a corner of said 100 acre tract, for a corner of the herein described tract;
6. S 19° 34' 04" E - 616.04', (Rec. S 18°12'26" E - 616.09'), to the POINT OF BEGINNING and containing 99.45 Acres of Land.

Tract Two:

4.873 ACRES OF LAND, situated in the BURRELL EAVES SURVEY, ABSTRACT 216, Williamson County, Texas, being a portion of a called 4.988 acre tract conveyed to Adkins Land Development, LP, of record in Document Number 2006002992, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north margin of State Highway 195, being an exterior corner of a called 100 acre tract of land described as an "Easement Tract", granted to Adkins Land

Development, LP, of record in Document Number 2005068042, Official Public Records of Williamson County, Texas, said 100 acres being a portion of a called 387 acre "First Tract" and a portion of a called 140-4/5 acre "Third Tract", both tracts being conveyed to J.N. Adkins and wife, Ethel Bernice Adkins, of record in Volume 328, Page 331, Deed Records of Williamson County, Texas, for the most westerly corner of the herein described tract;

THENCE in a northeasterly direction with the with an interior line of said 100 acre tract, same being the west line of said 4.988 acre tract, (Rec. N 50°55'10" - 467.27'), N 48° 11' 49" E - 467.45', to a 3/8" iron rod found, being an interior corner of said 100 acre tract, same being the most northerly corner of said 4.988 acre tract, for the most northerly corner of the herein described tract;

THENCE in a southeasterly direction, with an interior line of said 100 acre tract, same being the north line of said 4.988 acre tract, (Rec. S 33°00'00" E - 707.49'), S 35° 41' 58" E - 706.56', to a calculated point on the north margin of County Road Number 143, being an angle corner of said 100 acre tract, same being the most easterly corner of said 4.988 acre tract, for the most easterly corner of the herein described tract, from which a 60d nail found bears N 85°50'19" E - 1.78', and from which a 4" brass TXDOT monument in concrete found bears N 68°43'44" E - 298.47';

THENCE in a southwesterly direction with the north margin of said County Road Number 143, same being the southerly line of said 4.988 acre tract, (Rec. S 70°37'00" W - 147.18'), S 68° 43' 44" W - 97.67', to a 4" brass TXDOT monument in concrete found, being the most easterly corner of a called 0.099 acre tract conveyed to the State of Texas, or record in Document Number 2010052090, Official Public Records of Williamson County, Texas, for a corner of the herein described tract;

THENCE in a northwesterly direction with the north line of said 0.099 acre tract, (State of Texas Rec. N 85°55'33" W - 185.99'), N 85° 59' 00" W - 186.13', to a 4" brass TXDOT monument in concrete found on the north margin of said State Highway Number 195, and being at the beginning of a curve to the left, same being the south line of said 4.988 acre tract, being the most westerly corner of said 0.099 acre tract, for a corner of the herein described tract;

THENCE with said curve to the left, in a northwesterly direction with the north margin of said State Highway Number 195, same being the south line of said 4.988 acre tract, (Rec. ARC = 318.14'), 217.76', having a radius of 8235.11', and a long chord of N 59° 04' 57" W - 217.75', to a calculated point for a corner of said 4.988 acre tract, from which a broken 4" square concrete TXDOT monument found bears, N 73°42'36" W - 0.70';

THENCE continuing with the north margin of said State Highway Number 195, same being the south line of said 4.988 acre tract, (Rec. N 57°01'00" W- 342.54'), N 59° 50' 32" W - 343.79', to the POINT OF BEGINNING and containing 4.873 Acres of Land.

Exhibit D

Signing Authority

[See attached]

CERTIFICATE OF AUTHORITY

I, the undersigned, am the sole manager and only member of 99 DIAMOND STAR HOLDINGS, LLC, a Texas limited liability company (the "Company"), and I do hereby certify that pursuant to its Certificate of Formation I, in the capacity provided for herein, am authorized to execute and deliver on behalf of the Company such documents or instruments as may be required, including, but not limited to, the Petition for the Release of Land From the City of Georgetown's Extraterritorial Jurisdiction Without an Election concerning approximately 14.91 acres of land owned by the Company more fully described therein.

I HEREBY CERTIFY that the name and signature below is my correct name, title and signature in acting on behalf of the Company:

99 Diamond Star Holdings, LLC,
a Texas limited liability company

By: _____

Name: Sujan Babu Madala
Title: Manager

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 10th day of December, 2025 by Sujan Babu Madala, the Manager of 99 Diamond Star Holdings, LLC, a Texas limited liability company.

Mahima Balu
Notary Public, State of Texas

MAHIMA BALU
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-01-26
Notary ID # 13365033-3

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jose A. Esparza
Deputy Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

99 DIAMOND STAR HOLDINGS, LLC
File Number: 804229051

The undersigned, as Deputy Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Deputy Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 09/03/2021

Effective: 09/03/2021

Jose A. Esparza
Deputy Secretary of State

CERTIFICATE OF FORMATION
OF
99 DIAMOND STAR HOLDINGS, LLC

The undersigned, a natural person of the age of eighteen (18) years or older, acting as the sole organizer of a limited liability company under the Texas Business Organizations Code (the "Code"), does hereby adopt the following Certificate of Formation for 99 DIAMOND STAR HOLDINGS, LLC (the "Company"):

ARTICLE ONE

The filing entity being formed is a limited liability company. The name of the entity is: **99 DIAMOND STAR HOLDINGS, LLC.**

ARTICLE TWO

The name of the initial registered agent of the Company in the State of Texas is Adam A. Blythe and the address of such initial registered agent is 5560 Tennyson Parkway, Suite 250, Plano, Texas 75024.

ARTICLE THREE

The Governing Authority of the Company shall consist of one or more managers. The number of initial managers shall be one (1). The name and address of such initial manager shall be as follows:

Sujan Babu Madala
7712 Amberdale Lane
Frisco, Texas 75034

ARTICLE FOUR

The purpose for which the Company is organized is the transaction of any or all lawful business for which limited liability companies may be organized under the Code.

ARTICLE FIVE

The principal place of business of the Company in the State of Texas is 7712 Amberdale Lane, Frisco, Texas 75034.

ARTICLE SIX

Any action required by the Code to be taken at any annual or special meeting of members, or any action which may be taken at any annual or special meeting of members, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the holder or holders of membership interests having not less than the minimum number of votes that would be necessary to take such action at a meeting at which the holders of all the membership interests entitled to vote on the action were present and voted. Prompt notice of the taking of any action by the members without a meeting by less than unanimous written consent shall be given to those members who did not consent in writing to the action.

ARTICLE SEVEN

No member shall have a preemptive right to acquire any membership interests or securities of any class that may at any time be issued, sold or offered for sale by the Company.

ARTICLE EIGHT

The right of members to cumulative voting in the election of managers is expressly prohibited.

ARTICLE NINE

A manager of the Company shall not be liable to the Company or its members for monetary damages for an act or omission in the manager's capacity as a manager, except that this Article Nine does not eliminate or limit the liability of a manager to the extent the manager is found liable for (i) a breach of the manager's duty of loyalty to the Company or its members; (ii) an act or omission not in good faith that constitutes a breach of duty of the manager to the Company or an act or omission that involves intentional misconduct or a knowing violation of the law; (iii) a transaction from which the manager received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the manager's office; or (iv) an act or omission for which the liability of a manager is expressly provided by an applicable statute. Any repeal or amendment of this Article Nine by the members of the Company shall be prospective only and shall not adversely affect any limitation on the liability of a manager of the Company existing at the time of such repeal or amendment. In addition to the circumstances in which the manager of the Company is not liable as set forth in the preceding sentences, the manager shall not be liable to the fullest extent permitted by any provision of the statutes of Texas hereafter enacted that further limits the liability of a manager or of a director of a corporation.

IN WITNESS WHEREOF, this Certificate of Formation has been executed this 24th day of August, 2021, by the undersigned.

SOLE ORGANIZER:

ADAM A. BLYTHE

HESSE, HESSE & BLYTHE, PC
5560 Tennyson Parkway
Suite 250
Plano, Texas 75024
Telephone: (972) 503-9800
Facsimile: (972) 503-9801

Exhibit B to Resolution

Legal Description and Map

LEGAL DESCRIPTION:
EXHIBIT - 14.91 ACRES

BEING A 14.91 ACRES TRACT OF LAND SITUATED IN THE BURRELL EAVES SURVEY, ABSTRACT 216 WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 99.45 ACRES TRACT OF LAND DESCRIBED TO 99 DIAMOND STAR HOLDINGS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021174001 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND ALL OF A CALLED 4.873 ACRES TRACT OF LAND DESCRIBED TO 99 DIAMOND STAR HOLDINGS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021174001 OF THE O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND, IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 143, A VARIABLE WIDTH RIGHT-OF-WAY, DESCRIBED IN DOCUMENT NO. 2010076395 OF THE O.P.R.W.C.T., AND THE SOUTHEAST BOUNDARY LINE OF SAID 99.45 ACRES TRACT;

THENCE, WITH SAID NORTHWEST BOUNDARY LINE OF COUNTY ROAD 143, AND SAID SOUTHEAST BOUNDARY LINE OF THE 99.45 ACRES TRACT, SOUTH 68°41'00" WEST, A DISTANCE OF 298.08 FEET TO A CALCULATED POINT AT THE SOUTH CORNER OF SAID 99.45 ACRES TRACT, SAME BEING THE EAST CORNER OF SAID 4.873 ACRES TRACT, AND FROM WHICH A 60D NAIL FOUND, BEARS NORTH 76°34'09" EAST, A DISTANCE OF 1.56 FEET;

THENCE, CONTINUING WITH SAID NORTHWEST BOUNDARY LINE OF COUNTY ROAD 143, AND SAID SOUTHEAST BOUNDARY LINE OF THE 4.873 ACRES TRACT, SOUTH 68°54'38" WEST, A DISTANCE OF 97.85 FEET TO A 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND, AT THE NORTHERLY INTERSECTION OF SAID COUNTY ROAD 143 AND STATE HIGHWAY NO. 195, A VARIABLE WIDTH RIGHT-OF-WAY, DESCRIBED IN DOCUMENT NO. 2011022260 OF THE O.P.R.W.C.T.;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 195, SAME BEING THE SOUTHWEST BOUNDARY LINE OF SAID 4.873 ACRES TRACT AND SAID 99.45 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 85°59'02" WEST, A DISTANCE OF 186.04 FEET TO A 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND;
2. NORTH 59°10'35" WEST, A DISTANCE OF 217.75 FEET TO A BROKEN TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND;
3. NORTH 59°50'32" WEST, A DISTANCE OF 343.70 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 4.873 ACRES TRACT, AND A SOUTHWEST CORNER OF SAID 99.45 ACRES TRACT;
4. NORTH 59°50'00" WEST, A DISTANCE OF 363.26 FEET TO A CALCULATED POINT;

THENCE, LEAVING SAID NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 195, AND SAID SOUTHWEST BOUNDARY LINE OF THE 99.45 ACRES TRACT, OVER AND ACROSS SAID 99.45 ACRES TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES

1. NORTH 30°09'28" EAST, A DISTANCE OF 564.99 FEET TO A CALCULATED POINT;
2. SOUTH 59°28'43" EAST, A DISTANCE OF 836.08 FEET TO A CALCULATED POINT;
3. SOUTH 43°14'27" EAST, A DISTANCE OF 464.21 FEET TO A CALCULATED POINT;
4. SOUTH 26°21'00" EAST, A DISTANCE OF 69.18 FEET TO THE **POINT OF BEGINNING**; CONTAINING 14.91 ACRES TRACT OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS
REGISTERED
MICHAEL A. MONTGOMERY II
6890
PROFESSIONAL
LAND SURVEYOR

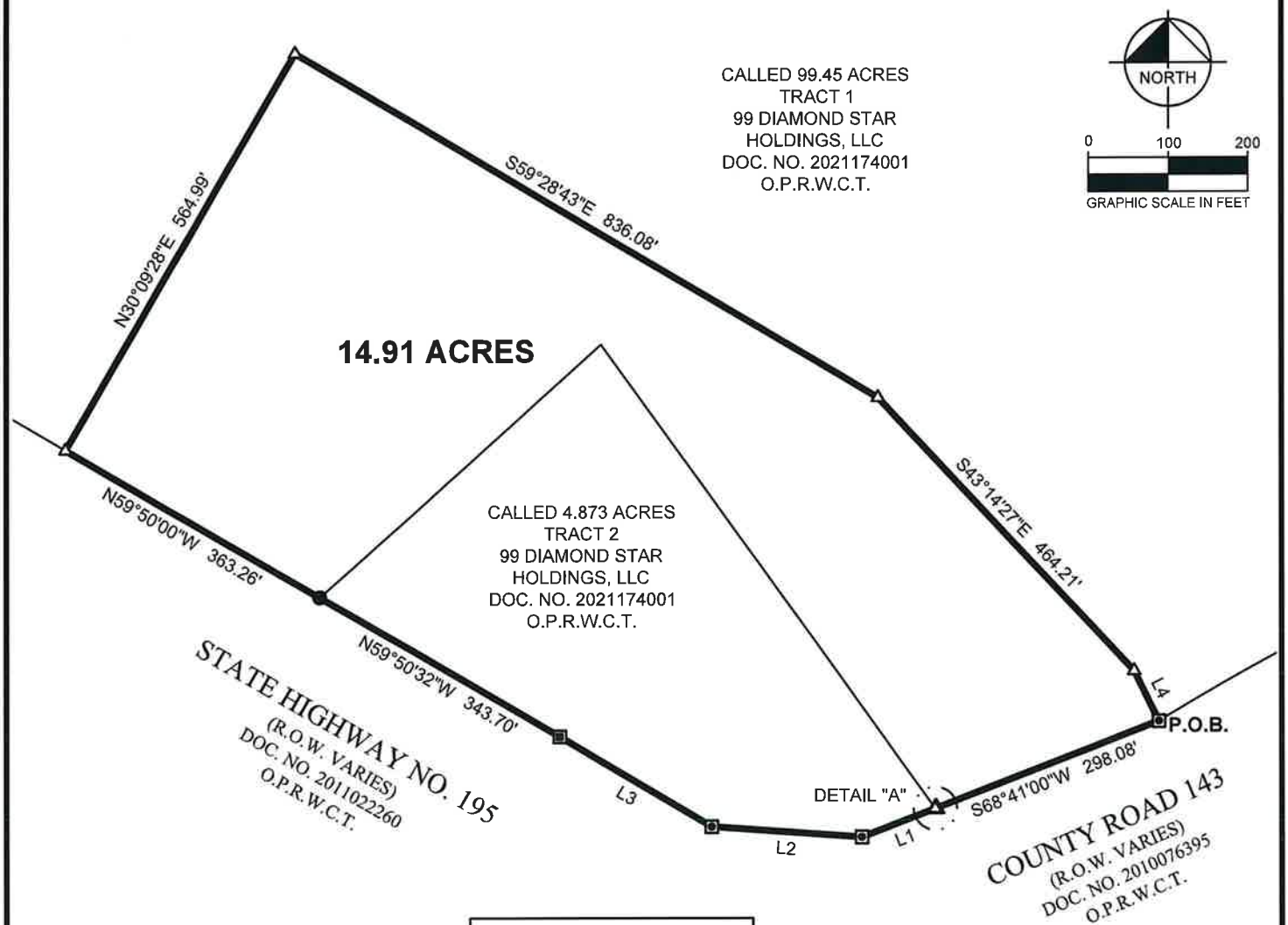
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

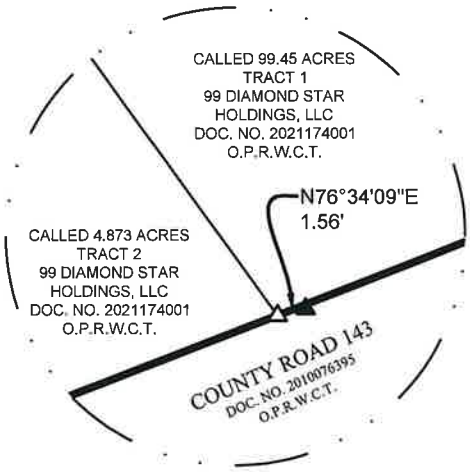
LEGAL DESCRIPTION
EXHIBIT
14.91 ACRES
BEING A PORTION OF THE
BURRELL EAVES SURVEY, ABSTRACT 216
WILLIAMSON COUNTY, TEXAS

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	TJR	MMII	9/30/2025	069416601	1 OF 2

ROWLAND, TANNER 9/30/2025 3:31 PM K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069416601 - SHELL RD COMMERCIAL TRACT (ADKINS RANCH CR143 SH195)\DWG\EXHIBITS\V-ZONE-069416601_14.91AC.DWG





DETAIL "A"

SCALE: 1"=10'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S68°54'38"W	97.85'
L2	N85°59'02"W	186.04'
L3	N59°10'35"W	217.75'
L4	S26°21'00"E	69.18'

LINETYPE LEGEND
EXHIBIT BOUNDARY LINE
PROPERTY LINE

LEGEND
● = 1/2" IRON ROD FOUND (CAP NOTED)
△ = CALCULATED POINT
▲ = 60D NAIL FOUND
◙ = 4-INCH TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISC FOUND
▣ = TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND BROKEN
P.O.B. = POINT OF BEGINNING
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS

EXHIBIT
14.91 ACRES
BEING A PORTION OF THE
BURRELL EAVES SURVEY, ABSTRACT 216
WILLIAMSON COUNTY, TEXAS

SURVEYOR'S NOTES:

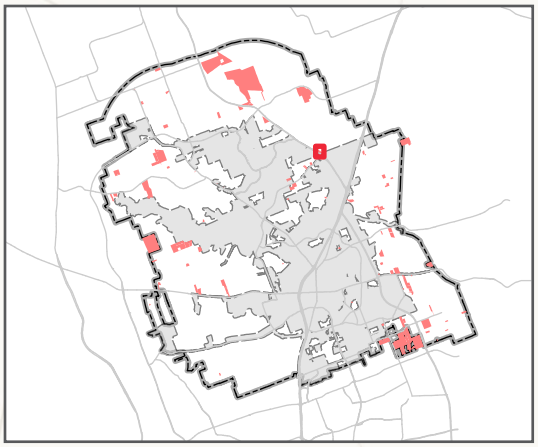
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

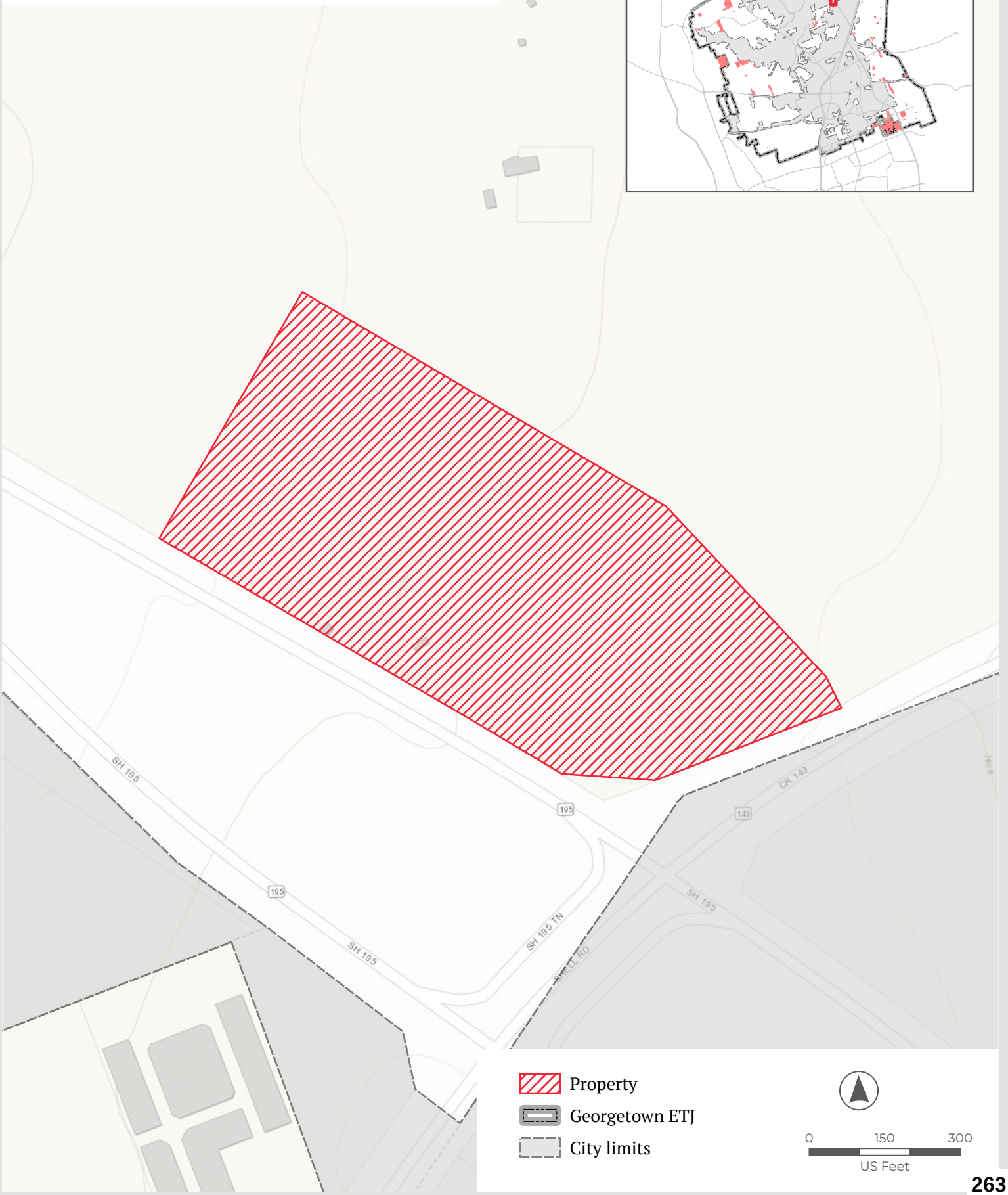
Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 200'	TJR	MMII	9/30/2025	069416601	2 OF 2

Petitioned for ETJ Removal

99 DIAMOND STAR HOLDINGS LLC





City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution - Nomination of Hunt Electric Corporation dba Baer Manufacturing for the Texas Enterprise Zone Program

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution nominating Hunt Electric Corporation dba Baer Manufacturing 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 2026 Reso Nominating Hunt Electric dba Baer Manufacurring as a Texas Enterprise Zone Project 4906-3446-7975 v.1.pdf

RESOLUTION NO. -____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, NOMINATNG HUNT ELECTRIC CORPORATION, A MINNESOTA CORPORATION, DOING BUSINESS AS BAER MANUFACTURING FOR 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 Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing. 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"), Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing. has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing 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 Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing. 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 Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing, meets the criteria for tax relief and other incentives adopted by the City and nominates Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing 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 finds that it is in the best interest of the City to nominate Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing as an enterprise project pursuant to the Act;

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

Section 1**:** The findings of the City and its actions approving this Resolution taken at the Council meeting are hereby approved and adopted.

Section 2**:** Hunt Electric Corporation, a Minnesota corporation, doing business as Baer Manufacturing 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 3: 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 4: This resolution shall take effect from and after its passage.

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

THE CITY OF GEORGETOWN:

_____
Josh Schroeder
Mayor

ATTEST:

_____
Robyn Densmore
City Secretary

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution - Adoption of City of Georgetown Title VI/Nondiscrimination Plan

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution adopting the Title VI/Nondiscrimination Plan for TxDOT funded transportation programs and authorizing the Mayor to sign the USDOT Standard Title VI/Nondiscrimination General Assurances -- Lua Saluone, P.E., Transportation Manager

ITEM SUMMARY:
The City of Georgetown is committed to fair and equitable treatment of its citizens and takes its responsibilities seriously. As a recipient of Federal financial assistance, the City of Georgetown is required to comply with various non-discrimination laws and regulations, including Title VI of the Civil Rights Act of 1964, which provides that:

"*No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal assistance under this title or carried out under this title*."

The Federal-aid Highway Transportation Act of 1973 added sex to the list of prohibitive factors. Disability was added through Section 504 of the Rehabilitation Act of 1973. Age was subsequently added in 1975 under the Age Discrimination Act.

The Civil Rights Restoration Act of 1987 broadened the scope of Title VI coverage by expanding the definition of the term "programs or activities" to include all programs or activities of Federal-aid recipients, sub-recipients, and contractors, whether or not such programs and activities are federally assisted.

Title VI was further defined in 1994. Executive Order 12898 - Environmental Justice (EJ), directed Federal agencies to identify and address the effects of all programs, policies, and activities on "minority populations and low-income populations."

In 2000, Executive Order 13166 - Limited English Proficiency (LEP), was also signed into effect requiring Federal agencies to assess and address the needs of otherwise eligible limited English proficient persons seeking access to the programs and activities of recipients of Federal financial assistance.
The objectives of City of Georgetown's Title VI Non-Discrimination Plan are:
1. To maintain an effective Title VI Policy Statement and Title VI General Assurances (Appendix 1);
2. To document Title VI Limited English Proficiency (LEP) Four Factor Analysis (Appendix 2) to aid in the City's transportation related communication efforts;
3. Continue to maintain and improve procedures for filing, processing and documenting complaints by persons who believe they have been subjected to discrimination under Title VI in a City program or project;

4. To maintain and support a Title VI coordinator who is responsible for ensuring compliance with Title VI of the Civil Rights Act of 1964 and pertinent directives;
5. To document efforts to respond to Texas Department of Transportation, Civil Rights Division, Title VI review of the City of Georgetown;
6. To establish procedures to annually review Title VI compliance of specific program areas within the City of Georgetown

The organizational chart included in Appendix 3 shows the relative position of the Title VI Coordinator within the City's structure. The Title VI Coordinator is the Transportation Manager.

The Transportation Manager works to ensure the requirements of Title VI are enforced by being the point of contact for Title VI implementation and monitoring of transportation programs and activities receiving federal financial assistance. The Transportation Manager will also review and respond to discrimination complaints and work together with all department directors to ensure the successful implementation of and compliance with the City of Georgetown's Title VI plan and submission of reports to the Texas Department of Transportation, Civil Rights Division.

FINANCIAL IMPACT:
The Plan includes items that will be considered in the FY 27 - FY 2032 budget cycles.

SUBMITTED BY:
Nathaniel Waggoner, Systems Engineering

ATTACHMENTS:
Title VI Policy Adoption Resolution (1.13.26)
Title VI/Nondiscrimination Plan - 2026

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, ADOPTING TITLE VI NON-DISCRIMINATION PLAN; REPEALING CONFLICTING RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City, As a recipient or subrecipient of Federal financial assistance, is required to comply with various non-discrimination laws and regulations, including Title VI of the Civil Rights Act of 1964; and

WHEREAS, the City, in order to comply with Title VI of the Civil Rights Act, must develop a Title VI Non-Discrimination Plan that documents how the agency is effectively implementing its Title VI Non-Discrimination Program; and

WHEREAS, City staff have developed a Title VI Non-Discrimination Plan for the City Council's review and consideration; and

WHEREAS, the City Council has reviewed the Title VI Non-Discrimination Plan; and

WHEREAS, the City Council finds that adopting the Title VI Non-Discrimination Plan will be in the best interest of the public, as set out herein.

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 Title VI Nondiscrimination Plan, attached hereto as Exhibit A, is hereby adopted.

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 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 13th of January, 2026.

ATTEST:

_____
Robyn Densmore, City Secretary

THE CITY OF GEORGETOWN:

_____
Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

GEORGETOWN
TEXAS

TITLE VI PLAN

January 2026

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Introduction

The City of Georgetown is committed to fair and equitable treatment of its citizens and takes its responsibilities seriously. As a recipient of Federal financial assistance, the City of Georgetown is required to comply with various non-discrimination laws and regulations, including Title VI of the Civil Rights Act of 1964, which provides that:

> ***"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal assistance under this title or carried out under this title."***

The Federal-aid Highway Transportation Act of 1973 added ***sex*** to the list of prohibitive factors. ***Disability*** was added through Section 504 of the Rehabilitation Act of 1973. Age was subsequently added in 1975 under the Age Discrimination Act.

The Civil Rights Restoration Act of 1987 broadened the scope of Title VI coverage by expanding the definition of the term "programs or activities" ***to include all programs or activities of Federal-aid recipients, sub-recipients, and contractors, whether or not such programs and activities are federally assisted.***

Title VI was further defined in 1994. Executive Order 12898 - Environmental Justice (EJ), directed Federal agencies ***to identify and address the effects of all programs, policies, and activities on "minority populations and low-income populations."***

In 2000, Executive Order 13166 - Limited English Proficiency (LEP), was also signed into effect requiring Federal agencies to ***assess and address the needs of otherwise eligible limited English proficient persons seeking access to the programs and activities of recipients of Federal financial assistance.***

The objectives of City of Georgetown's Title VI Non-Discrimination Plan are:

1. To maintain an effective Title VI Policy Statement and Title VI General Assurances (Appendix 1);
2. To document Title VI Limited English Proficiency (LEP) Four Factor Analysis (Appendix 2) to aid in the City's transportation related communication efforts;
3. To maintain and improve procedures for filing, processing and documenting complaints by persons who believe they have been subjected to discrimination under Title VI in a City program or project;
4. To maintain and support a Title VI coordinator who is responsible for ensuring compliance with Title VI of the Civil Rights Act of 1964 and pertinent directives;
5. To document efforts to respond to Texas Department of Transportation, Civil Rights Division, Title VI review of the City of Georgetown;

6. To establish procedures to annually review Title VI compliance of specific program areas within the City of Georgetown

Title VI Coordinator

The organizational chart included in Appendix 3 shows the relative position of the Title VI Coordinator within the City's structure. The Title VI Coordinator is the Transportation Manager.

The Transportation Manager works to ensure the requirements of Title VI are enforced by being the point of contact for Title VI implementation and monitoring of transportation programs and activities receiving federal financial assistance. The Transportation Manager will also review and respond to discrimination complaints and work together with all department directors to ensure the successful implementation of and compliance with the City of Georgetown's Title VI plan and submission of reports to the Texas Department of Transportation, Civil Rights Division.

Title VI/Nondiscrimination Policy Statement

The City of Georgetown, as a recipient of federal financial assistance and under Title VI of the Civil Rights Act of 1964 and related statutes, ensures that no person shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any Department programs or activities.

_____ _____

Josh Schroeder, Mayor Date

Procedures for Processing External Discrimination Complaints

Complaint Procedure

This Complaint Procedure is established to meet the requirements of the Title VI of the Civil Rights Act of 1964. It may be used by anyone who wishes to file a complaint alleging discrimination based on race, color, sex, age, disability, or national origin in the provision of services, activities, programs, or benefits by the City of Georgetown.

A complaint regarding Title VI of the Civil Rights Act of 1964 should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem including whether it is related to race, color, sex, age, disability, or national origin. Alternative means of filing complaints will be made available for persons with disabilities upon request. The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 180 calendar days after the alleged violation.

How to File

Complaints may be submitted:

- Online: https://records.georgetowntexas.gov/Forms/TitleVIForm
- By Email: ada@georgetowntexas.gov
- By Mail or In Person: Lua Saluone, P.E., P.O Box 409, Georgetown Texas, 78627
- Alternate formats and language assistance are available upon request for individuals with disabilities or limited English proficiency (LEP). Please contact the Title VI Coordinator with an accommodation request.

An online complaint form has been established and is available at the City's Accessibility to City Services web site. A copy of the complaint form is attached in Appendix 6.

Acknowledgement and Review

Within 10 calendar days after receipt of the complaint, the Title VI Coordinator will acknowledge receipt of the complaint and may, at his/her discretion, meet with the complainant to discuss the complaint.

Within 15 calendar days of the meeting, the Title VI Coordinator or his/her designee will respond in writing, and where appropriate, in a format accessible to the complainant. The response will explain the position of the City of Georgetown and offer options for substantive resolution of the complaint. If the complaint is related to transportation program and activities, then the City shall forward the complaint to TxDOT within 10 days of receipt.

If the response by the Title VI Coordinator or his/her designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the City Manager or his/her designee. Within 15 calendar days after receipt of the appeal, the City Manager or his/her designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the City Manager or his/her designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

External Discrimination Complaint Tracking

All Title VI Complaint records will be retained for a minimum of three years.

Complaint Logs (Tracking)

The City utilizes the software Laserfiche to assist with workflow and records management across the City to make operations more efficient and customer friendly. The online complaint form is part of this Laserfiche system which has been established to track and monitor complaints received concerning Title VI complaints:

https://records.georgetowntexas.gov/Forms/TitleVIForm

The City of Georgetown has also created a written complaint form that will be available for download or to the public at any of our customer service locations (Appendix 6). If a written complaint is received in a format other than the Laserfiche form, the Title VI Coordinator, or their designee, will enter all complaints into the Laserfiche system to track all future complaints.

Accommodation for Limited English Proficient Persons

Four Factor Analysis

The City of Georgetown is committed to taking reasonable steps to provide meaningful access to municipal services for Limited English Proficient (LEP) persons – those who do not speak English as their primary language and who have a limited ability to read, speak, write, or understand English. The City of Georgetown has completed the Title VI Limited English Proficiency (LEP) Four Factor Analysis (Appendix 2).

The City of Georgetown will provide the appropriate level of oral interpretation and written translation services based on the four-factor analysis. Members of most language groups will at least receive written translation services when requested.

If LEP persons need to contact the City by phone, the City has access to an on-demand, over-the-phone interpreter service. This service provides access to more than 200 languages.

Dual Language Practice for Published Materials

The City has a written document that guides decisions on what materials need to be translated to Spanish language (Appendix 4).

Compliance with Title VI includes ensuring that no minority or low-income population suffers "disproportionately high and adverse human health or environmental effect" due to any "programs, policies and activities" undertaken by any agency receiving Federal funds. For projects with federal funding, the City of Georgetown plans and executes its transportation programs and projects in accordance with the rules, regulations and procedures established by the Texas Department of Transportation's (TxDOT) Environmental Manual and the National Environmental Policy Act (NEPA) process. The process is updated and maintained by TxDOT's Environmental Division (ENV). The NEPA process, Title VI of the Civil Rights Act and related statutes, and Executive Order 12898 on Environmental Justice are incorporated in the processes to ensure nondiscrimination and identify and address any disproportionately high health and environmental impacts to minority populations and low- income populations.

Public Participation

Every Federally funded transportation project undertaken by the City of Georgetown includes a public participation plan. The following objectives are included in each plan:

- Establish early and continuous public participation opportunities that provide timely information about transportation issues and decision-making processes to all interested parties;
- Provide reasonable public access to educational, technical, and policy information to enhance the public's knowledge and ability to participate in the development of the project;
- Provide adequate public notice of participation opportunities during the development of the public participation plan, and time for public review and comment at key decision points in the planning process;
- Ensure that public participation opportunities are held at convenient and accessible locations (in compliance with the Americans with Disabilities Act of 1990) and times

Individual projects

As the City develops individual transportation projects and programs, one of the required elements is the development of communication or public participation plans. Examples of City led projects with public participation plans during the period of 2023-2025 include: Austin Avenue Corridor Study; FM 971 Widening Project and SH29 East Widening Project. All three projects included a formal public participation plan and analysis of language proficiency, environmental impacts and targeted community engagement.

Solicitation of Bid and Contract Provisions

The General Assurances DOT Order 1050.2A are included in the City of Georgetown standard bid/contract documents for transportation projects. The provision of the General Assurances (Appendix 1) in the bid/contract forms provides the inclusion of the U.S. DOT Standard Title VI Assurances in all current and future solicitations including the clauses in Appendix A and E of the General Assurances.

Data Collection and Analysis

In analyzing City demographics, the City of Georgetown uses statistical data on protected groups available through the US Census Bureau. The City also conducts a bi-annual Citizen's Survey to assist in identifying and prioritizing the needs of the various population segments within the City.

Planning studies, such as the City of Georgetown Transit Development Plan, utilize this data to ensure an equitable distribution of future transit benefits to targeted populations, including low income, elderly, people with disabilities and zero-car households.

New road projects also have a potential to split or isolate neighborhoods in whole or in part. To minimize the potential adverse effects on affected populations, for all federally funded projects, the City will create demographic profile maps of low-income and minority populations near these project areas and will ensure meaningful access to project information in accordance with the City's Dual Language Guide for Published Materials (Appendix 4).

Appendix 1 - General Assurances

THE UNITED STATES DEPARTMENT OF TRANSPORTATION (USDOT)
STANDARD TITLE VI/NONDISCRIMINATION ASSURANCES
DOT ORDER NO. 1050.2A

The City of Georgetown (herein referred to as the "Recipient") HEREBY AGREES THAT, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation (DOT), through the Federal Highway Administration (FHWA), is subject to and will comply with the following:

Statutory/Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 C.P.R. Part 21 (entitled Non-discrimination in Federally Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964);
- 28 C.P.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964)

The preceding statutory and regulatory citations are referred to as the "Acts" or "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

> *"No person in the United Sates shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity," for which the Recipient receives Federal financial assistance from U.S. DOT, including the Federal Highway Administration.*

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Nondiscrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these non- discrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

Specific Assurances

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally-assisted U.S. DOT programs:

1. The Recipient agrees that each "activity," facility," or "program," as defined in §§ 21.23(b) and 21.23(e) or 49 C.P.R § 21 will be (with regard to an "activity") facilitated, or will be (with regard to a "facility") operated, or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.

2. The Recipient will insert the following notification in all solicitations for bids, Requests for Proposals for work, or material subject to the Acts and the Regulations made in connection with all federally funded transportation projects and, in adapted form, in all proposals for negotiated agreements regardless of funding source:

   "The Recipient, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

3. The Recipient will insert the clauses of Appendix A and Appendix E of this Assurance in every contract or agreement subject to the Acts and the Regulations.

4. The Recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a Recipient.

5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.

6. That where the recipient receives Federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.

7. That the Recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:

   a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and

b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligates the Recipient, or any transferee for the longer of the following periods.

   a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or

   b. the period during which the Recipient retains ownership or possession of the property.

9. The Recipient will provide for such methods of administration for the programs as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.

10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this assurance, the Recipient also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the U.S. DOT access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by the U.S. DOT. You must keep records, reports, and submit the material for review upon request to U.S. DOT, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

The Recipient gives this assurance in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. DOT under all Department of Transportation Programs. This assurance is binding on Texas, other recipients, subrecipients, sub-grantees, contractors, subcontractors and their subcontractors, transferees, successors in interest, and any other participants in all Department of Transportation programs. The person(s) signing below is/are authorized to sign this assurance on behalf of the Recipient.

_____ _____

Josh Schroeder, Mayor Date

Appendix A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, the FHWA, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or FHWA to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Nondiscrimination provisions of this contract, the Recipient will impose such contract sanctions as it or FHWA may determine to be appropriate, including, but not limited to:
   a. withholding payments to the contractor under the contract until the contractor complies, and/or
   b. cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or FHWA may direct as a means of enforcing such provisions including sanctions

for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

Appendix B

Clauses for Deeds Transferring United States Property

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the City of Georgetown will accept title to the lands and maintain the project constructed thereon in accordance with all applicable federal statutes, the Regulations for the Administration of all DOT programs, and the policies and procedures prescribed by FHWA of the U.S. Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the City of Georgetown all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto the City of Georgetown its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the City of Georgetown, its successors and assigns.

The City of Georgetown in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that the City of Georgetown will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended [, and (3) that in the event of breach of any of the above-mentioned non-discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

Appendix C

Clauses for Transfer or Real Property Acquired or Improved Under the Activity, Facility, or Program

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the Recipient pursuant to the provisions of Assurance 7(a):

A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:

    1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, City of Georgetown will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*

C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, City of Georgetown will have the right to enter or re-enter the lands and facilities thereon, and the above-described lands and facilities will there upon revert to and vest in and become the absolute property of the City of Georgetown and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

Appendix D

Clauses for Construction/Use/Access to Real Property Acquired Under the Activity, Facility, or Program

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by the Recipient pursuant to the provisions of Assurance 7(b):

A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Nondiscrimination covenants, City of Georgetown will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued. *

C. With respect to deeds, in the event of breach of any of the above non-discrimination covenants, absolute property of City of Georgetown will there upon revert to and vest in and become the and its assigns. *

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

Appendix E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following nondiscrimination statutes and authorities; including but not limited to

Pertinent Nondiscrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21 .
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits
- discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, subrecipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and Ill of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with

Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U .S.C. 1681 et seq).

Appendix 2 - Title VI LEP Four Factor Analysis

Purpose

The purpose of this Language Assistance Implementation Plan is to meet the requirements to comply with Title VI of the Civil Rights Act of 1964, which prohibits discrimination based on race, color, or national origin. The City of Georgetown is committed to taking reasonable steps to provide meaningful access to municipal services for Limited English Proficient (LEP) persons – those who do not speak English as their primary language and who have a limited ability to read, speak, write, or understand English. This plan contains the four-factor analysis and implementation plan based on the analysis.

LEP Needs Assessment – the Four-Factor Analysis

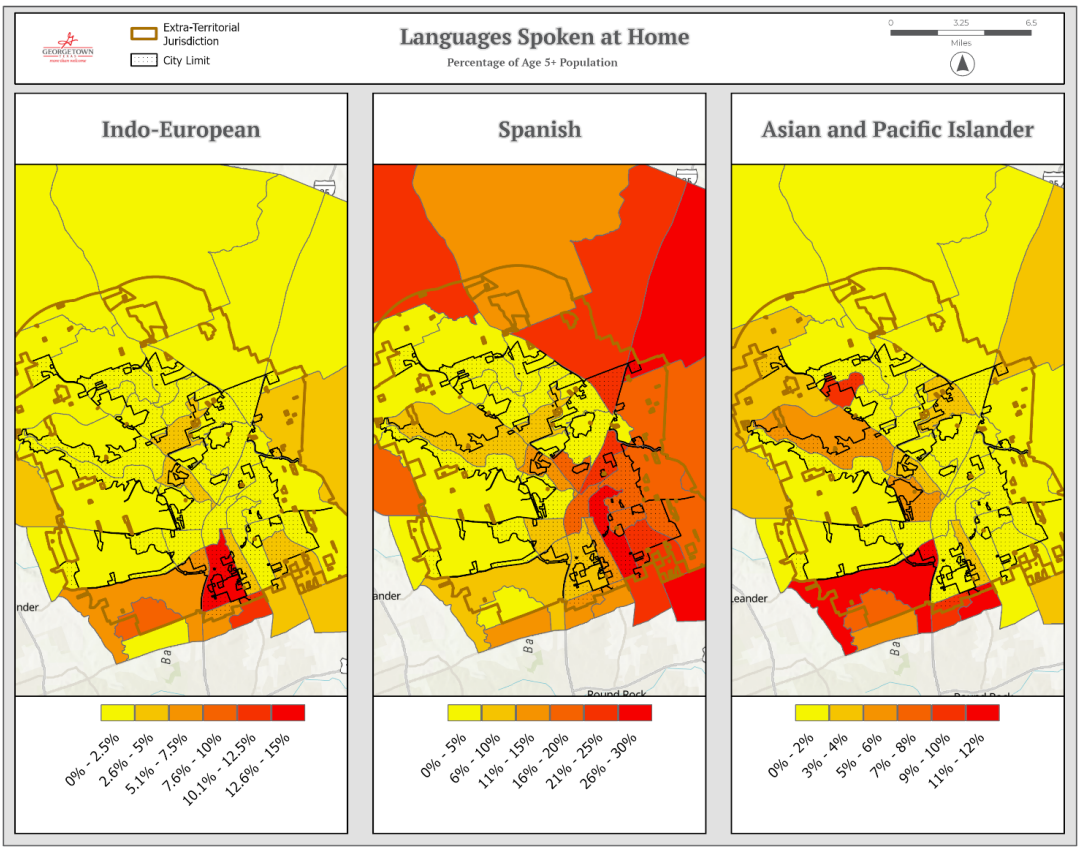
Factor 1 – The number or proportion of LEP persons eligible to be served or likely to be encountered by the City of Georgetown.

The City of Georgetown used the 2019-2023 American Community Survey 5-year estimates to determine the potential LEP populations within its limits. The following tables provide information about these populations.

Table 1: Breakdown of Population 5 years and Over – Language Spoken at Home from 2019-2023 American Community Survey 5-Year Estimates

	Williamson County, Texas		Georgetown city, Texas	
	Estimate	Percent	Estimate	Percent
Population 5 years and over	604,876		74,612	
English only	457,654	75.7%	62,813	84.2%
Language other than English	147,222	24.3%	11,799	15.8%
Speak English less than "very well"	**42,776**	**7.1%**	**2,999**	**4.0%**
Spanish:	83,990	13.9%	8,686	11.6%
Speak English less than "very well"	***26,159***	***4.3%***	***2,432***	***3.3%***
Other Indo-European languages	24,865	4.1%	1,349	1.8%
Speak English less than "very well"	*5,974*	*1.0%*	*255*	*0.3%*
Asian and Pacific Islander languages	31,405	5.2%	1,348	1.8%
Speak English less than "very well"	*9,297*	*1.5%*	*260*	*0.3%*
Other Languages	6,962	1.2%	416	0.6%
Speak English less than "very well"	*1,346*	*0.2%*	*52*	*0.1%*

Source: Compiled from U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, DP02



Summary

According to the U.S. Census Bureau, in 2023 the estimated population 5 years and over of the City of Georgetown was 74,612. Approximately 2,999 persons, or 4.0% of the population, in that age cohort spoke English less than "very well" in the home. We've continued to see a decrease in the population of Spanish speakers that speak English less than "very well", while also seeing increases in our Indo-European as well as Asian and Pacific Islander populations that speak English less than "very well". While reflecting the growth in population in Williamson County, this represents the decline in overall population speaking English less than "very well", a trend that is opposite of the statewide totals and should be continuously monitored.

Factor 2 – The frequency with which LEP persons come into contact with the City of Georgetown.

The primary ways that residents, including LEP persons, contact the City of Georgetown to inquire about City programs and assistance are related to Customer Care Call Centers, Utility Billing customer assistance and the City website. First, for LEP visitors who need in-person assistance, the City of Georgetown has at least 3 translators on staff available at all times to help walk-ins through our Customer Care Call Centers and Utility Billing site. Front desk staff are informed of available on-site translators. When none are available, they are authorized to use the City's on-demand translation services to assist non-English-speaking individuals.

City of Georgetown's Customer Care Center (Call Center) uses automated means to assist LEP

persons who call the City with the option to enter the menu in Spanish. On average, the service is used 10-15 times monthly with translations in Spanish. If no Spanish-speaking staff are available, within Customer Care, the City will use its contracted on-demand translation service. A professional interpreter will be conferenced into the call to facilitate real-time communication between the customer and City. The City of Georgetown website provides a translation service so that LEP persons looking for information online may select the "En Español" feature to review the entire website's content in Spanish. Several Departments recommend customers utilize Google Translate to view their web-content in multiple languages. City of Georgetown has a City email and online platform for all residents to submit questions or requests that, once received, are sent to the correct department for further assistance. When emails from LEP persons are received, City translators work with the appropriate departments to translate the incoming emails and responses.

City of Georgetown programs with walk-in or individual program interaction with LEP visitors such as Human Resources, Building Permits, Municipal Court, Parks and Recreation and Systems Engineering have staff to provide interpretative services. The City provides a stipend for those qualifying employees. City of Georgetown staff are reviewing the frequency with which staff have, or could have, contact with LEP persons. This may lead to development of brochures, applications, and other documents in Spanish.

Factor 3 – The nature and importance of the City of Georgetown's programs, activities, or services to the person's life.

The City considers all its programs to be a critical element of quality of life in the community. The ability to communicate rights to an LEP population for essential public services such as utilities, municipal court, and Police and Fire protection is as a critical element of customer service to avoid denial or delay of access to services. The City of Georgetown strives to offer numerous opportunities for inclusion for LEP persons in our programs.

Factor 4 – The resources available to city staff and overall costs to provide LEP assistance.

The City of Georgetown provides a stipend to 73 employees to provide multilingual translation services, 70 for Spanish and 3 for sign language. These staff members, located in all divisions of the City, address most language assistance needs with over-the phone and in-person interpretation, and some document translation. All City of Georgetown staff are trained as to the bilingual staff resources in their Division/Programs if the need for LEP assistance arises.

The City website and customer care call center provide bi-lingual services. As programs expand and the need for LEP services increase, programs in the City will be reviewed as part of the Business Plan process for each Division. The City will continue to monitor LEP programs and implementation through annual reporting and presentations to the ADA Advisory Board and Transportation Advisory Board.

Implementation

Language Assistance Measures

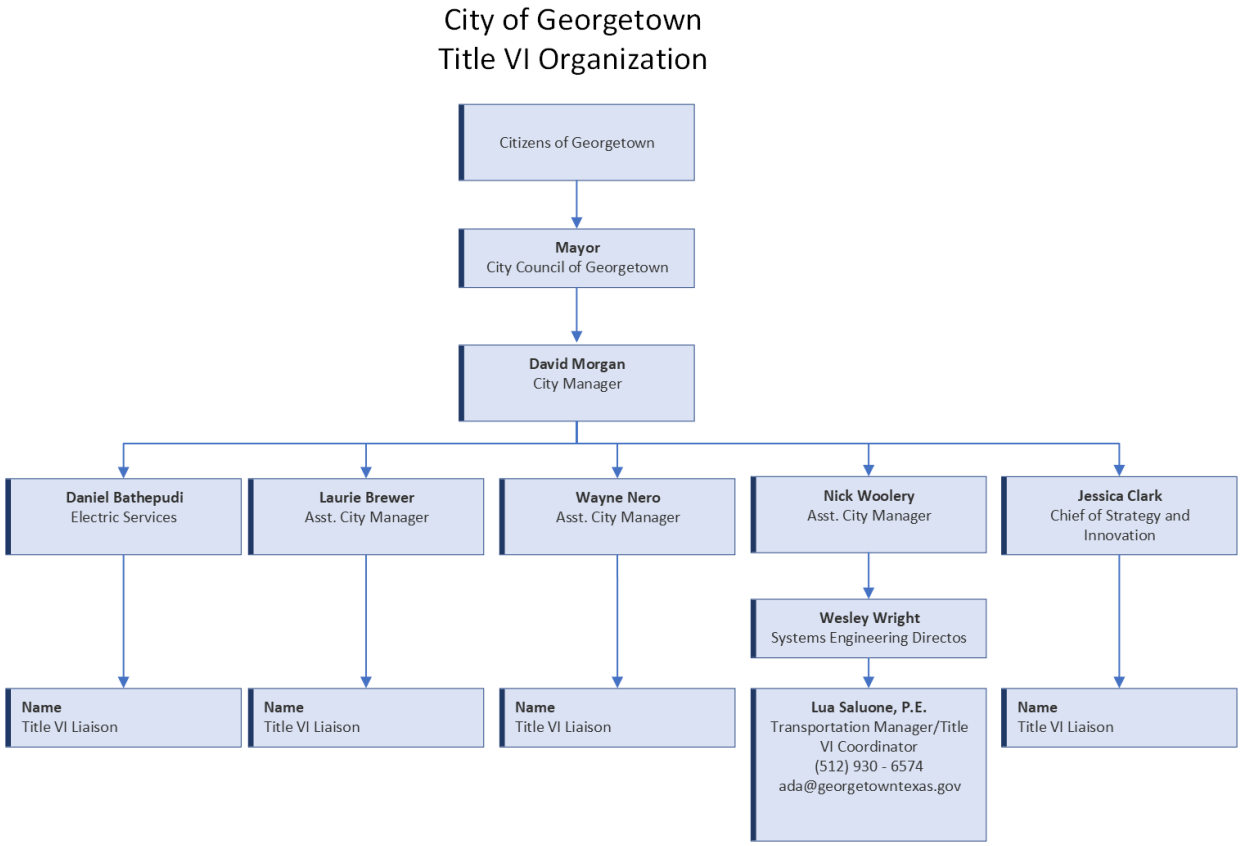
For all federally funded projects, the City will create demographic profile maps of low-income and minority populations near these project areas and will ensure meaningful access to project information in accordance with the City's Dual Language Guide for Published Materials, (Appendix 4).

Staff Training and Monitoring

The City of Georgetown is developing training materials to be available to City staff regarding LEP programs and access to city-wide resources. These include:

- Identification of city call centers, web-resources, and multilingual staff available for LEP services.
    a. Documentation and reporting of language assistance request.
    b. How to handle potential Title VI/LEP complaints.
    c. Working with contractors to provide LEP assistance when developing City projects.

Appendix 3 - City of Georgetown Organizational Chart



Appendix 4 - Dual Language Guide for Published Materials

This guide, which is focused on English to Spanish translations only, has been informed by research of government recommendations and regulations, other City policies and local focus groups with Spanish-language dominant constituents (2018, 2021).

It is vitally important that the City provides accessible, Spanish-translated information in order to eliminate barriers to public service and community safety. As the number of limited English proficient (LEP) individuals in the Georgetown area continues to grow, so does the need for the City of Georgetown to provide communications in Spanish. This is especially important during critical or emergent events.

Improving communication with our Spanish speaking population will lead to improved public service provision, help the City build trust with the people we serve, and is part of our commitment to diversity, equity and inclusion.

This guide explains exactly what materials MUST, SHOULD or COULD be translated to Spanish within the Communications and Public Engagement department (CAPE) and any other department creating public facing materials.

I. PURPOSE

The purpose of this guide is to establish a foundation for the City's guidelines and procedures when conducting Spanish-language translations of published materials.

II. SCOPE

The Dual Language Guide for Published Materials provides guidance to City staff that will assist them in determining the level of translations services needed for a particular project.

III. GUIDE

The City believes in reducing language barriers for all citizens, stakeholders and employees in order to ensure equal access to vital information.

Documents that **MUST** be translated are considered "vital documents" according to the US Department of Homeland Security's 2012 Language Access plan.

Vital Documents – Any documents that are critical for ensuring meaningful access to the City's major activities and programs. Whether or not a document (or the information it contains) is "vital" may depend upon the importance of the program, information, encounter, or service

involved, and the consequence to the effected person if the information in question is not provided in an appropriate language.

Such published materials may include, but are not limited to:

- Information regarding health and safety (i.e., temporary disruption of services, imminent danger, etc.);
- Fair housing information;
- Notices pertaining to the reduction, denial, or termination of services or benefits, the right to appeal such actions, or that require a response from the beneficiary; and
- Election information

Published materials that **SHOULD** be translated but are not necessarily federally mandated include:

- Poster/notices placed in public spaces;
- Information regarding public events;
- Websites; and
- Utility bill insert (digital)

Other documents that might fall in the **MUST** or **SHOULD** categories, and time or resources prohibit translating the full document, can include a line in Spanish that indicates where or how they can get the information in Spanish (i.e. a phone number or email). Such documents include:

- Applications and consent forms;
- Program related compliance plans;
- Citizen participation plans and letters containing important information regarding participation in a program; and
- Notices advising LEP persons of the availability of free language assistance.

Additional items **COULD** be translated; however, most online platforms have built-in language options:

- Information/directional signs at public events; and
- Social media graphics

IV. PHILOSOPHY

With guidance from Communications and Public Engagement Department (CAPE), translated published materials should be planned, implemented, evaluated and reported using these six guidelines.

1. *BE PROACTIVE*: determine your audience early enough to allow for proper translation of the materials in question. All vital (MUST) translations should be provided by City-authorized translators.

2. *BE RELEVANT AND EFFECTIVE:* translations should be targeted to effectively communicate your message. (i.e.., Spanish-language text messages for vital information).

3. *BE EQUITABLE:* ensure the Spanish-speaking public is provided with a reasonable opportunity to contribute to public "conversations" in Spanish, developing a balanced perspective.

4. *BE CLEAR AND FOCUSED:* ensure the Spanish-speaking public understand the messaging provided by the City. Some messages (i.e., memes, gifs) may not translate properly to provide the appropriate message. Consider creating similar messaging in Spanish-only and publishing both versions.

5. *BE INCLUSIVE:* published materials for public events should include Spanish-language versions to ensure to maximize participation in City events (i.e., Lighting of the Square, Red Poppy Festival, etc.)

6. *BE ACCOUNTABLE:* evaluate metrics to determine success of messaging and adjust as necessary.

This guide will be reviewed annually to determine any changes/updates needed.

Appendix 5 - Public Engagement Philosophy

I. PURPOSE

The purpose of this philosophy is to establish a foundation for the City's guidelines and procedures for conducting public engagement. This applies to all City staff.

II. SCOPE

The Public Engagement Policy provides guidance to City staff that will assist them in determining the level of public engagement needed for a particular project.

III. PHILOSOPHY

The City believes its citizens, stakeholders and employees should be informed, consulted, and engaged in decisions that affect them and should be given the opportunity to provide input.

The City:

1. Will provide public engagement opportunities that are open and transparent.
2. Will give serious consideration to the feedback gathered through the public engagement processes.
3. Will provide public engagement results through the same channels in which it was garnered.
4. Is committed to working together with the public to continuously improve its public engagement processes.
5. Believes that public engagement leads to better, more informed decisions for City staff.

With guidance from the Communications and Public Engagement department, public engagement should be planned, implemented, evaluated and reported using these six guidelines.

1. *BE PROACTIVE:* initiate engagement early enough for participants to make informed decisions and impact the outcomes.
2. *BE RELEVANT AND EFFECTIVE:* engagement should be planned to be effectively communicated and implemented to encourage public participation and contribution in an appropriate manner.
3. *BE EQUITABLE:* ensure the public is provided with a reasonable opportunity to contribute in English and Spanish, developing a balanced perspective.
4. *BE CLEAR AND FOCUSED:* ensure the City and the public understand their respective roles in a public engagement process, including the level of involvement and how input will be used to inform decisions.
5. *BE INCLUSIVE:* use a range of methods to engage various audiences to maximize participation

and improve the quality of feedback.

6. *BE ACCOUNTABLE AND TRANSPARENT:* evaluate and report in a timely manner.

Appendix 6 - Title VI Web-page and Online Complaint Form

Title VI Resources

The City of Georgetown is committed to the fair and equitable treatment of its residents and takes its responsibilities seriously. As a recipient of Federal financial assistance, the City of Georgetown is required to comply with various non-discrimination laws and regulations, including Title VI of the Civil Rights Act of 1964, which provides that:

"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal assistance under this title or carried out under this title."

The City has adopted the 2026 Title VI Plan which provides an overview of all City of Georgetown programs related to equal access and non-discrimination.

To view the Title VI Plan and the grievance form, please visit:
https://georgetowntexas.gov/government/city_management/americans_with_disabilities_act.php

Title VI Complaints

Any person who believes that he or she, individually or as a member of any specific class, has been subject to discrimination may file a complaint. A complaint may also be filed by a representative on behalf of such a person or group.

Title VI complaints must be filed within 90 days of the date of the alleged act of discrimination. Complaints must include the facts and circumstances surrounding the alleged discrimination. Complaints can be submitted by completing the Title VI Complaint form. Please note all complaints must include a signature.

All allegations will be investigated, and an attempt will be made to resolve any violations if found.

In specific cases related to transportation projects, to file directly with the Texas Department of Transportation (TxDOT), complete TxDOT Complaint Form (en espanol) and mail the completed form Texas Department of Transportation, Office of Civil Rights, 125 East 11th Street, Austin, Texas 78701 or fax to 512-416-4751.

Appendix 7 - Written Complaint Form

City of Georgetown Title VI Complaint Form

By Mail or In Person to:

Lua Saluone, P.E.
P.O Box 409
Georgetown, Texas 78627

Alternate formats and language assistance are available upon request for individuals with disabilities or limited English proficiency (LEP). Please contact the Title VI Coordinator with an accommodation request.

Within 10 calendar days after receipt of the complaint, the Title VI Coordinator will acknowledge receipt of the complaint and may, at his/her discretion, meet with the complainant to discuss the complaint.

Within 15 calendar days of the meeting, the Title VI Coordinator or his/her designee will respond in writing, and where appropriate, in a format accessible to the complainant. The response will explain the position of the City of Georgetown and offer options for substantive resolution of the complaint. If the complaint is related to transportation program and activities, then the City shall forward the complaint to TxDOT within 10 days of receipt.

If the response by the Title VI Coordinator or his/her designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the City Manager or his/her designee. Within 15 calendar days after receipt of the appeal, the City Manager or his/her designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the City Manager or his/her designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

Basic Information:

First Name: _____

Last Name: _____

Address:

Street Address: _____

Address Line 2: _____

City: _____

State / Province / Region: _____

Postal / Zip Code: _____

Country: _____

Home Phone: _____

Cell Phone: _____

Complaint Information

Complaint and Filing Information to be used in the City of Georgetown investigation of complaint.

1. Please indicate at least one of the following as the basis of your complaint:
   - Age (Y/N): _____
   - Race (Y/N): _____
   - Gender (Y/N): _____
   - National Origin (Y/N): _____
   - Disability (Y/N): _____
2. What was the date and location of the alleged discriminatory action?
   - Date: _____
   - Location: _____
3. Please describe how you were discriminated against, explaining as clearly as possible why you believe your Title VI rights were violated. If necessary, attach additional pages.

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

4. If possible, please provide the name(s) of the individual(s) responsible for the alleged action described above.

_____

_____

5. Please provide the name(s) of person(s) whom we may contact for additional information to support or clarify your complaint.

_____

_____

_____

_____

_____

6. Please explain what action or remedy you are seeking for the alleged complaint.

_____

_____

_____

_____

_____

7. Is this complaint against the City of Georgetown?

   YES NO

8. Have you been in contact with a City employee regarding this complaint?

   YES NO

   If yes, do you have the name and contact information for that employee?

_____

_____

_____

9. Have you filed a lawsuit regarding this complaint?

   YES NO

10. Have you filed this complaint with any of the following agencies?
    - U.S. Department of Transportation (Y/N): _____
    - U.S. Department of Transportation (Y/N): _____
    - U.S. Department of Justice (Y/N): _____
    - Federal Transit Administration (Y/N): _____
    - Texas Department of Transportation (Y/N): _____
    - Equal Employment Opportunity Commission (Y/N): _____
    - Other _____ (Y/N): _____

Certification

I certify that all the information contained in this complaint is true and correct to the best of my knowledge.

_____
Signature

_____
Date

If you are completing the form for another person(s) as an Authorized Representative, please provide and certify the Authorized Representative Information:

Authorized Representative Information:

Name: _____

Phone Number: _____

_____
Signature

_____
Date

Appendix 8 - Complaint Log

All Title VI Complaint records will be retained for a minimum of three years.

Name	Address	Email	Filing Date	Status

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Language Change Request for Water Line Easement for The Ranch Center (Santa Rita Ranch)

SUGGESTED ACTION:
Consideration and possible action to approve the form of the water line easement to be conveyed to the City in connection with The Ranch Center (Santa Rita Ranch) development and to authorize the City Manager to execute the water line easement in the form substantially similar to the document attached hereto -- Andrew Culpepper, Assistant City Attorney - Real Estate Services

ITEM SUMMARY:
The developer needs to convey a water line easement to the City in connection with The Ranch Center development. The developer has requested certain revisions to the City's standard water line easement form in order to be able to cross the City's water line easement area with certain surface improvements and other utilities under narrowly defined circumstances. This water line easement form contains the necessary language to accommodate that request. The City's Real Estate, Engineering and Water Departments have reviewed the easement language and recommend approval.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Andrew Culpepper, City Attorney's Office/ Real Estate

ATTACHMENTS:
K29 1941 Ranch Center Water Line Easement to GUS - (w IBC Consent) 4933-3992-9982.2.pdf

WATER LINE EASEMENT

STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS:**
COUNTY OF WILLIAMSON §

This Water Line Easement Agreement (this "*Agreement*") is made on the _____ day of _____, 202__, at Georgetown, Texas, between K29 1941 Investments, LP, a Texas limited partnership, whose address is 7143 Valburn Drive, Austin, Travis County, Texas 78731 (hereinafter referred to as "*Grantor*"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as "*Grantee*")

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the "*Easement*") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of one underground water line and related facilities (collectively, the "*Facilities*") on, over, under, and across the following described property of the Grantor, to wit:

   > Being that certain portion of the following certain tracts, pieces or parcels of land (the "*Tracts*") lying and being situated in the County of Williamson, State of Texas:
   >
   > Being 1.678 acres of land, more or less, situated in the GREENLEAF FISK SURVEY, ABSTRACT NO. 5, and the WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453, in Williamson County, Texas, being a portion of a called 136.852 acre tract (Tract 1) and a portion of a called 3.764 acre tract (Tract 3) conveyed to K29 1941 Investments, LP by Deed recorded in Document No. 2021170466, Official Public Records, Williamson County, Texas, and being more particularly described by metes and bonds description shown in **EXHIBIT "A"** attached hereto and made a part hereof and depicted on **EXHIBIT "B"** attached hereto and made a part hereof.
   >
   > The Tracts being referred to as the "*Easement Area*".

2. The Easement and the rights and privileges herein conveyed are granted for and in consideration of the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.

3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing,

upgrading, relocating, and/or removing the Facilities within the confines of the Easement Area only. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities within the Easement Area; (2) the right to relocate the Facilities within the Easement Area; and (3) subject to Grantor Reserved Rights as hereinafter set forth in paragraph 6 of this Agreement, the right to remove from the Easement Area all trees and parts thereof, or other obstructions, which endanger or unreasonably interfere with the efficiency and maintenance of the Facilities. Subject to the right of the City to remove from the Property all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities, when the City conducts any work or other activities on or near the Easement Area, the City will return the Easement Area and any other area belonging to Grantor or its successors and assigns that is disturbed in the exercise of such access, to like or better condition, or as close thereto as is reasonably possible.

4. The duration of the Easement is perpetual.

5. Grantor and Grantor's successors and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof by, through or under Grantor, but not otherwise, subject to the terms and conditions set forth in this Agreement and subject to any and all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Easement Area, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Williamson County, Texas, or apparent on the ground.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that Grantor shall not, except as may be expressly permitted herein, convey any other easement, license, or conflicting right to use in any manner the Easement Area. Notwithstanding the foregoing, Grantor expressly reserves for itself, its agents, employees, representatives, licensees, tenants, occupants, guests, invitees, contractors, successors, and assigns (collectively, "*Grantor's Authorized Users*") the right (i) to construct, place, maintain, inspect, operate, repair, alter, replace and remove driveways, roadways, curbing, gutters, sidewalks, landscaping (other than trees), and irrigation (collectively the "*Grantor Improvements*"), on, under, over, across, and within the Easement Area (ii) to allow wastewater, gas, telecommunications, electrical lines and other utility lines and related facilities (collectively, "*Utilities*") to be installed on, under, over, across, and within the Easement Area and to grant easements for the purposes described in (i) and (ii) provided, however, Utilities installed within the Easement Area shall be at a depth to provide sufficient separation from the Facilities as determined by Grantee in its reasonable discretion and shall not run parallel to the Facilities and must cross the Facilities, if at all, at an angle of no less than 45 degrees and (iii) to raise or lower the level of the surface of the Easement Area. All the rights reserved to Grantor in this Paragraph 6, enumerated and non-enumerated, are collectively referred to as the

"Grantor Reserved Rights". Grantor's Reserved Rights are subject to the following requirements:

a) Neither the construction, placement, maintenance, inspection, operation, repair, alteration, replacement, and/or removal of the Grantor Improvements and the Utilities, nor the raising and lowering of the surface of the Easement Area, shall materially interfere with the rights granted to Grantee herein;

b) Grantor shall provide Grantee with written notice prior to commencing any work related to the installation of Utilities within the Easement Area;

c) For the Utilities that Grantor, or a third party, are permitted to install within the Easement Area pursuant to the terms hereof, if such Utilities will cross Facilities that consist of a water line owned and/or operated by Grantee that is twelve (12) inches or less in diameter, Grantor shall obtain Grantee's prior written approval of the means, methods, and required distance of vertical separation by which such Utilities will cross the Facilities, such approval of the means, methods, and required distance of vertical separation not to be unreasonably withheld, conditioned or delayed by Grantee;

d) For the Utilities that Grantor, or a third party, are permitted to install within the Easement Area pursuant to the terms hereof, if such Utilities will cross Facilities that consist of a water line owned and/or operated by Grantee that is greater than twelve (12) inches in diameter, Grantor shall obtain Grantee's prior written approval of the timing of when construction of the crossing may take place and the means, methods, and required distance of vertical separation by which such Utilities will cross the Facilities, such timing, means, methods and required distance of vertical separation to be determined by Grantee in its sole but reasonable discretion;

e) Grantor hereby RELEASES and HOLDS GRANTEE HARMLESS from any responsibility and liability to repair, replace, maintain, or compensate Grantor for damages to improvements within the Easement Area incidental to Grantee's exercise of its rights and privileges granted herein; and

f) Any easement, license, or other right granted by Grantor, or its successors or assigns, to a third party to exercise any of these Grantor Reserved Rights shall be subject to the requirements of this paragraph and shall include language acknowledging the rights and privileges of Grantee set forth in this Agreement and agreeing to comply with the requirements herein.

7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

GRANTOR:
K29 1941 INVESTMENTS, LP, a Texas limited partnership

By: K29 GP, LLC, a Texas limited liability company, its General Partner

By: MREM Texas Manager, LLC, a Delaware limited liability company, its Manager

By:_____
James Edward Horne, Vice President

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____day of _____, 202__, by James Edward Horne, Vice President of MREM Texas Manager, LLC, a Delaware limited liability company, as Manager of K29 GP, LLC, a Texas limited liability company, the General Partner of K29 1941 Investments LP, a Texas limited partnership, on behalf of said limited liability companies and limited partnership.

(SEAL)

_____
Notary Public, State of Texas

GRANTEE:

City of Georgetown, a Texas home-rule municipal corporation

By:_____
David Morgan, City Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the _____ day of _____, 202___, by David Morgan, City Manager of the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

Given under my hand and seal of office this ____ day of _____, 202__.

[Seal]

_____
Notary Public, Sate of Texas

APPROVED AS TO FORM:

_____
Andrew Culpepper, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:
City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627

CONSENT AND SUBORDINATION OF LIENHOLDER

INTERNATIONAL BANK OF COMMERCE, a Texas banking association ("*Lender*"), the legal and equitable owner and holder of certain indebtedness of **K29 1941 INVESTMENTS, LP**, a Texas limited partnership ("*Borrower*"), hereby joins in this Easement (the "*Easement*") for the sole purpose of consenting to the Easement and subordinating all liens it may have against the tract(s) of land that is/are encumbered by the Easement (the "*Easement Area*") securing indebtedness payable to Lender to the Easement and to the rights and interests of Grantee under the Easement, so that a foreclosure of the liens will not extinguish the Easement or the rights and interests of Grantee under the Easement. The undersigned has the authority to execute this Consent and Subordination of Lienholder on behalf of Lender and represents, in that regard, that all corporate action has been taken by Lender to make this a binding Consent and Subordination of Lienholder.

LIENHOLDER:

INTERNATIONAL BANK OF COMMERCE, a Texas Banking association

By:_____

Name:_____

Title:_____

Date:_____

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was executed before me on this ____ day of _____, 202__, by _____, _____ of **INTERNATIONAL BANK OF COMMERCE**, on behalf of said bank.

[Seal]

_____
Notary Public Signature

EXHIBIT "A"

Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying
FirmID#F3791 Reg#10024900

Exhibit A

1.678 ACRES
GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5
WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

BEING A 1.678 ACRE TRACT IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, AND THE WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 136.852 ACRE TRACT (TRACT 1) AND A PORTION OF A CALLED 3.764 ACRE TRACT (TRACT 3) CONVEYED TO K29 1941 INVESTMENTS, LP BY DEED RECORDED IN DOCUMENT NUMBER 2021170466, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 1.678 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the east line of said 136.852 acre tract, being at the intersection of the south right-of-way line of Kauffman Loop (120' R.O.W.), dedicated by the plat of Kauffman Loop Extension Final Plat, a subdivision recorded in Document Number 2024076165, Official Public Records, Williamson County, Texas, and the west right-of-way line of Ronald Reagan Boulevard (R.O.W. varies),

THENCE, S64°37'53"W, over and across said 136.852 acre tract, and with the south line of said Kauffman Loop, a distance of 313.06 feet to a calculated point at the beginning of a curve to the right, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, over and across said 136.852 acre tract and said 3.764 acre tract, the following seventy-two (72) courses and distances, numbered 1 through 72,

1) Along said curve to the right, having a radius of 3,017.00 feet, an arc length of 92.53 feet, and a chord that bears S23°21'38"E, a distance of 92.53 feet to a calculated point,
2) N67°39'37"E, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
3) Along said curve to the right, having a radius of 3,055.00 feet, an arc length of 20.15 feet, and a chord that bears S22°17'29"E, a distance of 20.15 feet to a calculated point,
4) S67°50'52"W, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
5) Along said curve to the right, having a radius of 3,017.00 feet, an arc length of 175.83 feet, and a chord that bears S20°25'56"E, a distance of 175.81 feet to a calculated point,
6) N71°22'48"E, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
7) Along said curve to the right, having a radius of 3,055.00 feet, an arc length of 18.05 feet, and a chord that bears S18°35'30"E, a distance of 18.05 feet to a calculated point,
8) S71°26'13"W, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
9) Along said curve to the right, having a radius of 3,017.00 feet, an arc length of 289.36 feet, and a chord that bears S15°40'23"E, a distance of 289.25 feet to a calculated point,
10) N77°13'02"E, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
11) Along said curve to the right, having a radius of 3,055.00 feet, an arc length of 18.05 feet, and a chord that bears S12°45'15"E, a distance of 18.05 feet to a calculated point,
12) S77°16'27"W, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
13) Along said curve to the right, having a radius of 3,017.00 feet, an arc length of 241.46 feet, and a chord that bears S10°17'26"E, a distance of 241.40 feet to a calculated point,
14) N82°08'41"E, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
15) Along said curve to the right, having a radius of 3,055.00 feet, an arc length of 15.00 feet, and a chord that bears S07°51'19"E, a distance of 15.00 feet to a calculated point,

16) S82°08'41"W, a distance of 38.00 feet to a calculated point, being at the beginning of a curve to the right,
17) Along said curve to the right, having a radius of 3,017.00 feet, an arc length of 141.01 feet, and a chord that bears S06°22'26"E, a distance of 141.00 feet to a calculated point, being at the beginning of a curve to the right,
18) Along said curve to the right, having a radius of 40.00 feet, an arc length of 15.12 feet, and a chord that bears S05°47'31"W, a distance of 15.03 feet to a calculated point,
19) S49°49'00"E, a distance of 57.92 feet to a calculated point,
20) N83°30'53"E, a distance of 27.26 feet to a calculated point,
21) N07°54'15"W, a distance of 20.00 feet to a calculated point,
22) N82°05'45"E, a distance of 21.00 feet to a calculated point,
23) S07°54'15"E, a distance of 35.00 feet to a calculated point,
24) S82°05'45"W, a distance of 17.80 feet to a calculated point,
25) S07°54'15"E, a distance of 5.00 feet to a calculated point,
26) S82°05'45"W, a distance of 3.28 feet to a calculated point,
27) S83°30'53"W, a distance of 17.72 feet to a calculated point,
28) N07°54'15"W, a distance of 5.00 feet to a calculated point,
29) S83°30'53"W, a distance of 16.30 feet to a calculated point,
30) N49°49'00"W, a distance of 61.07 feet to a calculated point, being at the beginning of a curve to the right,
31) Along said curve to the right, having a radius of 40.00 feet, an arc length of 28.48 feet, and a chord that bears S59°09'38"W, a distance of 27.88 feet to a calculated point,
32) S79°33'30"W, a distance of 75.03 feet to a calculated point,
33) S10°26'30"E, a distance of 38.00 feet to a calculated point,
34) S79°33'30"W, a distance of 15.00 feet to a calculated point,
35) N10°26'30"W, a distance of 38.00 feet to a calculated point,
36) S79°33'30"W, a distance of 78.57 feet to a calculated point, being at the beginning of a curve to the left,
37) Along said curve to the left, having a radius of 2,033.00 feet, an arc length of 296.98 feet, and a chord that bears S75°22'24"W, a distance of 296.71 feet to a calculated point,
38) S71°11'19"W, a distance of 161.86 feet to a calculated point,
39) S18°48'41"E, a distance of 80.28 feet to a calculated point, being at the beginning of a curve to the right,
40) Along said curve to the right, having a radius of 119.00 feet, an arc length of 101.27 feet, and a chord that bears S05°34'04"W, a distance of 98.24 feet to a calculated point,
41) S60°03'10"E, a distance of 4.00 feet to a calculated point,
42) S29°56'50"W, a distance of 21.00 feet to a calculated point,
43) N60°03'10"W, a distance of 4.00 feet to a calculated point,
44) S29°56'50"W, a distance of 312.28 feet to a calculated point,
45) S60°03'10"E, a distance of 5.00 feet to a calculated point,
46) S29°56'50"W, a distance of 15.00 feet to a calculated point,
47) N60°03'10"W, a distance of 5.00 feet to a calculated point,
48) S29°56'50"W, a distance of 73.81 feet to a calculated point,
49) S60°03'10"E, a distance of 5.00 feet to a calculated point,
50) S29°56'50"W, a distance of 20.95 feet to a calculated point, being at the beginning of a curve to the right,
51) Along said curve to the right, having a radius of 2,255.00 feet, an arc length of 20.00 feet, and a chord that bears N60°25'05"W, a distance of 20.00 feet to a calculated point,
52) N29°56'50"E, a distance of 216.48 feet to a calculated point,
53) N60°03'10"W, a distance of 28.00 feet to a calculated point,
54) N29°56'50"E, a distance of 18.00 feet to a calculated point,
55) S60°03'10"E, a distance of 28.00 feet to a calculated point,
56) N29°56'50"E, a distance of 208.69 feet to a calculated point, being at the beginning of a curve to the left

57) Along said curve to the left, having a radius of 104.00 feet, an arc length of 88.50 feet, and a chord that bears N05°34'04"E, a distance of 85.86 feet to a calculated point,
58) N18°48'41"W, a distance of 80.28 feet to a calculated point,
59) S71°11'19"W, a distance of 218.26 feet to a calculated point,
60) S18°48'41"E, a distance of 38.00 feet to a calculated point,
61) S71°11'19"W, a distance of 18.00 feet to a calculated point,
62) N18°48'41"W, a distance of 38.00 feet to a calculated point,
63) S71°11'19"W, a distance of 168.70 feet to a calculated point, being at the beginning of a curve to the right,
64) Along said curve to the right, having a radius of 65.00 feet, an arc length of 56.82 feet, and a chord that bears N83°46'09"W, a distance of 55.03 feet to a calculated point,
65) N58°43'36"W, a distance of 360.30 feet to a calculated point,
66) S35°49'06"W, a distance of 38.05 feet to a calculated point, being at the beginning of a curve to the right,
67) Along said curve to the right, having a radius of 153.00 feet, an arc length of 19.28 feet, and a chord that bears N53°22'56"W, a distance of 19.26 feet to a calculated point,
68) N37°25'02"E, a distance of 38.06 feet to a calculated point, being at the beginning of a curve to the right,
69) Along said curve to the right, having a radius of 115.00 feet, an arc length of 64.36 feet, and a chord that bears N32°48'38"W, a distance of 63.52 feet to a calculated point,
70) N16°46'41"W, a distance of 7.91 feet to a calculated point, being at the beginning of a curve to the left,
71) Along said curve to the left, having a radius of 133.00 feet, an arc length of 86.91 feet, and a chord that bears N35°29'52"W, a distance of 85.37 feet to a calculated point, and
72) N54°13'03"W, a distance of 33.25 feet to a calculated point on the south line of said Kauffman Loop, being at the beginning of a curve to the right, for the southwest corner of the herein described tract of land,

THENCE, along said curve to the right, with the south line of said Kauffman loop and over and across said 136.852 acre tract, having a radius of 2,690.00 feet, an arc length of 15.23 feet, and a chord that bears N36°37'17"E, a distance of 15.23 feet to a calculated point, being at the beginning of a curve to the left,

THENCE, over and across said 136.852 acre tract, the following twenty-two (22) courses and distances, numbered 1 through 22,

1) Along said curve to the left, having a radius of 30.00 feet, an arc length of 3.70 feet, and a chord that bears S50°41'18"E, a distance of 3.69 feet to a calculated point,
2) S54°13'03"E, a distance of 26.99 feet to a calculated point,
3) N37°46'42"E, a distance of 4.00 feet to a calculated point,
4) S54°13'03"E, a distance of 2.21 feet to a calculated point, being at the beginning of a curve to the right,
5) Along said curve to the right, having a radius of 152.00 feet, an arc length of 19.29 feet, and a chord that bears S50°34'56"E, a distance of 19.28 feet to a calculated point,
6) S40°13'30"W, a distance of 4.01 feet to a calculated point, being at the beginning of a curve to the right,
7) Along said curve to the right, having a radius of 148.00 feet, an arc length of 77.73 feet, and a chord that bears S31°49'27"E, a distance of 76.84 feet to a calculated point,
8) S16°46'41"E, a distance of 7.91 feet to a calculated point, being at the beginning of a curve to the left,
9) Along said curve to the left, having a radius of 100.00 feet, an arc length of 73.21 feet, and a chord that bears S37°45'09"E, a distance of 71.59 feet to a calculated point,
10) S58°43'36"E, a distance of 275.72 feet to a calculated point,
11) N31°16'24"E, a distance of 4.00 feet to a calculated point,
12) S58°43'36"E, a distance of 15.00 feet to a calculated point,
13) S31°16'24"W, a distance of 4.00 feet to a calculated point,
14) S58°43'36"E, a distance of 67.96 feet to a calculated point, being at the beginning of a curve to the left,

15) Along said curve to the left, having a radius of 50.00 feet, an arc length of 43.71 feet, and a chord that bears S83°46'09"E, a distance of 42.33 feet to a calculated point,
16) N71°11'19"E, a distance of 404.96 feet to a calculated point,
17) N18°48'41"W, a distance of 22.32 feet to a calculated point,
18) N26°29'17"W, a distance of 693.71 feet to a calculated point, being at the beginning of a curve to the left,
19) Along said curve to the left, having a radius of 333.00 feet, an arc length of 36.37 feet, and a chord that bears N29°37'00"W, a distance of 36.35 feet to a calculated point,
20) N07°15'43"E, a distance of 62.61 feet to a calculated point, being at the beginning of a curve to the right,
21) Along said curve to the right, having a radius of 2,673.00 feet, an arc length of 156.47 feet, and a chord that bears N54°20'25"E, a distance of 156.45 feet to a calculated point, and
22) N33°52'32"W, a distance of 17.00 feet to a calculated point on the south line of said Kauffman Loop, being at the beginning of a curve to the right,

THENCE, along said curve to the right, with the south line of said Kauffman Loop, and over and across said 136.852 acre tract, having a radius of 2,690.00 feet, an arc length of 15.00 feet, and a chord that bears N56°10'40"E, a distance of 15.00 feet to a calculated point,

THENCE, over and across said 136.852 acre tract, the following thirty-three (33) courses and distances, numbered 1 through 33,

1) S33°52'32"E, a distance of 23.20 feet to a calculated point,
2) S11°07'28"W, a distance of 12.42 feet to a calculated point, being at the beginning of a curve to the left,
3) Along said curve to the left, having a radius of 2,658.00 feet, an arc length of 155.52 feet, and a chord that bears S54°28'28"W, a distance of 155.49 feet to a calculated point,
4) S07°15'43"W, a distance of 50.93 feet to a calculated point, being at the beginning of a curve to the right,
5) Along said curve to the right, having a radius of 348.00 feet, an arc length of 32.49 feet, and a chord that bears S29°09'46"E, a distance of 32.48 feet to a calculated point,
6) S26°29'17"E, a distance of 2.96 feet to a calculated point,
7) N63°30'43"E, a distance of 4.00 feet to a calculated point,
8) S26°29'17"E, a distance of 15.00 feet to a calculated point,
9) S63°30'43"W, a distance of 4.00 feet to a calculated point,
10) S26°29'17"E, a distance of 295.59 feet to a calculated point,
11) N63°30'43"E, a distance of 4.00 feet to a calculated point,
12) S26°29'17"E, a distance of 15.00 feet to a calculated point,
13) S63°30'43"W, a distance of 4.00 feet to a calculated point,
14) S26°29'17"E, a distance of 285.00 feet to a calculated point,
15) N63°30'43"E, a distance of 4.00 feet to a calculated point,
16) S26°29'17"E, a distance of 15.00 feet to a calculated point,
17) S63°30'43"W, a distance of 4.00 feet to a calculated point,
18) S26°29'17"E, a distance of 66.16 feet to a calculated point,
19) S18°48'41"E, a distance of 23.33 feet to a calculated point,
20) N71°11'19"E, a distance of 161.86 feet to a calculated point, being at the beginning of a curve to the right,
21) Along said curve to the right, having a radius of 2,048.00 feet, an arc length of 46.30 feet, and a chord that bears N71°50'10"E, a distance of 46.30 feet to a calculated point,
22) N17°18'23"W, a distance of 4.00 feet to a calculated point, being at the beginning of a curve to the right,
23) Along said curve to the right, having a radius of 2,052.00 feet, an arc length of 15.00 feet, and a chord that bears N72°41'37"E, a distance of 15.00 feet to a calculated point,
24) S17°18'23"E, a distance of 4.00 feet to a calculated point, being at the beginning of a curve to the right,

25) Along said curve to the right, having a radius of 2,048.00 feet, an arc length of 237.87 feet, and a chord that bears N76°13'51"E, a distance of 237.74 feet to a calculated point,
26) N79°33'30"E, a distance of 86.34 feet to a calculated point,
27) N10°26'30"W, a distance of 4.00 feet to a calculated point,
28) N79°33'30"E, a distance of 15.00 feet to a calculated point,
29) S10°26'30"E, a distance of 4.00 feet to a calculated point,
30) N79°33'30"E, a distance of 67.26 feet to a calculated point, being at the beginning of a curve to the left,
31) Along said curve to the left, having a radius of 25.00 feet, an arc length of 36.91 feet, and a chord that bears N37°15'42"E, a distance of 33.65 feet to a calculated point, being at the beginning of a curve to the left,
32) Along said curve to the left, having a radius of 3,002.00 feet, an arc length of 997.35 feet, and a chord that bears N14°33'09"W, a distance of 992.77 feet to a calculated point, being at the beginning of a curve to the left, and
33) Along said curve to the left, having a radius of 25.00 feet, an arc length of 8.71 feet, and a chord that bears N34°03'03"W, a distance of 8.67 feet to a calculated point on the south line of said Kauffman Loop, from which a capped 1/2 inch iron rod found on the south line of said Kauffman Loop, bears S64°37'53"W, a distance of 272.80 feet,

THENCE, N64°37'53"E, with the south line of said Kauffman Loop, and over and across said 136.852 acre tract, a distance of 16.49 feet to the **POINT OF BEGINNING** and containing 1.678 acres of land, as shown on the attached sketch.

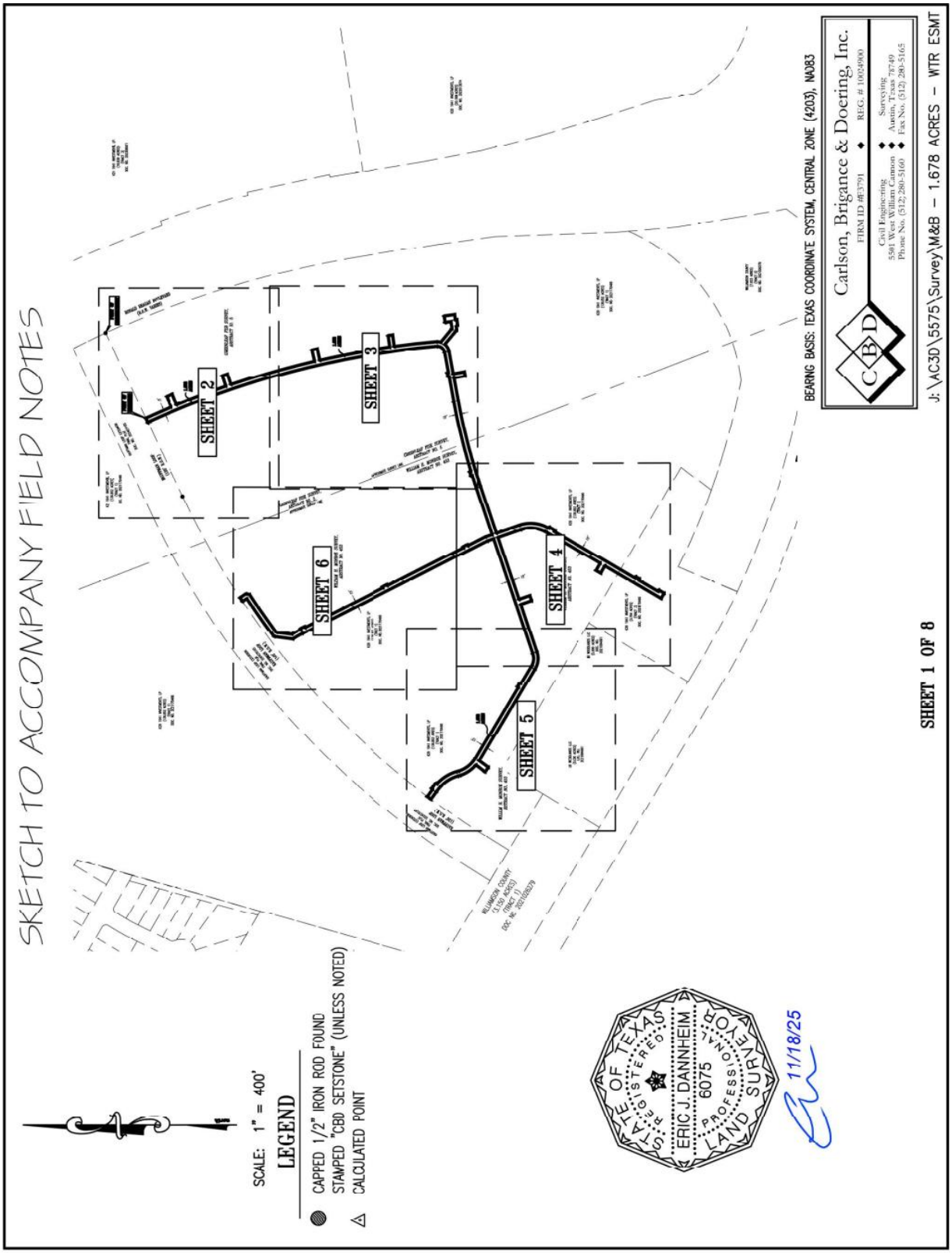
Surveyed by: 11/18/25

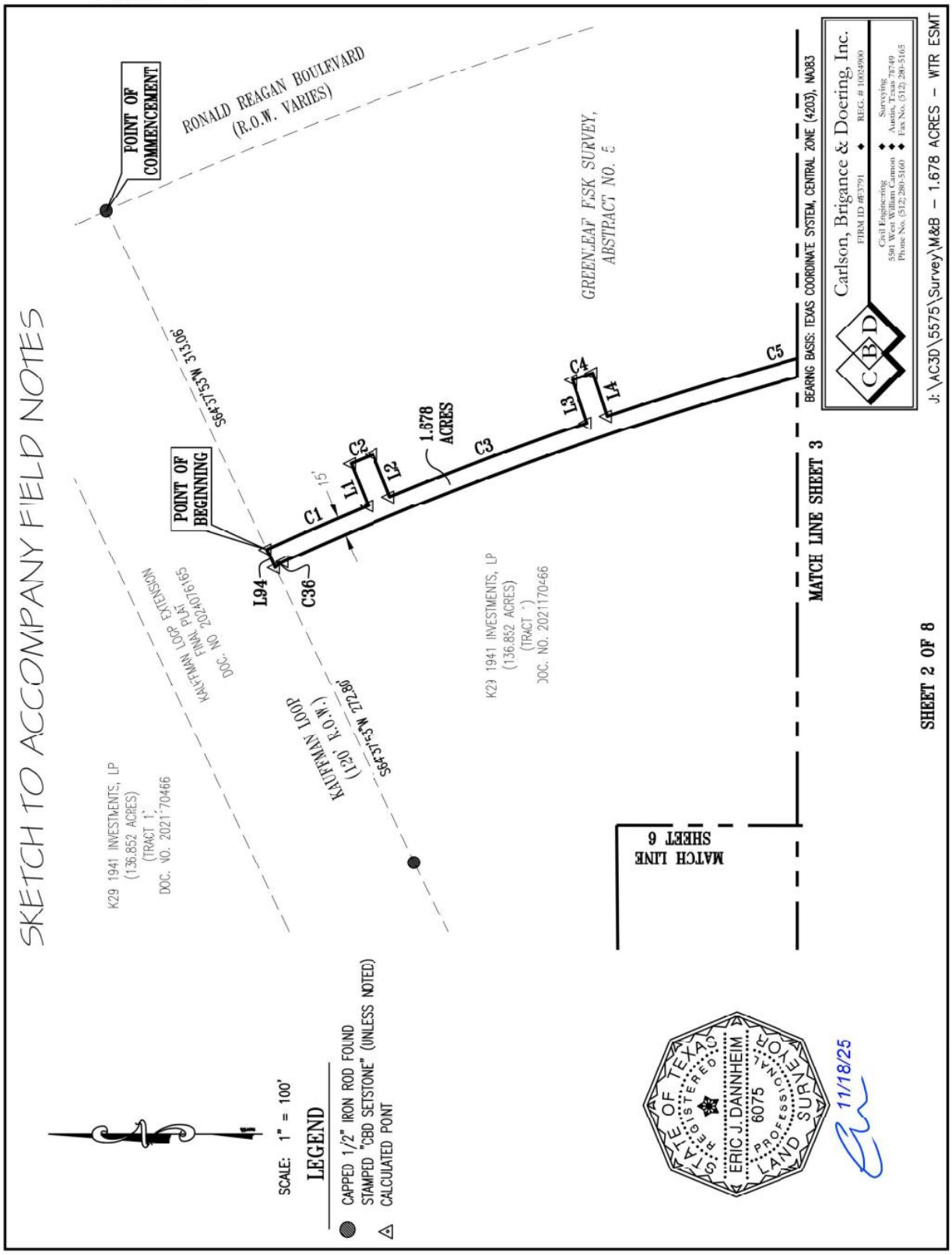
ERIC J. DANNHEIM, R.P.L.S. No. 6075
Carlson, Brigance & Doering, Inc.
REG.#10024900
5501 West William Cannon Drive
Austin, TX 78749
Ph: 512-280-5160
EDANNHEIM@CBDENG.COM

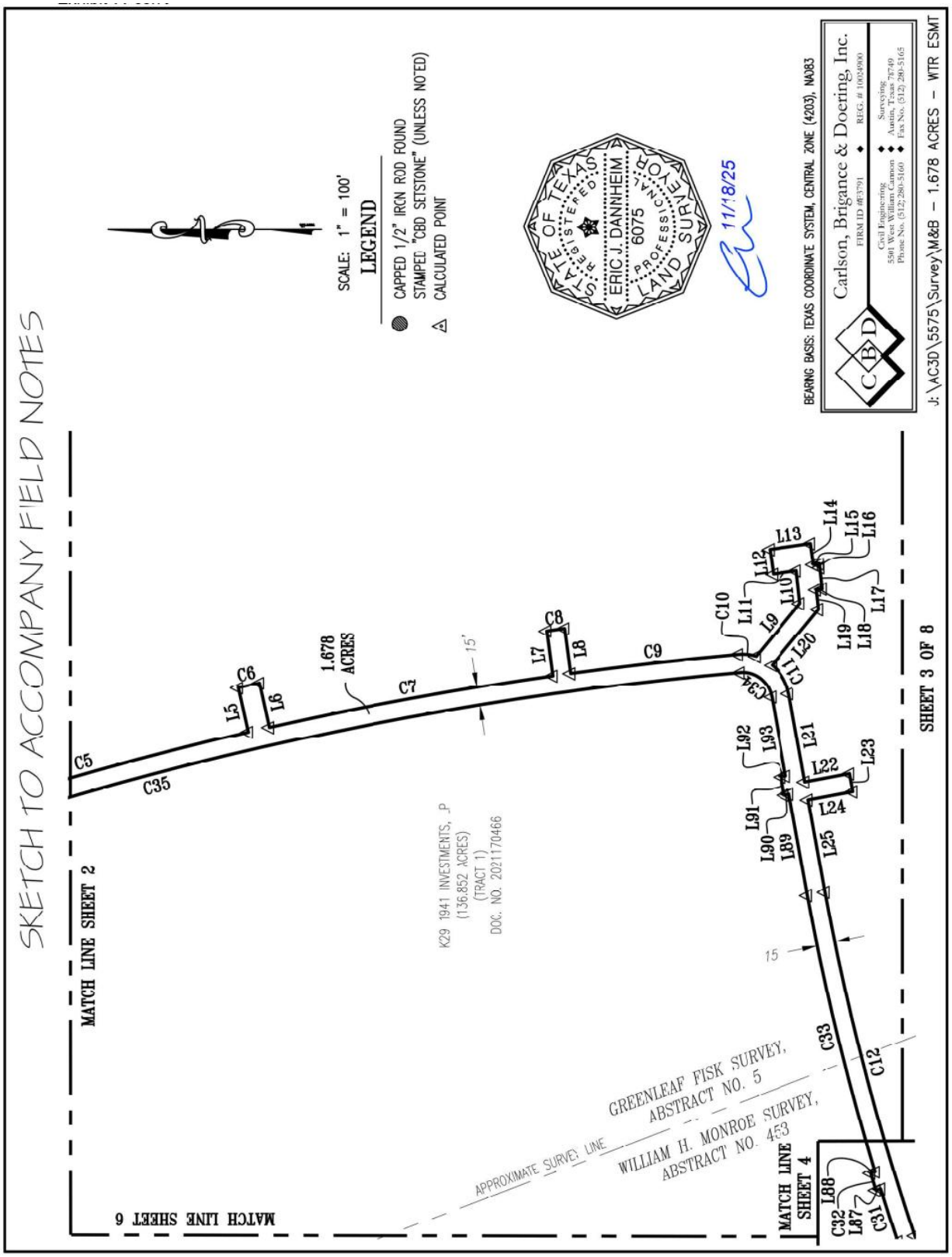
STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
SURVEY DATE: SEPTEMBER 12, 2024

EXHIBIT "B"


SKETCH TO ACCOMPANY FIELD NOTES
SHEET 2
SHEET 3
SHEET 6
SHEET 4
SHEET 5
SCALE: 1" = 400'
LEGEND
CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
CALCULATED POINT
STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR
11/18/25
SHEET 1 OF 8
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
REG. # 10024900
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165
J:\AC3D\5575\Survey\M&B – 1.678 ACRES – WTR ESMT


SKETCH TO ACCOMPANY FIELD NOTES
POINT OF COMMENCEMENT
RONALD REAGAN BOULEVARD (R.O.W. VARIES)
GREENLEAF FSK SURVEY, ABSTRACT NO. 5
S61°37'53"W 313.06'
POINT OF BEGINNING
C1
L1
C2
L2
1.678 ACRES
C3
L3
C4
L4
C5
L94
C36
15'
KAUFFMAN LOOP EXTENSION FINAL PLAT DOC. NO. 2024019195
K29 1941 INVESTMENTS, LP (136.852 ACRES) (TRACT 1) DOC. NO. 2021170466
KAUFFMAN LOOP (120' R.O.W.)
S64°37'53"W 272.89'
K29 1941 INVESTMENTS, LP (136.852 ACRES) (TRACT 1) DOC. NO. 2021170466
MATCH LINE SHEET 3
MATCH LINE SHEET 6
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
Carlson, Brigance & Doering, Inc.
FIRM ID #3791
REG. # 10094900
Civil Engineering
501 West William Cannon
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165
J:\AC3D\5575\Survey\M&B - 1.678 ACRES - WTR ESMT
SHEET 2 OF 8
SCALE: 1" = 100'
LEGEND
CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
CALCULATED POINT
STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR
11/18/25


SKETCH TO ACCOMPANY FIELD NOTES
SCALE: 1" = 100'
LEGEND
CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
CALCULATED POINT
STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR
11/18/25
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
Carlson, Brigance & Doering, Inc.
FIRM ID #53791 REG. # 10024900
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165
J:\AC3D\5575\Survey\M&B – 1.678 ACRES – WTR ESMT
MATCH LINE SHEET 2
MATCH LINE SHEET 6
MATCH LINE SHEET 4
SHEET 3 OF 8
1.678 ACRES
K29 1941 INVESTMENTS, P
(136.852 ACRES)
(TRACT 1)
DOC. NO. 2021170466
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453
APPROXIMATE SURVEY LINE
15'
15
C5
C35
C6
L5
L6
C7
C8
L7
L8
C9
C10
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
C11
C34
L21
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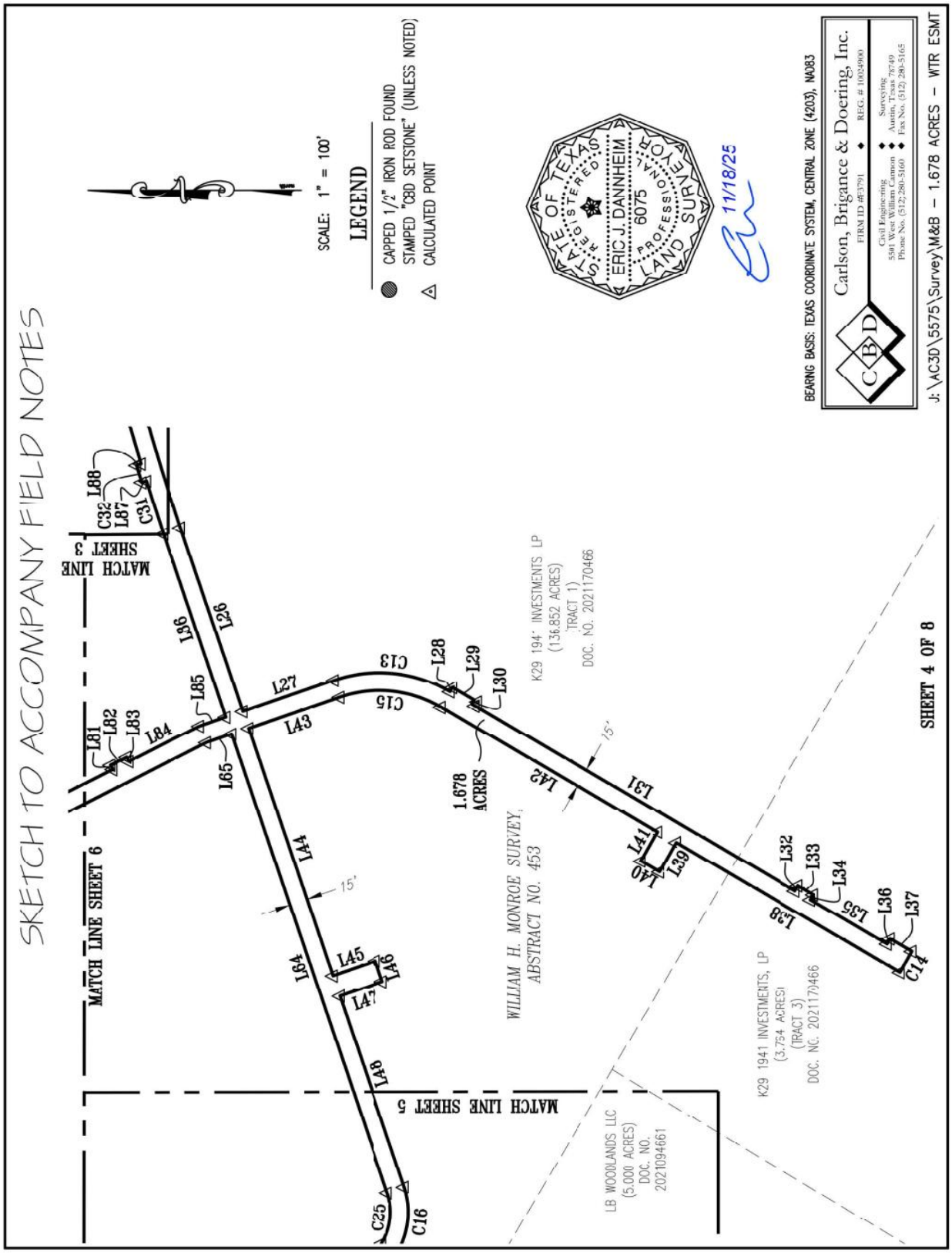
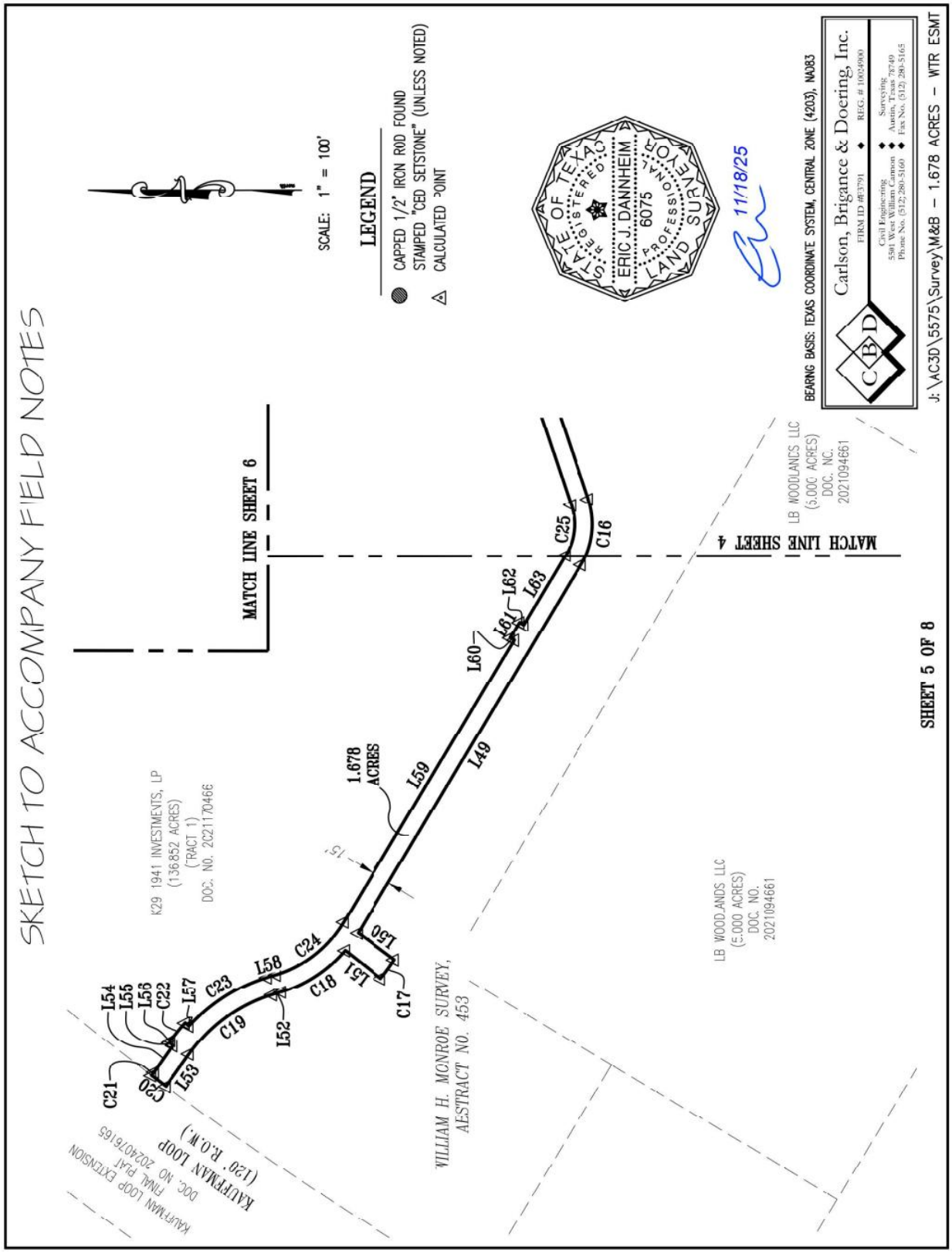
C12
L88
C32
L87
C31


SKETCH TO ACCOMPANY FIELD NOTES
SCALE: 1" = 100'
LEGEND
CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
CALCULATED POINT
STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR
11/18/25
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
Carlson, Brigance & Doering, Inc.
FIRM ID #3791
REG. # 10024900
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165
J:\AC3D\5575\Survey\M&B – 1.678 ACRES – WTR ESMT
MATCH LINE SHEET 3
MATCH LINE SHEET 6
MATCH LINE SHEET 5
K29 194' INVESTMENTS LP
(136.852 ACRES)
(TRACT 1)
DOC. NO. 202117046 6
WILLIAM H. MONROE SURVEY,
ABSTRACT NO. 453
1.678 ACRES
K29 1941 INVESTMENTS, LP
(3.754 ACRES)
(TRACT 3)
DOC. NO. 202117)466
LB WOODLANDS LLC
(5.000 ACRES)
DOC. NO.
2021094661
15'
SHEET 4 OF 8


SKETCH TO ACCOMPANY FIELD NOTES
SCALE: 1" = 100'
LEGEND
CAPPED 1/2" IRON ROD FOUND STAMPED "CED SETSTONE" (UNLESS NOTED)
CALCULATED POINT
STATE OF TEXAS REGISTERED ERIC J. DANNHEIM 6075 PROFESSIONAL LAND SURVEYOR
11/18/25
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering
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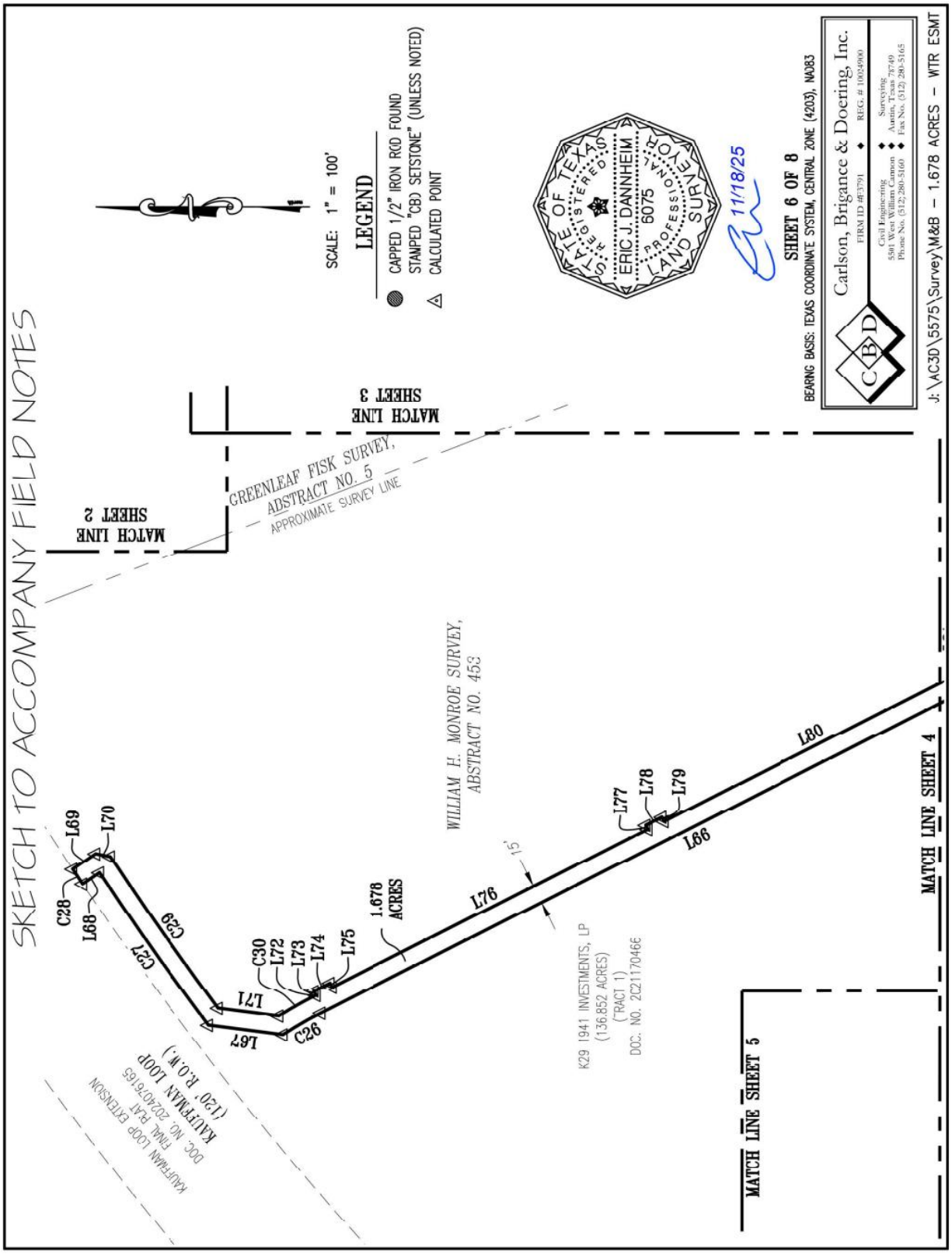
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165
J:\AC3D\5575\Survey\M&B - 1.678 ACRES - WTR ESMT
MATCH LINE SHEET 6
MATCH LINE SHEET 4
K29 1941 INVESTMENTS, LP
(136.852 ACRES)
(TRACT 1)
DOC. NO. 2021170466
LB WOODLANDS LLC
(5.000 ACRES)
DOC. NO.
2021094661
LB WOODLANDS LLC
(5.000 ACRES)
DOC. NO.
2021094661
WILLIAM H. MONROE SURVEY,
AESTRACT NO. 453
KAUFFMAN LOOP
(120' R.O.W.)
KAUFFMAN LOOP EXTENSION
DOC. NO. 202407165
FINAL PLAT
1.678 ACRES
15'
L49
L50
L51
L52
L53
L54
L55
L56
L57
L58
L59
L60
L61
L62
L63
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
SHEET 5 OF 8


SKETCH TO ACCOMPANY FIELD NOTES
SCALE: 1" = 100'
LEGEND
CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
CALCULATED POINT
STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR
11/18/25
SHEET 6 OF 8
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
Carlson, Brigance & Doering, Inc.
FIRM ID #53791 REG. # 10024900
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Surveying
Austin, Texas 78749
Fax No. (512) 280-5165
J: \AC3D\5575\Survey\M&B – 1.678 ACRES – WTR ESMT
MATCH LINE SHEET 3
MATCH LINE SHEET 2
GREENLEAF FISK SURVEY, ABSTRACT NO. 5
APPROXIMATE SURVEY LINE
WILLIAM H. MONROE SURVEY, ABSTRACT NO. 452
L69
L70
C28
L68
C29
C27
L67
L71
C30
L72
L73
L74
L75
1.678 ACRES
L76
15'
C26
L77
L78
L79
L66
L80
K29 1941 INVESTMENTS, LP
(136.852 ACRES)
(TRACT 1)
DOC. NO. 2C2117046E
KAUFFMAN LOOP EXTENSION
DOC. NO. 2024076165
FINAL PLAT
KAUFFMAN LOOP
(120' R.O.W.)
MATCH LINE SHEET 4
MATCH LINE SHEET 5

SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Direction	Length
L1	N67°39'37"E	38.00
L2	S67°53'52"W	38.00
L3	N71°22'48"E	38.00
L4	S71°25'13"W	38.00
L5	N77°13'02"E	38.00
L6	S77°15'27"W	38.00
L7	N82°08'41"E	38.00
L8	S82°03'41"W	38.00
L9	S49°49'00"E	57.92
L10	N83°30'53"E	27.26
L11	N07°54'15"W	20.00
L12	N82°05'45"E	21.00
L13	S07°54'15"E	35.00
L14	S82°05'45"W	17.80
L15	S07°54'15"E	5.00
L16	S82°05'45"W	3.28
L17	S83°30'53"W	17.72
L18	N07°54'15"W	5.00
L19	S83°30'53"W	16.30

Line Table		
Line #	Direction	Length
L20	N49°49'00"W	61.07
L21	S79°33'30"W	75.03
L22	S10°26'30"E	38.00
L23	S79°33'30"W	15.00
L24	N10°26'30"W	38.00
L25	S79°33'30"W	78.57
L26	S71°11'19"W	161.86
L27	S18°48'41"E	80.28
L28	S60°03'10"E	4.00
L29	S29°56'50"W	21.00
L30	N60°03'10"W	4.00
L31	S29°56'50"W	312.28
L32	S60°03'10"E	5.00
L33	S29°56'50"W	15.00
L34	N60°03'10"W	5.00
L35	S29°56'50"W	73.81
L36	S60°03'10"E	5.00
L37	S29°56'50"W	20.95
L38	N29°56'50"E	216.48

Line Table		
Line #	Direction	Length
L39	N60°03'10"W	28.00
L40	N29°56'50"E	18.00
L41	S60°03'10"E	28.00
L42	N29°56'50"E	208.69
L43	N18°48'41"W	80.28
L44	S71°11'19"W	218.26
L45	S18°48'41"E	38.00
L46	S71°11'19"W	18.00
L47	N18°48'41"W	38.00
L48	S71°11'19"W	168.70
L49	N58°43'36"W	360.30
L50	S35°49'06"W	38.05
L51	N37°25'02"E	38.06
L52	N16°46'41"W	7.91
L53	N54°13'03"W	33.25
L54	S54°13'03"E	26.99
L55	N37°46'42"E	4.00
L56	S54°13'03"E	2.21
L57	S40°13'30"W	4.01

Line Table		
Line #	Direction	Length
L58	S16°46'41"E	7.91
L59	S58°43'36"E	275.72
L60	N31°16'24"E	4.00
L61	S58°43'36"E	15.00
L62	S31°16'24"W	4.00
L63	S58°43'36"E	67.96
L64	N71°11'19"E	404.96
L65	N18°48'41"W	22.32
L66	N26°29'17"W	693.71
L67	N07°15'43"E	62.61
L68	N33°52'32"W	17.00
L69	S33°52'32"E	23.20
L70	S11°07'28"W	12.42
L71	S07°15'43"W	50.93
L72	S26°29'17"E	2.96
L73	N63°30'43"E	4.00
L74	S26°29'17"E	15.00
L75	S63°30'43"W	4.00
L76	S26°29'17"E	295.59

Line Table		
Line #	Direction	Length
L77	N63°30'43"E	4.00
L78	S26°29'17"E	15.00
L79	S63°30'43"W	4.00
L80	S26°29'17"E	285.00
L81	N63°30'43"E	4.00
L82	S26°29'17"E	15.00
L83	S63°30'43"W	4.00
L84	S26°29'17"E	66.16
L85	S18°48'41"E	23.33
L86	N71°11'19"E	161.86
L87	N17°18'23"W	4.00
L88	S17°18'23"E	4.00
L89	N79°33'30"E	86.34
L90	N10°26'30"W	4.00
L91	N79°33'30"E	15.00
L92	S10°26'30"E	4.00
L93	N79°33'30"E	67.26
L94	N64°37'53"E	16.49

STATE OF TEXAS
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11/18/25

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SHEET 7 OF 8

J:\AC3D\5575\Survey\M&B – 1.678 ACRES – WTR ESMT

SKETCH TO ACCOMPANY FIELD NOTES

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C1	92.53	3017.00	1°45'26"	S23°21'38"E	92.53
C2	20.15	3055.00	0°22'40"	S22°17'29"E	20.15
C3	175.83	3017.00	3°20'21"	S20°25'56"E	175.81
C4	18.05	3055.00	0°20'18"	S18°35'30"E	18.05
C5	289.36	3017.00	5°29'43"	S15°40'23"E	289.25
C6	18.05	3055.00	0°20'18"	S12°45'15"E	18.05
C7	241.46	3017.00	4°35'08"	S10°17'26"E	241.40
C8	15.00	3055.00	0°16'53"	S07°51'19"E	15.00
C9	141.01	3017.00	2°40'41"	S06°22'26"E	141.00
C10	15.12	40.00	21°39'12"	S05°47'31"W	15.03
C11	28.48	40.00	40°47'43"	S59°09'38"W	27.88
C12	296.98	2033.00	8°22'11"	S75°22'24"W	296.71
C13	101.27	119.00	48°45'31"	S05°34'04"W	98.24
C14	20.00	2255.00	0°30'29"	N60°25'05"W	20.00
C15	88.50	104.00	48°45'31"	N05°34'04"E	85.86
C16	56.82	65.00	50°05'05"	N83°46'09"W	55.03
C17	19.28	153.00	7°13'07"	N53°22'56"W	19.26
C18	64.36	115.00	32°03'55"	N32°48'38"W	63.52

Curve Table					
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C19	86.91	133.00	37°26'23"	N35°29'52"W	85.37
C20	15.23	2690.00	0°19'28"	N36°37'17"E	15.23
C21	3.70	30.00	7°03'30"	S50°41'18"E	3.69
C22	19.29	152.00	7°16'15"	S50°34'56"E	19.28
C23	77.73	148.00	30°05'32"	S31°49'27"E	76.84
C24	73.21	100.00	41°56'56"	S37°45'09"E	71.59
C25	43.71	50.00	50°05'05"	S85°46'09"E	42.33
C26	36.37	333.00	6°15'26"	N29°37'00"W	36.35
C27	156.47	2673.00	3°21'14"	N54°20'25"E	156.45
C28	15.00	2690.00	0°19'10"	N56°10'40"E	15.00
C29	155.52	2658.00	3°21'08"	S54°28'28"W	155.49
C30	32.49	348.00	5°20'58"	S29°09'46"E	32.48
C31	46.30	2048.00	1°17'43"	N71°50'10"E	46.30
C32	15.00	2052.00	0°25'08"	N72°41'37"E	15.00
C33	237.87	2048.00	6°39'17"	N76°13'51"E	237.74
C34	36.91	25.00	84°35'35"	N37°15'42"E	33.65
C35	997.35	3002.00	19°02'07"	N14°33'09"W	992.77
C36	8.71	25.00	19°57'41"	N34°03'03"W	8.67

STATE OF TEXAS
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11/18/25

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SHEET 8 OF 8

J:\AC3D\5575\Survey\M&B – 1.678 ACRES – WTR ESMT

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
2025 Racial Profiling Report

SUGGESTED ACTION:
Consideration and possible action to accept the 2025 Racial Profiling Report as mandated by the State Legislature -- Cory J. Tchida, Chief of Police

ITEM SUMMARY:
This report is required by Texas law (Texas Code of Criminal Procedure) and chief administrators are required to submit this report to their governing bodies. No action is required on the part of council. This report and analysis are transparent and readily available on-line to the public via the TCOLE website in accordance with law.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Cory Tchida, Police Department

ATTACHMENTS:
2025 Racial Profiling Report.pdf

GEORGETOWN POLICE DEPARTMENT

2025

RACIAL PROFILING ANALYSIS

PREPARED BY:

Chief of Police Cory J. Tchida

Introduction

Since the year 2001, the Georgetown Police Department, along with all other Texas law enforcement agencies, has collected data regarding stops of motor vehicles in order to analyze whether the agency has engaged in racial profiling contrary to Texas law. That data and analysis has been codified into a written report which is presented annually to the Georgetown City Council for review and possible discussion.

Legislative changes to the laws governing the collection and reporting of racial profiling data are worthy of note. Effective in 2018, agencies are now required to collect data regarding stops that result in a warning as well as citation and/or arrest, the location of the stop, the reason for the stop, and whether or not force resulting in bodily injury was used during the stop. With the exception of the force question, the Georgetown Police Department has historically collected and reported this data already.

In 2025, the Georgetown Police Department did not use force resulting in bodily injury during any traffic stops.

This report is an analysis of the Georgetown Police Department's policies, training, and statistical information on racial profiling for the year 2025. This report complies with Article 2.132 of the Texas Code of Criminal Procedure.

The report is divided into relevant sections. The first section covers the applicable statutes and laws governing racial profiling to set forth the framework in which data is collected, analyzed, and reported. The second section covers the Georgetown Police Department's policy as it relates to racial profiling. The third section addresses the training of Georgetown Police Department officers on topics relating to racial profiling and cultural diversity. The fourth section concerns itself with the Georgetown Police Department's public education measures to ensure that the public is aware of our commitment to not engage in racial profiling and what to do if they feel that they have been a victim of racial profiling. The final section of the report contains the data collected for year 2025 and an analysis of that data.

Racial Profiling Statutes and Laws

The applicable laws regarding the prohibition of racial profiling, collection of data, reporting, and training for peace officers is contained in the Texas Code of Criminal Procedure and the Texas Occupations Code. Those laws, with their most recent amendments, have been set forth below in their entirety.

Code of Criminal Procedure

SUBCHAPTER B. RACIAL PROFILING; MOTOR VEHICLE STOPS

Art. 2B.0051. DEFINITIONS. In this subchapter:

(1) "Bodily injury" has the meaning assigned by Section 1.07, Penal Code.

(2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.

(3) "Race or ethnicity" means the following categories:

(A) Alaska native or American Indian;

(B) Asian or Pacific Islander;

(C) black;

(D) Hispanic or Latino; and

(E) white.

(4) "Racial profiling" means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0052. RACIAL PROFILING PROHIBITED. A peace officer may not engage in racial profiling.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0053. LAW ENFORCEMENT POLICY ON RACIAL PROFILING. (a) In this article, "law enforcement agency" means an agency of this state, or of a county, municipality, or other political subdivision of this state, that employs peace officers who make motor vehicle stops in the routine performance of the officers' official duties.

(b) Each law enforcement agency shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's compliment and complaint process, including providing the telephone number, mailing address, and e-mail address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;

(5) require the agency employing a peace officer to take appropriate corrective action against the peace officer after an investigation shows that the peace officer has engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle stops in which a ticket, citation, or warning is issued and to arrests made as a result of those stops, including information relating to:

(A) the race or ethnicity of the individual detained;

(B) whether a search was conducted and, if so, whether the individual detained consented to the search;

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;

(D) whether the peace officer used physical force that resulted in bodily injury during the stop;

(E) the location of the stop; and

(F) the reason for the stop; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

(A) the commission; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of this state.

(c) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which there is a video or audio recording of the occurrence that is the basis for the complaint, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer for a copy of the recording.

(d) A law enforcement agency shall review the data collected under Subsection (b)(6) to identify any improvements the agency could make in the agency's practices and policies regarding motor vehicle stops.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information required by a policy under Subsection (b)(6).

(f) The commission shall begin disciplinary procedures against the chief administrator of a law enforcement agency if the commission finds that the chief administrator intentionally failed to submit a report required under Subsection (b)(7).

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0054. REPORTS REQUIRED FOR MOTOR VEHICLE STOPS. (a) A peace officer who makes a motor vehicle stop shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any individual operating the motor vehicle who is detained as a result of the stop, including:

(A) the individual's gender; and

(B) the individual's race or ethnicity, as stated by the individual or, if the individual does not state the individual's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop;

(3) whether the officer conducted a search as a result of the stop and, if so:

(A) whether the individual detained consented to the search;

(B) the reason for the search, including whether:

(i) any contraband or other evidence was in plain view;

(ii) any probable cause or reasonable suspicion existed to perform the search; or

(iii) the search was performed because the motor vehicle was towed or because of the arrest of any individual in the motor vehicle; and

(C) whether any contraband or other evidence was discovered during the search and a description of the contraband or evidence;

(4) whether the officer made an arrest as a result of the stop or the search and, if so, a statement of:

(A) whether the arrest was based on:

(i) a violation of the Penal Code;

(ii) a violation of a traffic law or ordinance; or

(iii) an outstanding warrant; and

(B) the offense charged;

(5) the street address or approximate location of the stop;

(6) whether the officer issued a verbal or written warning or a ticket or citation as a result of the stop; and

(7) whether the officer used physical force that resulted in bodily injury during the stop.

(b) The chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is responsible for auditing reports under Subsection (a) to ensure that the race or ethnicity of the individual operating the motor vehicle is reported.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0055. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED. (a) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2B.0054.

(b) Not later than March 1 of each year, each law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to:

(1) the commission; and

(2) the governing body of each county or municipality served by the agency, if the law enforcement agency is a local law enforcement agency.

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed. The report must include:

(1) a comparative analysis of the information compiled under Article 2B.0054 to:

(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of:

(i) individuals recognized as members of racial or ethnic minority groups; and

(ii) individuals not recognized as members of racial or ethnic minority groups;

(B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the individuals affected, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered during those searches; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2B.0054(a)(1).

(e) The commission, in accordance with Section 1701.162, Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(f) The commission shall begin disciplinary procedures against the chief administrator of a law enforcement agency if the commission finds that the chief administrator intentionally failed to submit a report required under Subsection (b).

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0056. PRIMA FACIE EVIDENCE. The data collected as a result of the reporting requirements of Articles 2B.0053 and 2B.0055 does not constitute prima facie evidence of racial profiling.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0057. LIABILITY. A peace officer is not liable for damages arising from an act relating to the collection or reporting of information as required by Article 2B.0054 or under a policy adopted under Article 2B.0053.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0058. CIVIL PENALTY. (a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data required by Article 2B.0055, the agency is liable to the state for a civil penalty in an amount not to exceed $5,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.

(b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based data required by Article 2B.0055 shall remit to the comptroller the amount of $1,000 for each violation.

(c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Art. 2B.0059. RULES. The department may adopt rules to implement Articles 2B.0052, 2B.0053, 2B.0054, 2B.0055, 2B.0056, and 2B.0057.

Added by Acts 2023, 88th Leg., R.S., Ch. 765 (H.B. 4504), Sec. 1.001, eff. January 1, 2025.

Occupations Code

Sec. 1701.253. SCHOOL CURRICULUM. (a) The commission shall establish minimum curriculum requirements for preparatory and advanced courses and programs for schools subject to approval under Section 1701.251(c)(1).

(a-1) The commission by rule shall establish deadlines for an officer to complete any minimum curriculum requirements that are not completed as part of the officer's basic training course.

(b) In establishing requirements under this section, the commission shall require courses and programs to provide training in:

(1) the recognition, investigation, and documentation of cases that involve child abuse and neglect, family violence, and sexual assault, including the use of best practices and trauma-informed response techniques to effectively recognize, investigate, and document those cases;

(2) issues concerning sex offender characteristics; and

(3) crime victims' rights under Chapter 56A, Code of Criminal Procedure, and Chapter 57, Family Code, and the duty of law enforcement agencies to ensure that a victim is afforded those rights.

(b-1) The commission shall consult with the Sexual Assault Survivors' Task Force established under Section 772.0064, Government Code, regarding minimum curriculum requirements for training in the investigation and documentation of cases that involve sexual assault or other sex offenses.

(b-2) Repealed by Acts 2023, 88th Leg., R.S., Ch. 460 (S.B. 1402), Sec. 6, eff. September 1, 2023.

(c) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on civil rights, racial sensitivity, and cultural diversity for persons licensed under this chapter.

(d) Training in documentation of cases required by Subsection (b) shall include instruction in:

(1) making a written account of the extent of injuries sustained by the victim of an alleged offense;

(2) recording by photograph or videotape the area in which an alleged offense occurred and the victim's injuries;

(3) recognizing and recording a victim's statement that may be admissible as evidence in a proceeding concerning the matter about which the statement was made; and

(4) recognizing and recording circumstances indicating that a victim may have been assaulted in the manner described by Section 22.01(b)(2)(B), Penal Code.

(e) As part of the minimum curriculum requirements relating to the vehicle and traffic laws of this state, the commission shall require an education and training program on laws relating to the operation of motorcycles and to the wearing of protective headgear by

motorcycle operators and passengers. In addition, the commission shall require education and training on motorcycle operator profiling awareness and sensitivity training.

(f) Training for officers and recruits in investigation of cases required by Subsection (b)(1)(B) shall include instruction in preventing dual arrest whenever possible and conducting a thorough investigation to determine which person is the predominant aggressor when allegations of family violence from two or more opposing persons are received arising from the same incident.

(g) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on asset forfeiture under Chapter 59, Code of Criminal Procedure, for officers licensed under this chapter.

(h) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on racial profiling for officers licensed under this chapter.

(i) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on identity theft under Section 32.51, Penal Code, for officers licensed under this chapter.

(j) As part of the minimum curriculum requirements, the commission shall require an officer to complete a 40-hour statewide education and training program on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments. The program must include instruction on interacting with persons with Alzheimer's disease and other dementias, including instruction on techniques for recognizing symptoms, communicating effectively, employing alternatives to physical

restraints, and identifying signs of abuse, neglect, or exploitation. An officer may not satisfy the requirements of this subsection or Section 1701.402(g) by taking an online course on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments.

(k) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program for officers licensed under this chapter that covers the laws of this state and of the United States pertaining to peace officers.

(l) As part of the minimum curriculum requirements, the commission shall require an officer licensed by the commission on or after January 1, 2016, to complete a canine encounter training program established by the commission under Section 1701.261.

(m) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on procedures for interacting with drivers who are deaf or hard of hearing, as defined by Section 81.001, Human Resources Code, including identifying specialty license plates issued to individuals who are deaf or hard of hearing under Section 504.204, Transportation Code.

(n) As part of the minimum curriculum requirements, the commission shall require an officer to complete a statewide education and training program on de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury.

(o) As part of the minimum curriculum requirements, the commission shall require an officer to complete the civilian interaction training program developed under Section 1701.268.

(p) As part of the minimum curriculum requirements, the commission shall require an officer to complete the basic education and training program on the trafficking of persons developed under Section 1701.258(a).

(q) As part of the minimum curriculum requirements, the commission shall require an officer to complete the basic education and training program developed under Section 1701.272. An officer shall complete the program not later than the last day of the first full continuing education training period after the date the officer is licensed under this chapter unless the officer completes the program as part of the officer's basic training course.

(r) As part of the minimum curriculum requirements, the commission shall require an officer to complete a training program of not less than 16 hours on responding to an active shooter as developed by the Advanced Law Enforcement Rapid Response Training Center at Texas State University--San Marcos. An officer shall complete the program not later than the last day of the first full continuing education training period that begins on or after the date the officer is licensed under this chapter unless the officer completes the program as part of the officer's basic training course. Completion of a training program under this subsection satisfies any other requirement, other than a continuing education requirement under Section 1701.3525, for the officer to complete a training program on responding to active shootings, including under Section 37.0812(a), Education Code.

(s) As part of the minimum curriculum requirements, the commission shall establish a basic education and training program on missing children and missing persons, including instruction on the associated reporting requirements under Chapter 63, Code of Criminal Procedure. An officer shall complete the program not later than the second anniversary

of the date the officer is licensed under this chapter unless the officer completes the program as part of the officer's basic training course.

(t) As part of the minimum curriculum requirements, the commission shall require an officer to complete a training program on responding to and investigating child fatalities, including the protocols for reporting and investigating child fatalities developed under Subchapter F, Chapter 264, Family Code, the differences between sudden unexpected infant death and sudden infant death syndrome, and the relevant regulations applicable to child-care facilities. An officer shall complete the program not later than the second anniversary of the date the officer is licensed under this chapter unless the officer completes the program as part of the officer's basic training course.

(u) As part of the minimum curriculum requirements, the commission shall require an officer to complete the training courses described by Section 1701.273.

Acts 1999, 76th Leg., ch. 388, Sec. 1, eff. Sept. 1, 1999. Amended by Acts 2001, 77th Leg., ch. 657, Sec. 4, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 897, Sec. 1, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 929, Sec. 5, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 947, Sec. 4, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 1034, Sec. 14, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 1276, Sec. 14.007, eff. Sept. 1, 2003; Acts 2003, 78th Leg., ch. 1326, Sec. 8, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 393 (S.B. 1473), Sec. 3, eff. September 1, 2005.

Acts 2009, 81st Leg., R.S., Ch. 1172 (H.B. 3389), Sec. 12, eff. September 1, 2009.

Acts 2015, 84th Leg., R.S., Ch. 31 (H.B. 593), Sec. 1, eff. September 1, 2015.

Acts 2015, 84th Leg., R.S., Ch. 642 (S.B. 1987), Sec. 2, eff. January 1, 2016.

Acts 2017, 85th Leg., R.S., Ch. 324 (S.B. 1488), Sec. 24.001(31), eff. September 1, 2017.

Acts 2017, 85th Leg., R.S., Ch. 513 (S.B. 30), Sec. 5, eff. September 1, 2017.

Acts 2017, 85th Leg., R.S., Ch. 950 (S.B. 1849), Sec. 4.02, eff. September 1, 2017.

Acts 2019, 86th Leg., R.S., Ch. 76 (S.B. 971), Sec. 1, eff. September 1, 2019.

Acts 2019, 86th Leg., R.S., Ch. 107 (S.B. 586), Sec. 1, eff. September 1, 2019.

Acts 2019, 86th Leg., R.S., Ch. 411 (H.B. 1590), Sec. 4, eff. June 4, 2019.

Acts 2019, 86th Leg., R.S., Ch. 467 (H.B. 4170), Sec. 21.001(38), eff. September 1, 2019.

Acts 2019, 86th Leg., R.S., Ch. 469 (H.B. 4173), Sec. 2.57, eff. January 1, 2021.

Acts 2019, 86th Leg., R.S., Ch. 715 (H.B. 292), Sec. 1, eff. September 1, 2019.

Acts 2023, 88th Leg., R.S., Ch. 102 (S.B. 1852), Sec. 1, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 307 (H.B. 568), Sec. 1, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 460 (S.B. 1402), Sec. 4, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 460 (S.B. 1402), Sec. 6, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 729 (H.B. 2660), Sec. 7, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 979 (S.B. 2429), Sec. 6, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 1070 (S.B. 533), Sec. 1, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 1104 (S.B. 1445), Sec. 10, eff. September 1, 2023.

Acts 2025, 89th Leg., R.S., Ch. 204 (H.B. 1620), Sec. 22.001(30), eff. September 1, 2025.

Acts 2025, 89th Leg., R.S., Ch. 204 (H.B. 1620), Sec. 22.001(31), eff. September 1, 2025.

Acts 2025, 89th Leg., R.S., Ch. 204 (H.B. 1620), Sec. 22.001(32), eff. September 1, 2025.

Acts 2025, 89th Leg., R.S., Ch. 361 (H.B. 33), Sec. 17, eff. September 1, 2025.

Sec. 1701.352. CONTINUING EDUCATION PROGRAMS. (a) The commission shall recognize, prepare, or administer continuing education programs for officers and county jailers.

(b) The commission shall require a state, county, special district, or municipal agency that appoints or employs peace officers to provide each peace officer with a training program at least once every 48 months that is approved by the commission and consists of:

(1) topics selected by the agency; and

(2) for an officer holding only a basic proficiency certificate, not more than 20 hours of education and training that contain curricula incorporating the learning objectives developed by the commission regarding:

(A) civil rights, racial sensitivity, and cultural diversity;

(B) de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments;

(C) de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury; and

(D) unless determined by the agency head to be inconsistent with the officer's assigned duties:

(i) the recognition, documentation, and investigation of cases that involve child abuse or neglect, family violence, and sexual assault, including the use of best practices and trauma-informed techniques to effectively recognize, document, and investigate those cases; and

(ii) issues concerning sex offender characteristics.

(c) A course provided under Subsection (b) may use instructional materials developed by the agency or its trainers or by entities having training agreements with the commission in addition to materials included in curricula developed by the commission.

(d) A peace officer who is appointed or will be appointed to the officer's first supervisory position must receive in-service training on supervision as part of the course provided for the officer under Subsection (b) not earlier than the 12th month before the date of that appointment or later than the first anniversary of the date of that appointment.

(e) The commission may require a state, county, special district, or municipal agency that appoints or employs a reserve law enforcement officer, county jailer, or public security officer to provide each of those persons with education and training in civil rights, racial sensitivity, and cultural diversity at least once every 48 months.

(f) Training in documentation of cases required by Subsection (b) shall include instruction in:

(1) making a written account of the extent of injuries sustained by the victim of an alleged offense;

(2) recording by photograph or videotape the area in which an alleged offense occurred and the victim's injuries;

(3) recognizing and recording a victim's statement that may be admissible as evidence in a proceeding concerning the matter about which the statement was made; and

(4) recognizing and recording circumstances indicating that a victim may have been assaulted in the manner described by Section 22.01(b)(2)(B), Penal Code.

(g) The training and education program on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments under Subsection (b)(2)(B) may not be provided as an online course. The commission shall:

(1) determine best practices for interacting with persons with mental impairments, in consultation with the Bill Blackwood Law Enforcement Management Institute of Texas; and

(2) review the education and training program under Subsection (b)(2)(B) at least once every 24 months.

(h) The commission shall require a state, county, special district, or municipal agency that employs telecommunicators to provide each telecommunicator with 24 hours of crisis communications instruction approved by the commission. The instruction must be provided on or before the first anniversary of the telecommunicator's first day of employment.

(i) A state agency, county, special district, or municipality that appoints or employs a telecommunicator shall provide training to the telecommunicator of not less than 20 hours during each 24-month period of employment that includes:

(1) telecommunicator cardiopulmonary resuscitation as described by Section 1701.3071(a-1); and

(2) other topics selected by the commission and the employing entity.

Acts 1999, 76th Leg., ch. 388, Sec. 1, eff. Sept. 1, 1999. Amended by Acts 2001, 77th Leg., ch. 1157, Sec. 2, eff. Sept. 1, 2001.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 1172 (H.B. 3389), Sec. 16, eff. September 1, 2009.

Acts 2011, 82nd Leg., R.S., Ch. 855 (H.B. 3823), Sec. 8, eff. September 1, 2011.

Acts 2013, 83rd Leg., R.S., Ch. 968 (H.B. 1951), Sec. 8, eff. January 1, 2014.

Acts 2015, 84th Leg., R.S., Ch. 418 (H.B. 3211), Sec. 1, eff. September 1, 2015.

Acts 2017, 85th Leg., R.S., Ch. 950 (S.B. 1849), Sec. 4.04, eff. September 1, 2017.

Acts 2019, 86th Leg., R.S., Ch. 76 (S.B. 971), Sec. 2, eff. September 1, 2019.

Acts 2019, 86th Leg., R.S., Ch. 107 (S.B. 586), Sec. 2, eff. September 1, 2019.

Acts 2021, 87th Leg., R.S., Ch. 15 (H.B. 786), Sec. 2, eff. September 1, 2021.

Sec. 1701.402. PROFICIENCY CERTIFICATES. (a) The commission shall issue certificates that recognize proficiency based on law enforcement training, education, and experience. For this purpose the commission shall use the employment records of the employing agency.

(b) As a requirement for a basic proficiency certificate, the commission shall require completion of local courses or programs of instruction on federal and state statutes that relate to employment issues affecting peace officers, telecommunicators, and county jailers, including:

(1) civil service;

(2) compensation, including overtime compensation, and vacation time;

(3) personnel files and other employee records;

(4) management-employee relations in law enforcement organizations;

(5) work-related injuries;

(6) complaints and investigations of employee misconduct; and

(7) disciplinary actions and the appeal of disciplinary actions.

(c) An employing agency is responsible for providing the training required by this section.

(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on asset forfeiture established by the commission under Section 1701.253(g).

(e) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on racial profiling established by the commission under Section 1701.253(h).

(f) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on identity theft established by the commission under Section 1701.253(i).

(g) As a requirement for an intermediate proficiency certificate or an advanced proficiency certificate, an officer must complete the education and training program described by Section 1701.253 regarding de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments.

(h) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on investigative topics established by the commission under Section 1701.253(b).

(i) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on civil rights, racial sensitivity, and cultural diversity established by the commission under Section 1701.253(c).

(j) As a requirement for an intermediate or advanced proficiency certificate issued by the commission on or after January 1, 2011, an officer must complete the basic education and training program on the trafficking of persons described by Section 1701.258(a).

(k) As a requirement for an intermediate or advanced proficiency certificate issued by the commission on or after January 1, 2015, an officer must complete an education and training program on missing and exploited children. The commission by rule shall establish the program. The program must:

(1) consist of at least four hours of training;

(2) include instruction on reporting an attempted child abduction to the missing children and missing persons information clearinghouse under Chapter 63, Code of Criminal Procedure;

(3) include instruction on responding to and investigating situations in which the Internet is used to commit crimes against children; and

(4) include a review of the substance of Chapters 20 and 43, Penal Code.

(l) As a requirement for an intermediate or advanced proficiency certificate issued by the commission on or after January 1, 2016, an officer must complete the canine encounter training program established by the commission under Section 1701.261.

(m) As a requirement for an intermediate or advanced proficiency certificate issued by the commission on or after January 1, 2016, an officer must complete an education and training program on the Texas Crime Information Center's child safety check alert list established by the commission under Section 1701.266.

(n) As a requirement for an intermediate proficiency certificate or an advanced proficiency certificate, an officer must complete the education and training program regarding de-escalation techniques to facilitate interaction with members of the public established by the commission under Section 1701.253(n).

(o) The commission shall adopt rules to allow an officer who has served in the military to receive credit toward meeting any training hours required for an intermediate, advanced, or master proficiency certificate based on that military service.

Acts 1999, 76th Leg., ch. 388, Sec. 1, eff. Sept. 1, 1999. Amended by Acts 2001, 77th Leg., ch. 929, Sec. 6, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 947, Sec. 5, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 1276, Sec. 14.008, eff. Sept. 1, 2003; Acts 2003, 78th Leg., ch. 1326, Sec. 9, eff. Sept. 1, 2003.

Amended by:

Acts 2005, 79th Leg., Ch. 393 (S.B. 1473), Sec. 4, eff. September 1, 2005.

Acts 2009, 81st Leg., R.S., Ch. 1002 (H.B. 4009), Sec. 6, eff. September 1, 2009.

Acts 2009, 81st Leg., R.S., Ch. 1172 (H.B. 3389), Sec. 17, eff. September 1, 2009.

Acts 2011, 82nd Leg., R.S., Ch. 91 (S.B. 1303), Sec. 27.001(48), eff. September 1, 2011.

Acts 2011, 82nd Leg., R.S., Ch. 855 (H.B. 3823), Sec. 9, eff. September 1, 2011.

Acts 2013, 83rd Leg., R.S., Ch. 571 (S.B. 742), Sec. 9, eff. September 1, 2013.

Acts 2015, 84th Leg., R.S., Ch. 31 (H.B. 593), Sec. 3, eff. September 1, 2015.

Acts 2015, 84th Leg., R.S., Ch. 1056 (H.B. 2053), Sec. 8, eff. September 1, 2015.

Acts 2017, 85th Leg., R.S., Ch. 324 (S.B. 1488), Sec. 24.002(12), eff. September 1, 2017.

Acts 2017, 85th Leg., R.S., Ch. 950 (S.B. 1849), Sec. 4.05, eff. September 1, 2017.

Acts 2019, 86th Leg., R.S., Ch. 222 (H.B. 971), Sec. 1, eff. September 1, 2019.

Georgetown Police Department Policy on Racial Profiling

Article 2B.0053 of the Texas Code of Criminal Procedure requires that each law enforcement agency have a detailed written policy in regard to the topic of racial profiling. That policy must define racial profiling, prohibit the act of racial profiling, implement a complaint process, provide for public education, require corrective action if racial profiling occurs, require collection of data, and require the submission of an annual report.

The updated policy revised by the Georgetown Police Department in March of 2024 fully complies with Article 2.132.

The policy is set forth below in its entirety.

401.1 PURPOSE AND SCOPE TPCA 2.01

This policy provides guidance to department members that affirms the Georgetown Police Department's commitment to policing that is fair and objective.

Nothing in this policy prohibits the use of specified characteristics in law enforcement activities designed to strengthen the department's relationship with its diverse communities (e.g., cultural and ethnicity awareness training, youth programs, community group outreach and partnerships).

401.1.1 DEFINITIONS

Definitions related to this policy include:

Bias-based profiling or improper profiling - An inappropriate reliance on actual or perceived characteristics such as race, ethnicity, national origin (including limited English proficiency), religion, sex, sexual orientation, gender identity or expression, economic status, age, cultural group, disability or affiliation with any other non-criminal group (protected characteristics) as the basis for providing differing law enforcement service or enforcement (Tex. Code of Crim. Pro. art. 3.05). This includes explicit and implicit biases (i.e., conscious and unconscious beliefs or attitudes toward certain groups).

401.2 POLICY

The Georgetown Police Department is committed to providing law enforcement services to the community with due regard for the racial, cultural or other differences of those served. It is the policy of this department to provide law enforcement services and to enforce the law equally, fairly, objectively and without discrimination toward any individual or group.

401.3 BIAS-BASED POLICING PROHIBITED

Bias-based policing is strictly prohibited.

However, nothing in this policy is intended to prohibit an officer from considering protected characteristics in combination with credible, timely and distinct information connecting a person or people of a specific characteristic to a specific unlawful incident, or to specific unlawful incidents, specific criminal patterns or specific schemes.

401.4 MEMBER RESPONSIBILITIES

Every member of this department shall perform his/her duties in a fair and objective manner and is responsible for promptly reporting any known instances of racial- or bias-based policing to a supervisor. Members should, whenever reasonable to do so, intervene to prevent any biased-based actions by another member.

401.4.1 REASON FOR CONTACT

Officers contacting a person shall be prepared to articulate sufficient reason for the contact, independent of the protected characteristics of the individual.

To the extent that written documentation would otherwise be completed (e.g., arrest report, Field Interview (FI) card), the involved officer should include those facts giving rise to the contact, as applicable.

Except for required data-collection forms or methods, nothing in this policy shall require any officer to document a contact that would not otherwise require reporting.

401.4.2 REPORTING TRAFFIC STOPS

Any officer conducting an enforcement stop on any motor vehicle shall collect the following information relating to the stop (Tex. Code of Crim. Pro art. 2.132 (Tier One); Tex. Code of Crim. Pro. art. 2.133 (Tier Two)):

1. The location of the stop
2. The initial reason for the stop
3. The physical description of the driver, including:
    a. The person's gender
    b. The person's race or ethnicity as stated by the person or as best as can be determined by the officer
4. Whether the officer knew the race or ethnicity of the detained person before the stop
5. Whether the officer used physical force against the detained person, which resulted in bodily injury
6. Whether a citation or a warning was issued as a result of the stop
7. Whether an arrest was made and, if so, for what offense
8. Whether the officer conducted a search and, if so, whether the search was based on consent, probable cause or reasonable suspicion, incident to arrest, contraband or evidence in plain view, the result of towing the vehicle for evidence or safekeeping or any other reason
9. Whether any contraband or evidence was discovered and whether it was in plain view
10. A description of any contraband or evidence located

The above data shall be collected and completely and properly reported using the racial profiling module in the Records Management System or the Mobile Computing System.

401.5 SUPERVISOR RESPONSIBILITIES TPCA 2.01

Supervisors shall monitor those individuals under their command for compliance with this policy and shall handle any alleged or observed violations in accordance with the Personnel Complaints Policy.

1. Supervisors should discuss any issues with the involved officer and his/her supervisor in a timely manner. Supervisors should document these discussions in the prescribed manner.
2. Supervisors of officers who record their public contacts either by MAV or ICVS shall review three (3) random recordings per officer each calendar quarter (3 months), to ensure compliance with racial profiling laws (Tex. Code Crim. Pro. art. 2.132(d)) and this policy.
    a. Supervisors shall document these periodic reviews on the Monthly Inspection Report.
    b. Recordings that capture a potential instance of bias-based profiling should be appropriately retained for administrative investigation purposes.

3. Supervisors shall initiate investigations of any actual or alleged violations of this policy.
4. Supervisors should take prompt and reasonable steps to address any retaliatory action taken against any member of this department who discloses information concerning racial- or bias-based policing.

401.6 STATE REPORTING

The Chief of Police shall annually submit a report of the information required in Tex. Code of Crim. Pro. art 2.132 to the Texas Commission on Law Enforcement (TCOLE) and to each governing body served by the Department.

The Chief of Police shall also provide to TCOLE and each governing body served by the Department a report containing an analysis of the information required by Tex. Code of Crim. Pro. art 2.133. The report must be submitted by March 1 of each year (Tex. Code of Crim. Pro. art 2.134).

These reports may not include identifying information about any officer who made the contact or about any individual who was stopped or arrested (Tex. Code of Crim. Pro. art. 2.132; Tex. Code of Crim. Pro. art 2.134).

401.7 ADMINISTRATION

Each year, the Professional Standards Lieutenant shall review the efforts of the Department to provide fair and objective policing and submit an annual report, including public concerns and complaints, to the Chief of Police. The annual report should not contain any identifying information regarding any specific complaint, member of the public, or officer. It should be reviewed by the Chief of Police to identify any changes in training or operations that should be made to improve service (Tex. Code of Crim. Pro. art 2.132).

Supervisors shall review the annual report submitted to TCOLE and the governing body and discuss the results with those they are assigned to supervise.

401.8 COMPLIMENTS AND COMPLAINTS

The Professional Standards Lieutenant is responsible for educating the public on the Department's compliment and complaint process (see Personnel Complaints Policy).

This education may be achieved by information provided through the Department website. This information shall include the telephone number, mailing address and e-mail address to make a compliment or complaint regarding a ticket, citation or warning issued by an officer.

In the event that an investigation is initiated against an officer for a violation of this policy, the Professional Standards Lieutenant should ensure that a copy of any related

recording is provided as soon as practicable to the officer upon written request (Tex. Code of Crim. Pro. art. 2.132)

401.9 TRAINING

All sworn members of this department will complete all TCOLE-approved and required training on the subject of and bias-based policing. Training on the fair and objective policing and review of this policy shall be conducted annually and include:

1) Explicit and Implicit biases
2) Avoiding improper profiling

Georgetown Police Department Training and Education on Racial Profiling

The Texas Occupations Code requires that all peace officers in the State of Texas receive a course of instruction on the topic of racial profiling. According to Section 1701.253 this training is to be received either before the second anniversary of licensure or application for the intermediate proficiency certificate, whichever date is earlier.

The Texas Occupations Code further requires that all peace officers receive training on racial diversity and cultural sensitivity.

Georgetown Police Department Complaint Process and Public Education on Racial Profiling

During the year of 2025, there were no racial profiling complaints made to the Georgetown Police Department.

Pursuant to the Texas Code of Criminal Procedure and Georgetown Police Department policy, the Department will provide public education on the filing of compliments and complaints, the department's stance on the practice of racial profiling, and how to file a racial profiling complaint. In the age of the Internet, the primary method for delivering this information will be the City of Georgetown Police Department website.

Data Analysis

Before contemplating a review of the data and attempting to analyze said data, some important caveats must be mentioned. Given the nature of the data collection required by law, it is nearly impossible to make an easy determination that racial profiling has occurred or not occurred within the Georgetown Police Department. The law dictates that law enforcement agencies in Texas compile aggregate level data. Using aggregate level data to make inferences regarding racial profiling by individual officers is not

methodologically sound. This error is referred to as the "ecological fallacy". The fallacy assumes that individual members of a group have the average characteristics of the group.

The law currently does not require the presentation of individual officer data in the annual report and prohibits the naming of individual officers. It should be noted that this does not affect the ability of the Georgetown Police Department to review individual officer data if the need arises.

A proper analysis is further hampered by the census treatment of Hispanics versus the racial profiling law's treatment of Hispanics. The 2020 census properly separates race and ethnicity as two distinct categories. An individual can be of Hispanic ethnicity but belong to different races such as white or black. The racial profiling law does not differentiate between race and ethnicity and has Hispanics classified as if they are a distinct race. Officers are required to make subjective determinations regarding someone's race and ethnicity. The State of Texas does not provide this information objectively within the driver's license and identification card system.

Selecting an appropriate population base rate measure is also problematic. One of the most common choices used by law enforcement agencies is the data compiled by the United States Census Bureau. In addition to the race versus ethnicity problem stated above, as each year passes, the census data becomes less and less reliable due to population fluctuations.

Choosing which census data to use presents challenges for analysis. Part of the data collected involves whether the person stopped was a resident of the City of Georgetown. Beyond knowing that, only speculation is possible. If the answer is no, it is not known if the person is a resident of Williamson County, Texas, another state, or even another country. The City of Georgetown is bisected by IH 35 which runs from Mexico to Duluth, Minnesota. A significant portion of the Georgetown Police Department's contacts can occur on IH 35 leaving non-resident origin open to many possibilities.

Finally, we record the gender and race/ethnicity of the vehicle drivers and that is the information reported herein. However, information regarding searches and stop dispositions relate to the entire vehicle and all its occupants. This has the potential for some data to be unintentionally misleading. For example, a black male driver may be stopped for a speeding infraction. If that vehicle had a white male passenger who was identified and discovered to have an arrest warrant, that stop would be cleared with a search incident to arrest and a warrant arrest. The black male driver may have been released with a verbal warning for the speeding infraction. The racial profiling record will however reflect an arrest and search for a black male even though the actual arrest and search was of a white male because searches and dispositions apply to the vehicle and not just the driver. This will result in some level of data confidence issues as long as the law maintains its current structure.

Understanding the caveats listed above is crucial to fully understanding the data presented and its limitations.

Table 1 listed below details the racial/ethnic and gender breakdown of the sworn members of the Georgetown Police Department including the Chief and Assistant Chief.

	Demographics of Georgetown Police Sworn Personnel					
	Male	**%**	**Female**	**%**	**Total**	**Total %**
White	73	68.87%	15	14.15%	88	83.02%
Black	4	3.77%	0	0.00%	4	3.77%
Hispanic/Latino	11	10.38%	0	0.00%	11	10.38%
Asian/Pacific Islander	2	1.89%	1	0.94%	3	2.83%
Alaska Native/American Indian	0	0.00%	0	0.00%	0	0.00%
Total	90	84.91%	16	15.09%	106	100.00%

Table 1

In 2009, the racial profiling law was amended to require the collection of data about whether the officer knew the race/ethnicity of the driver before making the stop. This question addresses the issue of pre-stop racial profiling. As can be seen from the table below, in 98% of all contacts, the officer was not aware of the race/ethnicity prior to making the stop.

This is supported by the fact that many violations are moving violations where, due to distance, the decision to stop is made long before an officer is able to identify the driver. There are also a significant number of stops that occur at night where in many cases the officer cannot see the driver until the officer has contacted the driver at the window.

Based on the data collected, there is no evidence of pre-stop racial profiling in the Georgetown Police Department.

Was Race/Ethnicity Known Prior to Stop? (Total)			
Yes	**%**	**No**	**%**
150	2%	9,179	98%

Table 2

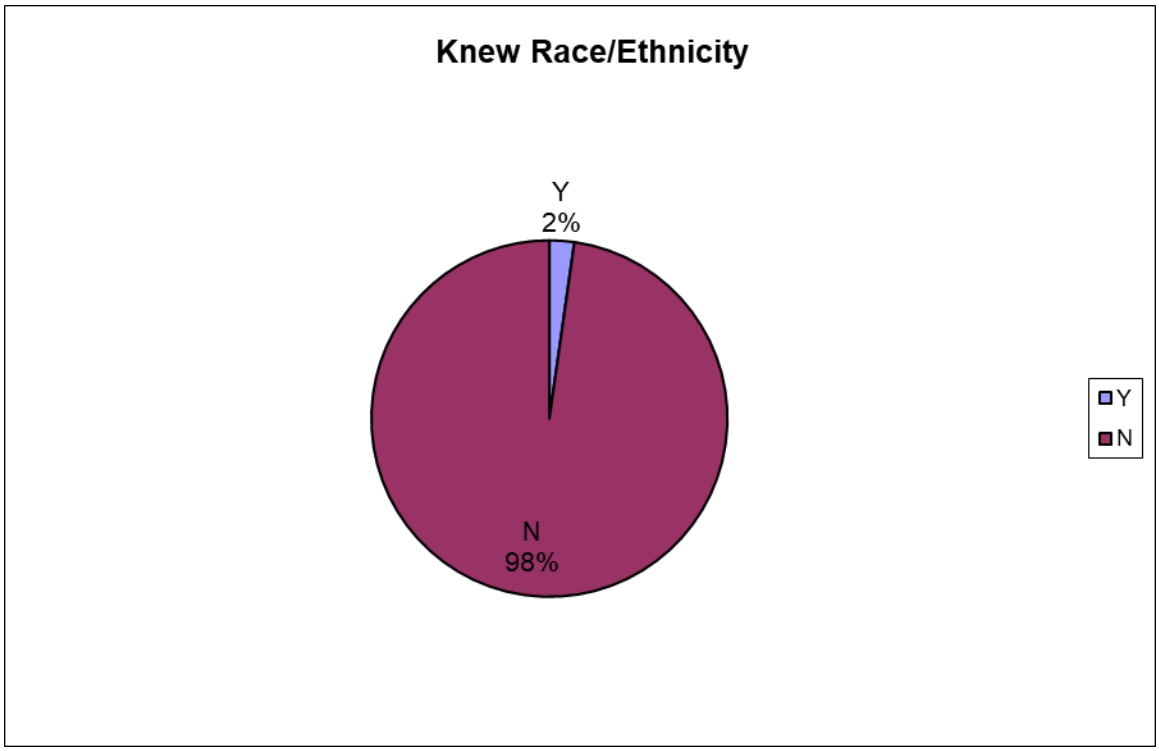

Chart 2

In reviewing 2020 census data for the City of Georgetown, Williamson County, and the State of Texas, males and females were equally represented. As can be seen from Table 3 males were stopped at a greater frequency than females. This holds true with all race/ethnicity groups.

Gender (Total)	
Male	**Female**
6,057	3,272

Table 3

Table 4 details the highest order of aggregate data for contacts by race/ethnicity of the Georgetown Police Department in 2025. This includes all types of contacts such as stops of motor vehicles, bicycles, pedestrians, and even golf carts. Even though it is no longer legally required to collect data on anything other than a motor vehicle stop, all records in the racial profiling system were included for completeness and transparency purposes. The table includes residents and non-residents alike.

	Stops by Race/Ethnicity	
	N	%
White	5,211	55.86%
Black	1,339	14.35%
Hispanic or Latino	2,257	24.19%
Asian or Pacific Islander	482	1.46%
Alaska Native or American Indian	40	0.43%

Table 4

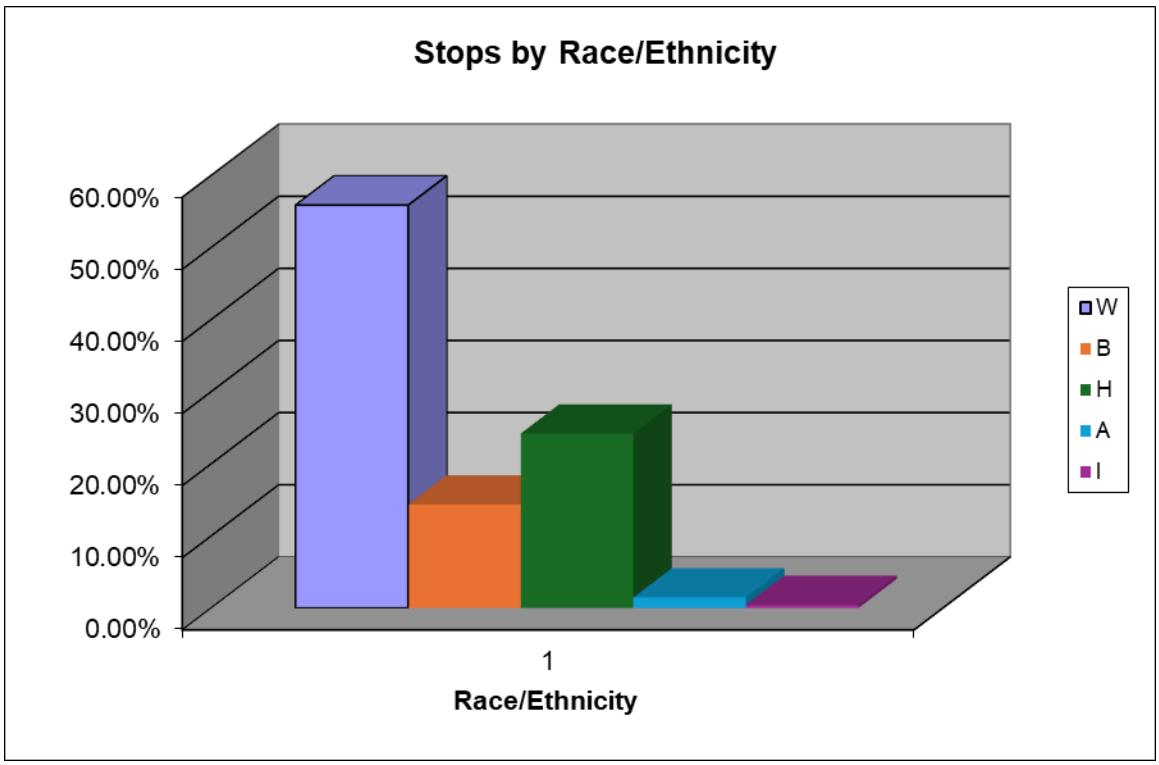

Chart 4

Chart 5 takes the data in Table 4 and begins to break it down by stop type. As is evident, the vast majority of all stops involve motor vehicles. The remaining percentage is divided between commercial vehicles, motorcycles, golf carts, bicycles, and pedestrians.

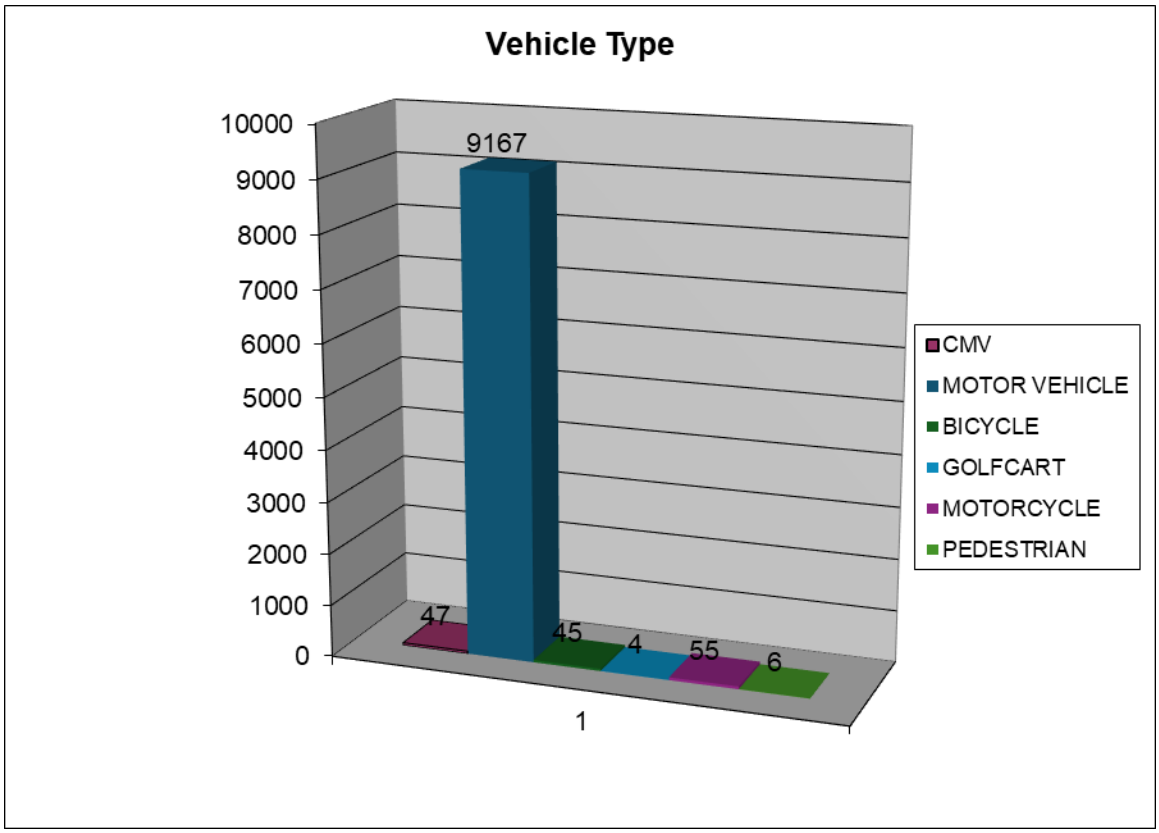

Chart 5

Census 2020 Population by Ethnicity (Georgetown)	
	%
Hispanic or Latino	21.8%
Non Hispanic or Latino	78.2%
Census 2020 Population by Ethnicity (Georgetown)	
	%
White	89.2%
African American	4.0%
Asian	0.9%
American Indian and Alaska Native	0.1%
Native Hawaiian and Pacific Islander	0.2%
Identified by two or more	3.2%

Table 6a

Census 2020 Population by Ethnicity (Williamson County)	
	%
Hispanic or Latino	24.8%
Non Hispanic or Latino	75.2%
Census 2020 Population by Ethnicity (Williamson County)	
	%
White	80.6%
African American	7.4%
Asian	8.0%
American Indian and Alaska Native	0.9%
Native Hawaiian and Pacific Islander	0.2%
Identified by two or more	2.9%

Table 6b

Census 2020 Population by Ethnicity (Texas)	
	%
Hispanic or Latino	39.7%
Non Hispanic or Latino	62.38%
Census 2020 Population by Ethnicity (Texas)	
	%
White	78.7%
African American	12.9%
Asian	5.2%
American Indian and Alaska Native	1.0%
Native Hawaiian and Pacific Islander	0.1%
Other	10.45%
Identified by two or more	2.1%

Table 6c

Table 7 details the reasons why persons were stopped and contacted by officers of the Georgetown Police Department. This table must be viewed in the context of Table 2 where it was stated that in 98% of the stops, the officer did not know the race/ethnicity of the driver. This is corroborated by Table 7 where a significant portion of stop reasons are for moving violations such as speeding, stop sign and red light violations, fail to signal violations, and others where it is not likely that the officer saw the driver before seeing the violation. The other category of traffic violation, Vehicle Traffic Violations, includes those violation that are considered non-moving violations such as equipment violations and expired registration violations.

Since Table 2 must be considered in context with Table 7, nothing can logically be inferred from the data presented. The percentages presented are fairly equal across all racial/ethnic boundaries.

	Stop Reasons							
	Violation of Law		Pre-Existing Knowledge		Moving Traffic Violation		Vehicle Traffic Violation	
	N	%	N	%	N	%	N	%
White	103	1.98%	16	0.31%	2,930	56.23%	2,162	41.49%
Black	20	1.49%	8	0.60%	703	52.50%	608	45.41%
Hispanic or Latino	29	1.28%	17	0.75%	1,094	48.47%	1,117	49.49%
Asian or Pacific Islander	9	1.87%	0	0.00%	304	63.07%	169	35.06%
Alaska Native or American Indian	0	0.00%	0	0.00%	22	55.00%	18	45.00%

Table 7

Table 8 details the dispositions of all stops by the Georgetown Police Department. The majority of stops are cleared with a warning. Blacks and Hispanics were arrested in greater percentages than Whites but that must be viewed in context with Table 9 which details the reasons for arrests. Warrant arrests, most drug violations, and subsequent suspended license offenses would generally be considered non-discretionary and therefore a mandatory arrest by the officer. The most common violations of the penal law from traffic stops are DWI and drug violations. The most common violation of the traffic law from traffic stops where arrests are made is DWLI.

Hispanics were cited at a greater percentage than other ethnicities. This has historically been the case in years past as well. Hispanics tend to be cited at significantly higher rates than Whites and Blacks in the category of license violations. This is likely due to the presence of non-resident aliens who are operating vehicles without valid driver's licenses.

	Stop Dispositions									
	Warning		Citation		Warning and Arrest		Citation and Arrest		Arrest	
	N	%	N	%	N	%	N	%	N	%
White	3,638	69.81%	1,475	28.31%	1	0.02%	3	0.06%	94	1.80%
Black	988	73.79%	300	22.40%	1	0.07%	0	0.00%	50	3.73%
Hispanic or Latino	1,534	67.97%	657	29.11%	1	0.04%	2	0.09%	63	2.79%
Asian or Pacific Islander	331	68.67%	147	30.50%	0	0.00%	0	0.00%	4	0.83%
Alaska Native or American Indian	25	62.50%	13	32.50%	0	0.00%	0	0.00%	2	5.00%

Table 8

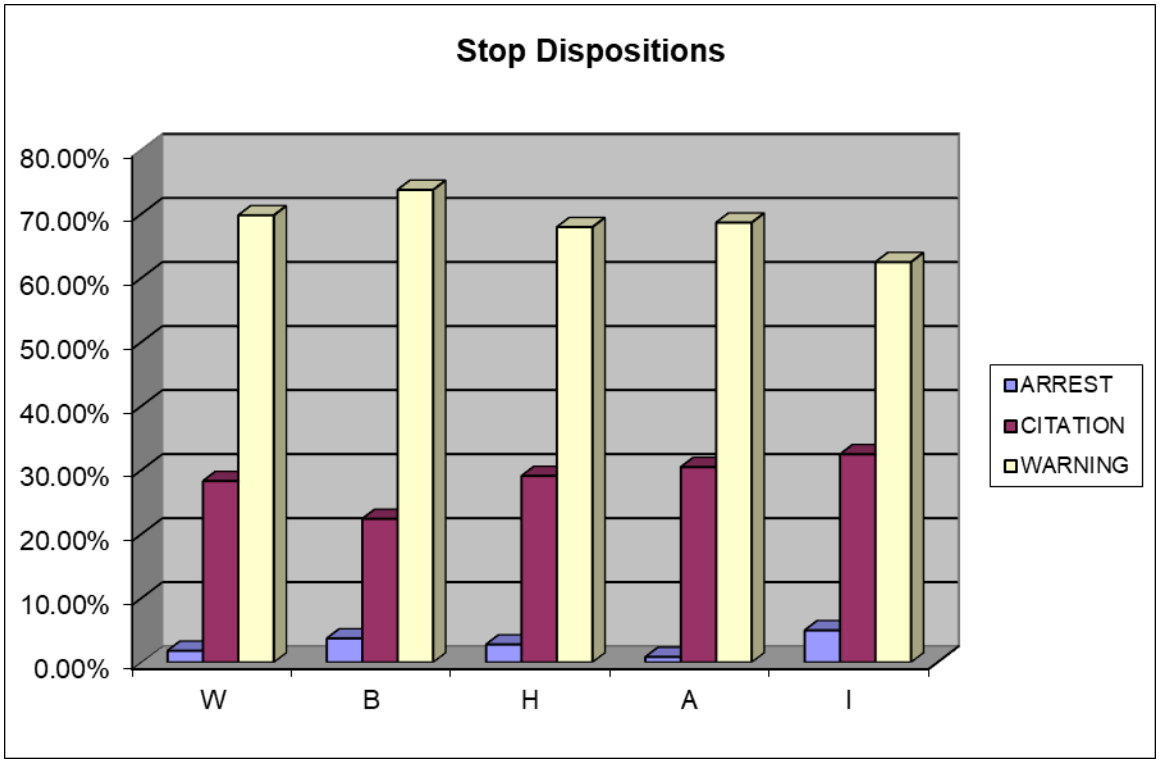

Chart 8

	Arrest Charges							
	Violation of Penal Law		Violation of Traffic Law		Violation of City Ordinance		Outstanding Warrant	
	N	%	N	%	N	%	N	%
White	60	61.22%	20	20.41%	0	0.00%	18	18.37%
Black	25	49.02%	10	19.61%	0	0.00%	16	31.37%
Hispanic or Latino	37	56.06%	16	24.24%	0	0.00%	13	19.70%
Asian or Pacific Islander	4	100.00%	0	0.00%	0	0.00%	0	0.00%
Alaska Native or American Indian	2	100.00%	0	0.00%	0	0.00%	0	0.00%

Table 9

In addition to pre-stop profiling concerns, much of the racial profiling debate has revolved around the topic of searching. Searches are broken down between non-discretionary searches and discretionary searches. Non-discretionary searches are those searches where the circumstances dictate that an officer shall or should conduct a search. Searching someone after arresting them and before placing them in a secure facility such as a jail is an example of a mandatory type search. Seeing obvious contraband or smelling obvious contraband, marijuana for example, is another example where a search should be conducted.

Table 10a details the non-discretionary searches for the Georgetown Police Department for the year 2025. The percentages next to the number represents the percentage of the time that particular type of search was conducted when any searching was done. It is important to note that a stop may yield multiple types of searches. For example, if an officer stopped a vehicle, noticed marijuana laying on the seat, arrested the driver for the drug offense, and towed the vehicle that stop would involve 3 searches. It would involve a contraband in plain view search (a specific form of probable cause), a search incident to arrest of the driver, and an inventory of the vehicle before impoundment. It is also important to note that the State required that we list ONLY one of the searches. Because of that, only the primary reason that caused an officer to search is listed.

	Non-Discretionary Searches (Numbers and Percentages)							
	Incident to Arrest		Plain View		Probable Cause		Inventory	
	N	%	N	%	N	%	N	%
White	13	13.00%	2	2.00%	38	38.00%	20	20.00%
Black	6	9.23%	1	1.54%	42	64.62%	7	10.77%
Hispanic or Latino	7	7.29%	2	2.08%	38	39.58%	10	10.42%
Asian or Pacific Islander	0	0.00%	0	0.00%	2	40.00%	2	40.00%
Alaska Native or American Indian	0	0.00%	0	0.00%	0	0.00%	2	100.00%

Table 10a

The primary discretionary search and the one that generates the most debate is the consent search. This is a search where the officer, using their knowledge, experience, and intuition, has a set of facts and circumstances that do not rise to the level of reasonable suspicion or probable cause but give the officer enough suspicion that contraband may be present where the officer feels compelled to ask for consent to search a vehicle or person. Consent searches are often used in drug interdiction stops where drivers and passengers are giving defined verbal and physical cues that can be indicative of smuggling. It should be noted that there are no valid or accepted indicators that rely on race or ethnicity. Narcotics, money, and human smuggling is a criminal activity that crosses all racial/ethnic, socio-economic, and gender boundaries.

Table 10b details the consent searches of the Georgetown Police Department for the year 2025. Of the 9,329 profiling data records collected in 2025, less than 1% of those resulted in a consent search. The rates of consent searches varied from a low of 0.00% for Alaska Native or American Indian to a high of 1.73% for Hispanic or Latino.

It has been argued that a more important statistic than the overall percentage searched is what is called the hit rate percentage. The hit rate percentage is the percentage of consent searches in which some form of illegal contraband was located.

	Discretionary Searches (Consent)			
	N	Contraband Located	Percentage Searched	Hit Rate Percentage
White	27	4	0.52%	14.81%
Black	9	1	0.67%	11.11%
Hispanic or Latino	39	6	1.73%	15.38%
Asian or Pacific Islander	1	0	0.21%	0.00%
Alaska Native or American Indian	0	0	0.00%	N/A

Table 10b

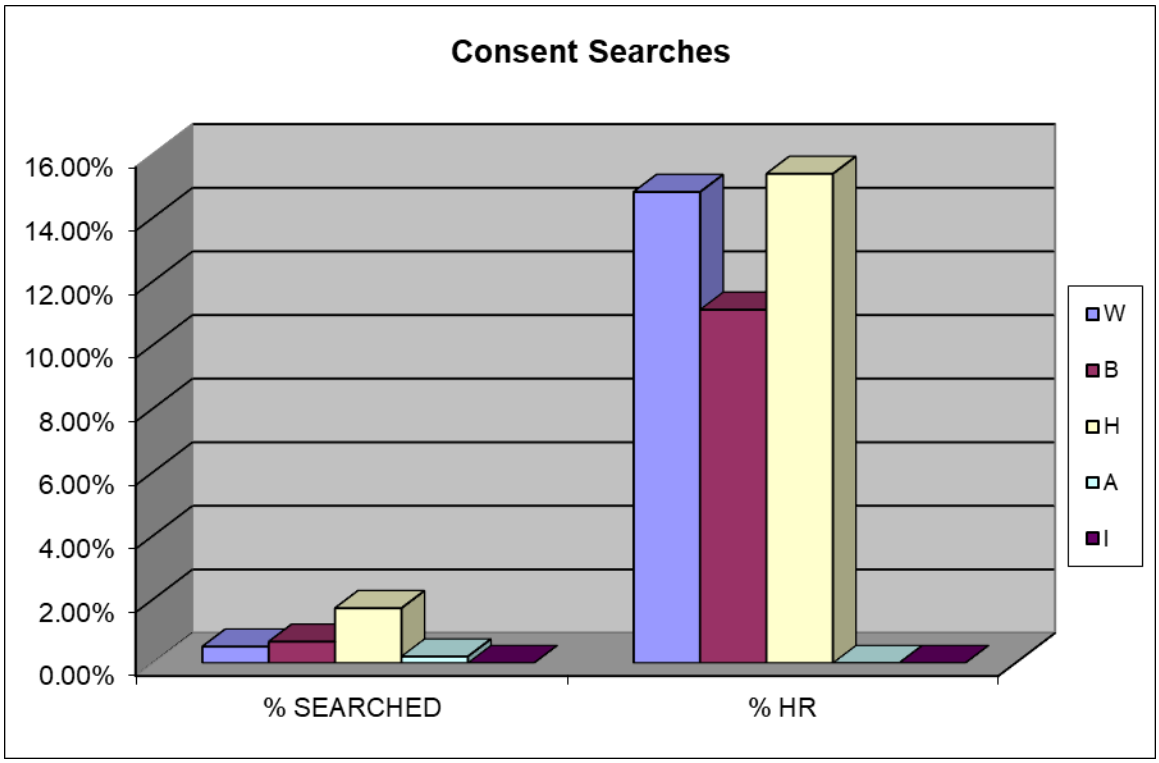

Chart 10

Table 10c lists the types of illegal contraband found during non-discretionary and discretionary searches by the Georgetown Police Department. Illegal drugs are the most prevalent item discovered when contraband is located during a search.

	Contraband Located (Numbers and Percentages)											
	Drugs		Currency		Weapons		Alcohol		Stolen Property		Other	
	N	%	N	%	N	%	N	%	N	%	N	%
White	32	66.67%	0	0.00%	1	2.08%	11	22.92%	0	0.00%	4	8.33%
Black	28	84.85%	0	0.00%	1	3.03%	2	6.06%	0	0.00%	2	6.06%
Hispanic or Latino	28	70.00%	0	0.00%	0	0.00%	4	10.00%	0	0.00%	8	20.00%
Asian or Pacific Islander	1	33.33%	0	0.00%	0	0.00%	1	33.33%	0	0.00%	1	33.33%
Alaska Native or American Indian	0	0.00%	0	0.00%	0	0.00%	1	100.00%	0	0.00%	0	0.00%

Table 10c

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Fire Hydrant Parts Bid Rejection

SUGGESTED ACTION:
Consideration and possible action to reject all bids associated with Bid No. 202550 for fire hydrant parts -- Chelsea Solomon, PE, Water Utility Director

ITEM SUMMARY:
On October 1, 2025, the City issued Bid No. 202550 for the procurement of fire hydrant parts, with the intent to award the contract to multiple vendors. On October 20, 2025, three bids were received. Upon evaluation, it was determined that two of the three bidders failed to submit the required documentation necessary to complete the bidding process. As a result, Department staff recommends rejection of all bids received and the reissuance of a new solicitation.

FINANCIAL IMPACT:
None

SUBMITTED BY:
Deniece Villela, Water Utility Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Crescent Power Service Agreement Renewal

SUGGESTED ACTION:
Consideration and possible action to renew an agreement for a one-year term with Crescent Power, Inc. to perform energy portfolio management, risk management, regulatory support, and related consulting services in an amount not to exceed $309,000.00 -- Daniel Bethapudi, General Manager of Electric Utility

ITEM SUMMARY:
The City of Georgetown Energy Portfolio requires experienced energy portfolio management support services due to the complicated nature of purchased power and credit transactions, desire for a proactive energy management solution, and provide overall expertise to the Energy Portfolio Management Function. This function requires a steady presence within the energy portfolio and energy market expertise: therefore, a renewal of these services is necessary to continue the steady performance of the energy portfolio. Services include:

1. Regulatory Support
2. Ongoing Power Marketing, Trading, and Operations Management Services
3. Develop methodology to verify curtailment output
4. Electric resource plan development
5. Ad-hoc consulting services

FINANCIAL IMPACT:
Contracted annual compensation not to exceed amount is $309,000.00/year. Funds are included in the FY2026 Budget.

SUBMITTED BY:
Rene Bywater-Barajas, Electric Department

ATTACHMENTS:
Crescent Power Renewal 4 - signed.pdf

Renewal No. 4
to the Agreement between
Crescent Power, Inc.
and the
City of Georgetown, Texas

This Fourth Renewal Agreement ("Fourth Renewal") is entered into by and between **CITY OF GEORGETOWN**, a Texas Home-Rule Municipal Corporation ("City"), and **CRESCENT POWER, INC. ("Company"),** referred to collectively as the "Parties". The Parties hereby agree as follows:

WHEREAS, the Parties entered into an Agreement on November 1, 2021 for Consulting Services, Contract No. 22-0028-CC ("Original Agreement"), which provided for additional renewal terms;

WHEREAS, the Parties extended the Original Agreement on a month-to-month basis from November 1, 2023 to January 31, 2024 to allow more time to negotiate a renewal term (the "First Renewal"); and,

WHEREAS, the Parties renewed the Original Agreement on January 23, 2024 for the second renewal term beginning February 1, 2024, and ending on January 31, 2025;

WHEREAS, the Parties renewed the Original Agreement for the third renewal term beginning on February 1, 2025, and ending on January 31, 2026; and

WHEREAS, the Parties amended the Original Agreement ("First Amendment") as renewed to provide for additional ad hoc consulting services for the development of an Electric Resource Plan on April 8, 2025 ("Amended Agreement"); and

WHEREAS, the Parties desire to renew the Amended Agreement for the fourth and final renewal term to begin February 1, 2026, and end on January 31, 2027.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Parties agree to renew the Amended Agreement for the fourth renewal term beginning on February 1, 2026, and ending on January 31, 2027, consistent with the terms of the Original Agreement as amended.
2. The Parties agree that the not to exceed amount for the services provided during the Fourth Renewal term shall be three hundred and nine thousand dollars ($309,000).
3. All other terms of the Original Agreement as amended and renewed inconsistent with this Fourth Renewal shall apply. Except as expressly modified by this Fourth Renewal, the Original Agreement as amended and renewed remains unchanged and in full force and effect, subject to its terms.

3. The parties agree that the renewal terms and counts expressly enumerated above control and govern. Any prior renewal agreement that incorrectly stated the number of renewals is hereby superseded and of no further force or effect.
4. This Fourth Renewal is effective on February 1, 2026.

CRESCENT POWER, INC.

By: _____

Printed Name: Shams Siddiqi

Title: President

Date: 1/20/2026

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
January 27, 2026

SUBJECT:
First Amendment to Northlands Professional Services Agreement 25-0125-PSA

SUGGESTED ACTION:
Forwarded from the Georgetown Water Utility Advisory Board (GWUAB):
Consideration and possible action to approve the First Amendment to the Professional Services Agreement (PSA) 25-0125-PSA with Freese and Nichols of Austin, Texas, for professional engineering services for the Northlands Wastewater Treatment Facility in the amount of $10,991,205.00 -- Wesley Wright, PE, Systems Engineering Director, and David Herzog, CIP Manager

ITEM SUMMARY:
In January 2025, City Council approved a Professional Services Agreement (PSA) with Freese and Nichols, Inc. (FNI) to provide preliminary engineering services for the Northlands Wastewater Treatment Facility (WWTF). The initial PSA included conceptual and preliminary design, evaluation of treatment alternatives, capacity planning, and development of an Opinion of Probable Construction Cost (OPCC). The PSA also included design services for the Cowan Creek Lift Station in Sun City, which will convey wastewater to the future Northlands facility.

City staff are currently preparing to issue a Construction Manager at Risk (CMAR) solicitation for Northlands WWTF. Preliminary design has progressed to 20%, and through multiple technical workshops with FNI, the treatment plant site layout and key equipment selections have been established. Environmental services and supporting field investigations are also underway.

The amendment we are bringing forward provides additional professional engineering services necessary to advance the project through final design. This amendment includes final design for the Northlands WWTF, conceptual alignment development for the future Sun City Boulevard Extension, Secondary Effluent Outfall Study, and Texas Pollutant Discharge Elimination System (TPDES) permitting for a new outfall.

Services included for Northlands WWTF:
- Permitting (TCEQ, TDLR, TxDOT, and Georgetown)
- Pump Station Modeling
- SCADA Standardization
- Final Design Phase Project Management and Administration
- 60% Design Development
- 90% Pre-Final Design
- 100% Final Design
- CMAR Value Engineering Sessions
- Post CMAR Value Engineering Revisions
- CMAR Package Deliveries
- Resident Project Representative (RPR) Services

Services included for the Sun City Blvd Extension:
- Data Collection
- Conceptual Alignment Development
- Exhibit Preparation
- Recommendations

Services included for the Secondary Effluent Outfall Study:
- Environmental Analysis
- Geomorphic, Hydrologic, and Hydraulic Evaluation
- Up to three alternatives are being evaluated for potential future expansion of the plant. There is concern that the existing Cowan Creek outfall may not have sufficient capacity to accommodate flows beyond the currently permitted 3 MGD. Full buildout for Northlands is projected at 15.5 MGD, raising concerns regarding impacts to aquatic life.
- Preliminary feasibility analysis

Services included for the TPDES permitting for new outfall:
- Assist City in applying for TPDES Major Permit Amendment
- Coordinate with City and TCEQ
- Compile Effluent Analysis Report
- Prepare Permit Application and Transmittal Letter

Currently, early CMAR packages for long-lead materials and equipment are anticipated in mid-2026, with full construction services expected to begin in 2027. The plant is currently estimated to be completed in 2030. Once a CMAR is selected and the construction schedule is more firmly established, the schedule will require continuous coordination, monitoring, and communication among all stakeholders, as more than a dozen developments are dependent on the timely delivery of this facility.

STAFF RECOMMENDATION:
City staff recommend approval of the First Amendment to the Professional Services Agreement 25-0125-PSA with Freese and Nichols of Austin, Texas, for professional engineering services for the Northlands Wastewater Treatment Facility in the amount of $10,991,205.00.

BOARD RECOMMENDATION:
This item was unanimously approved at the January 8, 2026, Georgetown Water Utility Advisory Board meeting for recommendation for Council approval.

FINANCIAL IMPACT:
Funds for this expenditure are available in the FY26 wastewater CIP budget – PRJ000370.

SUBMITTED BY:
Shawn Gunnin, Systems Engineering

ATTACHMENTS:
1stAmend_Nortlands Engineering_FreeseNichols_Final.pdf
Exhibit_A_-_FNI_Proposal_-_Final_Design__Bid__EWP_Construction_251027 (1).pdf

Amendment No. 1
to the Agreement for Professional Engineering Services between
Freese and Nichols, Inc.
and the
City of Georgetown, Texas

This First Amendment to the Agreement for Professional Engineering Services ("First Amendment") is entered into by and between **CITY OF GEORGETOWN**, a Texas Home-Rule Municipal Corporation ("City"), and **FREESE AND NICHOLS INC** ("Engineer"), referred to collectively as the "Parties". The Parties hereby agree as follows:

WHEREAS, the Parties entered into an the Agreement for Professional Engineering Services on January 28, 2025, for professional engineering services related to the design of the Northlands Wastewater Treatment Facility ("Original Agreement");

WHEREAS, the Parties desire to amend the Original Agreement to include additional phases in the scope of services, in accordance with the terms of the Original Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Scope of Services in the Original Agreement are hereby amended to include the services as shown in Exhibit A to this First Amendment.
2. The total compensation for the Services provided pursuant to this First Amendment shall not exceed $10,991,205.
3. All other terms of the Original Agreement not inconsistent with this First Amendment shall apply. Except as expressly modified by this First Amendment, the Original Agreement, as amended, remains unchanged and in full force and effect, subject to its terms.
4. This First Amendment is effective on the date executed by the City.

[signature page to follow]

FREESE AND NICHOLS INC.

By: _____

Printed Name: _____

Title: _____

Date: _____

CITY OF GEORGETOWN

By: _____

Printed Name: Josh Schroeder_____

Title: _Mayor_____

Date: _____

Attest:

_____
Robyn Densmore, City Secretary

Approved as to form only:

_____
Skye Masson, City Attorney

EXHIBIT A

SCOPE OF SERVICES AND RESPONSIBILITIES OF CITY

PROJECT UNDERSTANDING AND ASSUMPTIONS

The City of Georgetown (City) is experiencing rapid population growth. This growth has increased the demand for wastewater treatment capacity across the City' s service area. To address this need, the City has prioritized the development of a new wastewater treatment facility, the Northlands Wastewater Treatment Facility (WWTF), which is essential to support the far northwestern portion of its service area, including Sun City. The Northlands site is situated on approximately 20 acres near Sun City Boulevard and Ronald Reagan Boulevard. In addition, City is in the process of purchasing an additional 18.9 acre site adjacent to the existing 20 acre site. This facility will be designed primarily to serve residential developments, with minimal commercial or industrial wastewater contributions.

In January 2025, Freese and Nichols, Inc. (FNI) was contracted to provide Preliminary Design Services for the Northlands WWTF Project. The major components of the project include:

- Northlands WWTF
- Off-Site Infrastructure:
    - Cowan Creek Lift Station
    - Effluent Outfall Line
    - Extension of existing force main across Ronald Reagan to the Northlands WWTF
    - Extension of existing reuse line across Ronald Reagan to the Northlands WWTF

FNI submitted a Preliminary Design Summary Report (PDSR) to the City in September 2025 documenting the proposed design of the project components, including a master plan of the Northlands WWTF site. The following scope is for Final Design, Bid, and a portion of the anticipated Construction Phase Services for the Northlands WWTF Project in accordance with the PDSR and as described below. The City intends to obtain the services of a Construction Manager at Risk (CMAR) for execution of the project.

Basis of Design:

The Northlands facility will operate under Texas Pollutant Discharge Elimination System (TPDES) permit WQ0010489007. The existing TPDES permit includes two phases as summarized in Table 1.

Table 1 Summary of Northlands WWTF TPDES Permit

Parameter	Interim Phase	Final Phase
Annual Average Daily Flow (AADF)	1.5 MGD	3.0 MGD
Peak 2- Hour Flow (P2HF)	6.0 MGD	12.0 MGD
	Daily Average	
Carbonaceous Biochemical Oxygen Demand 5-Day (CBOD)	5 mg/L	5 mg/L
Total Suspended Solids (TSS)	5 mg/L	5 mg/L
Ammonia Nitrogen		
June - September	1.3 mg/L	1.2 mg/L
October -May	2.0 mg/L	2.0 mg/L
Total Phosphorus	0.5 mg/L	0.5 mg/L

E. coli, colony-forming units or most probable number per 100 ml	126	126

In addition to the TPDES permit, the plant will be designed to meet all Type I reuse effluent limits.

Plant Capacity and Buildout

The City has expressed a preference to construct a 3.0 MGD AADF facility due to anticipated growth. However, the decision to construct a 1.5 or 3.0 MGD facility will be made during Final Design with further project definition and with cost input from the CMAR. FNI's scope of work assumes the design of a 3.0 MGD facility with consideration for downsizing to 1.5 MGD. According to the 2022 Wastewater Master Plan (2022 WWMP), the ultimate buildout capacity for the Northlands WWTF was identified as 15.5 MGD. The PDSR anticipated a buildout capacity of up to 16.0 MGD. An updated WWMP, which includes the Northlands WWTF site, is currently in progress and will determine the revised buildout capacity for this facility. Until the completion of that plan, the future expansion increments for this facility remain uncertain.

Future Expansion Considerations

The facility's current TPDES permit authorizes treatment up to 3.0 MGD (AADF), and an expansion beyond 3.0 MGD will require a permit amendment and/or new outfall. It is anticipated that any future permit action will result in a Total Phosphorus permit limit of 0.15 mg/l or lower in accordance with recent permit decisions by the TCEQ. To address this, a membrane bioreactor (MBR) process is planned for this project. A key constraint is the current receiving stream (Jennings Branch/Cowan Creek). The creek is near its capacity for receiving treated effluent discharge, which may preclude additional discharge from the Northlands WWTF beyond 3.0 MGD. Accordingly, an evaluation of alternative effluent outfall locations will be required to accommodate flows associated with future plant expansions. A study to determine the feasibility and location of a secondary effluent outfall is included in the scope of work as a Special Service and described in more detail below.

Preliminary Design Summary:

Based on the evaluation during the Preliminary Design, the Project Features and assumed design capacities of each facility for the Northlands WWTF Site are summarized in Table 2 and Table 3.

Table 2 Project Features – Treatment Facility Site

Project Features	Description
Coarse Screening Structure	3.0 MGD Facility: Two (2) 12.0 MGD Mechanical Multi-Rake Bar Screens with 0.25 in bar spacing. 1.5 MGD Facility: One (1) 12.0 MGD Mechanical Multi-Rake Bar Screen with 0.25 in bar spacing and manual screen backup.
Odor Control	Odor control system to be sized based on preliminary odor control readings in progress. Liquid or vapor-phase odor control sized for plant capacity.

Influent Lift Station	Wetwell sized for 32 MGD capacity (8 MGD AADF Expansion). Pumps installed based on selected facility capacity. N+1 redundancy.
Headworks Facility	<u>3.0 MGD Facility:</u> • Three (3) 6.0 MGD rotary drum fine screens, with ≤ 2 mm screen opening size. • One (1) 12.0 MGD stacked tray grit system (7-tray) with fully redundant grit pumps <u>1.5 MGD Facility:</u> • Two (2) 6.0 MGD rotary drum screens • Similar grit installation with initial 4-tray configuration.
MBR Splitter Box	Splitter structure with capability to split flows between the initial two MBR trains as well as future two additional MBR trains.
Membrane Bio-Reactor (MBR) System	<u>3.0 MGD Facility:</u> Two (2) bioreactor trains (2.0 MGD each) and three (3) MBR trains. Includes associated blowers, mixers, RAS/WAS pumps, chemical CIP system, aeration control system, MBR building/canopy, and MBR electrical room. *The scope assumes an MBR manufacturer will be preselected prior to final design.* <u>1.5 MGD Facility:</u> Two (2) MBR trains (1.0 MGD each) constructed for eventual conversion to 2.0 MGD trains. Equipment and MBR basins will be reduced accordingly.
Alum Storage and Feed Area	Slab and canopy over bulk tanks with alum feed pumps and appurtenances located in manufactured enclosure skid.
Ultraviolet (UV) System, Post Aeration, and Parshall Flume	Inclined UV system that includes UV splitter box, post aeration, and effluent flow meter. <u>3.0 MGD Facility:</u> • One (or two) channel(s) with capacity of 12.0 MGD with N+1 redundancy • Type I reuse disinfection for flows <9.0 MGD <u>1.5 MGD Facility:</u> • Once channel with capacity of 6.0 MGD with N+1 redundancy

Effluent Pump Station	Effluent wetwell and pump station sized for 12.0 MGD capacity. <u>3.0 MGD facility:</u> • Pump capacity of 12.0 MGD, N+1 redundancy <u>1.5 MGD facility:</u> • -Pump capacity of 6.0 MGD, N+1 redundancy
NPW and Reuse Pump Station	Combined NPW and Reuse wetwell sized for anticipated reuse and NPW demands Reuse pump station sized for 3.0 MGD reuse flow Non-potable water pump skid sized for 3.0 MGD plant uses. *Design will evaluate need for reuse storage tank.*
Chlorine Storage and Feed Area	Slab and canopy over sodium hypochlorite bulk tank/tote storage with feed pumps and appurtenances located in manufactured enclosure skid. Chlorine system sized for reuse and NPW system residuals.
Sludge Holding Tanks	Aerated sludge holding tank(s) with coarse-bubble diffusers, blowers, and canopy for blower area. <u>3.0 MGD facility:</u> • Two (2) sludge holding tanks with 600,000 gallon total storage capacity <u>1.5 MGD facility:</u> • One (1) sludge holding tank with 300,000 gallon storage capacity
Sludge Dewatering Facility	Sludge dewatering building sized for 6.0 MGD capacity (4 volute presses). Includes volute presses, sludge feed pumps, polymer feed system, sludge conveyance, sludge storage, and electrical/control panel room. <u>3.0 MGD facility:</u>

	• Two (2) four drum volute presses (6 drum buildout capacity) <u>1.5 MGD facility:</u> • One (1) four-drum volute press (6 drum buildout capacity)
Septic Receiving Station	Concrete dump station for receiving City Vacuum Truck Waste, design to be similar to San Gabriel WWTP.
Plant Drain System	Gravity system to influent lift station with optional plant drain lift station based on site conditions.
Electrical	New electrical service with main-tie-main configuration. All required electrical infrastructure to support WWTF. Electrical service sized for 3.0 MGD facility.
Electrical Building	One new (1) main electrical building.
Instrumentation and Controls	New instrumentation and controls infrastructure for facility using "ring" configuration for plant fiber.
Security and Access Control	New security cameras and access control readers
Back-Up Power Generation	New 1,500 to 2,000 kW backup generator to support plant loads.
Administration/Laboratory Building	New ~5,000 SF administration/laboratory building
Maintenance Building	New <1,000 SF two-bay maintenance/storage facility. Assumed to be garage type facility without HVAC, primarily used for storage.
Site Civil, Roadway, Grading, and Drainage	• 10' sidewalk along Ronald Reagan • Permitted access road from Ronald Reagan • Water quality/stormwater basins • Plant road and sidewalk paving • Site grading and drainage design • Potable water and fire hydrant design • Preliminary design of Sun City Blvd extension through plant • Ornamental fencing around plant and planted buffer per City Ordinance • Onsite irrigation system

Table 3 Major Project Features – Off-Site

Project Features	Description
Influent Wastewater Diversion Structure	Passive diversion structure constructed on existing 21” interceptor. Orifice plate sized for selected Northlands capacity. Replacement of 127 linear feet of existing 21” interceptor with 36” and 30” lines in accordance with WWMP.
Cowan Creek Lift Station	Triplex Pump station sized 12.0 MGD (N+1) with backup generator, including sound enclosure. Installation of only two (2) pumps if 1.5 MGD capacity selected for Northlands WWTF. Connection to existing 24” force main along Martingale Street Odor control system based on results of odor study
Force Main from Cowan Creek Lift Station	600 linear feet, 24” force main from plant influent lift station, across Ronald Reagan, to connection to existing 24” force main from Cowan Creek Lift Station
Reuse Pipeline	300 linear feet, 16” reclaimed water line from plant reuse pump station, across Ronald Reagan, to connection to existing 16” reclaimed water line
Effluent Pipeline	9,200 linear feet, 24” pressurized outfall line from plant effluent pump station to Jennings Branch outfall
Effluent Outfall	Outfall structure at Jennings Branch
Extension of 24” Water Line	Extension of 24” waterline across site in existing City utility easement along Ronald Reagan ROW

Construction Manager At Risk (CMAR)

The City intends to procure the services of a CMAR to provide pre-construction services and manage the construction of the project. FNI will work with the CMAR through final design and construction of the project. The scope of work assumes preparation and issuance of a maximum of three (3) guaranteed maximum price (GMP) proposal packages for this project. A general assumption of the scope of the proposed GMP packages is described below. The actual package breakout will be determined in the early stages of the design with input from the CMAR and City.

- GMP Package #1: Tree removal, site preparation and/or offsite utilities
- GMP Package #2: Procurement of long lead-time equipment and electrical gear
- GMP Package #3: Balance of plant construction.

It is assumed the CMAR will be under contract prior to the completion of the 30% design deliverable. The CMAR will have primary responsibility for developing and maintaining cost and schedule models for the project beginning in the 30% design phase. FNI will work with the CMAR to review the cost model and any updates and to confirm the assumptions built into the cost model are in line with anticipated remaining design development.

Final Design

FNI will provide the following final design phase services for the processes described in Table 2 and Table 3. The project will be executed using 3-D design software for major structures.

- Process Mechanical Design
- Pipeline and Lift Station Design
- Structural Design
- Electrical Design
- Instrumentation and Controls Design
- Architectural Design
- HVAC and Plumbing Design
- Drainage, Paving, and General Site Civil Design
- Landscape and Irrigation Design

Deliverables will be provided for City review at the 30%, 60%, and 90% deliverable phases. The primary deliverable at 30% will be the initial Revit designs of major unit processes including cut plan and section views, electrical one-line diagrams, and Process and Instrumentation Diagrams (P&IDs). For subsequent deliverables, a status set of drawings and specifications will be produced for review by City and the CMAR. A workshop will be conducted to collect and document all comments for inclusion in the subsequent design milestone deliverable.

Bid Phase Services

Support the City and CMAR in the bidding and procurement of equipment, materials, contracting and subcontracting services; including consolidation of plans and specifications into a single conformed set of documents for use during construction of the project. The FNI Team will assist the CMAR and City by providing Issued For Bid (IFB) documents, participating in pre-bid meetings, responding to bidder questions, and providing support to the City during the award of individual bid packages. As noted in the CMAR section above, this scope assumes the issuance of up to three (3) GMP packages.

Early-Works Packages Construction Services

The scope of Construction Phase Services to be provided by FNI, are intended to be contracted in two phases given the uncertainty of the GMP package work breakout and schedule prior to the CMAR being under contract. This scope of work assumes effort for construction phase services for the first two GMP packages to assist with expediting the project. *Construction phase services for the balance of plant GMP will be provided in a future amendment.* The base assumptions for construction phase services in this scope are included below. Detailed assumptions regarding number of submittal reviews, site visits, etc. are included in Basic Services.

- GMP Package #1: Tree removal and site preparation
    - Construction Management, General Representation, and Resident Project Representation (RPR) for a construction duration of 9 months.
- GMP Package #1 Alternative (Special Service): Off-Site Utility Work
    - In the case that the CMAR elects to issue the off-site utility work as a standalone GMP package, general representation services for off-site utility work (in total) is included as a special service of this contract (performed by CDM Smith). *Construction Management and RPR services will still be performed by FNI for the duration described above*. If off-site utility work is not issued as an early-works package, this effort may be authorized on the appropriate GMP package.
- GMP Package #2: Procurement of long lead-time equipment and electrical gear
    - Submittal reviews and document management for pre-purchased equipment

Future Expansion Effluent Outfall Study (Special Service)
The City's existing TPDES permit to Jennings Branch/Cowan Creek has a final phase capacity of 3.0 MGD. It has been noted in previous discussions that there is limited capacity (assimilative and/or hydraulic) in the receiving stream and a future expansion of the Northlands WWTF may require the permitting of a secondary outfall. This goal of this evaluation is to verify the capacity of the Jennings Branch/Cowan Creek receiving stream system and assess alternative discharge locations for future wastewater effluent flows associated with the expansion of the WWTF. The work will include evaluation of water quality, hydrologic, hydraulic, and regulatory constraints. Permitting for a secondary outfall or increase in capacity of existing outfall is also included as a service to be authorized by City separately.

Additional Project Assumptions: The scope of work, level of effort, budget and schedule is based on the following assumptions. Additional efforts may be provided as an Additional Service.

- Base design assumptions follow those documented in the PDSR. Modifications to base design assumptions are an additional services.
- The project will be self-funded by the City without state or federal funding assistance.
- Construction of the project will be delivered using a CMAR, collaborative delivery method.
- In performing these services, it is understood that FNI does not guarantee the CMAR's performance, nor is FNI responsible for the supervision of the CMAR's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by the CMAR, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.
- The CMAR will be responsible for potholing utilities at tie-in points and critical crossings, to confirm locations for construction activities or based on requests and directions provided by the FNI Team as part of their Subsurface Utility Engineering (SUE). It is further assumed that the CMAR will be responsible for obtaining permits and utility locates (Texas One-call) necessary ahead of any potholing activities.
- The CMAR will be responsible for developing Division 00 Contract Documents. FNI Team will review.
- The duration of the project will be dependent upon regulatory review by TCEQ.
- The selected MBR supplier will be pre-selected under separate contract and prior to the start of 30% design. Final design services will be for a single MBR supplier's equipment. It is assumed the MBR supplier will be consistent between the Northlands and Three Forks Projects for ease of maintenance and operation.
- Building Construction: Assume tilt-up concrete panel walls for large buildings.

- Design for building security systems, fire control, and City networking will be provided by others and incorporated in design for construction by CMAR.
- Furniture, computers, and monitors will be procured by City and installed by CMAR.

ARTICLE I

BASIC SERVICES: FNI shall render the following professional services in connection with the development of the Project:

A. PROJECT MANAGEMENT AND ADMINISTRATIVE DUTIES: Upon execution of this Professional Services Agreement (PSA) and upon receiving a Notice to Proceed from the City, FNI will provide the project management services for each phase as follows:

1. Project Controls: FNI shall manage scope, time, cost, quality, staff resources, communications, and risk as necessary. Project controls shall include the management of the following "living-documents". Some of these project controls, as indicated below, will be the responsibility of others and FNI Team will provide a supporting role.

    a. Comment Log – FNI will be primarily responsible for Comment log with input from CMAR and the City.
    b. Decision Log – FNI will be primarily responsible for the Decision Log with input from CMAR and the City.
    c. Action Item Log – FNI will be primarily responsible for the Action Item Log during design with input from CMAR and the City. During construction, the CMAR will be primarily responsible for the Action Item Log with input from FNI and the City.
    d. Risk Register – The CMAR will be primarily responsible for the Risk Register with input from FNI and the City.
    e. Cost Model – the CMAR will be primarily responsible for the Cost Model and maintenance of a design change trend log. FNI Team will participate in the development, monitoring, and update of the cost model as the design progresses. The scope of work assumes updates of the cost model at 30%, 60%, 90%, and Issued for Bid (100%) submittal stages and intermittently at the request of the City if major scope change is introduced into the project.
    f. Overall Project Schedule – the CMAR will be primarily responsible for the Project Schedule Model. FNI Team will participate in the development, monitoring, and update of the schedule model as the design progresses.

2. Communication: Consult with the City throughout the project to see that the scope of services is being met and verify the City's requirements for the project are satisfactory.

3. Invoicing: FNI will prepare and submit invoices to the City.

4. Monthly Status Reports: FNI will prepare and submit monthly status reports to the City with FNI's monthly invoice. Monthly status reports will comprise a one to two-page summary of the progress to date on the Project, work completed during the prior month, work anticipated to be completed during the upcoming month, and discussion of any scope, schedule, or budget issues that may need to be resolved.

5. Project Design Schedule: FNI will prepare a Microsoft Project design schedule and provide monthly updates including necessary revisions to bring the Project back on schedule if needed. The project schedule will not be resource loaded.

6. Quality Assurance / Quality Control: FNI will develop, implement and monitor a QA/QC plan for the work, including:
    a. Completion of QA reviews, coordination with Senior Advisor, and documentation of all QC activities.

b. Quality Control reviews will include use of Engineer' s Disciplinary QC checklists, provision of QC Plan Documentation and provision of comment/ response forms for documenting and responding to City comments on all submittals.
c. Manage efforts of internal design team and subconsultants on the Project and perform Quality Control reviews of all deliverables.

B. FINAL DESIGN PHASE: FNI shall provide professional services in this phase as follows:

1. Meetings and Site Visits: Prepare agendas and minutes for meetings described below.

a. Conduct a Final Design Phase Kick-off Meeting with City: (1) to review the scope of services, (2) review project schedule, (3) discuss and understand any other requirements or expectations the City may have for the project.

b. Monthly Progress Meetings: Conduct monthly progress and design review meetings, up to a maximum of fourteen (14) meetings during the design phase. Meetings may extend up to full-day workshops including time for "over-the-shoulder" review of BIM models in a workshop setting. Specific meeting topics listed below are included in the total of fourteen (14) meetings.

i. Conduct one (1) 3D model review workshop at the 30% design level to review the 3D models, answer questions and receive comments from the City's project team.

ii. Conduct design review workshops (2) at the 60% and 90% design milestones to review the construction documents, answer questions and receive comments from the City's project team.

iii. Conduct up to two (2) Process and Instrumentation Diagram (P&ID) workshops to review the proposed instrumentation and process control concepts.

iv. Conduct up to two (2) Startup and Commissioning workshops to establish any special operating procedures required during construction to enable the required details to be incorporated into the construction documents.

c. Weekly Internal Coordination Calls: Conduct virtual meetings with subconsultants and each engineering discipline to coordinate the design development. This includes periodic virtual meetings with the Three Forks Design Team to facilitate design consistence where applicable.

d. Weekly Project Management Calls: Conduct virtual meetings with City PM to discuss project progress, actions, decisions, issues, and upcoming effort.

e. Biweekly Coordination Meetings with CMAR: Conduct virtual PM meetings with CMAR to discuss project progress and design development.

f. Conduct site visits by the engineering team to the project site(s), for coordination on condition assessment and design aspects for completion of the project.

g. Attend up to six (6) public meetings including City Council Workshops/Meetings, Water Utility Advisory Board Meetings, and Public Outreach Meetings as directed by the City

2. The scope of work is based on the project being divided into up to three (3) GMP Packages as described in the "Project Understanding" section of this scope and below. FNI Team will provide individual sets of plans (as needed) and specifications to reflect each GMP Package.
   a. GMP Package #1: Offsite Utilities, Site Clearing.
   b. GMP Package #2: Procurement of long lead-time equipment and electrical gear.
   c. GMP Package #3: Balance of plant construction.

3. Prepare BIM models, drawings, specifications, Construction Contract Documents, designs, and layouts of improvements to be constructed for each milestone submittal described below and for the final construction contract documents. The scope of work assumes that the Design Criteria documented in the PDSR will be incorporated into the Final Design. Detailed design elements shall be developed using AutoCAD and Autodesk Revit BIM software for modeling the plant arrangement, coordinating with the City on the detailed mechanical, equipment, and structures, and for the development of plan sheets for bidding purposes. As such, some reviews will include 3D BIM Model reviews and some will incorporate traditional 2D plan reviews.

   a. This project assumes the use of the Front-End Documents (Div. 00) developed by the CMAR and General Conditions prepared by the City. FNI Team will use its technical standards for drawings and its technical specifications. FNI Team will review CMAR Front-End Documents and coordinate with the City and CMAR for any changes to spec standards in the Supplemental Conditions and Front-End Documents.

4. 30% Design/3D Model Development
   a. Develop site plans, yard piping plans, and 3D models of all proposed process structures and plans & sections for major structures.
   b. Develop Process and Instrumentation Diagrams (P&IDs) for all proposed processes.
   c. Develop electrical one-line diagrams.
   d. Develop specification list.
   e. Conduct internal quality control (QC) of the 30% deliverable.
   f. Review and assist CMAR with 30% cost model
   g. Submit 30% documents described above and assist CMAR with submission of 30% cost model for City for review and comment.
   h. Incorporate all review comments from the City and CMAR and provide 30% comment response form with the next submittal.

5. 60% Design:
   a. Prepare 60% design plans and specifications
   b. Conduct internal quality control (QC) and incorporate CMAR constructability review comments at the 60% design level.
   c. Review and assist CMAR with 60% cost model
   d. Submit all 60% documents described above and assist CMAR with submission of 60% cost model for City review and comment.
   e. Incorporate all review comments from the City and CMAR and provide 60% comment response form with the next submittal.

6. Early-works Procurement Packages (GMP #1):

a. Prepare bid ready plans and specifications for early-works as determined by CMAR. Examples include site preparation, clearing or off-site utilities.

7. Equipment and Materials Pre-procurement Package (GMP #2) - Develop bid-ready technical specifications for equipment and materials to be pre-procured, up to the number described below:
   a. The level of effort assumes technical specifications for the following process mechanical equipment: (1) coarse screen, (2) influent lift pumps, (3) fine screen, (4) grit removal equipment, (5) UV modules, (6) effluent and reuse pumps and (7) belt filter/volute press, and (8) any other associated components.
   b. The level of effort assumes technical specifications for the following electrical equipment: (1) Major (>2000 amp) breakers, (2) generators, (3) transformers, (4) switchgear, and (5) variable frequency drives, and (6) any other associated components.

8. 90% Design (Issued for Bid and Regulatory Review) (GMP #3):
   a. Prepare 90% design plans and specifications
   b. Conduct internal quality control (QC) and incorporate biddability and constructability review comments at the 90% design level.
   c. Review and assist CMAR with 90% cost model
   d. Submit signed and sealed 90% documents described above
   e. Incorporate all review comments from the City and CMAR and provide 90% comment response form.
   f. Issued for Bid: Upon receipt and inclusion of 90% comments from City and CMAR, the signed and sealed 90% documents shall be used for bidding and regulatory review.

9. During preparation of 90% Plans and Specifications coordinate with plant staff and CMAR to develop Preliminary Construction Sequencing and Commissioning Plans. Conduct and facilitate workshops as described above:
   a. Preliminary Commissioning Plan. Develop preliminary commissioning plan for startup of major process components. Identify locations where temporary bypass pumping, temporary isolation, or additional piping and appurtenances may be required for commissioning and testing of process components to be incorporated into the contract documents.

10. 100% Design (Issued for Construction) (GMP #3):
    a. Reconcile all changes made after bidding and regulatory review phase.
    b. Prepare final Issued for Construction (IFC) design plans.
    c. Prepare final IFC project specifications.
    d. Review and assist CMAR with 100% cost model
    e. Conduct internal quality control (QC) at the 100% design level.
    f. Regulatory Review and Coordination.

11. Coordinate with utility providers whose facilities may be affected or who would provide increased service for the plant expansion as needed (namely, electrical, potable water).

12. Provide guidance to and collaboration with the CMAR for Subsurface Utility Engineering (SUE) investigation of critical areas at the treatment plant site to detect underground utilities including, but not limited to, water lines, wastewater lines, gas and/or oil lines, electric conduit and buried electrical power, phone, fiber optic and other buried infrastructure.

Engineer will provide guidance and oversight. All field work, excavations, hydro-excavations, potholing, radar, or other methods of SUE investigation are the responsibility of the CMAR.

13. Furnish City, when requested, the engineering data necessary for applications for routine permits required by local, state and federal authorities.

    a. Plans and Specifications will be submitted through the City's designated departments for construction permitting and approvals, including the ones listed below. The City will coordinate on obtaining all local government permits.
        i. Planning Department: Site Development Plan, Subdivision Plat approval
        ii. Engineering Department: Utility Evaluation approval, Drainage Study approval, Traffic Impact Analysis (TIA) approval, and Stormwater Permit (SWP)
        iii. Fire Department: Fire Marshal approval of fire protection plan (required for Building Permits issuance)
        iv. Electric Department: Electric Utility Services Availability Letter
        v. Environmental Department: Heritage Tree Removal Permit (HTR), and Heritage Tree Pruning Permit (HTP), Water Quality Form (Edwards Zone)
        vi. Building and Inspections Department: Building Permit, Sprinkler Permit, and Temporary Use Permit
        vii. Transportation Department: Right-of-way (ROW) approval and Driveway Access Permit (DWP)

    b. Permit applications, once determined to be complete (through a completeness check of 4 days) will be reviewed by the City within 30 days. The durations for the technical review by the City of the design documents will be as follows:

        i. 1st Round: 4 weeks or 20 working days

        ii. 2nd Round: 3 weeks or 15 working days

        iii. 3rd Round: 2 weeks or 10 working days

        iv. Subsequent rounds (if needed): 2 weeks or 10 working days

14. Submit Summary Transmittal Letter to the Texas Commission on Environmental Quality (TCEQ) for regulatory approval. As required, submit drawings, specifications, design documentation and Construction Contract Documents. No other submittals for regulatory or permitting reviews are anticipated or included in the Scope of Work.

15. Edwards Aquifer Protection Program Coordination and Documentation: perform tasks related to compliance with Edwards Aquifer Protection Program (EAPP), which is regulated by TCEQ and related to Section 401 Water Quality Certification. Compliance with the EAPP is required for projects occurring within the Edwards Aquifer Recharge or Contributing Zones. This shall include the items listed below:

    a. The property is located within the Edwards Aquifer Recharge Zone.

    b. Initial TCEQ coordination will be required to determine if the property will require a Water Pollution Abatement Plan (WPAP) or if a WPAP Exception Request will be allowed.

c. Allowance of either a WPAP or WPAP Exception Request will be at the discretion of TCEQ.

d. If the WPAP Exemption request is denied, the CONSULTANT will develop the WPAP documenting the BMPs adopted to reduce potential pollutants entering the Edwards Aquifer

e. If the WPAP Exemption request is denied, the CONSULTANT will develop the Geologic Assessment (GA), per WPAP requirements.

16. Deliverables:

a. 30% Design
   i. One (1) electronic copy of 3D model outputs of major, proposed WWTF treatment units.
   ii. One (1) PDF copy of 30% drawings
   iii. One (1) PDF electronic copy of 30% technical specification list.

b. 60% Design
   i. One (1) PDF electronic copy of 60% design plans and specifications divided into up to three (3) individual packages.
   ii. One (1) Log of comment responses.

c. Early-works Construction Packages (GMP #1)
   i. One (1) PDF electronic copy of plans and specifications for early-works as determined by CMAR.

d. Equipment and Materials Pre-Procurement Package (GMP #2)
   i. One (1) PDF electronic copy of technical specifications to be included in the Equipment and Materials Pre-procurement package.

e. 90% Design (Issued for Bid and Regulatory Review) (GMP #3)
   i. One (1) PDF electronic copy of 90% design plans and specifications divided into up to three (3) individual packages.
   ii. One (1) Log of comment responses.

f. Issued for Construction (GMP #3)
   i. One (1) PDF electronic copy of 100% design plans and specifications divided into up to three (3) individual packages.
   ii. One (1) Log of comment responses.

C. <u>BID PHASE</u>: Bid phase services assume the project is constructed based on a Construction Manager at Risk (CMAR) project delivery method. FNI will assist the CMAR and City with the following activities during the bidding process for a total of three (3) guaranteed maximum price (GMP) proposal packages. Each GMP package will be divided by the CMAR into multiple bid packages according to the CMAR's subcontractor and vendor management plan. It is further assumed that a total of twenty-four (24) separate subcontractor bid or equipment procurement bid packages will be let by the CMAR to complete procurement of the project. FNI Team will assist the CMAR and City with the following activities during the bidding process.

1. Respond to questions and interpret bid documents. Prepare technical information to be incorporated into addenda by CMAR.

2. Attend up to three (3) pre-bid meetings and assist CMAR in describing technical aspects of the project to prospective bidders.

3. Generally, the CMAR tabulates and analyzes bids. However, if the CMAR elects to submit a bid in order to potentially self-perform a portion of the work, FNI will assist City to tabulate and analyze the bids received. FNI will review the qualification information provided by the apparent low bidder to determine if, based on the information available, they appear to be qualified to construct that portion of the project.

4. Recommend award of sub-contracts for CMAR to self-perform work components as appropriate.

5. Incorporate addenda and prepare copies of Issued for Construction documents.

6. Deliverables:
   a. Electronic copies of IFC plans and specifications.
   b. Tabulation of selection criteria for Proposers if CMAR submits a bid.
   c. Recommendation of Award with tabulation of bids if CMAR submits a bid.
   d. Notice of award to selected bidder if CMAR submits a bid.

D. CONSTRUCTION PHASE SERVICES (EARLY-WORKS PACKAGES): Upon completion of the bid or negotiation phase services, FNI will proceed with the performance of construction phase services as described below. FNI will perform these services through a Construction Manager, Resident Project Representative, and the Engineering Design Team. The duration of services is estimated for GMP #1 below. Any delays resulting in an extension of construction phase services is considered an additional service. *Construction Phase Services for the Balance of Plant construction will be authorized under separate amendment.*

In performing these services, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for the supervision of the Contractor's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

1. Early-Works Package (GMP #1): Estimated construction duration of 9 months
   a. Assumptions:
      i. CMAR delivery with an Early Works GMP addressing site activities to expedite the project prior to full design completion (e.g., tree removal, void mitigation, clearing/grubbing, erosion controls, excavation/grading, select foundations/pads, yard piping/ductbanks, off-site utilities, and similar elements determined by CMAR).

      ii. Final Early Works content and duration will be confirmed upon receipt of CMAR's detailed schedule; scope and level of effort adjustments will be addressed with an

additional amendment. *All construction phase general representation services for off-site work has been included in Special Services.*

b. General Representation:

i. Assist City and CMAR in conducting pre-construction conference(s) with the selected Contractor, review construction schedules prepared by the Contractor(s) pursuant to the requirements of the construction contract.

ii. Participate in up to nine (9) Monthly Construction Progress Meetings with the City and CMAR. Assist City in establishing an agenda for these meetings, facilitate meeting discussion and provide minutes for each meeting for City and Contractor comment.

iii. Establish communication procedures with the City and contractor. Submit monthly reports of construction progress. Reports will describe construction progress in general terms and summarize project costs, cash flow, construction schedule and pending and approved contract modifications.

iv. Establish and maintain a project documentation system consistent with the requirements of the construction contract documents. Monitor the processing of contractor's submittals and provide for filing and retrieval of project documentation. Produce monthly reports indicating the status of all submittals in the review process. Review contractor's submittals, including, requests for information (RFIs), modification requests, shop drawings, schedules, and other submittals in accordance with the requirements of the construction contract documents for the projects. Monitor the progress of the contractor in sending and processing submittals to see that documentation is being processed in accordance with schedules. Effort for this scope is based on the assumed number of submittals below:

1. Shop Drawing – Twenty-Five (25)
2. O&M Manuals – Five (5)
3. RFIs – Fifteen (15)

v. Based on FNI's observations as an experienced and qualified design professional and review of the Payment Requests and supporting documentation submitted by Contractor, determine the amount that FNI recommends Contractor be paid on monthly and final estimates, pursuant to the General Conditions of the Construction Contract.

vi. Make nine (9) monthly visits to the construction site (as distinguished from the continuous services of a Resident Project Representative) to observe the progress and the quality of work and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. FNI will report any observed defects or deficiencies in the work to City. Visits to the site in excess of the specified number are an Additional Service.

vii. Make up to two (2) additional visits to the site, non-concurrent with the monthly site visits and meetings, to provide additional specialty observation or inspection as may be required for the project.

viii. Notify the contractor of non-conforming work observed on site visits. Recommend actions to correct defective work and recommend to City any special materials tests or performance tests needed.

ix. Interpret the drawings and specifications for City and Contractor(s). Investigations, analyses, and studies requested by the Contractor(s) and approved by City, for substitutions of equipment and/or materials or deviations from the drawings and specifications is an additional service.

x. Establish procedures for administering constructive changes to the construction contracts. Process contract modifications and negotiate with the contractor on behalf of the City to determine the cost and time impacts of these changes. Prepare change order documentation for approved changes for execution by the City. Documentation of field orders, where cost to City is not impacted, will also be prepared. Investigations, analyses, studies or design for substitutions of equipment or materials, corrections of defective or deficient work of the contractor or other deviations from the construction contract documents requested by the contractor and approved by the City are an additional service. Substitutions of materials or equipment or design modifications requested by the City are an additional service.

xi. Prepare documentation for contract modifications required to implement modifications in the design of the project. Receive and evaluate notices of contractor claims and make recommendations to the City on the merit and value of the claim on the basis of information submitted by the contractor or available in project documentation. Attempt to negotiate a settlement value with the Contractor on behalf of the City if appropriate. Providing these services to review or evaluate construction contractor(s) claim(s), supported by causes not within the control of FNI are an additional service.

xii. Conduct, in company with City's representative, a final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment. Assist the City in obtaining legal releases, permits, warranties, spare parts, and keys from the contractor. Review and comment on the certificate of completion and the recommendation for final payment to the Contractor(s). Visiting the site to review completed work in excess of two (2) trips are an Additional Service.

c. Resident Project Representative (RPR)
   i. Provide an on-site RPR for an assumed nine (9) months (40 hours/weeks).
   ii. RPR duties and limitations are per FNI Attachment RPR (Rev. 11/20); RPR observes work for general conformance, documents progress, tracks tests/submittals, assists with change documentation and pay applications, and supports substantial completion/punch lists; RPR does not control means/methods, sequencing, or site safety and does not authorize deviations/substitutions.
   iii. If Early Works extends beyond nine months or requires multi-shift/weekend coverage, RPR staffing and fee will be adjusted by amendment.

2. <u>Long-Lead Equipment Procurement Package (GMP #2):</u>

a. Assumptions:
   i. GMP #2 consists of pre-purchase of major process and electrical equipment (e.g. MBR equipment, electrical gear, generator(s)).

   ii. Installation, field services, and commissioning to occur under a later GMP; this subtask focuses on technical submittal review and procurement coordination.

   iii. Factory Tests (if required): Factory acceptance tests are not assumed; if directed by Owner, provide remote or in-person witness/testing support as additional services.

b. General Representation:

   i. Review technical submittals, including, requests for information (RFIs), modification requests, shop drawings, and other submittals in accordance with the requirements of the construction contract documents for the projects. Monitor the progress of the contractor in sending and processing submittals to see that documentation is being processed in accordance with schedules. Effort for this scope is based on the assumed number of major equipment submittals below:
      1. Major Equipment Shop Drawings – Fifteen (15)
      2. Major Equipment O&M Manuals - Fifteen (15)
      3. RFIs – Ten (10)

ARTICLE II

SPECIAL SERVICES: When requested by the City, FNI shall render the following professional services, which are not included in the Basic Services described above, in connection with the development of the Project:

E. SUN CITY BOULEVARD EXTENSION EVALUATION: Prepare conceptual alignment for future Sun City Boulevard extension adjacent to Northlands WWTF to verify available land for roadway.

1. Data Collection and Review
   a. Gather available roadway, planning, and GIS data related to the Sun City Boulevard extension.
   b. Review property plats and boundary information for the site.
   c. Identify applicable City of Georgetown roadway design standards, including lane configuration, right-of-way width, and roadway classification criteria.
   d. Reference the City of Georgetown Construction Specifications and Standards Manual and the Unified Development Code (UDC) for roadway design criteria, including ROW width, design speed, and geometric constraints. Confirm arterial classification and design parameters (e.g., 135' ROW, 55 MPH design speed) per the City of Georgetown Thoroughfare Plan.

2. Conceptual Alignment Development
   a. Develop a conceptual horizontal alignment for the proposed extension of Sun City Boulevard across Ronald Reagan Boulevard.
   b. Apply City of Georgetown Transportation Design Standards to establish ROW width, roadway cross-section, and up to two possible alignments.
   c. Seek to maintain compatibility with the future planned connection at Ronald Reagan Boulevard.
   d. Coordinate with the WWTF Design Team during the 30% design phase of the plant. Provide draft scope and exhibit for internal review and feedback.

3. Exhibit Preparation
   a. Prepare up to two conceptual exhibits showing the proposed alignment in relation to the NWWTP site boundary.
   b. Provide aerial and parcel-based overlays to illustrate any ROW impacts.
   c. Highlight areas where Northlands WWTF property may be required for the roadway corridor.

4. Findings and Recommendations
   a. Summarize whether ROW from the NWWTP site will be required to accommodate the proposed alignment.
   b. Document findings in a technical memorandum with supporting exhibits.

F. SECONDARY EFFLUENT OUTFALL STUDY:

1. Environmental Analysis: The Environmental professional services will be completed to support the study and include understanding the receiving stream's (Jennings Branch / Cowan Creek) capacity to receive effluent from an expanded Northlands WWTP. The study will include water quality assessment of the existing outfall stream as well as the alternative receiving outfall streams identified and the regulatory & environmental review support for the plant's

permitting strategy.

a. Water Quality Assessment.
    i. Evaluate the assimilative capacity using TCEQ's QUAL-TX model for dissolved oxygen (DO), biochemical oxygen demand (BOD), total suspended solids (TSS), and ammonia nitrogen to determine potential for additional loading to the receiving stream.
    ii. Supplemental screenings for total dissolved solids (TDS), chlorides, and sulfates will be performed at existing and potential outfall locations.
b. Outfall Alternatives Environmental Evaluation: The outfall alternatives evaluation will assess environmental impacts to up to three (3) alternative receiving streams including potential options: Berry Creek / Dry Berry Creek outside the Edwards Aquifer Recharge Zone and North Fork San Gabriel River / Lake Georgetown.
    i. Perform water quality analysis for the alternative streams similar to the scope mentioned in 2.a above.
    ii. Perform comparative analysis of alternatives based on feasibility, permitting constraints, and environmental impacts.
c. Regulatory and Environmental Review
    i. Initiate preliminary discussions with TCEQ regarding discharge capacity, permitting pathways, and effluent limit considerations.
    ii. Identify and document other environmental or permitting constraints that may affect outfall siting and permitting.
    iii. Provide recommendations to guide the permitting strategy for plant expansion.
d. Develop Environmental Analysis section for Technical Memorandum to outline Water Quality Assessment modeling and screening for the current receiving stream and potential alternative outfall locations.

2. Geomorphic, Hydrologic and Hydraulic Evaluation: Geomorphic, hydrologic and hydraulic professional services will be completed to support a study to understand the receiving stream's (Jennings Branch / Cowan Creek) capacity to receive effluent from an expanded Northlands WWTP. The receiving stream begins at the proposed WWTP outfall and ends at Cowan Creek's confluence with Berry Creek. The receiving stream is within Williamson County's Preliminary Floodplain and there are several homes within the floodplain (Map 1 and Map 2). An adverse hydraulic impact analysis will be completed to assess if the proposed effluent discharge(s) will increase flood water elevations near these homes. The study will also include identifying a secondary outfall receiving stream for the Georgetown Northlands WWTP. The proposed work will include the following tasks:

a. Project Management
    i. Attend external and internal kickoff meetings (two meetings)
    ii. Bi-weekly progress meetings for the duration of the project. Project duration is 3 months (6 meetings).
    iii. Internal management of the project.

b. Data Collection
    i. Remote Data Collection
        1. Collect LiDAR data, Williamson County's preliminary hydraulic and hydrologic models, land use data and soil type data for the drainage area the will drain the proposed WWTP in Jennings Branch/Cowan Creek. It the County's models are not available and new models are needed, the work to create new models is

considered additional work and will need an amendment before beginning.

2. Obtain rainfall data from weather gauges and develop antecedent rainfall conditions leading up to the date field data is collected

ii. Field Data Collection

1. Collect cross section data using GPS survey grade equipment. Collect twelve (12) cross sections in the receiving stream as seen in Map 1 and Map 2 near homes that are within or adjacent to the County's preliminary floodplain.
2. Obtain discharge measurements at five (5) locations through the receiving stream where baseflow is observed. Calculate water depth and water velocity at these locations under the proposed effluent discharge(s).
3. Leverage the bank erosion hazard index data collected during the baseline pollutant loading field visit and measure cross section topography at nine mapped eroding stream banks. Calculate water depth and water velocity at these eroding banks and predict response to new hydraulics under the proposed effluent discharge(s) hydrology.

c. Adverse Hydraulic Impact Assessment

i. Duplicate Williamson County's preliminary hydrologic model. Subdivide the models' subbasins to provide the resolution needed to effectively calculate discharges at the proposed WWTP location and where there are homes within the County's preliminary floodplain.

ii. Correct hydrologic model input values for subdivided basins.

iii. Add two smaller rainfall fall events to the hydrologic model. Add the 1-year return interval rainfall event and the 0.5-year return interval rainfall event. Rainfall depths obtained from Atlas 14 online data.

iv. Input calculated discharges from HEC-HMS model into the County's preliminary hydraulic model. Run the preliminary hydraulic model for all calculated discharges. For each region where there are homes in or adjacent to the preliminary floodplain, extract water surface elevations.

v. Add proposed WWTP effluent discharges to the discharges in the hydraulic model. For budgetary purposes, it has been assumed two WWTP effluent discharge values will be studied. Run the preliminary hydraulic model under proposed conditions (i.e. with WWTP effluent discharge). Report changes in water surface elevations at locations identified in work item c.iv. above.

d. Outfall Alternatives Hydraulic Evaluation: It is understood the City is considering other receiving streams to direct a portion of or all of the Northlands WWTP effluent to. The outfall alternatives evaluation will evaluate hydraulic impacts to two alternative receiving streams selected after the environmental analysis.

i. Duplicate Williamson County's preliminary hydrologic model. Subdivide the models' subbasins to provide the resolution needed to effectively calculate discharges at the proposed WWTP location. Correct the hydrologic model input values for subdivided basins

ii. Input calculated discharges from HEC-HMS model into the County's preliminary hydraulic model. Run the preliminary hydraulic model for all calculated discharges. Develop maps and digital files of the water surface elevations at the 100-year, 50-year and 10-year flood events.

iii. Add proposed WWTP effluent discharges to the discharges in the hydraulic model.

For budgetary purposes, it has been assumed two WWTP effluent discharge values will be studied. Run the preliminary hydraulic model under proposed conditions (i.e. with WWTP effluent discharge). Report changes in water surface elevations at locations identified in work item d.i. above.

e. Adverse Hydraulic Impact and Geomorphic Technical Memorandum
   i. Summarize the methodology, finding and recommendations of work items b. through d. above into a technical memorandum. Describe how the proposed hydrology (with WWTP discharge values) will impact the following:
      1. Flood water elevations
      2. Stream stability
      3. Water quality
      4. Ecological systems.
   ii. Facilitate a meeting with the City regarding the technical memorandum. Collect City comments and develop a comment resolution table.
   iii. Finalize the technical memorandum.

f. Assumptions
   i. Obtaining right of entry will be similar to how it was obtained during the baseline pollutant loading field work.
   ii. Williams County will provide the preliminary hydrologic models and hydraulic models used to map the preliminary floodplains.

3. Conduct a preliminary feasibility analysis for the secondary outfall (up to 3 alternatives) including effluent pipeline & pumps, and provide planning level cost estimates for the same. Cost options for 1 pipe material and 1 pump vendor will be considered for the analysis. Desktop environmental analysis and desktop cultural analysis for secondary outfall routes will be additional services.

G. FINAL DESIGN GEOTECHNICAL REPORT:

FNI will provide geotechnical services that includes the development of a Geotechnical Report Supplement to the existing record Geotechnical Report for all new structures anticipated for the Phase II expansion. Services will include the drilling of up to seventeen (17) bores at the proposed locations of new construction to document the subsurface conditions. Laboratory testing will be performed on the boring samples and an Engineering Analysis and report will be prepared. The geotechnical report will include recommendations for foundations, pavement, dewatering, excavation, fill, subgrade preparation, and slope stability for the proposed structures.

Obtain the services of a qualified geotechnical engineering firm (Terracon) to conduct additional geotechnical borings and provide a supplement to the existing Geotechnical Engineering Report as described below.

1. The proposed plan of borings for the plant expansion Geotechnical Study is presented in Table 4. Additional borings can be included as needed through Additional Services.

Table 4: Proposed Borings for Northlands WWTF Expansion

Planned Location [i]	No. of Borings	Planned Boring Depth (ft) [ii]
Sludge Dewatering Facility and Holding Tanks	5	30
Bioreactor Basins	4	30
Influent Lift Station	1	40
Effluent and Reuse Pump Stations	1	40
Equipment Buildings and Pads	6	20 [iii]
Total Borings	**17**	

i. Borings will be supplemented by initial borings performed for the project in July 2025.
ii. Below existing ground surface.
iii. Borings may be shallowed to no less than 10', if at least 5' of competent limestone is sampled.

2. Field Exploration
   a. Provide limited pathway clearing using a Hydroaxe to access the boring locations.

   b. Select and mark boring locations using handheld GPS equipment and notify Texas 811 to request location and marking of existing underground utilities prior to the field exploration.

   c. Drill borings to the approximate depths shown in Table 4.

   d. Provide an Engineer or Geologist experienced in logging borings to direct the drilling, log the borings, and handle and transport the samples. Visual classification of the subsurface stratigraphy shall be provided per the Unified Soil Classification System (USCS).

3. Geophysical Field Testing for the WWTF site
   a. Provide a non-invasive geophysical investigation that includes 2D Electrical Resistivity (2DER) to look for subsurface anomalies that may indicate the presence of voids or karstic features over proposed critical WWTF structure locations.

   b. The geophysical data will be collected as follows:
      i. Five 2DER lines will be collected over proposed critical structures.
      ii. Obstructed areas may impact the final line locations. Obstructed areas will not be tested.
      iii. Data will be collected and processed after completion of field work.

4. Geophysical Field Testing for the Effluent Pipe Alignment
   a. Provide geophysical exploration for the Effluent Pipe Alignment to identify any areas of potential karst development or zones. The investigation will prioritize the upper 5-10 feet of the subsurface using Ground Penetrating Radar (GPR) and Frequency Domain Electromagnetics (FDEM). Anomalies consistent with karstic activity identified from the near surface investigation will be evaluated with Electrical Resistivity Profiling (2DER).

5. Laboratory Testing
   a. Testing shall be performed on samples obtained from the borings to determine soil classification and pertinent engineering properties of the subsurface materials. Select samples for laboratory testing, assign tests, and review the test results.

b. Laboratory tests will be assigned based on the specific subsurface materials encountered during exploration. Test type and quantity may vary, but are expected to include:
   i. Water content
   ii. Unit dry weight
   iii. Atterberg limits
   iv. Grain size analysis
   v. Unconfined compressive strength
   vi. Corrosion Suite

6. Engineering Analysis
   a. Prepare a Geotechnical Report to include:
      i. Boring logs with field and laboratory data
      ii. Stratification based on visual soil and rock classification
      iii. Groundwater levels observed during and after the completion of drilling
      iv. Site Location and Exploration Plans
      v. Subsurface exploration procedures
      vi. Description of subsurface conditions
      vii. Recommended foundation options and engineering design parameters
      viii. Estimated settlement of foundations
      ix. Recommendations for design and construction of interior floor slabs
      x. Seismic site classification
      xi. Earthwork recommendations including site/subgrade preparation
      xii. Lateral earth pressure recommendations for below-grade walls
      xiii. Drainage considerations for below-grade walls and slabs
      xiv. Discussion of open trench excavation methods and OSHA guidelines
      xv. Backfill material and compaction recommendations for open trench excavations
      xvi. Utility embedment and backfill recommendations
      xvii. Recommended pavement options and design parameters

   b. Prepare a Geophysical Field Services Report to include:
      i. Summary of methods used during the geophysical exploration
      ii. Site plan(s) of the areas explored
      iii. Relevant geophysical data including, as appropriate:
      iv. 2DER: 2DER profiles with interpretations of anomalies that may represent voids or karstic features, if any.

H. <u>ADDITIONAL SURVEY:</u> Allowance of $20,000 for additional field survey required for preparation of metes and bounds documents for easements, such as the 24" water line, stormwater outfall piping, electrical service, or off-site fiber.

I. <u>TPDES PERMITTING (NEW OUTFALL)</u>

1. Prepare meeting agendas and minutes and attend the following meetings:

   a. Attend pre-application meeting with TCEQ needed for the TPDES Permitting effort.

   b. Attend Permit Application submittal meeting with TCEQ (optional)

2. Assist the CITY in applying for a TPDES Major Permit Amendment:

a. Compile existing information and meet with CITY: FNI will obtain the current TPDES permit application forms from the Texas Commission on Environmental Quality (TCEQ). Where appropriate, FNI will use information, including pertinent maps and drawings, from the CITY's previous TPDES permit application to address questions in the current application. If necessary, FNI will meet with the CITY to review data, identify other information needed for the application, take photographs and make general observations at the facility site. CITY shall provide FNI with all previous application documents and relevant data if available.

b. Hold a pre-application meeting with TCEQ. FNI and CITY will meet with TCEQ to discuss the proposed improvement alternatives and anticipated limits.

c. Compile Effluent Analysis Results: FNI will coordinate with the CITY and its laboratory in obtaining laboratory analyses required for the permit application. FNI will provide the CITY and its designated laboratory with copies of tables from the current CITY application form for the laboratory to complete. FNI proposes that the laboratory complete these tables to reduce the risk of transcription errors. Upon receipt, FNI will review the tables for consistency with TCEQ required minimum analytical limits (MALs) and for reasonability of the results. CITY shall contract directly with the analytical laboratory as needed and provide the necessary data.

d. Prepare Permit Application and Transmittal Letter: FNI will provide an electronic copy of the draft permit amendment application for CITY's review. The application will include maps, engineering drawings, schematic diagrams, and other required figures. FNI will finalize the application based on the CITY's comments and deliver a final original application and three (3) copies for the CITY to transmit to the TCEQ. FNI will also provide a hard copy of the final application for the CITY's files.

e. Application Delivery and Meeting with TCEQ: If requested by CITY or TCEQ, FNI will meet with TCEQ staff to deliver the final application and to discuss the CITY's proposed improvements.

f. Following submittal of the application, FNI will answer questions and respond to requests for additional information up to 20 manhours.

J. <u>SUPPLEMENTAL SERVICES:</u> Authorizes a design allowance of $250,000 for unspecified professional services for the development of the Project. FNI shall seek prior written approval in the form of a task authorization before commencing work on any services, of which potentially could include, but not be limited to the following:

1. Value Engineering Services

2. Construction Materials Testing

3. Additional Public Outreach

K. CONSTRUCTION PHASE SERVICES: OFF-SITE INFRASTRUCTURE (EWP #1 ALTERNATIVE): In the case that the off-site infrastructure work is issued as an early work package, the following general representation services will be performed by CDM Smith for an assumed duration of construction of 30 months.

1. Early-Works Package (Alternative GMP #1): Estimated construction duration of 30 months
   a. Assumptions:
      i. CMAR delivery with an Early Works GMP for Off-Site Infrastructure work. *As part of basic services, FNI will provide Construction Management and RPR services for the duration described (9 months). Additional RPR or CM effort will be negotiated as an amendment.*
   b. General Representation:
      i. Assist City and CMAR in conducting pre-construction conferences (up to 2) with the selected Contractor, review construction schedules prepared by the Contractor(s) pursuant to the requirements of the construction contract.

      ii. Participate in up to thirty (30) Monthly Construction Progress Meetings with the City and CMAR.

      iii. Perform a technical and functional review of shop drawings and other submittals. Review and respond to technical RFIs submitted by the CMAR. Review and comment on Change Order requests and initiate Change Order requests when appropriate. Effort for this scope is based on the assumed number of submittals below:
         1. Shop Drawing – Forty-Five (45)
         2. O&M Manuals – Twelve (12)
         3. RFIs – Thirty (30)

      iv. Make thirty (30) monthly visits to the construction site in coordinate with construction meetings to observe the progress and the quality of work and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. Report any observed defects or deficiencies in the work to City. Visits to the site in excess of the specified number are an Additional Service.

      v. Make up to six (6) additional visits to the site, non-concurrent with the monthly site visits and meetings, to provide additional specialty observation or inspection as may be required for the project.

      vi. Notify the CMAR of non-conforming work observed on site visits. Recommend actions to correct defective work and recommend to City any special materials tests or performance tests needed.

      vii. Interpret the drawings and specifications for City and CMAR. Investigations, analyses, and studies requested by the CMAR and approved by City, for substitutions of equipment and/or materials or deviations from the drawings and specifications is an additional service.

      viii. Conduct, in company with City's representative, a final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before recommendation of final payment. Review and comment on the certificate of completion and the recommendation for final payment to the CMAR.

ix. Visiting the site to review completed work in excess of construction meetings and special meetings defined above is an additional service.

x. Provide as-built documentation to City following substantial completion. Prepare record drawings based on CMAR's markups. Submit record drawings in electronic .pdf format.

xi. Deliverables:

1. Submittal review responses (electronic .pdf format)
2. RFI responses (electronic .pdf format)
3. Change Orders (electronic .pdf format)
4. Site observations reports (electronic .pdf format)
5. Punchlist (electronic .pdf format)
6. Record drawings (electronic .pdf format)

ARTICLE III

ADDITIONAL SERVICES: Any services performed by FNI that are not included in the Basic Services or Special Services described above are Additional Services. Additional Services to be performed by FNI, if authorized by City, are described as follows:

1. Design for building security systems, fire control, and City networking

2. Field layouts or the furnishing of construction line and grade surveys.

3. Revisions to drawings, specifications or other documents when such revisions are 1) not consistent with approvals or instructions previously given by City or 2) due to other causes not solely within the control of FNI.

4. GIS mapping services or assistance with these services.

5. Providing services to investigate existing conditions or facilities, or to make measured drawings thereof, solely for the purpose of updating drawings or other information furnished by City.

6. Investigations involving consideration of operation, maintenance and overhead expenses, and the preparation of rate schedules, earnings and expense statements, feasibility studies, appraisals, evaluations, assessment schedules, and material audits or inventories required for certification of force account construction performed by City.

7. Preparing applications and supporting documents for government grants, loans, or planning advances and providing data for detailed applications.

8. Conducting pilot plant studies or tests.

9. Preparing data and reports for assistance to City in preparation for hearings before regulatory agencies, courts, arbitration panels or any mediator, giving testimony, personally or by deposition, and preparations therefore before any regulatory agency, court, arbitration panel or mediator.

10. Assisting City in preparing for, or appearing at litigation, mediation, arbitration, dispute review boards, or other legal and/or administrative proceedings in the defense or prosecution of claims disputes with Contractor(s).

11. Assisting City in the defense or prosecution of litigation in connection with or in addition to those services contemplated by this Agreement. Such services, if any, shall be furnished by FNI on a fee basis negotiated by the respective parties outside of and in addition to this Agreement.

12. Other than work required to secure TCEQ permitting, design, contract modifications, studies or analysis required to comply with local, State, Federal or other regulatory agencies that become effective after the date of this agreement.

13. Services required to resolve bid protests or to rebid the projects for any reason.

14. Providing basic or special services on an accelerated time schedule. The scope of this service include cost for overtime wages of employees and consultants, inefficiencies in work sequence

and plotting or reproduction costs directly attributable to an accelerated time schedule directed by the City.

15. Providing services made necessary because of unforeseen, concealed, or differing site conditions or due to the presence of hazardous substances in any form.

16. Preparing statements for invoicing or other documentation for billing other than for the standard invoice for services attached to this professional services agreement.

17. Providing consultation concerning the replacement of any Work damaged by fire or other cause during the construction, and providing services as may be required regarding the replacement of such Work.

18. Providing shop, mill, field or laboratory inspection of materials and equipment. Observe factory tests of equipment at any site remote to the project or observing tests required because of equipment failing the initial test.

19. Any services required because of default of the contractor(s) or the failure, for any reason, of the contractor(s) to complete the work within the contract time.

20. Providing services after the completion of the construction phase not specifically listed in Basic or Special Services.

21. Providing services to review or evaluate construction subcontractor(s) claim(s), provided said claims are supported by causes not within the control of FNI.

22. Provide follow-up professional services during Contractor's warranty period besides those included in Special Services.

23. Furnishing Special Inspections required under the International Building Code (continuous inspections beyond resident/general representation).

24. Performing investigations, studies, and analyses of substitutions of equipment and/or materials or deviations from drawings/specs.

25. Performing investigations, studies, and analyses of work proposed by construction Contractors to correct defective work.

26. Visits to the site more than the number of trips included in Basic Services.

27. Providing value engineering studies or reviews of cost savings proposed by Contractors after bids have been submitted.

28. Designing additional facilities beyond those identified in Basic Services.

29. NPDES applications services if applications become contested (only uncontested included in Basic).

30. Preparation of a Stormwater Pollution Prevention Plan (SWPPP) for the Project.

31. Providing services for pre-qualification of prospective bidders and issuing a list of eligible bidders prior to bid opening.

ARTICLE IV

TIME OF COMPLETION: FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services in in accordance with the schedule presented below.

1.	30% Submittal:	4.5 months after NTP
2.	60% Submittal:	4 months after receipt of 30% comments
3.	90% Submittal:	4.5 months after receipt 60% comments
4.	Final Submittal:	1 month after receipt of 90% comments
5.	Bid and Award GMP Package 1:	2 months (estimate)
6.	Bid and Award GMP Package 2:	2 months (estimate)

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to adjust contract schedule consistent with the number of days of delay. These delays may include but are not limited to delays in City or regulatory reviews, delays on the flow of information to be provided to FNI, governmental approvals, etc.

These delays may result in an adjustment to compensation.

ARTICLE V

RESPONSIBILITIES OF CITY: City shall perform the following in a timely manner so as not to delay the services of FNI:

A. City recognizes and expects that change orders may be required to be issued during construction. The responsibility for the costs of change orders will be determined on the basis of applicable contractual obligations and professional liability standards. FNI will not be responsible for any change order costs due to unforeseen site conditions, changes made by or due to the City or Contractor, or any change order costs not caused by the negligent errors or omissions of FNI. Nothing in this provision creates a presumption that, or changes the professional liability standard for determining if, FNI is liable for change order costs. It is recommended that the City budget a minimum of 5% for new construction and a minimum of 10% for construction that includes refurbishing existing structures.

B. Designate in writing a person to act as City's representative with respect to the services to be rendered under this Agreement. Such person shall have contract authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to FNI's services for the Project.

C. Provide all criteria and full information as to City's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which City will require to be included in the drawings and specifications.

D. Assist FNI by placing at FNI's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

E. Arrange for access to and make all provisions for FNI to enter upon public and private property as required for FNI to perform services under this Agreement.

F. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by FNI, obtain advice of an attorney, insurance counselor and other consultants as City deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay, or cause rework in, the services of FNI.

G. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

H. Provide such accounting, independent cost estimating and insurance counseling services as may be required for the Project, such legal services as City may require or FNI may reasonably request with regard to legal issues pertaining to the Project including any that may be raised by Contractor(s), such auditing service as City may require to ascertain how or for what purpose any Contractor has used the moneys paid under the construction contract, and such inspection services as City may require to ascertain that Contractor(s) are complying with any law, rule, regulation, ordinance, code or order applicable to their furnishing and performing the work.

I. Attend the pre-bid conference, bid opening, preconstruction conferences, construction progress and other job-related meetings and substantial completion inspections and final payment inspections.

J. Give prompt written notice to FNI whenever City observes or otherwise becomes aware of any development that affects the scope or timing of FNI's services, or any defect or nonconformance of the work of any Contractor.

K. Furnish, or direct FNI to provide, Additional Services as stipulated in Attachment SC, Article III of this Agreement or other services as required.

L. Bear all costs incident to compliance with the requirements of this Article V.

M. City shall provide all materials testing required for quality assurance and control during the construction phase.

ARTICLE VI

DESIGNATED REPRESENTATIVES: FNI and City designate the following representatives:

City's Designated Representative – Larry Taylor, Larry.Taylor@georgetowntx.gov, 512-930-6914

FNI's Designated Representative – Coby Gee, Coby.Gee@freese.com, 512-617-3183

FNI's Accounting Representative – Ashley O'Neil, Ashley.ONeil@freese.com, 512-737-2051

ARTICLE VII

FEES SUMMARY: The following table provides a summary of the fees for the scope described above.

Summary Fee	
BASIC SERVICES	**TOTAL**
A. Project Management	**$500,899**
B. Final Design	**$8,209,663**
30% Design	$2,301,162
60% Design	$2,394,131
Early Works Packages Preparation	$213,992
90% Design	$2,329,834
100% Design	$970,544
C. Bid Phase	**$270,808**
D. Construction Phase	**$893,973**
Early Works Package #1 (9 Months, includes CM and RPR)	$650,353
Early Works Package #2 (Long-Lead Equipment)	$243,620
Basic Services Subtotal	**$9,875,343**
SPECIAL SERVICES	
E. Sun City Boulevard Extension Evaluation	$28,686
F. New Outfall Study	$162,038
G. Final Design Geotechnical	$89,940
H. Additional Survey	$23,000
I. TPDES Permitting (New Outfall)	$34,678
J. Supplemental Services	$250,000
K. Early Works Package #1 Alternate (Off-Site Infrastructure)	$527,520
Special Services Subtotal	**$1,115,862**
Total	**$10,991,205**

PROJECT REPRESENTATION

The Engineer will have a Resident Project Representative on the Site. In performing these services, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for the supervision of the Contractor's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. FNI shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

A. The duties, responsibilities, and the limitations of authority of the Resident Project Representative, and designated assistants, are as follows:

1. Resident Project Representative is Engineer's agent at the site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding Resident Project Representative's actions. Resident Project Representative's dealings in matters pertaining to the on-site Work shall in general be with Engineer and Contractor, keeping City advised as necessary. Resident Project Representative's dealings with Subcontractors shall only be through or with full knowledge and approval of Contractor. Resident Project Representative shall generally communicate with City with the knowledge of and under the direction of Engineer.

2. These services are based on the use of EJCDC CMAR-700 General Conditions and CMAR 800 Supplementary Conditions under revision by City Attorney. Modifications to these services required by use of other general conditions or contract administration procedures are an additional service. The City agrees to include provisions in the General Conditions that require Contractor to include FNI: (1) as an additional insured and in any waiver of subrogation rights with respect to such liability insurance purchased and maintained by Contractor for the Project (except workers' compensation and professional liability policies); and (2) as an indemnified party in the Contractor's indemnification provisions where the City is named as an indemnified party.

B. Duties and Responsibilities of Resident Project Representative:

1. Schedules: Review the progress schedule, schedule of Shop Drawing submittals and schedules of values prepared by Contractor and consult with Engineer concerning acceptability.

2. Conferences and Meetings: Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.

3. Liaison:

   a. Serve as Engineer's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of Contract Documents; and assist Engineer in serving as City's liaison with Contractor when Contractor's operations affect City's on-site operations.

   b. Assist in obtaining from City additional details or information, when required for proper execution of the Work.

4. Shop Drawings and Samples:

   a. Record date of receipt of Shop Drawings and Samples.

   b. Receive Samples which are furnished at the Site by Contractor, and notify Engineer of availability of Samples for examination.

   c. Advise Engineer and Contractor of the commencement of any Work requiring a Shop Drawing or Sample if the submittal has not been approved by Engineer.

5. Review of Work, Rejection of Defective Work, Inspections and Tests:

   a. Conduct on-site observations of the Work in progress to determine if the Work is in general proceeding in accordance with the Contract Documents.

   b. Report to Engineer whenever Resident Project Representative believes that any Work will not produce a completed Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise Engineer of Work the Resident Project Representative believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.

   c. Verify that tests, equipment and systems start-up and operating and maintenance training are conducted in the presence of appropriate personnel, and the Contractor maintains adequate records thereof; and observe record and report to Engineer appropriate details relative to the test procedures and start-ups.

   d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to Engineer.

6. Interpretation of Contract Documents: Report to Engineer when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Engineer.

7. Request for Revisions: Consider and evaluate Contractor's suggestions for revisions to Drawings or Specifications and report with Resident Project Representative's recommendations to Engineer. Transmit to Contractor in writing decisions as issued by Engineer.

8. Records:

    a. Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and Samples, reproductions of original Contract Documents, including all Work Change Directives, Addenda, Change Orders, Field Orders, Written Amendments, additional Drawings issued subsequent to the execution of the Contract, Engineer's clarifications and interpretations of the Contract Documents, progress reports, submittals and correspondence received from and delivered to Contractor and other Project related documents.

9. Reports:

    a. Furnish to Engineer periodic reports as required of progress of the work and of Contractor's compliance with the progress schedule and schedule of Shop Drawings and Sample submittals.

    b. Consult with Engineer in advance of scheduled major tests, inspections or start of important phases of the Work.

    c. Draft proposed Written Amendments, Change Orders and Work Change Directives, obtaining backup material from Contractor and recommend to Engineer Written Amendments, Change Orders, Work Change Directives, and Field Orders.

    d. Report immediately to Engineer and City the occurrence of any accident.

10. Payment Requests: Review Applications for Payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to City, noting particularly the relationship of the payment requested to the schedule of values, Work completed and materials and equipment at the Site but not incorporated in the Work.

11. Certificates, Maintenance and Operation Manuals: During the course of the Work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to Engineer for review and forwarding to City prior to final payment for the Work.

12. Completion:

    a. Before Engineer issues a Certificate of Substantial Completion, submit to Contractor a list of observed items requiring completion or correction.

    b. Observe whether Contractor has performed inspections required by laws or regulations, ordinances, codes or order applicable to the Work, including but not limited to those to be performed by public agencies having jurisdiction over the Work.

c. Conduct a final inspection in the company of Engineer, City and Contractor and prepare a final list of items to be completed or corrected.

d. Observe whether all items on final list have been completed or corrected and make recommendations to Engineer concerning acceptance.

C. Limitations of Authority of Resident Project Representative:

1. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by Engineer.

2. Shall not exceed limitations of Engineer's authority as set forth in Agreement or the Contract Documents.

3. Shall not undertake any of the responsibilities of Contractor, Subcontractor, Suppliers, or Contractor's superintendent.

4. Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the Contract Documents.

5. Shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work or any activities or operations of City or Contractor.

6. Shall not accept shop drawing or sample submittals from anyone other than the Contractor.

7. Shall not participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized by Engineer.

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Third Amendment to the Interceptor Lift Station Decommissioning and Interceptor Improvements Project Task Order KPA-25-001

SUGGESTED ACTION:
Forwarded from the Georgetown Water Utility Advisory Board (GWUAB):
Consideration and possible action to approve a Third Amendment to Task Order KPA-25-001 with Kasberg, Patrick and Associates, LP for professional services related to the Interceptor Lift Station Decommissioning and Interceptor Improvements Project in the amount of $743,500.00 -- Wesley Wright, PE, Systems Engineering Director

ITEM SUMMARY:
City Council approved the initial Task Order for the Interceptor Lift Station Decommissioning and Interceptor Improvements Project on November 26, 2024. The original scope included two primary components: (1) decommissioning and abandonment of the Interceptor Lift Station, and (2) the design of a new gravity interceptor line to replace the existing lift station conveyance. As part of the gravity line design, the consultant (KPA) was tasked with evaluating the existing system and reviewing up to three potential alignment routes.

The Lift Station was constructed in 1986 and is approaching 40 years in service. It currently has two (2) pumps in operation with space for four (4) pumps. Over the past three (3) months, the lift station has averaged approximately 40 hours of run time per month. Additionally, the existing lift station is not adequately sized to handle build-out flows from the full build of Wolf Lakes on the west side of IH35. Rather than reconstruct and expand the existing lift station, staff recommend a gravity retrofit.

At the start of design, it was assumed that the new gravity interceptor could be constructed using traditional open-cut installation methods. However, after survey data was collected and existing manhole elevations were confirmed, it was determined that the required depths to maintain proper grade would necessitate micro-tunneling rather than open-cut trenching. Micro-tunneling provides the necessary depth while mitigating significant impacts to surface conditions and adjacent properties.

The Task Order Amendment reflects the shift from an open-cut construction approach to a micro-tunneling installation method. This change requires additional engineering design and geotechnical investigation to support final construction documents.

To support micro-tunnel design, KPA will utilize a subconsultant to perform approximately seven (7) geotechnical borings, ranging from 6 feet to 40 feet in depth, along the proposed interceptor route. The subsurface data obtained from these borings is required to properly design and specify tunnel boring methods, pipe material, jacking forces, and shaft construction.

With design modifications, this Task Order Amendment also includes additional bidding support for Competitive Sealed Proposals (CSP). We will likely utilize the CSP procurement method instead of a traditional low bid to ensure the contractors qualifications, experience with micro-tunneling, and technical approach are evaluated in addition to cost.

Project Status:
- Surveying is complete, and the alignment has been verified.
- The excavation and installation method has been finalized as micro-tunneling.
- Construction drawings are currently at approximately 90% completion.
- Metes and bounds descriptions have been obtained for affected parcels.
- Easement acquisition efforts are now underway.
- Construction late 2026

Staff recommend approval of the Third Amendment to Task Order KPA-25-001 with Kasberg, Patrick and Associates, LP professional services related to Interceptor Lift Station Decommissioning and Interceptor Improvements Project in a lump sum payment of $743,500.00.

BOARD RECOMMENDATION:
This item was unanimously approved at the January 8, 2026, Georgetown Water Utility Advisory Board meeting for recommendation for Council approval.

ATTACHMENTS:
Task Order No. KPA-25-001
Exhibit A - 1 Original Route
Exhibit A - 2 Revised Route
Exhibit B - Fee Schedule
Exhibit C - Profile of WW Line and Elevation
Exhibit D - Pictures of Current Conditions

FINANCIAL IMPACT:
Funds for this expenditure are available in the FY26 Wastewater CIP Budget PRJ000264.

SUBMITTED BY:
Shawn Gunnin, Systems Engineering

ATTACHMENTS:
1st Amendment to PRJ---Third Amendment KPA Task Order KPA-25-001.pdf

EXHIBIT K, consisting of _____ pages, referred to in and part of the Master Services **Agreement between Owner and Kasberg, Patrick & Associates, LP ("Engineer") for Professional Services** – Task Order Edition dated March 23, 2016.

Third Amendment to Task Order No. KPA-25-001-TO

1. Specific Project Data:

   A. Title: Water and Wastewater System Improvements Projects

   B. Description: The Waters Edge Lift Station Decommissioning & Interceptor Improvements project scope has increased. The original scope consisted of extending a wastewater line from Waters Edge to San Gabriel Village Boulevard. (approximately 800 linear feet) by conventional open cut methods. In order to allow gravity flow, the actual length of pipe required is 2,500 linear feet with cuts of 30-45 feet deep. The depth of installation will require the project to be constructed by micro-tunneling. Additionally, the design scope is modified to include the necessary geotechnical bores required for bidding the micro-tunneling project and the associated wastewater bypass and extended traffic control plans. Additional bidding scope is also included in this amendment. However, additional Construction Administration (CA) fees are not included at this time. A separate amendment will be prepared prior to the construction phase for the applicable CA scope, including third party on site representation.

   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: 22-112-MSA_____

2. Nature of Amendment *[Check those that are applicable and delete those that are inapplicable.]*

   ☑ Additional Services to be performed by Engineer

   ☐ Modifications to Services of Engineer

   ☐ Modifications to Responsibilities of Owner

   ☐ Modifications to Payment to Engineer

   ☐ Modifications to Time(s) for rendering Services

   ☐ Modifications to other terms and conditions of the Task Order

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3. Description of Modifications

A. Engineer shall perform the following Additional Services:

The original constract scope essentially covered the preliminary design of the improvements (alignments, construction considerations, costs, etc.) that allowed a 30% set of construction plans to be developed. The additional pipe length and specialized construction method require additional final design services, including the addition of geotechnical investigations to allow completion of the technical specifications. Additionally, the scope and duration of the construction administration phase are also increasing. This amendment is for the applicable final design services to take the preliminary design to 100% plans and specifications.

B The Scope of Services currently authorized to be performed by Engineer in accordance with the Task Order and previous Amendments, if any, is modified as follows:

The scope of services remains essentially the same, except expanded based on the revised scope of the project with the following additions:

1. **Final design, including coordination with micro-tunneling contractors, of an in-situ wastewater installation.**

2. **Geotechnical bores – 5 total (3 @ 40 ft deep, 1 @ 50 ft deep and 1 @ 60 ft deep)**

C. The responsibilities of Owner are modified as follows:

n/a

D. For the Additional Services or the modifications to Services set forth above, Owner shall pay Engineer the following additional or modified compensation:

Lump Sum Amount of $743,500 (See attached Exhibit B – Fee Schedule)

E. The schedule for rendering Services is modified as follows:

The final design services will be completed within 150 days of approval of the amendment.

F. Other portions of the Task Order (including previous Amendments, if any) are modified as follows:

4. Attachments [if any]:

Exhibit A1/A2 – Orginal / Revised Site Maps
Exhibit B – Fee Schedule

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Terms and Conditions: Owner and Engineer hereby agree to modify the above-referenced Task Order as set forth in this Amendment. All provisions of the Agreement and the Task Order not modified by this or previous Amendments remain in effect. The Effective Date of this Task Order Amendment is _____.

OWNER:	ENGINEER:
By: _____	By: _____
Name: Nick Woolery	Name: Thomas D. Valle, PE
Title: Assistant City Manager	Title: Partner
	Engineer License or Firm's Certificate No. F-510
	State of: Texas
	Date: December 30, 2025
	APPROVED AS TO FORM:
	_____
	_____
	City Attorney

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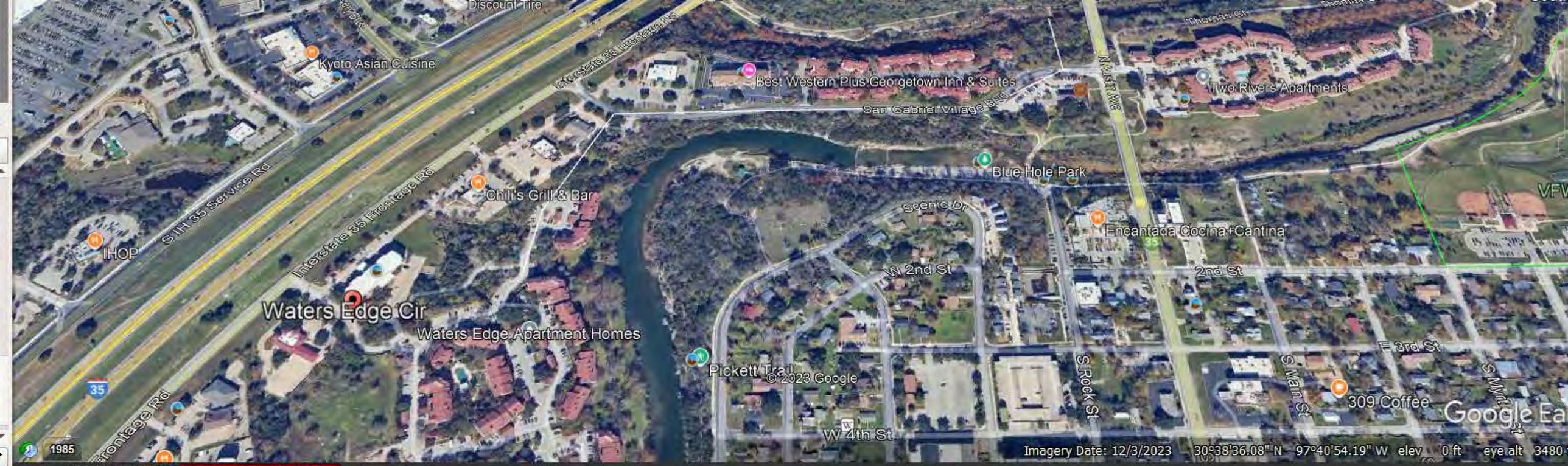
© 2023 Kasberg, Patrick & Associates, LP KPA Firm Registration Number F-510
FILE: P:\Georgetown\2023\Development\W & WW TASK ORDERS\WATER AND WASTEWATER IMPROVEMENT PROJECTS.dwg LAST SAVED: 11/1/2024 10:11:13 AM LAYOUT: INTERCEPTOR IMPROVEMENTS AND LIFT STATION DECOMMISSIONING

Exhibit A2
RIVERY BLVD
WILLIAMS DR
N AUSTIN AVE
RIVERY BLVD
INTERSTATE
TEXAS
35
PROJECT LOCATION
SAN GABRIEL VILLAGE BLVD
N AUSTIN AVE
EXISTING LIFT STATION (TO BE DEMOLISHED)
SAN GABRIEL RIVER
WATERS EDGE CIR
RIVER OAKS COVE

EXHIBIT B: FEE SCHEDULE

Water's Edge Interceptor and Lift Station Decommissioning
Additional Professional Services Summary
October 2025

Kasberg, Patrick & Associates, LP (KPA)	Total Fee	Summary of Hours								Sub-consultant / Expense
		Principal	Project Manager	Project Engineer	Graduate Engineer (EIT)	Eng Tech (CAD)	Drone Survey Tech	Clerical	TOTAL	
Scope Items	**Fee Schedule**	**$ 295.00**	**$ 255.00**	**$ 200.00**	**$ 165.00**	**$ 115.00**	**$ 125.00**	**$ 55.00**		**Cost**
1. FINAL DESIGN/PROJECT PLAN SUBMITTAL										
a. Preliminary Design (alignmnent, conflicts, depth, etc.)	$ 185,310.00	280	60	100	320	110		20	890	$ 860.00
b. Preliminary Coordination with Microtunneling Contractor (constructability, OPC, etc)	$ 13,950.00	10	4	40	12				66	
c. Additional Site Surveys (KPA)	$ 11,110.00	4		12	10	12	16		54	$ 2,500.00
d. Additional Site Surveys (Subconsultant)	$ 12,210.00	2		4	8	20			34	$ 7,200.00
e. Final Design & Plan Sheet Preparation	$ 301,500.00	180	240	280	440	490			1,630	$ 2,250.00
f. Additional Traffic Control Plans	$ 7,550.00	8		8	12	14			42	
g. Realignments (Traffic Circle / Depth / Extension of SS / etc)	$ 86,170.00	120		80	80	180			460	$ 870.00
h. Coordination with Bypass Pump Mfr/Supplier	$ 8,610.00	2	2	12	24	10			50	
i. Geotechnical Bores	$ 40,620.00	4	2	2	20	2			30	$ 35,000.00
j. Additional Easements (2)	$ 11,330.00	2			10	6			18	$ 8,400.00
k. Microtunnel Subconsultant (Specification development, constructability, QA/QC, etc.)	$ 61,640.00	8			12	20			40	$ 55,000.00
Preliminary / Final Design Total	**$ 740,000.00**	**620**	**308**	**538**	**948**	**864**	**16**	**20**	**3,314**	**$ 112,080.00**
2. BIDDING										
a. Additional time related to addressing questions / addenda	$ 3,500.00	6			6	4		2	18	$ 170.00
Bidding Total	**$ 3,500.00**	**6**	**0**	**0**	**6**	**4**	**0**	**2**	**18**	**$ 170.00**
TOTAL TASK ORDER AMENDMENT	**$ 743,500.00**	**626**	**308**	**538**	**954**	**868**	**16**	**22**	**3,332**	**$ 112,250.00**



Graph: Min, Avg, Max Elevation: 663, 708, 734 ft
Range Totals: Distance: 0.53 mi Elev Gain/Loss: 60.2 ft, -98.9 ft Max Slope: 30.8%, -62.8% Avg Slope: 5.7%, -4.8%

The entrance of Interceptor

Entrance of the Lift Station

Control panels, Awning and, Wet well lids

Vent Stack

Interior of the lift station.
Discharge piping, rails, walls of the wet well.

Rails for the pumps and Discharge piping

Discharge piping inside the dry well. Isolation valves and Check Valves.

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
First Amendment to Contract 25-0270SC Wastewater Transport Services

SUGGESTED ACTION:
Consideration and possible action to approve the First Amendment to Contract 25-0270-SC-A1 with Wastewater Transport Services, LLC of Austin, Texas, for the haul off and removal of waste materials for the South Lake Water Treatment Plant in the amount of $105,266.59 -- Wesley Wright, P.E., Systems Engineering Director, and David Herzog, CIP Manager

ITEM SUMMARY:
In May 2025 City Council approved a contract to Wastewater Transport to provide temporary wet hauling and frac tank storage necessary to bring South Lake Water Treatment Plant online while construction of the permanent wastewater line and lift stations was completed. This contract is separate and not associated with the City's ongoing sludge hauling contract for the City's treatment facilities.

During plant startup, and prior to completion of the wastewater infrastructure, a significant rainfall event occurred in July. Due to the project's proximity to the river, the flood conditions delayed completion of the wastewater line and lift stations, extending the period during which temporary wet hauling and frac tank storage were required. The flood event created higher levels of manganese levels, which increased the amount of wet hauling required to maintain plant operation.

With the wastewater line and lift stations now fully operational, temporary wet hauling and frac tank storage are no longer required. This contract amendment accounts for the additional wet hauling and frac tank storage services that were necessary beyond the original contract scope due to flood-related delays and startup conditions that could not be anticipated under normal plant operations.

STAFF RECOMMENDATION:
Staff recommends awarding the first Amendment to contract 25-0270-SC-A1 with Wastewater Transport Services, of Austin, Texas, for the haul off and removal of waste materials for the South Lake Water Treatment Plant in the amount of $105,266.59

FINANCIAL IMPACT:
Fund for the expenditure are budgeted in the Water CIP Fund

SUBMITTED BY:
David Herzog, Systems Engineering

ATTACHMENTS:
25-0270-SC-A1_Wastewater Transport Services LLC_(MAYOR sign).pdf

CONTRACT ROUTING FORM

Contract No. 25-0270-SC-A1 Project No._____ Bid No._____ RFP No._____

☐ New Contract ☐ Renewal ☐ Change Order ☒ Amendment ☐ Assignment ☐ Other

NAME OF CONTRACTOR: Wastewater Transport Services, LLC

CONTRACT DESCRIPTION: Amendment No. 1 - Southlake Water Treatment Plant

CONTRACT VALUE: $105,266.59

COST CENTER/FUND:

GRANT FUNDED: ☒ NO ☐ YES If YES, Grant No.

SIGNATURES RECOMMENDING APPROVAL

Nicole Abrego 1/7/2026

PURCHASING DATE

LEGAL DEPARTMENT DATE

DIRECTOR ADMINISTERING CONTRACT DATE
(greater than $25,000)

APPROVED and EXECUTED

N/A

DIRECTOR ADMINISTERING CONTRACT DATE
($25,000 or less)

N/A

CITY MANAGER/ASST CITY MANAGER DATE
($100,000 or less)

MAYOR/CITY SECRETARY ATTESTS (if applicable) DATE

FINAL PROCESSING

PURCHASING DATE

For Purchasing Use Only	*For City Secretary Use Only*
Insurance Certificates: Attached	☐ Permanent (Record Retention)
Performance Bond: X	Originals sent to CSO:
Payment Bond: X	Scanned into Laserfiche/Global:
Form 1295: 2025-1403360	Council Date:
Attorney: Audrey	Item No.:

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1403360

Date Filed:
12/26/2025

Date Acknowledged:
1/7/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Wastewater Transport Services, LLC
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Georgetown

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

25-0270-SC-A1
Sludge hauling services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Apostle, Mark	Houston, TX United States	X	
Johnston, Charles	Houston, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Cory Juby, and my date of birth is 12/14/1987.

My address is 2636 Crazyhorse Pass, Austin (city), TX (state), 78734 (zip code), Travis (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 26th day of December (month), 20 2025 (year).

Signature of authorized agent of contracting business entity
(Declarant)

Ratification & Amendment No. 1
to the Services Agreement between
Wastewater Transport Services, LLC
and the
City of Georgetown, Texas

This Ratification and First Amendment (the "First Ratification and Amendment") is entered into between the **City of Georgetown**, a Texas Home-Rule Municipal Corporation (the "City"), and **Wastewater Transport Services, LLC** (the "Vendor"), (collectively, the "**Parties**").

WHEREAS, the Parties entered into a General Service Agreement on May 13, 2025, for sludge hauling and disposal services at the South Lake Water Treatment Plant while the permanent wastewater lines and lift stations are completed (Contract No. 25-0270-SC), (the "Original Agreement"); and

WHEREAS, the Original Agreement provides for a total not-to-exceed amount of $234,344.00; and

WHEREAS, during the plant's startup phase, the frac tank filled at a significantly faster rate than anticipated, requiring more frequent haul-offs; and in July 2025, heavy flooding, combined with the absence of a permanent wastewater line, created an emergency situation that led to a substantial increase in wet hauling operations; and

WHEREAS, as a result of these conditions, the City was required to utilize additional sludge hauling services from the Vendor as soon as possible to ensure that all discharged water complied with applicable quality standards; and

WHEREAS, the cost of these services amounted to $105,266.59; and

WHEREAS, the City desires to amend the Original Agreement to include the Vendor's emergency services; increase the not-to-exceed amount of the Original Agreement from $234,344.00 to $339,610.59; and ratify the authorization of services performed in accordance with the Original Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Parties agree to ratify the authorization of services performed in accordance with the Original Agreement in an amount not to exceed $105,266.59 as detailed in **Exhibit A** attached to this First Ratification and Amendment.

2. The Parties agree to amend the Original Agreement to include Vendor's emergency services in the Scope of Services and increase the not-to-exceed amount from $234,344.00 to $339,610.59.

3. All other terms of the Original Agreement not inconsistent with this First Ratification and Amendment shall apply. Except as expressly modified by this First Ratification and Amendment, the Original Agreement, remains unchanged and in full force and effect, subject to its terms.

4. This Ratification is effective on the date executed by the City.

[signature page to follow]

CITY OF GEORGETOWN

By: _____

Name: Josh Schroeder, Mayor

Date: _____

CONTRACTOR

By: _____

Name, Title: Cory Juby

Date: 12/26/2025

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A

Name	Quantity	Price	Total
Tanker Load	143	$650 / Load	$92,950
• Price above is for scheduled work only (M-F) • Total billed will be based on actual volume removed • 6500 gallon capacity • Disposal included at TCEQ permitted site			
Environmental and Energy Recover 9.25%	143	$60.13 / Load	$8,598.59
Fuel Surcharge 4.00%	143	$26 / Load	$3,718
		Total	**$105,266.59**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh & McLennan Agency LLC
2500 City West Blvd. Suite 2400
Houston TX 77042

CONTACT NAME: Korey Halliburton
PHONE (A/C, No, Ext): 713-780-6601 FAX (A/C, No): 212-948-6301
E-MAIL ADDRESS: korey.halliburton@marshmma.com

INSURED AMERIALLWA
American Allwaste LLC
dba's listed in Remarks
12141 Wickchester Ln Suite 325
Houston TX 77079

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Texas Mutual Ins. Co.	22945
INSURER B : Nautilus Insurance Company	17370
INSURER C : Key Risk Insurance Company	10885
INSURER D : Argonaut Insurance Company	19801
INSURER E : Berkley Specialty Insurance Co	31295
INSURER F : Hamilton Re Ltd	55555

COVERAGES **CERTIFICATE NUMBER:** 1094623397 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY			ECP204004112	4/2/2025	4/2/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	X 5,000						MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						ContractorsPollution	$ 1,000,000
C	AUTOMOBILE LIABILITY			BAP204003012	4/2/2025	4/2/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X MCS90 / X CA9948							$
F E	X UMBRELLA LIAB / X OCCUR			ENVXSS30996502	4/2/2025	4/2/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB / CLAIMS-MADE			SPE217562840-01	4/2/2025	4/2/2026	AGGREGATE	$ 10,000,000
	DED / RETENTION $							$
A D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			0001263729 - TX	4/2/2025	4/2/2026	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH)	N / A		WC929078682444	4/2/2025	4/2/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability/Pollution Liability, Automobile Liability and Excess Liability policies include Blanket Additional Insured endorsements that provide Additional Insured status only where such status is required by a written contract. The General Liability/Pollution Liability, Automobile Liability, Employers Liability and Excess Liability policies include a Blanket Waiver of Subrogation endorsement that provides this status only where such status is required by a written contract.

The coverages are Primary and Noncontributory where required by written contract

$5M Excess Liability Policy #SPE217562840-01 Provides Excess Layers over Policies:
See Attached...

CERTIFICATE HOLDER

City of Georgetown – Purchasing Manager
510 W 9th Street
Georgetown TX 78626

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Brett Herrington

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AGENCY CUSTOMER ID: AMERIALLWA

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Marsh & McLennan Agency LLC	American Allwaste LLC dba's listed in Remarks 12141 Wickchester Ln Suite 325 Houston TX 77079
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

- General Liability Policy #ECP204004112
- Auto Liability Policy # BAP204003012
- Employer Liability Policy #0001263729 & WC928958682444
- $5M Excess Liability Policy # ENVXSS30996502

DBAs:
Wastewater Transport Services, LLC
Sewer and Storm Maintenance
Allwaste Onsite dba Onsite Environmental
Allwaste Onsite dba Highway Environmental
Allwaste-Walker LLC
Sheridan Environmental
Trinity Wastewater Solutions
Allwaste-Walker LLC dba JV Dirt + Loam
Source Point Solutions, LLC
KCC Renewables, LLC
American AllWaste (Tennessee) LLC

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City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Approval of Managed Print Services Contract with Stewart Organization (FY2026 - FY2029)

SUGGESTED ACTION:
Consideration and possible approval of a contract with Stewart Organization to provide managed print services for an amount of $132,000.00 per year for a total of $528,000.00 over four years -- Greg Berglund, Assistant Director, Information Technology; James Davis, IT Operations Manager

ITEM SUMMARY:
This item requests Council approval of a new contract with Stewart Organization to provide managed print services for $132,000.00 per year ($11,000.00 per month), for a total of $528,000.00 over four years.

The contract covers all existing monochrome and color printers, including toner, maintenance, unit replacements, and the addition of new devices as needed. The City will be billed monthly on a per-print basis at $0.019 per monochrome print and $0.10 per color print.

For the City's large-format printers, the contract covers toner, paper, and maintenance. Each large-format printer will have a monthly base fee, and prints will be charged according to the print categories listed in Exhibit E (Pricing).

Stewart will use OEM toner and parts for all work performed and will handle the removal and disposal of replaced or retired units.

FINANCIAL IMPACT:
All items were budgeted during the FY 2026 budget process. Expenses will be recorded in CC0652 (IT Management) in the spend category Software Maintenance Subscriptions and Support Services.

This purchase is covered under DIR Contract DIR-CPO-5428.

SUBMITTED BY:
Greg Berglund, Information Technology

ATTACHMENTS:
COG-TSO Contract.pdf
Exhibit A SOW.pdf
Exhibit B PaaS Proposal.pdf
Exhibit D Equipment Schedule.pdf
Exhibit E Pricing.docx

Printers as a Service (PaaS) Agreement between:

The Stewart Organization, Inc. (hereinafter referred to as "We", "Us", or "Our")

2300 Gateway Dr.

Irving, TX, 75063

972-652-3200

and

The City of Georgetown (Hereinafter referred to as "You" and "Your")

Accounts Payable Department

P.O. Box 409

Georgetown, TX, 78627

AP Contact:

512-930-6570

ap@georgetowntexas.gov

Meter and IT Contact:

Minh Luu

521-930-6531

minh.luu@georgetowntexas.gov

Supporting Documents:

Exhibit A – Statement of Work

Exhibit B – PaaS Proposal

Exhibit C – DIR-CPO-5428

Exhibit D – Equipment Schedule

Exhibit E – Pricing

Terms and Conditions

1. Stewart (hereinafter referred to as We, Us, or Our) will provide the equipment and accessories listed above, and provide repair service and all supplies as required (except paper and staples) to maintain this equipment in good condition. Term: This Agreement may be cancelled by either party with six months written notice. Customer may only exercise its right to cancel if its account is in good standing at the time the notice is given, meaning there are no past-due balances or outstanding invoices. If the Customer is not in good standing, any cancellation notice shall be deemed invalid until the account is brought current. During such notice term, no additional units will be installed.
2. PRORATION: If any payment is for a period which is shorter than one month, the payment for any fractional month shall accrue on a daily basis at a rate per day which is equal to 1/365 of the applicable annual payments. All other payments or adjustments required to be made under the terms of this Agreement that require proration on a time basis shall be prorated on the same basis.
3. DISCLAIMER OF WARRANTIES: In connection with and for the term of this Agreement, We transfer to You any warranties made by the manufacturer to Us. You specifically waive all rights to make a claim against Us or Our assignee, for breach of any warranty of any kind whatsoever. We will make, during regular business hours, all necessary repairs to the equipment installed hereunder without charge. You agree to pay Us the current rates for any repairs You require Us to perform outside normal business hours, or repairs made solely due to Your misuse or abuse of the equipment.
4. EQUIPMENT USE: So long as You are not in default under this Agreement, You may possess and use the Equipment in accordance with this Agreement. You will at all times use reasonable efforts to ensure that the equipment is being properly used for the purpose for which it was manufactured, keep the Equipment in good working order, and not modify or move it from its initial location without our consent, not to be unreasonably withheld. We retain title and ownership of all equipment.
5. LOSS AND DAMAGE: You are responsible for any damage to or loss of the Equipment. We are not responsible for, and you will indemnify us against, any claims, losses or damages, including reasonable attorney fees, in any way relating to the Equipment. In no event will we be liable for any consequential or indirect damages.
6. TAXES: You agree to pay when due, either directly or by reimbursing Us, all sales taxes relating to this Agreement.
7. ASSIGNMENT: You may not sell, or assign this Agreement without our written consent, not to be unreasonably withheld. We may sell or assign this Agreement or Our rights in the Equipment in whole or in part, to a third party without notice to you. You agree that if we do so, the assignee will have Our rights but will not be subject to any Claim, defense or set-off assertable against Us or anyone else.
8. END OF TERM: At the end of the term or upon any other lawful termination of this Agreement, You will allow US or Our designated representative to pick up the Equipment during Your normal business hours, or You may purchase Equipment from Us at Fair Market Value.

9. DEFAULT AND REMEDIES: If You do not pay any sum within 25 days after its due date, or if You breach any other term of this Agreement, You will be in default, and We may require that You allow us to pick up the equipment and pay Us: 1) all past due amounts and 2) all remaining payments for the unexpired term. We may also use all other legal remedies available to Us, including disabling or repossessing the Equipment. You agree to pay all Our costs and expenses, including reasonable attorney fees, incurred in enforcing this Agreement.
10. LAW/FORUM: You agree that this Agreement and any claim related to this Agreement shall be governed by the internal laws of the State of Texas. You hereby consent to personal jurisdiction and venue in such courts and waive transfer of venue. Each party waives any right to a jury trial. Any provision of this Agreement prohibited by law in any state shall, as to such state, be ineffective to the extent of such prohibition, without invalidating the remaining provisions of this Agreement.
11. NOTICES, WAIVERS. All notices relating hereto shall be delivered in person to an Officer of Stewart or Customer or shall be mailed certified or registered or by reputable overnight courier, to Stewart or Customer at their respective address above shown or at any later address last known to the sender. A waiver of a specific default shall not be a waiver of any other or a subsequent default. No waiver by either party or any provision hereof shall constitute a waiver of any other matter and all waivers will be in writing and executed by an authorized officer of the waiving party. No failure on the part of either party to exercise, and no delay in exercising any right hereunder shall operate as a waiver thereof.
12. MISCELLANEOUS: You represent that the Equipment will be used for business purposes and agree that under no circumstances shall this Agreement be construed as a consumer contract. Stewart reserves the right to adjust the charges under this Agreement annually, with an increase not to exceed ten percent (10%) per year.
13. ENTIRE AGREEMENT: This instrument constitutes the entire agreement between the parties. No employee or agent is authorized to bind or modify any term hereof. This Agreement shall not constitute a contract until accepted in writing by an authorized representative of both parties. No representation or statement, including any representation as to the treatment for income tax purposes of payments hereunder made by any representative of Stewart not stated herein shall be binding. Any equipment provided, serviced, or otherwise covered under this Agreement, whether at the time of signing or added in the future, shall be governed by the terms and conditions of this Agreement. This Agreement shall serve as a master service agreement for all such equipment, unless otherwise modified in writing and signed by both parties.

THE TERMS AND CONDITIONS ATTACHED HERETO ARE INCLUDED IN, AND MADE A PART OF THE AGREEMENT WHICH CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ. THIS IS A NON-CANCELLABLE AGREEMENT FOR THE TERM INDICATED ABOVE. CUSTOMER ACKNOWLEDGES RECEIPT OF A SIGNED, TRUE AND EXACT EXECUTED COPY OF THIS AGREEMENT.

The Stewart Organization, Inc.	**City of Georgetown**
Date Accepted 12/26/2025	**Date Accepted** _____
Printed Name Sam Campos	**Printed Name** _____
Title Chief Operating Officer	**Title** _____
Signature _____	**Signature** _____

Exhibit A

Printers as a Service

Statement of Work

The City of Georgetown

and

The Stewart Organization

Statement of Conditions

This Statement of Work (SOW) document describes the Printers as a Service (PaaS) to be implemented by The Stewart Organization (TSO) in partnership with The City of Georgetown (COG). It includes project scope, key assumptions, and responsibilities that are to be met by both TSO and COG.

The following outlines the SOW between COG and TSO for the delivery of PaaS:

- Delivery and installation of replacement and additional units
- Service and supplies for printers and copiers
- Program management and optimization services
- Specific processes and procedures used to deliver services
- Change control process

Program Management

TSO Program Manager (TSOPM) Responsibilities

TSOPM is the single point of accountability within TSO for the overall program. TSOPM oversees the delivery of TSO in-scope services to COG customers.

TSOPM leads a cross-functional team that performs the following activities:

- Act as a single point of contact and accountability to COG.
- Coordinate and communicate with appropriate COG personnel to deliver services outlined in this SOW.
- Adhere to all COG vendor personnel requirements.
- Monitoring and reporting of printer/copier meters and toner levels will be managed by FMAudit and Canon embedded imageWare Remote.

COG Program Manager (COGPM) Responsibilities

COGPM works in cooperation with TSOPM to ensure delivery of TSO in-scope services to COG customers.

COGPM is a member of COG IT department and is supported by the COG IT department in the fulfillment of the following activities:

- Provide forecasts of anticipated impact on TSO services due to a change in business scope and projects.
- Authorize TSO to access required COG systems and grant appropriate security levels for program support.
- Specify COG IT department's equipment and software standards for in-scope services.

- Participate in recurring account reviews.
- Provide standard operating procedure for decommission process of any device being removed.

Services

Hours of Coverage

Stewart is responsible for providing service as follows:

Support Hours

- Primary support is provided from 8:00 A.M. until 5:00 P.M., Monday through Friday, excluding the following holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving, day after Thanksgiving, Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day.

General

TSO Responsibilities

1. All requests for services will be submitted via the COG information technology service management processes. All calls for service will be received by the COG help desk and assigned to TSO.
2. Notify and reassign tickets to appropriate COG support groups if problem is beyond scope of work.
3. Configure and install devices according to COG's SOP.
4. Follow COG site access, security, and work rules.
5. Protect the confidentiality of COG information that might become known through the performance of services.
6. Coordinate required service delivery with COG to minimize disruption of ongoing production at COG's location.
7. Notify COG within 24 hours of discovery via the change control process of information regarding changes in COG's environment that could impact steward's ability to deliver acceptable service.

COG Responsibilities

1. Provide access to tools facilities and personnel necessary for service delivery under this SOW.
2. Notify TSO via the change control process of information regarding changes in COG's environment that could impact TSO's ability to deliver acceptable service.
3. Set user expectation with respect to services, hours of service coverage and response times in accordance with the support service levels defined in this SOW.

4. Ensure users and/or equipment is available at scheduled service times.
5. Provide appropriate electrical, heating, air conditioning, and other utilities as well as safe, secure buildings and other facilities needed to operate and maintain TSO support infrastructure.

Incident Support

TSO will be responsible for providing support for COG to diagnose and resolve print services hardware problems that users are experiencing, and the COG service desk has been unable to resolve.

TSO Responsibilities

1. Diagnose multifunction and printer hardware device issues.
2. Assist COG support personnel with diagnosis of problems as required.
3. Document and close incident and change order tickets as required within one business day.

COG Responsibilities

1. Provide accurate user location and problem description information.
2. Assisting resolution of incidents, as required.

Installations

TSO Responsibilities

1. Communicate data, power, and analog phone line requirements for new devices to COG IT.
2. Provide surge-protectors for multifunction devices.
3. Transport systems and components to the COG installation site.
4. Deliver systems and components to user's location.
5. Install systems.
6. Perform device function operational checks to include verification of network connectivity.
7. Train key users on the basic use of printer/copier and provide online manuals for use of the devices.
8. All replacement devices shall be HP or Canon branded devices.
9. Replacement devices shall meet or exceed the current business needs of the devices including, but not limited to, specifications for duty cycles, print rates, page sizes, page capacities, color options and document finishing.
10. Stickers shall be clearly placed on all devices stating the device identification number and contact information for obtaining consumables and support.
11. COG, TSO will provide additional equipment to meet copy and print demand generated by that growth period additional equipment must meet the device specifications provided by COG.
12. TSO will immediately replace any printer/copier that COG determines to be failing due to an excessive number of service calls, equipment failures, or other issue that prevents the device from consistently operating in a manner that meets the requirements of the business processes it serves.

COG Responsibilities

1. Ensure facilities are ready for the new equipment (e.g. desk space, power, cable drop, network connectivity).

Consumables

TSO Responsibilities

1. Provide all consumables (e.g. toner, maintenance kits, and parts; excluding paper) for all printers and multifunction devices within scope.
2. Incident tickets may be created automatically from alerts generated from FMAudit, indicating the need to replace consumables at agreed upon thresholds.

COG Responsibilities

1. Submit requests for consumables on devices that will not report electronically.

Service Level Agreements

TSO Responsibilities

1. Response Time: Defined as the time between when an emergency service call is placed with TSO and the arrival of a TSO technician, shall be 4 hours or less. If a call is placed after 4:00 PM, the response time calculation shall begin at 8:00 AM on the next business day.
2. Repair Hours: TSO technicians carry parts needed to fix devices on the first call. Repair time for service calls should average 70 minutes. If a part is required, the machine will be repaired on the next business day.
3. Toner Supply: Using automated toner alerts, TSO will proactively and continuously replenish toner inventory at COG facilities. If a special need arises, toner will be delivered on the next business.
4. Replacement units may be requested by COG or TSO. Replacements can be requested by either party due to maintenance issues or the need for new functionality.
5. COG reserves the right to deny access to any TSO employee who does not meet the basic workplace standards of the organization including those related to clothing, hygiene, behavior towards COG employees, adherence to security policies, and all others.

Billing

TSO Responsibilities

1. COG shall be invoiced monthly, on or about the 5th of each month, for image charges accrued during the previous month on printers and copiers, as well as charges for plotters.
2. Invoices shall be provided in PDF format, sent to ap@georgetown.org.

3. All devices shall be listed on the invoice and shall include by device, mono and color image totals, and associated costs.

COG Responsibilities

1. COG shall remit payment for services within 30 days of receiving invoice.

Additional services

Additional services outside the scope of this agreement can be performed by TSO at an additional cost. This will be completed on a formal quote that is mutually agreeable by both parties and documented by authorized signing authorities from both companies. All other terms and conditions in this document will apply.

A Proposal For:

City of Georgetown

Submitted:
11-6-2025

Stewart
ORGANIZATION
Our Service Can't Be Duplicated.

Ken Fisher, Vice President, Printers as a Service

DIR Contract No. DIR-CPO-5428

I. Program Overview

- The Stewart Organization (TSO) will provide continued enterprise management of all copiers and printers at City of Georgetown (COG) Locations.
- TSO will service Canon Plotters under the agreement.
- Data and Device changes:
  - Billing and reporting data changes to be completed within 24 hours of notification.
  - Device Moves, Adds, Changes to be completed within 5 business days of notification.
- Dedicated support to COG.
  - Dedicated support technician group to provide necessary support to all locations.
  - Dedicated Account manager for all locations working directly with city IT technicians and staff to provide appropriate equipment, supplies, training.
- Supplies Management
  - Connected devices will notify TSO when a device is running low on supplies. TSO will ship or deliver supplies to pre-determined locations, as directed by city IT technicians and staff.
  - All toners will be OEM branded HP or Canon.
- Service
  - Response to CM (Corrective Maintenance) calls within 4 hours of call placement.
  - TSO will provide backup toner upon request for any COG location to avoid service interruptions.
- Invoicing
  - TSO will invoice COG by the 5th of each month.
- Fleet inventory
  - COG reserves the right to purchase TSO provided devices at Fair Market Value (FMV) upon termination of this agreement.

Equipment location name	Type	ID#	Serial#	Make	Model	[EquipmentCostCenter]	Location
City of Georgetown	PRINTER Mono	125301	PHBCG49275	HP	E40040dn		STE 113
City of Georgetown	PRINTER Mono	161799	PHBCG17176	HP	E40040dn	540-0315	FINANCE-MICR-TRISTAN CURTIS 512-930-2535
City of Georgetown	WIDE Color	125615	BBMN00049	CAN	iPF TX-4200 MFP Z36 w/ Stacker		Planning
City of Georgetown	WIDE Color	125616	BBMN00050	CAN	TX-4200 w/ Stacker		GMC
City of Georgetown	MFP Color	100725	XUG02614	CAN	iRAC5550i II	540-0302	ACCOUNTING DEPT.-1ST FL-WORK ROOM 137
City of Georgetown - Airport	PRINTER Mono	161473	PHBCG03987	HP	E40040dn		AIRPORT-INVOICE-HP40040
City of Georgetown - Airport	MFP Color	101608	XTD03343	CAN	iRAC3530i II		AIRPORT-HP-MFP775
City of Georgetown - Animal Services	PRINTER Mono	161599	PHBCG17302	HP	E40040dn		ANIMAL SERVICES
City of Georgetown - Art Center	PRINTER Color	125115	VND3P13484	HP	E45028DN		ART CENTER-1ST FL BEHIND FRONT DESK
City of Georgetown - Art Center	PRINTER Color	125093	CNCRR72561	HP	E47528f		ART CENTER
City of Georgetown - City Manager / Administration	PRINTER Mono	75350	PHB8K2FHPM	HP	M426fdn	100-0602	CH-MS-MFP-HPM426
City of Georgetown - Commercial Space	MFP Color	160046	XUW13335	CAN	iRAC5535i II		City of Georgetown Commercial Space
City of Georgetown - CVB - Visitor's Center	MFP Color	80636	MXDCJ730FH	HP	HPCLM880	201-0208	CVB-VISITOR'S CENTER-COLOR-MFP-M880/ ID 80636
City of Georgetown - CVB - Visitor's Center	PRINTER Mono	82686	PHB5B29017	HP	M402dne	100-0210	CVB
City of Georgetown - Dove Springs Water Plant	PRINTER Color	80602	MXBCJ8Q0DB	HP	M577dn	660-0527	DOVE-PLANT-HP-MFP577
City of Georgetown - Economic Development / Housing	PRINTER Mono	161632	PHBCH04183	HP	E40040dn	100-0536	LAUREN'S OFFICE
City of Georgetown - Economic Development / Housing	MFP Color	161191	WXE06290	CAN	iRAC5540i		City of Georgetown Room#170 HR Deptartment
City of Georgetown - Economic Development / Housing	MFP Color	75993	XUP07905	CAN	iRAC5540i II	540-0637	Economic Development
City of Georgetown - Economic Development / Housing	MFP Color	54730	XUG03403	CAN	iRAC5550i II		COPY/WORK #2 ROOM 103
City of Georgetown - Economic Development / Housing	MFP Color	80389	WFM01415	CAN	iRAC7570i	100-0602	Copy/Work #3 Rm 117
City of Georgetown - Facilities Building	MFP Color	H11863	WXF14328	CAN	iRAC5535i	500-0319	FACILITIES-COR
City of Georgetown - Fire Station 1	PRINTER Mono	125566	CNBRS9N3Y9	HP	E42540f		FIRE 1
City of Georgetown - Fire Station 2	PRINTER Mono	160628	PHMCM2T38K	HP	E50045DW		FIRE 2
City of Georgetown - Fire Station 2	MFP Color	H12495	XLJ03816	CAN	iRAC5540i		FIRE2-BC-MFP
City of Georgetown - Fire Station 3	MFP Mono	75844	XVZ03173	CAN	iRA4535i II	100-0422	FIRE3-MFP-IR3235
City of Georgetown - Fire Station 4	PRINTER Mono	75026	PHBLK8T4CJ	HP	M426fdn	100-0422	FIRE 4
City of Georgetown - Fire Station 5	MFP Mono	75319	UMT02163	CAN	IRA4525i		Machine in Training Center behind Fire Station #5
City of Georgetown - Fire Station 5	MFP Color	75203	WXF01700	CAN	iRAC5535i	100-0422	FIRE 5
City of Georgetown - Fire Station 6	PRINTER Mono	75532	PHBLKBK3ZX	HP	M426fdn	540-0321	FIRE STATION 6
City of Georgetown - Fire Station 7	PRINTER Mono	75781	PHBLL412PN	HP	M426fdn		FIRE STATION 7
City of Georgetown - Fire Station 7	MFP Color	102211	XUP08686	CAN	iRAC5540i II		Battalion Chief Office
City of Georgetown - Garey Park	PRINTER Color	161303	CNCRP1NH3D	HP	M479fdw		1st floor small office/ ID 161303
City of Georgetown - Garey Park	PRINTER Mono	101345	PHBLKCQ3V6	HP	M426fdn		GP-GATEHOUSE-M426
City of Georgetown - Garey Park	PRINTER Mono	75719	PHBLKBK3X7	HP	M426fdn		GP-MAINT
City of Georgetown - GCAT - Finance	MFP Color	80641	MXDCH4M0G1	HP	HPCLM880		MUNICIPAL COURT - IT BUILDING 1ST FLOOR
City of Georgetown - GCAT - Finance	PRINTER Mono	75627	PHBLKCG4H0	HP	M426fdn	100-0316	MUNICIPAL COURT-IT BLDG 1ST FL-COURT
City of Georgetown - GCAT - Finance	PRINTER Mono	75401	PHBLK699HJ	HP	M426fdn	100-0316	MUNICIPAL COURT - IT BUILDING 1ST FLOOR-HP-M426/ ID 75401
City of Georgetown - GCAT - Finance	PRINTER Mono	125811	CNBRSBJ60C	HP	E42540f		COUNCIL-COURT AREA-HOLLY HAFEY
City of Georgetown - GCAT - Finance	MFP Color	125218	WXD04179	CAN	iRAC5550i		GCAT-IT-COLOR-MFP/ ID 125218
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	160553	PHBQC34793	HP	M402dne	540-0321	GMC-UBILL-BILLING-Meter Room
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	80719	PHB5H14984	HP	M402dne	520-0320	GMC-VEH-INSPECTIONS-HP3015
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	75530	PHBLKBK35K	HP	M426fdn		GMC- PD Substation
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	75409	PHBLK69861	HP	M426fdn	660-0527	SG-WWTP-M426
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	161626	PHBCG04007	HP	E40040dn		C-PLDS-TECH-E40040
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	125322	PHBCG49253	HP	E40040dn		GMC-UBILL-COUNTER-HP40040
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	125324	PHBCG61859	HP	E40040dn		VEHICLE SERVICES-NEXT TO BREAK ROOM
City of Georgetown - GMC - Georgetown Utility Systems	PRINTER Mono	125299	PHBCG49272	HP	E40040dn		GMC-UBILL-CONF-HP40040
City of Georgetown - GMC - Georgetown Utility Systems	MFP Mono	160703	2WQ03430	CAN	iRA525iF III	610-0555	RED POPPY ROOM
City of Georgetown - GMC - Georgetown Utility Systems	MFP Color	H11832	WXF13162	CAN	iRAC5535i	540-0321	GMC-UBILL
City of Georgetown - GMC - Georgetown Utility Systems	MFP Color	81643	XLN03062	CAN	iRAC5535i	610-0524	GMC-ELECTRIC
City of Georgetown - GMC - Georgetown Utility Systems	MFP Color	161695	XUP08416	CAN	iRAC5540i II		GMC-VEHSHOP-MFP-IR3245
City of Georgetown - GMC - Georgetown Utility Systems	MFP Color	161195	WXD09063	CAN	iRAC5550i		GMC-Dangermond- Electric Dept. SysEng
City of Georgetown - GMC - Georgetown Utility Systems	MFP Color	78479	WXD00717	CAN	iRAC5550i	540-0526	GMC-GUS-ADMIN-COLOR-MFP/ ID 78479
City of Georgetown - GMC - Georgetown Utility Systems	MFP Color	79265	WXD04949	CAN	iRAC5550i	540-0317	GMC-PURCHASING
City of Georgetown - GMC - Georgetown Utility Systems	MFP Color	75827	2JH00832	CAN	iRAC5550i III	540-0321	GMC-INSP
City of Georgetown - IT Department	PRINTER Color	125614	CNCRSBW7WK	HP	E47528f		ILA SYSTEM ENGINEERING
City of Georgetown - IT Department	PRINTER Color	125479	CNCRS4K7LQ	HP	E47528f		IT Department/ ID 125479
City of Georgetown - IT Department	MFP Color	H12270	XLJ02149	CAN	iRAC5540i		IT DEPARTMENT-ILA
City of Georgetown - IT Department	MFP Color	160653	2JU03207	CAN	iRAC5540i III		IT DEPARTMENT-ILA
City of Georgetown - Lake Water Plant	PRINTER Color	80547	MXBCJ8Q08W	HP	M577dn	660-0527	LAKE-PLANT-HP-MFP577

City of Georgetown - Legal Dept - Historic Light & Waterworks Building	PRINTER Mono	75323	JPBDZ04468	HP	M402dne	540-0654	L&W-LEGAL-HM402
City of Georgetown - Legal Dept - Historic Light & Waterworks Building	MFP Color	H11858	WSE03936	CAN	IRAC3525i		Legal Dept - Historic Light & Waterworks Building/ ID H11858
City of Georgetown - Library	PRINTER Color	75438	VNB8K4FBDY	HP	M477fdn	LIBRARY	LIB-REF-COLOR
City of Georgetown - Library	PRINTER Mono	75358	PHB5C09965	HP	M402dne	100-0210	LIB-UPSTAIRS REFERENCE DESK
City of Georgetown - Library	PRINTER Color	161950	VND3P12543	HP	E45028DN	100-0210	LIB-CD-COLOR-HPE45028, Kids Desk
City of Georgetown - Library	PRINTER Color	125641	CNCRS8H1ZZ	HP	E47528f		LIB-CATALOGUE
City of Georgetown - Library	PRINTER Mono	161474	PHBCG03500	HP	E40040dn	100-0210	LIB-DOWNSTAIRS-BACK OFFICE
City of Georgetown - Library	PRINTER Mono	125492	PHBCG60243	HP	E40040dn		LIBRARY
City of Georgetown - Library	PRINTER Mono	125632	PHBCG58858	HP	E40040dn	100-0210	LIB-TECH-HP402
City of Georgetown - Library	PRINTER Color	H17488	JPBCR4J0HQ	HP	E55040dn		LIB-CIRC-CIRCULATION DESK
City of Georgetown - Library	PRINTER Mono	80638	CNBCH9Y27V	HP	M605dn		LIB-ADMIN-HPM506
City of Georgetown - Library	MFP Color	125063	XLG05816	CAN	iRAC5550i		LIB-ADMIN
City of Georgetown - Library	MFP Color	H13430	XUG11212	CAN	iRAC5550i II		CITY OF GEORGETOWN-LIBRARY/ ID H13430
City of Georgetown - Library	MFP Color	125637	2JG04915	CAN	iRAC5550i III		GEORGETOWN LIBRARY-DOWNSTAIRS
City of Georgetown - Park Water Plant	PRINTER Color	161968	CNCRR4N366	HP	E47528f	660-0527	PARK-WWTP-HPM426
City of Georgetown - Parks and Rec / Urban Forestry	PRINTER Mono	80729	PHB5H14225	HP	M402dne	100-0211	PARK-MAINT-HP4250
City of Georgetown - Parks and Rec / Urban Forestry	PRINTER Color	125162	VND3P14036	HP	E45028DN		PARK-ADMIN-COLOR-HPE45028-JILL KELLUM/ ID 125162
City of Georgetown - Parks and Rec / Urban Forestry	PRINTER Mono	125302	PHBCG49104	HP	E40040dn		PARK-ADMIN-COUNTER-HP40040
City of Georgetown - Parks and Rec / Urban Forestry	MFP Mono	161576	XVR03114	CAN	iRA4545i II	100-0202	PARK-ADMIN-MFP-IR4245
City of Georgetown - Pecan Branch Wastewater Plant	PRINTER Mono	103762	MXBPM770QL	HP	M428fdn		Pecan Branch Wastewater Plant
City of Georgetown - Planning / Communications	PRINTER Mono	80604	MXBCHBP1XZ	HP	M527dn	100-0107	L&W-PLANNING-TECHS-MFP527
City of Georgetown - Planning / Communications	PRINTER Color	80605	CNDCG981HY	HP	M750dn	POLICE DEPARTMENT/CODE ENFORCEMENT	L&W-PLANNING-COLOR-M750
City of Georgetown - Planning / Communications	PRINTER Mono	161914	PHBCG17190	HP	E40040dn		L&W-PLANNING-ADMIN
City of Georgetown - Planning / Communications	MFP Color	161501	37S01130	CAN	iRADXC5860i	100-0107	L&W-PLANNING
City of Georgetown - Public Safety Operations and Training Center	PRINTER Color	125030	VNB3M54324	HP	M255dw		FIRE-EOC-COLOR-HPM255
City of Georgetown - Public Safety Operations and Training Center	PRINTER Color	80082	VNB3P10389	HP	M452dn		PD-Quartermaster
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	75327	JPBDZ04123	HP	M402dne	100-0702	PD-ADMIN-EXECUTIVE ASSISTANT
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	75341	JPBDZ04171	HP	M402dne	100-0742	PD-CRIME-HPM402
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	75317	PHB8J5784G	HP	M426fdn	100-0742	PD-PROP-EVID-HP426DW
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	75399	PHBLK697Z7	HP	M426fdn	100-0742	PD-PSD
City of Georgetown - Public Safety Operations and Training Center	PRINTER Color	125617	VND3P22973	HP	E45028DN		PD-DISPATCH-COLOR
City of Georgetown - Public Safety Operations and Training Center	PRINTER Color	125570	CNCRS7L2RZ	HP	E47528f		VICTIM SERVICES
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	161598	PHBCG25229	HP	E40040dn		POLICE CHIEFS OFFICE
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	125303	PHBCG49265	HP	E40040dn		PD-DISPATCH-POLICE
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	125376	PHBCG61840	HP	E40040dn		PUBLIC SAFETY IT
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	125297	PHBCG41659	HP	E40040dn		PD-PE-INTAKE-HP40040
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	125304	PHBCG49340	HP	E40040dn		PD-DISPATCH-FIRE
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	125360	CNBRS3Y4JC	HP	E42540f		PD-DISPATCH-HP-MFP525
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	161779	CNBRQ6Y0KW	HP	E42540f		PD-K9
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	125591	CNBRS9N3X4	HP	E42540f		PSOTC LOBBY INTERVIEW
City of Georgetown - Public Safety Operations and Training Center	PRINTER Mono	160881	CNMCM5Z2RY	HP	E60155dn		CODE ENFORCEMENT
City of Georgetown - Public Safety Operations and Training Center	MFP Color	160965	2NH01331	CAN	iRAC356iF III		CODE ENFORCEMENT
City of Georgetown - Public Safety Operations and Training Center	MFP Color	H10367	WHH00790	CAN	iRAC5535i		PD - VOLUNTEERS
City of Georgetown - Public Safety Operations and Training Center	MFP Color	H10366	WHH00827	CAN	iRAC5535i		PD - TRAINING
City of Georgetown - Public Safety Operations and Training Center	MFP Color	161193	WXE06461	CAN	iRAC5540i		PD-CID
City of Georgetown - Public Safety Operations and Training Center	MFP Color	81396	XLG02701	CAN	iRAC5550i		FIRE ADMIN
City of Georgetown - Public Safety Operations and Training Center	MFP Color	100739	XUG01642	CAN	iRAC5550i II	100-0742	PD-RECORDS
City of Georgetown - Public Safety Operations and Training Center	MFP Color	102103	XUG05927	CAN	iRAC5550i II	100-0702	PD-ADMIN
City of Georgetown - Public Safety Operations and Training Center	MFP Color	161302	2UR09360	CAN	iRADXC3730i		PD-PATROL
City of Georgetown - Public Safety Operations and Training Center	MFP Color	113926	3BN01401	CAN	iRADXC5735i		PD-SUPPORT
City of Georgetown - Public Safety Operations and Training Center	WIDE Color	H13199	BAGH01095	CAN	iPF PRO 4000S		Fire Department
City of Georgetown - Recreation Center	PRINTER Mono	75361	JPBDZ04466	HP	M402dne	100-0212	RECCTR-TEEN-HP402
City of Georgetown - Recreation Center	PRINTER Mono	125118	PHBCG41000	HP	E40040dn		RECCTR-COUNTER-HP40040
City of Georgetown - Recreation Center	MFP Color	125243	2JH05138	CAN	iRAC5550i III		REC CTR-ADMIN
City of Georgetown - Southlake Water Treatment Plant	PRINTER Mono	161538	PHBCH04205	HP	E40040dn		SOUTHLAKE WATER TREATMENT PLANT
City of Georgetown - Southlake Water Treatment Plant	PRINTER Mono	125707	VNCCS580PB	HP	E50145dn		GEORGETOWN-SOUTH LAKE WATER TREATMENT PLANT
City of Georgetown - Southlake Water Treatment Plant	MFP Color	161178	3BB03842	CAN	iRADXC5740i		GEORGETOWN-SOUTH LAKE WATER TREATMENT PLANT
City of Georgetown - Southside Water Plant	PRINTER Color	125469	CNCRS342HW	HP	E47528f		Southside-WTP-HP400
City of Georgetown - Tennis Center	PRINTER Color	123778	CNCRS1R1QF	HP	E47528f		TENNIS CENTER
City of Georgetown - West Side Service Center - WSSC	PRINTER Mono	75349	JPBDZ04101	HP	M402dne	540-0502	GMC-GUSADMIN-HPM402
City of Georgetown - West Side Service Center - WSSC	MFP Color	105803	2JV05417	CAN	iRAC5540i III		WSSC-COLOR-HPM775

Pricing

Pricing is as follows:

- Copiers (A3) and Printers (A4) Price per printed image. Price includes replacement devices, toner, staples, parts, service, delivery and setup, removals. Excludes paper.
- No service base or included images.
    - Mono Images $.019
    - Color Images $.10
- Wide Format
    - ImagePROGRAF TX4200 MFP Monthly Service Base $100
    - ImagePROGRAF TX4200 Printer Monthly Service Base $30
    - ImagePROGRAF TX4100 Printer Monthly Service Base $30
        - Price per print includes ink, parts, service, paper. No included images.
            - Per print category pricing:
            - Category A $.23
            - Category B $.48
            - Category C $.73
            - Category D $.94
            - Category E $1.56
    - ImagePROGRAF PRO4000S Monthly Service Base $45
        - Price per print includes ink, parts, service, paper. No included images.
            - Per print category pricing:
            - Category A $.45
            - Category B $.69
            - Category C $1.00
            - Category D $1.40
            - Category E $2.00

Exhibit E - Pricing

Payment terms: Net 30 days.

Changes to Pricing Matrix:

Any changes to the Pricing Matrix will follow a *Change Order* process and will require COG and TSO approval. All change orders must be approved in writing prior to commencement of change.

The following provides a detailed process that will be used if a change in the Pricing Matrix is required:

- Email between these parties will be the vehicle for requested/proposed changes either from COG or from TSO.
    - James.Davis@georgetowntexas.gov
    - Charlie.Sotelo@georgetowntexas.gov
    - Burke.Strickland@stewartorg.com
    - Ken.Fisher@stewartorg.com
- The request should contain the following information:
    - Description of the requested change.
    - Rationale for the change.
    - Effect change will have on the Pricing Matrix
- The non-requesting party will review the proposed change and determine whether to accept the change request as is, or to suggest modifications.
- Once the change is agreed upon by both parties, an addendum to the Pricing Matrix will be presented by the requesting party.
- The addendum to the Pricing Matrix must be signed by both parties to authorize implementation of the change.

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Annual Purchasing Authorization for Staff Computers and Laptops (Dell Technologies)

SUGGESTED ACTION:
Consideration and possible approval of an annual purchasing authorization with Dell Marketing LP (Dell Technologies) for computers, laptops, and related technology equipment and services to support the City's FY26 staff workstation replacement cycle, new staff onboarding, and infrastructure needs, not-to-exceed $500,000.00 (DIR-CPO-5792) -- Greg Berglund, Assistant Director, Information Technology

ITEM SUMMARY:
The Information Technology Department is requesting Council authorization to purchase technology equipment and related services from Dell Marketing LP (Dell Technologies) on an as-needed basis throughout FY26, with total cumulative purchases not-to-exceed $500,000.00.

This authorization supports the City's approved IT replacement cycles, new staff onboarding, and infrastructure needs to maintain continuity of operations and service delivery standards. Purchases may include desktop and laptop computers and related accessories (monitors, docks, peripherals), as well as select infrastructure equipment (servers, storage) and associated services, as needed to support City operations.

Because these needs occur throughout the fiscal year, the requested authorization is intended to allow multiple purchases over time under a single annual cap (rather than a single purchase), while maintaining compliance with City purchasing requirements and reducing administrative effort associated with repeated Council actions.

Planned purchases (estimated)

- Replacement computers for aging equipment: $349,984.10
- New employee equipment for FY26: $49,264.20
- Electric emergency operations equipment at GMC: $30,000.00

Anticipated projects (estimated)

- Three Forks WWTP: $80,000.00
- Northlake WWTP: $5,000.00
- Fire Station 1: $5,000.00
- Fire Station 5: $3,000.00

Procurement will be made in accordance with the Department of Information Resources (DIR) cooperative contract DIR-CPO-5792.

FINANCIAL IMPACT:
Purchases will be made on an as-needed basis throughout FY26, not-to-exceed $500,000.00, and are supported by approved FY26 budgets. Expenses will be recorded to the appropriate departmental accounts as budgeted, consistent with the City's IT Replacement Cycle and planned technology needs.

SUBMITTED BY:
Greg Berglund, Information Technology

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
IT Intergovernmental Contract: UT Datacenter

SUGGESTED ACTION:
Consideration and possible approval of an Intergovernmental Contract with the University of Texas at Austin to use services at their Austin Shared Datacenter for an amount not to exceed $99,999.99 -- Chris Bryce, IT Director

ITEM SUMMARY:
This item is part of the Datacenter Modernization Project currently in progress as a subproject of the new Customer Service Center (CSC) building's design and construction. It was presented as a Discussion item at the City Council Audit and Finance Subcommittee meeting on December 9, 2025 where the Subcommittee expressed support for the modernization project as presented by the IT Director. The presentation from that Committee is attached.

The Datacenter Modernization project's primary goal is to maximize redundancy and resiliency of the City's mission critical information technology systems. It will include the construction of a compact datacenter at the Customer Service Center as well as spreading the City's IT assets over at least two other locations in a redundant architecture. The referenced architecture is named "Edge - Colocation - Cloud" and was designed with assistance from City partners including Gartner, Inc; Waypoint Technologies; and Dell. It will involve locating hardware assets in both the new City datacenter and the UT Shared Datacenter in Austin, as well as leveraging Microsoft Cloud resources for failover and stand-by options.

The UT Shared Datacenter was chosen as a location due the extreme resiliency features of the facility, excellent support from the University, and lower costs than private datacenters. It also represents an opportunity to reduce technology costs by partnering and sharing resources with other government agencies - a long-time goal of the City of Georgetown. There is a very low amount of risk associated with the UT location. The primary risk includes termination of the Contract by UT due to unforeseen circumstances. In that scenario, the City could mitigate this impact by moving those resources back to the Customer Service Center into planned flex space being designed in the new building. In that event, the contract allows for a sufficient timeline to make those moves.

The costs associated with the UT location include minimal charges for server rack space at the Shared Datacenter and redundant fiber optic connections to the facility.

While a "not to exceed" amount of $99,999 is allocated for the first term of the contract, current planning estimates that actual costs will be less than $50,000 over that timeline. The extra funding approval would allow IT the flexibility to leverage more space at UT if it that becomes necessary during the construction of the new CSC building or more space needs to be reserved for growth that exceeds current short-term estimates.

This contract also includes basic hardware support provided by UT, to order to reduce staff travel to the UT location, and a Service Level Agreement that specifies response times for incidents that occur at their datacenter based on severity.

FINANCIAL IMPACT:
A cost not to exceed $99,999 for the first 18 months term of the contract. The funding would come from existing reserves in the Joint Services Fund and IT Services Fund. The contract allows two renewals of the contract where the cost would be adjusted based on actual usage of resources and any pricing changes by the University of Texas. Those renewals would need to be considered and approved by the City Council and the UT. It is likely that actual usage costs will be lower than the budgeted amount of $99,999.

SUBMITTED BY:
Chris Bryce, Information Technology

ATTACHMENTS:
Presentation_DataCenterModernizationProject.pdf
Signed_UT . City of Georgetown - ITS Austin Shared Data Center.pdf

Datacenter Modernization Project

@ Customer Service Center

City Council Audit and Finance Subcommittee: December 9, 2025

GEORGETOWN TEXAS

Project Goals

- Move datacenter to new Customer Service Center
- Maximize efficiency and resiliency of mission critical operations
- Meet datacenter space and technical needs for 20+ years
- Achieve a true Disaster Recovery site

Datacenter Variables

Internal variables

Accommodate high growth, mission critical services (utilities, emergency services)

CoG = Multiple businesses and compliance standards

Normal building budget (vs. commercial datacenter budget)

Technology changes

Cloud vs. on-premise vs. colocation

Rapidly increasing costs in datacenter hardware / software costs (VMware)

Increasing use of Software-As-A-Service (versus on-premise)

Compact hardware that uses more energy; creates more heat (AI)

Wildcards

Texas electric grid stress from growth and extreme weather

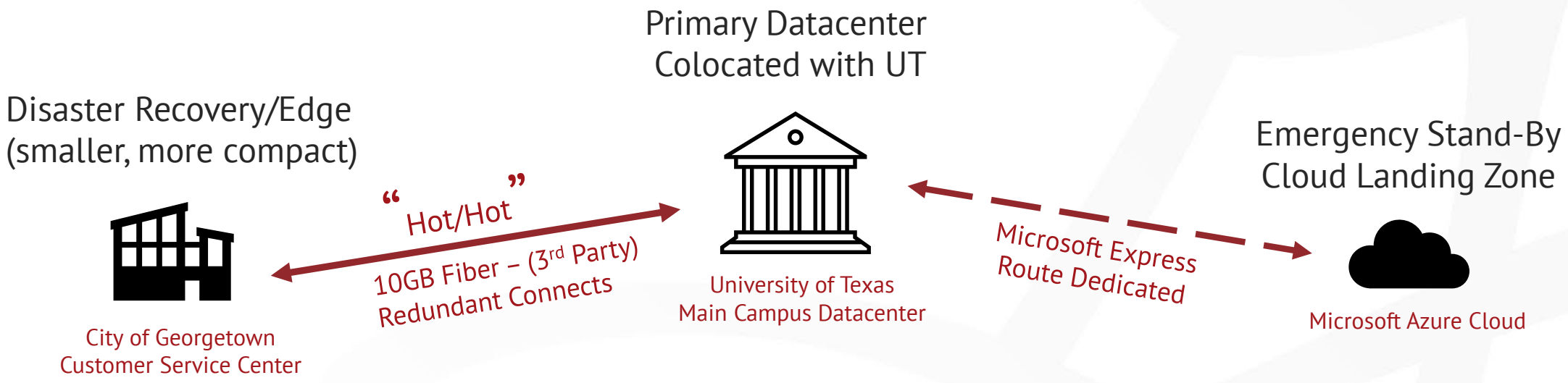
Future revenue limitations for local governments

Acquiring IT talent in the Austin market (esp. I&0, network)

Our Approach

- Discuss with peers in public and private sectors (colocation…colocation…colocation)
- Spoke with colocation providers (CEO of Blueprint, Dell)
- Partnered with technology companies for CSC: Waypoint Technologies / Tubbesing Solutions / Dell, Inc.
- Dell: Provided idea saving money by partnering with UT datacenter
- Toured UT datacenter
- Gartner, Inc: Put together "Edge/Colo/Cloud" architecture

Plan A:
"Edge-Colo-Cloud" Architecture



Pros of UT as Primary

- **Maximizes physical redundancy and resiliency**
- **Nominal cost ($13,000/annually, power included)**
  - Reduce space and infrastructure needs at new CSC building
  - Share services with another government agency
  - Accommodate infrastructure growth 20+ years
  - Optional: "Hot/Hot" configuration allows rapid failover of Production workloads back to Customer Service Center
  - Allows us to retire use of VMware hypervisor

Risks of UT (minimal)

- UT terminates contract
- State legislative changes
- Connectivity over third party fiber (latency, frequent outages)

Datacenter Buildout Costs: Plan A

- Structural elements are included in building costs
- Funding sources for non-structural datacenter costs: Existing Joint Services Fund, IT Internal Service Fund
- Initial budget estimates non-structural costs: $3.5M - $5M
- Current estimate, as designed: $4.3M
  - Network: $1.32M
  - Server: $2.08M
  - Racks, cabling, rack cooling: $100,000
  - Services (migration, configuration, set up): $132,000
  - Fiber Optics: $621,000

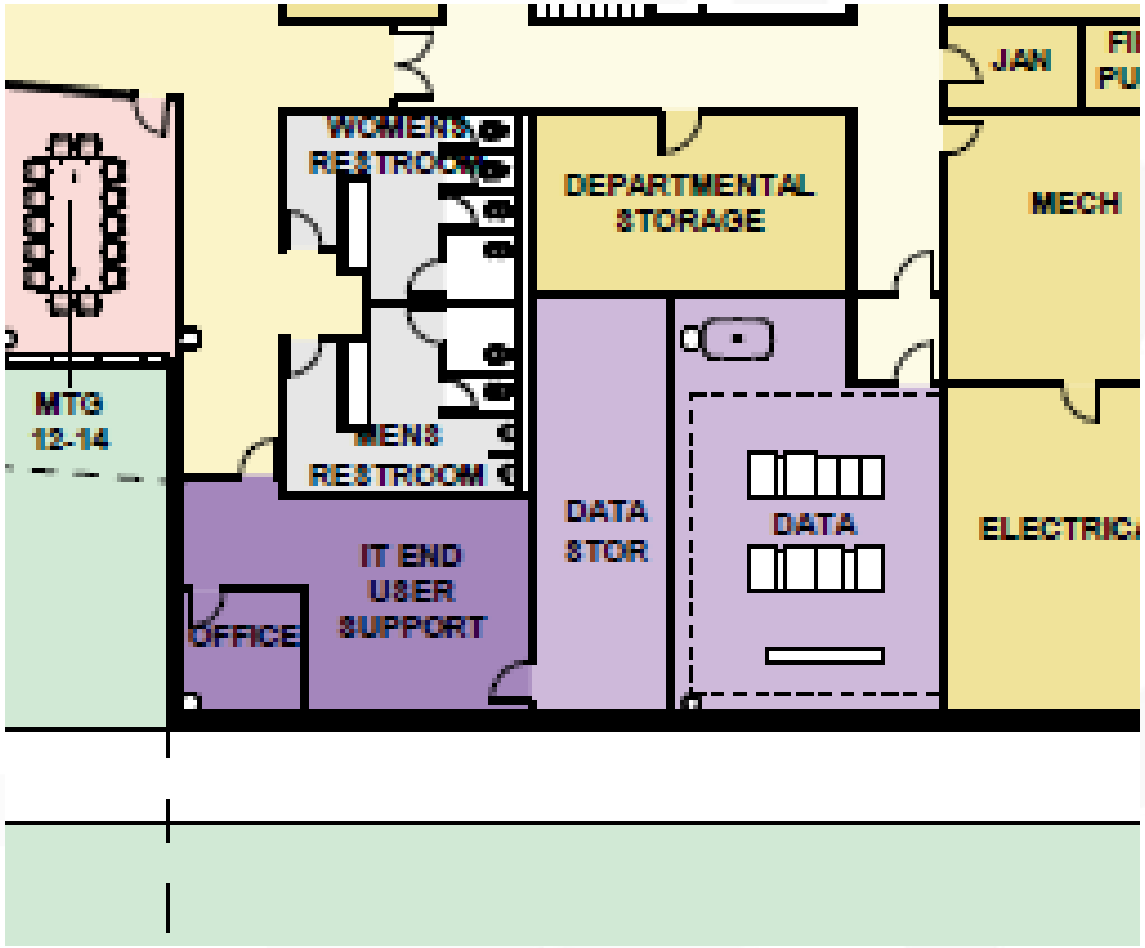
Plan B:
"On Premise-Cloud" Architecture

Plan B Pros

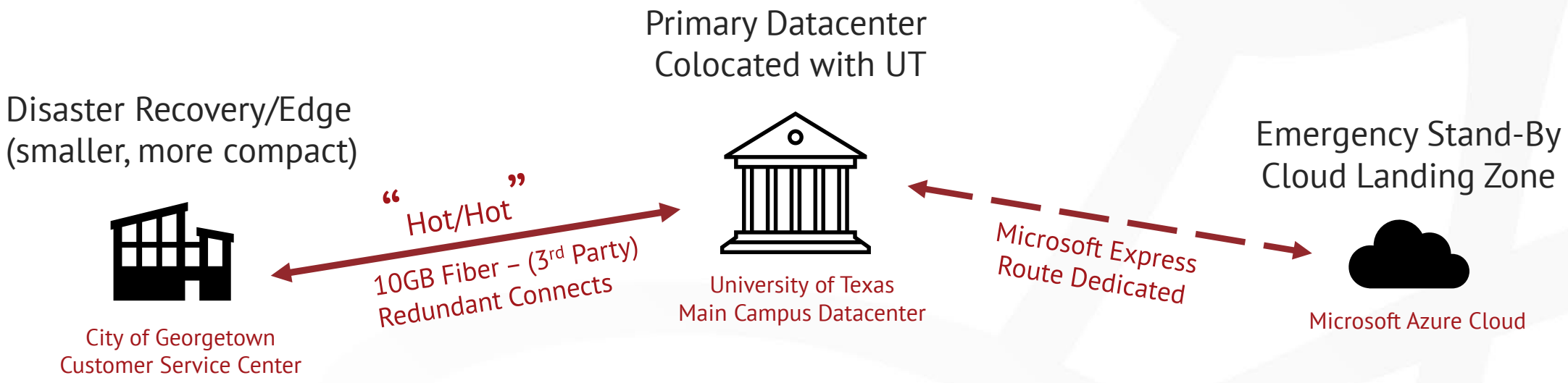
- Cuts approximately 133K in annual costs (connectivity)

Plan B Cons

- Allocate more space at CSC
- Lose redundancy / resiliency benefits
- Lose "Hot/Hot" architecture (ability to fail over rapidly)
- Lose value of collocating



Recommendation:
"Edge-Colo-Cloud" Architecture



Next Steps:

- Complete agreement with UT
- Continue design/build of CSC
- Budget approvals:
  - FY '26 Mid-Year: $1,257,000
  - FY '27: $2,773,800 (assumed construction of CSC)
  - FY '28: $285,000

Feedback

Docusign Envelope ID: 8ECAF256-0631-431C-BCFC-00DB06CD55E9

INTERGOVERNMENTAL CONTRACT

This Interagency Cooperation Contract ("Contract") is effective as of February 1, 2026 ("Effective Date"), by and between the City of Georgetown, a political subdivision of the State of Texas and The University of Texas at Austin, a state agency and institution of higher education. .

I. CONTRACTING ENTITIES:

Receiving Entity:	**The City of Georgetown, Texas,** a home rule municipality and political subdivision of the State of Texas.
Performing Entity:	**The University of Texas at Austin**, an institution of higher education and an agency of the State of Texas, on behalf of the **Austin Shared Data Center ("UT-ASDC")**

II. PURPOSE:

Performing Entity will provide co-location space for servers or other equipment to be hosted UT-ASDC.

<u>Contact Information</u>

The Primary Contact on behalf of Preforming Entity for service related issues regarding this SLA shall be:

Name: Michael Martell – Executive Director
Phone Number: work (512) 475-7223 cell (512) 635-7851
E-Mail: mmartell@austin.utexas.edu

The Service Notification Contact person for Receiving Entity for purposes of this Contract shall be:

Name: Chris Bryce – Director, IT
Phone Number: ***512-930-2579
E-Mail: chris.bryce@georgetowntexas.gov

List name and contact information for Receiving Entity's Officers and/or Staff permitted to access Receiving Entity hardware and other equipment housed at the Data Center pursuant to this Contract and/or or to authorize to Receiving Entity Data, and/or to whom Preforming Entity should direct all subpoenas, court orders, Public Information Request and other demands by third parties for Receiving Entity Data.

Receiving Entity Contact List

Name	Role	Work Number	Cell Number
Chris Bryce	Director, IT	512-930-2577	
email: chris.bryce@georgetowntexas.gov			
Greg Berglund	Asst. Director, IT	512-930-6761	
email: greg.berglund@georgetowntexas.gov			
James Davis	IT Manager – Ops	512-930-3656	
email: james.davis@georgetowntexas.gov			
Minh Luu	IT Supervisor – Ops	512-930-6531	
email: minh.luu@georgetowntexas.gov			
David Hernandez	Network Admin	512-930-7694	
email: david.hernandez@georgetowntexas.gov			
Erin McDonald	Lead Systems Admin	512-930-3655	
email: erin.mcdonald@georgetowntexas.gov			
Jimmy Nguyen	Sr. Systems Admin	512-930-2576	
email: jimmy.nguyen@georgetowntexas.gov			
Wesley Jacobs	Sr. Systems Admin	512-930-2013	
email: wesley.jacobs@georgetowntexas.gov			
Tristan Curtis	Sys. Admin	512-930-2537	
email: tristan.curtis@georgetowntexas.gov			

Approvers: ***

Chris Bryce	Director, IT	512-930-2577	
email: chris.bryce@georgetowntexas.gov			
Greg Berglund	Asst. Director, IT	512-930-6761	
email: greg.berglund@georgetowntexas.gov			
James Davis	IT Manager – Ops	512-930-3656	
email: james.davis@georgetowntexas.gov			
Minh Lu	IT Supervisor – Ops	512-930-6531	
email: minh.luu@georgetowntexas.gov			
Wayne Nero	Assistant City Mgr.	512-930-6568	

email: wayne.nero@georgetowntexas.gov

III. STATEMENT OF SERVICES TO BE PERFORMED:

Performing Entity will perform the following services ("services"):

Data Center Space—Preforming Entity will provide housing for Receiving Entity's hardware in a secure location and includes traditional data center infrastructure services such as shared rack space, console switch, electrical power, HVAC, backup generator power and UPS.

Data Backup and Restore: The Receiving Entity shall be responsible for all backup and restore activities as it pertains to the Receiving Entity hardware being housed in the Data Center.

Data Center Access: Physical access to the Data Center will be controlled by the Preforming Entity. Except as otherwise provided in this SLA, only the Receiving Entity's staff identified in the Receiving Entity contact List will be permitted to have physical access to the Data Center Space. Access to additional individuals may be granted only upon request of the Approvers in Exhibit A.

Badge provisioning and visits to the data center are to be coordinated and scheduled in advance. Vendors and 3rd parties are allowed with restrictions. Please submit a service request via email at udc-request@austin.utexas.edu for all security or access related inquiries. Emergency maintenance should be submitted promptly. Vendors or individuals not listed in Receiving Entity contact list will require authentication from an individual on the list.

Infrastructure Description:
Austin Shared Data Center is designed as a highly reliable and concurrently maintainable facility. The design allows for maintainability without interruption to data center services. The facility design allows 1 side to be taken down to conduct maintenance without impact to data center services.

Primary Power: Provided by the University of Texas at Austin's own power plant, which is backed up by City of Austin power. The UDC is equipped with uninterruptible power supplies (UPSs) In the event of an electrical disruption, the UPSs maintain power to the IT equipment until the backup generators come online. Backup generators are connected to the A and B feeds and have at least 24-hour fuel supplies.

IT Equipment Power: Provided from an A and B source to every server for redundancy. The redundant power connections allow servers to retain power even during maintenance and unplanned events. Maintenance will be performed on only one side of the electrical system at a time.

Environmental: Cooling is provided by a redundant cooling system that maintains the raised floor space at a temperature between 70 to 74 degrees (Fahrenheit) and humidity between 35 to 60 percent.

Fire Detection and Suppression: VESDA Early warning detection system. Dry pipe water suppression, individually zoned, double-interlocked pre-action system.

Physical Security: The data center has a state-of-the-art security system and stringent security processes. Physical security for the UDC is governed by the Austin Shared Data Center Security Standard.

Infrastructure Monitoring: Preforming Entity's infrastructure monitoring to be conducted at the Data Center shall address, but is not limited to, potential security, fire suppression, and water damage. All monitoring will be done on a 24/7/365 schedule.

Facility/Data Center Maintenance: Based on facility design there are no scheduled maintenance outage windows. The Preforming Entity will conduct periodic non-impacting Facility Maintenance. The Preforming Entity will provide at least 5 business days' notice to the Receiving Entity before initiating a Facility Maintenance. If unforeseeable circumstances require an emergency Facility Maintenance based on a shorter notification period, the Preforming Entity shall provide prior notification to the Receiving Entity with notice that is reasonable under the circumstances.

Facility/Data Center Maintenance Notifications: The Preforming Entity will maintain a mailing list of customer contacts used to notify Receiving Entity customers about facility maintenance events. The Receiving Entity must notify the Preforming Entity of any changes to contact information as part of providing escalation path information. The Preforming Entity will review contact lists bi-annually.

Hardware Support: Preforming Entity shall provide the following levels of service:
Tier 1 support is available 24x7x365 and includes:

Visual Inspections, Reboots, Removable Media Swaps, Console Connections, Cabling Reseats, Receiving Records Requests, and On-site assistance during customer visits.

Tier 2 support is available 7 a.m. to 7 p.m. Monday to Friday as well as 7 a.m. to 10 a.m. on the first Saturday of the month and includes:

IT Equipment Installation / De-installation / Relocation, Hardware Component Installations & Replacements, OOBM / DRAC / ILOM Configuration, Hard Drive Degaussing & Destruction, Vendor Coordination & Support, Inventory / Surplus Coordination, Shipping / Receiving of IT Equipment, Security Records Requests.

Hardware Support Maintenance: The Preforming Entity may conduct non-impacting maintenance in a rack or on hardware, as requested by the Receiving Entity. If the maintenance will be intrusive, a maintenance notification will be sent 15 minutes prior to the work being performed. Intrusive maintenance is defined as: Work in or around the rack that has the potential to compromise power or networking, work that requires a device be moved, and work that requires internal component replacement. The maintenance notification will include the activity of the work performed and the location of the device.

Hardware Support Maintenance Notifications: The Preforming Entity will maintain customer contact information associated to each device in the Data Center Infrastructure Management (DCIM) tool and will be used to notify Receiving Entity customers about

Hardware/Rack maintenance events. The Receiving Entity must notify the Preforming Entity of any changes to contact information as it relates to hardware in the DCIM as part of providing escalation path information. Contacts will be reviewed bi-annually by the Preforming Entity.

Receiving Entity Obligations as to Security: Receiving Entity is responsible for ensuring that its staff will not attempt to circumvent or interfere with Preforming Entity's reasonable security precautions relating to the services provided by the Preforming Entity. The Receiving Entity agrees to provide Preforming Entity with prior notification of any change in configuration that could interfere with the Data Center services, and if necessary and upon the Preforming Entity's request provide a qualified, knowledgeable representative to be present at the Data Center to assist the Preforming Entity in addressing issues created by any such configuration change.

Data Center Services Unavailability: Receiving Entity agrees to, open a Trouble Ticket by reporting the Data Center services unavailability to the Data Center by request portal https://datacenters.utexas.edu/service, email at *udc-request@austin.utexas.edu* or by telephone to 512-471-0007 within 24 hours of experiencing any Data Center services unavailability that it believes is not created by the Receiving Entity's own network, internet service provider or other system host. Upon receipt, the Preforming Entity will discuss the report with Receiving Entity and attempt to resolve the service interruption immediately. If immediate resolution is not possible, the Data Center will assign a Trouble Ticket number to the issue and begin an investigation in order to resolve the issue.

Disaster Recovery: The Parties agree that that disaster recovery replacement costs or business continuity planning are not included in any of the services provided by the Data Center. The Data Center disaster recovery plan is hosted by Kuali Ready and available upon request. It is deemed by the Parties to fulfill the problem management requirements for this SLA.

Item	Availability	Description	Rate
Tier 1 (Remote Hands)	24x7x365	Visual Inspections, Reboots, Removable Media Swaps, Console Connections, Cabling Reseats, Receiving Records Requests, and On-site assistance during customer visits	No Charge
Tier 2 (Smart Hands)	7am-7pm M-F 7am-10am 1st Saturday	IT Equipment Installation / De-installation / Relocation, Hardware Component Installations & Replacements, OOBM / DRAC / ILOM Configuration, Hard Drive Degaussing & Destruction, Vendor Coordination & Support, Inventory / Surplus Coordination, Shipping / Receiving of IT Equipment, Security Records Requests	No Charge

Request Acknowledgment Guarantee; Request Action Guarantee. Performing Entity will acknowledge receipt of and respond to Receiving Entity's requests relating to Data Center services within per the response times listed in the table below.

Request Severity and Response Times

The Shared Data Center will respond to requests according to the following severity levels:

Routine service requests can be submitted through the Self-Service Portal or via email and are assigned as Priority 4.

Urgent service requests should be submitted via phone to the Operations Center and are assigned as Priorities 1, 2 or 3.

Email: udc-request@austin.utexas.edu

Phone: 512-471-0007

Service Page: https://datacenters.utexas.edu/service

Priority	Acknowledgement	Response
1	30 Minutes	2 Hours
2	90 Minutes	4 Hours
3	120 Minutes	1 Business Day
4	4 Hours	3 Business Days

IV. WARRANTIES:

Performing Entity warrants that (1) it has authority to perform the services under authority granted in Section 65.31, *Texas Education Code* and Chapters 771 and 791, *Texas Government Code;* and (2) the representative signing this Contract on its behalf is authorized by its governing body to sign this Contract.

V. BASIS FOR CALCULATING REIMBURSABLE COSTS:

Annual Co-Location Costs – Effective 9/1/24

Item	Description	Frequency	Rate
Colocation Fee	Per Consumed RU (Rack Unit) or Blade Slot*	Annual	$357.00
Minimum Cabinet Charge**	Sole owner reserved cabinet space	Annual	$5,000.00

Rates are reviewed at a minimum, every 3 years, per the Preforming Entity's policy.

*Each Blade Server is counted as an occupied RU (Rack Unit)

**Unoccupied reserved or occupied cabinets where per equipment fees are below the minimum charge will be billed at the minimum cabinet charge rate.

Service includes space in a standard configuration 19” enclosed cabinet with 30 Amp/208 Volt, A/B power. Power is non-metered/charged and available up to the per cabinet threshold of 7.2KW. ASDC standardized structured and patch cabling is provided. Any requirements outside this standard configuration such as additional power is subject to related one-time costs. These costs will be determined per project and will be provided in the initial quote.

Performing Entity

VI. CONTRACT AMOUNT:

The total amount of this contract shall not exceed $99,999.99 during the initial term.

VII. PAYMENT FOR SERVICES:

Performing Entity will invoice Receiving Entity for services annually upon execution of this contract 60 days in advance of invoice due date.

Performing Entity will invoice in October for the full fiscal year (9/1-8/31) based on the current equipment installed. Any partial year billing based on added or removed equipment will be reconciled on the following invoice in the form of additional charges or credit.

In accordance with Chapters 771 and 791, *Texas Government Code*, Receiving Entity shall reimburse Performing Entity for services satisfactorily performed from appropriation items or accounts of the Receiving Entity from which like expenditures would normally be paid, based upon vouchers drawn by the Receiving Entity payable to Performing Entity.

Payments made under this Contract (1) are based on cost recovery (2) will fairly compensate Performing Party for the services performed under this Contract, and (3) will be made from current revenues available to Receiving Party.

Invoices should be sent to the attention of:

BILL TO: The City of Georgetown
Information Technology
*** P.O. Box 409
Georgetown, Texas 78627

SHIP TO: The City of Georgetown Information Technology
300-1 Industrial Ave.
Georgetown, Texas 78626

XIII. TERM OF CONTRACT:

This Contract will begin on the Effective Date and will expire on August 31, 2027 (the "Initial Term"). Unless otherwise requested by either the Performing or the Receiving Entity, this contract will automatically renew for up two (2) consecutive, three-year terms following the first expiration date of the contract.

IX. TERMINATION:

In the event of a material failure by a either Entity to perform its duties and obligations in accordance with the terms of this Contract, the other agency may terminate this Contract upon one hundred and eighty (180) days' advance written notice of termination setting forth the nature of the material failure; provided that, the material failure is through no fault of the terminating Entity. The termination will not be effective if the material failure is fully cured prior to the end of the one-hundred-and-eighty-day period.

In the event that either the University of Texas Board of Regents, the City of Council of the City of Georgetown or the Texas State Legislature fails to authorize funding appropriations required to perform or receive the services, either Entity may terminate this contract upon 180 days advance written notice to the other Entity.

Upon termination of this contract, the Receiving Entity may retrieve any servers, hardware or other equipment owned by the Receiving Entity within sixty (60) days of the termination date.

X. NOTICES:

All notices, consents, approvals, demands, requests or other communications provided for or permitted to be given under any of the provisions of this Contract 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 Receiving Entity:
The City of Georgetown
City Manager
808 Martin Luther King Jr St
Georgetown, Texas 78626

If to Performing Entity:
The University of Texas at Austin
Information Technology Services
University Data Center
10100 Burnet Road
Austin, TX 78758
Mail Code: G9805
Attention: ET Operations

or such other person or address as may be given in writing by either Entity to the other in accordance with this Section.

XI. OTHER PROVISIONS, IF ANY:

Certification. The Contracting Agencies certify that, (1) the services specified above are necessary and essential for activities that are properly within the statutory functions and programs of the affected entities, (2) the proposed arrangements serve the interest of efficient and economical administration of the State of Texas, and (3) the services, supplies or materials contracted for are not required by Section 21, Article 16 of the *Texas Constitution* to be supplied under contract given to the lowest responsible bidder.

Duly authorized representatives of the Contracting Agencies have executed and delivered this Contract to be effective as of the Effective Date.

PERFORMING ENTITY:
The University of Texas at Austin

DocuSigned by:
By: Linda Shaunessy
D9E4716847F042B...

Name: Linda Shaunessy

Title: Business Contracts Administrator

Date: 2026-01-16 | 16:10:57 PST

RECEIVING ENTITY:
The City of Georgetown

By: _____

Name: Josh Schroeder_

Title: Mayor

Date: _____

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Purchase and Installation of Sports Lighting from Musco Lighting for McMasters

SUGGESTED ACTION:
Consideration and possible action to approve the purchase and installation of sports lighting from Musco Sports Lighting, LLC using Buy Board contract #779-25 in the amount of $230,000.00 for the McMaster Athletic Complex -- Eric Nuner, Parks and Recreation Assistant Director

ITEM SUMMARY:
The sports lighting equipment at McMaster Athletic Complex, including two soccer fields and one football field, has been identified for replacement through the Parks and Recreation Department's Capital Repair and Maintenance Program. The existing lighting system, originally installed in 2001, has reached the end of its useful life based on its age and a recent physical condition assessment.

The proposed upgrade will replace outdated high pressure sodium fixtures with energy efficient and long-lasting LED fixtures while utilizing the existing light poles. This improvement will enhance field visibility, reduce energy consumption, and decrease long term maintenance requirements.

Pricing for the project is based on BuyBoard cooperative contract pricing, which has been competitively bid to ensure best value.

FINANCIAL IMPACT:
Funds are budgeted in the FY26 Parks CIP Fund

SUBMITTED BY:
Amy Castillo, Parks and Recreation

ATTACHMENTS:
1. Quote - McMaster quote 12.2 (1).pdf

Quote

McMaster Athletic Complex Soccer Relight
Georgetown, TX
Date: December 2, 2025
Expiration Date: February 2, 2026
Musco #236350

Quote: Materials and Installation

QuickFit™ System Upgrade as described below:

2 Soccer Fields, 1 Football Field - $228,735.00

Performance and Payment Bond -..... $1,265.00

BuyBoard
Master Project: 218434, **Contract Number:** 779-25, **Expiration:** 09/30/2026
Commodity: Parks and Sports Field Lighting Products and Installation Services

All purchase orders should note the following:
BuyBoard Purchase – Contract Number: 779-25

Quote is confidential. Pricing and lead times are effective for 60 days only.
Prices are subject to change if the order is not released within 60 days from the date of the purchase. Sales tax is not included.

QuickFit™ System Upgrade

System Description: Integrates into your existing Light-Structure System™ to ensure a quick install and reliable operation. Existing

System Components

- Pre-cast concrete bases
- Galvanized steel poles

New System Components

- Factory-aimed QuickFit™ luminaires, including BallTracker® technology (Football Field Only)
- Factory-wired and tested remote electrical component enclosures
- Pole length factory-assembled wire harnesses
- UL listed as a complete system
- Control System

System Upgrade Installation – QuickFit

- Luminaires are factory aimed and ready for installation
- Factory-built wire harness connects the electrical components enclosure to the poletop luminaire assembly
- Complete system approach reduces installation time and maximizes long term value
- For installation the following will be provided: demo, labor, lift and equipment to install all upgraded components
- Cuts energy by approximately 50%
- Qualifies for DLC utility rebate programs

On Field Performance – control to benefit players and fans

- Guaranteed light levels

Environmental Light Control – control for neighbors and the environment

- Reduction of glare compared to the existing system.

Always Ready to Play – assuring the performance you expect

- Product assurance and warranty program for all new components that includes materials and onsite labor, eliminating maintenance costs for 10 years.

2024 Musco Sports Lighting, LLC • M-5230-en04-1

Payment Terms

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Musco Contracts
Email: musco.contracts@musco.com

All Purchase orders should note the following:
BuyBoard Purchase – Contract Number: 779-25

Notes

Quote is based on:

- Shipment of entire project together to one location.
- Voltage and phase to be confirmed prior to production.
- Owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees
- Confirmation of pole or luminaire locations prior to production.

Thank you for considering our Team for your sports lighting needs. Please contact me with any questions.

Brant Troutman
Texas Sales Executive
Musco Sports Lighting, LLC
Phone: 512-914-9500
E-mail: brant.troutman@musco.com

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Task Order HAI-26-001 with Halff Associates for Blue Hole Park Construction Plans

SUGGESTED ACTION:
Consideration and possible action to approve Task Order HAI-26-01 with Halff Associates Inc., in the amount of $1,290,023.00 for Blue Hole Park Construction Plans -- Kimberly Garrett, Parks and Recreation Director

ITEM SUMMARY:
A Task Order with Halff Associates was approved on August 27, 2024, to provide professional planning and design services for the preparation of a Master Plan for Blue Hole Park. At the February 1, 2025 City Council Workshop, two preliminary concepts were presented that were developed through site analysis and data collection, stakeholder input, and community engagement.

City Council feedback was received during the workshop, and additional community feedback was collected through an online survey, as well as in-person engagement at the State of the City event and the Red Poppy Festival. This combined feedback informed the development of a draft Master Plan concept, which was presented to City Council on June 10, 2025. The final Master Plan presentation was provided to City Council on October 28, 2025, and included a recommended final concept along with an Opinion of Probable Construction Cost.

The Blue Hole Park Master Plan serves as a visionary framework to guide the future development of the park. The plan outlines proposed programming, facilities, park features, general layout, funding requirements, and implementation strategies. Capital Improvement funding is allocated in Fiscal Year 2026 to advance the project into the construction design phase.

Professional design consulting services include landscape architecture, architecture, civil engineering, structural engineering, and mechanical, electrical, and plumbing (MEP) engineering. Design support services include surveying, geotechnical investigation, hydraulic and hydrologic modeling and analysis, and environmental services.

FINANCIAL IMPACT:
Funds are budgeted in the FY26 Parks CIP Fund

SUBMITTED BY:
Amy Castillo, Parks and Recreation

ATTACHMENTS:
HAI-26-001 [Halff].pdf

Task Order No. HAI-26-001, consisting of 22 pages.

Task Order

In accordance with paragraph 1.01 of the Master Services Agreement between Owner and **Halff Associates, Inc.** ("Landscape Architect") for Professional Services – Task Order Edition, dated December 12, 2023 ("Agreement"), Owner and Landscape Architect agree as follows:

1. **Specific Project Data**

   A. Title: **Blue Hole Park Design & Construction Phase 1**

   B. Description: **The scope of the work proposed herein is for Halff Associates, Inc. and its subcontractors/subconsultants (herein referred to as the CONSULTANT) to provide professional design services necessary for the preparation of construction plans for Blue Hole Park Phase 1 (herein referred to as the PROJECT) for the City of Georgetown, Texas (herein referred to as the CITY), as well as construction administration services throughout construction.**

   C. City of Georgetown Project Number: **PRJ000575**

   D. City of Georgetown General Ledger Account No.: **FUND 120 CC0211**

   E. City of Georgetown Purchase Order No.:

   F. Master Services Agreement, Contract Number: **24-0050-MSA**

2. **Services of Landscape Architect**

   This Task Order shall be fully subject to the MSA. The scope of services for this proposal has been prepared using the following assumptions as a basis for its preparation:

   - The purpose of the work is for the CONSULTANT to provide professional design services and construction phase services necessary to develop the PROJECT. Professional design consulting services consist of landscape architecture, architecture, civil engineering, structural engineering, and MEP engineering. Design support services consist of surveying, geotechnical investigation, hydraulics and hydrology modeling analysis, and environmental services.
   - Improvements are limited to those described in the Opinion of Probable Construction Costs.
   - The construction development budget for the PROJECT, including contingencies and soft costs for professional consulting and support services (defined herein), is approximately $10.15 million.
   - The CONSULTANT intends to work in effective cooperation with the CITY and other regulatory entities to achieve efficient and acceptable implementation of the PROJECT. The CONSULTANT will use the following subconsultant(s) to perform the necessary scope of work due to previous experience with the CITY and successful project history with the CONSULTANT.
     a. MODE Design Company – Architecture
     b. Hendrix Consulting Engineers – MEP

c. Raba-Kistner – Geotechnical Engineering Services

- Platting services or services providing a Letter of Regulatory Compliance will not be required or provided.
- The final deliverables (digital) for the PROJECT will consist of construction plans and specifications, and Opinion of Probable Construction Costs.
- Drawings from each phase (30%, 60%, 90% and Final) will be reviewed by the CITY departments responsible for final approval and permitting of the PROJECT. This is intended to avoid revelations at permitting that will delay the PROJECT schedule.
- No reports will be prepared unless specifically stated in the Design Scope of Services.
- The CITY will supply existing and proposed available data related to or associated with the limits of work to the CONSULTANT, as available. Existing data to be provided shall consist of the following at a minimum:
    a. **Existing Improvements** – construction documents and as-builts for existing facilities and utilities completed within and adjacent to the PROJECT limits, including, low-water crossing, water main, wastewater line, storm sewer, or any utilities related to or associated with the limits of work. The CITY will also provide any dry utility information (communications, gas, etc.) related to or associated with the limits of work.
    b. **Parcel Information** – boundary surveys, plats, deeds, easement information, licensing agreements, utility agreements, or any other existing or proposed property/right-of-way information and or legal instruments related to or associated with the limits of work.
    c. **Other Applicable Information** – such as hydraulic/drainage reports, environmental reports, geotechnical reports, or other reports completed within or adjacent to the PROJECT area for reference that would be beneficial to the PROJECT, and any standard details and specifications as necessary to assist the design CONSULTANT. All past and current available aerial imagery of the PROJECT area.
- The CITY will perform the following:
    a. Prepare and coordinate any required Licensing and/or Utility Agreements.
    b. Acquire right-of-entry on any property not owned by the CITY should it be determined necessary to complete the scope of work identified within this agreement including survey, design team, and geotechnical access if applicable.
    c. Facilitate and coordinate with private property owners, if deemed necessary.
    d. Provide right-of-way acquisition if necessary.
    e. Coordinate with utilities for relocations of existing utilities if necessary.
    f. Provide direction necessary for aesthetic treatment of proposed park structures, amenities and landscaping.
    g. Provide a project manager experienced in public site development design and construction projects.
    h. Provide a CITY team consisting of Parks, Engineer, Development Services, Public Works, and other internal department members to provide consistent and thorough review throughout design and permitting for the PROJECT.
    i. Construction inspection of improvements.
    j. Pay/waive all CITY filing, permit review, application and inspection fees.
    k. Pay for all regulatory permit application and review fees (State, TCEQ, etc.).
    l. Provide any other pertinent information to assist the CONSULTANT.

Given the above-stated assumptions, the CONSULTANT will provide the following professional design, and design support scope of services.

DESIGN SCOPE OF SERVICES

Subject to the MSA, the proposed basic design scope of services, which are outlined below, shall include the following professional design services: project management and coordination, design development (30% design), construction documents, (60%, 90%, Final signed/sealed), regulatory permitting, construction proposal assistance, and construction phase services.

PHASE 1: PROJECT MANAGEMENT & COORDINATION

This phase will provide the following throughout the PROJECT duration:

- Provide overall project management services including contract administration, progress reporting, budget control, schedule control, project coordination, resource allocation, subconsultant management and coordination and preparation & processing of invoices.
- Preparation of meeting agendas and distribution of minutes for all meetings with the CITY.
- Perform internal Quality Assurance/Quality Control (QA/QC protocol) reviews, including subconsultant work products.

PHASE 2: DESIGN DEVELOPMENT

This phase includes the preparation of design development drawings (30% design) and a preliminary opinion of probable construction costs (OPCC) for improvements. The design development plans will further define the character and essentials of the project concept, including description of materials. This phase will include the following:

- **Base map development.** Prepare an overall base map of existing conditions and proposed improvements to be used in kick-off and pre-development meetings.
- **On-site kick-off/assessment meeting.** Coordinate and attend an on-site kick-off meeting with the design team and the CITY to identify project goals, site opportunities and constraints, schedules and projected milestones. This meeting is intended to include all sub-consultants and design support services, identify additional stakeholders, participants, and CITY staff that should attend the pre-development meeting, and identify questions and concerns that should be addressed during the pre-development meeting. *One, 2-hour, on-site meeting.*
- **Pre-development meeting.** Coordinate and attend a pre-development meeting with CITY staff members dedicated to this project to confirm submittal/application requirements and expectations for review. *One, 2-hour, in-person or virtual meeting.*
- **Drawing development.** Prepare design development (30% construction document) drawings identifying opportunities and constraints resulting from kick-off/assessment and pre-development meetings. Develop OPCC based on design development drawings. Conduct internal QA/QC and revise plans/OPCC per comments.
- **Submit to CITY.** Submit to the CITY for review and comment. Upon receipt of comments, the CONSULTANT will review comments and coordinate meeting with the CITY to discuss comments and determine direction to be taken on further development of construction drawings. *One, 1-hour, virtual meeting.*

Note: Deliverables to be submitted to the CITY in digital PDF format throughout this phase to expedite the design/decision making process. Hard copies are available by request and will be billed as reimbursable expenses.

PHASE 3: CONSTRUCTION DOCUMENTS

Upon acceptance of the 30% Design Development plans and CITY direction, develop working/construction drawings and technical specifications necessary to construct the PROJECT. Construction drawings include general construction and project specific notes, utilities, grading, drainage, dimension control/layout, erosion/sedimentation control, tree protection, architectural, structural, mechanical, electrical, plumbing, lighting plan, landscape and irrigation plans/details and traffic control plans complying with TX MUTCD. The CONSULTANT shall complement drawings with Contract Documents and Technical Specifications including quantity take-offs, which describe materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the work. Plans and specifications will be used for approval and permitting with regulatory entities, bidding, and implementation of the PROJECT. This phase will include the following:

- **Sixty percent (60%) construction drawings.** Coordinate with sub-consultants and prepare 60% construction drawings and OPCC including appropriate escalation factors and contingencies. Conduct internal QA/QC on drawings and OPCC, and revise per comments.
- **Submit to CITY.** Submit to the CITY for review and comment. Upon receipt of comment, the CONSULTANT will review comments and coordinate meeting with the CITY to discuss comments and determine direction to be taken on further development of construction drawings. *One, 1-hour, virtual meeting.*
- **Ninety percent (90%) construction drawings.** Coordinate with sub-consultants and prepare 90% construction drawings, specifications/project manual and OPCC including appropriate escalation factors and contingencies. Conduct internal QA/QC on drawings, specifications/project manual, and OPCC, and revise per comments.
- **Submit to CITY.** Submit to the CITY for review and comment. Upon receipt of comment, the CONSULTANT will review comments and coordinate meeting with the CITY to discuss comments and determine direction to be taken on final development of construction drawings. *One, 1-hour, virtual meeting.*
- **Final construction drawings.** Prepare final sealed/signed/dated construction drawings, specifications/project manual, permit applications, and other documents required for regulatory permitting. Update OPCC including appropriate escalation factors and contingencies. Conduct internal QA/QC on drawings, specifications/project manual, applications, other documents required for permitting and OPCC, and revise per comments prior to issuing for regulatory permitting.
- **Submit to CITY.** Provide a copy of final documents to be used for regulatory permitting to the CITY for their records.

Note: Deliverables to be submitted to the CITY in digital PDF format throughout this phase to expedite the design/decision making process. Hard copies are available by request and will be billed as reimbursable expenses.

PHASE 4: REGULATORY PERMITTING

Upon the CITY's approval of construction drawings and OPCC, the CONSULTANT will assist the CITY with regulatory submittals and permitting. This phase includes the following activities:

- **Texas Department of Licensing and Regulations (TDLR): Texas Accessibility Standards (TAS) Compliance.** The CONSULTANT shall register the project with TDLR, submit plans and address any comments as required for conditional plan approval to secure

compliance with TAS and Americans with Disabilities Act. TDLR inspection for compliance with TAS will be required upon completion of project construction.

- **Texas Commission on Environmental Quality (TCEQ): Edwards Aquifer Recharge Zone Plan.** The CONSULTANT shall provide the following services:
    a. Prepare a Water Pollution Abatement Plan (WPAP).
    b. Review and incorporate Geological Assessment/Karst Survey within application.
    c. Meet with TCEQ to review application and address any comments required for approval/permitting (2 meetings).
    d. It is assumed the preferred method of water quality treatment for the improvements is to consist of natural vegetated filter strips.
- **City of Georgetown: Site Development Permit, Building Permit, and Floodplain Development Permit.** The CONSULTANT will follow all required development permit processes within the City of Georgetown, Texas. The CONSULTANT will provide all documents necessary to secure approvals and permitting, and will provide the following services:
    a. Prepare necessary plans, documents and application(s) for proposed park improvements.
    b. Review and address any comments required for approval and permitting.
    c. Engineer will prepare and submit a City Floodplain Development Permit for the project.

Note: All filing, permit review, processing, application and inspection fees to be paid by the CITY or waived by the CITY. Deliverable quantities for permitting to be determined by the CITY and/or regulatory entities; plans, specifications, reports, etc. to be billed as reimbursable expenses.

PHASE 5: CONSTRUCTION PROPOSAL ASSISTANCE

Upon approval and permitting of construction documents by the CITY, the CONSULTANT shall assist the CITY during the procurement of construction services for phase 1 improvements. This phase includes the following services:

- **Competitive Sealed Proposal (CSP).** Assist the CITY with preparing and organizing a proposal solicitation for CSP. The CONSULTANT will assist the CITY with a pre-proposal conference. *One, 1-hour, virtual meeting.*
- **Respond to contractors.** The CONSULTANT will address contractor Requests-for-Information (RFI's) and prepare/issue addenda as required.
- **Open bids.** The CONSULTANT will assist the CITY with proposal opening. *One, 1-hour, virtual meeting.*
- **Evaluate bids.** The CONSULTANT will assist the CITY with review and evaluation of proposals and provide a written recommendation to the CITY if required. Final evaluation and scoring to be provided by the CITY. *One, 1-hour, virtual meeting.*
- **Award.** Once approved by the CITY, the CONSULTANT will attend City Council meeting for award of construction contract as required. *One, 1-hour, in-person meeting.*

Note: Deliverables to be submitted to the CITY in digital PDF format throughout this phase to expedite the design/decision making process. Hard copies are available by request and will be billed as reimbursable expenses.

PHASE 6: CONSTRUCTION PHASE SERVICES

Upon award of construction contract, the CONSULTANT will endeavor to secure compliance by the contractor with the plans and specifications. The CONSULTANT shall not be responsible for construction means, methods, techniques, sequences, or procedures in connection with the work and the CONSULTANT shall not be responsible for the contractor's errors or omissions or failure to carry out the work in accordance with the contract documents. The CITY will provide and pay for construction inspection and materials testing services. This phase will include the following:

- **Pre-construction meeting.** The CONSULTANT will attend and assist the CITY in conducting and overseeing a pre-construction meeting. *One, 1-hour, virtual or on-site meeting.*
- **Construction observation.** The CONSULTANT will prepare and process RFI's (clarifications to plans/specifications), change proposals, change orders (CO's), field orders (FO's), and additional supplemental information (ASI's), and review and approve shop drawings, submittals, samples and mock-ups (as required).
- **Bi-monthly progress meetings.** The CONSULTANT will conduct and oversee bi-monthly progress meetings. Estimate construction time is 12 months. The CONSULTANT will be responsible for agendas, and the recording, keeping and distribution of all minutes. *Twenty-four, 1-hour, on-site meetings.*
- **Payment approvals.** The CONSULTANT will review and approve contractor's monthly Application/Certification for Payment.
- **Substantial completion.** The CONSULTANT will attend and assist the CITY with a substantial completion inspection and walkthrough including concurrent TAS inspection, issue a punch list for incomplete items including time for completion, and issue a letter of substantial completion. *One, 2-hour, on-site meeting.*
- **Final acceptance.** Upon notice of all punch list items being completed, the CONSULTANT will attend and assist the CITY with final inspection for acceptance of project and issue a letter of concurrence. *One, 1-hour, on-site meeting.*
- **Close-out.** Assist the CITY in acquiring final close-out documents, warranties, accurate as-built drawings (by contractor) and other documents from the contractor required to close out the PROJECT.
- **Final pay app.** Review and approve contractor's final Application/Certification for Payment, including retainage.
- **Record drawings.** The CONSULTANT will prepare record drawings based on the contractor's as-built documents.

Note: Deliverables to be submitted to the CITY in digital PDF format throughout this phase to expedite the design/decision making process. Hard copies are available by request and will be billed as reimbursable expenses.

DESIGN SUPPORT SCOPE OF SERVICES

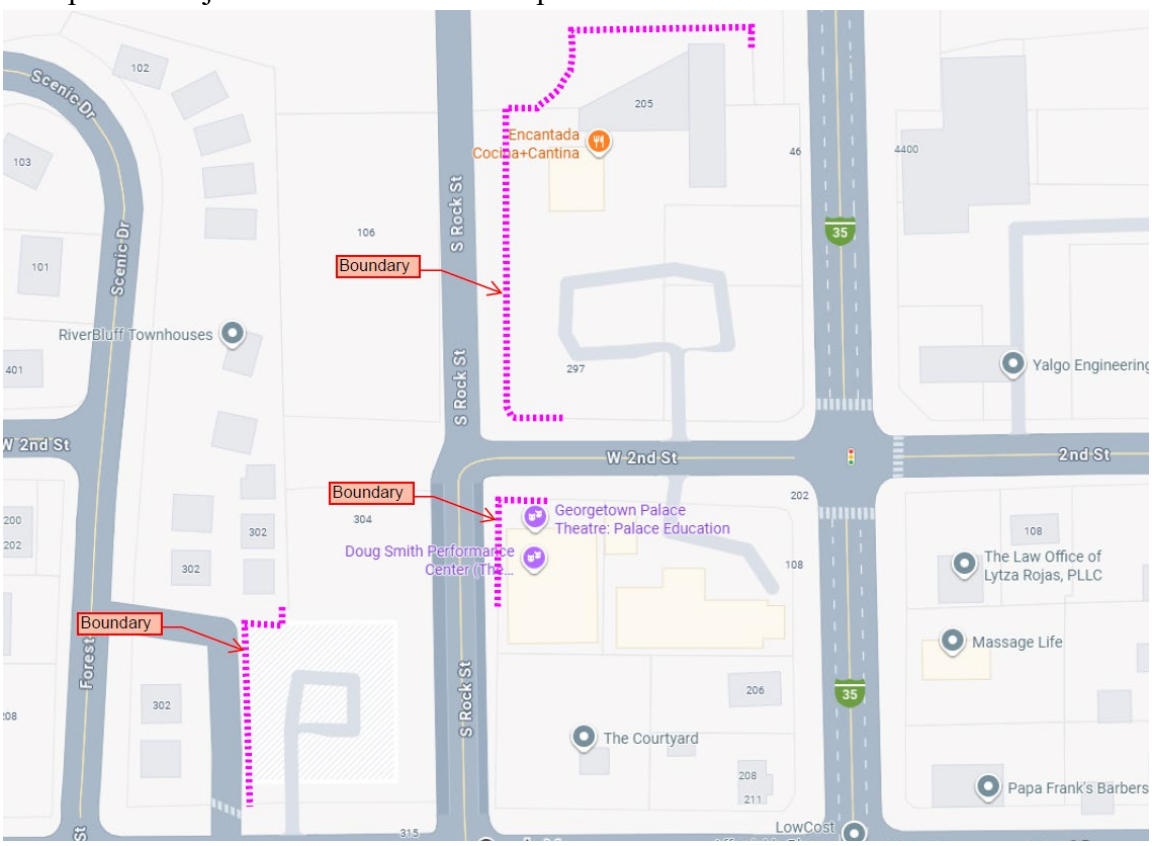
The following design support services are necessary to provide critical data and information for professional design services to be accomplished and include the following phases: Tree Survey, Geotechnical Services, Environmental Permitting and Hydraulics and Hydrology.

PHASE 7: PARTIAL BOUNDARY VERIFICATION AND TREE SURVEY

The CONSULTANT will perform a partial boundary verification survey of the subject areas (shown below), which we will utilize in preparation of surveying and engineering deliverables for the project.

The survey will be conducted in substantial accordance with TSPS Category 1-B, Condition II requirements. This does not include the preparation of a survey map suitable for the title insurance purposes or for addressing Schedule B items.

- The property corners of the subject tract will be recovered and flagged.
- This proposal does not include research efforts normally performed by a title company.
- Prepare Civil 3D CAD file containing boundary information.
- Specific subject areas shown below in pink:



Surveyor will perform a tree survey for the limits of work and as-built conditions for pavement and utility tie-ins as required. The following specific services will be provided:

- Locate existing trees 8 inches in diameter or larger, measured at Diameter Breast Height (DBH) - four and one-half feet above ground. The DBH of a tree with more than one trunk shall be calculated as the sum of the DBH of the largest trunk and one-half the sum of the remaining trunks. The critical root zones will be represented by a circle (tree circle), the radius of which equals 1 foot for each inch of tree diameter, unless other local or specific standards are provided to us. The CITY understands that certain species of trees may be difficult to identify, particularly in winter months, and the CITY should consider retaining an arborist to confirm the identification of certain trees in critical areas.
- Process field collected data for field survey.
- Perform quality control for survey requirements.
- Prepare Civil 3D CAD file containing survey data.

ASSUMPTONS

- Chainsaw use may be necessary for site-line clearing, and the CITY authorizes cutting of underbrush and small trees for this purpose.
- The CITY will provide any permission necessary for access on adjoining properties to gather topographic or boundary information that may be required.

EXCLUSIONS

Surveyor specifically EXCLUDES the following items from this Proposal:

- Return trips to reset damaged control points.
- Topographic or control survey (this was completed under previous Task Order).
- ALTA/NSPS survey.
- All boundary or tree information outside the scope of the above mentioned services.

PHASE 8: GEOTECHNICAL SERVICES

Geotechnical services will be provided to determine subsurface soil conditions at the site and develop pavement design recommendations and construction guidelines for roadways, parking lots, trails, and foundations supporting amenity structures.

FIELD STUDY

To explore subsurface soil conditions at this site, the following drilling scope is recommended:

Borings	Number of Borings	Total Depth, ft
20 foot depth (structures and terraces)	10	200
10 foot depth (pavement)	13	130
Total Drilling Footage		**330**

Boring locations will be field located utilizing tape and right-angle measurements from existing benchmarks or using a recreational grade Global Positioning System (GPS) device. The scope of services does not include surveying of the boring locations.

The borings will be advanced to their targeted completion depths below the existing ground surface utilizing a truck mounted drilling rig. Samples will be taken using conventional (Shelby-tube, split-spoon, and NX rock core) sampling techniques. Representative portions of the samples will be sealed, identified, packaged, and transported to our laboratory for subsequent testing and classification.

The borings will be backfilled utilizing auger cuttings and/or bentonite generated during drilling activities. For conditions where borings are advanced through concrete and/or asphalt surfaces, the boreholes will be backfilled with auger cuttings and bentonite and then patched with similar coverings.

Water level readings will be recorded for the open boreholes during drilling and upon drilling completion. If free water is encountered during drilling, the RK geologist will temporarily suspend drilling operations and obtain water level measurements in the open borehole at 5-minute intervals over a 15-minute time interval. Water level measurements will also be recorded at completion of drilling prior to backfilling the boreholes with the auger cuttings and spoils generated during the drilling operations.

Samples collected will be retained in our laboratory for 30 days after submittal of the final geotechnical report.

LABORATORY TESTING

Upon completion of the subsurface exploration, a testing program will be designed to define the strength and classification characteristics of the subgrade soils. The laboratory testing program is anticipated to include moisture content tests, Atterberg Limits (plasticity) tests, unconfined compression tests, and grain size analyses. However, the actual type and number of laboratory tests will be based on the subsurface conditions encountered in the borings. The laboratory testing will be performed in general accordance with applicable ASTM standards. A California Bearing Ratio (CBR) test value will be assumed based on the laboratory test results performed to estimate the strength of the subgrade soils.

ENGINEERING REPORT DELIVERABLE

The results of the field and laboratory phases of the study will be reviewed by engineers and geologists. The results of the review, together with the supporting field and laboratory data, will be presented in a written engineering report. The geotechnical engineering report will include the following information and recommendations, if applicable:

- A boring location map and boring logs;
- A summary of the field and laboratory sampling and testing program;
- A summary of the laboratory test results;
- A review of general site conditions including descriptions of the site, the subsurface stratigraphy, groundwater conditions, and the presence and condition of fill materials, if encountered.
- Foundation design recommendations, including:
    - seismic class design parameters;
    - expansive, soil-related movements using an empirical method for predicting Potential Vertical Rise (PVR) developed by the Texas Department of Transportation;
    - methods for reducing differential movement;
    - settlement estimations, where applicable;
    - type of shallow foundation available to support the structure(s);
    - PTI foundation design parameters;
    - available bearing pressure(s) for shallow foundations;
    - allowable side shear resistance for drilled piers;
    - allowable uplift resistance for drilled piers;
    - lateral LPile design parameters; and
    - lateral earth pressures for retaining wall structures.
- Foundation construction considerations, including:
    - site drainage;

  - site preparation;
  - select fill material specifications;
  - shallow foundation excavations;
  - excavation considerations; and
  - fill placement compaction.
- Global stability analysis of terraced embankment improvements.
- Flexible and rigid pavement component thickness recommendations for emergency access paths, maintenance paths, intersection and crosswalk improvements, and light duty parking and driveways.

This scope of work does not include a geologic fault study nor does it include conducting test pits at the site. Site grading plans can result in changes in the subgrade conditions and alter foundation design recommendations. Final site grading plans and designs for terraced and improved embankments will be required information in the preparation of our foundation engineering recommendations and global stability analysis.

The final report will be produced in a digital PDF and delivered via email.

PHASE 9: ENVIRONMENTAL SERVICES

Cultural Resources Services

Because the project is being developed by the CITY, a political sub-entity of the State of Texas, the project falls under purview of the Antiquities Code of Texas (Title 9, Chapter 191 of the Texas Natural Resources Code), which requires that the Texas Historical Commission (THC) review actions that have the potential to impact cultural resources (e.g., archeological and historical resources) within the public domain. In addition, the project may require authorization by the United States Army Corps of Engineers (USACE) pursuant to Section 404 of the Clean Water Act, which is considered a federal action requiring compliance with Section 106 of the National Historic Preservation Act (Section 106). To enable the CITY to comply with the THC and Section 106, The **CONSULTANT** will perform the services described below for the Blue Hole Park improvements.

- **Antiquities Permit Application for Archeological Survey**
  The **CONSULTANT** will consult the Texas Archeological Sites Atlas, historical maps, and other pertinent data to determine whether any archeological historic properties listed on or eligible for listing on the National Register of Historic Places (NRHP) or State Antiquities Landmarks (SALs) are documented within the APE or adjacent properties, the extent to which the APE has undergone prior cultural resources investigations, and the potential for buried and intact archeological sites. The results of the background review will be summarized in a scope of work that outlines the methodology developed for an archeological survey of the APE. The scope of work will accompany an Antiquities Permit Application submitted for review and approval by the THC. A copy of the scope of work will be provided to USACE for review and approval.

- **Archeological Survey**
  An archeological survey would be conducted by archeologists who meet the U.S. Secretary of the Interior (SOI) Professional Qualification Standards for Archeology and Historic Preservation under the direction of an SOI-qualified Principal Investigator. The archeological survey would be conducted in accordance with Council of Texas Archeologists (CTA) Survey Standards (Survey Standards). Upon issuance of the antiquities permit

number by the THC, the CONSULTANT would conduct an intensive archeological survey consisting of pedestrian reconnaissance and shovel testing in the APE.

In addition, mechanical excavations are required in project areas adjacent to cemeteries to identify the potential presence of unmarked graves. These investigations will consist of mechanical scraping using a smooth bucket, conducted in accordance with applicable Survey Standards, to evaluate the potential for unmarked graves beyond the established boundaries of San Gabriel Cemetery. Mechanical scraping may be augmented by a Ground Penetrating Radar (GPR) survey as a non-invasive method for identifying potential graves. The use of GPR, either in lieu of or in conjunction with mechanical scraping, will be determined through consultation with the THC.

No linear mechanical trenching is proposed for the project. Instead, limited judgmental excavations within the scraped areas may be conducted, as needed, to verify whether exposed sediments are natural or potentially indicative of grave shafts. If agency consultation results in the need for linear mechanical trenching investigations, this will be considered an additional service and scoped separately.

- **Historical Architectural Assessment**
  An SOI-qualified architectural historian will conduct research and an architectural and effects assessment to identify and evaluate historic-age resources (i.e., defined as 45 years or older) within the APE and adjacent properties. The survey would assess the significance of any historic-age resources within the APE in terms of their potential eligibility for inclusion in the NRHP and/or for designation as SALs, as appropriate, and whether the project would impose any direct or indirect effects to these resources. At the conclusion of the architectural survey, a report that summarizes the findings of the survey and provides a recommendation regarding any adverse effects would be submitted for review by the THC.
  The CONSULTANT will subcontract an architectural historian for the project, and this scope includes the typical direct expenses associated with that effort.

- **Archeological Survey Report**
  At the conclusion of the archeological survey, the CONSULTANT would prepare and submit an Archeological Survey Report that conforms to the CTA Reporting Standards. The report would summarize the findings of the archeological survey and provide determinations regarding project effects to archeological resources and any additional Section 106 and TAC requirements. Following a period of CITY review and comment, the Archeological Survey Report would be submitted for review by the THC and USACE.

- **Curation**
  Pursuant to 13 TAC 26.17, and after acceptance of the Archeological Survey Report by the THC, all collected artifacts, field records, photographs and standardized curation forms would be prepared and mailed to the Center for Archaeological Studies, located at Texas State University in San Marcos, Texas for permanent housing.

  Curation is design-dependent. Construction monitoring may be required depending on the final project design, permitting outcomes, and the extent of ground disturbance relative to identified cultural resources. The need for monitoring would also depend on cemetery boundaries and buffer determinations and whether construction activities could result in impacts. If monitoring is required based on agency consultation, it will be treated as an additional service and scoped separately.

- **Construction Monitoring**
  If the THC recommends that archeological construction monitoring is required during ground disturbing activities in any portion of the APE that overlaps with a previously recorded archeological site that has an undetermined NRHP and SAL eligibility status (Monitoring Area), the CONSULTANT would monitor all ground disturbing activities within the recommended Monitoring Area. Prior to beginning construction, the CITY and its construction contractor would supply written notice to the CONSULTANT a minimum of two weeks in advance of the start of construction in the Monitoring Area. A qualified archeologist with the CONSULTANT would be present during all ground disturbing activities within the Monitoring Area. The archeological monitor would have stop-work authority to halt and redirect ground disturbing activities long enough to investigate and document any encountered archeological deposits. All archeological monitors and construction contractors would have a copy of the THC-approved monitoring scope of work at the project site throughout the duration of construction. At the conclusion of the construction monitoring, the CONSULTANT would prepare and submit a draft report that summarizes the findings of the construction monitoring and determinations regarding project effects to archeological resources. Following a period of CITY review and comment, the draft report would be submitted for review by the THC. After addressing any agency comments, the CONSULTANT would submit a final report to the CITY and THC.

<u>Threatened and Endangered Species Services</u>

- **Threatened and Endangered Species Habitat Assessment Report Updates**
  Under a previous scope, the **CONSULTANT** conducted a threatened and endangered species habitat assessment pursuant to compliance with the Endangered Species Act (ESA) and Texas state code for the Blue Hole Park and San Gabriel Park improvements. The assessment included a literature review of state and federally listed threatened and endangered species and evaluation of the study areas for suitable habitat for identified species. The conditions in the study areas for both parks have since changed following a major flooding event in July 2025, requiring new assessments to document current conditions within the study areas. The **CONSULTANT** would conduct field visits within the Blue Hole Park study area only and revise only the previous Blue Hole Park report to reflect present-day conditions.

- **Habitat Conservation Plan**
  Since subsurface impacts in/near Karst Zone 1 (e.g., areas known to contain endangered karst invertebrate species) are anticipated, participation in the Williamson County Regional Habitat Conservation Plan (WCRHCP) through the Williamson County Conservation Foundation (WCCF) is required to mitigate impacts to and obtain incidental take coverage for covered federally-listed karst species (e.g., Bone Cave harvestman and Coffin Cave mold beetle) that may be encountered during construction. The **CONSULTANT** would prepare and coordinate the WCRHCP application and approval.

- **Salamander Habitat Assessment**
  Investigative crew, including a professional geoscientist and a herpetologist who is permitted by the US Fish and Wildlife Service for conducting *Eurycea* due-diligence investigations will conduct a field investigation to search for potentially suitable habitat for listed salamanders. We will produce a report of results that integrates a literature review for nearby potentially-occupied sites as well as site hydrogeological conditions. Site analysis will include gathering basic water quality data such as temperature, ph, and ionic concentrations. Given the highly developed nature of the area we will consider potential anthropogenic sources for spring flow. The assessment will incorporate the opinion of a licensed

geoscientist as whether the source of spring flow may be the Edwards Aquifer versus alluvial storage from river deposits. The report will address whether the site is potentially regulated under the ESA. The CITY is responsible for securing right of entry for field surveys.

- **Group 5 Mussel Habitat Assessment**
  According to the Texas Freshwater Mussel Survey Protocol, the reach of the South Fork San Gabriel River within Blue Hole Park is a Group 5 stream (e.g., streams where no federally- or state-listed freshwater mussels occur, but mussels are known to occur; or, perennial streams where it is anticipated that live freshwater mussels may occur, but presence or diversity have not been confirmed). The **CONSULTANT** would assess streams using the Desktop and Mussel Reconnaissance Survey methodology to determine if suitable mussel habitat within Blue Hole Park is present. The results of this desktop and field assessment, site photos, and aerial imagery would be submitted to TPWD. Following review by TPWD, TPWD may concur in writing that the study area is unlikely to be inhabited by live freshwater mussels and no further mussel survey is necessary. If it is determined that live mussels are potentially present, a mussel survey conducted under a written Aquatic Resource Relocation Plan (ARRP) would be required. This scope does not include a TPWD mussel habitat assessment for the San Gabriel Park improvements.

  The current scope covers only Threatened and Endangered Species Habitat Assessment Report Updates, Habitat Conservation Plan, and Group 5 Mussel Habitat Assessment. Aquatic Resources Relocation Olan and USFWS Section 7 Consultation may be required pending the results of Group 5 Mussel Habitat Assessment and additional salamander/spring assessments, at which point a separate scope would be developed.

- **Aquatic Resources Relocation Plan**
  If TPWD determines that live mussels are potentially present within the study area, a survey of a minimum of five person-hours would be requested under an ARRP. Additionally, if TPWD determines that project activities (e.g., dewatering, maintenance, construction) may negatively impact fish, shellfish, or other aquatic biota, the applicant must develop an ARRP to control and limit the impacts. Components of an ARRP include concentrated efforts to survey for, and relocate (if found), freshwater mussels, fishes, turtles, and crayfish (herein collectively referred to as "aquatic resources"). If necessary, the **CONSULTANT** would prepare and submit an ARRP and TPWD Introduction Permit application to conduct an in-stream mussel survey and/or aquatic resource relocation efforts. TPWD must issue formal approval of an ARRP and Introduction Permit prior to any relocation, dewatering, maintenance, or construction related activities in the streams. It is assumed that no federally listed mussels would be encountered. Following the ARRP field relocations, the **CONSULTANT** would prepare and submit an Aquatic Resource Relocation Report to TPWD.

  Assuming that an initial mussel survey of five-person hours (at minimum) is needed, the survey would be complete if no new species are encountered after the fifth-person hour. If a new species is encountered in the fifth-person-hour, additional one-person hour searches would be necessary until no new species are encountered. If at any point during the timed searches a state-listed species is encountered, Group 3 survey methods would be required (i.e., Transect and Qualitative Timed Search methodology or Cell methodology). If federally-listed mussel species are observed during sampling, the project proponent would need to cease the survey and immediately contact USFWS and TPWD to determine next steps. If federally listed mussel species are observed during sampling, the survey must cease and USFWS and TPWD must be contacted immediately. Should federally listed mussels be

discovered, an additional scope and fee would be produced should any additional effort be required to comply with federal regulations, including coordination with USFWS.

- **USFWS Section 7 Consultation**
  If impacts to federally-listed species are expected and a permit under Section 404 of the Clean Water Act is needed, informal or formal USFWS Section 7 consultation would be required under the ESA. If necessary, a Biological Assessment (BA) would be prepared for federally-listed species that may be affected by the proposed project. This requires coordination with USACE and USFWS to obtain written concurrence from USFWS regarding the species effect determinations. It should be noted that Section 7 consultation may be required as part of the ARRP process if federally-listed mussel species are encountered.

USACE Section 404 Services

- **Aquatic Feature Delineation Report Updates**
  Under a previous scope, the **CONSULTANT** evaluated the Blue Hole Park and San Gabriel Park study areas to determine the presence of aquatic features (e.g., streams, creeks, wetlands, ponds, etc.) that may be regulated as waters of the U.S., including wetlands (WOTUS) by the USACE under Section 404 of the Clean Water Act (Section 404). The conditions in the study areas have since changed following a major flooding event in July 2025, requiring new assessments to document the current extent of aquatic features within the study areas. The **CONSULTANT** would perform an on-the-ground delineation of aquatic features within the study areas in accordance with the USACE's "Wetland Delineation Manual, Technical report Y-87-1" and the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0)." The previous Blue Hole report would be revised to reflect present-day conditions. This scope does not include updates to the San Gabriel Park report.

- **USACE Pre-application Meeting**
  Following Aquatic Feature Delineation Report Updates, the **CONSULTANT** would evaluate the proposed impacts to WOTUS for the Blue Hole improvements and coordinate with USACE during a pre-application meeting to determine permitting requirements under Section 404.

- **Pre-Construction Notification**
  If the Blue Hole Park improvements require a Section 404 nationwide permit (NWP) with a pre-construction notification (PCN) for the proposed regulated activities in a WOTUS, the **CONSULTANT** would prepare and submit PCN documents, as outlined below, to the USACE for written verification that the proposed activities may proceed. Among other Regional/General Conditions for the NWP Program, a PCN would also be required if historic properties, federally-listed species, or Karst Zones 1 and 2 may be impacted where a regulated WOTUS activity occurs. If an alternative Section 404 permit type such as an Individual Permit is required, a separate scope would be prepared. This scope does not include Section 404 permitting efforts for the San Gabriel Park improvements.

  - Name, address, and telephone numbers of the prospective permittee;
  - Location of the proposed project;
  - A description of the proposed project; the purpose of the proposed project; direct and indirect adverse environmental effects the projects would cause, including the anticipated amount of loss of WOTUS expected to result from the activity, in acres, linear feet, or other appropriate unit of measure; required drawings/figures;

- Delineation of aquatic features;
- Federally threatened and endangered species assessment;
- Cultural resources assessment; and
- Compensatory mitigation plan (would be required should activities result in a loss greater than 0.1 acre of wetlands or 0.03 acre of stream bed; assumes a mitigation bank with adequate credits services the project location).

This task accounts for up to two (2) personnel to prepare for and attend up to three (3) virtual meetings with the USACE which are assumed to be one hour in duration. This task accounts for up to two (2) rounds of revisions in accordance with USACE comments received during agency coordination.

- **TPWD Marl, Sand, Gravel, Shell or Mudshell Permit**
  Pursuant to chapter 86, subtitle F, of the Texas Parks and Wildlife Code, the Texas Parks and Wildlife Commission shall manage, control, and protect marl and sand of commercial value and all gravel, shell, and mudshell located within tidewater limits of the state, and on islands within those limits, and within the freshwater areas of the state not embraced by a survey of private land, and on islands within those areas. It is anticipated that the Blue Hole Park improvements within the South Fork San Gabriel River will disturb more than 1,000 cubic yards of sedimentary material and therefore be authorized by an Individual Permit as opposed to a General Permit. The **CONSULTANT** would perform the tasks as outlined below to obtain a TPWD Marl, Sand, Gravel, Shell or Mudshell Permit for the Blue Hole Park improvements. This scope does not include effort to obtain a permit for the San Gabriel Park improvements.
  - Prepare the Sand and Gravel Application Form for coordination with TPWD.
  - Prepare the Sedimentation Impact Assessment for coordination with TPWD.
  - Conduct one public hearing, including:
    - Prepare and submit a draft public notice for TPWD review.
    - Compile a mailing list of alongshore property owners for a distance of 1 mile upstream/downstream of the project location.
    - Prepare the final public notice and publish in the newspapers of greatest circulation within the County (Williamson), within the nearest community, and in the Texas Register.
    - Mail final public notice to alongshore property owners by certified mail.
    - Compile comments for coordination with TPWD.

PHASE 10: FLOODPLAIN ANALYSIS & BANK STABILIZATION EVALUATION

The CONSULTANT will perform a floodplain analysis for the PROJECT. This phase includes the following tasks:

- The CONSULTANT will create a 2D model of the San Gabriel River and South Fork San Gabriel River to analyze the confluence of the two systems. The 2D model limits will extend approximately one mile from the confluence to just beyond the confluence to encompass the shared floodplain and the project area of Blue Hole Park. The 2D model will use inflow hydrographs extracted from the Williamson County Atlas 14 hydrologic floodplain model.
- The CONSULTANT will obtain the Williamson County Atlas 14 hydraulic model for the South Fork San Gabriel River and update existing conditions based on 2D analysis results. Hydraulic model will determine existing conditions 2-, 10-, 50-, 100-, and 500-year flood elevations through Blue Hole Park.
- The CONSULTANT will update the South Fork San Gabriel River hydraulic model

accordingly to create a proposed project conditions model based on proposed design.

- The CONSULTANT will compare existing conditions to proposed project conditions to determine if adverse impacts per City and regulatory criteria are caused by the project design (i.e. rises in computed water surface elevations). Proposed conditions will be evaluated during the 30%, 60%, 90% and Final design to mitigate and resolve adverse impacts if observed.
- Local site runoff will be computed for existing and proposed conditions to be compared to the timing of the South Fork San Gabriel River peak floodplain to verify no downstream impacts and no net increase in peak flow along the South Fork San Gabriel River due to the proposed project.
- The CONSULTANT will evaluate existing stream and bank conditions and provide recommendations on potential bank stabilization measures that would be needed to implement the design. This evaluation will include a description of the bank stabilization measures, installation methodology, materials, and a schematic level detail/cross-section for inclusion in the design.
- The CONSULTANT will obtain the FEMA effective hydraulic model for the South Fork San Gabriel River to produce a corrected effective and proposed project modeling to confirm no rise in FEMA effective 100-year floodplain and no surcharges in regulated Floodway.
- No adverse impacts are anticipated for this project therefore this scope of work does not include CLOMR preparation.
- The CONSULTANT will prepare a brief technical memorandum describing assumptions, results, recommendations and conclusions of the floodplain analysis. This memorandum will include a floodplain map showing flood inundation levels through the park associated with proposed project conditions.

The CONSULTANT will submit a floodplain development permit application to the City of Georgetown's Floodplain Administrator for review and approval. The CONSULTANT will address one round of comments and assumed one virtual meeting with the City Floodplain Administrator to discuss any comments. Application fees are not included in this proposal.

Opinion of Probable Construction Costs (OPCC) Disclaimer

Opinion of probable construction costs provided by the CONSULTANT are based on the CONSULTANT'S familiarity with the construction industry and are provided only to assist the CITY throughout the design process; such opinions shall not be construed to provide a guarantee or warranty of the actual construction costs at the time construction bids are solicited or construction contracts negotiated. Unless expressly agreed in writing and signed by the parties, no fixed limit of construction costs is established as a condition of this Agreement by the furnishing of opinions of probable construction costs.

ADDITIONAL SERVICES

The following services are not included within the Design Scope of Services. Should the CONSULTANT be required to provide services in obtaining, coordinating compilation of, or producing additional scope of work, such services shall be performed as Additional Services. Additional Services shall only be provided if previously authorized by the CITY and may include the following:

- Public stakeholder meetings and/or other presentations/facilitation beyond those described in basic scope of services.

- Revisions to drawings previously approved by the CITY and regulatory entities due to changes in: Project scope, budget, schedule, unforeseen subsurface construction conditions or when such revisions are inconsistent with written approvals or instructions previously given; and/or enactment or revision of codes, laws, or regulations subsequent to the preparation of such documents.
- Preparation of phased bid package(s) and/or documents with reduced scope of items defined herein, including construction drawings and specifications not included as phase one development.
- Preparation of re-bid documents due to unsuccessful bid.
- Value-engineering services.
- Reviewing and evaluating alternate designs proposed by contractor during construction.
- Construction staking.
- Preparation of Storm Water Pollution Prevention Plan (SWPPP).
- Detailed cost estimating services or independent cost estimating by a third party beyond those described in this scope of services.
- Traffic Impact Analysis (TIA).
- Energy/Utility modeling of buildings.
- Utility design, demand estimating, and/or relocation coordination and/or services.
- Design of utility extension(s) to the project site not accounted for in basic scope of services.
- Analyzing or simulating water supply networks.
- Permitting and/or certification services not listed within this scope of services.
- LEEDs/Green Building/LID/SITES compliant design.
- Coordination with individual property owners.
- Preparation of multi-use agreement(s) and memorandum(s) of understanding and exhibits.
- Survey documents for right-of-way and easements.
- Preparation and processing of Waivers, Variances or Exceptions.
- Any services related to ROW and Land Acquisition.
- Legal Lot Determinations unless defined within scope of services.
- Platting.
- Letter of Regulatory Compliance.
- Easement acquisition or vacation including preparation of easement documents unless defined within scope of services.
- ROW mapping exhibits and meets and bounds documentation required for ROW acquisition.
- Assistance or representation in litigation concerning the property of proposed project.
- Conflict Resolution.
- Engineer's certificates. The CONSULTANT shall not be required to execute any documents after the signing of this Agreement that in any way might, in the judgment of the CONSULTANT, increase the CONSULTANT's risk or the availability or cost of his professional or general liability insurance.
- Hazardous Site Assessments.
- Detention Analysis.
- Grant preparation and management services.
- Construction materials testing.
- Providing professional services for field selection of plant materials.
- Services required after final acceptance of constructed work.
- Preparation of presentation materials for marketing or purposes other than in-progress

approvals.

- Provide consultation, drawings, reports and other work products related to permits, Approvals and ordinances not described in scope of services.
- Shade structure design (other than pre-engineered structures).
- Bridge and bridge abutment design, including pre-engineered structures.
- Voice/Data System, Fiber Optic Network, Access Control/Security System and Audio System design.
- Natural Gas design.
- Gas, Telephone/Communication design.
- Air-conditioned facilities.
- Building commissioning.
- Engineering commissioning.
- Energy Re-sale load and Energy Rebate forms.
- Geotechnical investigation for structures not accounted for in this scope of services.
- TPWD environmental and aquatic permitting other than TPWD grant compliance.
- EPA permitting.
- US Fish and Wildlife permitting other than TPWD grant compliance.
- Geological assessment.
- USACE Section 404 compensatory mitigation plan or permittee-responsible mitigation plan.
- Preparation of an Environmental Impact Statement, Environmental Assessment, or Categorical Exclusion and Texas Department of Transportation National Environmental Policy Act documentation.
- Technical reports or applicable documentation for the following items are excluded from the scope of services for this task: air quality, community impacts, indirect impacts, cumulative impacts, Section 4(f) and 6(f) impacts, noise impacts, and Chapter 26 impacts.
- Public notices and/or mailouts.
- Preparation and submittal of an Antiquities Permit Application.
- Architectural and archeological field surveys and/or survey reports.
- Mechanized scraping and/or GPR investigations for human burials.
- Archeological construction monitoring.
- Materials and records curation.
- Threatened or endangered species presence/absence surveys, including karst invertebrates and freshwater mussels.
- Subsurface evaluation of karst features.
- Group 5 mussel habitat assessment, ARRP preparation, or TPWD coordination.
- WCRHCP application.
- Section 7 or Section 10 USFWS consultation/coordination.
- USACE Section 404 PCN, standard individual permit or other permit action.
- Environmental services beyond those described in this scope of services.
- Providing services other than those outlined in scope of services.

3. Owner's Responsibilities

Owner shall have those responsibilities set forth in the Agreement subject to the following:

- Provide any ongoing or future-known plans for public infrastructure, parks, roads and other CITY facilities in or adjacent to the project area that the CITY determines may affect the project area, in digital format.

- Render decisions reasonably expeditiously, pursuant to the Agreement, for the orderly progress of the CONSULTANT'S services and provide information the CITY determines is pertinent to the expeditious execution of the Scope of Work defined herein.
- Facilitate and coordinate with private property owners, if CITY deems necessary, and provide timely reviews, decisions, and directions necessary to permit the PROJECT to progress according to an agreed-upon schedule.
- CITY is to facilitate and acquire right-of-entry on any property not owned by the CITY should the CITY determine it is necessary to complete the scope of work identified within this Agreement.
- CITY will provide information it deems pertinent to the expeditious execution of the CONSULTANT's Scope of Work within this Agreement.

4. **Schedule**

Upon receipt of a fully executed contract, the CONSULTANT shall perform this scope of services and discharge the obligations imposed in a prompt and timely manner and as expeditiously as is consistent with professional skill and care and the orderly progress of the work, with the goal that construction be completed by July 2027. The CONSULTANT also acknowledges that the CITY is to be regularly and routinely consulted in connection with the performance hereunder.

5. **Payments to Landscape Architect**

A. Owner shall pay Landscape Architect for services rendered as follows:

The CONSULTANT fees for this project are based on a lump sum amount for phase identified as a part of the PROJECT. Efforts will be invoiced monthly, on a percent complete basis. Maximum fee amounts will not be exceeded without prior approval from the CITY.

Reimbursable Expense will be performed on a maximum not to exceed manner.

Phase 1: Project Management and Coordination	$	35,000.00
Phase 2: Design Development	$	147,155.00
Phase 3: Construction Documents	$	492,040.00
Phase 4: Regulatory Permitting	$	45,520.00
Phase 5: Construction Proposal Assistance	$	31,975.00
Phase 6: Construction Phase Services	$	185,200.00
Phase 7: Surveying Services	$	73,416.00
Phase 8: Geotechnical Services	$	44,625.00
Phase 9: Environmental Services	$	124,967.00
Phase 10: Floodplain Analysis & Bank Stabilization Evaluation	$	86,625.00
TOTAL FOR BASIC SERVICES	**$**	**1,266,523.00**
Reimbursable Expenses	$	23,500.00

TOTAL AMOUNT INCLUDING NTE REIMBURSABLE EXPENSES $1,290,023.00

Reimbursable Expenses

Out-of-pocket expenses directly incurred on travel, courier expenses, printing, postage and graphic reproduction shall be reimbursed at cost, provided the CONSULTANT provides documented receipts. Permit filing, application and inspection fees identified in the scope of services shall also

be reimbursed at direct cost. For budgeting purposes, reimbursable expenses are estimated to be approximately $23,500.00.

B. The terms of payment are set forth in Article 4 of the Agreement unless modified in this Task Order.

6. **Subcontractors:** See section 2 for list of subconsultants and services being provided.

7. **Other Modifications to Agreement:** None

8. **Attachments:** None

9. **Documents Incorporated By Reference:** None

TASK ORDER #2

Terms and Conditions: Execution of this Task Order by Owner and Landscape Architect shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Landscape Architect 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 _____, 20_____.

OWNER:	LANDSCAPE ARCHITECT:
By: _____	By: _____
Name: Josh Schroeder	Name: James Hemenes
Title: Mayor	Title: Vice President
	Landscape Architect License or Firm's Certificate No. BR1085
	State of: Texas
Date: _____	Date: 1/12/2026
ATTEST:	APPROVED AS TO FORM:
_____	_____
_____, City Secretary	City Attorney

TASK ORDER #2

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Eric Nuner

Title: Asst. Parks & Recreation Director

Address: 1101 N. College
Georgetown, TX 78626

E-Mail Address: eric.nuner@georgetowntexas.gov

Phone: 512-930-3525

Fax:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Brian Binkowski

Title: Landscape Architect Project Manager

Address: 13620 Briarwick Drive, Suite 100
Austin, TX 78729

E-Mail Address: bbinkowski@halff.com

Phone: 512-777-4592

Fax:

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Purchasing Agreement with W.W. Grainger, Inc

SUGGESTED ACTION:
Consideration and possible action to approve expenditures in an amount not to exceed $450,000.00 to provide maintenance, repair and operations supplies, parts, equipment, materials and related services from W.W. Grainger, Inc. procured through the Region 4 Education Service Center Contract #24-08 -- Donna Cantwell, Purchasing Manager

ITEM SUMMARY:
Approval of the agreement with W.W. Grainger, Inc (Grainger) and the City procured pursuant to the Region 4 Education Service Center will allow the City of Georgetown to take advantage of lower prices for continuous supply of maintenance, repair and operations (MRO) supplies, parts, equipment, materials and related services. Items are to be ordered on an as needed basis by departments City-wide, and bulk items will be stocked in the Warehouse.
This action requests approval for a not-to-exceed amount of $450,000.00 for FY 2026 (actual term 1/27/26 – 1/26/2027). Various categories of MRO items will be supplied with price discounts from 5-40%. The items to be supplied will be ordered by City departments. The Region 4 Education Service Center contract is for a three-year initial term from 11/1/2024 through 10/31/2027, with two possible one-year renewals.

This NTE of $450,000.00 for the current fiscal year is requested to support the growth of the City and the corresponding needs of the departments; as well as to avoid potential ratification requests for additional funds toward the end of FY26.

According to Texas Local Government Code 271.102(c), the City satisfies any state laws requiring the local government to seek competitive bids for the purchase of goods and services when purchasing under Subchapter F. Cooperative Purchasing Program.

FINANCIAL IMPACT:
The estimated total for this agreement is $450,000.00. Funds for expenditures are budgeted in the individual departments and purchases will be made and expensed to the individual departments.

SUBMITTED BY:
Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:
Addendum to Agreement_Georgetown_WW Grainger_01.14.2026_v3.pdf

ADDEDNDUM TO THE AGREEMENT
BETWEEN THE
CITY OF GEORGETOWN
AND
W.W. GRAINGER, INC.

This Agreement ("Agreement") is by and between **W.W. Grainger, Inc.** ("Contractor"), having offices at 100 Grainger Parkway, Lake Forest, IL 60045-5201and the **City of Georgetown** ("City,"), a Texas Home-Rule Municipal Corporation, and is effective as of the date executed by the City ("Effective Date") **for Maintenance Repair and Operations (MRO) Supplies, Parts, Equipment, Materials and Related Services**. Contractor and the City may be referred to herein individually as a "Party" and collectively, as the "Parties."

WHEREAS, the Region 4 Education Center ("ESC") issued RFP No. 24-08 ("RFP") to solicit proposals from qualified vendors for **Maintenance Repair and Operations (MRO) Supplies, Parts, Equipment, Materials and Related Services**. As a result, ESC entered into a Master Agreement (Contract #24-08) with Contractor, effective November 1, 2024 ("Master Agreement"); and

WHEREAS, the Master Agreement was made available to additional state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Participating Public Agencies") through the cooperative purchasing program administered by the National Intergovernmental Purchasing Alliance Company d/b/a OMNIA Partners, Public Sector; and

WHEREAS, pursuant to OMNIA's cooperative purchasing program, the terms and conditions of the Master Agreement apply to any Participating Public Agency utilizing it; and

WHEREAS, the City is a Participating Public Agency and has procured the Proposal from Contractor under the Master Agreement. The pricing and terms governing the goods and services described in the Proposal are subject to the Master Agreement; and

WHEREAS, this Addendum and the Master Agreement constitute the Agreement (the "Agreement").

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement the parties agree as follows:

1. **Precedence.** This Agreement is composed of the following Agreement documents only. Any future terms and conditions provided to the City or appearing on any documentation from the Contractor to the City is not binding on the City. Any inconsistency or conflict in the Agreement documents shall be resolved by giving precedence in the following order with the top-level precedential document always first in listings below:

   1.1. This Addendum; and

1.2. Exhibit 1, Region 4 Education Service Center Contract # 24-08 (incorporated by reference).

2. **Term.** The term of this Agreement shall begin on the Effective Date and end on January 26, 2027.

3. **Consideration.** In consideration for the goods and/or services provided under this Agreement, the City is authorized to spend an amount not to exceed **FOUR-HUNDRED FIFTY-THOUSAND DOLLARS and NO CENTS (**$450,000.00) with the Contractor in accordance with this Agreement. Payment for goods provided shall be made, in accordance with the Agreement.

4. **Scope.** Contractor shall perform all duties, responsibilities and obligations, set forth in the Master Agreement, and described in the RFP, incorporated herein by reference as though fully set forth herein.

5. **Performance.** Contractor, its employees, associates, and/or subcontractors shall perform all duties, responsibilities and obligations, set forth in the Master Agreement, and described in the RFP, 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.

6. **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, if any, are completely executed and attached to the Agreement.**

7. **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.

8. **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.

9. **Payment.** All payments will be processed in accordance with Texas Prompt Payment Act, Texas Government Code, Subtitle F, Chapter 2251. 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 Contractor and a subcontractor and its contractors 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.

10. **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.

11. **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.

12. **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 Contractor:

W.W. Grainger, Inc.
ATTN: Ken White
National Government Sales Manager
Ken.white@grainger.com
100 Grainger Parkway
Lake Forest, IL 60045

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

13. **Cancellations.** The City reserves the right to cancel this Agreement for failure on the part of Contractor to deliver as promised, or within a reasonable time if no delivery

commitment is made unless acceptable notification of delay is given to the City by Contractor.

14. **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 Contractor a written notice of termination at the end of its then current fiscal year.

15. **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, 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 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.

16. **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 Contractor from the City's contractor list in the event that this Agreement is terminated for cause and any offer submitted by Contractor may be disqualified for up to three (3) years.

17. **Delivery.** All deliveries to be made to the City's Central Receiving location at 300-1 Industrial Ave, Georgetown, Texas 78626 unless otherwise specified on the face of this order. Deliveries will be accepted only during normal working hours on normal working days (8 a.m.-4 p.m., Monday through Friday). Unless otherwise indicated, items received must be new and in first class condition and if type of materials normally packaged for protection and convenience in storage, shall be in proper container. All services performed shall conform to the quality and workmanship of the accepted standards in the industry.

18. **Risk of loss.** Risk of loss, damage or destruction of the materials covered by this Agreement shall be borne by Contractor until delivery in good condition of conforming products at the F.O.B. point designated on this Agreement. Any rejected goods shall be at the Contractor's risk until returned to Contractor, at Contractor' expense, or otherwise disposed of as Contractor shall reasonably request.

19. **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.

20. **Certifications [$100,000 or more]:** If Contractor has 10 or more full-time employees and the value of the goods and services provided under this Agreement and any subsequent purchase orders issued hereunder is $100,000 or more, then Contractor certifies:

20.1. Contractor certifies it does not currently boycott Israel and 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.

20.2. Contractor certifies it 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.

20.3. Contractor certifies it 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.

21. Prohibited Firms and Related Certifications: The City of Georgetown prohibits conducting business with Firms under the following conditions:

21.1. Contractors who have failed to comply with their state contracts and have been debarred from doing business with the State of Texas. By providing services or goods pursuant to this Agreement, Contractor certifies that it has not been debarred from doing business with the State of Texas.

21.2. Contractors who conduct business with Iran, Sudan, or a foreign terrorist organizations. By providing services or goods pursuant to this Agreement, Contractor certifies that Contractor is not engaged in business with Iran, Sudan, or a foreign terrorist organization.

22. 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.

WITH RESPECT TO ANY AND ALL CAUSES OF ACTION ARISING UNDER OR RELATED TO THIS AGREEMENT, NEITHER PARTY NOR THEIR RESPECTIVE OFFICERS, BOARD MEMBERS, EMPLOYEES, OR AGENTS, IS LIABLE TO THE OTHER PARTY UNDER ANY CIRCUMSTANCES FOR LOST REVENUE, DATA, OR PROFITS, OR FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES, EVEN IF THE OTHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH

DAMAGES. IN NO EVENT WILL THE TOTAL LIABILITY TO THE OTHER PARTY EXCEED THE COST OF THE PRODUCT OR SERVICE THAT GAVE RISE TO THE CLAIM.

23. **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.**

24. **Dispute Resolution.** If either 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 Contractor and the City respecting any service provided or to be provided hereunder by Contractor, Contractor agrees to continue providing on a timely basis all services to be provided by Contractor hereunder, including any service as to which there is a dispute.

25. **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.

26. **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.

27. **Amendment.** This Agreement may be altered, amended, or modified only by a written instrument signed by the duly authorized representatives of both parties.

28. **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.

In witness whereof, the parties have caused a duly authorized representative to execute this Agreement on the date set forth below.

[Signature page follows]

CITY OF GEORGETOWN	CONTRACTOR
By: _____	By: _____
Name: Josh Schroeder, Mayor	Name, Title: _____
Date: _____	Date: _____

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT 1

Region 4 Education Service Center Contract # 24-08
(incorporated by reference)

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Second Reading - FY2026 Capital Roll Forward Budget Amendment

SUGGESTED ACTION:
Second reading of an Ordinance amending the FY2026 Annual Budget due to the timing of capital projects and other expenditures approved in the prior year -- Nathan Parras, Assistant Chief Financial Officer

ITEM SUMMARY:
Each year the City brings a roll forward amendment for capital projects or one-time items included and approved in the prior fiscal year. Due to the multi-year timing of capital projects, this remaining budget needs to be moved to the current fiscal year. Detailed information is included in the attached Exhibits.

Additionally, the Charter and State Law allow the budget to be amended for other municipal purposes that were not foreseen at the time the original budget was adopted. The attached presentation provides an overview of the amendments that are items generally approved by Council since the original budget was adopted, as well as new items that respond to growth pressures and economic conditions, or other changes.

The details of each revenue and expenditure change are presented by fund in Exhibit A, CIP Project detail in Exhibit B, and summary of all operational roll forward request in Exhibit C. This budget amendment addresses the legal and financial appropriation needed to accommodate these changes. The detailed distribution of the amendment is included in the attachments to the ordinance.

FINANCIAL IMPACT:
The proposed budget amendment would increase appropriation by $646,103,889.00 million.

SUBMITTED BY:
Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:
FY2026 CIP Roll Forward Narrative.pdf
Exhibit A - Fund Schedules.pdf
Exhibit B - Capital Project Roll Forward Detail.pdf
Exhibit C - Operational and CIP Detail.pdf
FY2026 CIP Roll Forward Amendment Ordinance.pdf

FY2026: CIP ROLL FORWARD BUDGET AMENDMENT

Each year, the City amends the budget for multi-year capital projects, as well as operational changes that were unknown at the time the budget was adopted.

The roll forward impact across all funds totals $646 million.

CAPITAL PROJECT ROLL FORWARD:

This amendment rolls forward CIP projects started, but not completed, by the end of FY2025 which have ongoing encumbrances and bond proceeds to be spent in FY2026. The impact to each fund is listed below, and the impact across all funds totals $641 million.

- General Capital Projects - $228.8 million
- Street Maintenance - $4.4 million
- Special Revenue Funds - $13 million
- Fleet - $8.3 million
- Georgetown Transportation Enhancement Corporation (GTEC) - $55.7 million
- Water - $299 million
- Electric – $28.9 million
- Stormwater - $1 million
- Airport - $1.9 million

Major projects include:

- South Lake Water Treatment Plant
- Northlands Wastewater Treatment Plant
- System Resiliency
- Garey Park Estate
- D.B. Wood Road
- Southeast Inner Loop
- Wolf Ranch Parkway
- Shell Road
- Austin Ave Pedestrian Bridge
- Fire Logistics Building
- Fire Station I Renovation

OPERATIONAL ROLL FORWARD:

Departments may request a budgetary roll forward for operational and operating capital expenses that were approved in the budget but not fully spent by September 30th. Eligible expenses include equipment and one-time expenses such as consulting or software upgrade costs. Long lead times on specialized equipment delayed many delivery dates into FY2026, requiring an operational roll forward. The roll forward impact across all funds totals $4.7 million.

- General Fund - $1.1 million

- Special Revenue Funds - $531 thousand
- Georgetown Economic Development Corporation (GEDCO) - $528 thousand
- Facilities - $216 thousand
- Fleet - $45 thousand
- Joint Services - $217 thousand
- Information Technology - $360 thousand
- Airport - $247 thousand
- Electric - $489 thousand
- Solid Waste - $10 thousand
- Stormwater - $48 thousand
- Water - $909 thousand

Major operational roll forwards include:

- Unified Development Code Diagnostic and Rewrite - $181 thousand
- Fire Uniforms, Equipment, and Training - $178 thousand
- Downtown Wayfinding Signage - $227 thousand
- Electrical Meter Audit - $175 thousand
- HVAC and equipment for City Facilities - $176 thousand
- Airport Remodeling - $200 thousand

GENERAL FUND:

The Fire Department is requesting a total of $178 thousand for various ongoing capital needs such as equipment replacement, radios and tactical gear.

This amendment appropriates $88 thousand to continue the implementation of the Downtown Master Plan and is required to continue facility assessments.

Delays in building permits necessitate the roll forward of $174 thousand to complete the temporary fire station project.

This amendment will appropriate $50 thousand to Emergency Management to complete the update to the Hazard Mitigation Plan as required by the Federal Emergency Management Agency and the State for eligibility of federal grants.

Transportation Planning is rolling forward $74 thousand for continuation of the Rideshare Program in FY2026.

SPECIAL REVENUE FUNDS:

This amendment appropriates $24 thousand for the Library to purchase a reserve locker system that will be installed at an offsite location.

This amendment appropriates $80 thousand to the Downtown TIRZ for a cultural facilities study.

This amendment appropriates $40 thousand for an order of Knox Boxes and $19 thousand for a respirator for the Fire/Life Safety Division.

FACILITIES:

This amendment appropriates $176 thousand for HVAC replacements and $39 thousand for HVAC repairs in city facilities.

FLEET:

This amendment appropriates $45 thousand for the upfitting costs of two EMS units in the Fire department.

JOINT SERVICES FUND:

This amendment appropriates $72 thousand for the Purchasing department to purchase a contract management software to provide automation for the following services: solicitation development, supplier engagement, evaluations and awards, and contract management.

This amendment appropriates $100 thousand in one-time funding for a project manager consulting services in the Utility Customer Billing department.

In an effort to continue to expand the City's organizational development programs and lean training this amendment appropriates $45 thousand for Organizational Development to fund Kaizen Strike Teams and Leadership programming.

INFORMATION TECHNOLOGY:

This amendment appropriates $130 thousand for the storage device in the datacenter backup system and $100 thousand for ImageTrend, a records management system that will be used by the Fire department.

AIRPORT:

This amendment appropriates $37 thousand for furniture in the terminal building and $10 thousand for aviation radios that are part of the airport maintenance of vehicles in FY2025.

ELECTRIC:

This amendment appropriates $47 thousand for a needs assessment of the Electric AMI system and $100 thousand for the Electric AMI vendor set up costs, $20 thousand one-time funding for ERCOT EPS Testing, $50 thousand for a database warehouse to automate standard reports,

$50 thousand for an ERCOT credit monitoring tool to monitor exposure, and $50 thousand for a Load Forecasting Tool.

SOLID WASTE:

This amendment appropriates $10 thousand for architectural or consulting services for the redesign of block 40 solid waste easement.

STORMWATER:

This amendment appropriates $48 thousand for a one-time assessment of short- and long-term maintenance of the Rivery Park wet ponds.

WATER:

This amendment appropriates $909 thousand for operational needs related to treatment chemicals, equipment maintenance, pump replacements, rebate funding, and San Gabriel East Clarifier Drive Replacement.

General Fund	FY2025		FY2026		
	Projected	Actuals	Original Budget	Rollforward	Amended Budget
Beginning Fund Balance	**38,549,232**	**38,549,232**	**33,409,063**	**5,113,481**	**38,522,544**
Revenue					
40001:Property Taxes	22,478,292	21,650,945	23,370,763	-	23,370,763
40002:Sales Taxes	31,819,945	31,673,955	32,774,595	-	32,774,595
40005:Franchise Taxes	9,588,763	9,669,368	10,711,049	-	10,711,049
40008:Other Taxes	710,741	703,967	750,000	-	750,000
41001:Fines	633,813	654,997	638,575	-	638,575
42001:Interest Income	1,800,000	1,784,378	1,782,000	-	1,782,000
43001:Fees	11,764,563	12,222,235	12,554,266	-	12,554,266
43003:Permits	5,790,000	4,939,263	4,825,000	-	4,825,000
43004:Administrative Charges	2,229,451	2,226,451	3,860,492	-	3,860,492
43005:Rental Revenue	61,132	65,462	58,846	-	58,846
44001:Grant Revenue	48,400	157,001	-	-	-
44502:Developer Contributions	613,976	589,028	-	-	-
44503:Interlocal Agreement Revenue	6,401,681	6,401,681	7,833,534	-	7,833,534
44504:Donations	127,733	63,911	-	-	-
44505:Sponsorship	3,000	5,500	3,000	-	3,000
45001:Misc Revenue	791,305	730,122	413,371	-	413,371
45002:Insurance Proceeds	-	2,996	-	-	-
45003:Misc Reimbursements	10,681	22,499	6,180	-	6,180
45004:Sale of Property	4,545	6,340	-	-	-
70001:Transfers In	4,202,241	4,176,791	1,053,282	-	1,053,282
70002: Payment in Lieu of Taxes	16,812,107	16,917,077	19,840,639	-	19,840,639
Revenue Total	**115,892,369**	**114,663,968**	**120,475,592**	**-**	**120,475,592**
Expense					
CC0001 Non-Departmental	3,607,555	2,490,000	2,590,000	-	2,590,000
CC0104 Development Administration	-	-	410,095	-	410,095
CC0105 Development Engineering	1,477,467	1,628,706	1,717,497	-	1,717,497
CC0107 Planning	2,680,465	2,241,918	2,935,764	181,988	3,117,752
CC0202 Parks Administration	1,832,791	1,778,693	1,942,992	-	1,942,992
CC0210 Library	3,794,303	3,804,812	4,165,054	-	4,165,054
CC0211 Parks	3,238,464	3,228,172	3,786,693	-	3,786,693
CC0212 Recreation	5,139,231	5,218,188	5,015,792	-	5,015,792
CC0213 Tennis Center	576,039	558,337	596,933	-	596,933
CC0215 Garey Park	1,337,749	1,212,673	1,527,922	-	1,527,922
CC0218 Downtown, Arts, & Events	757,722	717,632	805,268	-	805,268
CC0311 311 Call Center	857,032	773,433	1,159,392	-	1,159,392
CC0316 Municipal Court	668,272	647,149	757,318	-	757,318
CC0402 Fire Support Services/Administration	7,307,837	7,378,147	8,175,605	-	8,175,605
CC0422 Fire Emergency Services	22,282,424	22,187,859	24,727,383	178,886	24,906,269
CC0448 EMS	4,440,792	4,235,903	4,409,394	-	4,409,394
CC0536 Inspection Services	2,544,921	2,546,943	2,890,120	-	2,890,120
CC0602 Administrative Services	2,531,961	2,494,093	2,709,113	25,000	2,734,113
CC0605 Emergency Management	455,649	347,601	511,706	50,000	561,706
CC0634 City Council Services	250,676	202,284	276,929	-	276,929
CC0635 City Secretary Services	1,800,481	1,725,619	1,876,024	-	1,876,024
CC0638 General Government Contracts	12,504,722	11,212,789	9,078,761	388,837	9,467,598
CC0655 Communications/Public Engagement	1,512,259	1,351,170	1,588,303	23,807	1,612,110
CC0702 Police Administration	2,921,746	2,874,727	3,138,690	-	3,138,690
CC0742 Police Operations	23,929,631	24,319,664	26,734,345	93,372	26,827,717
CC0744 Animal Services	1,336,524	1,245,258	619,040	-	619,040
CC0745 Code Compliance	798,188	792,724	844,956	-	844,956
CC0802 Public Works	776,731	1,490,967	795,734	-	795,734
CC0846 Streets	5,144,643	4,894,574	5,245,714	-	5,245,714
CC0847 Transportation Planning	1,526,263	1,090,622	1,426,230	164,171	1,590,401
Expense Total	**118,032,538**	**114,690,656**	**122,458,768**	**1,106,060**	**123,564,828**
Ending Fund Balance	**36,409,063**	**38,522,544**	**31,425,887**	**4,007,421**	**35,433,308**
Reserves					
MDF Reserve	1,000,000	1,000,000	1,489,158	-	1,489,158
Benefit Payout Reserve	-	-	340,000	-	340,000
Contingency Reserve	10,876,742	18,166,659	22,088,107	-	22,088,107
Economic Stability Reserve	6,710,790	5,881,366	7,166,364	-	7,166,364
Reserves Total	**18,587,532**	**25,048,025**	**31,083,629**	**-**	**31,083,629**
Available Fund Balance	**17,821,531**	**13,474,519**	**342,258**	**4,007,421**	**4,349,679**

Capital Project	FY2025		FY2026		
	Projected	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**191,514,066**	**191,514,066**	**11,433,063**	**207,982,119**	**219,415,182**
Revenue					
41602:Impact Fees	355,202	731,105	-	-	-
42001:Interest Income	6,410,265	9,736,456	7,034,600	-	7,034,600
43001:Fees	3,948,849	746,831	-	4,485,361	4,485,361
44001:Grant Revenue	25,291,391	6,713,167	16,238,794	19,196,473	35,435,267
45001:Misc Revenue	-	37,719	-	-	-
45003:Misc Reimbursements	1,710	67,022	-	-	-
46001:Bond Proceeds	59,208,800	60,505,000	90,353,500	-	90,353,500
46002:Bond Premium	-	2,316,868	-	-	-
70001:Transfers In	3,053,896	8,248,842	2,500,000	-	2,500,000
Revenue Total	**98,270,113**	**89,103,010**	**116,126,894**	**23,681,833**	**139,808,727**
Expense					
CC0001 Non-Departmental	7,777,127	7,764,809	10,486,235	26,314	10,512,549
CC0211 Parks	9,415,828	2,356,084	4,518,000	7,518,739	12,036,739
CC0302 Finance Administration	43,066	11,640	-	31,426	31,426
CC0319 Facilities	39,950,361	15,311,846	64,293,500	24,856,221	89,149,721
CC0402 Fire Support Services/Administration	389,431	229,297	-	160,134	160,134
CC0526 Systems Engineering	192,099,213	24,696,853	7,635,722	173,806,658	181,442,380
CC0602 Administrative Services	2,886,179	1,316,958	-	1,759,862	1,759,862
CC0802 Public Works	30,882,855	9,320,061	21,562,072	20,710,778	42,272,850
CC0846 Streets	25,211	-	2,500,000	-	2,500,000
CC0847 Transportation Planning	194,345	194,345	-	-	-
Expense Total	**283,663,616**	**61,201,894**	**110,995,529**	**228,870,131**	**339,865,660**
Ending Fund Balance	**6,120,563**	**219,415,182**	**16,564,428**	**2,793,822**	**19,358,250**
Reserves					
WC Adjsutment	5,312,500	-	-		-
TIF Reserve	947,244	947,244	947,244	-	947,244
TIA Reserve	1,000,000	1,000,000	1,000,000		1,000,000
Interest Reserve	6,000,000	6,000,000	6,000,000		6,000,000
Reserves Total	**13,259,744**	**7,947,244**	**7,947,244**	**-**	**7,947,244**
Available Fund Balance	**3,485,819**	**211,467,938**	**8,617,184**	**2,793,822**	**11,411,006**

Tourism	FY2025		FY2026		
	Projected	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**3,184,238**	**3,184,238**	**3,459,613**	**417,717**	**3,877,330**
Revenue					
40008:Other Taxes	2,000,000	2,181,192	2,100,000	-	2,100,000
42001:Interest Income	130,000	152,120	128,700	-	128,700
43001:Fees	-	1,300	-	-	-
44505:Sponsorship	149,000	133,795	100,000	-	100,000
45001:Misc Revenue	154,003	162,368	135,000	-	135,000
45003:Misc Reimbursements	8,406	8,406	61,189	-	61,189
Revenue Total	**2,441,409**	**2,639,180**	**2,524,889**	**-**	**2,524,889**
Expense					
CC0001 Non-Departmental	213,069	213,069	222,657	-	222,657
CC0208 CVB	1,611,625	1,430,315	2,087,655	2,751	2,090,406
CC0218 Downtown, Arts, & Events	35,000	35,000	30,000	17,250	47,250
CC0254 Poppy Festival	306,340	267,704	292,000	-	292,000
Expense Total	**2,166,034**	**1,946,088**	**2,632,312**	**20,001**	**2,652,313**
Ending Fund Balance	**3,459,613**	**3,877,330**	**3,352,190**	**397,716**	**3,749,906**
Reserves					
Contingency	423,885	423,885	490,767	-	490,767
Capital Reserve	2,614,452	2,614,452	2,614,452	-	2,614,452
Reserves Total	**3,038,337**	**3,038,337**	**3,105,219**	**-**	**3,105,219**
Available Fund Balance	**421,276**	**838,993**	**246,971**	**397,716**	**644,687**

Street Tax	FY2025		FY2026		
	Projected	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**10,024,008**	**10,024,008**	**4,561,127**	**4,512,949**	**9,074,076**
Revenue					
40002:Sales Taxes	7,071,137	7,037,641	7,283,271	-	7,283,271
42001:Interest Income	400,000	472,184	396,000	-	396,000
Revenue Total	**7,471,137**	**7,509,825**	**7,679,271**	**-**	**7,679,271**
Expense					
CC0001 Non-Departmental	-	152	-	-	-
CC0526 Systems Engineering	-	-	1,000,000	-	1,000,000
CC0802 Public Works	12,934,018	8,459,605	7,302,574	4,474,413	11,776,987
Expense Total	**12,934,018**	**8,459,757**	**8,302,574**	**4,474,413**	**12,776,987**
Ending Fund Balance	**4,561,127**	**9,074,076**	**3,937,824**	**38,536**	**3,976,360**
Reserves					
Capital Reserve	750,000	750,000	750,000	-	750,000
Reserves Total	**750,000**	**750,000**	**750,000**	**-**	**750,000**
Available Fund Balance	**3,811,127**	**8,324,076**	**3,187,824**	**38,536**	**3,226,360**

Streetlight Fund	FY2025		FY2026		
	Projected	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**-**	**-**	**47,011**	**32,984**	**79,995**
Revenue					
42001:Interest Income	11,000	17,895	11,000	-	11,000
43001:Fees	1,270,886	1,328,219	1,302,659	-	1,302,659
45001:Misc Revenue	(5,500)	(7,040)	(6,000)	-	(6,000)
Revenue Total	**1,276,386**	**1,339,073**	**1,307,659**	**-**	**1,307,659**
Expense					
CC0001 Non-Departmental	1,574	3,567	-	-	-
CC0517 Streetlight Administration	1,227,801	1,255,511	1,189,553	24,087	1,213,640
Expense Total	**1,229,375**	**1,259,078**	**1,189,553**	**24,087**	**1,213,640**
Ending Fund Balance	**47,011**	**79,995**	**165,117**	**8,897**	**174,014**
Reserves					
Reserves Total			**-**	**-**	**-**
Available Fund Balance	**47,011**	**79,995**	**165,117**	**8,897**	**174,014**

Garey Park Improvement Fund - Restricted	FY2025		FY2026		
	Projected	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**(49,685)**	**(49,685)**	**1**	**(466,730)**	**(466,729)**
Revenue					
44504:Donations	21,236,132	9,405,301	-	12,216,695	12,216,695
Revenue Total	**21,236,132**	**9,405,301**	**-**	**12,216,695**	**12,216,695**
Expense					
CC0001 Non-Departmental	160,000	135,572	-	-	-
CC0211 Parks	21,026,446	9,686,773	-	11,749,967	11,749,967
Expense Total	**21,186,446**	**9,822,345**	**-**	**11,749,967**	**11,749,967**
Ending Fund Balance	**1**	**(466,729)**	**1**	**(1)**	**(0)**
Reserves					
Reserves Total			**-**	**-**	**-**
Available Fund Balance	**1**	**(466,729)**	**1**	**(1)**	**(0)**

Library	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**203224**	**203224**	**51,972**	**48,301**	**100,273**
Revenue					
42001:Interest Income	4,000	4,220	3,500	-	3,500
43001:Fees	-	16	-	-	-
44001:Grant Revenue	25,450	-	-	-	-
44504:Donations	150,000	133,424	106,000	-	106,000
Revenue Total	**179,450**	**137,660**	**109,500**	**-**	**109,500**
Expense					
CC0210 Library	330,702	240,611	121,150	24,002	145,152
Expense Total	**330,702**	**240,611**	**121,150**	**24,002**	**145,152**
Ending Fund Balance	**51,972**	**100,273**	**40,322**	**24,298**	**64,620**
Reserves					
Reserves Total			**-**	**-**	**-**
Available Fund Balance	**51,972**	**100,273**	**40,322**	**24,298**	**64,620**

Parks Restricted	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**661,052**	**661,052**	**432,268**	**274,518**	**706,786**
Revenue					
42001:Interest Income	25,000	32,211	24,750	-	24,750
43001:Fees	125	125	125	-	125
43005:Rental Revenue	43,566	43,536	43,566	-	43,566
44504:Donations	26,300	30,695	27,800	-	27,800
Revenue Total	**94,991**	**106,567**	**96,241**	**-**	**96,241**
Expense					
CC0211 Parks	323,775	60,833	146,800	265,663	412,463
Expense Total	**323,775**	**60,833**	**146,800**	**265,663**	**412,463**
Ending Fund Balance	**432,268**	**706,786**	**381,709**	**8,855**	**390,564**
Reserves					
Reserves Total			**-**	**-**	**-**
Available Fund Balance	**432,268**	**706,786**	**381,709**	**8,855**	**390,564**

Parkland Dedication	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**4,307,437**	**4,307,437**	**3,709,650**	**1,411,838**	**5,121,488**
Revenue					
42001:Interest Income	280,000	313,102	277,200	-	277,200
44502:Developer Contributions	900,000	1,346,175	1,000,000	-	1,000,000
Revenue Total	**1,180,000**	**1,659,277**	**1,277,200**	**-**	**1,277,200**
Expense					
CC0211 Parks	1,777,788	845,226	150,000	932,563	1,082,563
Expense Total	**1,777,788**	**845,226**	**150,000**	**932,563**	**1,082,563**
Ending Fund Balance	**3,709,650**	**5,121,488**	**4,836,850**	**479,276**	**5,316,126**
Reserves					
Reserves Total			**-**	**-**	**-**
Available Fund Balance	**3,709,650**	**5,121,488**	**4,836,850**	**479,276**	**5,316,126**

Court Technology

	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**43,473**	**43,473**	**55,290**	**5,894**	**61,184**
Revenue					
41001:Fines	18,074	18,584	18,000	-	18,000
42001:Interest Income	2,500	2,479	2,475	-	2,475
Revenue Total	**20,574**	**21,063**	**20,475**	**-**	**20,475**
Expense					
CC0316 Municipal Court	8,757	3,352	30,974	12,954	43,928
Expense Total	**8,757**	**3,352**	**30,974**	**12,954**	**43,928**
Ending Fund Balance	**55,290**	**61,184**	**44,791**	**(7,060)**	**37,731**
Reserves					
Reserves Total			-	-	-
Available Fund Balance	**55,290**	**61,184**	**44,791**	**(7,060)**	**37,731**

CDBG	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**9,722**	**9,722**	**10,573**	**(0)**	**10,573**
Revenue					
44001:Grant Revenue	312,859	67,116	1,485,000	417,884	1,902,884
45001:Misc Revenue	851	851	-	-	-
Revenue Total	**313,710**	**67,966**	**1,485,000**	**417,884**	**1,902,884**
Expense					
CC0107 Planning	312,859	67,116	1,485,000	-	1,485,000
Expense Total	**312,859**	**67,116**	**1,485,000**	**-**	**1,485,000**
Ending Fund Balance	**10,573**	**10,573**	**10,573**	**417,884**	**428,457**
Reserves					
Reserves Total			**-**	**-**	**-**
Available Fund Balance	**10,573**	**10,573**	**10,573**	**417,884**	**428,457**

Fire Billing/Donation	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**1,262,057**	**1,262,057**	**1,045,812**	**621,584**	**1,667,396**
Revenue					
42001:Interest Income	50,000	65,776	49,500	-	49,500
43001:Fees	411,410	589,817	517,000	-	517,000
43005:Rental Revenue	200	185	200	-	200
44504:Donations	4,300	5,700	500	-	500
45001:Misc Revenue	50,000	49,904	60,000	-	60,000
Revenue Total	**515,910**	**711,381**	**627,200**	**-**	**627,200**
Expense					
CC0001 Non-Departmental	125,000	125,000	130,625	-	130,625
CC0402 Fire Support Services/Administration	391,370	167,510	401,605	40,698	442,303
CC0422 Fire Emergency Services	215,785	13,532	284,325	19,740	304,065
Expense Total	**732,155**	**306,043**	**816,555**	**60,438**	**876,993**
Ending Fund Balance	**1,045,812**	**1,667,396**	**856,457**	**561,146**	**1,417,602**
Reserves					
Reserves Total			**-**	**-**	**-**
Available Fund Balance	**1,045,812**	**1,667,396**	**856,457**	**561,146**	**1,417,602**

Village PID	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**1,338,053**	**1,338,053**	**1,131,329**	**236,931**	**1,368,260**
Revenue					
40001:Property Taxes	561,115	558,801	612,235	-	612,235
42001:Interest Income	1,000	-	990	-	990
Revenue Total	**562,115**	**558,801**	**613,225**	**-**	**613,225**
Expense					
CC0001 Non-Departmental	540	538	538	-	538
CC0211 Parks	569,402	436,795	238,403	111,569	349,972
CC0601 PID Administration	57,156	51,071	38,849	-	38,849
CC0802 Public Works	141,741	40,190	144,526	-	144,526
Expense Total	**768,839**	**528,594**	**422,316**	**111,569**	**533,885**
Ending Fund Balance	**1,131,329**	**1,368,260**	**1,322,238**	**125,362**	**1,447,600**
Reserves					
Contingency	215,126	215,126	215,126	-	215,126
Capital Reserve	897,129	897,129	897,129	-	897,129
Reserves Total	**1,112,255**	**1,112,255**	**1,112,255**	**-**	**1,112,255**
Available Fund Balance	**19,074**	**256,005**	**209,983**	**125,362**	**335,345**

Downtown TIRZ	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**1,429,156**	**1,429,156**	**1,767,499**	**269,366**	**2,036,865**
Revenue					
40001:Property Taxes	719,394	639,203	656,849	-	656,849
42001:Interest Income	50,000	82,574	49,500	-	49,500
45004:Sale of Property	18,000	18,000	-	-	-
Revenue Total	**787,394**	**739,777**	**706,349**	**-**	**706,349**
Expense					
CC0001 Non-Departmental	116,051	116,068	111,228	-	111,228
CC0602 Administrative Services	333,000	16,000	115,000	386,004	501,004
Expense Total	**449,051**	**132,068**	**226,228**	**386,004**	**612,232**
Ending Fund Balance	**1,767,499**	**2,036,865**	**2,247,620**	**(116,638)**	**2,130,982**
Reserves					
Capital Reserve	-	-	2,000,000	-	2,000,000
Debt Service Reserve	109,300	109,300	107,050	-	107,050
Reserves Total	**109,300**	**109,300**	**2,107,050**	**-**	**2,107,050**
Available Fund Balance	**1,658,199**	**1,927,565**	**140,570**	**(116,638)**	**23,932**

GTEC	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**52,163,572**	**52,163,572**	**40,404,505**	**61,461,785**	**101,866,290**
Operating Revenue					
40002:Sales Taxes	14,142,274	14,075,281	14,566,542	-	14,566,542
42001:Interest Income	1,684,000	2,842,115	1,684,000	-	1,684,000
Operating Revenue Total	**15,826,274**	**16,917,396**	**16,250,542**	**-**	**16,250,542**
Operating Expense					
CC0001 Non-Departmental	-	305	-	-	-
CC0500 GTEC	855,653	855,653	642,931	-	642,931
Operating Expense Total	**855,653**	**855,958**	**642,931**	**-**	**642,931**
Non-Operating Revenue					
44001:Grant Revenue	-	-	2,880,238	-	2,880,238
45003:Misc Reimbursements	-	-	110,000	-	110,000
46001:Bond Proceeds	44,395,000	42,735,000	7,500,000	-	7,500,000
46002:Bond Premium	-	1,864,020	-	-	-
Non-Operating Revenue Total	**44,395,000**	**44,599,020**	**10,490,238**	**-**	**10,490,238**
Non-Operating Expense					
CC0001 Non-Departmental	4,351,707	4,354,238	7,455,388	-	7,455,388
CC0500 GTEC	66,772,980	6,603,501	16,780,238	55,732,656	72,512,894
Non-Operating Expense Total	**71,124,687**	**10,957,740**	**24,235,626**	**55,732,656**	**79,968,282**
Ending Fund Balance	**40,404,506**	**101,866,290**	**42,266,728**	**5,729,129**	**47,995,857**
Reserves					
Contingency Reserve	3,367,208	3,367,208	3,641,635		3,641,635
Debt Service Reserve	3,956,415	3,956,415	7,276,535		7,276,535
Reserves Total	**7,323,623**	**7,323,623**	**10,918,170**	**-**	**10,918,170**
Available Fund Balance	**33,080,883**	**94,542,667**	**31,348,558**	**5,729,129**	**37,077,687**

GEDCO	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**11,222,472**	**11,222,472**	**12,119,673**	**881,354**	**13,001,027**
Operating Revenue					
40002:Sales Taxes	3,535,568	3,518,820	3,641,635	-	3,641,635
42001:Interest Income	400,000	646,179	396,000	-	396,000
Operating Revenue Total	**3,935,568**	**4,165,000**	**4,037,635**	**-**	**4,037,635**
Operating Expense					
CC0001 Non-Departmental	-	76	-	-	-
CC0637 Economic Development	632,086	653,213	890,430	35,000	925,430
Operating Expense Total	**632,086**	**653,289**	**890,430**	**35,000**	**925,430**
Non-Operating Revenue					
45003:Misc Reimbursements	505,768	505,768	334,838	-	334,838
Non-Operating Revenue Total	**505,768**	**505,768**	**334,838**	**-**	**334,838**
Non-Operating Expense					
CC0001 Non-Departmental	628,049	628,180	203,769	-	203,769
CC0637 Economic Development	2,284,000	1,610,744	2,918,909	493,000	3,411,909
Non-Operating Expense Total	**2,912,049**	**2,238,924**	**3,122,678**	**493,000**	**3,615,678**
Ending Fund Balance	**12,119,673**	**13,001,027**	**12,479,038**	**353,354**	**12,832,392**
Reserves					
Contingency Reserve	841,802	841,802	910,409		910,409
Debt Service Reserve	203,769	203,769	200,769		200,769
Reserves Total	**1,045,571**	**1,045,571**	**1,111,178**	**-**	**1,111,178**
Available Fund Balance	**11,074,102**	**11,955,456**	**11,367,860**	**353,354**	**11,721,214**

Facilities Maintenance Fund	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**5,507,501**	**5,507,501**	**5,339,570**	**1,237,804**	**6,577,374**
Revenue					
42001:Interest Income	200,000	307,795	198,000	-	198,000
43004:Administrative Charges	5,795,159	5,795,159	7,168,899	-	7,168,899
45002:Insurance Proceeds	-	5,326	-	-	-
70001:Transfers In	15,400	15,400	-	-	-
Revenue Total	**6,010,559**	**6,123,680**	**7,366,899**	**-**	**7,366,899**
Expense					
CC0319 Facilities	6,178,491	5,053,807	7,259,953	216,065	7,476,018
Expense Total	**6,178,491**	**5,053,807**	**7,259,953**	**216,065**	**7,476,018**
Ending Fund Balance	**5,339,569**	**6,577,374**	**5,446,516**	**1,021,739**	**6,468,255**
Reserves					
Capital Reserve	288,017	288,017	317,982	-	317,982
Debt Service Reserve	3,567,491	3,567,491	4,703,743	-	4,703,743
Reserves Total	**3,855,508**	**3,855,508**	**5,021,725**	**-**	**5,021,725**
Available Fund Balance	**1,484,061**	**2,721,866**	**424,791**	**1,021,739**	**1,446,530**

Fleet Services Fund	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**18,855,890**	**18,855,890**	**10,462,490**	**614,341**	**11,076,831**
Revenue					
42001:Interest Income	820,000	1,162,008	811,800	-	811,800
43004:Administrative Charges	5,956,470	5,956,470	5,655,304	-	5,655,304
45001:Misc Revenue	340	1,989	-	-	-
45002:Insurance Proceeds	250,000	328,477	200,000	-	200,000
45003:Misc Reimbursements	650	628	-	-	-
45004:Sale of Property	180,000	488,868	-	-	-
70001:Transfers In	4,637,710	5,685,438	6,742,000	-	6,742,000
Revenue Total	**11,845,170**	**13,623,877**	**13,409,104**	**-**	**13,409,104**
Expense					
CC0320 Fleet	20,238,571	21,402,936	11,560,396	8,385,680	19,946,076
Expense Total	**20,238,571**	**21,402,936**	**11,560,396**	**8,385,680**	**19,946,076**
Ending Fund Balance	**10,462,489**	**11,076,831**	**12,311,198**	**(7,771,339)**	**4,539,859**
Reserves					
Capital Reserve	6,500,000	6,500,000	7,000,000	(3,329,687)	3,670,313
Contingency Reserve	750,886	750,886	869,546	-	869,546
Reserves Total	**7,250,886**	**7,250,886**	**7,869,546**	**(3,329,687)**	**4,539,859**
Available Fund Balance	**3,211,603**	**3,825,945**	**4,441,652**	**(4,441,652)**	**0**

Joint Services	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**8,678,735**	**8,678,735**	**8,532,484**	**1,522,039**	**10,054,523**
Revenue					
41002:Penalties	60,000	82,909	60,000	-	60,000
42001:Interest Income	250,000	403,313	247,500	-	247,500
43001:Fees	50,135	58,895	60,000	-	60,000
43003:Permits	-	(1,010)	-	-	-
43004:Administrative Charges	29,848,897	29,846,207	29,400,889	-	29,400,889
45001:Misc Revenue	1,588	1,588	100	-	100
45002:Insurance Proceeds	75,000	76,910	75,000	-	75,000
45003:Misc Reimbursements	80,993	65,210	150,000	-	150,000
Revenue Total	**30,366,613**	**30,534,022**	**29,993,489**	**-**	**29,993,489**
Expense					
CC0001 Non-Departmental	3,944,056	3,815,702	3,074,433	-	3,074,433
CC0302 Finance Administration	2,087,276	2,150,094	2,350,476	-	2,350,476
CC0315 Accounting	1,807,464	1,747,788	1,998,018	-	1,998,018
CC0317 Purchasing	783,712	720,301	920,379	72,750	993,129
CC0321 Utility Customer Service	3,557,474	3,554,787	4,170,234	-	4,170,234
CC0322 Utility Customer Billing	6,360,491	6,019,935	6,070,806	100,000	6,170,806
CC0503 Organizational and Operational Excellence	846,825	668,506	965,890	45,000	1,010,890
CC0526 Systems Engineering	4,137,018	3,706,481	3,965,954	-	3,965,954
CC0534 Conservation	1,425	-	1,040	-	1,040
CC0556 Shared Control Center	-	7,420	1,023,929	-	
CC0635 City Secretary Services	0	-	-	-	-
CC0637 Economic Development	570,936	582,489	752,418	-	752,418
CC0639 Human Resources	2,003,928	1,989,055	2,070,566	-	2,070,566
CC0640 Citywide Human Resources	1,893,544	1,781,738	2,046,860	-	2,046,860
CC0654 Legal	1,545,593	1,510,303	1,861,195	-	1,861,195
CC0658 Real Estate Services	605,208	545,051	656,248	-	656,248
Expense Total	**30,512,864**	**29,158,234**	**32,295,551**	**217,750**	**32,513,301**
Ending Fund Balance	**8,532,484**	**10,054,523**	**6,230,422**	**1,304,289**	**7,534,711**
Reserves					
Contingency Reserve	5,649,171	5,649,171	5,899,534	-	5,899,534
Reserves Total	**5,649,171**	**5,649,171**	**5,899,534**	**-**	**5,899,534**
Available Fund Balance	**2,883,313**	**4,405,352**	**330,888**	**1,304,289**	**1,635,177**

Information Technology Fund	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**8,792,999**	**8,792,999**	**9,893,167**	**3,257,362**	**13,150,529**
Revenue					
42001:Interest Income	290,000	530,826	277,750	-	277,750
43004:Administrative Charges	17,967,631	17,967,631	18,390,645	-	18,390,645
45001:Misc Revenue	9,367	9,394	-	-	-
45002:Insurance Proceeds	-	10,383	-	-	-
45003:Misc Reimbursements	2,493	2,493	-	-	-
45004:Sale of Property	5,963	5,963	-	-	-
70001:Transfers In	237,600	237,600	1,273,449	-	1,273,449
Revenue Total	**18,513,054**	**18,764,290**	**19,941,844**	**-**	**19,941,844**
Expense					
CC0648 IT Fiber	947,755	625,410	491,564	-	491,564
CC0649 IT Applications	1,791,602	1,803,080	1,977,008	-	1,977,008
CC0650 IT Public Safety	788,543	776,323	843,424	-	843,424
CC0651 IT Infrastructure	2,358,530	1,694,041	2,283,737	130,000	2,413,737
CC0652 IT Management	10,516,647	8,500,239	11,274,233	100,000	11,374,233
Expense Total	**17,412,886**	**14,406,760**	**17,967,922**	**230,000**	**18,197,922**
Ending Fund Balance	**9,893,167**	**13,150,529**	**11,867,089**	**3,027,362**	**14,894,451**
Reserves					
Reserve for Capital	2,401,219	2,401,219	5,887,500		5,887,500
Contingency Reserve	3,582,560	3,582,560	4,007,288	-	4,007,288
Reserves Total	**5,983,779**	**5,983,779**	**9,894,788**	**-**	**9,894,788**
Available Fund Balance	**3,909,388**	**7,166,750**	**1,972,301**	**3,027,362**	**4,999,663**

Airport Operations	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**3,545,557**	**3,545,557**	**1,619,778**	**2,005,228**	**3,625,006**
Operating Revenue					
40001:Property Taxes	15,000	10,124	15,215	-	15,215
42001:Interest Income	160,000	168,835	157,600	-	157,600
43005:Rental Revenue	310,000	372,677	355,000	-	355,000
43606:Airport Charges	5,524,500	5,353,620	5,595,500	-	5,595,500
Operating Revenue Total	**6,009,500**	**5,905,256**	**6,123,315**	**-**	**6,123,315**
Operating Expense					
CC0636 Airport	5,922,591	5,675,879	6,079,766	247,825	6,327,591
Operating Expense Total	**5,922,591**	**5,675,879**	**6,079,766**	**247,825**	**6,327,591**
Non-Operating Revenue					
44001:Grant Revenue	90,000	123,000	130,000	-	130,000
45001:Misc Revenue	8,000	12,321	3,000	-	3,000
45002:Insurance Proceeds	-	26,471	-	-	-
46001:Bond Proceeds	-	-	680,000	-	680,000
46050:Proceeds from Lease	4,261	4,261	4,261	-	4,261
Non-Operating Revenue Total	**102,261**	**166,053**	**817,261**	**-**	**817,261**
Non-Operating Expense					
CC0001 Non-Departmental	246,450	246,446	249,319	-	249,319
CC0636 Airport	1,868,499	69,534	744,100	1,982,301	2,726,401
Non-Operating Expense Total	**2,114,949**	**315,980**	**993,419**	**1,982,301**	**2,975,720**
Ending Fund Balance	**1,619,778**	**3,625,006**	**1,487,168**	**(224,898)**	**1,262,269**
Reserves					
Contingency Reserve	319,947	319,947	330,509		330,509
Debt Service Reserve	217,308	217,308	216,967		216,967
Reserves Total	**537,255**	**537,255**	**547,476**	**-**	**547,476**
Available Fund Balance	**1,082,523**	**3,087,751**	**939,692**	**(224,898)**	**714,793**

Electric Services	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**68,684,850**	**68,684,850**	**57,902,561**	**26,797,684**	**84,700,245**
Operating Revenue					
40002:Sales Taxes	6,000	11,191	7,500	-	7,500
41002:Penalties	845,000	904,354	887,250	-	887,250
42001:Interest Income	3,355,000	3,134,755	3,428,250	-	3,428,250
43001:Fees	4,425,909	4,622,741	5,006,867	-	5,006,867
43003:Permits	327,500	-	646,713	-	646,713
43004:Administrative Charges	3,236,848	3,236,848	899,883	-	899,883
43601:Electric Charges	104,653,696	105,834,126	123,896,919	-	123,896,919
44502:Developer Contributions	26,020,724	19,927,364	21,607,256	-	21,607,256
Operating Revenue Total	**142,870,677**	**137,671,378**	**156,380,638**	**-**	**156,380,638**
Operating Expense					
CC0001 Non-Departmental	554,140	556,870	600,000	-	600,000
CC0516 Electric Operational Technology	822,672	662,509	1,081,869	-	1,081,869
CC0517 Streetlight Administration	195,393	82,414	-	-	-
CC0520 Customer Energy Solutions	442,365	427,104	1,056,059	-	1,056,059
CC0521 Operational Technology	1,312,027	1,280,086	1,205,802	-	1,205,802
CC0522 Electric Administration	11,454,070	11,385,476	11,777,119	-	11,777,119
CC0523 Electric Safety and Employee Development	351,549	335,660	377,984	-	377,984
CC0525 T&D Services	3,923,653	6,292,857	3,638,356	339,767	3,978,123
CC0534 Conservation	-	1,905	-	-	-
CC0537 Electric Resource Management	76,651,691	73,084,264	87,497,942	150,000	87,647,942
CC0555 Electric Systems Operations	2,742,500	2,908,307	910,033	-	910,033
CC0557 Electrical Engineering	1,500,914	3,053,180	1,845,999	-	1,845,999
Operating Expense Total	**99,950,974**	**100,070,632**	**109,991,163**	**489,767**	**110,480,930**
Non-Operating Revenue					
44001:Grant Revenue	-	393,467	-	-	-
45001:Misc Revenue	2,519	135,129	2,991	-	2,991
45004:Sale of Property	13,308	13,548	7,174	-	7,174
46001:Bond Proceeds	17,490,000	17,490,000	44,540,225	-	44,540,225
46002:Bond Premium	1,110,333	1,110,333	-	-	-
70001:Transfers In	88,506	91,498	-	-	-
Non-Operating Revenue Total	**18,704,666**	**19,233,975**	**44,550,390**	**-**	**44,550,390**
Non-Operating Expense					
CC0001 Non-Departmental	22,809,548	22,041,699	24,356,061	378,993	24,735,054
CC0516 Electric Operational Technology	2,863,656	71,410	10,075,000	2,584,511	12,659,511
CC0521 Operational Technology	-	55,000	-	4,825	4,825
CC0522 Electric Administration	642,150	130,430	-	512,020	512,020
CC0525 T&D Services	11,250	467,834	1,024,500	3,772	1,028,272
CC0537 Electric Resource Management	175,500	-	-	-	-
CC0555 Electric Systems Operations	3,750	63,750	4,100	-	4,100
CC0557 Electrical Engineering	45,893,304	17,981,702	46,351,470	25,514,668	71,866,138
Non-Operating Expense Total	**72,406,658**	**40,819,326**	**81,811,131**	**28,998,789**	**110,809,920**
Ending Fund Balance	**57,902,561**	**84,700,245**	**67,031,295**	**(2,690,872)**	**64,340,423**
Reserves					
Operating Contingency Reserve	8,288,944	8,288,944	6,349,393	-	6,349,393
Rate Stabilization Reserve	28,375,139	28,375,139	32,631,410	-	32,631,410
Non-Operating Reserve	10,487,314	10,487,314	12,060,411	-	12,060,411
Reserves Total	**47,151,397**	**47,151,397**	**51,041,214**	**-**	**51,041,214**
Available Fund Balance	**10,751,164**	**37,548,848**	**15,990,081**	**(2,690,872)**	**13,299,209**

Solid Waste Services	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**7,730,554**	**7,730,554**	**1,746,768**	**897,736**	**2,644,504**
Operating Revenue					
40002:Sales Taxes	4,200	5,161	-	-	-
40005:Franchise Taxes	-	299,440	-	-	-
41002:Penalties	115,000	160,265	110,000	-	110,000
42001:Interest Income	200,000	247,790	175,000	-	175,000
43002:Garbage Charges	16,953,182	17,538,146	18,579,936	-	18,579,936
Operating Revenue Total	**17,272,382**	**18,250,802**	**18,864,936**	**-**	**18,864,936**
Operating Expense					
CC0001 Non-Departmental	58,164	65,591	55,000	-	55,000
CC0533 Environmental Services	16,194,509	16,215,555	17,264,109	10,740	17,274,849
Operating Expense Total	**16,252,673**	**16,281,146**	**17,319,109**	**10,740**	**17,329,849**
Non-Operating Revenue					
44001:Grant Revenue	6,111	14,043	-	-	-
45001:Misc Revenue	457,468	143,079	422,756	-	422,756
45002:Insurance Proceeds	5,696	5,696	-	-	-
45003:Misc Reimbursements	32,448	32,448	-	-	-
Non-Operating Revenue Total	**501,723**	**195,266**	**422,756**	**-**	**422,756**
Non-Operating Expense					
CC0001 Non-Departmental	1,811,791	6,058,579	2,379,416	-	2,379,416
CC0533 Environmental Services	380,927	1,192,392	-	-	-
Non-Operating Expense Total	**2,192,718**	**7,250,971**	**2,379,416**	**-**	**2,379,416**
Ending Fund Balance	**7,059,268**	**2,644,504**	**1,335,936**	**886,996**	**2,222,932**
Reserves					
Working Capital Adjustment	(5,312,500)	-	-	-	-
Contingency Reserve	182,226	182,226	611,763	-	611,763
Debt Service Reserve	608,965	608,965	666,762	-	666,762
Reserves Total	**(4,521,309)**	**791,191**	**1,278,525**	**-**	**1,278,525**
Available Fund Balance	**955,577**	**1,853,313**	**57,411**	**886,996**	**944,407**

Stormwater Services	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**2,747,728**	**2,747,728**	**1,918,842**	**3,843,663**	**5,762,505**
Operating Revenue					
41002:Penalties	55,000	58,536	55,000	-	55,000
42001:Interest Income	141,000	156,678	139,590	-	139,590
43605:Stormwater Charges	5,512,811	6,399,545	5,675,007	-	5,675,007
Operating Revenue Total	**5,708,811**	**6,614,759**	**5,869,597**	**-**	**5,869,597**
Operating Expense					
CC0001 Non-Departmental	33,000	36,435	25,000	-	25,000
CC0802 Public Works	-	80	-	-	-
CC0843 Stormwater Administration & Regulatory	308,845	245,615	418,900	-	418,900
CC0845 Stormwater	4,825,904	4,995,660	4,724,658	48,929	4,773,587
CC0846 Streets	-	4,473	-	-	-
Operating Expense Total	**5,167,748**	**5,282,263**	**5,168,558**	**48,929**	**5,217,487**
Non-Operating Revenue					
45001:Misc Revenue	6,960	(2,394)	6,960	-	6,960
45004:Sale of Property	6,332	5,920	6,332	-	6,332
46001:Bond Proceeds	1,035,000	1,000,000	1,830,000	(580,000)	1,250,000
46002:Bond Premium	-	43,666	-	-	-
70001:Transfers In	-	2,368,360	-	-	-
Non-Operating Revenue Total	**1,048,292**	**3,415,553**	**1,843,292**	**(580,000)**	**1,263,292**
Non-Operating Expense					
CC0001 Non-Departmental	888,225	1,011,788	1,599,753	-	1,599,753
CC0526 Systems Engineering	1,014,233	515,397	-	2,500	2,500
CC0802 Public Works	227,033	75,650	-	151,383	151,383
CC0845 Stormwater	285,000	126,687	1,350,000	879,946	2,229,946
Non-Operating Expense Total	**2,418,241**	**1,733,271**	**2,949,753**	**1,033,828**	**3,983,581**
Ending Fund Balance	**1,918,842**	**5,762,505**	**1,513,420**	**2,180,906**	**3,694,327**
Reserves					
Contingency Reserve	561,302	561,302	653,325	-	653,325
Debt Service Reserve	536,496	536,496	618,466	-	618,466
Reserves Total	**1,097,798**	**1,097,798**	**1,271,791**	**-**	**1,271,791**
Available Fund Balance	**821,044**	**4,664,707**	**241,629**	**2,180,906**	**2,422,536**

Water Services	FY2025		FY2026		
	Projections	Actuals	Current Budget	Rollforward	Amended Budget
Beginning Fund Balance	**480,426,625**	**480,426,625**	**145,088,161**	**320,416,545**	**465,504,706**
Operating Revenue					
41002:Penalties	1,500,000	1,927,854	850,000	-	850,000
41602:Impact Fees	35,000,000	45,817,863	34,730,106	-	34,730,106
42001:Interest Income	21,872,781	22,690,922	26,581,883	-	26,581,883
43001:Fees	5,601,651	6,264,047	6,502,911	-	6,502,911
43005:Rental Revenue	25,000	25,186	25,000	-	25,000
43602:Water Charges	86,995,433	88,804,861	100,231,801	-	100,231,801
43603:Wastewater Charges	32,675,808	34,975,307	38,172,490	-	38,172,490
43604:Irrigation Charges	900,000	1,164,870	1,121,315	-	1,121,315
44502:Developer Contributions	546,874	618,175	535,000	-	535,000
Operating Revenue Total	**185,117,547**	**202,289,085**	**208,750,506**	**-**	**208,750,506**
Operating Expense					
CC0001 Non-Departmental	600,000	515,676	625,000	-	625,000
CC0514 Water Operational Technology	1,244,940	1,172,744	1,945,139	-	1,945,139
CC0524 Metering Services	3,429,380	3,529,749	3,782,380	-	3,782,380
CC0526 Systems Engineering	-	69,869	-	-	-
CC0527 Water Services Administration	49,149,195	44,219,306	43,759,305	-	43,759,305
CC0528 Water Distribution	8,161,050	7,014,100	10,982,136	199,429	11,181,565
CC0529 Water Plant Management	10,158,920	7,417,334	9,582,401	99,881	9,682,282
CC0530 Wastewater Operations	4,161,946	3,592,896	5,484,482	-	5,484,482
CC0531 Wastewater Plant Management	11,453,638	6,593,111	8,807,526	190,000	8,997,526
CC0532 Irrigation Operations	512,787	386,939	450,891	138,280	589,171
CC0535 Water Conservation	1,672,683	1,218,958	2,201,631	281,690	2,483,321
CC0539 Regulatory Compliance	949,840	840,011	1,358,075	-	1,358,075
CC0553 Water Operations	449,387	675,351	99,451	-	99,451
CC0554 Water Control Center	0	(2,488)	2,200,980	-	2,200,980
Operating Expense Total	**91,943,766**	**77,243,554**	**91,279,398**	**909,280**	**92,188,678**
Non-Operating Revenue					
44001:Grant Revenue	10,000,000	-	-	10,000,000	10,000,000
45001:Misc Revenue	2,347,399	2,631,189	2,396,488	-	2,396,488
45002:Insurance Proceeds	60,711	60,711	-	-	-
45004:Sale of Property	-	10,336	-	-	-
46001:Bond Proceeds	83,870,000	83,870,000	450,544,407	-	450,544,407
46002:Bond Premium	5,059,973	5,059,973	-	-	-
70001:Transfers In	14,921,450	18,819,693	61,000,000	-	61,000,000
Non-Operating Revenue Total	**116,259,533**	**110,451,901**	**513,940,895**	**10,000,000**	**523,940,895**
Non-Operating Expense					
CC0001 Non-Departmental	9,798,845	10,082,237	14,863,636	-	14,863,636
CC0514 Water Operational Technology	89,150	89,150	144,100	-	144,100
CC0524 Metering Services	7,445,223	4,562,660	120,000	2,882,564	3,002,564
CC0526 Systems Engineering	448,891,679	180,282,515	509,601,407	274,547,883	784,149,290
CC0527 Water Services Administration	17,690,200	842,803	879,609	743,136	1,622,745
CC0528 Water Distribution	775,000	10,130,856	77,415,581	-	77,415,581
CC0529 Water Plant Management	269,000	269,000	-	-	-
CC0530 Wastewater Operations	23,996,083	16,157,608	24,696,236	-	24,696,236
CC0531 Wastewater Plant Management	6,000,000	-	155,200	-	155,200
CC0532 Irrigation Operations	43,437	43,438	43,305	-	43,305
CC0535 Water Conservation	-	60,000	97,300	-	97,300
CC0539 Regulatory Compliance	-	-	211,200	-	211,200
CC0553 Water Operations	29,773,161	27,899,084	6,718	20,860,843	20,867,561
CC0554 Water Control Center	-	-	24,600	-	24,600
Non-Operating Expense Total	**544,771,778**	**250,419,352**	**628,258,892**	**299,034,426**	**927,293,318**
Ending Fund Balance	**145,088,161**	**465,504,706**	**148,241,272**	**30,472,839**	**178,714,110**
Reserves					
Contingency Reserve	28,257,769	28,257,769	18,015,608	-	18,015,608
Non-Operating Reserve	16,451,581	16,451,581	19,763,923		19,763,923
Impact Fee Reserve	30,000,000	30,000,000	51,962,957	-	51,962,957
Reserves Total	**74,709,350**	**58,257,769**	**89,742,488**	**-**	**89,742,488**
Available Fund Balance	**70,378,811**	**407,246,937**	**58,498,784**	**30,472,839**	**88,971,622**

Exhibit D - Capital Projects	Expense
120	
CC0001	
PRJ000124 Radio Replacement	26,314
CC0001 Total	**26,314**
CC0211	
PRJ000048 Garey Park	176,998
PRJ000129 Ada Transition Plan	157,005
PRJ000278 Regional Trail Development - Phase 2	457,222
PRJ000293 San Gabriel Park - Phase 3	68,215
PRJ000358 Parks Replacement (Previously SRF)	739,981
PRJ000359 Parks Safety Improvements	1,123,335
PRJ000385 Garey Park-Phase II	1,000,000
PRJ000543 New Neighborhood Park Improvements-Waypoint Park	190,000
PRJ000544 Park Improvements - Bedford Park	127,390
PRJ000545 Park Improvements - McMaster's Pickleball Courts	363,865
PRJ000548 Park Improvements - Bark Park	401,942
PRJ000575 Blue Hole Park Improvements	171,744
PRJ000665 San Gabriel Park - Phase 4	530,095
PRJ000666 Regional Trails	139,817
PRJ000702 San Gabriel Low Water Crossing	1,511,380
PRJ000764 Park Improvements-Heritage Community Garden	310,000
PRJ001057 Parks ADA Self Assessments	49,750
CC0211 Total	**7,518,739**
CC0302	
PRJ000038 ERP Project	31,426
CC0302 Total	**31,426**
CC0319	
PRJ000178 Public Safety Operation and Training Center Phase II	261,995
PRJ000191 Georgetown City Center - Festival/Public Space	565,133
PRJ000252 Fire Logistics Building	4,518,351
PRJ000338 Downtown Parking Garage - Bond Funded	1,495,013
PRJ000353 Fire Station 1 Renovation	7,941,532
PRJ000576 Customer Service Center	7,224,079
PRJ000578 Animal Shelter	1,500,000
PRJ000579 Administrative Office Facilites for the City Downtown, Arts, & Events Dept.	559,118
PRJ000792 21st & Church Street Land	791,000
CC0319 Total	**24,856,221**
CC0402	
PRJ000134 SCBA Replacement	149,196
PRJ000354 EMS Stryker Stretchers	10,937
CC0402 Total	**160,134**
CC0526	
PRJ000188 DB Wood (SH 29 to Oak Ridge)	7,605,064
PRJ000207 Northwest Blvd Bridge	237,023
PRJ000215 2021 Intersection Safety Enhancements (RRFB)	120,637
PRJ000216 Downtown Sidewalks	3,146,612
PRJ000254 Shell Rd	19,996,183
PRJ000255 Rockride	4,565,826
PRJ000258 DB Wood (Oak Ridge to Williams Dr)	32,376,306
PRJ000267 Allocations-Sidewalks/Intersections/Bike Lanes	13,528,017

PRJ000277 Intersection Improvements	1,899,711
PRJ000297 Southeast Inner Loop -MB21	47,367,232
PRJ000332 Williams Dr	16,384,008
PRJ000367 Wolf Ranch Parkway	385,451
PRJ000471 SH 29 East (Haven Ln to SH130)	410,198
PRJ000471 SH 29 East (SH130 to Patriot Way)	69
PRJ000472 FM971 Widening (Gann-SH130)	2,924,215
PRJ000560 Austin Ave Pedestrian Bridge	18,152,193
PRJ000561 Berry Creek Drive	125,725
PRJ000646 FM 1460 @ La Conterra Traffic Signal	132,188
PRJ000759 Northeast Inner Loop/Stadium Drive	2,900,000
PRJ000935 Preliminary Engineering - 2015 Road Bond	1,550,000
CC0526 Total	**173,806,658**
CC0602	
PRJ000223 Wayfinding Signage	448,734
PRJ000389 Tax Note Project Management, Series 2022	1,311,128
CC0602 Total	**1,759,862**
CC0802	
PRJ000137 Intersection Improvements (Lakeway @ Williams)	429,853
PRJ000138 Downtown Sidewalks	33,400
PRJ000140 Austin Ave Bridge Rehab	6,773,492
PRJ000141 Southwestern Blvd	2,695,361
PRJ000143 Leander Rd(Norwood-Swbypass)	10,102,600
PRJ000487 Old Town Southeast Sidewalk Improvements(Downtown Sidewalks)	233,316
PRJ000886 Blue Ridge Drive Extension	12,500
PRJ000887 Commerce Boulevard Extension	9,000
PRJ000888 Ridge Line Blvd Extension-Naturita Dr to Sierra Way	333,393
PRJ000947 FM1460 and Quail Valley	87,862
CC0802 Total	**20,710,778**
120 Total	**228,870,131**
203	
CC0802	
PRJ000304 Memorial Drive	2,155,272
PRJ000563 2024 HIPR Street Maintenance	4,250
PRJ000755 2025 High Performance Pavement Seal	322,503
PRJ000756 2025 HIPR Street Maintenance	1,992,388
CC0802 Total	**4,474,413**
203 Total	**4,474,413**
220	
CC0211	
PRJ000441 Garey Park Estate	11,749,967
CC0211 Total	**11,749,967**
220 Total	**11,749,967**
231	
CC0211	
Misc Projects w/o Project Numbers	238,125
PRJ000323 Madison Oaks Park	27,538
CC0211 Total	**265,663**

231 Total	**265,663**
234	
CC0211	
Misc Projects w/o Project Numbers	146,072
PRJ000323 Madison Oaks Park	75,000
PRJ000324 Vista Vera Park	275,437
PRJ000325 Westhaven Park	241,004
PRJ000326 Westhaven Linear	11,575
PRJ000327 La Conterra Park	74,027
PRJ000328 Waypoint Park	33,346
PRJ000546 Rivery Park Parking Improvements	76,100
CC0211 Total	**932,563**
234 Total	**932,563**
350	
CC0211	
Misc Projects w/o Project Numbers	97,869
PRJ000249 GVPID Landscape Improvements	6,100
PRJ000516 Summers Green Park Improvements	3,400
CC0211 Total	**107,369**
350 Total	**107,369**
402	
CC0500	
PRJ000362 SH29 West (Wolf Ranch Pkwy to IH35)	9,557,622
PRJ000529 Lakeway/Airport Access (Clear Skies Way)	138,275
PRJ000564 Austin Ave Improvements	1,161,426
PRJ000565 Aviation and IH35 Signal	1,411,920
PRJ000664 Wolf Ranch Parkway	24,879,086
PRJ000757 San Gabriel Village Blvd Roundabout	2,189,329
PRJ001045 Southeast Inner Loop	16,395,000
CC0500 Total	**55,732,656**
402 Total	**55,732,656**
520	
CC0320	
Misc Projects w/o Project Numbers	805,757
PRJ000280 Fire Bond Funded Vehicles-FY22	57,510
PRJ000281 Police Bond Funded Vehicles-FY22	96,111
PRJ000355 Fire Bond Funded Vehicles-FY23	770,668
PRJ000524 Police Bond Funded Vehicles -FY24	669,070
PRJ000525 Fire Bond Funded Vehicles -FY24	1,484,301
PRJ000793 Fire Bond Funded Vehicles -FY25	3,150,010
PRJ000794 Police Bond Funded Vehicles -FY25	1,023,973
PRJ000922 ESD #8 Fire Equipment/Vehicles	282,608
CC0320 Total	**8,340,008**
520 Total	**8,340,008**
602	
CC0636	

Airport Improvements-GR000700	90,000
Apron Expansion	20,000
Misc Projects w/o Project Numbers	150,000
PRJ000184 Airport Maintenance Facility	1,482,301
PRJ000540 Air Traffic Control Tower Equipment	200,000
PRJ000765 Displaced Threshold	40,000
CC0636 Total	**1,982,301**
602 Total	**1,982,301**
612	
CC0001	
PRJ001035 Electric Bond Funded Vehicles - FY2024	132,222
PRJ001036 Electric Bond Funded Vehicles - FY2023	246,770
CC0001 Total	**378,993**
CC0516	
PRJ000349 System Improvements - Operation Technology (SCADA/AMI/Network/Utility Software)	2,126,680
PRJ000839 Substation RTAC Replacements	177,270
PRJ000883 Electric Control Center	249,200
PRJ000897 Electric SCADA Software	31,362
CC0516 Total	**2,584,511**
CC0521	
PRJ000785 OT Critical Network Switches (CC0521)	4,825
CC0521 Total	**4,825**
CC0522	
PRJ000768 Electric Plant Upgrades	510,000
PRJ000889 Electric Feasibility Study	2,020
CC0522 Total	**512,020**
CC0525	
PRJ000772 Electric Capital Tools 2024 (CC0525)	3,772
CC0525 Total	**3,772**
CC0557	
PRJ000062 New Development Projects	138,159
PRJ000147 Sectionalization Improvements	94,622
PRJ000269 Substation Feeder Exits and Extensions	466,902
PRJ000270 System Improvements - Power Quality	603,338
PRJ000271 System Improvements - Capacity Upgrades	5,304,772
PRJ000306 Toolman Business Park	32,238
PRJ000313 Rivery Crossing (WS#11264)	31,875
PRJ000350 System Improvements - Ordinary Replacement	88,252
PRJ000407 Woodfield Preserve - Phase 1 (MPN#22-83)	36,336
PRJ000415 Titan Building 8	24,490
PRJ000418 Sun City NH65	172,152
PRJ000440 System Improvements - Voltage Conversion	477,295
PRJ000445 Wolf Crossing Hotel Development	11,249
PRJ000446 Williams Plaza	58,056
PRJ000454 Georgetown Airport Site 3 Hangars	59,028
PRJ000462 Lowe's Home Center	97,632
PRJ000470 Inner Peace, LLC	295,639
PRJ000480 San Gabriel Flats	66,256
PRJ000484 OnTrac - Windmill Hill	4,948

PRJ000486 Georgetown Mixed Use - Building A & B	27,620
PRJ000489 Verizon Antenna - 293 Bass Pro Dr	7,572
PRJ000490 Verizon Antenna - 4307 N Mays St	4,999
PRJ000491 Verizon Antenna - 4561 N Mays St	5,123
PRJ000512 Optimum Cable Power Supply	5,376
PRJ000517 SBA Towers - 620 S IH 35	41,017
PRJ000530 HTeaO	118,323
PRJ000557 Sun City 88 & 89	26,651
PRJ000602 Shell Road Feeder Extension (Capacity Upgrades)	1,151,535
PRJ000606 2601 Cottonwood	867
PRJ000619 GB20 - Overhead (System Improvement)	12,564
PRJ000637 Quail Valley Voltage Conversion OH PH2	201,171
PRJ000654 Sun City NH74 Martindale Street	86,813
PRJ000655 Sun City NH73 Kimberwick Court	112,502
PRJ000658 Comprehensive ENT	6,467
PRJ000661 WilCo Headquarters	275,318
PRJ000667 Walnut Place Subdivision	10,212
PRJ000669 Woodfield Preserve Phase 3	488,758
PRJ000673 Millennium 23-07-017	28,478
PRJ000681 Millennium 23-07-019	4,390
PRJ000686 211 Saddlebred Lane	3,429
PRJ000690 Vehicle Coverage Facility (CC0522)	27,450
PRJ000691 Millennium 23-07-020	34,856
PRJ000692 Millennium 23-07-010	51,730
PRJ000694 Poco Loco Supermarket	3,722
PRJ000711 Millennium 23-07-008	9,394
PRJ000712 Millennium 23-07-011	10,476
PRJ000714 Millennium 23-07-023	823
PRJ000719 320 Westinghouse Rd	9,132
PRJ000727 Williamson County Sun Lease Space	1,423
PRJ000730 Gateway Building 2 Addition	5,432
PRJ000731 Gateway Building 3 Addition	5,432
PRJ000739 McDonald's	71,167
PRJ000740 1001 N. Austin Ave Unit 99	14,702
PRJ000742 Verizon - Hintz Rd	1,274
PRJ000743 1110 Walnut St	8,831
PRJ000744 2227 N. Austin Ave	10,441
PRJ000745 1925 E. University Ave	9,719
PRJ000746 1055 S. IH35	5,738
PRJ000747 1210 S. IH35 (Verizon)	16,907
PRJ000773 Personal Warehouse	192,025
PRJ000779 Northwest Blvd and Lakeway Dr	144,938
PRJ000781 Electric Capital Working Stock (CC0525)	12
PRJ000786 College Street Double Pedestal	2,421
PRJ000797 618 Stone Circle	23,874
PRJ000799 Crestview Baptist Church	22,748
PRJ000800 304 Southcross	810
PRJ000802 Millennium PA-07-003	10,527
PRJ000805 Everhome Suites	274,559
PRJ000812 2040 Airport Rd	128,844
PRJ000813 150 Logan Ranch Road	11,559
PRJ000815 Millennium 23-07-002	323
PRJ000816 Millennium PA-07-031	11,967
PRJ000817 Millennium PA-07-005	830
PRJ000823 Habitat for Humanity	3,855
PRJ000825 1600 Legacy Xing	1,420

PRJ000826 Smith Branch Flood Control	234,558
PRJ000827 Walmart 1303 Generator Install	57,128
PRJ000828 Millennium 23-07-021	43,363
PRJ000830 Schunk Xycarb Technology - Inner Loop Road	72,391
PRJ000832 30301 Ronald Reagan Boulevard	337,361
PRJ000833 101 FM 971	1,371
PRJ000835 GS80 and CB100 Feeder Tie	388,685
PRJ000840 RY90 Rotten Pole Changeouts	454,272
PRJ000841 GB30 Rotten Pole Changeouts	159,068
PRJ000842 GB40 Rotten Pole Changeouts	497,322
PRJ000844 Total Site Solutions Building 3	894,146
PRJ000847 1501 Sun City Boulevard	98,561
PRJ000849 Synergy Commercial Construction Office	1,808
PRJ000853 Stadium Plaza Center	2,191
PRJ000855 Millennium PA-07-039	17,914
PRJ000856 2545 Southwestern Blvd	2,079
PRJ000857 Georgetown Office	393,642
PRJ000860 Food Box Spectrum CATV cabinet	3,387
PRJ000862 Meter Consolidation	8,817
PRJ000863 Millennium 23-07-004	27,894
PRJ000865 Millennium 23-07-022	38,829
PRJ000868 Millennium PA-07-001	630
PRJ000870 Millennium PA-07-007	2,506
PRJ000871 Millennium PA-07-009	4,171
PRJ000872 Millennium PA-07-012	2,891
PRJ000873 Millennium PA-07-014	8,888
PRJ000874 Millennium PA-07-017	21,159
PRJ000875 Millennium PA-07-029	3,347
PRJ000877 Millennium PA-07-037	12,924
PRJ000882 Southwestern University - Voltage Conversion	2,041,340
PRJ000890 Nest Empowerment Electrical Service Rebuild	2,386
PRJ000891 Metronet Cabinet	2,841
PRJ000898 1608 South Church Street	801
PRJ000899 GS10 Breaker and Feeder Exit - Rabbit Hill	184,748
PRJ000900 4107 Verde Vista	4,588
PRJ000903 Millennium PA-07-021	5,961
PRJ000905 Millennium PA-07-020	17,520
PRJ000915 Wilco PA-09-001	903
PRJ000916 Metronet PA-11-004	1,416
PRJ000917 P25-1014 - Millennium PA-07-025	18,045
PRJ000921 444 Greenridge Rd	1,713
PRJ000924 GISD High School #4	599,381
PRJ000925 Commerce Blvd Reconductor	35,511
PRJ000926 P25-1054 Metronet PA-11-067	185
PRJ000928 P25-1066 Grande 25-05-004	458
PRJ000939 302 Wright Brothers Dr	6,213
PRJ000941 GAF Primary Meter	12,396
PRJ000942 Georgetown Airport Hanger	6,904
PRJ000948 Metronet PA-11-006	15,268
PRJ000950 Planned Pole Replacements from Inspections	1,837,760
PRJ000951 The Junction	3,636
PRJ000954 San Gabriel River Crossing	55,811
PRJ000959 Metronet PA-11-009	517
PRJ000960 Metronet PA-11-060	5,448
PRJ000961 Metronet PA-11-031	8,039
PRJ000962 Metronet 25-11-035	972

PRJ000964 System Improvements - Road Widening	365,000
PRJ000965 Metronet PA-11-026	1,073
PRJ000966 Metronet PA-11-042	188
PRJ000967 Metronet PA-11-022	804
PRJ000968 Metronet PA-11-048	590
PRJ000969 Frontier 25-03-010	352
PRJ000970 Grande PA-05-025	146
PRJ000971 GT40 & GT50 Voltage Conversion	889,108
PRJ000972 GE50 Voltage Conversion	1,005,312
PRJ000973 GE70 Voltage Conversion	1,801,330
PRJ000975 604 W. 18th	2,430
PRJ000976 Frontier PA-03-016	8,407
PRJ000981 Electric Replacement Vehicles-FY25	190,037
PRJ001019 Metronet 25-11-005	1,437
PRJ001020 Metronet 25-11-008	12,020
PRJ001021 Metronet PA-11-035	580
PRJ001022 Metronet PA-11-075	219
PRJ001023 Frontier 25-03-002	36,479
PRJ001024 Metronet 25-11-046	76
PRJ001025 Metronet 25-11-010	50,245
PRJ001026 Metronet 25-11-001	36,378
PRJ001027 Metronet 25-11-007	14,232
PRJ001039 Cebridge 25-08-007	35,858
PRJ001041 Cebridge 25-08-005	12,241
PRJ001054 1310 Blue Ridge Dr. #104	7,390
PRJ001055 Pegatron	126,723
PRJ001063 G30 Voltage Conversion	32,974
PRJ001066 July 2025 Flood Event - San Gabriel Park Streetlights	22,807
PRJ001067 July 2025 Flood Event - Blue Hole Park Service Poles	4,756
PRJ001071 Grande 25-05-008	46,627
PRJ001085 Redundancy Additions	335,000
CC0557 Total	**25,514,668**
612 Total	**28,998,789**
642	
CC0320	
PRJ001079 Stormwater Vehicles/Equipment FY22	68,853
PRJ001100 Stormwater Vehicles/Equipment FY25 & Prior	101,443
CC0320 Total	**170,296**
CC0526	
PRJ000919 Impervious Cover Study	2,500
CC0526 Total	**2,500**
CC0802	
PRJ000149 Drainage Improvement/Flood Mitigation Projects	151,383
CC0802 Total	**151,383**
CC0845	
PRJ000752 Storm Drain CCTV	50,000
PRJ000758 WQMP Implementation Year 1 "Quick Wins"	659,650
CC0845 Total	**709,650**
642 Total	**1,033,828**

662	
CC0524	
PRJ000220 Metering AMI Equipment Upgrades	2,882,564
CC0524 Total	**2,882,564**
CC0526	
PRJ000014 Berry Creek Inter.	9,572,114
PRJ000057 Lift Station Upgrade	1,519,315
PRJ000101 Southlake Wtp	29,979,737
PRJ000150 Carriage Oaks Transmission	1,492,828
PRJ000152 Daniels Mountain Pump Station(Prev Hoover)	11,093,754
PRJ000154 Stonewall Pump Station Expansion	117,763
PRJ000155 Southside Water Treatment Plant	603,480
PRJ000160 Round Rock Supply Pump Station And Elevated Storage Tank	829,996
PRJ000161 Miscellaneous Line Upgrades	528,449
PRJ000163 Tank Rehabilitation	2,585,560
PRJ000165 San Gabriel WWTP Rehab	434,233
PRJ000167 San Gabriel Inter SGI -2	7,359,803
PRJ000177 Northlake WTP Phase IV Expansion	2,188,453
PRJ000185 Cimarron Hills Wastewater Treatment Plant Expansion	11,485,192
PRJ000259 III Forks WWTP	9,441,210
PRJ000260 CR262 Waterline	171,844
PRJ000261 Dove Springs WWTP Rehab	3,999,578
PRJ000263 Water - WW Masterplan	846,058
PRJ000264 Interceptor Lift Station Removal & Gravity Main	2,295,112
PRJ000268 System Resiliency (Lake WTP EPSS)	35,845,206
PRJ000333 Smith Branch Lift Station Improvements	562,273
PRJ000363 EARZ Combined	7,389,419
PRJ000370 Northlands Wastewater Treatment Plant	22,148,223
PRJ000371 Sunny Trail (Teravista/1460) LS	2,211,146
PRJ000372 ASR Well Development	2,000,000
PRJ000373 Downtown Waterline Upgrades	110,211
PRJ000374 Phase III Pump Design Costs and Line Assessment	7,100,000
PRJ000376 SH 138 Line Upgrade	13,376,281
PRJ000377 Southwestern & SE Inner Loop Waterline	1,618,106
PRJ000378 Westside Service Center Building Update	5,287,300
PRJ000387 IH 35 Waterline Connection	1,495,966
PRJ000494 Daniels to Hoover Waterline Improvements	20,685,974
PRJ000495 Rabbit Hill GST	1,673,182
PRJ000496 Park Lift Station to San Gabriel WWTP Force Main Rehab	253,170
PRJ000567 Cedar Hollow Waterline Improvements	6,068,419
PRJ000568 Elevated Storage Tank - West 1240	8,489,990
PRJ000569 Lake Plant Raw Water Pump Station VFD Replacement	2,000,000
PRJ000570 Ronald Reagan Waterline	1,548,674
PRJ000571 System Wide Waterline Replacements/Repairs	1,000,000
PRJ000572 Water Service Line Replacements	800,000
PRJ000573 Water Treatment Plants Electronic O&M's & SOP's	208,145
PRJ000574 Williams Drive Waterline Improvements	2,340,579
PRJ000603 Domel Ground Storage Tank Rehabilitation	951,517
PRJ000703 Cowan Creek Lift Station(Previously Northlands)	2,500,000
PRJ000704 FM 1869 Water Line Relocations	1,000,000
PRJ000705 Church Street Wastewater Improvements	143,765
PRJ000706 Lake Water Treatment Plant Zebra Mussel Mitigation	594,573
PRJ000753 Saddle Creek Lift Station Expansion	187,537
PRJ000754 CR 228 Water Line Improvements	411,027
PRJ000760 NE Innerloop Waterline Improvements	359,143

PRJ000761 Cowan Creek Interceptors	4,545,567
PRJ000763 Water Meters	2,000,000
PRJ000936 Three Forks Package Plant	9,942,500
PRJ000937 Shell Rd Widening W/WW Relocations	1,500,000
PRJ000945 Wolf Ranch Lift Station Rehabilitation	280,817
PRJ000946 Carriage Oaks Elevated Storage Tank Rehab	176,570
PRJ000955 Ronald Reagan to Braun EST Waterline	2,698,127
PRJ001064 Cimarron Hills Gravity Main	6,500,000
CC0526 Total	**274,547,883**
CC0527	
PRJ000734 Ground Water Supply from East	198,173
CC0527 Total	**198,173**
CC0527/0528	
PRJ001101 Water Vehicles	544,963
CC0527/0528 Total	**544,963**
CC0553	
PRJ000023 Cr 255 (Wd14-2)	580,767
PRJ000096 Shell Road Water Line	1,586,983
PRJ000770 PFAS (Chemical) Study and Treatments for Park WTP	377,450
PRJ000977 Ground Water from the East-Capital	16,935,479
PRJ000979 New Vehicles-Water-FY 25	1,358,184
PRJ000980 New Vehicles-Wastewater-FY 25	21,980
CC0553 Total	**20,860,843**
662 Total	**299,034,426**
Grand Total	**641,522,115**

Exhibit C	Expense	Revenue
100 General Fund		
CC0107 Planning	181,988	-
CC0422 Fire Emergency Services	178,886	-
CC0602 Administrative Services	25,000	-
CC0605 Emergency Management	50,000	-
CC0638 General Government Contracts	388,837	-
CC0655 Communications/Public Engagement	23,807	-
CC0742 Police Operations	93,372	-
CC0847 Transportation Planning	164,171	-
100 General Fund Total	**1,106,060**	**-**
120 General Capital Projects		
CC0001 Non-Departmental	26,314	2,430,468
CC0211 Parks	7,518,739	-
CC0302 Finance Administration	31,426	-
CC0319 Facilities	24,856,221	-
CC0402 Fire Support Services/Administration	160,134	-
CC0526 Systems Engineering	173,806,658	1,700,000
CC0602 Administrative Services	1,759,862	-
CC0802 Public Works	20,710,778	354,893
120 General Capital Projects Total	**228,870,131**	**4,485,361**
121 General Capital Projects - Grants		
CC0001 Non-Departmental	-	17,578,224
CC0526 Systems Engineering	-	1,618,249
121 General Capital Projects - Grants Total	**-**	**19,196,473**
201 Tourism		
CC0208 CVB	2,751	-
CC0218 Downtown, Arts & Events	17,250	-
201 Tourism Total	**20,001**	**-**
203 Street Tax		
CC0802 Public Works	4,474,413	-
203 Street Tax Total	**4,474,413**	**-**
214 Streetlight Fund		
CC0517 Streetlight Administration	24,087	-
214 Streetlight Fund Total	**24,087**	**-**
220 Garey Park Improvement Fund - Restricted		
CC0211 Parks	11,749,967	12,216,695
220 Garey Park Improvement Fund - Restricted Total	**11,749,967**	**12,216,695**
221 Library		
CC0210 Library	24,002	-
221 Library Total	**24,002**	**-**
231 Parks - Restricted		
CC0211 Parks	265,663	-
231 Parks - Restricted Total	**265,663**	**-**
234 Parkland Dedication		
CC0211 Parks	932,563	-
234 Parkland Dedication Total	**932,563**	**-**
249 Court Technology		
CC0316 Municipal Court	12,954	-
249 Court Technology Total	**12,954**	**-**

Exhibit C	Expense	Revenue
254 CDBG - Grants		
CC0107 Planning	-	417,884
254 CDBG - Grants Total	**-**	**417,884**
262 Fire Billing/Donation		
CC0402 Fire Support Services/Administration	40,698	-
CC0422 Fire Emergency Services	19,740	-
262 Fire Billing/Donation Total	**60,438**	**-**
350 Village PID		
CC0211 Parks	111,569	-
350 Village PID Total	**111,569**	**-**
362 Downtown TIRZ		
CC0602 Administrative Services	386,004	-
362 Downtown TIRZ Total	**386,004**	**-**
402 GTEC - Projects		
CC0500 GTEC	55,732,656	-
402 GTEC - Projects Total	**55,732,656**	**-**
420 GEDCO		
CC0637 Economic Development	528,000	-
420 GEDCO Total	**528,000**	**-**
500 Facilities Maintenance Fund		
CC0319 Facilities	216,065	-
500 Facilities Maintenance Fund Total	**216,065**	**-**
520 Fleet Services Fund		
CC0320 Fleet	8,385,680	-
520 Fleet Services Fund Total	**8,385,680**	**-**
540 Joint Service Fund		
CC0317 Purchasing	72,750	-
CC0322 Utility Customer Billing	100,000	-
CC0503 Organizational Development	45,000	-
540 Joint Service Fund Total	**217,750**	**-**
570 Information Technology Fund		
CC0651 IT Infrastructure	130,000	-
CC0652 IT Management	100,000	-
570 Information Technology Fund Total	**230,000**	**-**
600 Airport Operations		
CC0636 Airport	247,825	-
600 Airport Operations Total	**247,825**	**-**
602 Airport Operations - Projects		
CC0636 Airport	1,982,301	-
602 Airport Operations - Projects Total	**1,982,301**	**-**
610 Electric Services		
CC0525 T&D Services	339,767	-
CC0537 Electric Resource Management	150,000	-
610 Electric Services Total	**489,767**	**-**
612 Electric Services - Projects		
CC0001 Non-Departmental	378,993	-
CC0516 Electric Operational Technology	2,584,511	-

Exhibit C	Expense	Revenue
CC0521 Shared Operational Technology	4,825	-
CC0522 Electric Administration	512,020	-
CC0525 T&D Services	3,772	-
CC0557 Electrical Engineering	25,514,668	-
612 Electric Services - Projects Total	**28,998,789**	**-**
630 Solid Waste Services Fund		
CC0533 Environmental Services	10,740	-
630 Solid Waste Services Fund Total	**10,740**	**-**
640 Stormwater Services		
CC0845 Stormwater Operations	48,929	-
640 Stormwater Services Total	**48,929**	**-**
642 Stormwater Services - Projects		
CC0001 Non-Departmental	-	(580,000)
CC0526 Systems Engineering	2,500	-
CC0802 Public Works	151,383	-
CC0845 Stormwater Operations	879,946	-
642 Stormwater Services - Projects Total	**1,033,828**	**(580,000)**
660 Water Services		
CC0528 Water Distribution	199,429	-
CC0529 Water Plant Management	99,881	-
CC0531 Wastewater Plant Management	190,000	-
CC0532 Irrigation Operations	138,280	-
CC0535 Water Conservation	281,690	-
660 Water Services Total	**909,280**	**-**
661 Water Services - Grants		
CC0001 Non-Departmental	-	10,000,000
661 Water Services - Grants Total	**-**	**10,000,000**
662 Water Services - Projects		
CC0524 Metering Services	2,882,564	-
CC0526 Systems Engineering	274,547,883	-
CC0527 Water Services Administration	743,136	-
CC0553 Water Operations	20,860,843	-
662 Water Services - Projects Total	**299,034,426**	**-**
Grand Total	**646,103,889**	**45,736,413**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GEORGETOWN, TEXAS, AMENDING THE FISCAL YEAR 2026 ANNUAL BUDGET DUE TO CONDITIONS THAT RESULTED IN NEW PROGRAM REQUIREMENTS IN THE CURRENT YEAR, AND DUE TO THE TIMING OF CAPITAL PROJECTS AND OTHER EXPENDITURES APPROVED IN THE PRIOR YEAR; APPROPRIATING THE VARIOUS AMOUNTS THEREOF; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City is aware of obligations not currently funded in the fiscal year 2026 Budget in the following funds: General, Capital Projects, Tourism, Street Tax, Streetlight, Garey Park Improvement, Library, Parks Restricted, Parkland Dedication, Court Technology, CDBG, Fire Billing, Village PID, Downtown TIRZ, Georgetown Transportation Enhancement Corporation (GTEC), Georgetown Economic Development Corporation (GEDCO), Facilities, Fleet, Joint Services, Information Technology, Airport, Electric Services, Solid Waste Services, Stormwater Services, Water Services; and

WHEREAS, these funds will be funded from available fund balances or additional revenues; and

WHEREAS, the City Charter and state law allow for changes in the Annual Operating Plan by a Council majority plus one in emergency situations and for municipal purposes; and

WHEREAS, the changes were unknown and unforeseeable at the time the fiscal year 2026 Budget was approved; and

WHEREAS, the City Council finds it to be in the best interest of the public to amend the 2026 Budget for year-year obligations that were not known at the time the Budget was adopted, as set out herein.

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

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 amendment to the 2026 annual Budget of the revenues of the City of Georgetown and expenses of conducting the affairs thereof, is in all things adopted and approved

as an addition to the previously approved Budget of the current revenues and expenses, as well as fixed charges against said City for the fiscal year beginning October 1, 2025 and ending September 30, 2026. A copy of the amendment is attached hereto as Exhibit A and incorporated by reference herein.

Section 4. The total of $646,103,889 is hereby released from appropriation for payments of expenditures and payments of the funds included in Exhibit A.

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. This ordinance complies with the vision statement of the Georgetown 2030 Plan.

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 upon adoption of its second and final reading by the City Council in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the 13th of January, 2026.

PASSED AND APPROVED on Second Reading on the 27th of January, 2026.

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
January 27, 2026

SUBJECT:
Second Reading - Municipal Street Lighting Service Fee Ordinance Changes

SUGGESTED ACTION:
Second Reading of an Ordinance amending section 13.04.070 of the City of Georgetown Code of Ordinances relating to the municipal street lighting service fee -- Jackson Daly, Chief Business Officer, Electric Utility

ITEM SUMMARY:
The City of Georgetown owns, operates, and maintains streetlights throughout the city, and incurs ongoing energy, capital, and maintenance costs to provide this service. Streetlights provide a community-wide safety benefit, and all City residents benefit from their use.

This item proposes an amendment to Section 13.04.070 of the City's Code of Ordinance to revise the applicability of the streetlight fee to more equitably allocate streetlight costs among all City residents. Specifically, the amendment would clarify that for master-metered properties, where a single account serves multiple dwelling units, the streetlight fee would be assessed on a per-unit basis.

The proposed amendment is intended to ensure consistent and equitable funding of streetlight services citywide and to align the streetlight fee with the community-wide benefit provided by the system.

City Council approved this item unanimously at their January 13, 2026, meeting. The Electric Utility Advisory Board had no suggested changes to this proposed action after their review on Jan. 15, 2026.

FINANCIAL IMPACT:
The proposed amendment is expected to add approximately 5,000 monthly street lighting service fee charges per month and generate $140,000 in additional revenue to the streetlight fund.

SUBMITTED BY:
Rene Bywater-Barajas, Electric Department

ATTACHMENTS:
Ord_Chapter13.04.070_Street_Lighting_Rate_Update_2026 (1).pdf
Sec._13.04.070_REDLINE (1).pdf
Streetlight Ordinance Update Presentation.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING SECTION 13.04.070 OF THE CODE OR ORDINANCES OF THE CITY OF GEORGETOWN RELATING TO THE MUNICIPAL STREET LIGHTING FEE; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Georgetown ("City") currently owns, operates, and maintains streetlights within the corporate boundaries of the City; and

WHEREAS, to provide street lighting, the City must pay the cost of energy, capital costs, and maintenance costs ("Streetlight Costs"); and

WHEREAS, all City residents benefit from the use of streetlights, which provide a safety benefit to the community; and

WHEREAS, the City desires to amend the current rate structure in Section 13.04.070 to more equitably allocate the Streetlight Costs to all City residents by ensuring in instances where a single account provides service to multiple units (like a master-metered property), the monthly fee shall be assessed per individual until served by that account; and

WHEREAS, the City Council finds it to be in the best interest of the public to amend the applicability of street lighting service and impose a streetlight fee on all City residents to fund the Streetlight Costs, as 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 in all things 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 13.04.070 of the Code of Ordinances are hereby amended and replaced as shown in **Exhibit A**.

Section 4. 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 5 That all ordinances that are in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 on February 1, 2026 in accordance with the provisions of the Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____ day of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ day of _____, 2026.

ATTEST: **THE CITY OF GEORGETOWN**

_____ By: _____

Robyn Densmore, City Secretary Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

EXHIBIT "A"

Sec. 13.04.070. Municipal street lighting service fee.

A. *Applicability.* This fee applies to all residents within the corporate boundaries of the City.

B. *Purpose.* This fee shall pay for City-owned and operated street lighting on all dedicated public streets, highways, expressways, and thoroughfares within the City limits, from dusk to dawn, or as determined by the City in its sole discretion.

C. *Monthly fee.* Streetlight fee per account within City limits: $2.40. In instances where a single account provides service to multiple units (like a master-metered property), the monthly fee shall be assessed per individual unit served by that account.

D. *Service.* The City will maintain all municipal street lighting facilities within the corporate boundaries of the City. Service rendered under this Section is subject to the City's rules and regulations.

Sec. 13.04.070. Municipal street lighting service fee.

A. *Applicability.* This fee applies to all residents within the corporate boundaries of the City.

B. *Purpose.* This fee shall pay for City-owned and operated street lighting on all dedicated public streets, highways, expressways, and thoroughfares within the City limits, from dusk to dawn, or as determined by the City in its sole discretion.

C. *Monthly fee.* Streetlight fee per account within City limits: $2.40. In instances where a single account provides service to multiple units (like a master-metered property), the monthly fee shall be assessed per individual unit served by that account.

D. *Service.* The City will maintain all municipal street lighting facilities within the corporate boundaries of the City. Service rendered under this Section is subject to the City's rules and regulations.

STREETLIGHT ORDINANCE UPDATES

JACK DALY | *Chief Business Officer - Electric*

GEORGETOWN
TEXAS

STREETLIGHT ORDINANCE UPDATE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING SECTION 13.04.070 OF THE CODE OR ORDINANCES OF THE CITY OF GEORGETOWN RELATING TO THE MUNICIPAL STREET LIGHTING FEE; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

STREETLIGHT ORDINANCE UPDATE

Sec. 13.04.070. Municipal street lighting service fee.

A. *Applicability.* This fee applies to all residents within the corporate boundaries of the City.

B. *Purpose.* This fee shall pay for City-owned and operated street lighting on all dedicated public streets, highways, expressways, and thoroughfares within the City limits, from dusk to dawn, or as determined by the City in its sole discretion.

C. *Monthly fee.* Streetlight fee per account within City limits: $2.40. In instances where a single account provides service to multiple units (like a master-metered property), the monthly fee shall be assessed per individual unit served by that account.

D. *Service.* The City will maintain all municipal street lighting facilities within the corporate boundaries of the City. Service rendered under this Section is subject to the City's rules and regulations.

Background

I. Historical challenge with customer service and different service territories
   A. Electric fund previously incurring expenses for streetlight maintenance for lights outside of CCN

II. Streetlight Fee is a City fee, not an electric utility fee
   A. Legal analysis to ensure application of a fee was legal

III. Policy consideration – Systemwide benefit.
   A. Explored different tier and different classes. No reliable option to differentiate by class
   B. Rate consultant recommended single approach for all customers – benefit is indivisible and non-scalable.
   C. Ease of administration and rate simplicity

IV. Flat fee of $2.40 is based on true cost of providing streetlight service.

V. Early success with reporting tool, audit, and response times within COG CCN

VI. Identified an issue after Oct. 14 workshop re: master metered apartments
   A. Master meters OUTSIDE electric service territory, but inside city limits
   B. Mimics similar rate application in wastewater utility

STREETLIGHT ORDINANCE UPDATE

I. Proposed Amendment to City Code (Section 13.04.070)
   A. Clarifies applicability of the streetlight fee for master-metered properties
   B. When a single account serves multiple dwelling units:
      i. Streetlight fee would be assessed per individual unit
      ii. For example, if a master meter apartment has one account that service 100 units, the proposal would change their monthly streetlight fee from $2.40 to $240.

II. More equitable recovery of streetlight costs

III. Revenue expected to increase ~$140K annually for fund

IV. Will conduct cost of service study based on actual revenue for FY2027
   A. Adjust based on ~18 months of data
   B. Part of FY2027 budget process

STREETLIGHT ORDINANCE UPDATE - TIMELINE

I. First reading of the Ordinance with City Council on Jan. 13
II. Review with Electric Board on Jan. 15
III. Second reading of the Ordinance with City Council on Jan. 27
IV. Effective starting Feb. 1, 2026
V. Will see revenue on bills that go out in March
VI. Update cost of service study and rate analysis April/May 2026
VII. Rate change (if needed) to be proposed as part of FY2027 budget. Effective Oct. 1.

STREETLIGHT ORDINANCE UPDATE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING SECTION 13.04.070 OF THE CODE OR ORDINANCES OF THE CITY OF GEORGETOWN RELATING TO THE MUNICIPAL STREET LIGHTING FEE; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

Staff recommends approval.

City Council approved this item unanimously at their Jan. 13, 2026 meeting. The Electric Utility Advisory Board had no suggested changes to this proposed action after their review on Jan. 15, 2026.

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Second Reading - Reinvestment Zone No. 2026-01

SUGGESTED ACTION:
Second Reading of an Ordinance designating Reinvestment Zone No. 2026-01 -- Cameron Goodman, Economic Development Director

ITEM SUMMARY:
An Ordinance of the City Council of the City of Georgetown, Texas, designating Reinvestment Zone No. 2026-01; providing eligibility of the zone for commercial-industrial tax abatement; containing findings that the area qualifies to be designated as a reinvestment zone and the improvements sought are feasible and practicable and of benefit to the land and the City; providing a repealing clause; providing a severability clause; and providing an effective date.

FINANCIAL IMPACT:

SUBMITTED BY:
Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:
Ord_Designating_Tax_Abatement_Reinvestment_Zone_-_CrossPoint.pdf

ORDINANCE NO. 2026-_____

An Ordinance of the City Council of the City of Georgetown, Texas, designating Reinvestment Zone No. 2026-001; providing eligibility of the zone for commercial-industrial tax abatement; containing findings that the area qualifies to be designated as a reinvestment zone and the improvements sought are feasible and practicable and of benefit to the land and the City; providing a repealing clause; providing a severability clause; and providing an effective date.

Whereas, the City Council of the City of Georgetown, Texas, has caused notice to be published in a newspaper having general circulation in the City and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property described herein that is to be included in the proposed reinvestment zone described herein; and

Whereas, the City Council of the City of Georgetown, Texas, has conducted a public hearing on the designation of the area described herein as a reinvestment zone on January 13, 2026 at 6:00 p.m. in the Council Chambers at the City Hall at which interested parties were allowed to speak and present evidence for or against the designation;

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1**.** The City Council of the City of Georgetown, Texas, finds that the area described herein will, if designated as a reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the City. The City Council further finds that the improvements sought are feasible and practicable and would be of benefit to the land to be included in the zone and to the City after the expiration of a tax abatement agreement.

Section 2. Pursuant to the provisions of Section 312.201 of the Texas Tax Code, the property described in Exhibit "A" attached hereto and made a part hereof for all purposes is hereby designated as a reinvestment zone and for identification is assigned the name "Reinvestment Zone No. 2026-001" or the "Baer. Zone".

Section 3. The property within Reinvestment Zone No. 2026-001 is eligible for commercial-industrial tax abatement effective on January 1, 2026.

Section 4. All provisions of the ordinances of the City of Georgetown, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Georgetown not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 5. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or a part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

APPROVED on First Reading on the 13th day of January 2026.

APPROVED AND ADOPTED on Second Reading on the 27th day of January 2026.

THE CITY OF GEORGETOWN:

_____
Josh Schroeder
Mayor

ATTEST:

_____
Robyn Densmore
City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

Exhibit "A"

Reinvestment Zone Location

FIELD NOTE DESCRIPTION OF 65.527 ACRE TRACT OF LAND IN THE CITY OF GEORGETOWN, IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, WILLIAMSON COUNTY, TEXAS; BEING OUT OF LOT 1, BLOCK A, JACKSON SHAW GEORGETOWN, PHASE 2, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2023032949, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEGIN MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "FOREST" FOUND, IN THE WESTERLY RIGHT-OF-WAY LINE OF NORTH INTERSTATE 35, FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, SAME BEING THE SOUTHEAST CORNER OF A CALLED 72.32 ACRE TRACT OF LAND DESCRIBED TO JAMES C. NIEMANN, AS SHOWN ON VOLUME 886, PAGE 335, O.P.R.W.C.T.;

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH INTERSTATE 35, SAME BEING THE EAST BOUNDARY LINE OF SAID LOT 1, BLOCK A, SOUTH 13°56'05" WEST, A DISTANCE OF 59.80 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOUND, IN SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH INTERSTATE 35, FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SAME BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A, JACKSON SHAW GEORGETOWN, PHASE 1, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2022058987, O.P.R.W.C.T.;

THENCE, WITH THE COMMON SOUTH LINE OF SAID LOT 1, BLOCK A AND THE NORTH LINE OF SAID LOT 2, BLOCK A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 70°39'45" WEST, A DISTANCE OF 236.41 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOUND;

2. SOUTH 69°29'28" WEST, A DISTANCE OF 1,484.73 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD 512-485-0831" SET, FOR THE **POINT OF BEGINNING**;

THENCE, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF LOT 1, BLOCK AND SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK A, SOUTH 69°29'28" WEST, AT A DISTANCE OF 920.96 FEET PASSING A 1/2" IRON ROD FOUND IN SAID SOUTH BOUNDARY LINE OF LOT 1, BLOCK A, FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE NORTHEAST CORNER OF A CALLED 54.3 ACRE

TRACT OF LAND DESCRIBED IN DEED TO IRINA I. FAYERBERG, ET ALL, AS SHOWN ON DOCUMENT NO. 2014088568, O.P.R.W.C.T.; IN ALL A DISTANCE OF 1,241.14 FEET TO A 1/2" IRON ROD FOUND IN SAID SOUTH BOUNDARY LINE OF LOT 1, BLOCK A, SAME BEING THE NORTH BOUNDARY LINE OF SAID 54.3 ACRE TRACT;

THENCE, CONTINUING WITH SAID SOUTH BOUNDARY LINE OF LOT 1, BLOCK A, AND SAID NORTH BOUNDARY LINE OF SAID 54.3 ACRE TRACT SOUTH 69°03'33" WEST, A DISTANCE OF 499.97 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF A CALLED 33.63 ACRE TRACT OF LAND DESCRIBED TO SAN GABRIEL INVESTMENTS, LTD. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2004079454, O.P.R.W.C.T.; AND THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, DEPARTING SAID NORTH BOUNDARY LINE OF THE 54.3 ACRE TRACT, WITH THE WEST BOUNDARY LINE OF SAID LOT 1, BLOCK A, SAME BEING THE EAST BOUNDARY LINE OF SAID 33.63 ACRE TRACT AND THE EAST BOUNDARY LINE OF LOT 1, BLOCK 1, GRACE ACADEMY SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN CABINET CC, SLIDE 339, O.P.R.W.C.T.; NORTH 21°34'02" WEST, A DISTANCE OF 1,626.00 FEET TO A 1/2" IRON ROD FOUND, IN THE SOUTH BOUNDARY LINE OF A CALLED 279.54 ACRE TRACT OF LAND DESCRIBED TO LINDA IRVINE STRONG, ET AL AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2019068288, O.P.R.W.C.T.; FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK A, AND SAID SOUTH BOUNDARY LINE OF THE 279.54 ACRE TRACT, NORTH 69°02'13" EAST, A DISTANCE OF 1,762.12 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED “WESTWOOD 512-485-0831” SET;

THENCE, ACROSS SAID LOT 1, BLOCK A, SOUTH 20°49'35" EAST, A DISTANCE OF 1,635.94 FEET TO **POINT OF BEGINNING** AND CONTAINING 65.527 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Second Reading - 2023-3-PUD -700, 750, and 800 SH 195

SUGGESTED ACTION:
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 84.584 acres out of the William Roberts Survey No. 4, Abstract No. 524 from the Agriculture (AG) zoning district to the Planned Unit Development zoning district with base zoning districts of Low-Density Multi-Family (MF-1) and General Commercial (C-3), for the property generally located at 700, 750, and 800 SH 195, Georgetown, Texas (2023-3-PUD) -- Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting to rezone the subject property from the Agriculture zoning district to the Planned Unit Development zoning district with base zonings of Low-Density Multifamily and General Commercial. The applicant's letter of intent envisions a mixed-use community with a variety of residential product types such as single-family homes, townhomes, and lower density multifamily along with approximately 12 acres of commercial space along the frontage of SH 195.

Staff's Analysis:
Staff have reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets four of the five the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment and six of the six objectives for a Planned Unit Development established in UDC Section 3.06.040, 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, November 16, 2025) 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.

Planning and Zoning Commission Recommendation:
At their December 2, 2025 meeting, the Planning and Zoning Commission recommended approval (6-1) of the request, with the following conditions:
1. Provision of an 8-foot privacy fence along the northern and southern property boundaries.
2. Limit building types in the residential area with a maximum allowable building height of 45' to the central block adjacent to the General Commercial (C-3) zoning district.

City Council First Reading:
At their January 13, 202 meeting, the City Council approved (7-0) 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:
2023-3-PUD - Presentation_Revised and Trimmed CC2.pptx
2023-3-PUD - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Zoning Map.pdf
Exhibit 3 - PUD Development Plan.pdf
Exhibit 4 - Letter of Intent.pdf
Ordinance with Exhibits.pdf

GT 195 Holdings 2023-3-PUD

City Council

01.27.2026

GEORGETOWN
TEXAS

Item Under Consideration

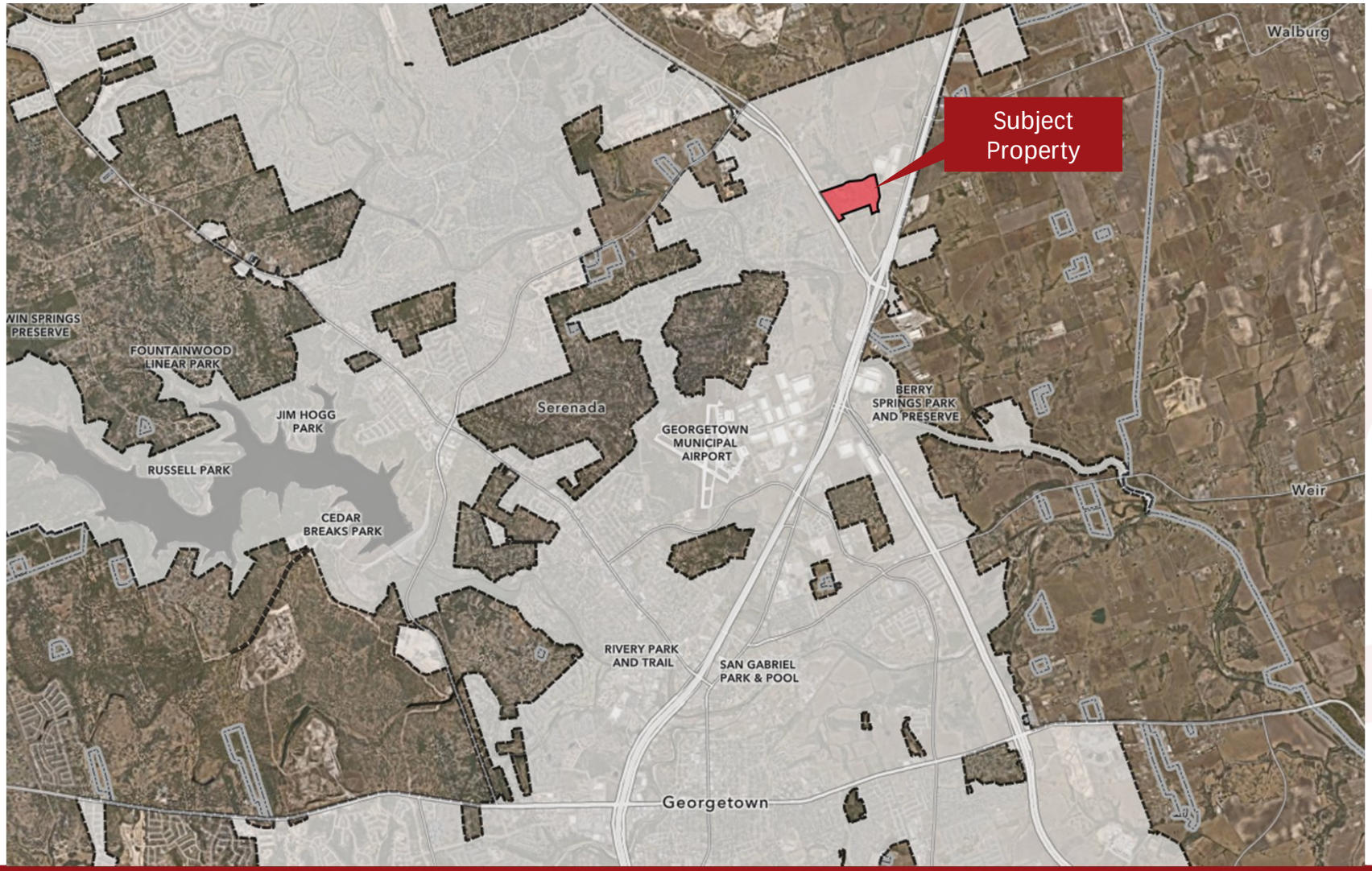
2023-3-PUD

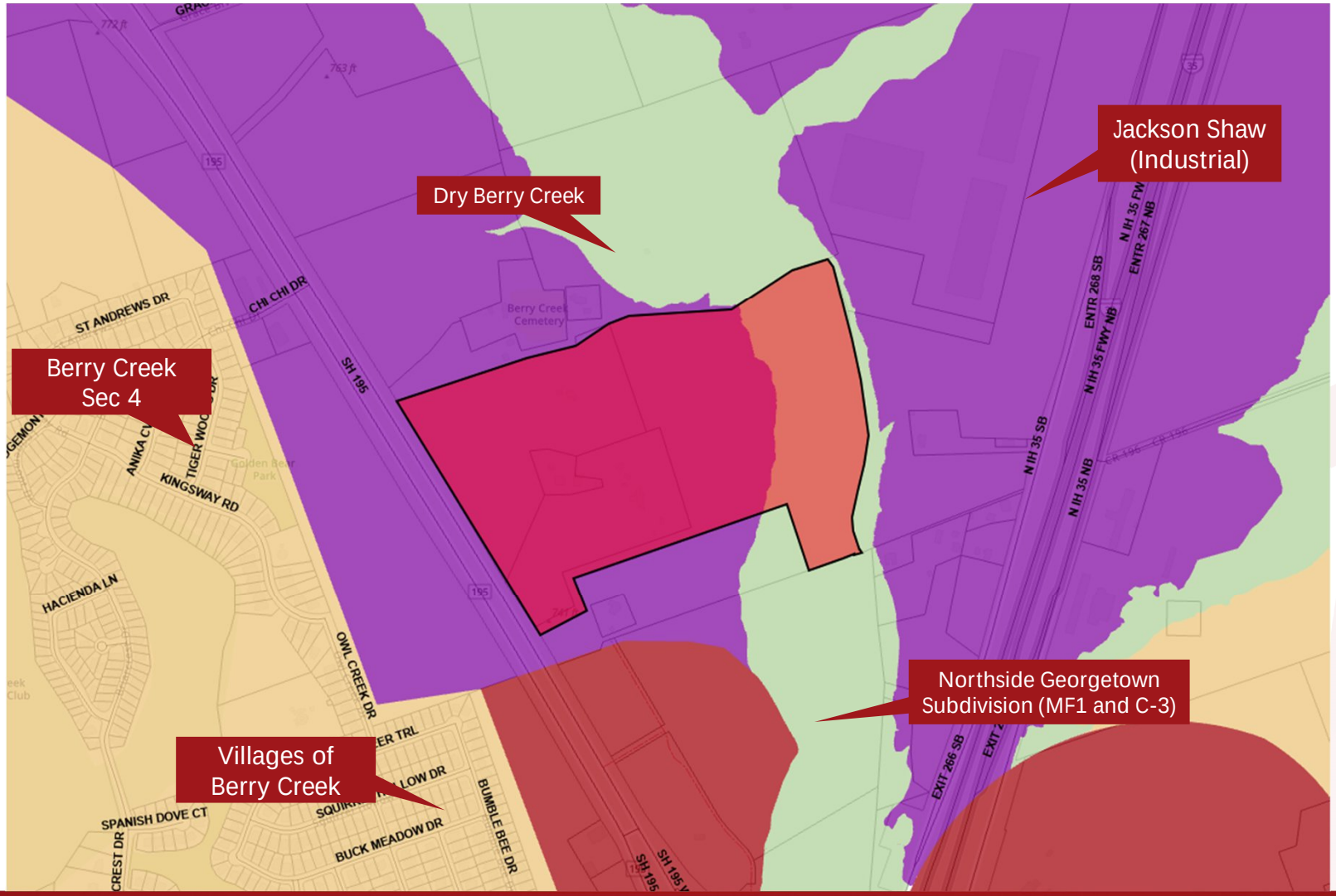
- Public Hearing and Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 84.584 acres out of the William Roberts Survey No. 4, Abstract No. 524 from the Agriculture (AG) zoning district to the Planned Unit Development zoning district with base zoning districts of Low-Density Multi-Family (MF-1) and General Commercial (C-3), for the property generally located at 700, 750, and 800 SH 195, Georgetown, Texas. Ryan Clark, AICP, Long Range and Neighborhood Planning Manager

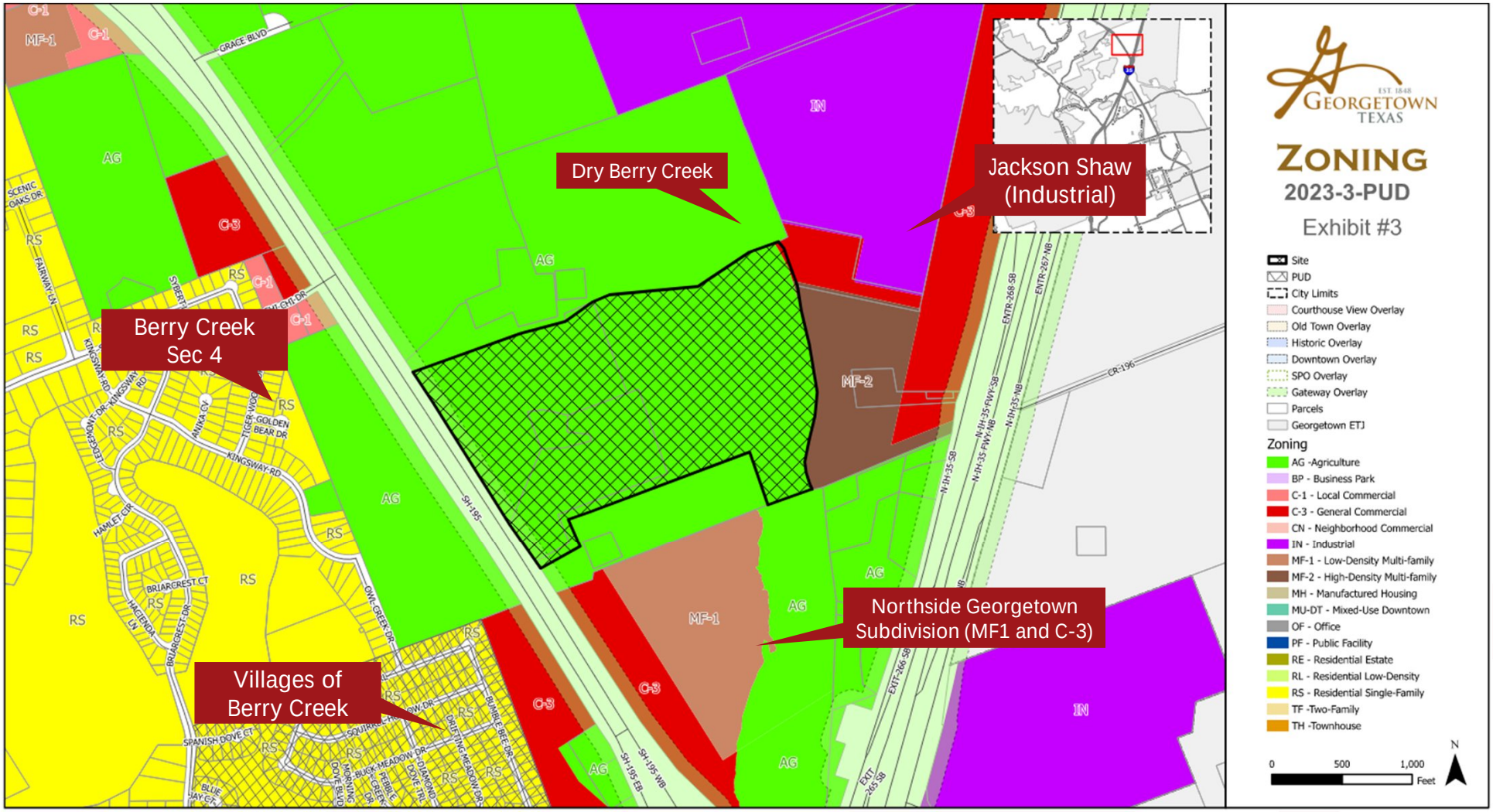
Planning & Zoning Commission Action

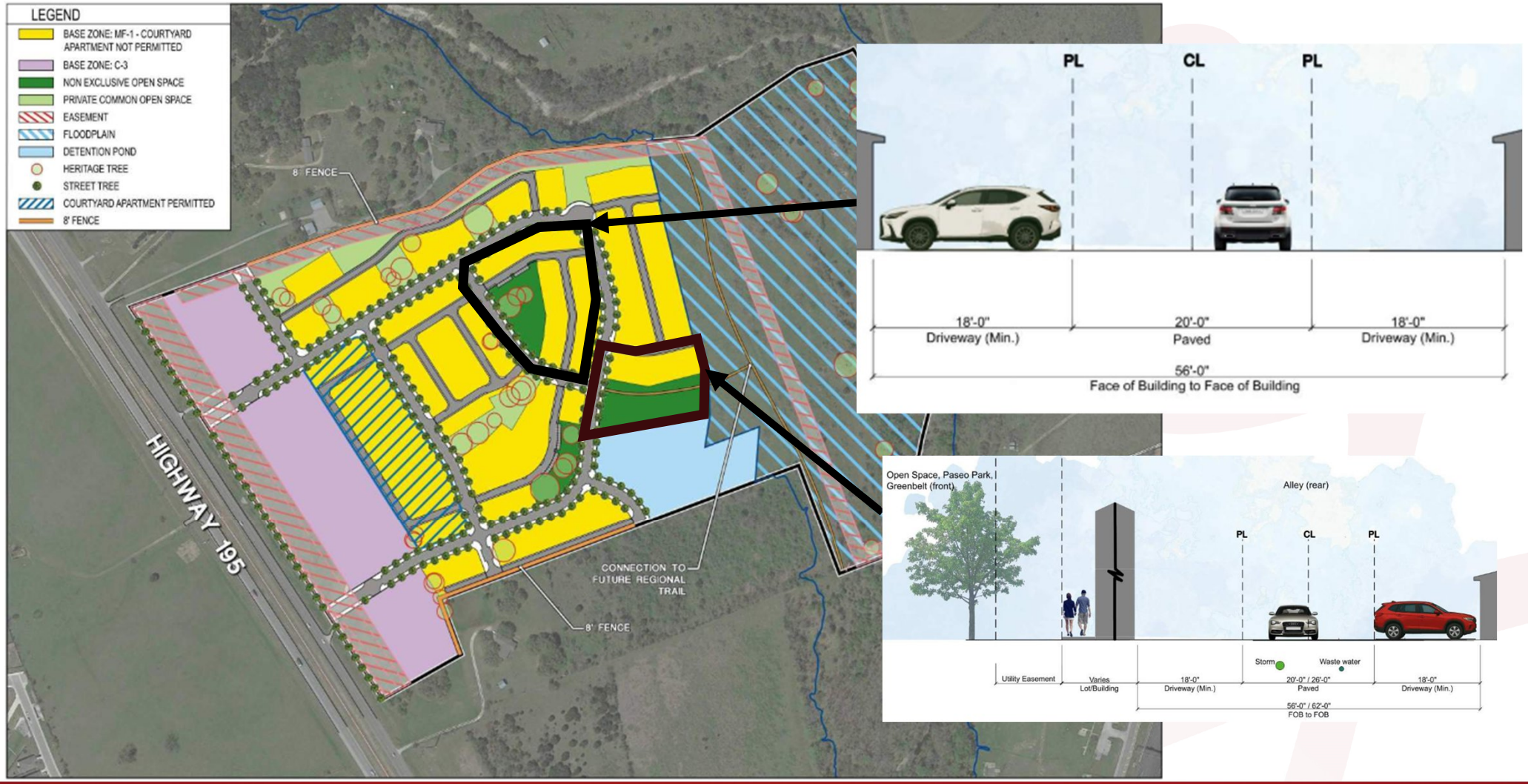
- At their December 2, 2025 meeting, the Planning & Zoning Commission recommended approval of the request (6-1) with the following conditions:
  1. Provide an 8-foot privacy fence along the northern and southern boundaries
  2. Limit building types with a maximum allowable building height of 45' to central area adjacent to Commercial

- *Both conditions have been added the PUD*


Subject Property
Walburg
WIN SPRINGS PRESERVE
FOUNTAINWOOD LINEAR PARK
JIM HOGG PARK
RUSSELL PARK
CEDAR BREAKS PARK
Serenada
GEORGETOWN MUNICIPAL AIRPORT
BERRY SPRINGS PARK AND PRESERVE
Weir
RIVERY PARK AND TRAIL
SAN GABRIEL PARK & POOL
Georgetown

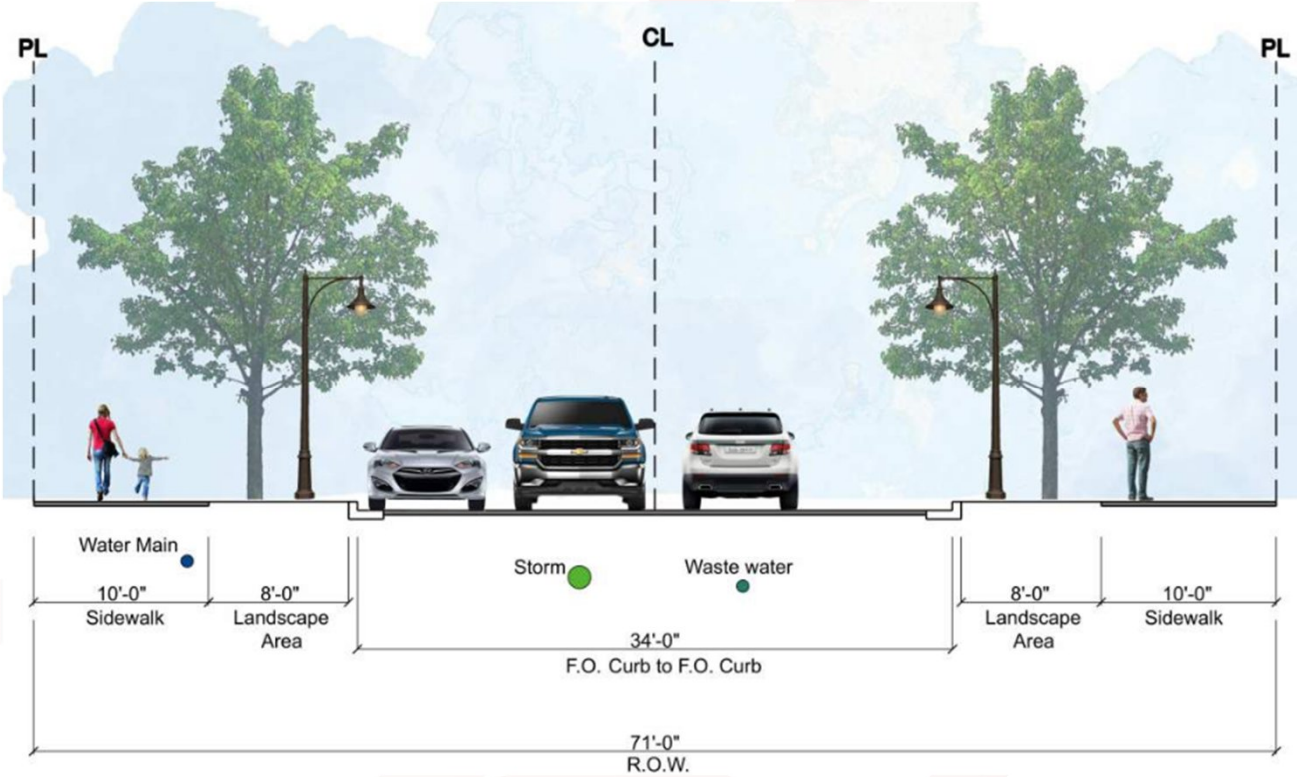

Jackson Shaw
(Industrial)
Dry Berry Creek
Berry Creek
Sec 4
Northside Georgetown
Subdivision (MF1 and C-3)
Villages of
Berry Creek
ST ANDREWS DR
CHI CHI DR
SH 195
KINGSWAY RD
HACIENDA LN
OWL CREEK DR
SPANISH DOVE CT
BUCK MEADOW DR
BUMBLE BEE DR
N IH 35 SB
N IH 35 NB
N IH 35 FWY NB
ENTR 268 SB
ENTR 267 NB
EXIT 266 SB


Dry Berry Creek
Jackson Shaw (Industrial)
Berry Creek Sec 4
Villages of Berry Creek
Northside Georgetown Subdivision (MF1 and C-3)
GEORGETOWN TEXAS
ZONING
2023-3-PUD
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
0 500 1,000 Feet
N


LEGEND
BASE ZONE: MF-1 - COURTYARD APARTMENT NOT PERMITTED
BASE ZONE: C-3
NON EXCLUSIVE OPEN SPACE
PRIVATE COMMON OPEN SPACE
EASEMENT
FLOODPLAIN
DETENTION POND
HERITAGE TREE
STREET TREE
COURTYARD APARTMENT PERMITTED
8' FENCE
8' FENCE
HIGHWAY 195
CONNECTION TO FUTURE REGIONAL TRAIL
8' FENCE
PL
CL
PL
18'-0"
Driveway (Min.)
20'-0"
Paved
18'-0"
Driveway (Min.)
56'-0"
Face of Building to Face of Building
Open Space, Paseo Park, Greenbelt (front)
Alley (rear)
PL
CL
PL
Storm
Waste water
Utility Easement
Varies
Lot/Building
18'-0"
Driveway (Min.)
20'-0" / 26'-0"
Paved
18'-0"
Driveway (Min.)
56'-0" / 62'-0"
FOB to FOB

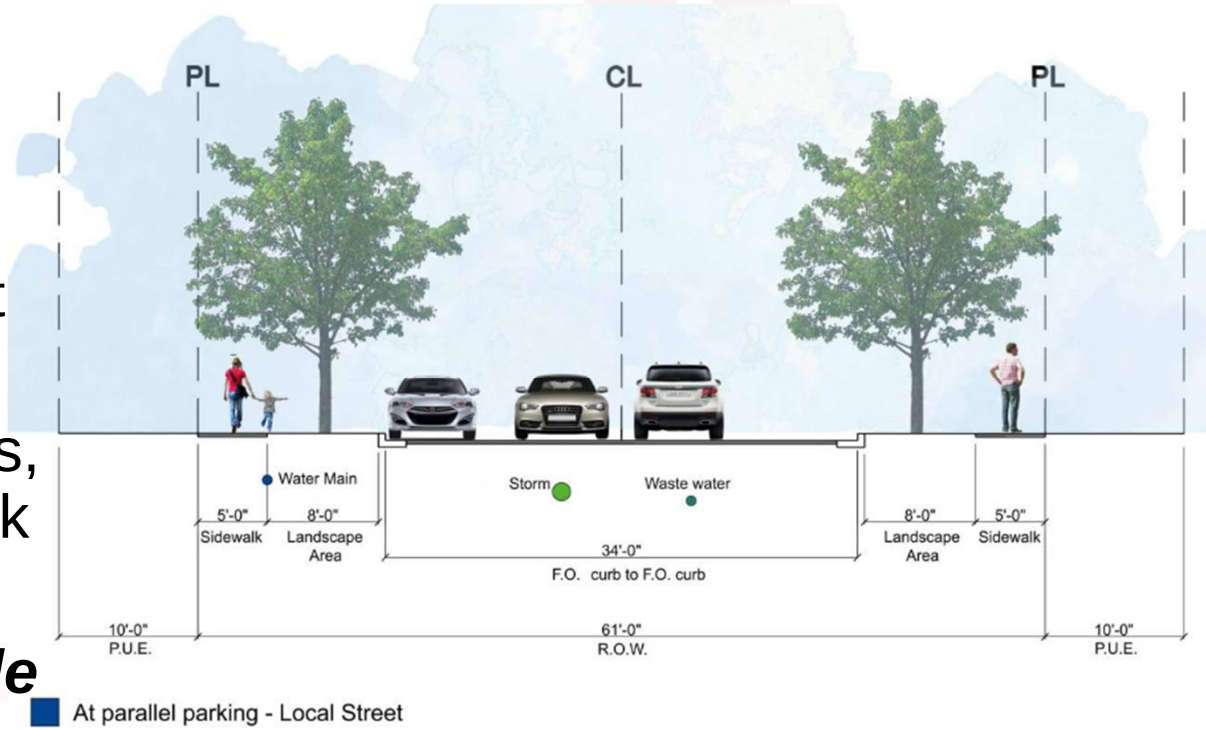
GT 195 Holdings PUD – Section H.1 – Commercial Main Street

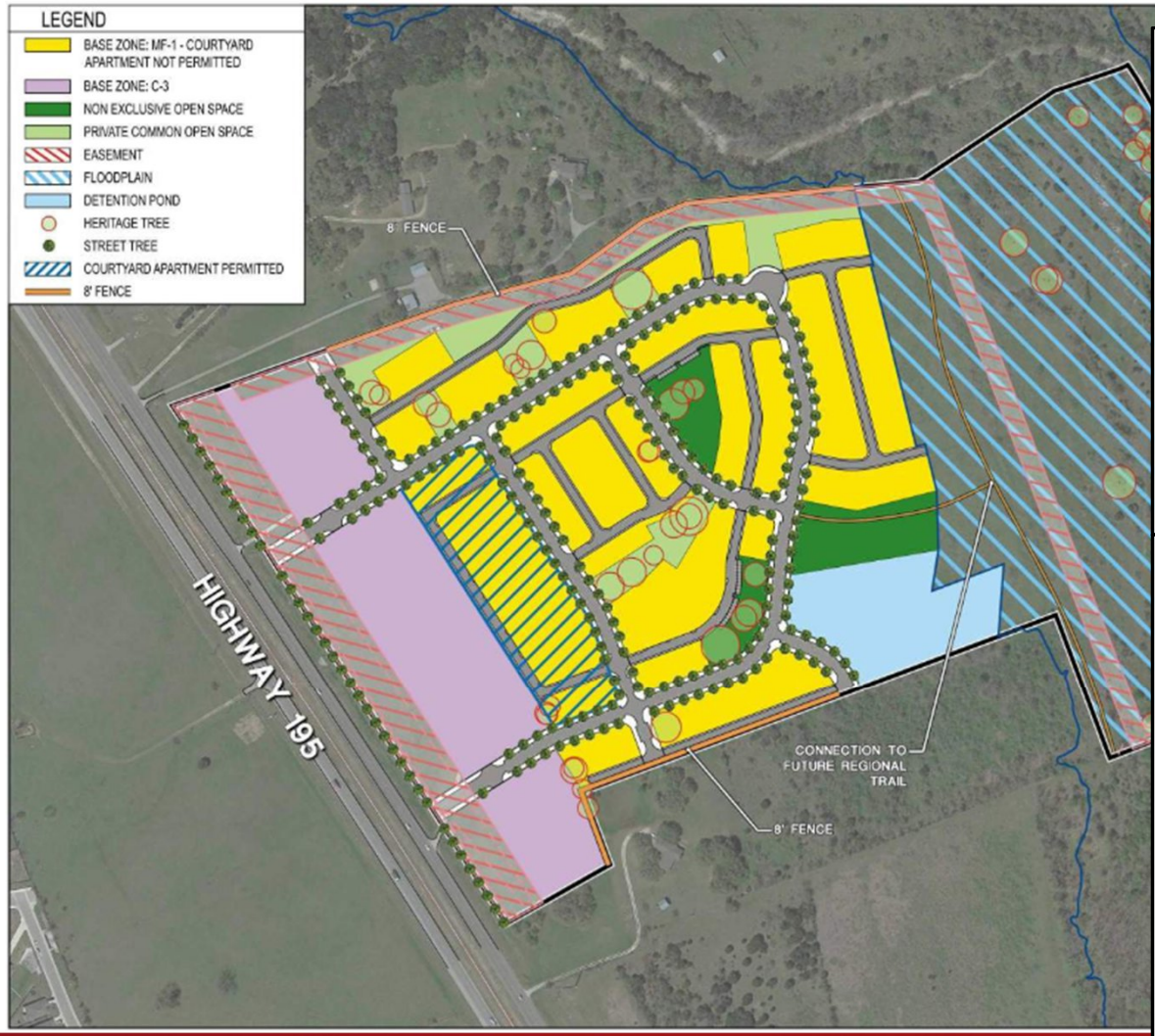
- Parking is prohibited between commercial buildings and a commercial Main Street
- Street Trees every 40 feet
- One customer entrance minimum facing Main Street

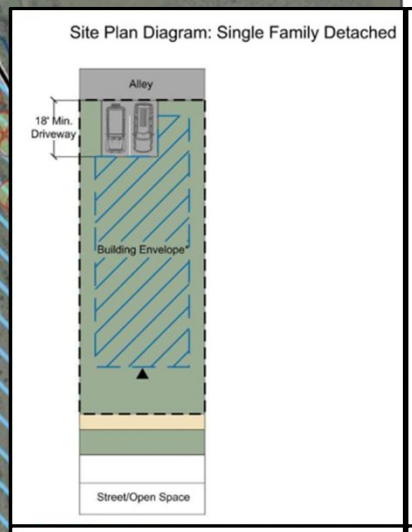


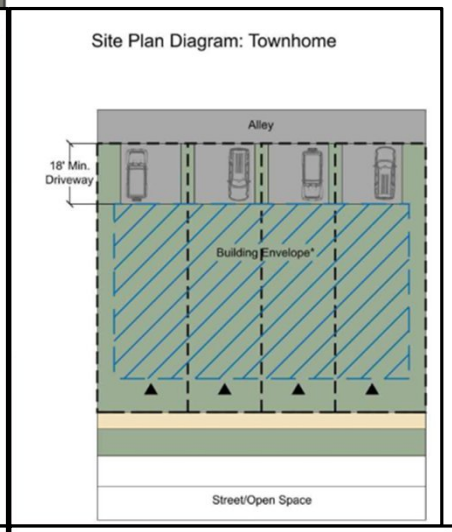
GT 195 Holdings PUD – Section H.2 – Local Streets

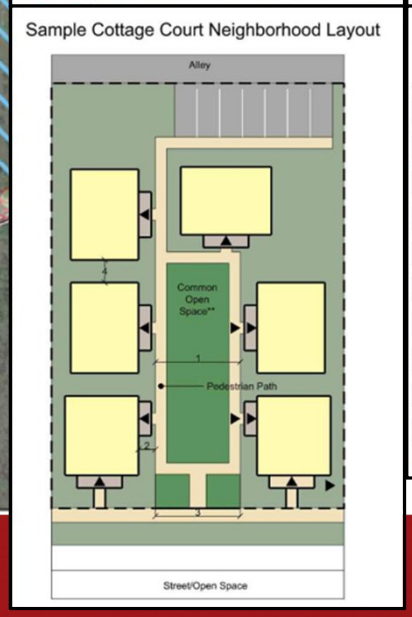
- Residential shall be alley-loaded
- Street Trees every 40 feet
- Intersections will have landscape island bulb outs, creating shorter cross walk areas
- ***Compliant with Fire Code***

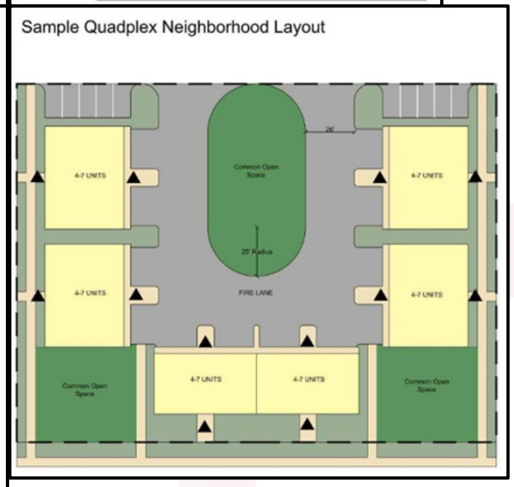



LEGEND
BASE ZONE: MF-1 - COURTYARD APARTMENT NOT PERMITTED
BASE ZONE: C-3
NON EXCLUSIVE OPEN SPACE
PRIVATE COMMON OPEN SPACE
EASEMENT
FLOODPLAIN
DETENTION POND
HERITAGE TREE
STREET TREE
COURTYARD APARTMENT PERMITTED
8' FENCE
8' FENCE
HIGHWAY 195
CONNECTION TO FUTURE REGIONAL TRAIL
8' FENCE

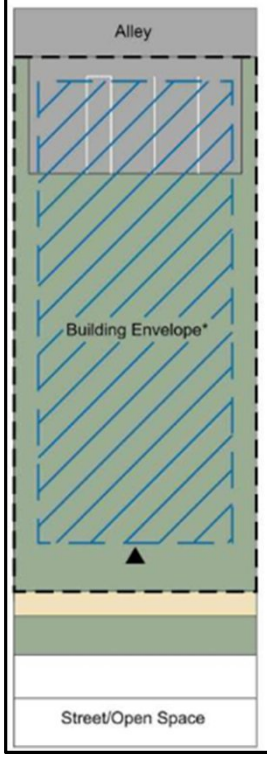

Site Plan Diagram: Single Family Detached
Alley
18' Min. Driveway
Building Envelope*
Street/Open Space


Site Plan Diagram: Townhome
Alley
18' Min. Driveway
Building Envelope*
Street/Open Space

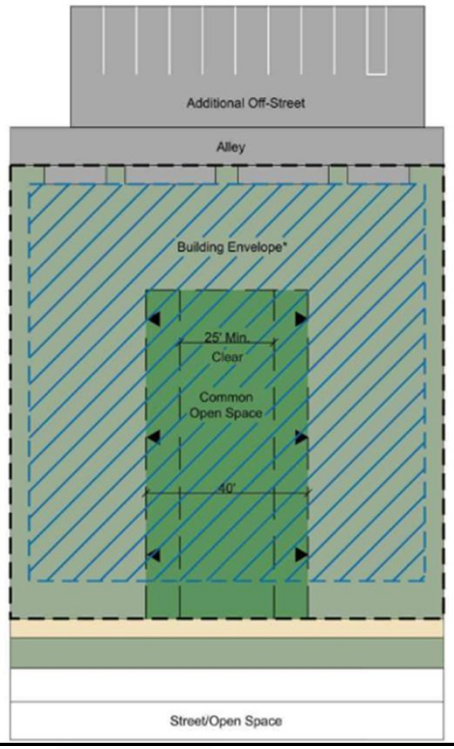

Sample Cottage Court Neighborhood Layout
Alley
Common Open Space**
Pedestrian Path
Street/Open Space


Sample Quadplex Neighborhood Layout
4-7 UNITS
FIRE LANE

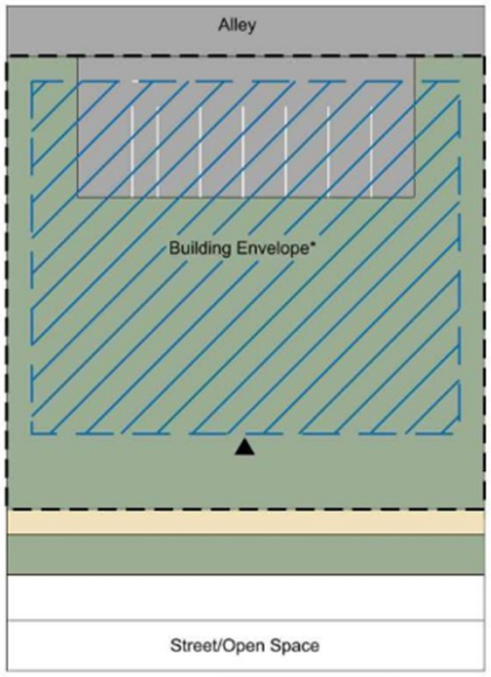
Site Plan Diagram: Four / Fiveplex



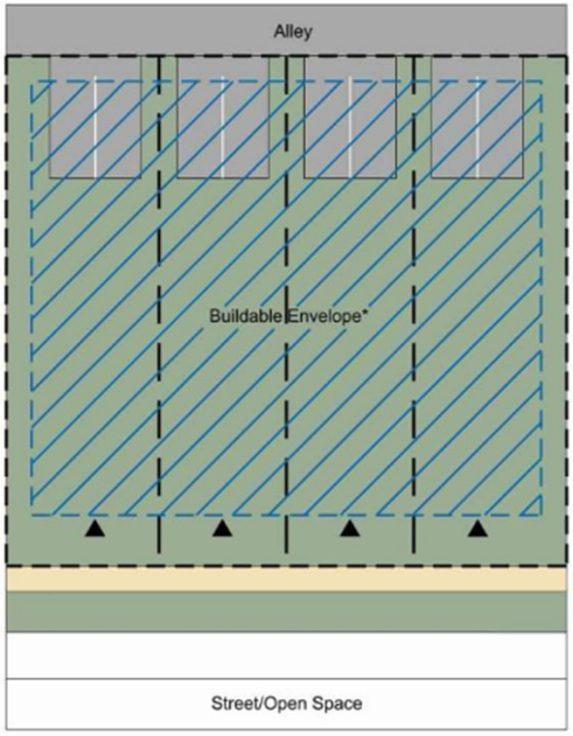
Site Plan Diagram: Courtyard Apartment



Site Plan Diagram: Mansion Apartment



Site Plan Diagram: Mixed-Use Flex



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		

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		

Approval Criteria – UDC Section 3.06.040

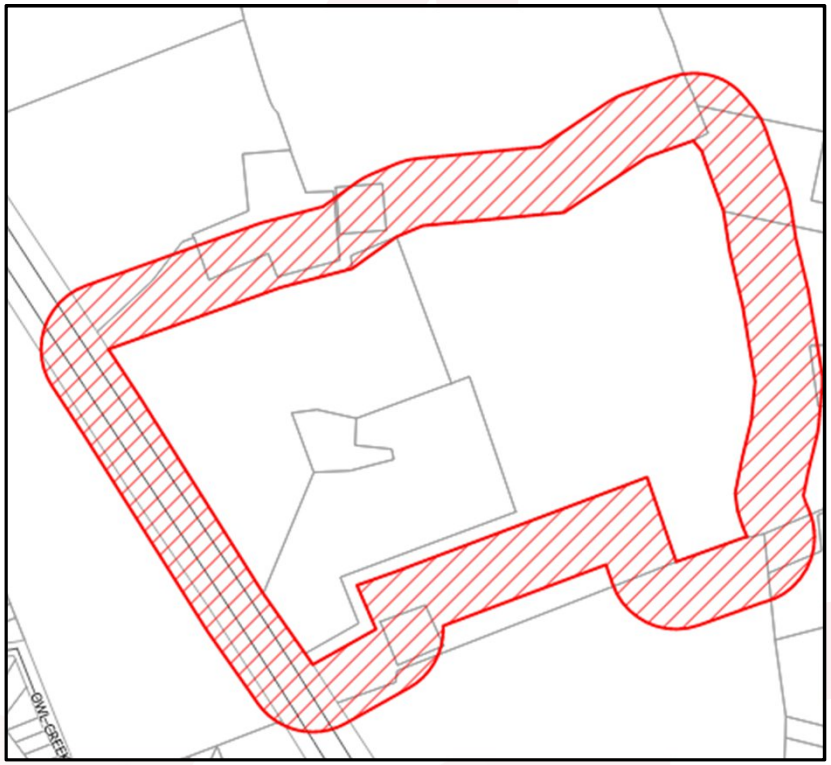
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	X		
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	X		
A planned and 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 11/16/2025
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



City Council Action on First Reading

- At their January 13, 2026 meeting, the City Council approved the first reading of the ordinance (7-0).

Summary

- Public Hearing and Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 84.584 acres out of the William Roberts Survey No. 4, Abstract No. 524 from the Agriculture (AG) zoning district to the Planned Unit Development zoning district with base zoning districts of Low-Density Multi-Family (MF-1) and General Commercial (C-3), for the property generally located at 700, 750, and 800 SH 195, 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

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 84.584 ACRES IN THE WILLIAM ROBERT SURVEY NO. 4, ABSTRACT NO. 524, GENERALLY LOCATED AT 700, 800, AND 850 STATE HIGHWAY 195, FROM THE AGRICULTURE ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Planning and Zoning Commission
Planning Department Staff Report

Report Date: 11/26/2025
Case No: 2023-3-PUD
Project Planner: Colin Davidson, Planner II & Ryan Clark, LRNP Manager, AICP

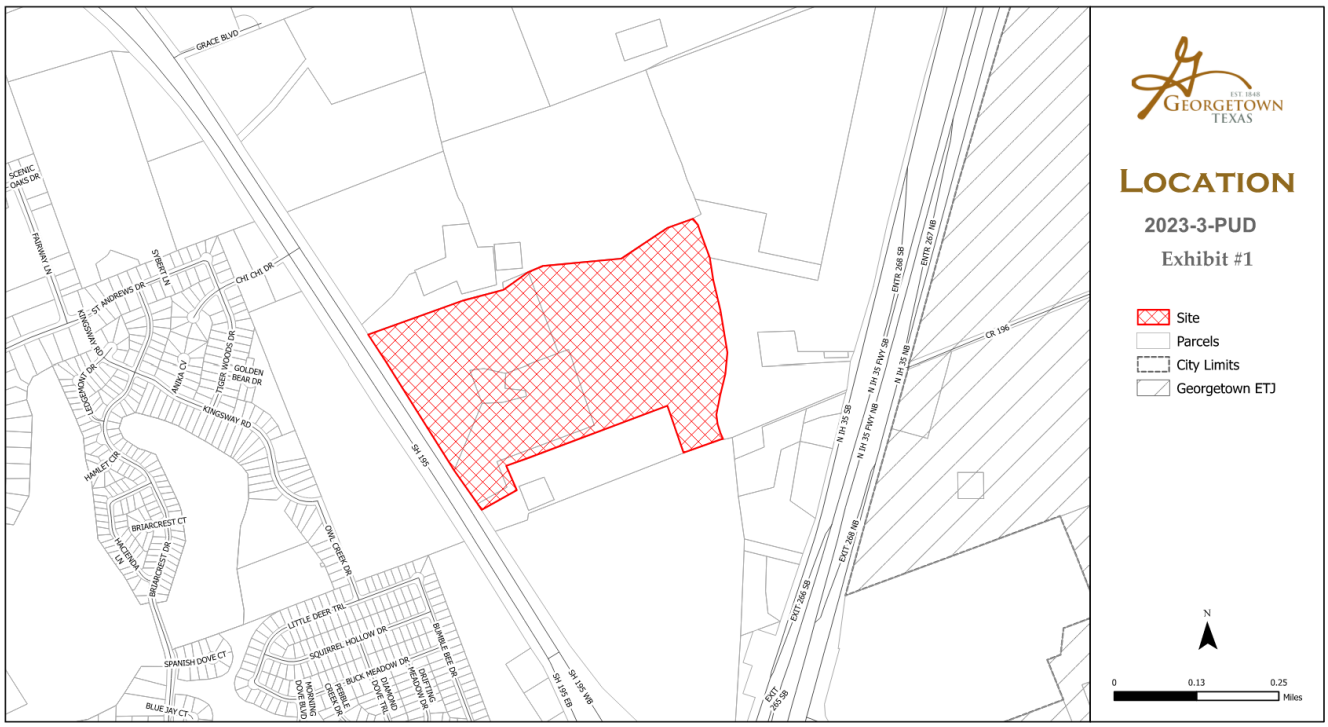
Item Details

Project Name: GT 195 Holdings PUD
Project Location: 800 SH 195, Georgetown, Texas, within City Council district No 5.
Total Acreage: 84.584 acres
Legal Description: 84.584 acres out of the William Roberts Survey No. 4, Abstract No. 524

Applicant: SEC Planning, c/o Mark Baker
Property Owner: GT 195 Holdings, LLC

Request: Zoning Map Amendment to rezone the subject property from **Agriculture (AG)** to Planned Unit Development (PUD) with base zoning districts of Low-Density Multifamily (MF-1) and General Commercial (C-3).

Case History: This is the first public hearing of this request.



Overview of Applicant's Request

The applicant is requesting to rezone the subject property from the Agriculture zoning district to the Planned Unit Development zoning district with base zonings of Low-Density Multifamily and General Commercial. The applicant's letter of intent envisions a mixed-use community with a variety of residential product types such as single-family homes, townhomes, and lower density multifamily along with approximately 12 acres of commercial space along the frontage of SH 195.

Site Information

Location:
The property sits along State Highway 195 just west of the intersection of SH 195 and IH-35 in Northern Georgetown.

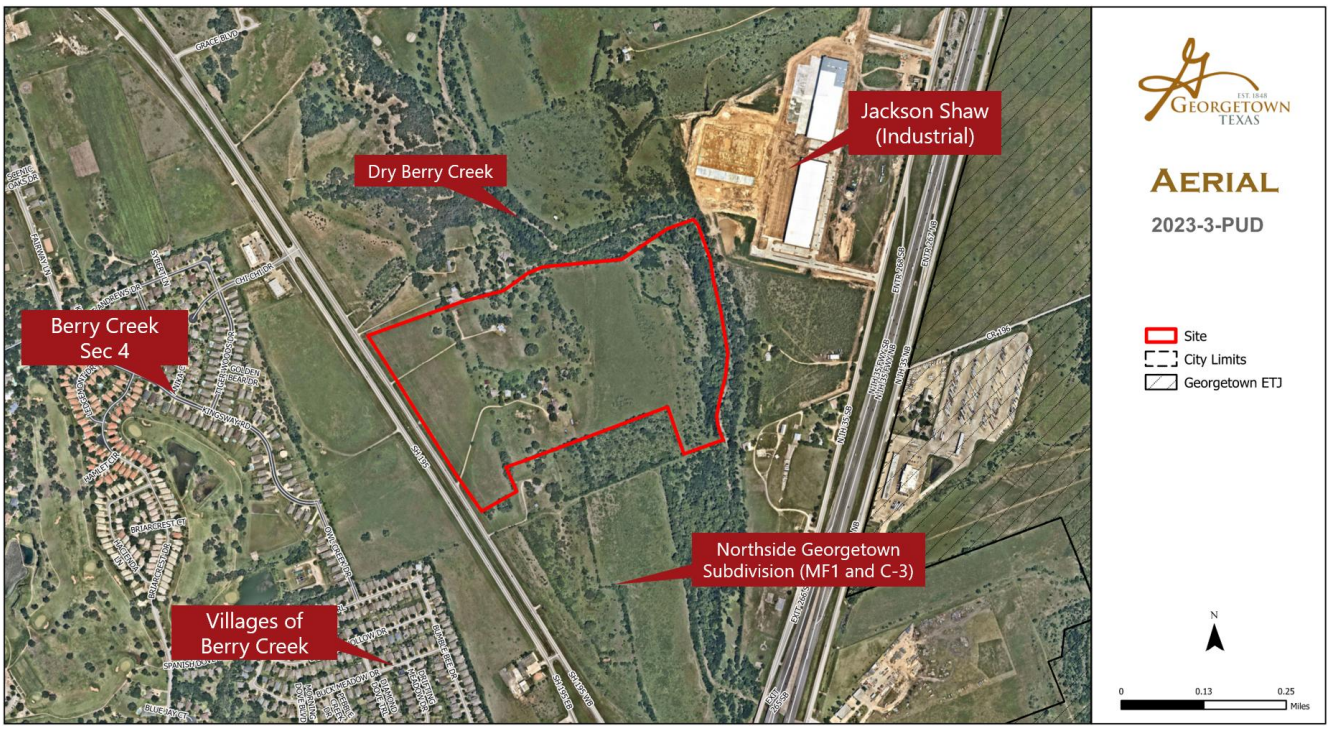
Physical and Natural Features:
The property is largely undeveloped aside from a few residences and accessory structures. The property appears to be relatively flat with a decent amount of trees clustering around the center and rear of the property. Dry Berry Creek runs along the northeastern boundary of the subject site, creating floodplain that spans across the back fourth of the property.

Future Land Use and Zoning Designations:
The subject property has an Employment Center and Open Space Future Land Use designation and is currently zoned Agriculture (AG). The property is subject to the Highway Gateway Overlay.

Surrounding Properties:
Currently, the immediate area is largely undeveloped aside from a few single-family residences. The property to the southeast of the subject site is in the process of development but has not yet commenced construction. That property is currently proposing to develop both multifamily and commercial space. The Jackson Shaw development sits across Dry Berry Creek from the subject site and is currently in the process of constructing a large industrial development. The remaining area around the property is undeveloped.

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	Agriculture	Employment Center/Open Space	Single-Family Home
East	Agriculture	Employment Center	Undeveloped
South	Agriculture	Employment Center/Open Space	Single-Family Home
West	MF-2, C-3	Employment Center	Undeveloped/ Outdoor Storage



Property History:
The property was annexed into Georgetown City Limits in 2006. It was given a default zoning district of Agriculture at the time of annexation.

Comprehensive Plan Guidance

Future Land Use Map:
Employment Center (EC)

Centers with employment-generating uses support heightened economic activity through quality architectural design and well-integrated supporting uses such as retail and restaurants. Employment Centers are typically located near transportation corridors and logistic hubs. Employment Centers are encouraged to both support the primary and secondary uses, while retaining flexibility in building design and land planning to accommodate a change in use over time and for future employment uses. The inclusion of moderate to high-density residential is appropriate as a supporting use to these areas of commerce and employment. When incorporating residential uses, a minimum density of 14 units or more is encouraged. Transitions between uses should be carefully planned so that residential uses are not located near incompatible uses such as manufacturing, warehouses, or uses that handle and/or dispose of a range of toxins. Office space, landscaping, buffers, and increased setbacks should
be utilized when planning for effective transitions in land use.

DUA: 14 or more

Target Ratio: 100% nonresidential (A minimum residential % is not required in Employment Center. Should residential uses be incorporated, location and density requirements for Employment Center should be followed).

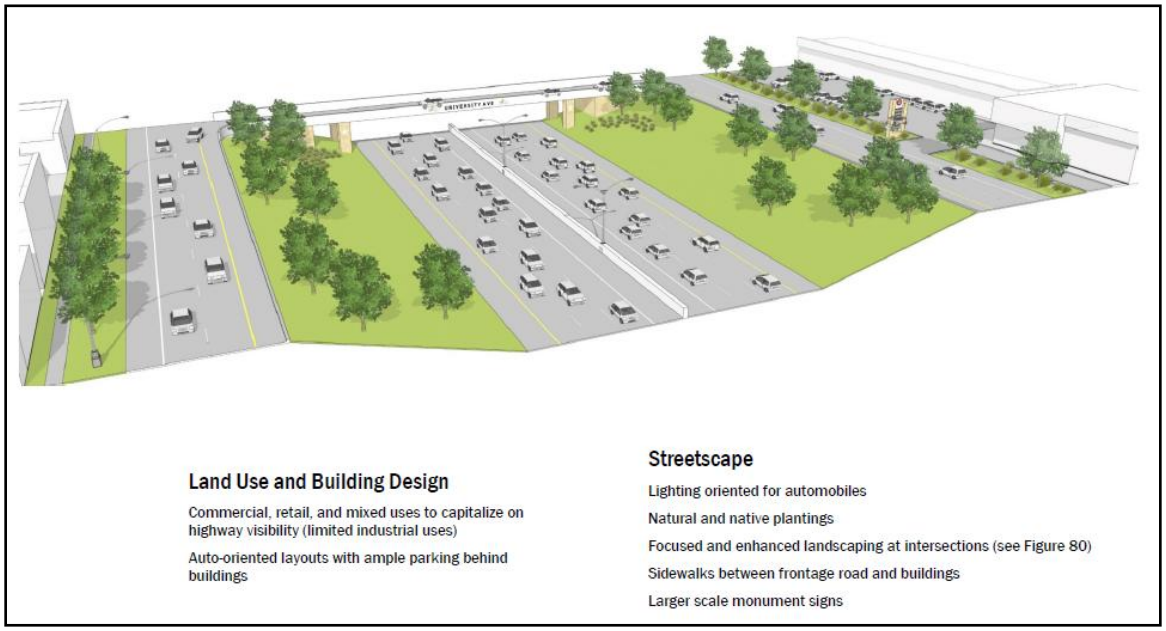
Primary Use: Manufacturing, life sciences, professional services, office, retail, technology / data centers, flex office, warehouses, and business parks

Secondary Uses: Commercial, high-density residential, restaurants, hospitals, training and logistics facilities, and civic and institutional uses.

Where higher intensity manufacturing or employment uses generating loud noise, smell, or activity levels, these uses should be located away from residential areas and environmentally sensitive areas.

Primary uses within Employment Centers require access to major thoroughfares. In circumstances where they are located in key community gateways, building heights, setbacks, widths, and architectural design should fit the intended character of the gateways, and site design should incorporate the necessary landscaping and pedestrian infrastructure. Uses that require outdoor storage should be avoided.

Other Master Plans:
Highway Corridors
Highway corridors are located along the City's major roadways with the highest traffic volumes and traffic speeds. Highway corridors include primarily auto-oriented, nonresidential development such as commercial, retail, office, and mixed-use to capitalize on highway visibility and access; however, industrial development is not appropriate within these corridors without significant screening and performance standards. Highway corridors are the most visible to residents and visitors and project a positive image of Georgetown.



Parks Master Plan
Along Dry Berry Creek, a 10' wide trail must be constructed as part of the Trails Master Plan.

Utilities

The subject property is located within the City's service area for water and wastewater. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electric. The property will likely need to extend wastewater infrastructure from the Dry Berry Creek Interceptor which has not been completed at this time. A Utility Evaluation may be required at time of subdivision plat.

Transportation

The subject site fronts along SH 195 which is classified as a freeway in the Overall Transportation Plan. Freeways and Tollways are controlled access roadways that allow for the movement of traffic through and around the City. This classification includes interstate highways, state highways, tollways and loops. Direct property access is limited as access is not the intended purpose of these facilities. Design characteristics of these facilities include multiple travel lanes, limited access points, high traffic volumes and high traffic speeds.

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

The planned unit development proposes a variety of residential product types in addition to commercial space. Each of these products carry adjusted development standards that can be viewed in **Exhibit 4 – PUD Development Plan.** Below is a short description of each of the proposed product types.

Single-Family Detached – Traditional single-family home placed on an individual lot. Parking/Driveway will be accessed from a rear alleyway.

Townhome – Single-family attached units, platted on individual lots with tuck under, surface, or garage parking. Access to parking will be provided through a rear alleyway.

Cottage Court – Several types of smaller, detached units organized around a central open space or series of open spaces. Parking is shared and accessed through an alleyway.

Quadplex - Residential buildings comprised of approximately 2-7 living units with tuck under garages accessed from a rear alleyway. Buildings will orient around common open space or right on internal street network.

Four/Fiveplex – This product type envisions a multi-family building with four to five dwelling units appearing as a large house with at least one entry facing public right-of-way.

Mansion Apartment – This building appears from the street like a large mansion but contains multiple residential units.

Courtyard Apartment – This building type organizes residential units around a shared courtyard and often acts as a transition between non-residential uses and more traditional home types.

Mixed-Use Flex – This housing type includes one dwelling unit above or behind a flexible ground floor space that can be used for residential, commercial, office, or a mix of various uses.

Intergovernmental and Interdepartmental Review

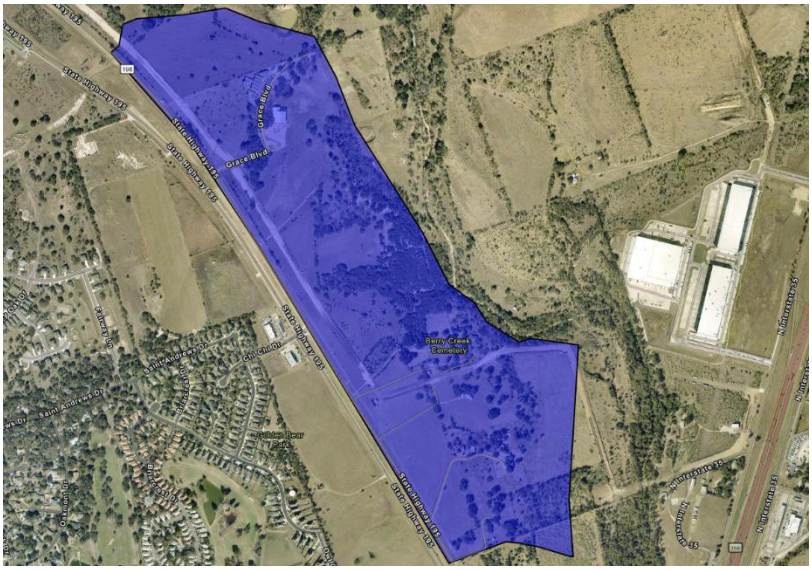
The proposed rezoning request was reviewed by all applicable City Departments to determine the

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, partially complies, does not comply] 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**
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 Planned Unit Development does not align with the Employment Center Future Land Use. However, it does provide a suite of creative housing types and an integrated neighborhood design that accomplishes Land Use and Housing Policies as well as provides Commercial services along a Highway Corridor. While the proposed residential uses do not align with the recommendations by the Comprehensive Plan for Employment Centers, this development is being proposed in an area that is almost entirely undeveloped along the northern side of SH 195, and does not yet have a distinct development character. The only two distinct uses outside of rural residential homes are the Grace Academy Private School and the Berry Creek Cemetery. Overall, the proposed PUD will not conflict with any existing industrial or business-oriented character. The proposed PUD's enhanced standards for creative housing products and its provision of commercial services align with several Comprehensive Plan policies: *Continued on next page*	



ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
GC.1 – "Leverage the Highway Corridors to promote economic development and an inviting, positive image of Georgetown." Policy H.7 – "Increase homeownership choices for workforce households." Policy H.9 – "Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes, and price points." Policy LU.11 – "Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through provisions and incentives." Policy LU.14 – "Ensure that the subdivision and development processes include consideration of the way in which residential lots relate to parks and open space, emphasizing adjacency and accessibility to parks and open space." In alignment with the five policies listed above, the PUD provides Commercial Services for SH 195 and new and reinvented types of housing such as alley-loaded Townhomes, Cottage Courts, Mansion Apartments, and Mixed-Use Flex. It will provide more homeownership choices for workforce households different from traditional single-family products, an innovative form of compact, pedestrian friendly development, and will locate its varied residential products along the Dry Berry Creek Trail that will be developed as part of the neighborhood and will be expanded as future development occurs to the north and south.	
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 proposed PUD promotes the aspects outlined in the third zoning criteria for all the ways listed in the second criteria for the Comprehensive Plan such as provision of commercial services and innovative housing and neighborhood design. Notably, this PUD will promote an orderly and healthful development pattern by creating a functional public street network along the north side of SH 195 that can be expanded and added to as future development comes in, something that is not typically accomplished with non-residential or multi-family development, such as the Alta Berry Creek garden-style multi-family development further north along SH 195.	
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 PUD will provide an innovative neighborhood design and commercial services along a highly undeveloped portion of SH 195. It provides a cohesive suite of land uses that transition in intensity from the C-3 zoning along the Highway to the single-family residential products that abut the Dry Berry Creek corridor that will remain largely undeveloped due to the 100-year floodplain along the waterway and the associated trail.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA
The property is suitable for the proposed uses.

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies 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.	**Complies**
The PUD provides for a substantial variety of new and innovative housing types, such as courtyard apartments, cottage courts and Townhomes. The PUD makes a commitment to providing at least 3 different product types and that 40% of the total units shall be individually platted lots for single-family and townhome units, and that 10% shall be exclusively for Townhomes. It will also provide commercial services along SH 195.	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	**Complies**
The PUD's conceptual plan provides an orderly and creative arrangement of commercial services, diverse housing products, and green spaces.	
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.	**Complies**
The PUD provides for a full public street network and the creation of a Regional Trail for their portion of Dry Berry Creek. This commitment to a public street network is significant because if this site were to develop with only non-residential or multi-family uses, it wouldn't be required to provide a public street network at all. This will set up other connections and additions to the network to the north and south and help alleviate circulation from being siloed on SH 195.	
4. The provisions of cultural or recreational facilities for all segments of the community.	**Complies**
The PUD will provide for both public and private open spaces and will construct more than 1,500 feet of the Dry Berry Creek Trail, with a public street network creating the opportunity for the public to access the trail network.	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	**Complies**
The PUD leverages both the natural green space along Dry Berry Creek and the Highway to accommodate commercial and residential products that take advantage of the natural and manmade environment.	
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	**Complies**

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA
The PUD will be dependent upon the development of the Dry Berry Creek Interceptor, which is currently under construction and will have the capacity to serve the development.

The PUD provides an innovative neighborhood design with new and reinvented housing products. It leverages its position along SH 195 and Dry Berry Creek to meaningfully blend commercial services and a variety of residential products in an orderly transition of intensities. While it doesn't align with the Employment Center Future Land Use, this area along SH 195 is largely undeveloped and provides an opportunity for this PUD to drive what the character of the area can be.

Meetings Schedule

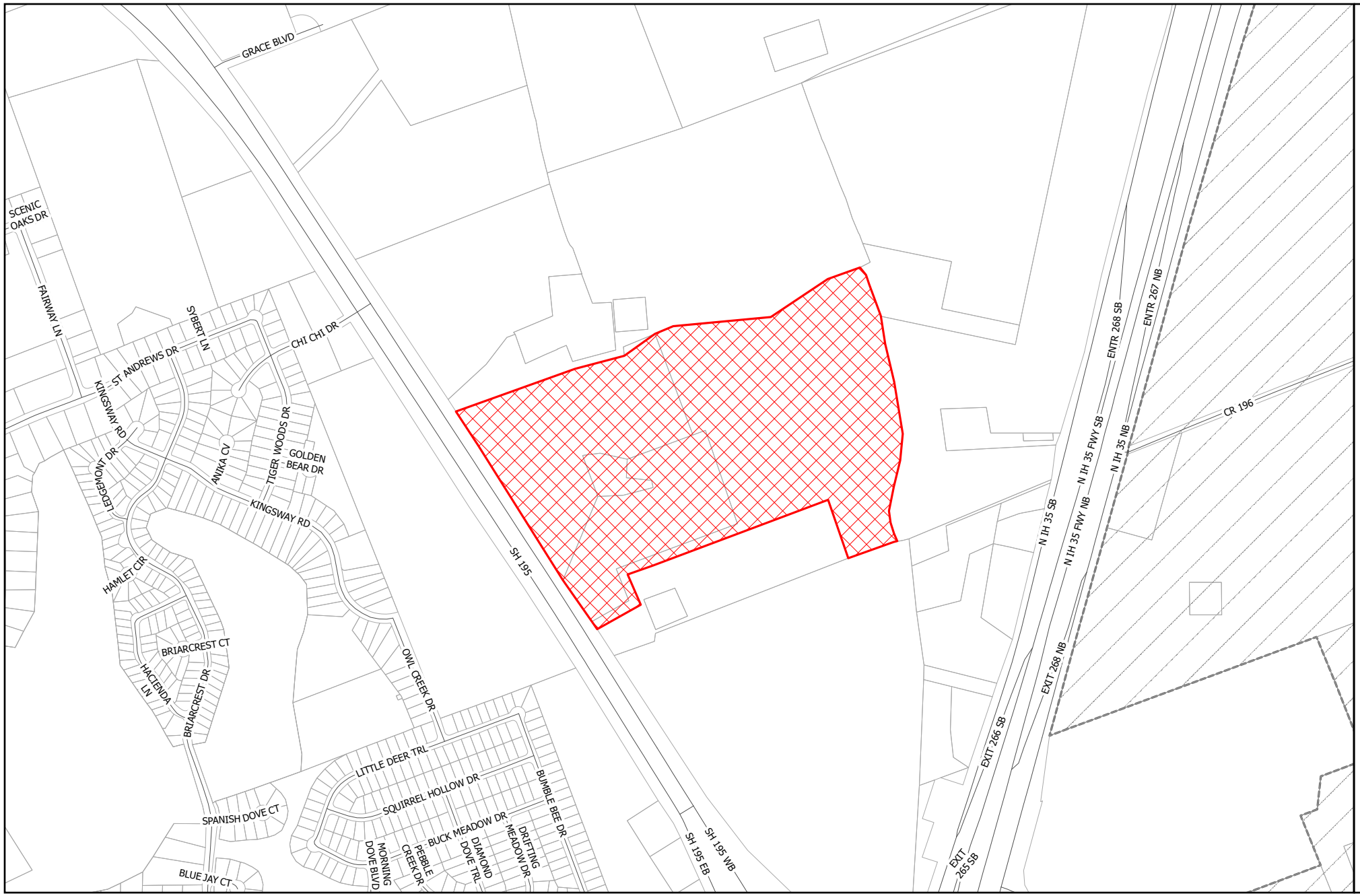
[12.02.2025] – Planning and Zoning Commission
[01.13-2026] – City Council First Reading of the Ordinance
[01.27.2026] – City Council Second Reading of the Ordinance

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 (14 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, November 16, 2025) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Zoning Map
Exhibit 3 – PUD Development Plan
Exhibit 4 – Letter of Intent



EST. 1848
GEORGETOWN
TEXAS

LOCATION

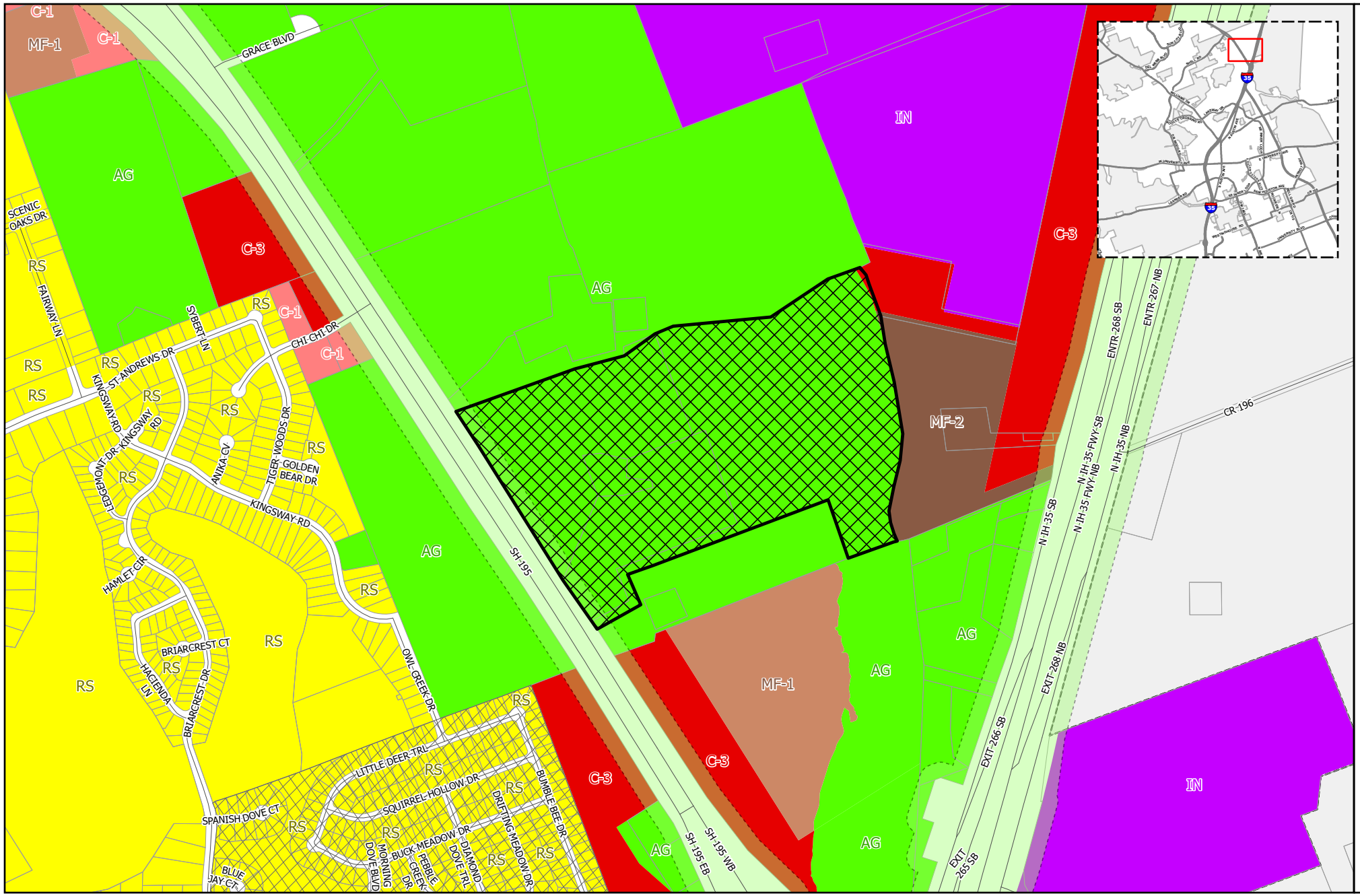
2023-3-PUD

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 0.13 0.25 Miles



EST. 1848
GEORGETOWN
TEXAS

ZONING

2023-3-PUD

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

0 500 1,000 Feet

N

GT 195 Holdings
Planned Unit Development
Development Plan

EXHIBIT A

A. PURPOSE

The GT 195 Planned Unit Development (PUD) is composed of approximately 84.585 acres, as described in **Exhibit B**, Field Notes. The PUD is located along S.H. 195 approximately 0.6 miles northwest of the intersection of I.H. 35 and S.H. 195.

This PUD serves to augment and modify the standards for development outlined in the City's Unified Development Code (UDC) in order to implement the vision for the property and insure a cohesive, quality development not otherwise anticipated by the underlying base zoning district. In accordance with UDC Section 4.06.010.C "Development Plan Required", this Development Plan titled **Exhibit A** is a summary of the development and design standards for the property.

G.T. 195 PUD is planned to accommodate a combination of commercial and medium-density housing. The medium-density residential district is planned to allow flexibility in the housing market for alternatives such as single family homes, townhouses, and a variety of unique multi-family products to serve a range of future Georgetown residents. The medium density alternative housing types also serve as housing options for employees working in the expansive employment areas near the Highway 195 and I-35 corridors.

A shared use path will be provided along the expansive open space within the PUD, providing non-vehicular circulation to adjacent commercial and employment destinations. Further pedestrian connections will be provided to link the residential portion of the PUD area to the Highway 195 commercial frontage.

This PUD is intended to conform to the approval criteria of Chapter 3 of the UDC code. Chapter 3 of the code provides that the following criteria shall be considered by the City Council for zoning Changes:

i. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

ii. The zoning promotes health, safety, and general welfare to the city and the safe, orderly, and healthful development of the city.

In order to meet the criteria defined by the UDC for PUD zoning changes, the following land use considerations and design features were incorporated into the planning of the project.

1. A mix of housing type options to create a diversity of housing opportunities beyond traditional single family homes for the City.
2. Commercial integrated along the frontage of S.H. 195 providing a balance of residential and non residential offerings within the PUD area.
3. Each land use has been placed in a logical, orderly relationship, with commercial located along the highway and transitioning to medium density behind the

commercial. Residential uses will have ultimate benefit of the expansive open space and trails within the PUD.

4. The PUD proposes a variety of multi modal transportation options with regional multi use trail and pedestrian focused streetscapes that provide connections between the residential, commercial and park uses.
5. Due to the site location along S.H. 195, the site is well positioned for timely access to public utilities, and services.

B. APPLICABILITY AND BASE ZONING

In accordance with UDC Section 4.06.010.A "Compatibility with Base Zoning District", all development of the property shall conform to the base zoning districts listed below. Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the UDC at time of development shall be applicable, including amendments or ordinances adopted after the date of this PUD. In the case that this Development Plan does not address a specific item, the City of Georgetown UDC and any other applicable Ordinances 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.

The Base Zoning Districts for the Property:

- Low Density Multifamily (MF-1)
- Single Family Residential (RS)
- Townhouse (TH)
- General Commercial (C-3)

Residential Private Property Owners Association: One or more Property Owners Associations (POA's), or similar permanent agencies, will be established for the maintenance of private landscape areas, private amenity centers, and all community signage, masonry walls, and common open space area within the defined residential area.

C. CONCEPTUAL LAND PLAN

A Conceptual Land Plan has been attached to this Development Plan as **Exhibit D** to illustrate the land use and design intent for the property. The Conceptual Land Plan is intended to serve as a guide to illustrate the general vision and design concept and is not intended to serve as a final document. The Conceptual Land Plan depicts a series of land use parcels, open areas and primary circulation access that may be developed in phases, provided the minimum requirements of the PUD district are met. Approval of this PUD, Development Plan, and Conceptual Land Plan does not constitute approval of a Site Plan per Section 3.09 of the UDC.

D. LAND USES

1. **Primary Use.** The primary use of the Property shall be a mix of commercial and medium-density housing options such as single family homes, townhomes, live work units and low density multi family. The commercial uses are located along the frontages of S.H. 195. The eastern half of the project will contain residential housing product types which will include single family, townhomes and a variety of unique multi family product types such as Cottage Court, Four/Fiveplex, Mansion Apartment,

Courtyard Apartment, Quadplex and Mixed Use Flex. Brief descriptions of each MF-1 product type are below and are further detailed on **Exhibit G**.

Cottage Court: Comprised of several small, detached cottages organized around a central open space or series of open spaces, depending on lot size. The cottages would be site planned as a condo regime on a single lot and provide a smaller housing alternative that resembles and functions like a single family home.

Four/Fiveplex: Building type appears like a large house and includes four to five units, with at least one entry facing the public right of way.

Mansion Apartment: Building type appears from the street like a large house/mansion and offers multiple residential units. At least one unit is entered directly from the public right of way.

Courtyard Apartment: Building type organizes residential units around a central, shared courtyard and often acts as a transition between commercial buildings and smaller scale residential types. Unit entrances may be accessed from the street or common open space.

Quadplex: This housing type is composed of 2 to 7 unit buildings with tuck under garages and accessed from a rear alley. The small building footprints are oriented to face onto the internal street network or an internal common open space.

2. **Prohibited Uses** in the C-3 zoned areas

- Laundromat
- Funeral Home
- Kennel
- Manufactured Housing Sales
- Fuel Sales
- Car Wash

E. DESIGN STANDARDS

1. **Density:**

A. The maximum number of total residential units shall not exceed 425 units.

B. A minimum of 3 different residential product types must be incorporated into the master plan. (Single Family, Townhome, Cottage Court, Four/Five plex, Mansion Apartment, Courtyard Apartment and Quadplex)

C. A minimum of 40% of the total units shall be individually platted lots for single family and townhome units. A minimum of 10% of the individually platted lots shall be townhome units. A separate site plan shall not be required for the townhome lots. **Exhibit G** of this PUD defines individual setbacks and design criteria for the Single Family and Townhome products.

D. A variety of residential scale MF-1 (multi family) housing types may be included within the neighborhood. **Exhibit G** of this PUD outlines housing options and associated development standards that are compatible within a walkable, mixed housing neighborhood, including Pocket Neighborhood, Four/Five Plex, Mansion Apartment, Courtyard Apartment, and Mixed Use Flex.

E. Minimum acres of commercial (C-3) development shall be 10 acres.

F. The setbacks on the property shall comply with UDC unless modified within **Exhibit G** of this PUD.

H. Accessory dwelling units shall be allowed above detached garages or on levels about mixed use live/work structures that contain non residential uses on the ground floor.

I. Courtyard Apartment product shall be restricted to the area designated on **Exhibit D** – Conceptual Land Plan.

2. Architectural Requirements.

A. General Commercial (C-3) shall comply with the UDC architectural requirements as well as the following criteria.

1. All Single Use or multi tenant buildings shall provide clearly defined, highly visible customer entrances that include an outdoor patio area that is a minimum of 200 square feet in area and incorporates the following:
    a. Benches or other seating options
    b. Decorative landscape planters or wing walls that incorporate landscaped areas
    c. Structural or vegetation shading
    d. Clearly defined pedestrian connectivity in between the commercial patio areas and the proposed public streets and associated sidewalks, providing easy pedestrian connectivity for residents.

B. The following architectural criteria shall apply to all residential housing types defined within the PUD and shall satisfy any requirements for architectural treatment of the residential buildings.

1. All buildings with fewer than eight (8) units shall have a minimum roof pitch of 3:12, except porch coverings or secondary roof features.
2. Each front elevation over 60 feet in length shall contain a minimum of two wall planes, offset by a minimum of twenty four (24) inches. No building wall shall extend laterally for a distance greater than three times the building's average height without a perpendicular offset of at least twenty-five percent (25%) of such height.
3. Each building shall incorporate at least one of the following frontage types at each primary entrance:
    a. A covered porch measuring at least six (6) feet deep by twelve (12) feet wide, with posts measuring at least one (1) inch in width for every twenty (20) inches of span between posts;
    b. A stoop with a covered landing measuring at least four (4) feet deep by four (4) feet wide and located at least twelve (12) inches above the level of the nearest sidewalk;
    c. A dooryard measuring at least six (6) feet deep by fifteen (15) feet wide, surrounded on at least three sides by a building wall and/or by a wall, fence, or hedge no greater than forty-two (42) inches in height;
    d. A forecourt consisting of private common open space, surrounded by building walls on at least two sides and measuring at least fifteen (15) feet deep by fifteen (15) feet wide.
4. Architectural details shall be incorporated into the design of each building to enhance the character and aesthetic of the neighborhood. Each building shall incorporate at least four (4) of the following design details on elevations that face a street or park space:

a. Windows with a simulated divided lite pattern;

b. Windows recessed at least two (2) inches (nominal) from the face of the wall finish or trim;

c. Window awnings that provide architectural shadow relief and dimension to the window openings;

d. Window and door trim boards that are a minimum of four (4) inches wide (nominal), OR brick masonry as the primary finish material;

e. Shutters sized to match the associated window opening (shutters shall align with the top and bottom of the opening, match their width to half the width of the opening, and be placed no more than two (2) inches from the vertical edge of the opening on each side);

f. Bay windows projecting at least twelve (12) inches from the face of the wall finish;

g. Balconies projecting at least eight (8) inches from the face of the wall finish;

h. Corbels or brackets (structural and/or ornamental) at posts/overhangs (e.g., top of porch posts, below entrance canopy, below balconies, etc.);

i. Eaves projecting at least twelve (12) inches from the face of the wall finish below.

F. PARKING

Parking on the Property shall be in conformance with the standards defined for each product type outlined on **Exhibit G.** Single Family and Townhome product types will provide parking in conformance with the UDC and required parking will be accessed from an alley.

For all MF-1 product types (Pocket Neighborhood, Four/Fiveplex, Mansion Apartment, Courtyard Apartment, Quadplex, Mixed Use Flex), off-street parking shall be provided in amount outlined for each product on **Exhibit G**.

Additional on-street parking will be provided within all residential product areas, which when added to the off-street parking requirements, will meet or exceed the parking requirements of the UDC for all MF-1 product types. Any on street parking spaces allocated to an MF-1 product type to meet or exceed UDC parking requirements must be within 200 feet of the associated building.

A minimum of 1,000 combined off-street and on-street parking spaces will be provided within the overall community to serve the residential units.

Parking spaces within Commercial areas shall not be allowed to meet any residential parking requirement.

G. VEHICULAR ACCESS AND CIRCULATION

In order to create a walkable, mixed use neighborhood, a variety of alternative street sections are proposed within the project. See **Exhibit E** for the conceptual location of each street type, as well as dimensioned cross sections for each of the streets and alleys proposed within the PUD area.

1. **Commercial Main Street:** This street type will be provided in the general location illustrated on **Exhibit E,** providing public access from Highway 195 through the commercial parcels. The street section is designed to provide for street trees, pedestrian paths, and on street parallel parking.

   Off street parking shall be prohibited between a retail building and the Commercial Main Street. Buildings that are located along the Commercial Main Street must have a minimum of one customer entrance facing the Commercial Main Street.

   Street trees shall be spaced a distance no greater than 40 feet on center unless a utility obstacle, fire hydrant, street light or other similar constraint is required to interrupt that spacing. Plastic root barrier shall be provided for street trees planted within a landscape area less than ten (10) feet in width measured between the curb and the sidewalk. A modular suspended pavement framing system shall be provided for street trees planted within a landscape area less than eight (8) feet in width measured between the curb and the sidewalk.

   The commercial buildings should be oriented to the commercial streets to the greatest extent possible to create an urban streetscape that transitions into the residential neighborhood. Off street parking shall be prohibited in between a commercial building and the commercial street.

2. **Local Street**: Local Streets within the residential areas are represented on **Exhibit E** of this PUD. Sidewalks, street trees and parallel parking are incorporated to encourage walkability and provide attractive streetscapes within the neighborhood.

   Street trees shall be spaced a distance no greater than 40 feet on center unless a utility obstacle, fire hydrant, street light or other similar constraint is required to interrupt that spacing. Plastic root barrier shall be provided for street trees planted within a landscape area less than ten (10) feet in width measured between the curb and the sidewalk.

   Residential products shall be alley loaded, allowing the local streets to be uninterrupted by driveways. This consistent streetscape allows safer pedestrian movement from the various residential product types to the commercial areas and open space amenities.

   To further enhance the streetscape and calm traffic speeds in the neighborhood, intersections will be narrowed with landscape island “bulb outs”. This will restrict parallel parking at the intersections and provide shorter cross walk areas for pedestrians at the intersections. (See cross section for Local Street at Corner Bulb Outs).

   Where buildings taller than 30 feet require an aerial access for emergency vehicles, parallel parking will be restricted, as illustrated on the Aerial Fire Apparatus Access cross section.

3. **Typical Alley**: Typical alleys provide vehicular access to parking and garages for units that will be architecturally oriented to a Local Street. Typical alleys will be private.

4. **Full Service Alley**: Full Service Alleys provide emergency access frontage for townhome or single family lots that face onto open spaces or greenways. Due to the unique nature of the front of the units facing onto green space instead of a public street, the primary vehicular and emergency access to these homes will be from the Full Service Alley. Lot width shall be measured from the full service alley and legal

frontage allowed from the alley to create individually platted single family and townhome lots.

H. LANDSCAPE AND BUFFER REQUIREMENTS

1. Each single family housing unit shall have a minimum of seven (7), five (5) gallon shrubs and five (5), three (3) gallon shrubs as a foundation planting. The street trees defined within Section H of this PUD shall satisfy all tree planting requirements for the single family lots. Street trees shall be credited toward tree mitigation requirements, if they meet the requirements of the UDC for mitigation.

   If a single-family lot derives access from a shared open space, park or greenbelt and an alley, rather than through direct frontage on a public street, one shade tree shall be planted a minimum of 40 feet on center within the open space at the front of the home. Preserved existing trees within the open space shall be credited toward this requirement, if the trees meet the requirements of the UDC for preservation and planting for credit.

2. Each townhome lot shall have a minimum of five (5), five (5) gallon shrubs and five (5) three (3) gallon shrubs as a foundation planting. The street trees defined within Section H of this PUD shall satisfy all tree planting requirement for the townhome units. Street trees shall be credited toward tree mitigation requirements, if they meet the requirements of the UDC for mitigation.

   If a townhome lot derives access from a shared open space, park or greenbelt and an alley rather than through direct frontage on a public street, one tree shall be planted a minimum of 40 feet on center within the open space at the front of the home. Preserved existing trees within the open space shall be credited toward this requirement, if the trees meet the requirements of the UDC for preservation and planting for credit. No bufferyard shall be required between townhome and single family lots.

3. MF-1 Product types within this PUD are intended to be designed as an integral part of the neighborhood and have a residential appearance and streetscape. Due to the integration of a variety of single family, townhome and MF-1 housing types, no individual bufferyards shall be required between the residential housing types.

4. The MF-1 streetyard area shall be defined as the area from the right of way to the front of the MF-1 building and side of MF-1 building on corner lots. Ten (10) shrubs shall be provided for every 1,000 square feet of streetyard and serve as foundation plantings for the MF-1 buildings that are oriented to the street. Street trees as defined in Section H of this PUD shall satisfy all streetyard tree planting requirements. Street trees shall also be credited toward tree mitigation requirements.

5. S.H. 195 shall have a 25-foot wide minimum scenic/natural gateway buffer that includes planting quantities consistent with Section 8.04.050.B of the UDC. Required gateway buffer shrub plantings shall be allowed within overhead electric easements that parallel Highway 195, if permitted by the utility easement holder. Required gateway buffer tree plantings must be located outside of utility easements.

However, the required quantity of gateway buffer trees may be located within parking lot islands or designated landscape areas that are adjacent to the easement.

6. An eight (8) foot tall privacy fence shall be constructed in the location illustrated on **Exhibit D** – Conceptual Land Plan.

7. All other Landscaping on the Property shall be in conformance with Chapter 8 of the UDC unless modified herein.

I. PARKLAND, TRAILS AND PARK IMPROVEMENTS

1. The PUD consists of a large area of natural open space that encompasses over a third of the entire PUD boundary. This expansive open space area consists of FEMA floodplain as well as expanded Atlas 14 floodplain area. A trail corridor is designated on the City parks and trails master plan within the floodplain. A 10-foot wide, concrete shared use path will be located within a 20 foot wide trail easement, per section 12.07.010 of the UDC, and constructed according to City trail standards. The trail will be dedicated to the City of Georgetown at the time of completion along with the 20' trail easement. Access for trail maintenance must be provided.

2. To satisfy the parkland dedication requirement, non-exclusive parkland will be provided as illustrated on **Exhibit F**. A minimum of 2 acres of the required parkland for the project will be located outside of the 100-year floodplain with the remainder being in the floodplain. Non-exclusive Parkland will have a minimum of 200 feet of frontage on a public right of way.

3. A public trail access point will be constructed within the non-exclusive open space that will contain a minimum of 10 designated parking spaces, pet waste station, water fountain, two benches, trash can and trail sign kiosk.

4. **Exhibit F** defines the location and configuration of the proposed park and open space areas and shared use trail within the project. No other park land shall be required to fulfill the parkland requirement for this PUD.

2. Non-Exclusive Park Amenities

The proposed residential area of the PUD shall provide a minimum of five (5) of the following non-exclusive amenities valued at a minimum of $900 per unit that will be located within the parkland but outside of the 100-year floodplain area, unless noted below. The amenities will be designed and constructed by the developer, privately maintained and open to the public.

- **Playground**
- **Picnic Areas with benches, picnic tables and cooking grills (trails, trashcans, benches and pet waste stations can be built in the floodplain)**
- **Trails (can be located within 100-year floodplain)**
- **Landscaped sitting areas**
- **Fenced Dog Park (can be located within 100-year floodplain)**
- **Multi-Purpose Court**

- **Swings**
- **Covered Pavilion**
- **Improved Multi Use Greenspace (can be located within 100-year floodplain)**

The non-exclusive amenities constructed as part of the project shall be credited toward the park improvement fee requirement at a rate of 75% of the total park improvement fee. The remaining 25% shall be paid to the City for use in regional park improvements.

J. IMPERVIOUS COVERAGE

Impervious coverage on the Property shall be in conformance with Chapter 11 of the Unified Development Code unless otherwise stated in this Development Plan. The Housing Type exhibits included in Exhibit G outline impervious cover maximums for each residential product type on the respective individual lot.

The overall impervious cover for the entire residential development area shall not cumulatively exceed 50%. The overall area includes open spaces, park areas, landscape areas and streetyards. Floodplain shall not be included in the overall calculation. Each preliminary plat and site development plan shall contain an impervious cover calculation table that tracts the cumulative impervious cover for the residential development areas.

K. STORMWATER

Stormwater management on the Property shall be in conformance with Chapter 11 of the Unified Development Code unless otherwise stated in this Development Plan.

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.

M. LIST OF EXHIBITS

Exhibit A - This PUD Development Plan

Exhibit B – Legal Description

Exhibit C – Base Zoning Plan

Exhibit D – Conceptual Land Plan

Exhibit E - Street Type Diagram and Street Cross Sections

Exhibit F – Parks and Open Space Plan

Exhibit G – Housing Types

Exhibit B – Legal Description

Exhibit " "

LEGAL DESCRIPTION

BEING a 84.584-acre (3,684,505 sq. ft.) acre tract of land situated in the William Roberts Survey No. 4, Abstract No. 524, Georgetown, Williamson County, Texas and being all of the remainder of a called 25.16-acre tract of land described in that Special Warranty Deed to GT 195 Holdings, LLC in Document No. 2021152317 of the Official Public Records of Williamson County, Texas, all of a called 14.5625-acre tract of land (Tract 2) and a called 44.9699-acre tract of land (Tract 1) both described in that Special Warranty Deed to GT Holdings, LLC in Document No. 2021150671 of the Official Public Records of Williamson County, Texas, and all of a called 1.70-acre tract of land described in that Special Warranty Deed to GT 195 Holdings, LLC in Document No. 2021152352 of the Official Public Records of Williamson County, Texas, said 84.584-acre tract of land being more particularly described as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 1/2-inch iron rod found on the eastern line of State Highway 195 (variable width right-of-way) for the northwestern corner of the remainder of the said 25.16-acre tract, the southwestern corner of a called 54.3-acre tract of land described in that General Warranty Deed with Vendor's Lien to Irina Fayerberg in Document No. 2014088568 of the Official Public Records of Williamson County, Texas, for the northwestern corner of this herein described tract;

THENCE: Along the northern lines of the said 25.16-acre tract, the southern lines of the said 54.3-acre tract with the following courses and distances;

1. North 70°15'19" East a distance of 811.47 feet to a 1/2-inch iron rod found;
2. North 75°13'59" East a distance of 329.12 feet to a 1/2-inch iron rod found;
3. North 54°08'35" East a distance of 240.80 feet to a 1/2-inch iron rod found for the northeastern corner of the said 25.16-acre tract, a corner of the said 54.3-acre tract, the northwestern corner of the said 44.9699-acre tract, for a corner of this herein described tract;

THENCE: along the northern lines of the said 44.9699-acre tract, the southern lines of the said 54.3-acre tract with the following courses and distances;

1. North 67°21'59" East a distance of 130.64 feet to a 1/2-inch iron rod found;
2. North 84°37'08" East a distance of 631.75 feet to a 1/2-inch iron rod found;
3. North 56°16'42" East a distance of 441.15 feet to a 1/2-inch iron rod found;
4. North 71°28'39" East a distance of 114.92 feet to a 1/2-inch iron rod found;
5. North 71°08'36" East a distance of 75.43 feet to a 1/2-inch iron rod with cap stamped "4Ward Boundary" found;
6. North 62°43'07" East a distance of 21.46 feet to a calculated point in the centerline of Dry Berry Creek for the northeastern corner of the said 44.9699-acre tract, for a corner of Drainage Lot 4X, Block A of the Jackson Shaw Georgetown, Phase 1 subdivision recorded in Document No. 2022058987 of the Official Public Records of Williamson County, Texas, for the northeastern corner of this herein described tract;

THENCE: along the eastern line of the said 44.9699-acre tract, the centerline of said Dry Berry Creek, the western line of the said Drainage Lot 4X the following courses and distances;

1. South 33°13'14" East a distance of 41.69 feet to a calculated point;
2. South 30°40'09" East a distance of 124.76 feet to a calculated point;
3. South 18°30'49" East continuing along the eastern line of the said 44.9699-acre tract, the western line of the said Drainage Lot 4X, and along the western line of the remainder of a called 224.705-acre tract of land described in that Special Warranty Deed to JSACO/Georgetown, LP in Document No. 2022012116 of the Official Public Records of Williamson County, Texas, at 177.54 feet pass a calculated point for the southwestern corner of the said Drainage Lot 4X, the northwestern corner of the said remainder of a called 224.705-acre tract, **a distance in all of 314.64 feet** to a calculated point for a corner of the said 44.9699-acre tract, for a corner of the said remainder of a called 224.705-acre tract, for a corner of this herein described tract;
4. South 15°04'39" East a distance of 253.58 feet to a calculated;
5. South 09°31'09" East a distance of 365.00 feet to a calculated;
6. South 06°43'01" West a distance of 178.00 feet to a calculated;
7. South 14°25'41" West a distance of 177.81 feet to a calculated;
8. South 10°43'01" West a distance of 160.00 feet to a calculated;
9. South 08°37'09" East a distance of 77.44 feet to a calculated point;
10. South 13°11'02" East a distance of 146.56 feet to a calculated point for the southeastern corner of the said 44.9699-acre tract, the southwestern corner of the said remainder of a called 224.705-acre tract, a corner of a called 71.997-acre tract described in that Special Warranty Deed to The Trails, LLC in Document No. 2022094181 of the Official Public Records of Williamson County, Texas, for the southeastern corner of this herein described tract;

THENCE: along the southern line of the said 44.9699-acre tract, the northern line of the said 71.997-acre tract the following courses and distances;

1. South 73°35'44" West a distance of 46.35 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
2. North 51°44'16" West a distance of 2.35 feet to a 1/2-inch iron rod found;
3. South 74°40'19" West a distance of 26.94 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
4. South 68°51'29" West a distance of 256.47 feet to a 1/2-inch iron rod found for a corner of the said 44.9699-acre tract, a corner of the said 71.997-acre tract, for the southeastern corner of the a called 15-acre tract described in a Deed to James Russel Thomas in Volume 1322, Page 593 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: North 20°36'43" West a distance of 416.77 feet along a line of the said 44.9699-acre tract, the eastern line of the said 15-acre tract to a 1-1/2-inch iron pipe found for a corner of the said 44.9699-acre tract, the northeastern corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 69°26'19" West a distance of 1370.25 feet along the southern line of the said 44.9699-acre tract, the northern line of the said 15-acre tract to a 1-inch iron pipe found for a corner of the said 44.9699-acre tract, the northwestern corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 20°37'15" East a distance of 211.00 feet along a line of the said 44.9699-acre tract, a western line of the said 15-acre tract to a 1/2-inch iron rod found for a corner of the said 44.9699-acre tract, a corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 60°27'21" West a distance of 324.97 feet along the southern line of the 44.9699-acre tract, a northern line of the said 15-acre tract to a 5/8-inch iron rod with TxDot aluminum cap found on the eastern line of State Highway 195 for the southwestern corner of the said 44.9699-acre tract, the northwestern corner of the said 15-acre tract, for the southwestern corner of this herein described tract;

THENCE: North 32°49'09" West along the eastern line of State Highway 195, the western line of the said 44.9699-acre tract, the western line of the said 14.5625-acre tract, at 60.15 feet pass a calculated point for a corner of the said 44.9699-acre tract, the southwestern corner of the said 14.5625-acre tract, **a distance in all of 389.24 feet** to a 1/2-inch iron rod found for the westernmost northwestern corner of the said 14.5625-acre tract, the southernmost corner of the said 25.16-acre tract, for a corner of this herein described tract;

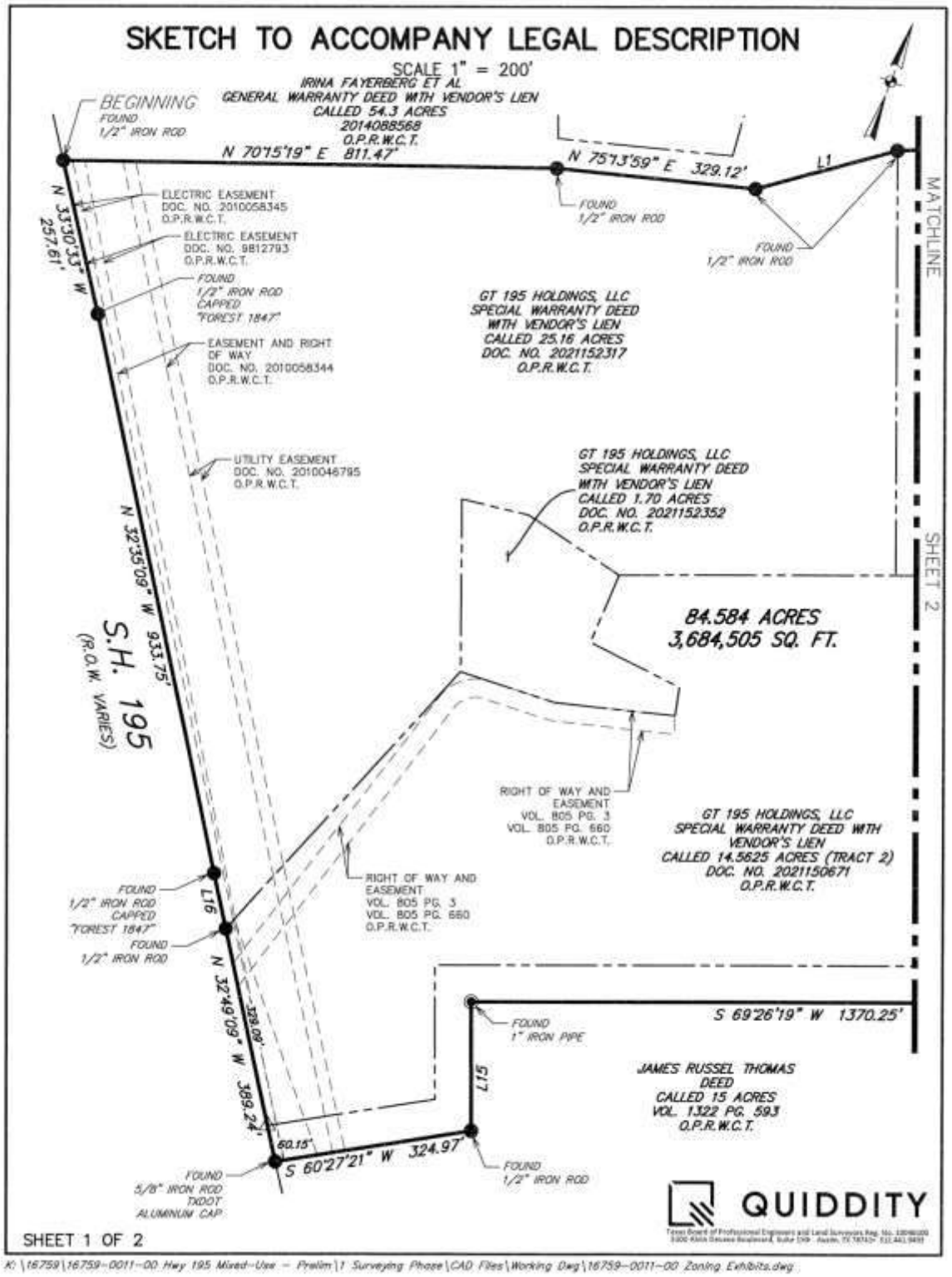
THENCE: continuing along the eastern line of State Highway 195, the western line of 25.16-acre tract the following courses and distances;

1. North 32°47'33" West a distance of 92.86 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
2. North 32°35'09" West a distance of 933.75 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
3. North 33°30'33" West a distance of 257.61 feet to the POINT OF BEGINNING and CONTAINING an area of 84.584-acres (3,684,505sq. ft.) of land.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

5-11-2023
Date

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR



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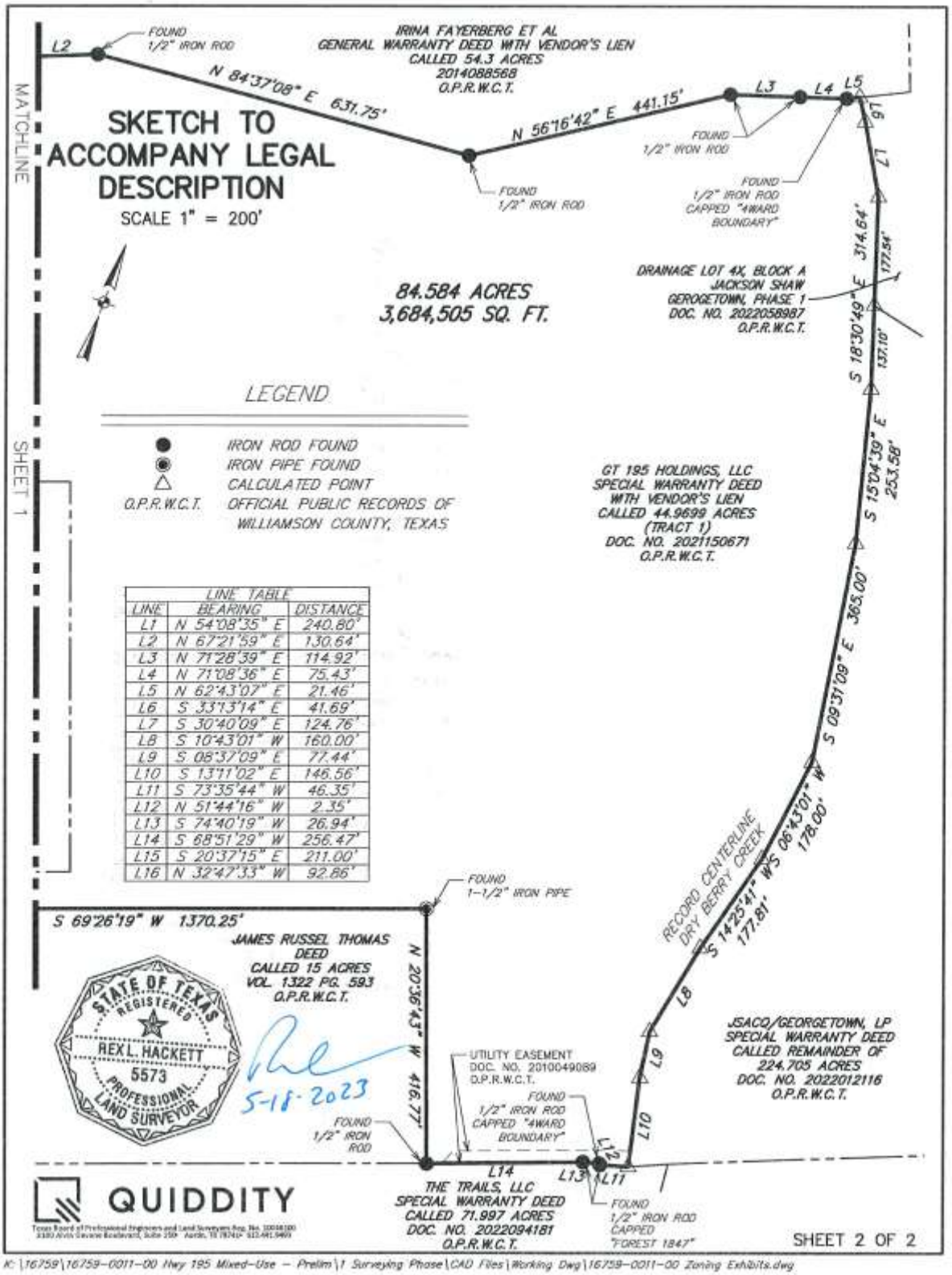

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°08'35" E	240.80'
L2	N 67°21'59" E	130.64'
L3	N 71°28'39" E	114.92'
L4	N 71°08'36" E	75.43'
L5	N 62°43'07" E	21.46'
L6	S 33°13'14" E	41.69'
L7	S 30°40'09" E	124.76'
L8	S 10°43'01" W	160.00'
L9	S 08°37'09" E	77.44'
L10	S 13°11'02" E	146.56'
L11	S 73°35'44" W	46.35'
L12	N 51°44'16" W	2.35'
L13	S 74°40'19" W	26.94'
L14	S 68°51'29" W	256.47'
L15	S 20°37'15" E	211.00'
L16	N 32°47'33" W	92.86'

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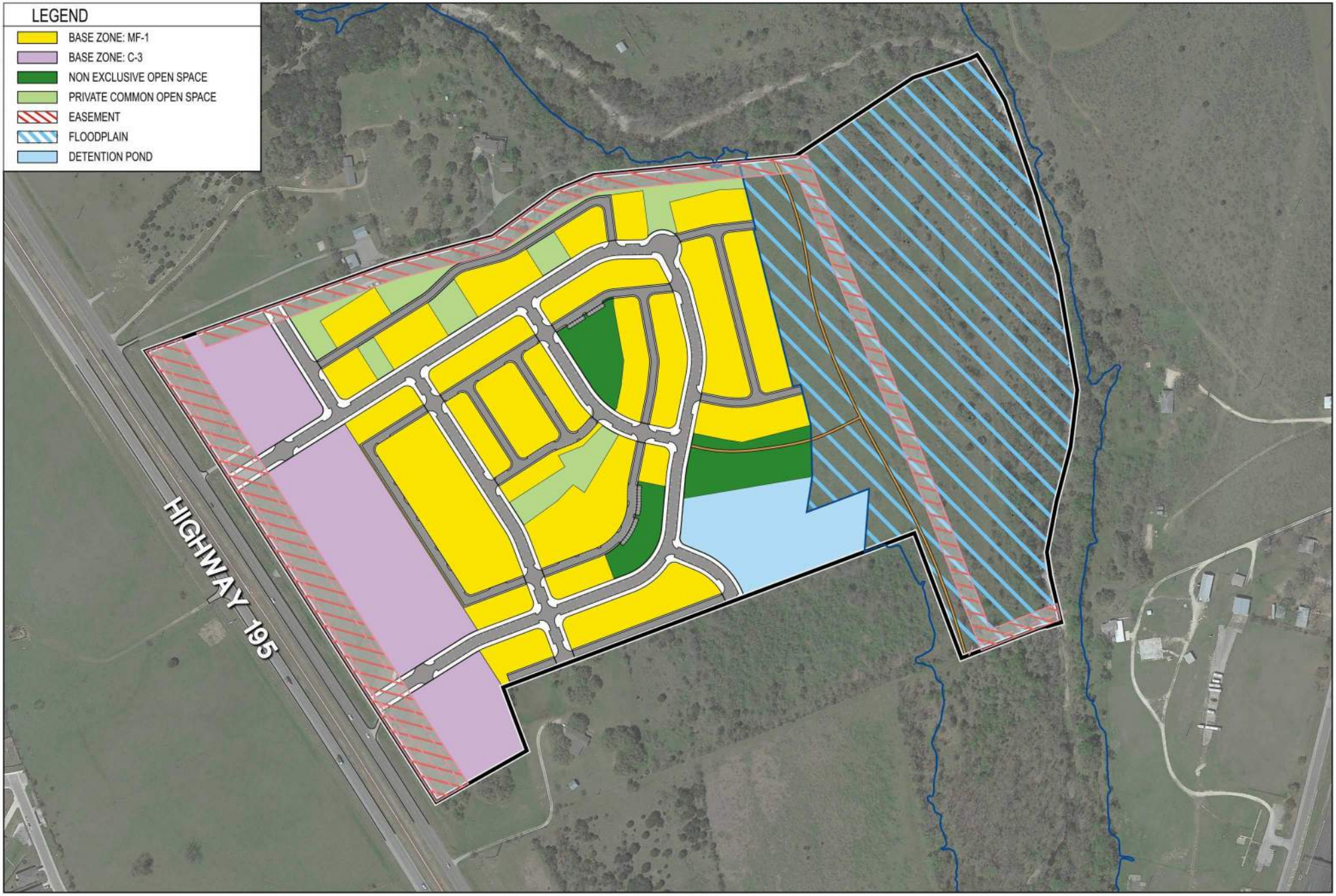
Exhibit C – Base Zoning Plan



SEC Planning, LLC

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t 512.246.7003
www.secplanning.com + info@secplanning.com

BASE ZONING PLAN

GT 195 PUD

GEORGETOWN, TEXAS

North

0 200' 400' 600'

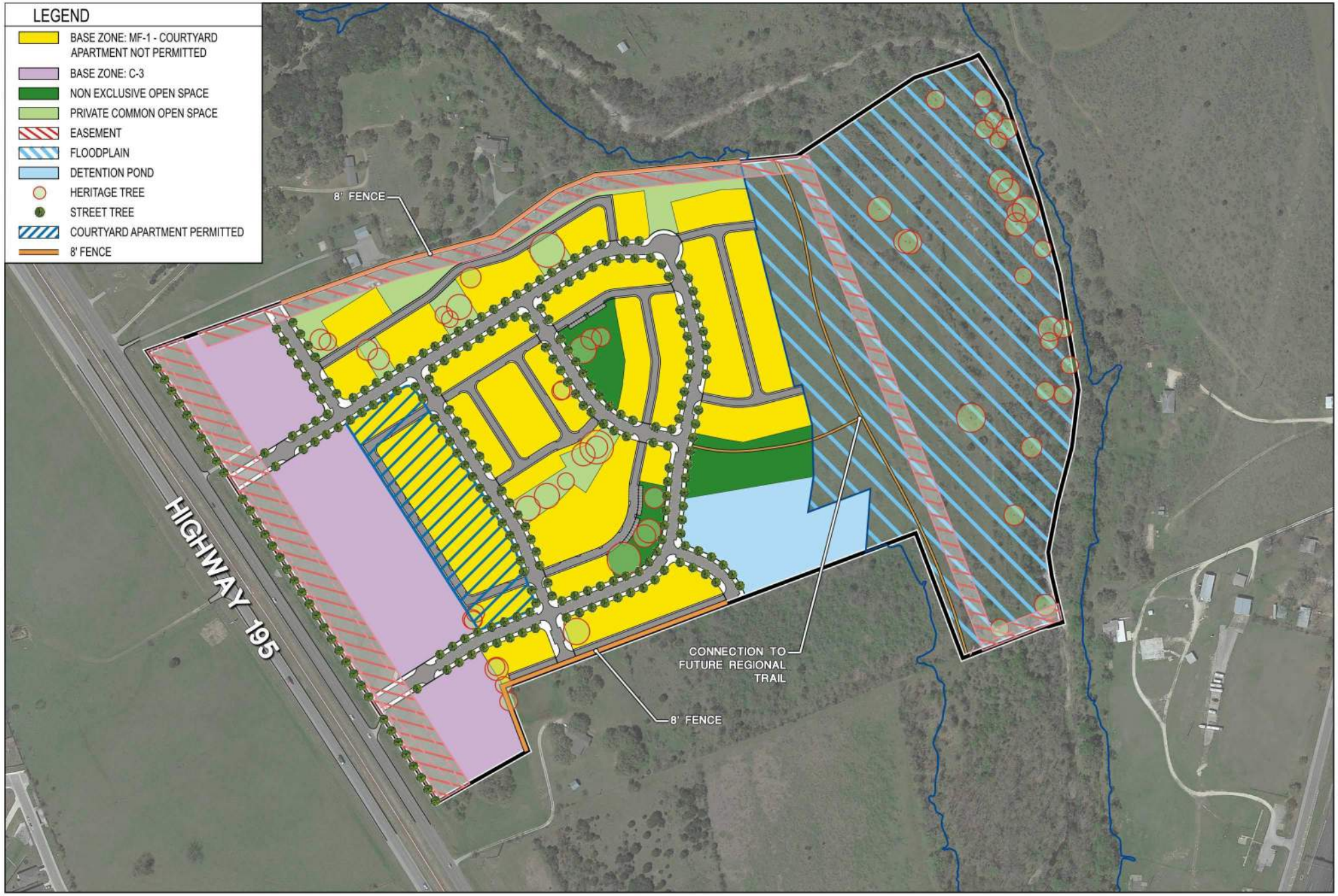
Scale: 1" = 400'

Date: Aug 8, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-4-10 Submittal\City Comment Response 1\Exhibits\Base Zoning Plan.dwg

Base mapping compiled from best available information. All r
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 D – Conceptual Land Plan



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CONCEPTUAL LAND PLAN

GT 195 PUD

GEORGETOWN, TEXAS

North

0 200' 400' 600'

Scale: 1" = 400'

Date: December 17, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-10-13 PUD City Comments\Conceptual Land Plan 2025-12-02.dwg

Base mapping compiled from best available information. All r
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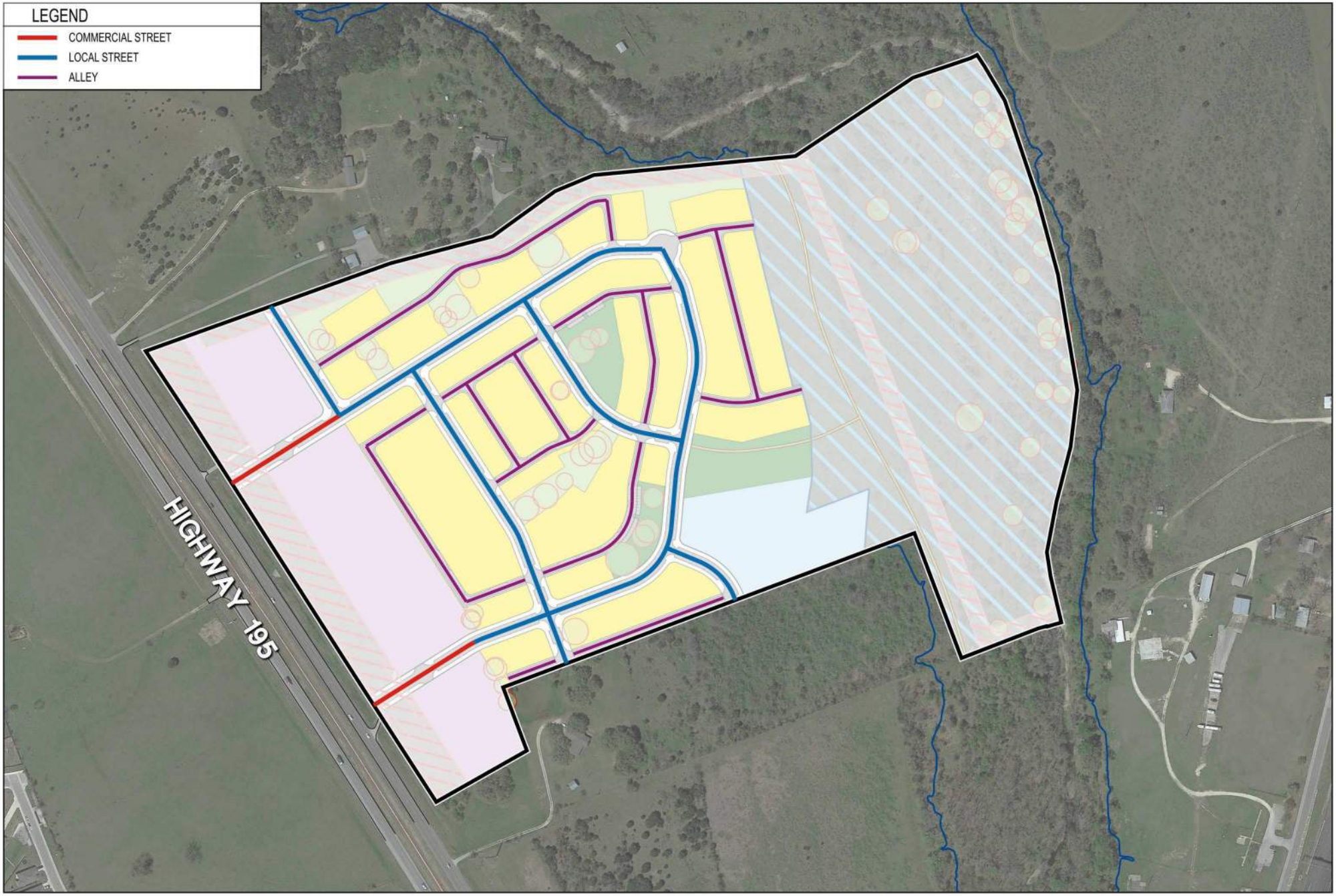
represent any regulatory approval. Plan is subject to change.

Exhibit E – Street Network



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STREET TYPE DIAGRAM

GT 195 PUD

GEORGETOWN, TEXAS

North

0 200' 400' 600'

Scale: 1" = 400'
Date: Aug 8, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-4-10 Submittal\City Comment Response 1\Exhibits\Street Type Diagram.dwg

Base mapping compiled from best available information. All r
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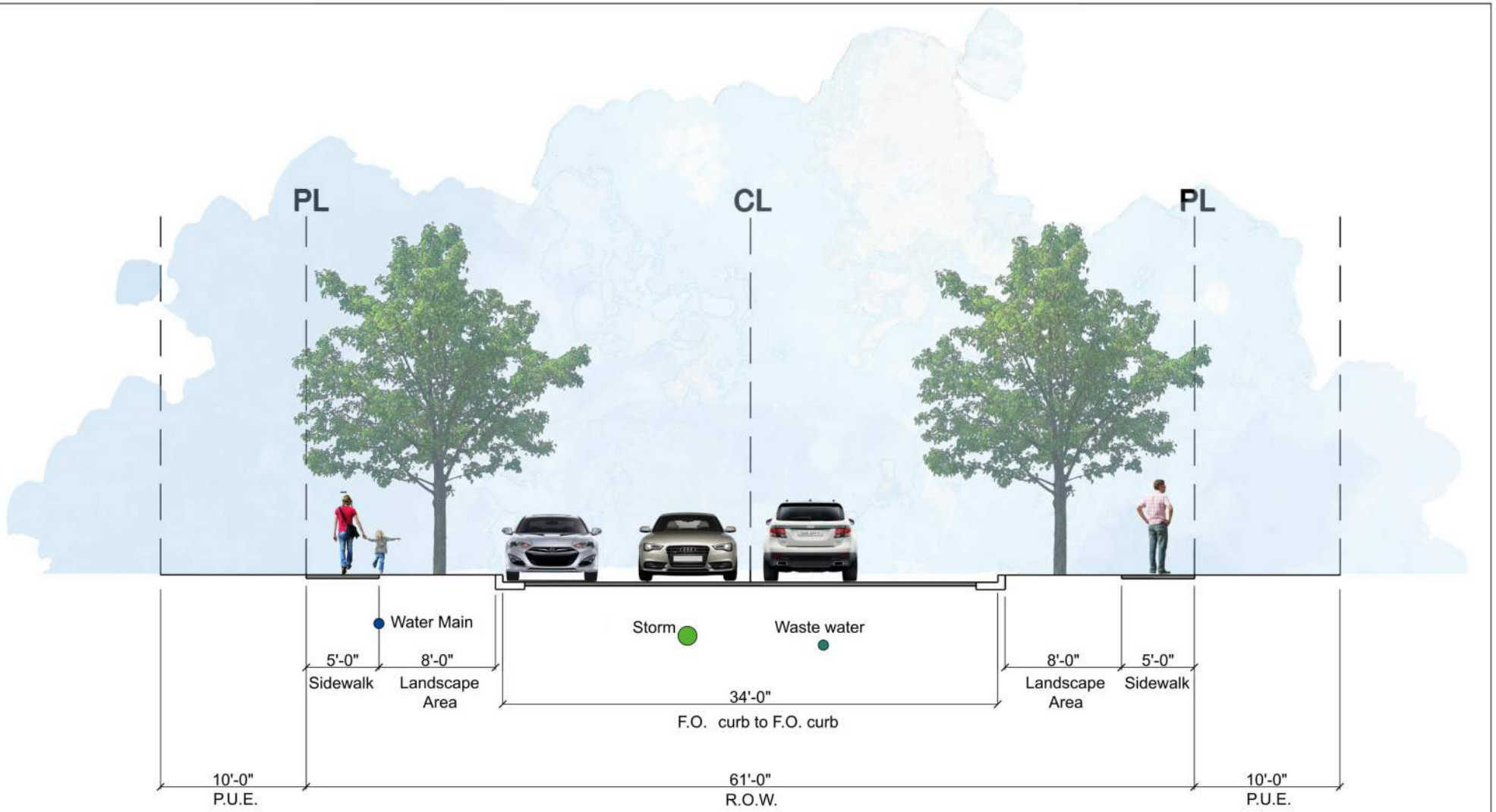
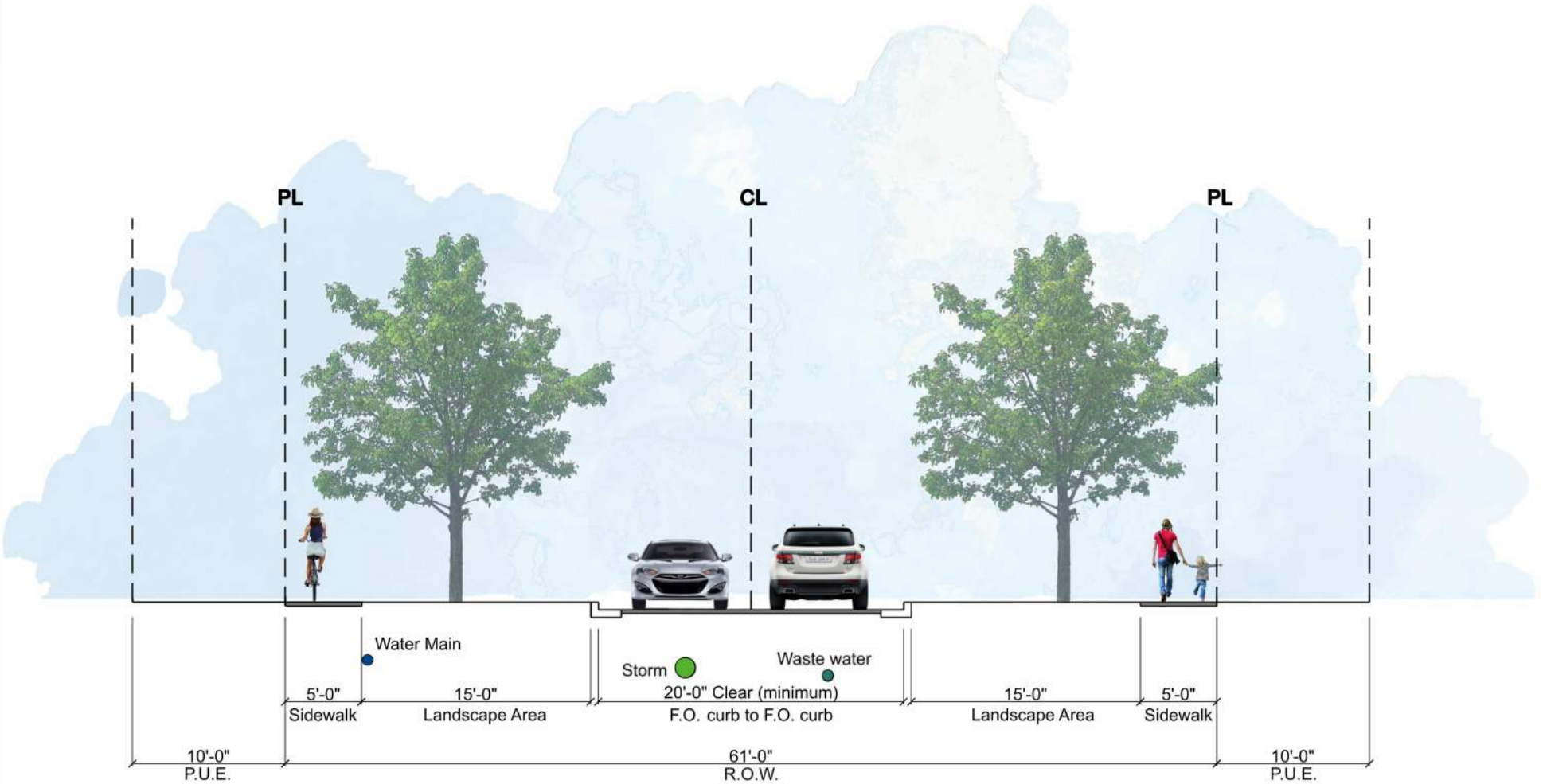


At parallel parking - Local Street

NOTE: Plastic root barrier shall be provided for street trees located between the curb and sidewalk.

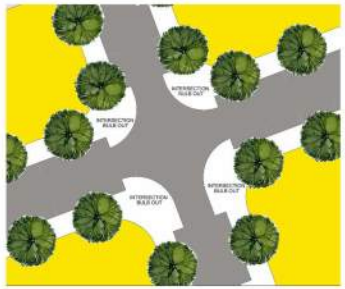
NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020)



Local Street - Intersection Bulb-Out

Bulb outs provided at intersections as a traffic calming method. Roll curbs or larger turning radius may be required at narrowed roadway upon final analysis by the City fire department during subdivision or site development plan review.

NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020)



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LOCAL STREET INTERSECTION BULB OUT

GT 195 PUD
GEORGETOWN, TEXAS

Date: November 11, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-10-13 PUD City Comments\Street Cross Sections\Street Cross sections revised 11-10-25.dwg

Base mapping compiled from best available information. All d
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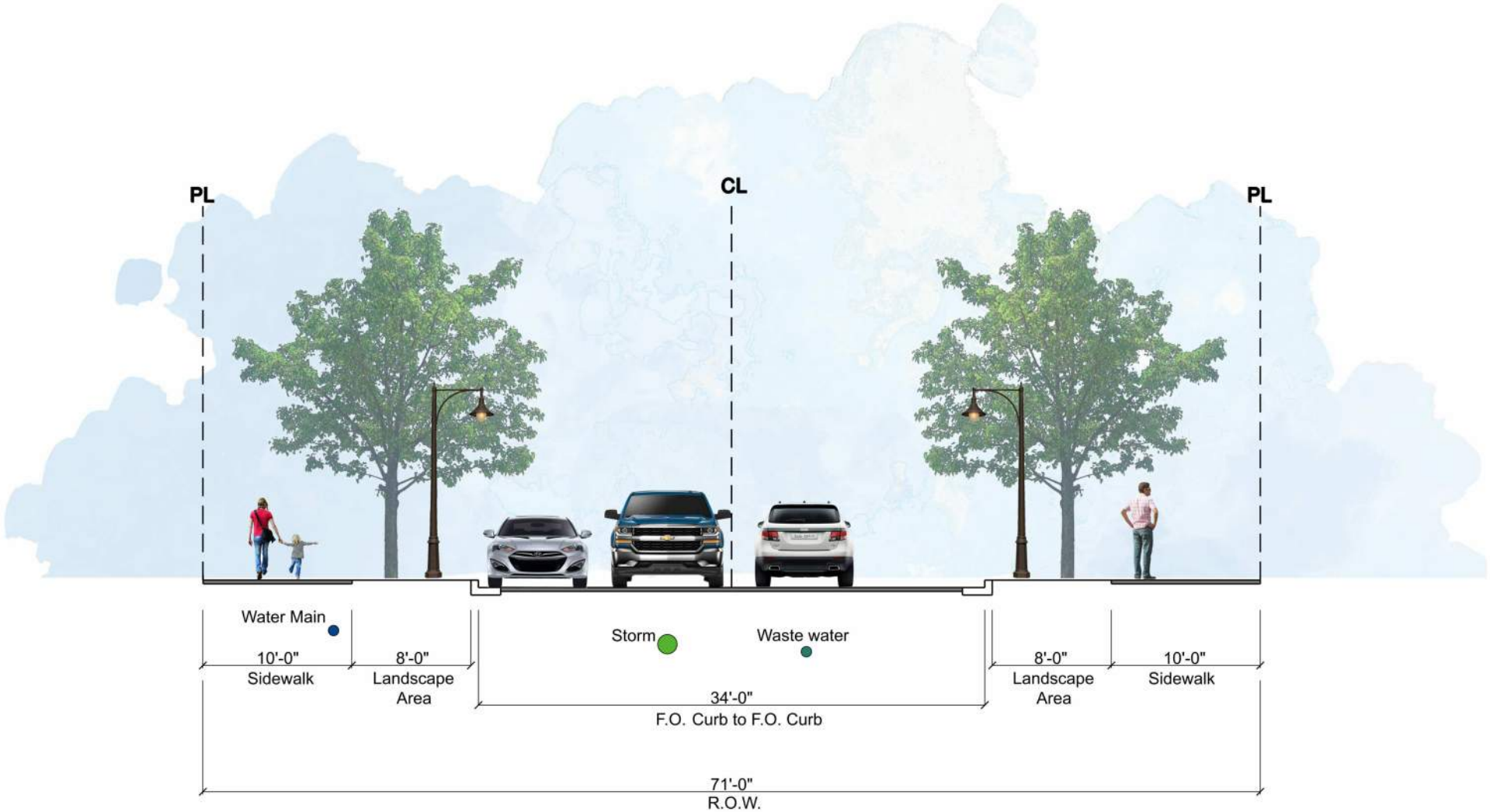
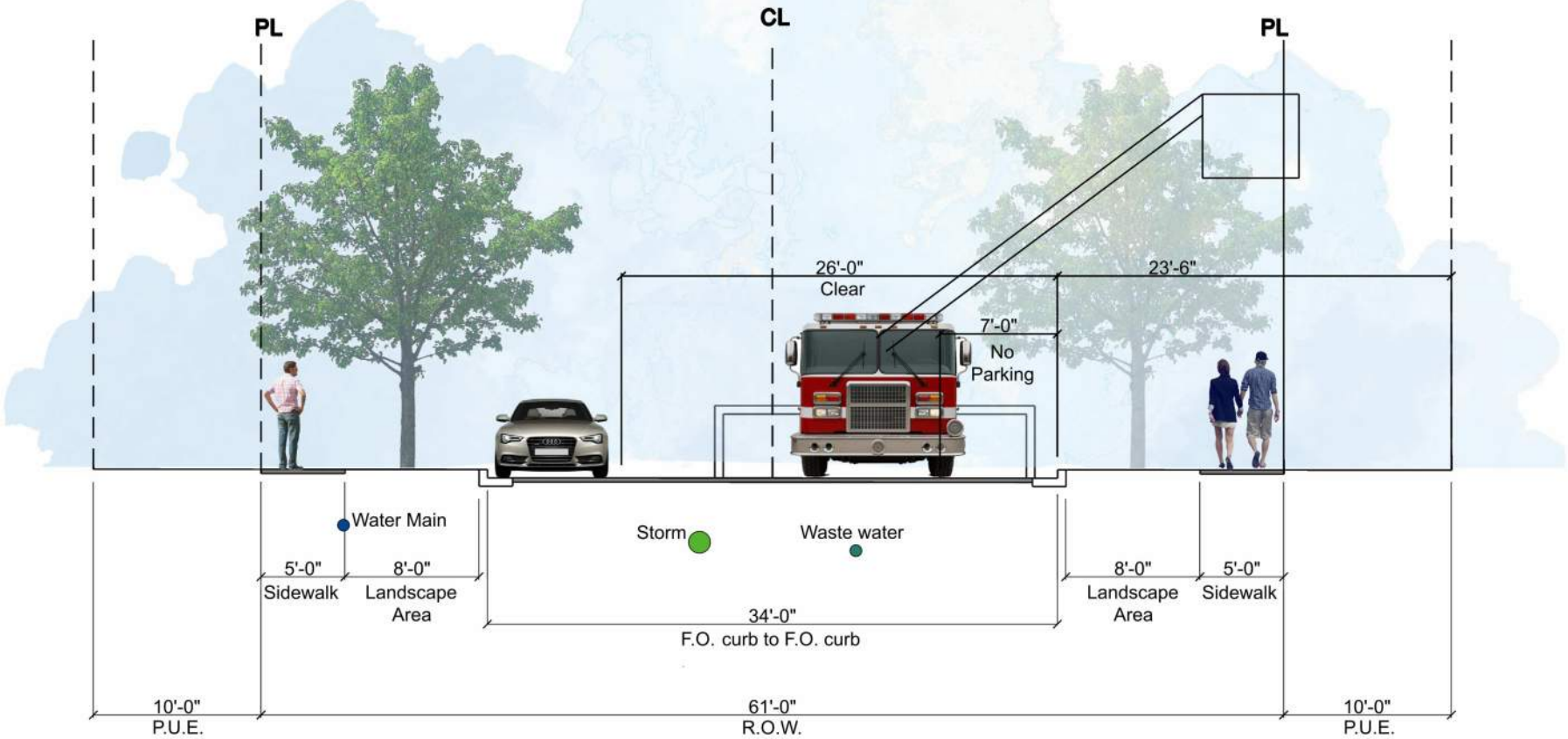


Commercial Street - Neighborhood Collector

NOTE: A modular suspended pavement framing system shall be provided for any street tree located in a landscape area less than 8 feet. Plastic root barrier shall be provided for street trees located in a landscape area with less than 10 feet between the curb and sidewalk.

NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020



Aerial Fire Apparatus Access - Local Street

Notes:
If aerial fire access is required per the international fire code adopted by the City of Georgetown, a 26' minimum width access drive must be provided.
No Parking shall be allowed where aerial fire access is required and no parking signs shall be installed per City of Georgetown Fire Department specifications.

NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020

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AERIAL FIRE APPARATUS ACCESS - LOCAL STREET

GT 195 PUD
GEORGETOWN, TEXAS

Date: November 11, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-10-13 PUD City Comments\Street Cross Sections\Street Cross sections revised 11-10-25.dwg

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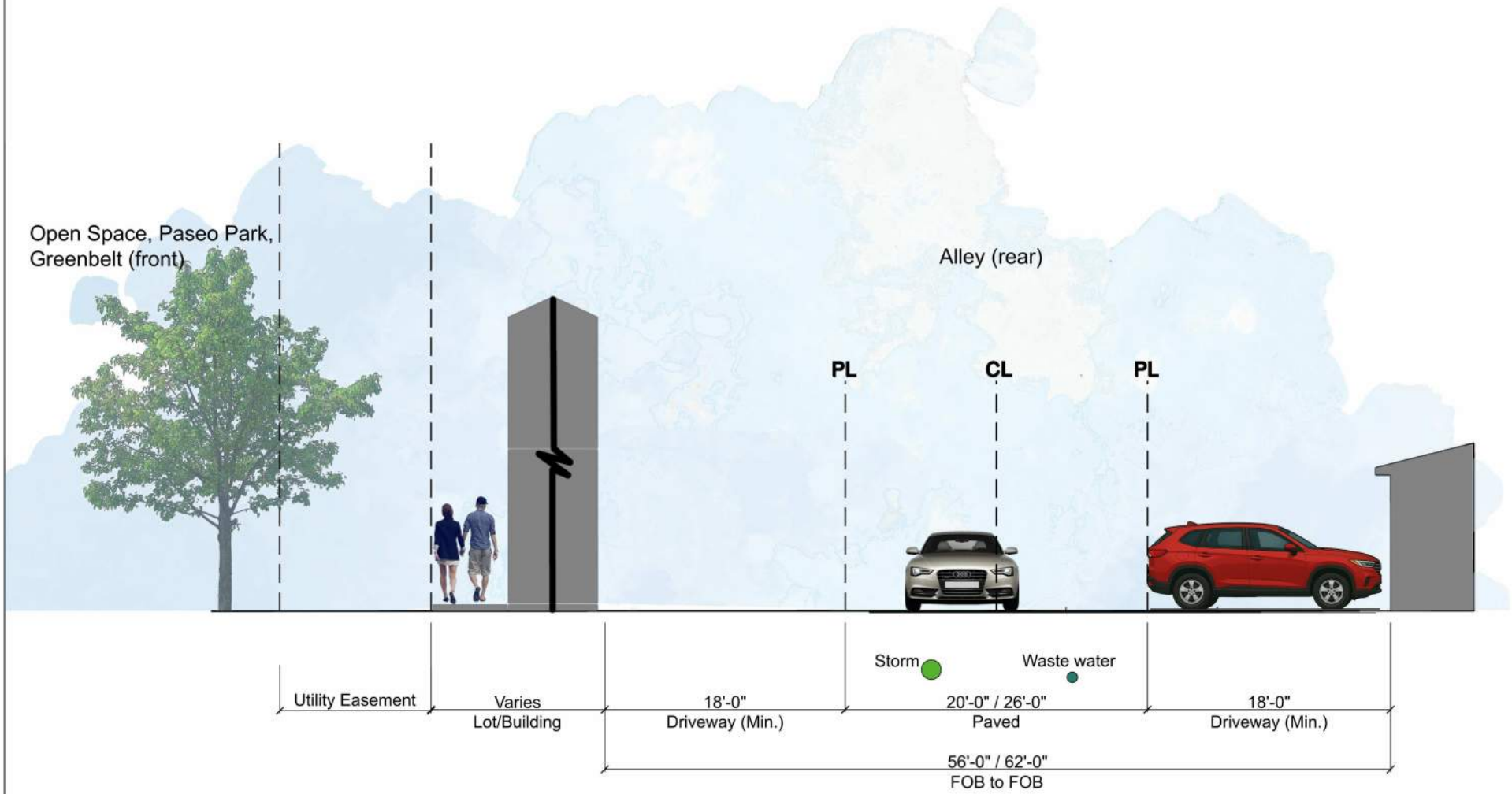
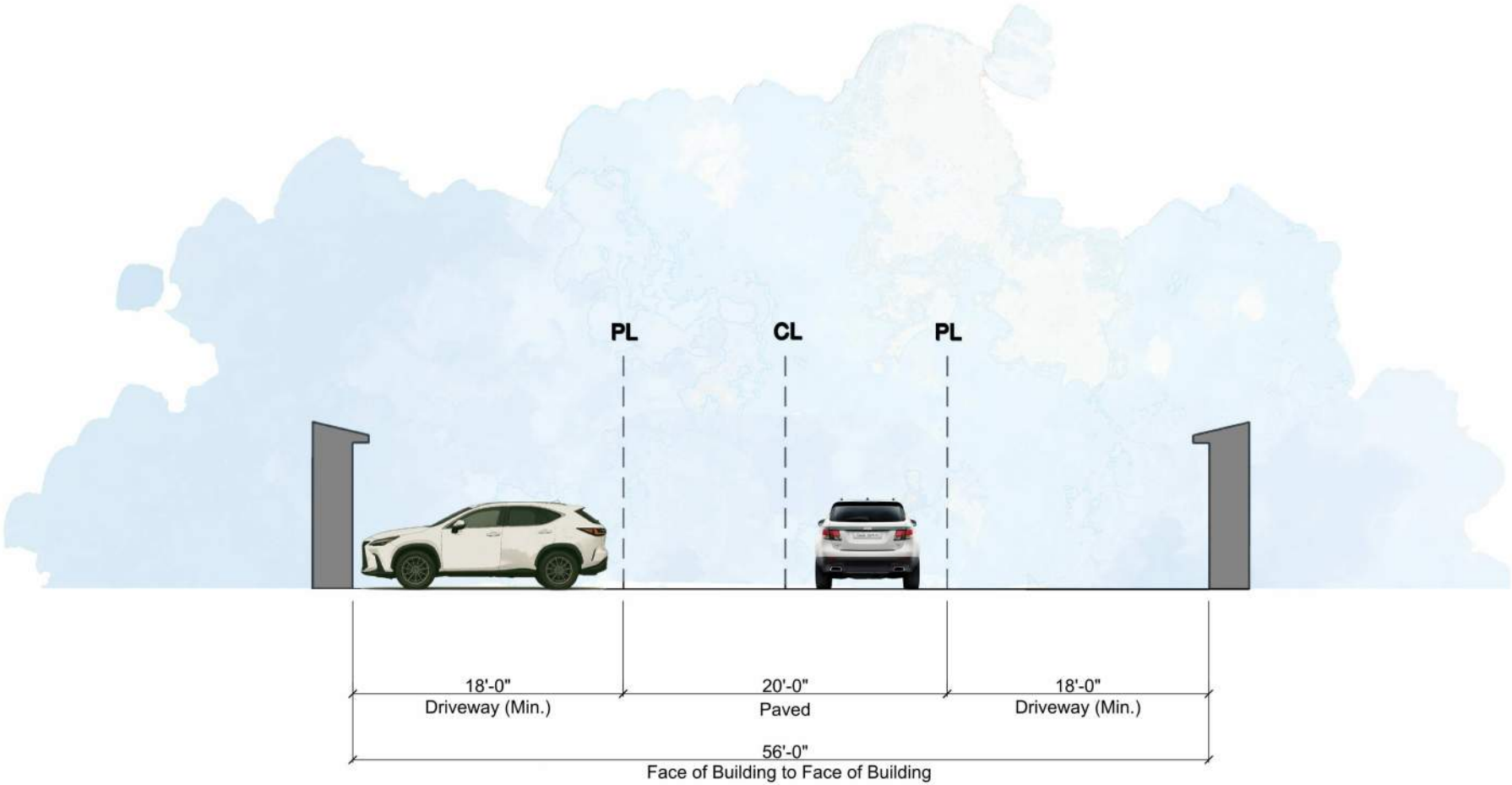


Private/ full service alley at green frontage

This Private/Full Service Alley is intended for use where residential product is oriented to face onto a pedestrian-oriented open space, paseo, park, or greenbelt. The alley cross section is intended to provide vehicular and fire access for the product types that do not have a traditional public street right of way in front of the building.

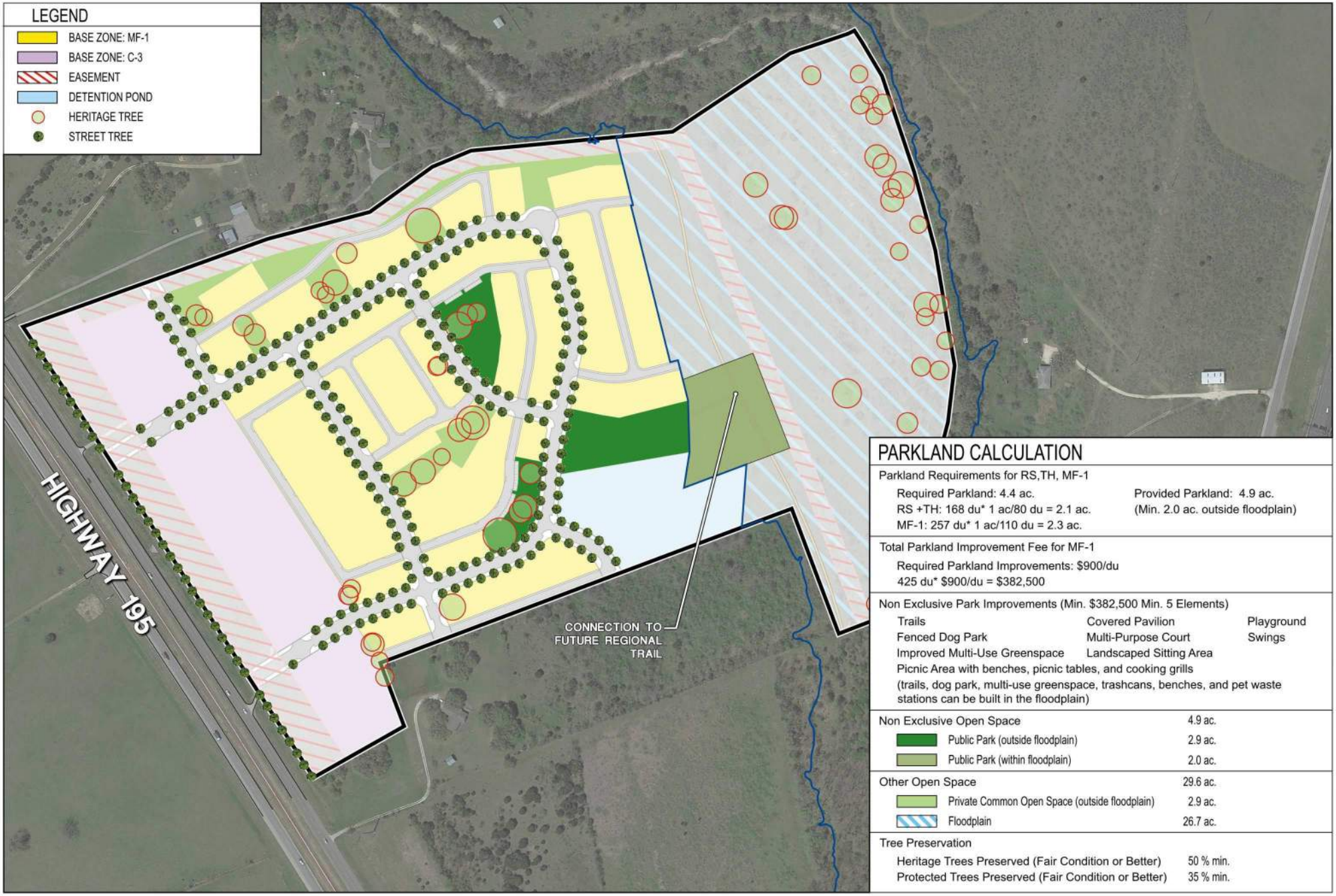
Notes:
If aerial fire access is required per the international fire code adopted by the City of Georgetown, a 26' minimum width access drive must be provided.
No Parking shall be allowed where aerial fire access is required and no parking signs shall be installed per City of Georgetown Fire Department specifications.



Typical private vehicular alley

NOTE: Based on UDC "Alley" (See § 12.03.030)

Exhibit F – Parks and Open Space



PARKLAND CALCULATION

Parkland Requirements for RS,TH, MF-1

Required Parkland: 4.4 ac.
RS +TH: 168 du* 1 ac/80 du = 2.1 ac.
MF-1: 257 du* 1 ac/110 du = 2.3 ac.

Provided Parkland: 4.9 ac.
(Min. 2.0 ac. outside floodplain)

Total Parkland Improvement Fee for MF-1

Required Parkland Improvements: $900/du
425 du* $900/du = $382,500

Non Exclusive Park Improvements (Min. $382,500 Min. 5 Elements)

Trails	Covered Pavilion	Playground
Fenced Dog Park	Multi-Purpose Court	Swings
Improved Multi-Use Greenspace	Landscaped Sitting Area	

Picnic Area with benches, picnic tables, and cooking grills
(trails, dog park, multi-use greenspace, trashcans, benches, and pet waste stations can be built in the floodplain)

Non Exclusive Open Space	4.9 ac.
Public Park (outside floodplain)	2.9 ac.
Public Park (within floodplain)	2.0 ac.
Other Open Space	29.6 ac.
Private Common Open Space (outside floodplain)	2.9 ac.
Floodplain	26.7 ac.

Tree Preservation

Heritage Trees Preserved (Fair Condition or Better)	50 % min.
Protected Trees Preserved (Fair Condition or Better)	35 % min.

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PARKS AND OPEN SPACE
GT 195 PUD
GEORGETOWN, TEXAS

North
0 200' 400' 600'
Scale: 1" = 400'
Date: Aug 8, 2025

SHEET FILE: J:\220082-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-4-10 Submittal\City Comment Response 1\Exhibits\Parks and Open Space.dwg

Base mapping compiled from best available information. All r
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 G- Housing Type Development Standards

Zoning Information: Single Family Detached

Lot Information

Lot Area	4,000	sq ft min
Lot Width	40	ft min
Corner Lot Width	45	ft min
Lot Depth	100	ft min
Impervious Coverage	65%	

Setbacks

1 Front	15	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min

Building Information

2 Total Units	1	du
Height	35	ft max

Parking

3 Off-Street	2	sp

1 One-story exterior porch/entry element may encroach except within Public Utility Easement (PUE).

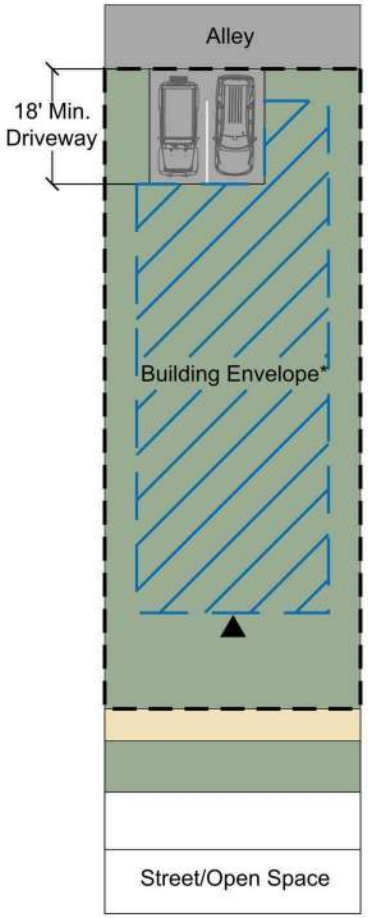
2 An accessory dwelling unit may be included behind the main building.

3 Driveways shall be provided to each unit that are a minimum of 18' in depth measured from the edge of the alley pavement.

Description

This building type consists of a single family home placed on an individual lot, with parking accessed from a rear alley.

Site Plan Diagram: Single Family Detached



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Base mapping compiled from best available information. All m
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.

Zoning Information: Townhome

Lot Information	Middle Unit	End Unit	Corner Unit
Lot Area	2,000 sq ft min	2,400 sq ft min	2,800 sq ft min
Lot Width	22 ft min	27 ft min	32 ft min
Impervious Coverage	85%	75%	65%
Setbacks			
1 Front	10 ft min	10 ft min	10 ft min
Side			
Shared Wall	0 ft min	0 ft min	0 ft min
Non-Shared Wall	N/A ft min	5 ft min	10 ft min
Rear	5 ft min	5 ft min	5 ft min
Building Information			
Total Units	1 du	1 du	1 du
Maximum of 6 attached units per building			
Height	35 ft max	35 ft max	35 ft max
Parking			
2 Off-Street	2 sp/du	2 sp/du	2 sp/du

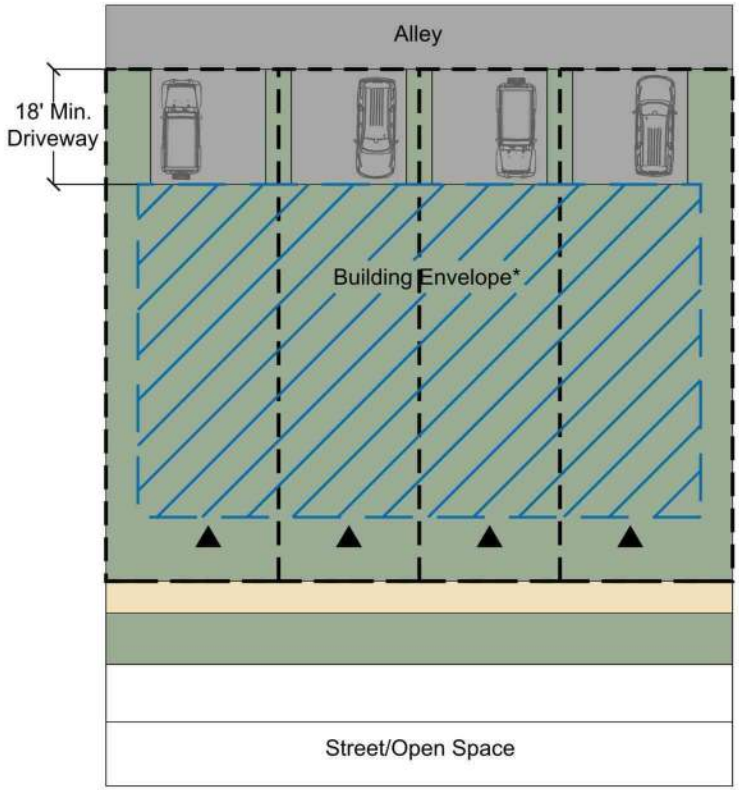
1 One-story exterior porch/entry element may encroach, except within Public Utility Easement.

2 Driveways shall be provided to each unit that are a minimum of 18' in depth measured from the edge of the alley pavement.

Description

This type offers single-family attached units w/ tuck under, garage, or surface parking accessed from an alley.

Site Plan Diagram: Townhome



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Cottage Court

Lot Information		
Lot Area	10,000	sq ft min
Lot Width	75	ft min
Corner Lot Width	80	ft min
2 Lot Depth	100	ft min/ 150' max
Impervious Coverage	60%	
Setbacks		
1 Front	15	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Parking		
Off Street	1.0	sp/du min
Total Parking Ratio (Including On Street Parking)		
1 Bd	1.5	sp/du min
2 Bd	2.0	sp/du min
3 Bd	2.5	sp/du min

Parking spaces facing residential units shall be screened by a 42" high fence or hedge

1 One-story exterior porch/entry element may encroach, except in Public Utility Easement.

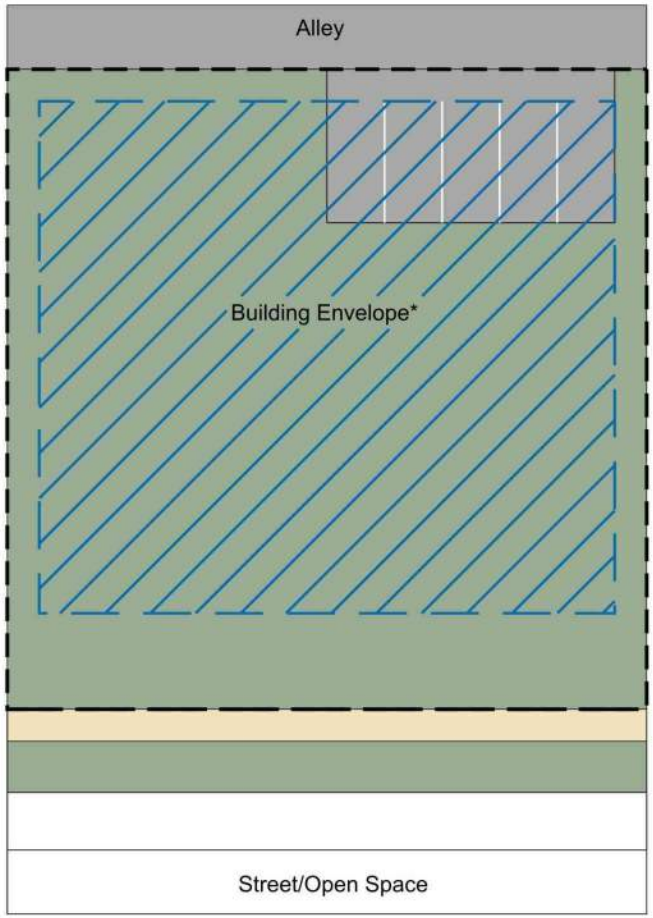
2 Depth may be incereased to 200' if homes contain fire sprinkler system.

3 Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

Description

This type of development is comprised of several small detached cottages organized around a central open space or series of open spaces, depending on lot size. See diagram on the following page for example configuration with buildings.

Site Plan Diagram: Cottage Court



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

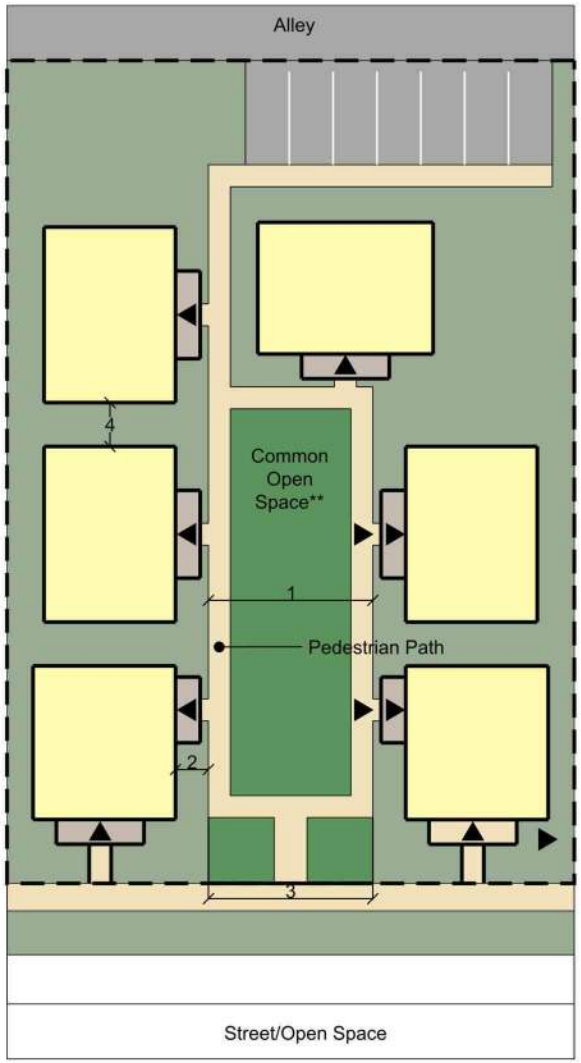
Zoning Information: Cottage Court

Common Open Space		
1 Total Common Open Space % of Lot Area	15%	min
Width	20	ft min
2 Building Seperation from Common Open Space or Shared Pedestrian	6	ft min
Common open space shall abut a street or non-exclusive open space for a minimum of 8 feet.		
Building Information (per Cottage)		
3 Total Units	1	du
Height	30	ft max
4 Separation Betw een Buildings	8	ft min
Building Entries		
Primary Entries Accessed from Front Street/Common Open Space.	75%	min
For each cottage primary entry location shall be prioritized in the follow w ing order: 1) Front Street; 2) Common Open Space; 3) Side/ Rear Street; 4) Other Pedestrian Path.		
Primary entries shall not face the rear w all (w all opposite the primary entry) of another building		

1 Total common open space area may be distributed among multiple open spaces.
2 One-Story exterior porch/entry element may encroach, except in Public Utility Easement.
3 Up to tw o cottages may be attached in a single building.
4 When compliant w ith fire code requirements.
5 Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

6 2021 IFC 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or w ithin the jurisdiction. The fire apparatus access road shall comply w ith the requirements of this section and shall extend to w ithin 150 feet. If the building is sprinkled, fire access road shall be w ithin 200' of all portions of the facility and all portions of the exterior w alls of the first story of the building, as measured by an approved route around the exterior of the building or facility.

Sample Cottage Court Neighborhood Layout



▲ Location of Potential Primary Entrances

** Shape TBD based on specific site

Zoning Information: Quadplex

Lot Information		
Lot Area	7,500	s.f. ft min
Lot Width	75	ft min
Corner Lot Width	80	ft min
Lot Depth	100	ft min
Impervious Coverage	65%	
Setbacks		
Front	15	ft min
Side	5	ft min
Rear	10	ft min
Side/Rear Street	15	ft min
Parking		
Off Street	1.0	sp/du min
Total Parking Ratio (Including On Street Parking)		
1 Bd	1.5	sp/du min
2 Bd	1.0	sp/du min
3 Bd	2.5	sp/du min
Parking spaces facing residential units shall be screened by a 42" high fence or hedge		

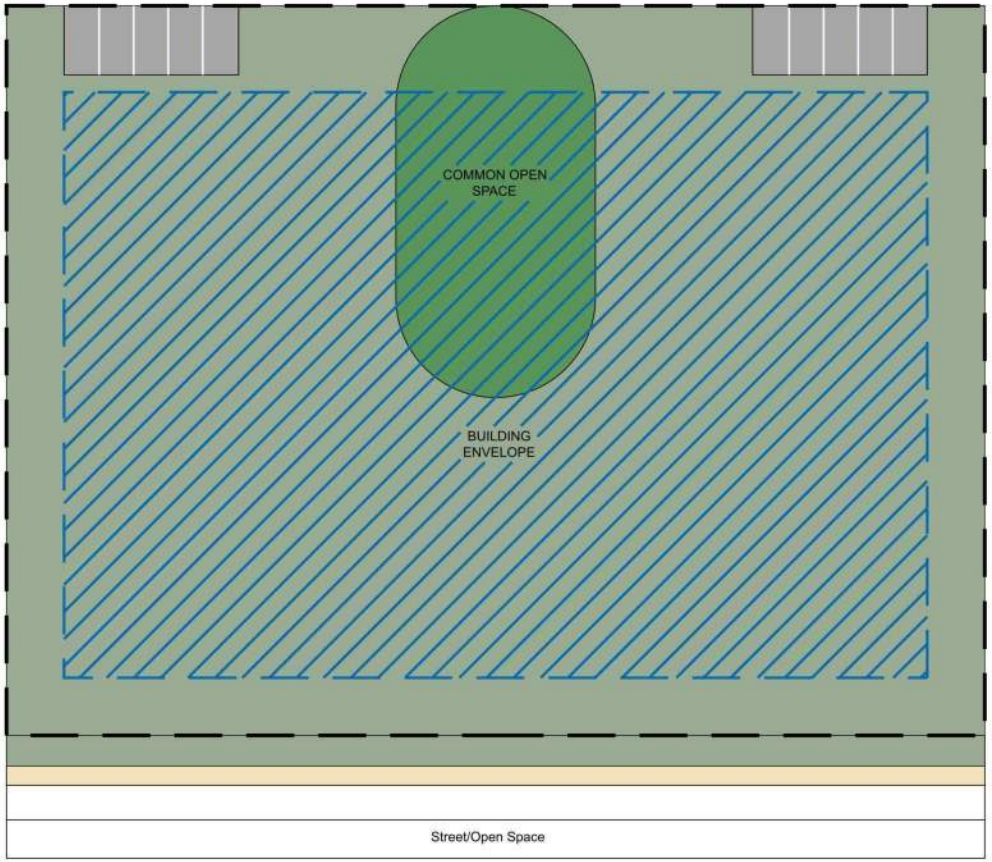
1 Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

See next page for sample Quadplex neighborhood layout.

Description

This housing type is composed of 2-7 unit buildings with tuck under garages accessed from a rear alley. The small building footprints are oriented to face onto the internal street network or an internal, common open space.

Site Plan Diagram: Quadplex



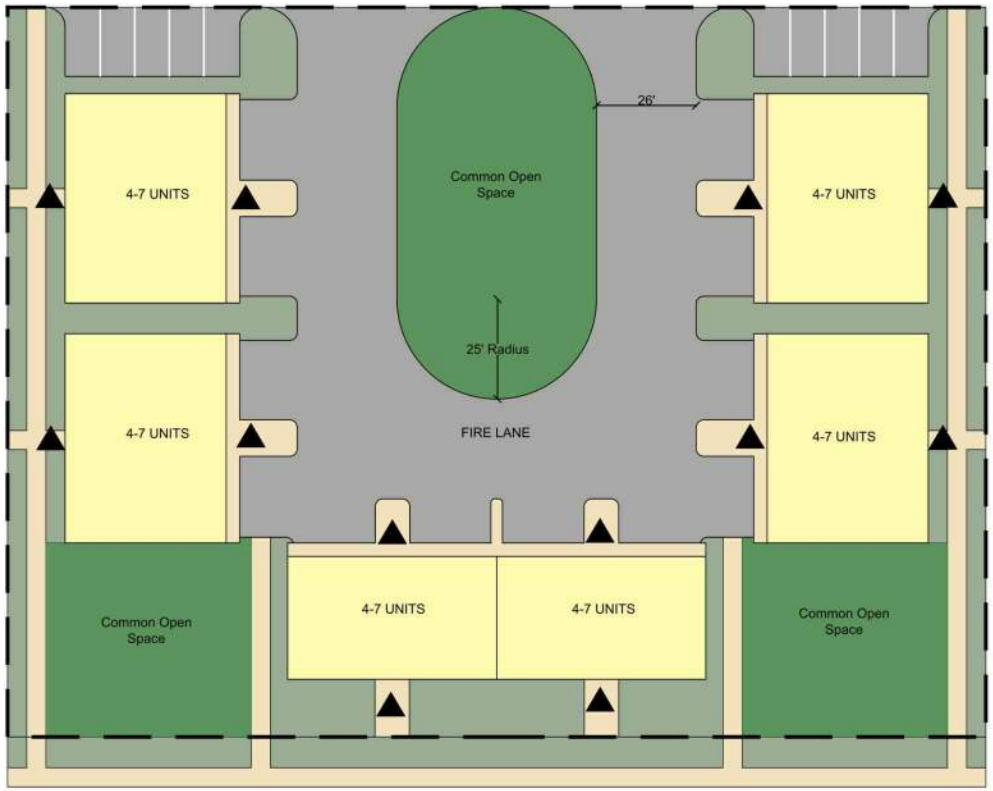
Zoning Information: Quadplex

Common Open Space	
Total Common Open Space % of Lot Area	15% min

Building Information (per Building)	
Total Units	min 2/max 7 units per building
Height	40 ft min
Separation Between Buildings	10 ft min

1 Maximum density on a single lot shall not exceed 24 dwelling units per acre.
2 Primary entries from the street facing plane shall be no more than 2.
3 Primary entries facing a street or common green space shall include a minimum 100 sq ft covered porch.
4 External breezeways prohibited.
5 Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Sample Quadplex Neighborhood Layout



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Four/Fiveplex

Lot Information		
Lot Area	5,500	sq ft min
Lot Width	50	ft min
Corner Lot Width	55	ft min
Lot Depth	110	ft min
Impervious Coverage	60%	
Setbacks		
1 Front	10	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Building Information		
Total Units	4 to 5	du
Height	35	ft max
Parking		
Off-Street	1	sp/du min
Total Parking Ratio (including On-Street Parking)		
Studio	1	sp/du
1 Bd	1.5	sp/du min
2 Bd	2	sp/du min

Parking Spaces facing residential units shall be screened by a 42" high fence or hedge.

1 One-story exterior porch/entry may encroach, except within Public Utility Easement (PUE).
2 An additional unit may be included behind the main building as a separate carriage house apartment over garage parking.
3 Maximum number of entrances along the street facing plane shall be 2.
4 Minimum of 100 square feet of covered porch area required.
5 Minimum roof pitch of 4:12. Flat roofs prohibited.
6 External breezeways prohibited.
7 Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Description

This building type appears like a large house and includes four to five units, with at least one entry facing the public right of way.

Site Plan Diagram: Four / Fiveplex

▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Mansion Apartment

Lot Information		
Lot Area	8,100	sq ft min
Lot Width	90	ft min
Corner Lot Width	95	ft min
Lot Depth	90	ft min
Impervious Coverage	65%	sq ft min
Setbacks		
1 Front	15	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Building Information		
2 Total Units	6 to 8	du
Height	35	ft max
Parking		
Off-Street	1	sp/du min
Total Parking Ratio (including On-Street Parking)		
1 Bd	1.5	sp/du
2 Bd	2	sp/du min
3 Bd	2.5	sp/du min

Parking Spaces facing residential units shall be screened by a 42" high fence or hedge.

1 One-story exterior porch/entry may encroach, except within Public Utility Easement (PUE).

2 An additional unit may be included behind the main building as a separate carriage house apartment over garage parking.

3 Maximum number of entrances along the street facing plane shall be 2.

4 Minimum of 100 square feet of covered porch area required.

5 Minimum roof pitch of 4:12. Flat roofs are prohibited.

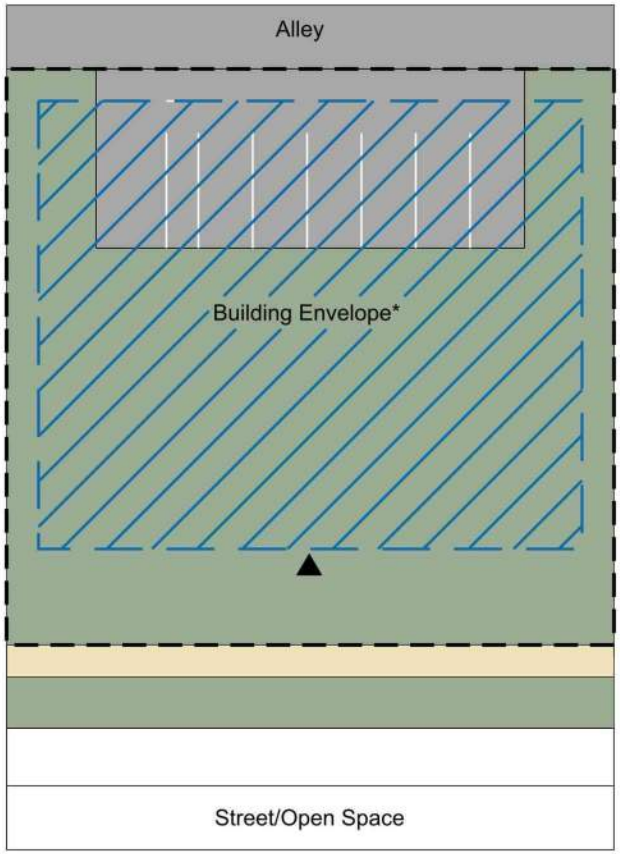
6 External breezeways are prohibited.

7 Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Description

This building type appears from the street like a large house/mansion and offers multiple residential units. At least one unit is entered directly from the public right of way.

Site Plan Diagram: Mansion Apartment



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Courtyard Apartment

Lot Information		
Lot Area	13,800	sq ft min
Lot Width	115	ft min
Corner Lot Width	120	ft min
Lot Depth	120	ft min
Impervious Coverage	70%	
Setbacks		
[1] Front	10	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Common Open Space		
Common Open Space % of Lot Area	15%	ft min
Width		
Building Face to Building Face	40	ft min
Clear of Overhangs	25	ft min
Common open space shall abut the public right of way		
Building Information		
[2] Total Units	20	du max
Height	45	ft max
Parking		
Off-Street	1	sp/du min
Total Parking Ratio (including On-Street Parking)		
Studio	1	sp/du
1 Bd	1.5	sp/du min
2 Bd	2	sp/du min

[1] One-story exterior porch/entry may encroach, except within Public Utility Easement.

[2] Maximum of one building per lot

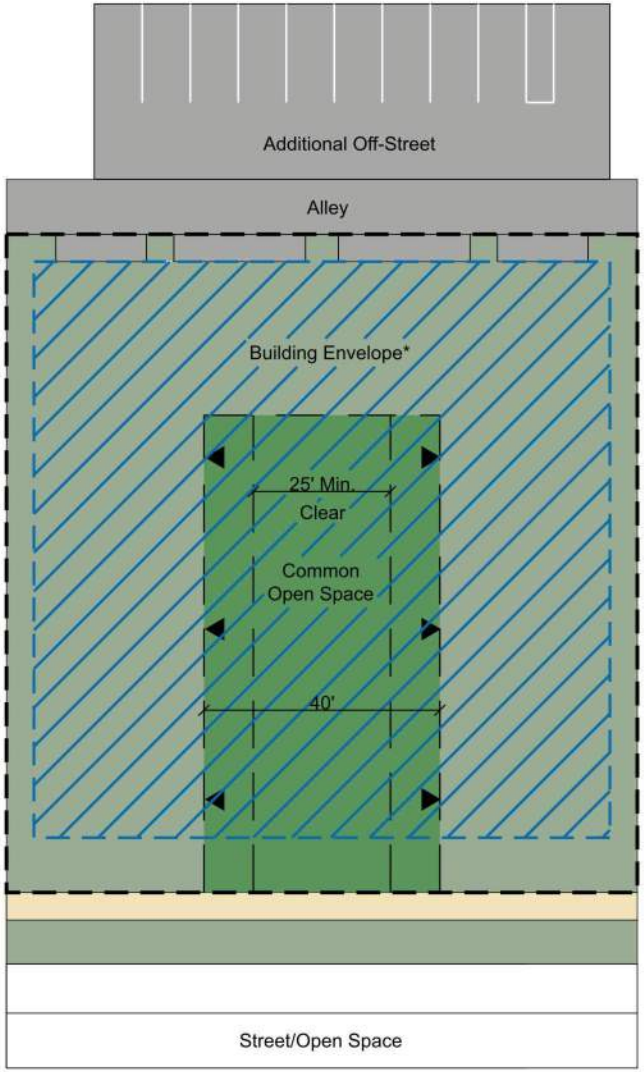
[3] Courtyard apartment must be located within 300' of the commercial propert as a transitional use between commerical and lower density housing - Location identified on exhibit D

[4] Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Description

This building type organizes residential units around a central shared courtyard and often acts as a transition between commercial buildings and smaller scale residential types. Unit entrances may be accessed from the street or common open space.

Site Plan Diagram: Courtyard Apartment



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Mixed-Use Flex

Lot Information	Middle Unit	End Unit	Corner Unit
Lot Area	2,500 sq ft min	3,000 sq ft min	3,500 sq ft min
Lot Width	25 ft min	30 ft min	35 ft min
Lot Depth	100 ft min	100 ft min	100 ft min
Impervious Coverage	85%	75%	65%
Setbacks			
1 Front	10 ft min	10 ft min	10 ft min
Side			
Shared Wall	0 ft min	0 ft min	0 ft min
Non-Shared Wall	N/A ft min	5 ft min	10 ft min
Rear	5 ft min	5 ft min	5 ft min
Building Information			
2 Total Units	2 du	2 du	2 du
Represents one residential unit + one ground-floor-flex unit.			
Height	40 ft max	40 ft max	40 ft max
Parking			
Off-Street	1 sp/du	1 sp/du	1 sp/du min
Total (Incl. On-Street Parking)			
Flex	1 sp/du	1 sp/du	1 sp/du min
3 Bd	2 sp/du	2 sp/du	2 sp/du min

[1] One-story exterior porch/entry element may encroach, except in Public Utility Easement.

~ Minimum flor to ceiling heght of 13 feet to first floor.

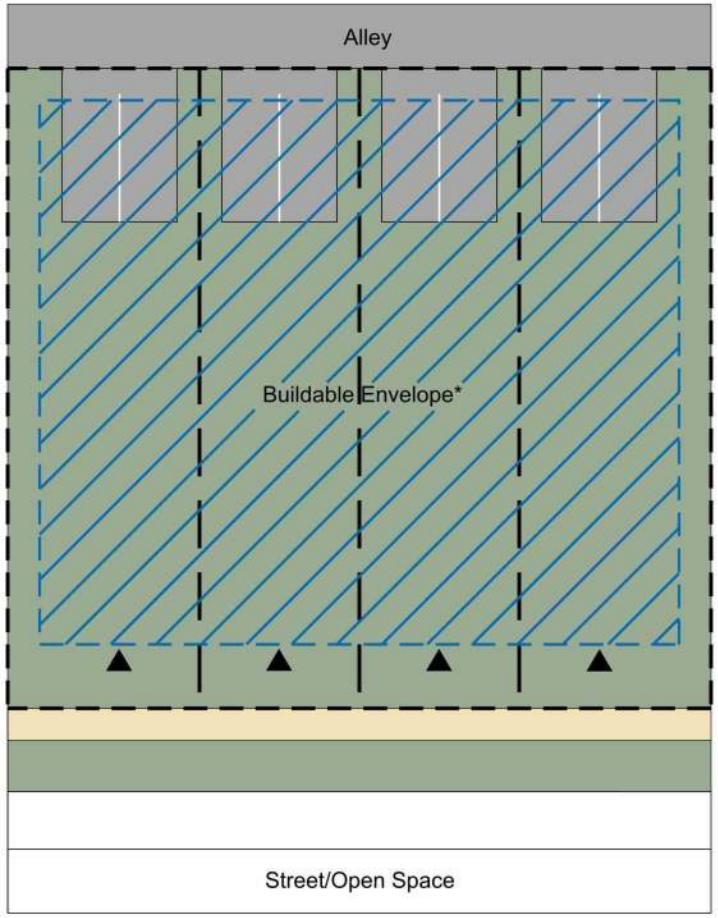
~ A Minimum of 50% of the first floor must be used exclusively for non-residential uses and must be located at the street facing side.

~ Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

Description

This building type includes one dwelling unit above or behind a flexible ground floor space that can be used for residential, commercial-like a neighborhood coffee shop, day care, or a small professional office-or a mix of such uses.

Site Plan Diagram: Mixed-Use Flex



▲ Location of Potential Primary Entrances

* Location of Potential Primary Entrances

May 22, 2023

City of Georgetown Planning Department
406 W. 8th Street
Georgetown, TX 78626

Re: GT 195 Holdings, 84 acre tract, Re-Zoning Letter of Intent

Please find attached, an application for a zoning map amendment for an 84.6-acre tract of land located along highway 195 approximately 3,000 feet from the intersection of Highway 195 and Interstate 35. The current land use designation for the tract is illustrated as "Neighborhood" per the City Future Land Use Plan. The definition for Neighborhood land use is listed below per the City 2030 Comprehensive Plan.

Neighborhood character maintains a suburban atmosphere. Conservation subdivisions (also referred to as "clustering") encourage the preservation of open space and environmentally sensitive areas. Development standards ensure adequate open space and efficient roadway and pedestrian connectivity to schools, neighborhood amenities and parks. Supporting nonresidential uses are similar in scale to the residential properties, include appropriate landscaping and buffering standards. Nonresidential uses are located along major thoroughfare bordering neighborhoods or on collector roads leading into neighborhoods.

The existing zoning for the property is Agriculture. The proposed zoning is a PUD. The PUD is proposed to include commercial C-3 along the highway frontage and allow flexibility in residential land use for the remaining property in between the commercial and the floodplain. Low density multi family MF-1, townhouse TH or two family TF zoning are the residential categories proposed. The final determination of land use type would be determined during the site plan stage.

Consistent with the Comprehensive Plan, the C-3 commercial is located along the highway 195 frontage. The MF-1, TH or TF serves as a transition from the highway commercial parcel to the natural open space. The requested zoning is also consistent with the pattern of development for nearby parcels located to the south such as Northside, which contains commercial frontage along Highway 195 with Multi Family located directly adjacent.

Per Section 3.06.030 of the Georgetown UDC, the proposed application addresses the following approval criteria for rezoning:

The City Council shall consider the following approval criteria for zoning changes:

A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

B. The zoning change is consistent with the Comprehensive Plan;

C. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;

D. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and

E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

A higher demand for new development along Highway 195, including both medium density residential development and commercial development placed along the highway frontage, would be consistent with the Comprehensive Plan and the orderly growth of the City. The applicant believes that the following Policies of the Comprehensive Plan are consistent with the zoning request:

Policy LU.1 – Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect transition from urban to suburban to rural development.

The proposed vision for the tract consists of a mixture of commercial/retail/office uses and medium density housing options. The proposed plan also creates an appropriate transition from higher intensity uses planned for the Regional Center located at Highway 195 and Interstate Highway 35.

Policy LU.2 – Promote more compact, higher density, well connected development within appropriate infill locations.

The proposed property will create the opportunity for more compact development near a future Regional Center. The tract is confined by highway 195 on the west and an extensive floodplain on the east, creating separation buffers the surrounding properties. The natural open space on the north side of the property provides a corridor for a regional trail system that will ultimately connect this higher intensity use to the Regional Center.

Policy LU.3 – Promote development of complete neighborhoods across Georgetown.

The proposed land use would provide a diversity of housing offerings for the area while also combining neighborhood serving retail. This mix of uses creates a more complete neighborhood mix. The extensive natural open space that will be preserved on this tract also creates a regional trail corridor and amenity for this property and the surrounding area.

Policy LU.7 – Strengthen Georgetown's image and quality feel within enhanced gateways and commercial corridors

The proposed land use change will provide additional tax base and retail offering for the rapidly growing Highway 195 corridor.

Policy LU.9 - Adopt development practices that preserve and enhance the environment.

The tract uses development practices that preserve and enhance the environment through preserving over 30 acres of open space within the total 84 acres. This area will provide a

regional trail that will connect surrounding communities as well as preserve existing trees and drainage corridor in a natural state.

Policy LU.10 – Support the City's growth and development using a decision framework that promotes fiscal health, safety, and quality of life for our current and future residents.

The decision framework of locating the proposed commercial and medium density housing as a transition from the Regional Center at highway 195 and IH35 promotes additional sales tax for the City and sound planning and land use compatibility for the future growth of the area.

Policy LU.11 – Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through provisions and incentives.

The land use vision for the tract encourages innovative forms of compact, pedestrian friendly housing product that incorporates walkable routes throughout the community, linking to a large, contiguous open space corridor. The regional trail will be publicly accessible and provide ultimate connectivity to future retail destinations.

Policy LU.14 – Ensure that the subdivision and development processes include consideration of the way in which residential lots relate to parks and open space, emphasizing adjacency and accessibility to parks and open space.

The proposed residential offerings will be located adjacent to a nearly 30 acre natural open space. Great care will be given to provide easy access and visibility to the open space for future residents. This community not only provides future residents with access to greenspace, but also connects future surrounding communities through the regional trail system on the east side of the proposed development.

The Applicant appreciates the City of Georgetown's consideration of this re-zoning application. Through this re-zoning effort and subsequent City review processes, we believe that the future development will complement and support the surrounding uses and further the City's business growth objectives while staying compatible with the current development patterns of the area.

Sincerely,

Mark Baker, ASLA
Principal

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE 84.584 ACRES IN THE WILLIAM ROBERT SURVEY NO. 4, ABSTRACT NO. 524, GENERALLY LOCATED AT 700, 800, AND 850 STATE HIGHWAY 195, FROM THE AGRICULTURE ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT ZONING 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 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

84.584 acres out of the William Roberts Survey No. 4, Abstract No. 524, generally located at 700, 750, and 800 SH 195, as recorded in Document Numbers 2021150671 and 2021152317 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 December 2, 2025, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property with the following conditions:

1. Provision of an 8-foot privacy fence along the northern and southern property boundaries,
2. Limit building types in the residential area with a maximum allowable building height of 45' to the central block adjacent to the General Commercial (C-3) zoning district; and

WHEREAS, the City Council, at a meeting on January 13, 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 Agriculture Zoning District to the Planned Unit Development Zoning District, in accordance with the attached ***Exhibit A*** (Location Map), ***Exhibit B*** (Legal Description), and ***Exhibit C*** (PUD Development Plan) 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

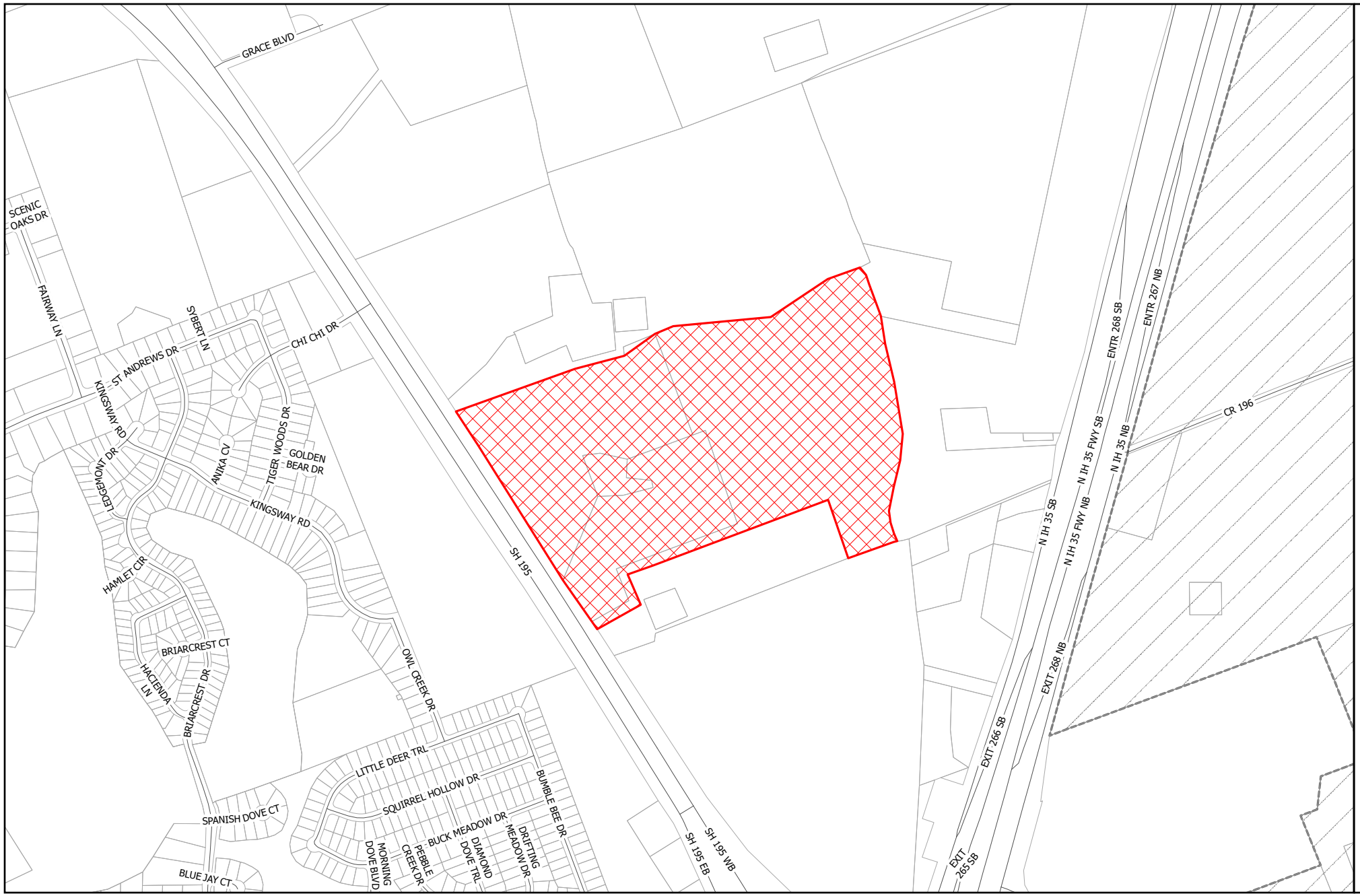
ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A



EST. 1848
GEORGETOWN
TEXAS

LOCATION

2023-3-PUD

Exhibit A

Site
Parcels
City Limits
Georgetown ETJ

N

0 0.13 0.25 Miles

EXHIBIT B

Exhibit B – Legal Description

Exhibit " "

LEGAL DESCRIPTION

BEING a 84.584-acre (3,684,505 sq. ft.) acre tract of land situated in the William Roberts Survey No. 4, Abstract No. 524, Georgetown, Williamson County, Texas and being all of the remainder of a called 25.16-acre tract of land described in that Special Warranty Deed to GT 195 Holdings, LLC in Document No. 2021152317 of the Official Public Records of Williamson County, Texas, all of a called 14.5625-acre tract of land (Tract 2) and a called 44.9699-acre tract of land (Tract 1) both described in that Special Warranty Deed to GT Holdings, LLC in Document No. 2021150671 of the Official Public Records of Williamson County, Texas, and all of a called 1.70-acre tract of land described in that Special Warranty Deed to GT 195 Holdings, LLC in Document No. 2021152352 of the Official Public Records of Williamson County, Texas, said 84.584-acre tract of land being more particularly described as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 1/2-inch iron rod found on the eastern line of State Highway 195 (variable width right-of-way) for the northwestern corner of the remainder of the said 25.16-acre tract, the southwestern corner of a called 54.3-acre tract of land described in that General Warranty Deed with Vendor's Lien to Irina Fayerberg in Document No. 2014088568 of the Official Public Records of Williamson County, Texas, for the northwestern corner of this herein described tract;

THENCE: Along the northern lines of the said 25.16-acre tract, the southern lines of the said 54.3-acre tract with the following courses and distances;

1. North 70°15'19" East a distance of 811.47 feet to a 1/2-inch iron rod found;
2. North 75°13'59" East a distance of 329.12 feet to a 1/2-inch iron rod found;
3. North 54°08'35" East a distance of 240.80 feet to a 1/2-inch iron rod found for the northeastern corner of the said 25.16-acre tract, a corner of the said 54.3-acre tract, the northwestern corner of the said 44.9699-acre tract, for a corner of this herein described tract;

THENCE: along the northern lines of the said 44.9699-acre tract, the southern lines of the said 54.3-acre tract with the following courses and distances;

1. North 67°21'59" East a distance of 130.64 feet to a 1/2-inch iron rod found;
2. North 84°37'08" East a distance of 631.75 feet to a 1/2-inch iron rod found;
3. North 56°16'42" East a distance of 441.15 feet to a 1/2-inch iron rod found;
4. North 71°28'39" East a distance of 114.92 feet to a 1/2-inch iron rod found;
5. North 71°08'36" East a distance of 75.43 feet to a 1/2-inch iron rod with cap stamped "4Ward Boundary" found;
6. North 62°43'07" East a distance of 21.46 feet to a calculated point in the centerline of Dry Berry Creek for the northeastern corner of the said 44.9699-acre tract, for a corner of Drainage Lot 4X, Block A of the Jackson Shaw Georgetown, Phase 1 subdivision recorded in Document No. 2022058987 of the Official Public Records of Williamson County, Texas, for the northeastern corner of this herein described tract;

THENCE: along the eastern line of the said 44.9699-acre tract, the centerline of said Dry Berry Creek, the western line of the said Drainage Lot 4X the following courses and distances;

1. South 33°13'14" East a distance of 41.69 feet to a calculated point;
2. South 30°40'09" East a distance of 124.76 feet to a calculated point;
3. South 18°30'49" East continuing along the eastern line of the said 44.9699-acre tract, the western line of the said Drainage Lot 4X, and along the western line of the remainder of a called 224.705-acre tract of land described in that Special Warranty Deed to JSACO/Georgetown, LP in Document No. 2022012116 of the Official Public Records of Williamson County, Texas, at 177.54 feet pass a calculated point for the southwestern corner of the said Drainage Lot 4X, the northwestern corner of the said remainder of a called 224.705-acre tract, **a distance in all of 314.64 feet** to a calculated point for a corner of the said 44.9699-acre tract, for a corner of the said remainder of a called 224.705-acre tract, for a corner of this herein described tract;
4. South 15°04'39" East a distance of 253.58 feet to a calculated;
5. South 09°31'09" East a distance of 365.00 feet to a calculated;
6. South 06°43'01" West a distance of 178.00 feet to a calculated;
7. South 14°25'41" West a distance of 177.81 feet to a calculated;
8. South 10°43'01" West a distance of 160.00 feet to a calculated;
9. South 08°37'09" East a distance of 77.44 feet to a calculated point;
10. South 13°11'02" East a distance of 146.56 feet to a calculated point for the southeastern corner of the said 44.9699-acre tract, the southwestern corner of the said remainder of a called 224.705-acre tract, a corner of a called 71.997-acre tract described in that Special Warranty Deed to The Trails, LLC in Document No. 2022094181 of the Official Public Records of Williamson County, Texas, for the southeastern corner of this herein described tract;

THENCE: along the southern line of the said 44.9699-acre tract, the northern line of the said 71.997-acre tract the following courses and distances;

1. South 73°35'44" West a distance of 46.35 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
2. North 51°44'16" West a distance of 2.35 feet to a 1/2-inch iron rod found;
3. South 74°40'19" West a distance of 26.94 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
4. South 68°51'29" West a distance of 256.47 feet to a 1/2-inch iron rod found for a corner of the said 44.9699-acre tract, a corner of the said 71.997-acre tract, for the southeastern corner of the a called 15-acre tract described in a Deed to James Russel Thomas in Volume 1322, Page 593 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: North 20°36'43" West a distance of 416.77 feet along a line of the said 44.9699-acre tract, the eastern line of the said 15-acre tract to a 1-1/2-inch iron pipe found for a corner of the said 44.9699-acre tract, the northeastern corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 69°26'19" West a distance of 1370.25 feet along the southern line of the said 44.9699-acre tract, the northern line of the said 15-acre tract to a 1-inch iron pipe found for a corner of the said 44.9699-acre tract, the northwestern corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 20°37'15" East a distance of 211.00 feet along a line of the said 44.9699-acre tract, a western line of the said 15-acre tract to a 1/2-inch iron rod found for a corner of the said 44.9699-acre tract, a corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 60°27'21" West a distance of 324.97 feet along the southern line of the 44.9699-acre tract, a northern line of the said 15-acre tract to a 5/8-inch iron rod with TxDot aluminum cap found on the eastern line of State Highway 195 for the southwestern corner of the said 44.9699-acre tract, the northwestern corner of the said 15-acre tract, for the southwestern corner of this herein described tract;

THENCE: North 32°49'09" West along the eastern line of State Highway 195, the western line of the said 44.9699-acre tract, the western line of the said 14.5625-acre tract, at 60.15 feet pass a calculated point for a corner of the said 44.9699-acre tract, the southwestern corner of the said 14.5625-acre tract, **a distance in all of 389.24 feet** to a 1/2-inch iron rod found for the westernmost northwestern corner of the said 14.5625-acre tract, the southernmost corner of the said 25.16-acre tract, for a corner of this herein described tract;

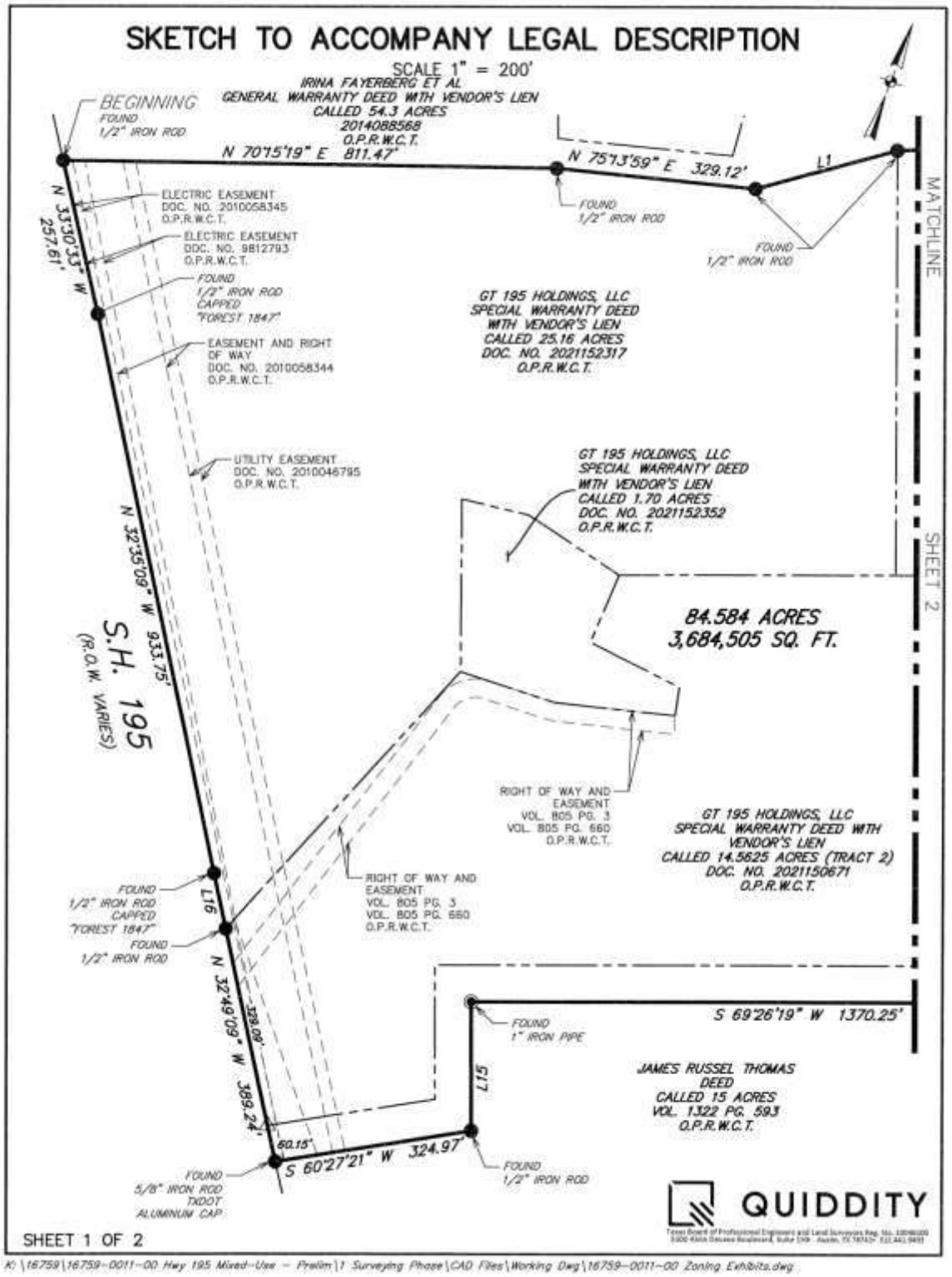
THENCE: continuing along the eastern line of State Highway 195, the western line of 25.16-acre tract the following courses and distances;

1. North 32°47'33" West a distance of 92.86 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
2. North 32°35'09" West a distance of 933.75 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
3. North 33°30'33" West a distance of 257.61 feet to the POINT OF BEGINNING and CONTAINING an area of 84.584-acres (3,684,505sq. ft.) of land.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

5-11-2023
Date

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR



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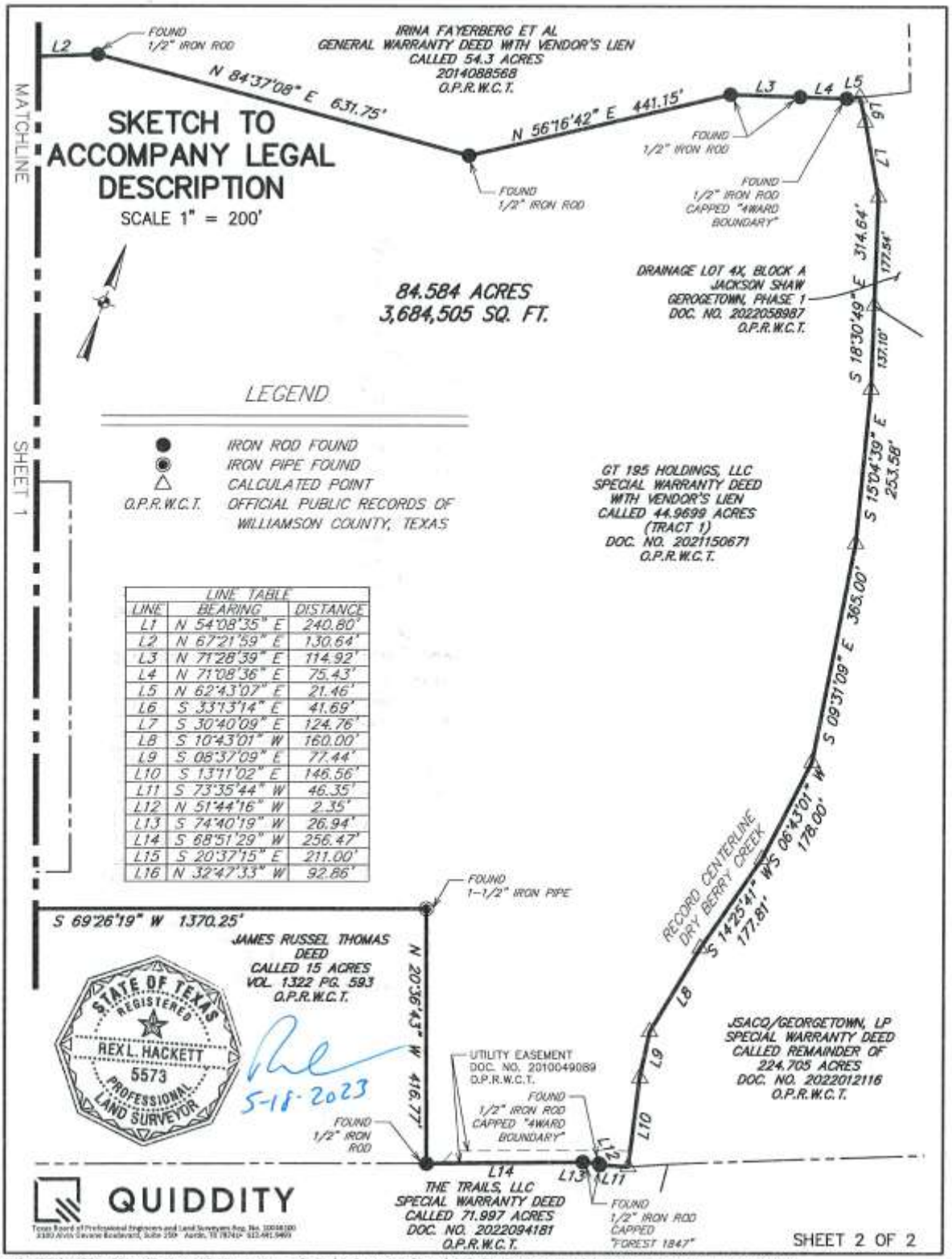

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°08'35" E	240.80'
L2	N 67°21'59" E	130.64'
L3	N 71°28'39" E	114.92'
L4	N 71°08'36" E	75.43'
L5	N 62°43'07" E	21.46'
L6	S 33°13'14" E	41.69'
L7	S 30°40'09" E	124.76'
L8	S 10°43'01" W	160.00'
L9	S 08°37'09" E	77.44'
L10	S 13°11'02" E	146.56'
L11	S 73°35'44" W	46.35'
L12	N 51°44'16" W	2.35'
L13	S 74°40'19" W	26.94'
L14	S 68°51'29" W	256.47'
L15	S 20°37'15" E	211.00'
L16	N 32°47'33" W	92.86'

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EXHIBIT C

EXHIBIT C

GT 195 Holdings
Planned Unit Development
Development Plan

EXHIBIT A

A. PURPOSE

The GT 195 Planned Unit Development (PUD) is composed of approximately 84.585 acres, as described in **Exhibit B**, Field Notes. The PUD is located along S.H. 195 approximately 0.6 miles northwest of the intersection of I.H. 35 and S.H. 195.

This PUD serves to augment and modify the standards for development outlined in the City's Unified Development Code (UDC) in order to implement the vision for the property and insure a cohesive, quality development not otherwise anticipated by the underlying base zoning district. In accordance with UDC Section 4.06.010.C "Development Plan Required", this Development Plan titled **Exhibit A** is a summary of the development and design standards for the property.

G.T. 195 PUD is planned to accommodate a combination of commercial and medium-density housing. The medium-density residential district is planned to allow flexibility in the housing market for alternatives such as single family homes, townhouses, and a variety of unique multi-family products to serve a range of future Georgetown residents. The medium density alternative housing types also serve as housing options for employees working in the expansive employment areas near the Highway 195 and I-35 corridors.

A shared use path will be provided along the expansive open space within the PUD, providing non-vehicular circulation to adjacent commercial and employment destinations. Further pedestrian connections will be provided to link the residential portion of the PUD area to the Highway 195 commercial frontage.

This PUD is intended to conform to the approval criteria of Chapter 3 of the UDC code. Chapter 3 of the code provides that the following criteria shall be considered by the City Council for zoning Changes:

i. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

ii. The zoning promotes health, safety, and general welfare to the city and the safe, orderly, and healthful development of the city.

In order to meet the criteria defined by the UDC for PUD zoning changes, the following land use considerations and design features were incorporated into the planning of the project.

1. A mix of housing type options to create a diversity of housing opportunities beyond traditional single family homes for the City.
2. Commercial integrated along the frontage of S.H. 195 providing a balance of residential and non residential offerings within the PUD area.
3. Each land use has been placed in a logical, orderly relationship, with commercial located along the highway and transitioning to medium density behind the

commercial. Residential uses will have ultimate benefit of the expansive open space and trails within the PUD.

4. The PUD proposes a variety of multi modal transportation options with regional multi use trail and pedestrian focused streetscapes that provide connections between the residential, commercial and park uses.
5. Due to the site location along S.H. 195, the site is well positioned for timely access to public utilities, and services.

B. APPLICABILITY AND BASE ZONING

In accordance with UDC Section 4.06.010.A "Compatibility with Base Zoning District", all development of the property shall conform to the base zoning districts listed below. Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the UDC at time of development shall be applicable, including amendments or ordinances adopted after the date of this PUD. In the case that this Development Plan does not address a specific item, the City of Georgetown UDC and any other applicable Ordinances 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.

The Base Zoning Districts for the Property:

- Low Density Multifamily (MF-1)
- Single Family Residential (RS)
- Townhouse (TH)
- General Commercial (C-3)

Residential Private Property Owners Association: One or more Property Owners Associations (POA's), or similar permanent agencies, will be established for the maintenance of private landscape areas, private amenity centers, and all community signage, masonry walls, and common open space area within the defined residential area.

C. CONCEPTUAL LAND PLAN

A Conceptual Land Plan has been attached to this Development Plan as **Exhibit D** to illustrate the land use and design intent for the property. The Conceptual Land Plan is intended to serve as a guide to illustrate the general vision and design concept and is not intended to serve as a final document. The Conceptual Land Plan depicts a series of land use parcels, open areas and primary circulation access that may be developed in phases, provided the minimum requirements of the PUD district are met. Approval of this PUD, Development Plan, and Conceptual Land Plan does not constitute approval of a Site Plan per Section 3.09 of the UDC.

D. LAND USES

1. **Primary Use.** The primary use of the Property shall be a mix of commercial and medium-density housing options such as single family homes, townhomes, live work units and low density multi family. The commercial uses are located along the frontages of S.H. 195. The eastern half of the project will contain residential housing product types which will include single family, townhomes and a variety of unique multi family product types such as Cottage Court, Four/Fiveplex, Mansion Apartment,

Courtyard Apartment, Quadplex and Mixed Use Flex. Brief descriptions of each MF-1 product type are below and are further detailed on **Exhibit G**.

Cottage Court: Comprised of several small, detached cottages organized around a central open space or series of open spaces, depending on lot size. The cottages would be site planned as a condo regime on a single lot and provide a smaller housing alternative that resembles and functions like a single family home.

Four/Fiveplex: Building type appears like a large house and includes four to five units, with at least one entry facing the public right of way.

Mansion Apartment: Building type appears from the street like a large house/mansion and offers multiple residential units. At least one unit is entered directly from the public right of way.

Courtyard Apartment: Building type organizes residential units around a central, shared courtyard and often acts as a transition between commercial buildings and smaller scale residential types. Unit entrances may be accessed from the street or common open space.

Quadplex: This housing type is composed of 2 to 7 unit buildings with tuck under garages and accessed from a rear alley. The small building footprints are oriented to face onto the internal street network or an internal common open space.

2. **Prohibited Uses** in the C-3 zoned areas

- Laundromat
- Funeral Home
- Kennel
- Manufactured Housing Sales
- Fuel Sales
- Car Wash

E. DESIGN STANDARDS

1. **Density:**

A. The maximum number of total residential units shall not exceed 425 units.

B. A minimum of 3 different residential product types must be incorporated into the master plan. (Single Family, Townhome, Cottage Court, Four/Five plex, Mansion Apartment, Courtyard Apartment and Quadplex)

C. A minimum of 40% of the total units shall be individually platted lots for single family and townhome units. A minimum of 10% of the individually platted lots shall be townhome units. A separate site plan shall not be required for the townhome lots. **Exhibit G** of this PUD defines individual setbacks and design criteria for the Single Family and Townhome products.

D. A variety of residential scale MF-1 (multi family) housing types may be included within the neighborhood. **Exhibit G** of this PUD outlines housing options and associated development standards that are compatible within a walkable, mixed housing neighborhood, including Pocket Neighborhood, Four/Five Plex, Mansion Apartment, Courtyard Apartment, and Mixed Use Flex.

E. Minimum acres of commercial (C-3) development shall be 10 acres.

F. The setbacks on the property shall comply with UDC unless modified within **Exhibit G** of this PUD.

H. Accessory dwelling units shall be allowed above detached garages or on levels about mixed use live/work structures that contain non residential uses on the ground floor.

I. Courtyard Apartment product shall be restricted to the area designated on **Exhibit D** – Conceptual Land Plan.

2. Architectural Requirements.

A. General Commercial (C-3) shall comply with the UDC architectural requirements as well as the following criteria.

1. All Single Use or multi tenant buildings shall provide clearly defined, highly visible customer entrances that include an outdoor patio area that is a minimum of 200 square feet in area and incorporates the following:
    a. Benches or other seating options
    b. Decorative landscape planters or wing walls that incorporate landscaped areas
    c. Structural or vegetation shading
    d. Clearly defined pedestrian connectivity in between the commercial patio areas and the proposed public streets and associated sidewalks, providing easy pedestrian connectivity for residents.

B. The following architectural criteria shall apply to all residential housing types defined within the PUD and shall satisfy any requirements for architectural treatment of the residential buildings.

1. All buildings with fewer than eight (8) units shall have a minimum roof pitch of 3:12, except porch coverings or secondary roof features.
2. Each front elevation over 60 feet in length shall contain a minimum of two wall planes, offset by a minimum of twenty four (24) inches. No building wall shall extend laterally for a distance greater than three times the building's average height without a perpendicular offset of at least twenty-five percent (25%) of such height.
3. Each building shall incorporate at least one of the following frontage types at each primary entrance:
    a. A covered porch measuring at least six (6) feet deep by twelve (12) feet wide, with posts measuring at least one (1) inch in width for every twenty (20) inches of span between posts;
    b. A stoop with a covered landing measuring at least four (4) feet deep by four (4) feet wide and located at least twelve (12) inches above the level of the nearest sidewalk;
    c. A dooryard measuring at least six (6) feet deep by fifteen (15) feet wide, surrounded on at least three sides by a building wall and/or by a wall, fence, or hedge no greater than forty-two (42) inches in height;
    d. A forecourt consisting of private common open space, surrounded by building walls on at least two sides and measuring at least fifteen (15) feet deep by fifteen (15) feet wide.
4. Architectural details shall be incorporated into the design of each building to enhance the character and aesthetic of the neighborhood. Each building shall incorporate at least four (4) of the following design details on elevations that face a street or park space:

a. Windows with a simulated divided lite pattern;

b. Windows recessed at least two (2) inches (nominal) from the face of the wall finish or trim;

c. Window awnings that provide architectural shadow relief and dimension to the window openings;

d. Window and door trim boards that are a minimum of four (4) inches wide (nominal), OR brick masonry as the primary finish material;

e. Shutters sized to match the associated window opening (shutters shall align with the top and bottom of the opening, match their width to half the width of the opening, and be placed no more than two (2) inches from the vertical edge of the opening on each side);

f. Bay windows projecting at least twelve (12) inches from the face of the wall finish;

g. Balconies projecting at least eight (8) inches from the face of the wall finish;

h. Corbels or brackets (structural and/or ornamental) at posts/overhangs (e.g., top of porch posts, below entrance canopy, below balconies, etc.);

i. Eaves projecting at least twelve (12) inches from the face of the wall finish below.

F. PARKING

Parking on the Property shall be in conformance with the standards defined for each product type outlined on **Exhibit G.** Single Family and Townhome product types will provide parking in conformance with the UDC and required parking will be accessed from an alley.

For all MF-1 product types (Pocket Neighborhood, Four/Fiveplex, Mansion Apartment, Courtyard Apartment, Quadplex, Mixed Use Flex), off-street parking shall be provided in amount outlined for each product on **Exhibit G**.

Additional on-street parking will be provided within all residential product areas, which when added to the off-street parking requirements, will meet or exceed the parking requirements of the UDC for all MF-1 product types. Any on street parking spaces allocated to an MF-1 product type to meet or exceed UDC parking requirements must be within 200 feet of the associated building.

A minimum of 1,000 combined off-street and on-street parking spaces will be provided within the overall community to serve the residential units.

Parking spaces within Commercial areas shall not be allowed to meet any residential parking requirement.

G. VEHICULAR ACCESS AND CIRCULATION

In order to create a walkable, mixed use neighborhood, a variety of alternative street sections are proposed within the project. See **Exhibit E** for the conceptual location of each street type, as well as dimensioned cross sections for each of the streets and alleys proposed within the PUD area.

1. **Commercial Main Street:** This street type will be provided in the general location illustrated on **Exhibit E,** providing public access from Highway 195 through the commercial parcels. The street section is designed to provide for street trees, pedestrian paths, and on street parallel parking.

   Off street parking shall be prohibited between a retail building and the Commercial Main Street. Buildings that are located along the Commercial Main Street must have a minimum of one customer entrance facing the Commercial Main Street.

   Street trees shall be spaced a distance no greater than 40 feet on center unless a utility obstacle, fire hydrant, street light or other similar constraint is required to interrupt that spacing. Plastic root barrier shall be provided for street trees planted within a landscape area less than ten (10) feet in width measured between the curb and the sidewalk. A modular suspended pavement framing system shall be provided for street trees planted within a landscape area less than eight (8) feet in width measured between the curb and the sidewalk.

   The commercial buildings should be oriented to the commercial streets to the greatest extent possible to create an urban streetscape that transitions into the residential neighborhood. Off street parking shall be prohibited in between a commercial building and the commercial street.

2. **Local Street**: Local Streets within the residential areas are represented on **Exhibit E** of this PUD. Sidewalks, street trees and parallel parking are incorporated to encourage walkability and provide attractive streetscapes within the neighborhood.

   Street trees shall be spaced a distance no greater than 40 feet on center unless a utility obstacle, fire hydrant, street light or other similar constraint is required to interrupt that spacing. Plastic root barrier shall be provided for street trees planted within a landscape area less than ten (10) feet in width measured between the curb and the sidewalk.

   Residential products shall be alley loaded, allowing the local streets to be uninterrupted by driveways. This consistent streetscape allows safer pedestrian movement from the various residential product types to the commercial areas and open space amenities.

   To further enhance the streetscape and calm traffic speeds in the neighborhood, intersections will be narrowed with landscape island “bulb outs”. This will restrict parallel parking at the intersections and provide shorter cross walk areas for pedestrians at the intersections. (See cross section for Local Street at Corner Bulb Outs).

   Where buildings taller than 30 feet require an aerial access for emergency vehicles, parallel parking will be restricted, as illustrated on the Aerial Fire Apparatus Access cross section.

3. **Typical Alley**: Typical alleys provide vehicular access to parking and garages for units that will be architecturally oriented to a Local Street. Typical alleys will be private.

4. **Full Service Alley**: Full Service Alleys provide emergency access frontage for townhome or single family lots that face onto open spaces or greenways. Due to the unique nature of the front of the units facing onto green space instead of a public street, the primary vehicular and emergency access to these homes will be from the Full Service Alley. Lot width shall be measured from the full service alley and legal

frontage allowed from the alley to create individually platted single family and townhome lots.

H. LANDSCAPE AND BUFFER REQUIREMENTS

1. Each single family housing unit shall have a minimum of seven (7), five (5) gallon shrubs and five (5), three (3) gallon shrubs as a foundation planting. The street trees defined within Section H of this PUD shall satisfy all tree planting requirements for the single family lots. Street trees shall be credited toward tree mitigation requirements, if they meet the requirements of the UDC for mitigation.

   If a single-family lot derives access from a shared open space, park or greenbelt and an alley, rather than through direct frontage on a public street, one shade tree shall be planted a minimum of 40 feet on center within the open space at the front of the home. Preserved existing trees within the open space shall be credited toward this requirement, if the trees meet the requirements of the UDC for preservation and planting for credit.

2. Each townhome lot shall have a minimum of five (5), five (5) gallon shrubs and five (5) three (3) gallon shrubs as a foundation planting. The street trees defined within Section H of this PUD shall satisfy all tree planting requirement for the townhome units. Street trees shall be credited toward tree mitigation requirements, if they meet the requirements of the UDC for mitigation.

   If a townhome lot derives access from a shared open space, park or greenbelt and an alley rather than through direct frontage on a public street, one tree shall be planted a minimum of 40 feet on center within the open space at the front of the home. Preserved existing trees within the open space shall be credited toward this requirement, if the trees meet the requirements of the UDC for preservation and planting for credit. No bufferyard shall be required between townhome and single family lots.

3. MF-1 Product types within this PUD are intended to be designed as an integral part of the neighborhood and have a residential appearance and streetscape. Due to the integration of a variety of single family, townhome and MF-1 housing types, no individual bufferyards shall be required between the residential housing types.

4. The MF-1 streetyard area shall be defined as the area from the right of way to the front of the MF-1 building and side of MF-1 building on corner lots. Ten (10) shrubs shall be provided for every 1,000 square feet of streetyard and serve as foundation plantings for the MF-1 buildings that are oriented to the street. Street trees as defined in Section H of this PUD shall satisfy all streetyard tree planting requirements. Street trees shall also be credited toward tree mitigation requirements.

5. S.H. 195 shall have a 25-foot wide minimum scenic/natural gateway buffer that includes planting quantities consistent with Section 8.04.050.B of the UDC. Required gateway buffer shrub plantings shall be allowed within overhead electric easements that parallel Highway 195, if permitted by the utility easement holder. Required gateway buffer tree plantings must be located outside of utility easements.

However, the required quantity of gateway buffer trees may be located within parking lot islands or designated landscape areas that are adjacent to the easement.

6. An eight (8) foot tall privacy fence shall be constructed in the location illustrated on **Exhibit D** – Conceptual Land Plan.

7. All other Landscaping on the Property shall be in conformance with Chapter 8 of the UDC unless modified herein.

I. PARKLAND, TRAILS AND PARK IMPROVEMENTS

1. The PUD consists of a large area of natural open space that encompasses over a third of the entire PUD boundary. This expansive open space area consists of FEMA floodplain as well as expanded Atlas 14 floodplain area. A trail corridor is designated on the City parks and trails master plan within the floodplain. A 10-foot wide, concrete shared use path will be located within a 20 foot wide trail easement, per section 12.07.010 of the UDC, and constructed according to City trail standards. The trail will be dedicated to the City of Georgetown at the time of completion along with the 20' trail easement. Access for trail maintenance must be provided.

2. To satisfy the parkland dedication requirement, non-exclusive parkland will be provided as illustrated on **Exhibit F**. A minimum of 2 acres of the required parkland for the project will be located outside of the 100-year floodplain with the remainder being in the floodplain. Non-exclusive Parkland will have a minimum of 200 feet of frontage on a public right of way.

3. A public trail access point will be constructed within the non-exclusive open space that will contain a minimum of 10 designated parking spaces, pet waste station, water fountain, two benches, trash can and trail sign kiosk.

4. **Exhibit F** defines the location and configuration of the proposed park and open space areas and shared use trail within the project. No other park land shall be required to fulfill the parkland requirement for this PUD.

2. Non-Exclusive Park Amenities

The proposed residential area of the PUD shall provide a minimum of five (5) of the following non-exclusive amenities valued at a minimum of $900 per unit that will be located within the parkland but outside of the 100-year floodplain area, unless noted below. The amenities will be designed and constructed by the developer, privately maintained and open to the public.

- **Playground**
- **Picnic Areas with benches, picnic tables and cooking grills (trails, trashcans, benches and pet waste stations can be built in the floodplain)**
- **Trails (can be located within 100-year floodplain)**
- **Landscaped sitting areas**
- **Fenced Dog Park (can be located within 100-year floodplain)**
- **Multi-Purpose Court**

- **Swings**
- **Covered Pavilion**
- **Improved Multi Use Greenspace (can be located within 100-year floodplain)**

The non-exclusive amenities constructed as part of the project shall be credited toward the park improvement fee requirement at a rate of 75% of the total park improvement fee. The remaining 25% shall be paid to the City for use in regional park improvements.

J. IMPERVIOUS COVERAGE

Impervious coverage on the Property shall be in conformance with Chapter 11 of the Unified Development Code unless otherwise stated in this Development Plan. The Housing Type exhibits included in Exhibit G outline impervious cover maximums for each residential product type on the respective individual lot.

The overall impervious cover for the entire residential development area shall not cumulatively exceed 50%. The overall area includes open spaces, park areas, landscape areas and streetyards. Floodplain shall not be included in the overall calculation. Each preliminary plat and site development plan shall contain an impervious cover calculation table that tracts the cumulative impervious cover for the residential development areas.

K. STORMWATER

Stormwater management on the Property shall be in conformance with Chapter 11 of the Unified Development Code unless otherwise stated in this Development Plan.

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.

M. LIST OF EXHIBITS

Exhibit A - This PUD Development Plan

Exhibit B – Legal Description

Exhibit C – Base Zoning Plan

Exhibit D – Conceptual Land Plan

Exhibit E - Street Type Diagram and Street Cross Sections

Exhibit F – Parks and Open Space Plan

Exhibit G – Housing Types

Exhibit B – Legal Description

Exhibit " "

LEGAL DESCRIPTION

BEING a 84.584-acre (3,684,505 sq. ft.) acre tract of land situated in the William Roberts Survey No. 4, Abstract No. 524, Georgetown, Williamson County, Texas and being all of the remainder of a called 25.16-acre tract of land described in that Special Warranty Deed to GT 195 Holdings, LLC in Document No. 2021152317 of the Official Public Records of Williamson County, Texas, all of a called 14.5625-acre tract of land (Tract 2) and a called 44.9699-acre tract of land (Tract 1) both described in that Special Warranty Deed to GT Holdings, LLC in Document No. 2021150671 of the Official Public Records of Williamson County, Texas, and all of a called 1.70-acre tract of land described in that Special Warranty Deed to GT 195 Holdings, LLC in Document No. 2021152352 of the Official Public Records of Williamson County, Texas, said 84.584-acre tract of land being more particularly described as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 1/2-inch iron rod found on the eastern line of State Highway 195 (variable width right-of-way) for the northwestern corner of the remainder of the said 25.16-acre tract, the southwestern corner of a called 54.3-acre tract of land described in that General Warranty Deed with Vendor's Lien to Irina Fayerberg in Document No. 2014088568 of the Official Public Records of Williamson County, Texas, for the northwestern corner of this herein described tract;

THENCE: Along the northern lines of the said 25.16-acre tract, the southern lines of the said 54.3-acre tract with the following courses and distances;

1. North 70°15'19" East a distance of 811.47 feet to a 1/2-inch iron rod found;
2. North 75°13'59" East a distance of 329.12 feet to a 1/2-inch iron rod found;
3. North 54°08'35" East a distance of 240.80 feet to a 1/2-inch iron rod found for the northeastern corner of the said 25.16-acre tract, a corner of the said 54.3-acre tract, the northwestern corner of the said 44.9699-acre tract, for a corner of this herein described tract;

THENCE: along the northern lines of the said 44.9699-acre tract, the southern lines of the said 54.3-acre tract with the following courses and distances;

1. North 67°21'59" East a distance of 130.64 feet to a 1/2-inch iron rod found;
2. North 84°37'08" East a distance of 631.75 feet to a 1/2-inch iron rod found;
3. North 56°16'42" East a distance of 441.15 feet to a 1/2-inch iron rod found;
4. North 71°28'39" East a distance of 114.92 feet to a 1/2-inch iron rod found;
5. North 71°08'36" East a distance of 75.43 feet to a 1/2-inch iron rod with cap stamped "4Ward Boundary" found;
6. North 62°43'07" East a distance of 21.46 feet to a calculated point in the centerline of Dry Berry Creek for the northeastern corner of the said 44.9699-acre tract, for a corner of Drainage Lot 4X, Block A of the Jackson Shaw Georgetown, Phase 1 subdivision recorded in Document No. 2022058987 of the Official Public Records of Williamson County, Texas, for the northeastern corner of this herein described tract;

THENCE: along the eastern line of the said 44.9699-acre tract, the centerline of said Dry Berry Creek, the western line of the said Drainage Lot 4X the following courses and distances;

1. South 33°13'14" East a distance of 41.69 feet to a calculated point;
2. South 30°40'09" East a distance of 124.76 feet to a calculated point;
3. South 18°30'49" East continuing along the eastern line of the said 44.9699-acre tract, the western line of the said Drainage Lot 4X, and along the western line of the remainder of a called 224.705-acre tract of land described in that Special Warranty Deed to JSACO/Georgetown, LP in Document No. 2022012116 of the Official Public Records of Williamson County, Texas, at 177.54 feet pass a calculated point for the southwestern corner of the said Drainage Lot 4X, the northwestern corner of the said remainder of a called 224.705-acre tract, **a distance in all of 314.64 feet** to a calculated point for a corner of the said 44.9699-acre tract, for a corner of the said remainder of a called 224.705-acre tract, for a corner of this herein described tract;
4. South 15°04'39" East a distance of 253.58 feet to a calculated;
5. South 09°31'09" East a distance of 365.00 feet to a calculated;
6. South 06°43'01" West a distance of 178.00 feet to a calculated;
7. South 14°25'41" West a distance of 177.81 feet to a calculated;
8. South 10°43'01" West a distance of 160.00 feet to a calculated;
9. South 08°37'09" East a distance of 77.44 feet to a calculated point;
10. South 13°11'02" East a distance of 146.56 feet to a calculated point for the southeastern corner of the said 44.9699-acre tract, the southwestern corner of the said remainder of a called 224.705-acre tract, a corner of a called 71.997-acre tract described in that Special Warranty Deed to The Trails, LLC in Document No. 2022094181 of the Official Public Records of Williamson County, Texas, for the southeastern corner of this herein described tract;

THENCE: along the southern line of the said 44.9699-acre tract, the northern line of the said 71.997-acre tract the following courses and distances;

1. South 73°35'44" West a distance of 46.35 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
2. North 51°44'16" West a distance of 2.35 feet to a 1/2-inch iron rod found;
3. South 74°40'19" West a distance of 26.94 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
4. South 68°51'29" West a distance of 256.47 feet to a 1/2-inch iron rod found for a corner of the said 44.9699-acre tract, a corner of the said 71.997-acre tract, for the southeastern corner of the a called 15-acre tract described in a Deed to James Russel Thomas in Volume 1322, Page 593 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: North 20°36'43" West a distance of 416.77 feet along a line of the said 44.9699-acre tract, the eastern line of the said 15-acre tract to a 1-1/2-inch iron pipe found for a corner of the said 44.9699-acre tract, the northeastern corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 69°26'19" West a distance of 1370.25 feet along the southern line of the said 44.9699-acre tract, the northern line of the said 15-acre tract to a 1-inch iron pipe found for a corner of the said 44.9699-acre tract, the northwestern corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 20°37'15" East a distance of 211.00 feet along a line of the said 44.9699-acre tract, a western line of the said 15-acre tract to a 1/2-inch iron rod found for a corner of the said 44.9699-acre tract, a corner of the said 15-acre tract, for a corner of this herein described tract;

THENCE: South 60°27'21" West a distance of 324.97 feet along the southern line of the 44.9699-acre tract, a northern line of the said 15-acre tract to a 5/8-inch iron rod with TxDot aluminum cap found on the eastern line of State Highway 195 for the southwestern corner of the said 44.9699-acre tract, the northwestern corner of the said 15-acre tract, for the southwestern corner of this herein described tract;

THENCE: North 32°49'09" West along the eastern line of State Highway 195, the western line of the said 44.9699-acre tract, the western line of the said 14.5625-acre tract, at 60.15 feet pass a calculated point for a corner of the said 44.9699-acre tract, the southwestern corner of the said 14.5625-acre tract, **a distance in all of 389.24 feet** to a 1/2-inch iron rod found for the westernmost northwestern corner of the said 14.5625-acre tract, the southernmost corner of the said 25.16-acre tract, for a corner of this herein described tract;

THENCE: continuing along the eastern line of State Highway 195, the western line of 25.16-acre tract the following courses and distances;

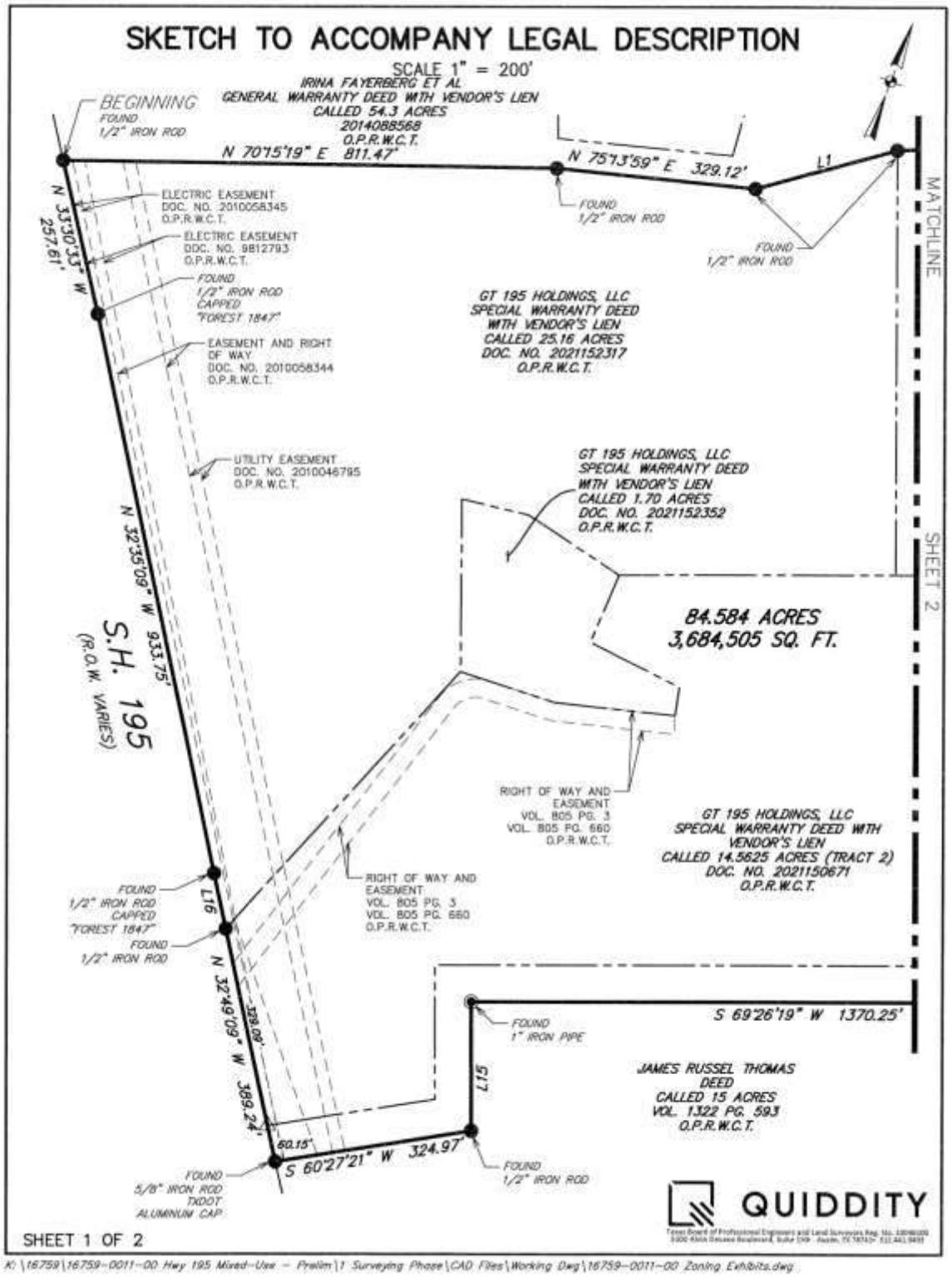
1. North 32°47'33" West a distance of 92.86 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
2. North 32°35'09" West a distance of 933.75 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found;
3. North 33°30'33" West a distance of 257.61 feet to the POINT OF BEGINNING and CONTAINING an area of 84.584-acres (3,684,505sq. ft.) of land.

5-18-2023

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

Date

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR



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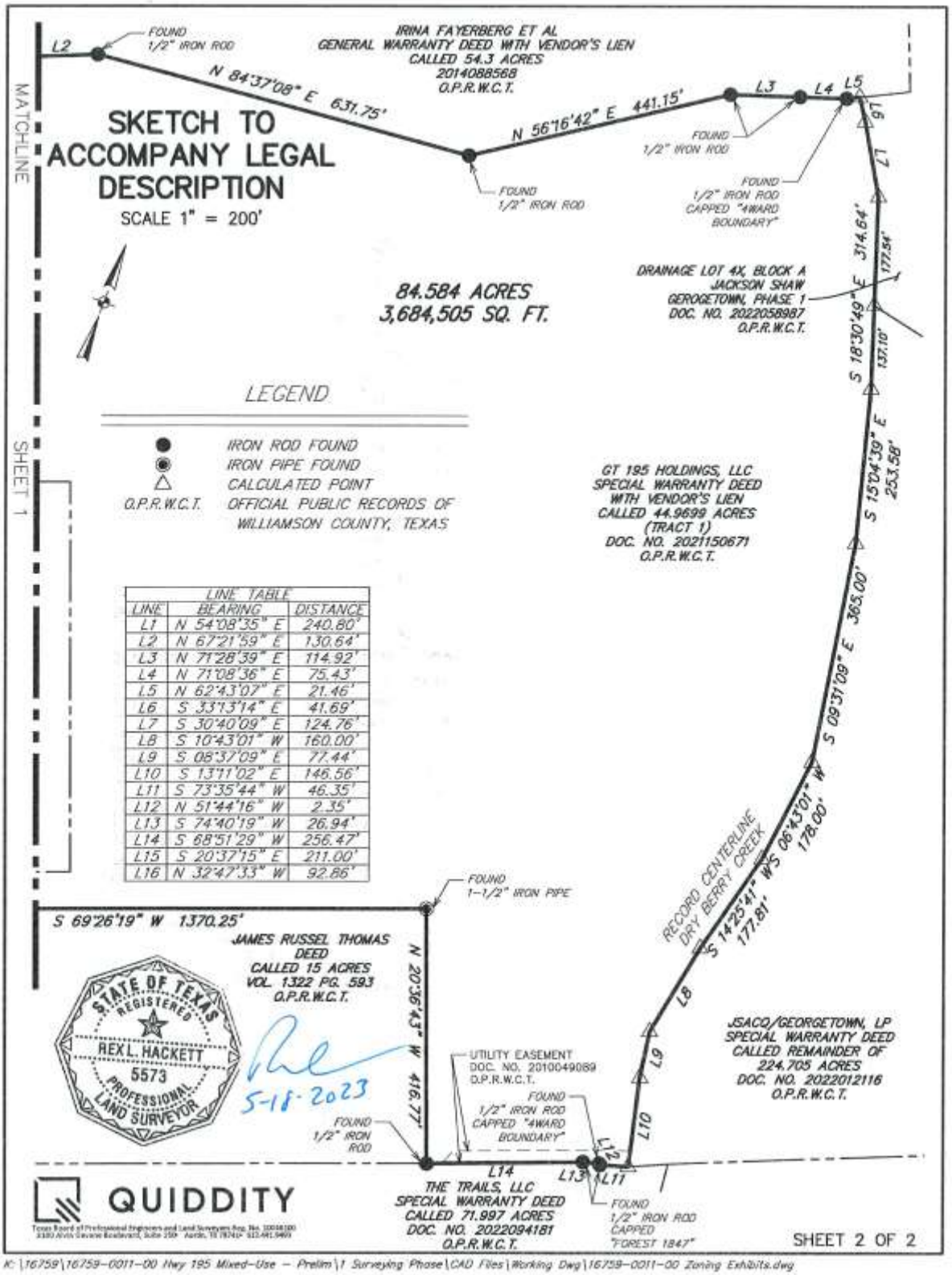

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°08'35" E	240.80'
L2	N 67°21'59" E	130.64'
L3	N 71°28'39" E	114.92'
L4	N 71°08'36" E	75.43'
L5	N 62°43'07" E	21.46'
L6	S 33°13'14" E	41.69'
L7	S 30°40'09" E	124.76'
L8	S 10°43'01" W	160.00'
L9	S 08°37'09" E	77.44'
L10	S 13°11'02" E	146.56'
L11	S 73°35'44" W	46.35'
L12	N 51°44'16" W	2.35'
L13	S 74°40'19" W	26.94'
L14	S 68°51'29" W	256.47'
L15	S 20°37'15" E	211.00'
L16	N 32°47'33" W	92.86'

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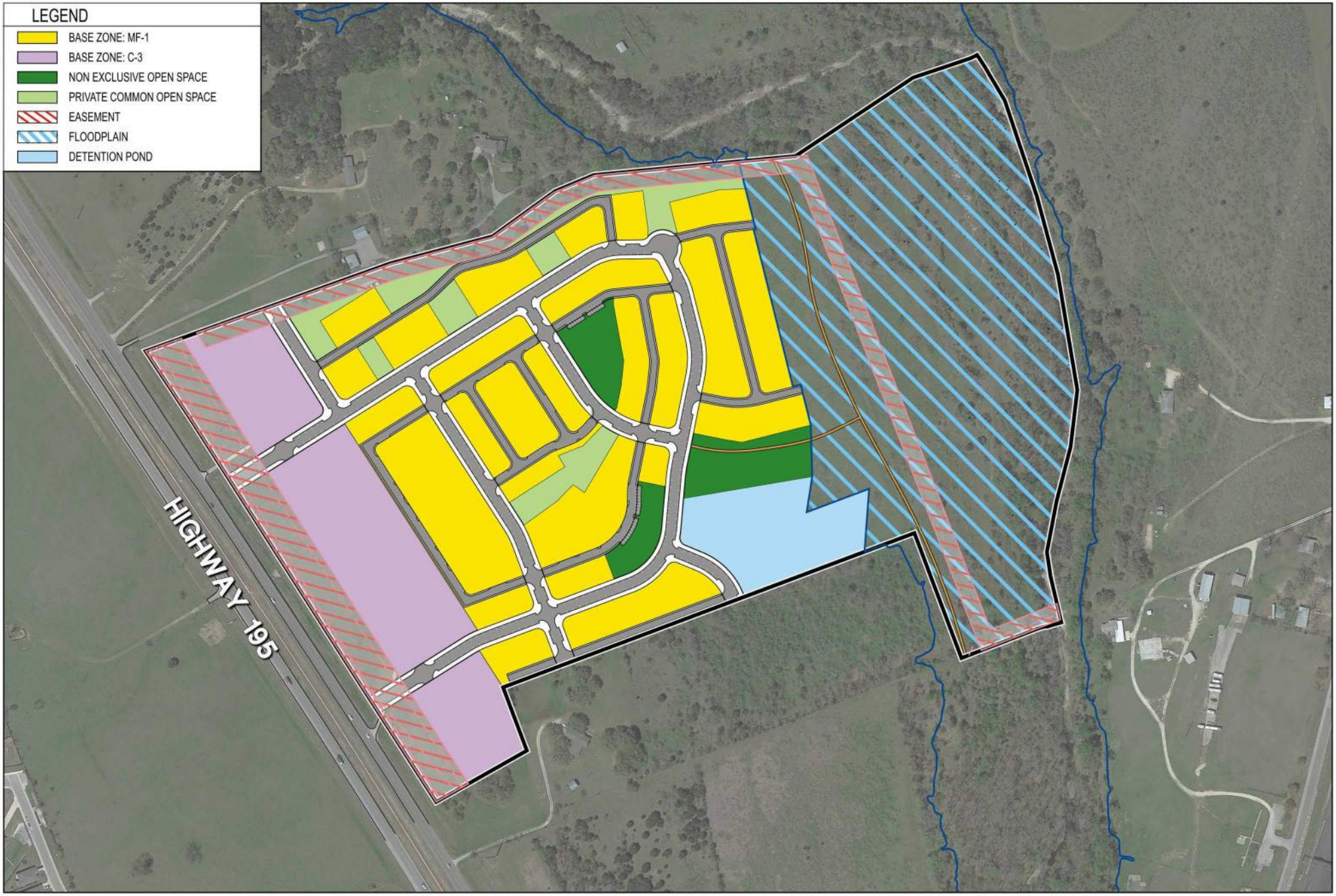
Exhibit C – Base Zoning Plan



SEC Planning, LLC

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AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

BASE ZONING PLAN

GT 195 PUD

GEORGETOWN, TEXAS

North

0 200' 400' 600'

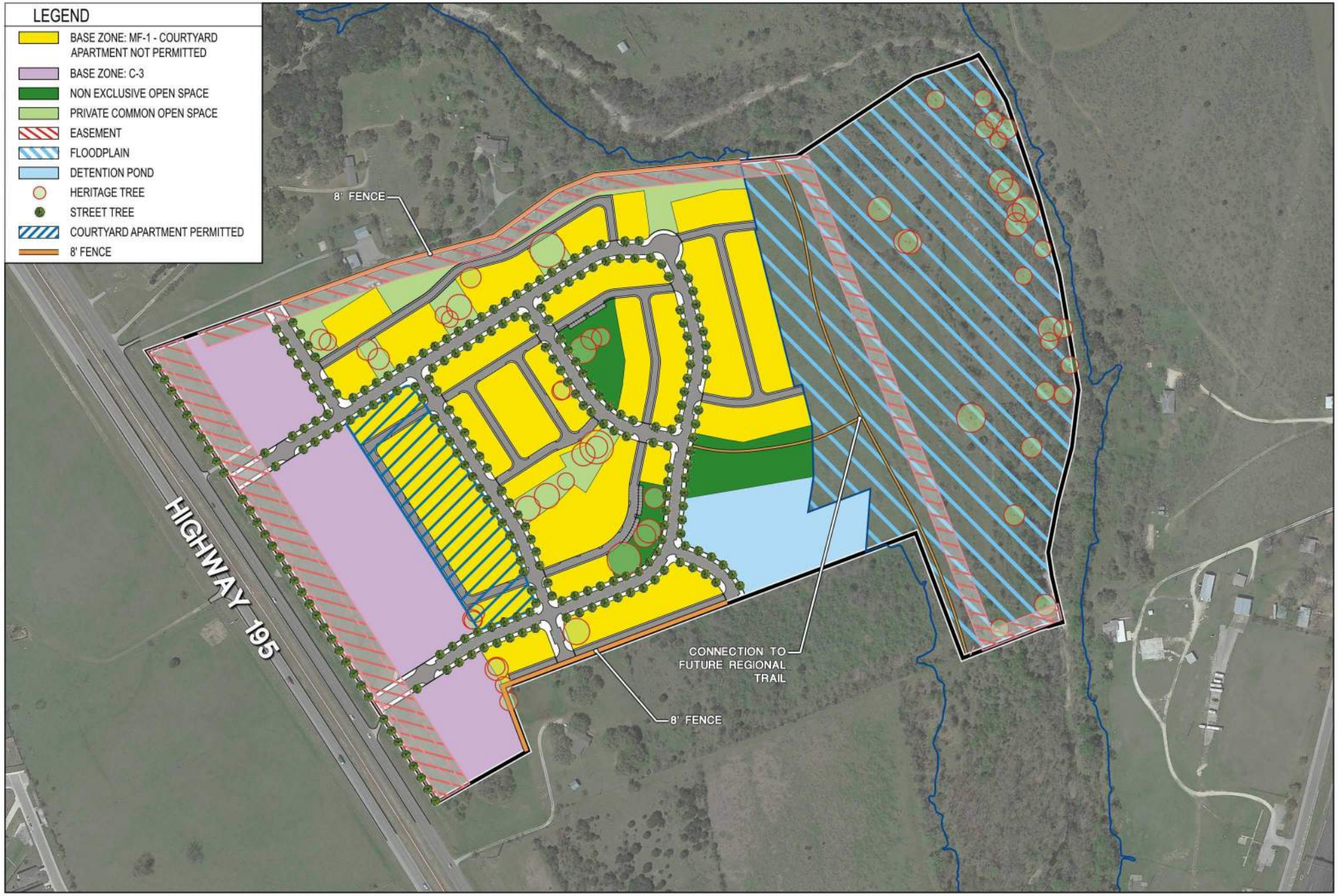
Scale: 1" = 400'

Date: Aug 8, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-4-10 Submittal\City Comment Response 1\Exhibits\Base Zoning Plan.dwg

Base mapping compiled from best available information. All r
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 D – Conceptual Land Plan



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CONCEPTUAL LAND PLAN

GT 195 PUD

GEORGETOWN, TEXAS

North

0 200' 400' 600'

Scale: 1" = 400'

Date: December 17, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-10-13 PUD City Comments\Conceptual Land Plan 2025-12-02.dwg

Base mapping compiled from best available information. All r
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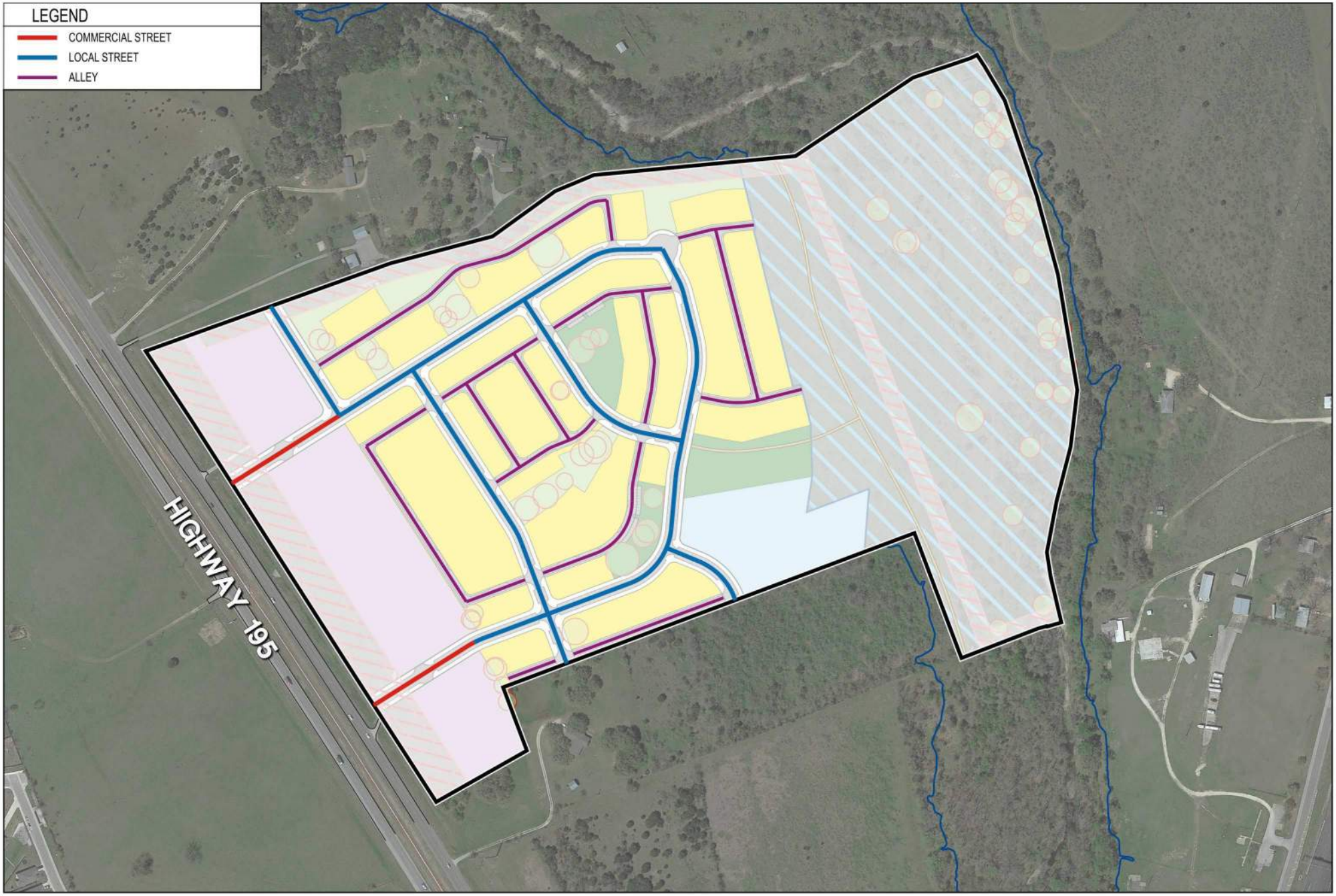
Exhibit E – Street Network



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STREET TYPE DIAGRAM

GT 195 PUD

GEORGETOWN, TEXAS

North

0 200' 400' 600'

Scale: 1" = 400'
Date: Aug 8, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-4-10 Submittal\City Comment Response 1\Exhibits\Street Type Diagram.dwg

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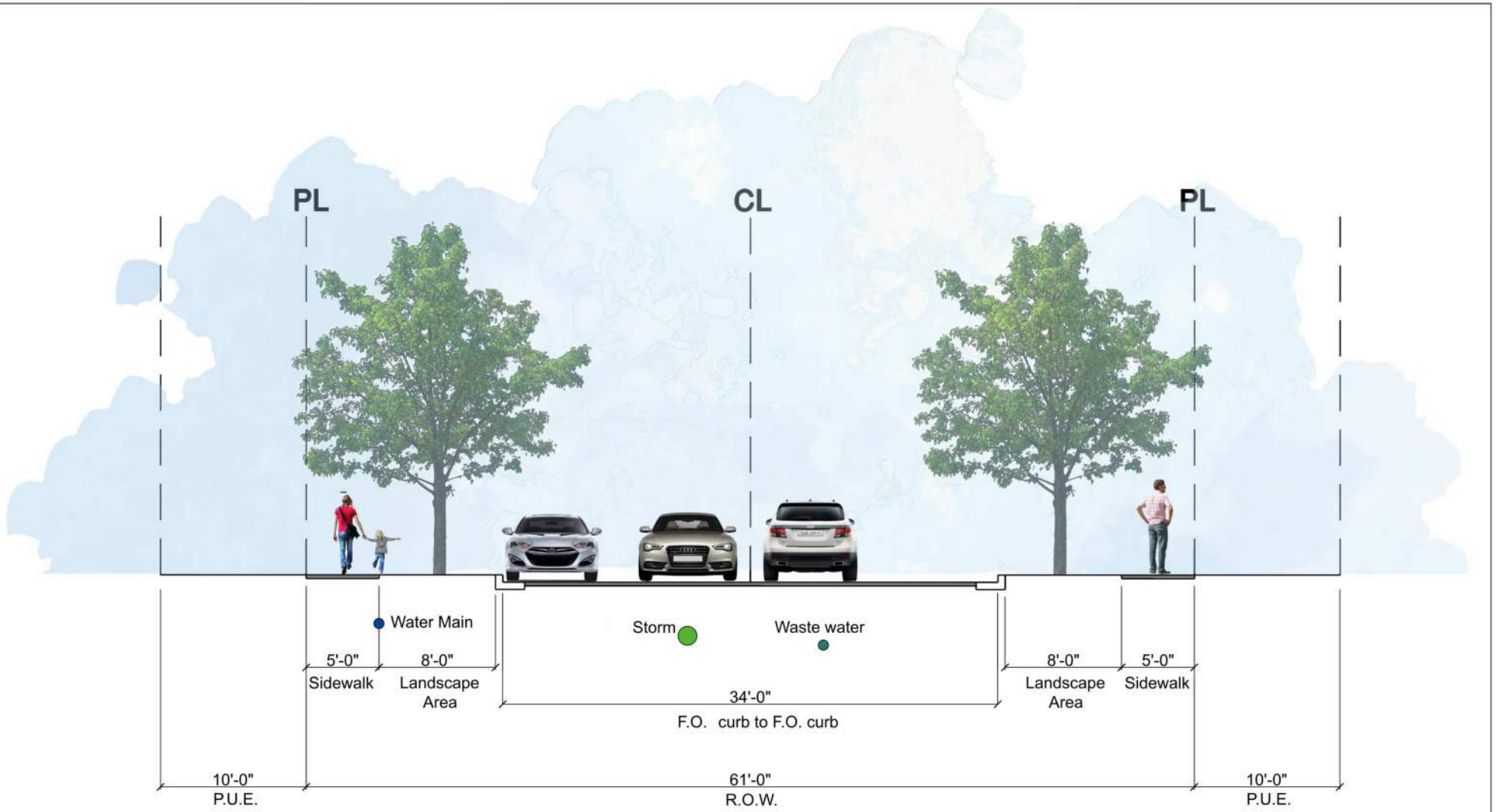
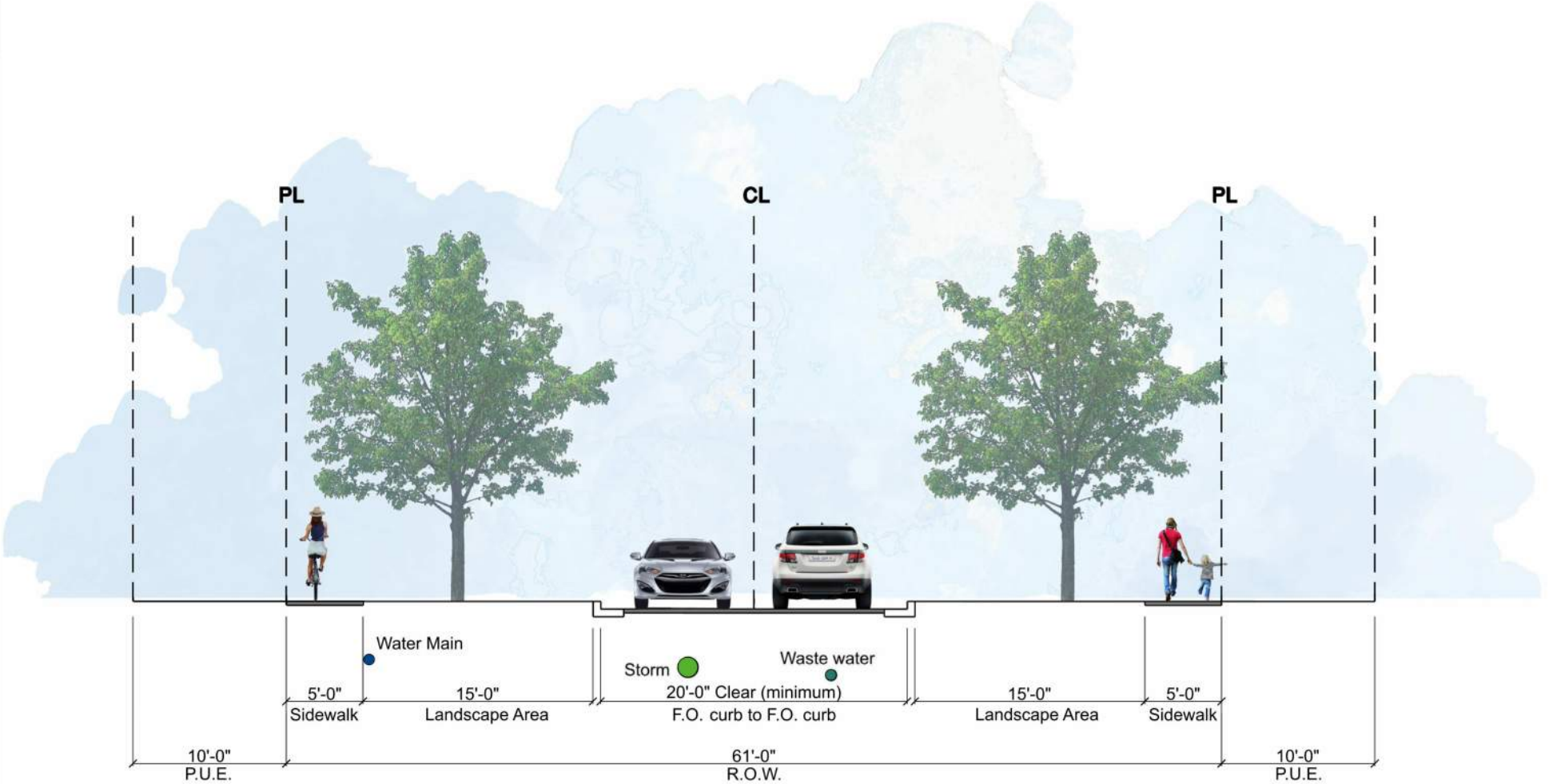


At parallel parking - Local Street

NOTE: Plastic root barrier shall be provided for street trees located between the curb and sidewalk.

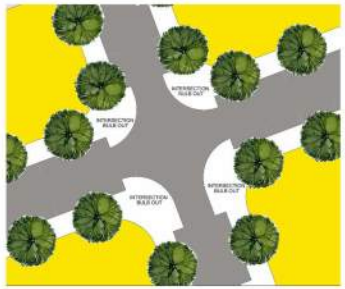
NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020)



Local Street - Intersection Bulb-Out

Bulb outs provided at intersections as a traffic calming method. Roll curbs or larger turning radius may be required at narrowed roadway upon final analysis by the City fire department during subdivision or site development plan review.

NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020)



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LOCAL STREET INTERSECTION BULB OUT

GT 195 PUD
GEORGETOWN, TEXAS

Date: November 11, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-10-13 PUD City Comments\Street Cross Sections\Street Cross sections revised 11-10-25.dwg

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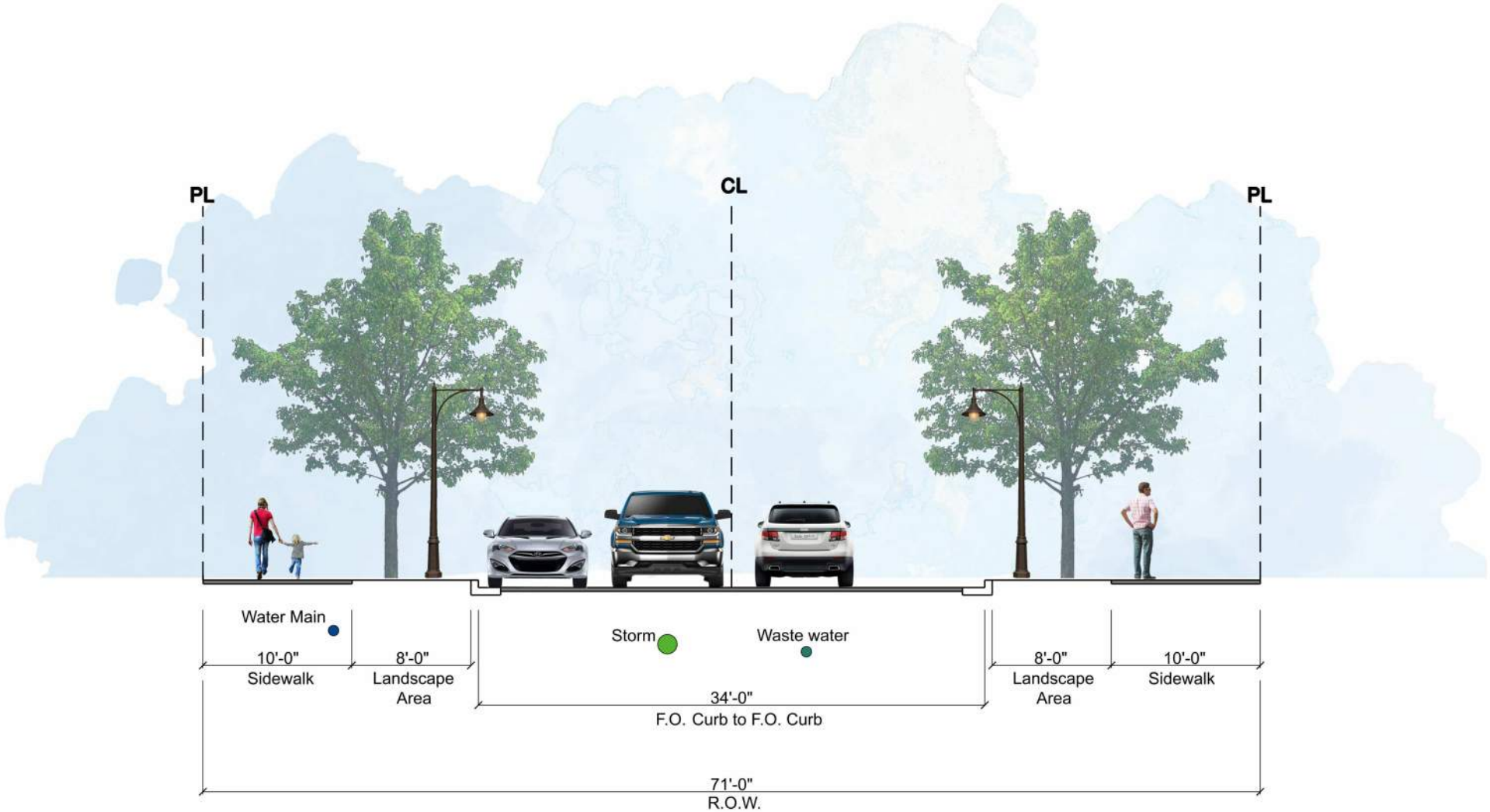

Commercial Street - Neighborhood Collector

NOTE: A modular suspended pavement framing system shall be provided for any street tree located in a landscape area less than 8 feet. Plastic root barrier shall be provided for street trees located in a landscape area with less than 10 feet between the curb and sidewalk.

NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020

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COMMERCIAL STREET - NEIGHBORHOOD COLLECTOR

GT 195 PUD
GEORGETOWN, TEXAS

Date: November 11, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-10-13 PUD City Comments\Street Cross Sections\Street Cross sections revised 11-10-25.dwg

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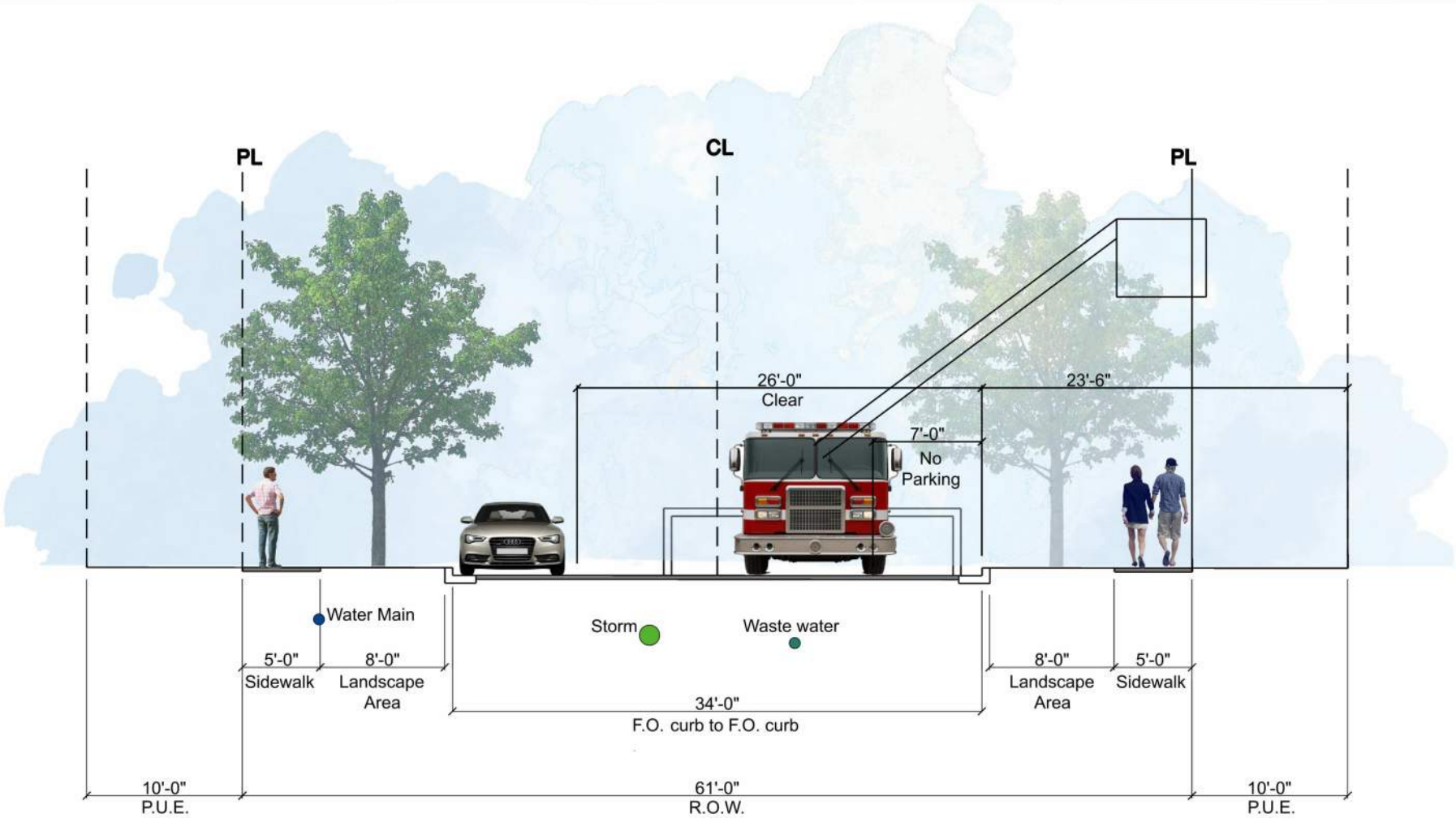

Aerial Fire Apparatus Access - Local Street

Notes:
If aerial fire access is required per the international fire code adopted by the City of Georgetown, a 26' minimum width access drive must be provided.
No Parking shall be allowed where aerial fire access is required and no parking signs shall be installed per City of Georgetown Fire Department specifications.

NOTE: Based on UDC "Local Street - Street Tree Alternative"
(See § 12.03.030 and § 12.04.020

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AERIAL FIRE APPARATUS ACCESS - LOCAL STREET

GT 195 PUD
GEORGETOWN, TEXAS

Date: November 11, 2025

SHEET FILE: J:\220062-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-10-13 PUD City Comments\Street Cross Sections\Street Cross sections revised 11-10-25.dwg

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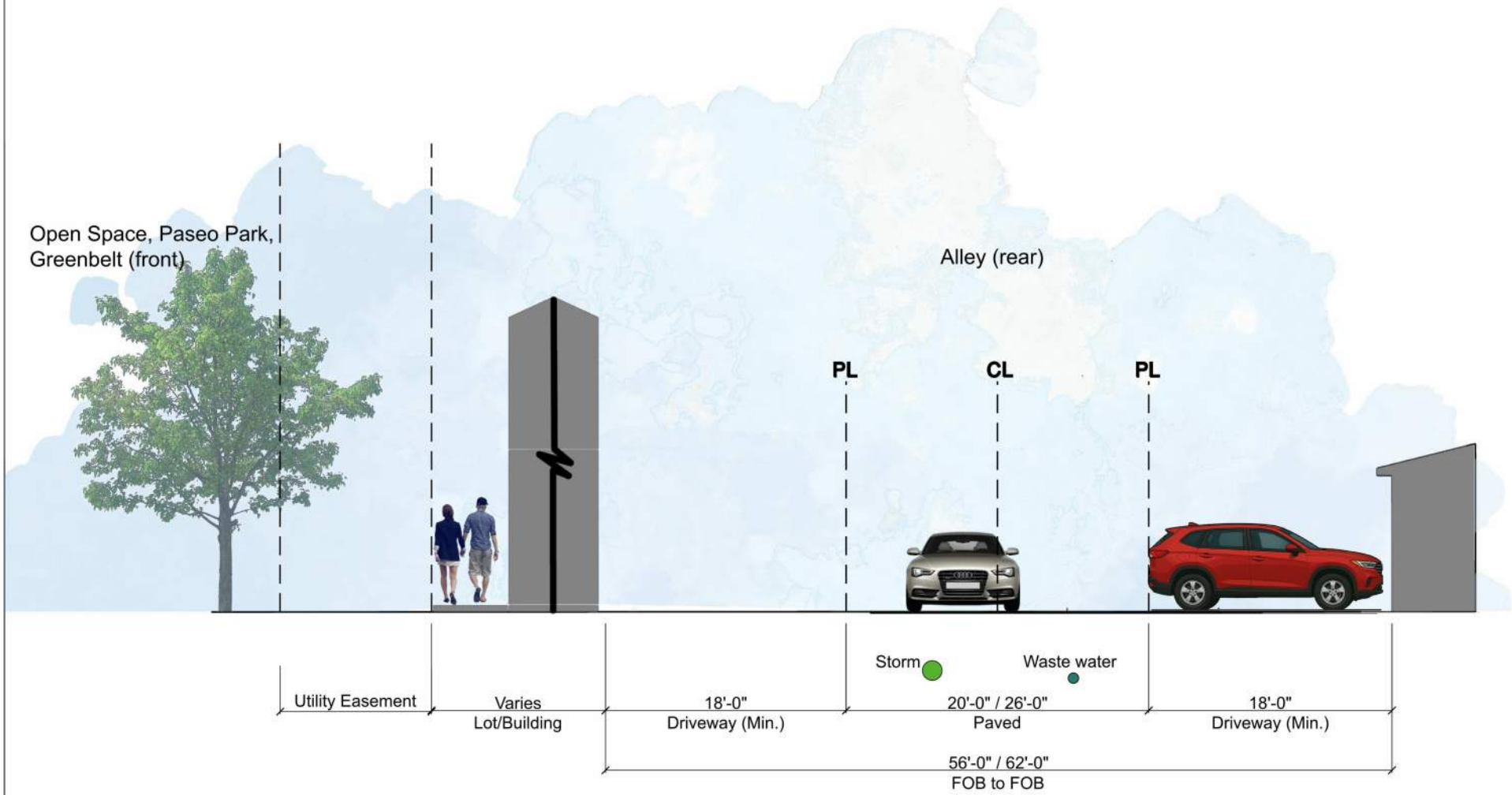
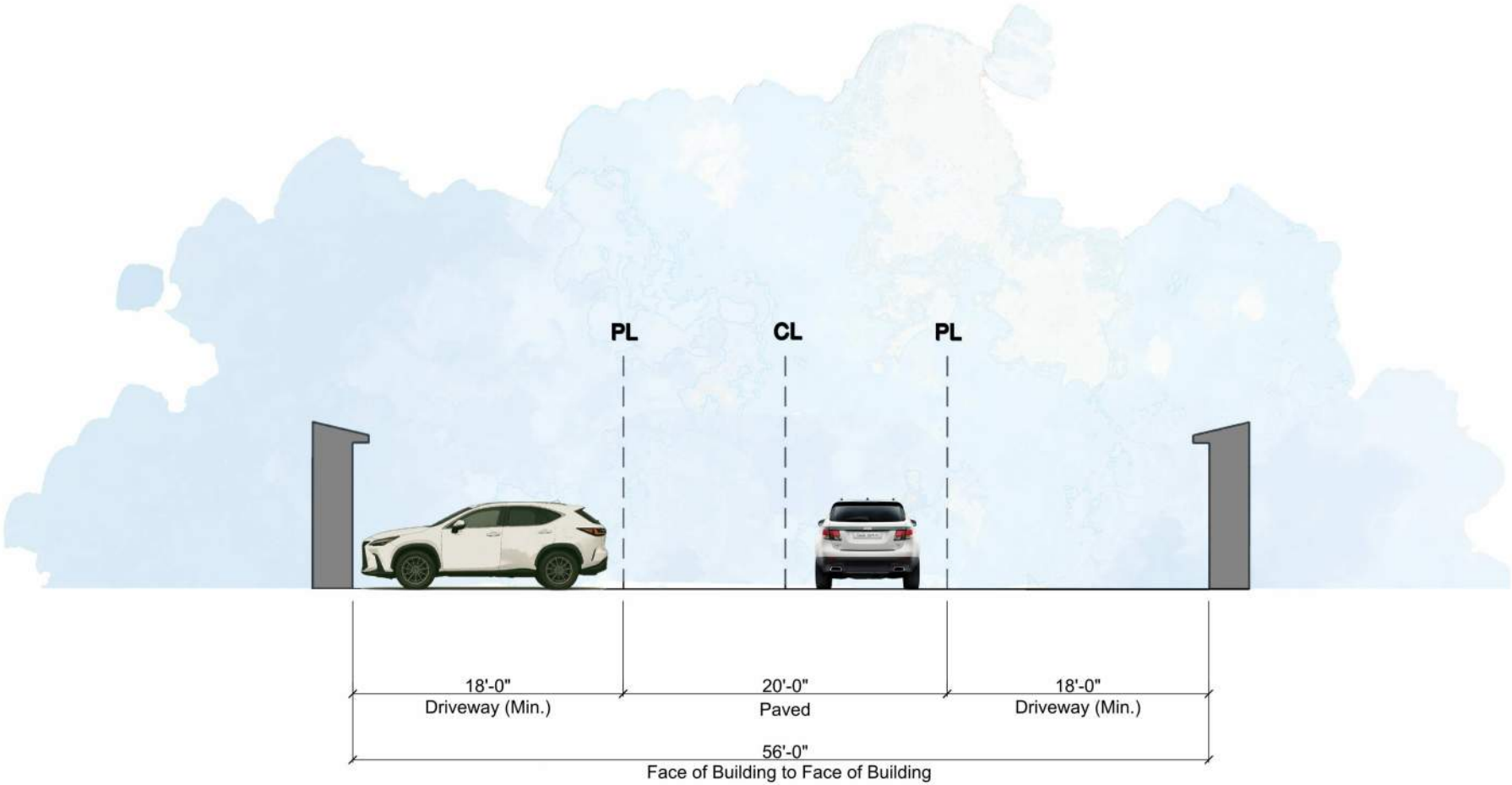


Private/ full service alley at green frontage

This Private/Full Service Alley is intended for use where residential product is oriented to face onto a pedestrian-oriented open space, paseo, park, or greenbelt. The alley cross section is intended to provide vehicular and fire access for the product types that do not have a traditional public street right of way in front of the building.

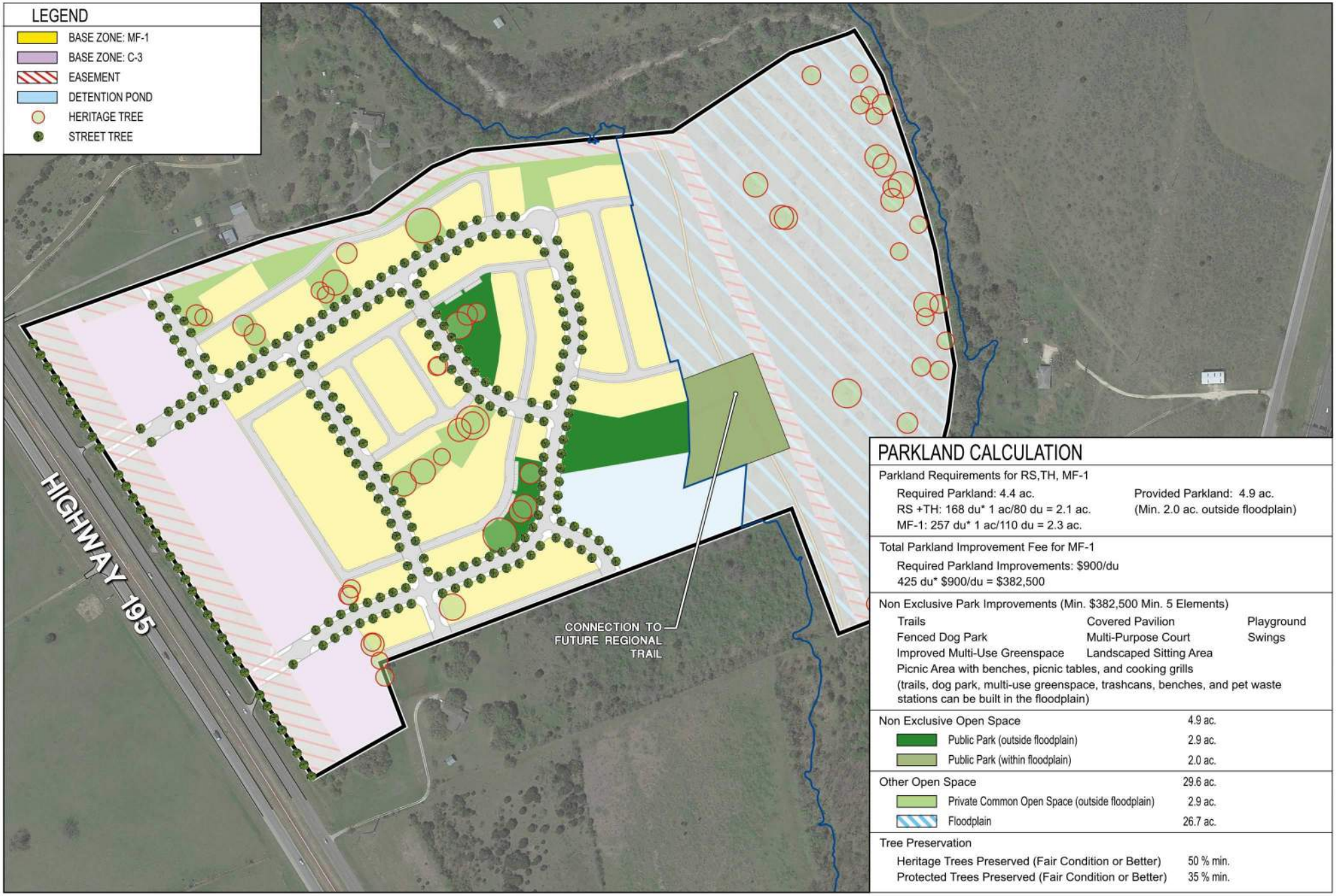
Notes:
If aerial fire access is required per the international fire code adopted by the City of Georgetown, a 26' minimum width access drive must be provided.
No Parking shall be allowed where aerial fire access is required and no parking signs shall be installed per City of Georgetown Fire Department specifications.



Typical private vehicular alley

NOTE: Based on UDC "Alley" (See § 12.03.030)

Exhibit F – Parks and Open Space



PARKLAND CALCULATION

Parkland Requirements for RS,TH, MF-1

Required Parkland: 4.4 ac.
RS +TH: 168 du* 1 ac/80 du = 2.1 ac.
MF-1: 257 du* 1 ac/110 du = 2.3 ac.

Provided Parkland: 4.9 ac.
(Min. 2.0 ac. outside floodplain)

Total Parkland Improvement Fee for MF-1

Required Parkland Improvements: $900/du
425 du* $900/du = $382,500

Non Exclusive Park Improvements (Min. $382,500 Min. 5 Elements)

Trails	Covered Pavilion	Playground
Fenced Dog Park	Multi-Purpose Court	Swings
Improved Multi-Use Greenspace	Landscaped Sitting Area	

Picnic Area with benches, picnic tables, and cooking grills
(trails, dog park, multi-use greenspace, trashcans, benches, and pet waste stations can be built in the floodplain)

Non Exclusive Open Space	4.9 ac.
Public Park (outside floodplain)	2.9 ac.
Public Park (within floodplain)	2.0 ac.
Other Open Space	29.6 ac.
Private Common Open Space (outside floodplain)	2.9 ac.
Floodplain	26.7 ac.

Tree Preservation

Heritage Trees Preserved (Fair Condition or Better)	50 % min.
Protected Trees Preserved (Fair Condition or Better)	35 % min.

0 200' 400' 600'
North
Scale: 1" = 400'
Date: Aug 8, 2025

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PARKS AND OPEN SPACE
GT 195 PUD
GEORGETOWN, TEXAS

SHEET FILE: J:\220082-ASGR\Cadfiles\PLANNING\Submittals\PUD Zoning Submittal\2025-4-10 Submittal\City Comment Response 1\Exhibits\Parks and Open Space.dwg

Base mapping compiled from best available information. All r
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subject to change. This land plan is conceptual in nature and
represent any regulatory approval. Plan is subject to change.

Exhibit G- Housing Type Development Standards

Zoning Information: Single Family Detached

Lot Information

Lot Area	4,000	sq ft min
Lot Width	40	ft min
Corner Lot Width	45	ft min
Lot Depth	100	ft min
Impervious Coverage	65%	

Setbacks

1 Front	15	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min

Building Information

2 Total Units	1	du
Height	35	ft max

Parking

3 Off-Street	2	sp

1 One-story exterior porch/entry element may encroach except within Public Utility Easement (PUE).

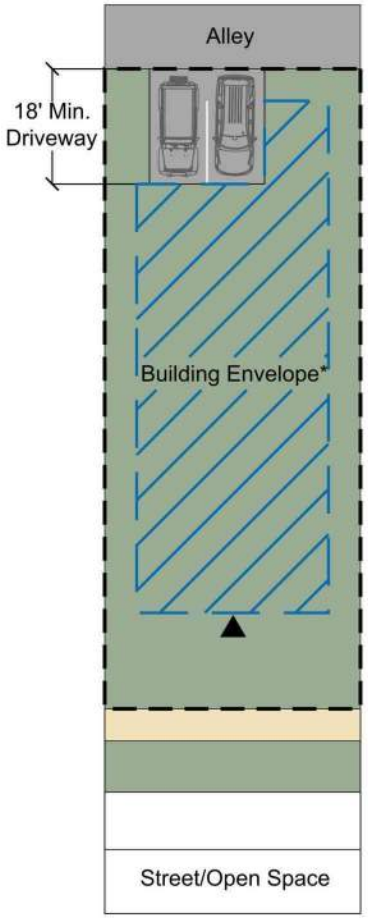
2 An accessory dwelling unit may be included behind the main building.

3 Driveways shall be provided to each unit that are a minimum of 18' in depth measured from the edge of the alley pavement.

Description

This building type consists of a single family home placed on an individual lot, with parking accessed from a rear alley.

Site Plan Diagram: Single Family Detached



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Townhome

Lot Information	Middle Unit	End Unit	Corner Unit
Lot Area	2,000 sq ft min	2,400 sq ft min	2,800 sq ft min
Lot Width	22 ft min	27 ft min	32 ft min
Impervious Coverage	85%	75%	65%
Setbacks			
1 Front	10 ft min	10 ft min	10 ft min
Side			
Shared Wall	0 ft min	0 ft min	0 ft min
Non-Shared Wall	N/A ft min	5 ft min	10 ft min
Rear	5 ft min	5 ft min	5 ft min
Building Information			
Total Units	1 du	1 du	1 du
Maximum of 6 attached units per building			
Height	35 ft max	35 ft max	35 ft max
Parking			
2 Off-Street	2 sp/du	2 sp/du	2 sp/du

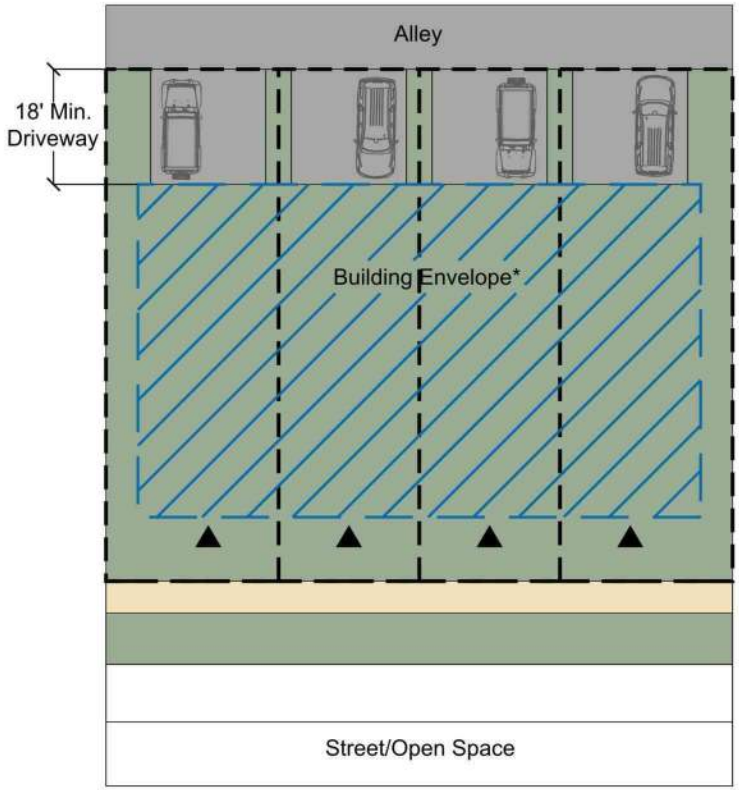
1 One-story exterior porch/entry element may encroach, except within Public Utility Easement.

2 Driveways shall be provided to each unit that are a minimum of 18' in depth measured from the edge of the alley pavement.

Description

This type offers single-family attached units w/ tuck under, garage, or surface parking accessed from an alley.

Site Plan Diagram: Townhome



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Cottage Court

Lot Information		
Lot Area	10,000	sq ft min
Lot Width	75	ft min
Corner Lot Width	80	ft min
2 Lot Depth	100	ft min/ 150' max
Impervious Coverage	60%	
Setbacks		
1 Front	15	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Parking		
Off Street	1.0	sp/du min
Total Parking Ratio (Including On Street Parking)		
1 Bd	1.5	sp/du min
2 Bd	2.0	sp/du min
3 Bd	2.5	sp/du min

Parking spaces facing residential units shall be screened by a 42" high fence or hedge

1 One-story exterior porch/entry element may encroach, except in Public Utility Easement.

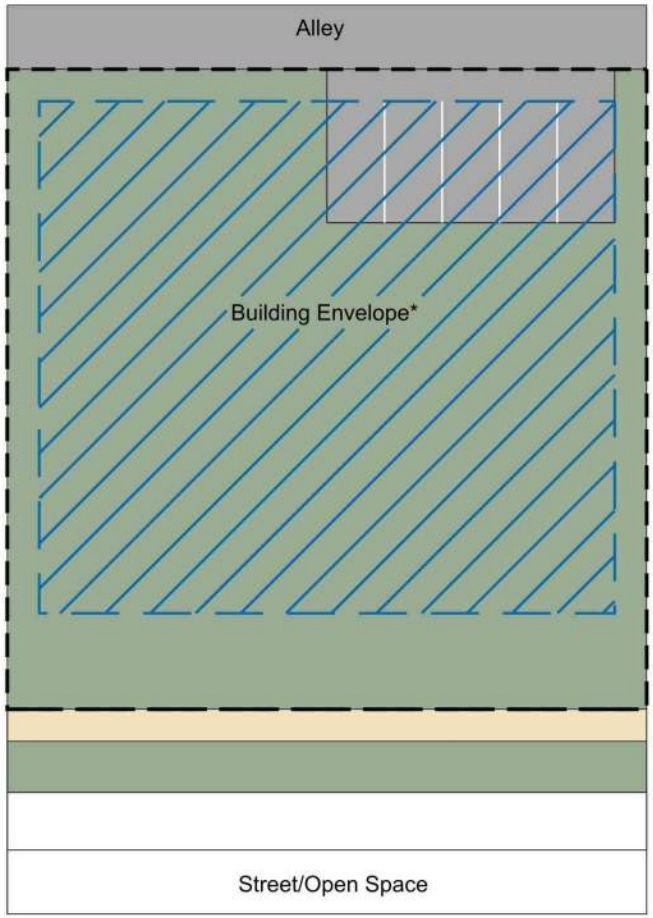
2 Depth may be incereased to 200' if homes contain fire sprinkler system.

3 Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

Description

This type of development is comprised of several small detached cottages organized around a central open space or series of open spaces, depending on lot size. See diagram on the following page for example configuration with buildings.

Site Plan Diagram: Cottage Court



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

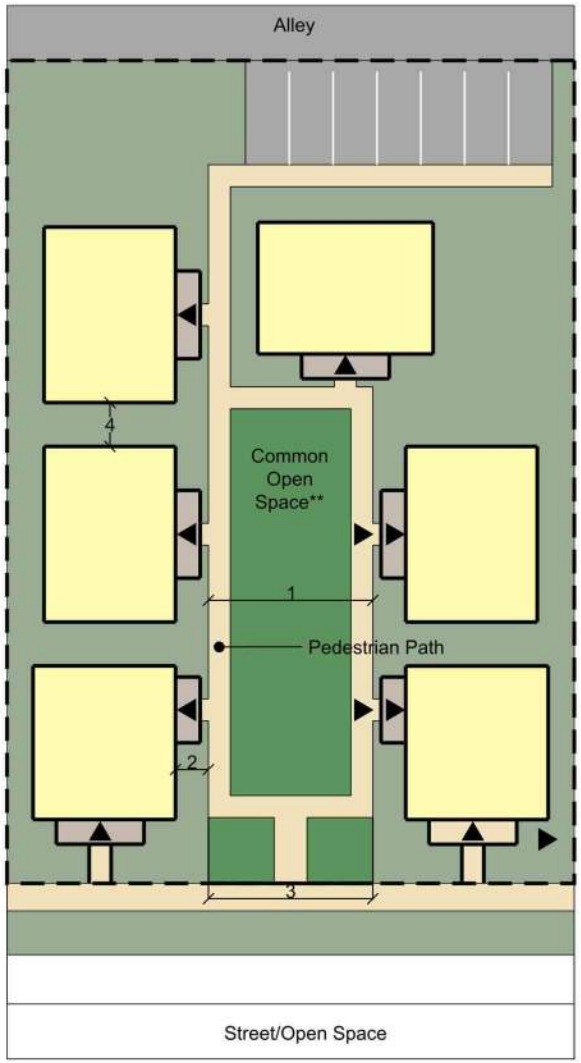
Zoning Information: Cottage Court

Common Open Space		
1 Total Common Open Space % of Lot Area	15%	min
Width	20	ft min
2 Building Seperation from Common Open Space or Shared Pedestrian	6	ft min
Common open space shall abut a street or non-exclusive open space for a minimum of 8 feet.		
Building Information (per Cottage)		
3 Total Units	1	du
Height	30	ft max
4 Separation Betw een Buildings	8	ft min
Building Entries		
Primary Entries Accessed from Front Street/Common Open Space.	75%	min
For each cottage primary entry location shall be prioritized in the follow w ing order: 1) Front Street; 2) Common Open Space; 3) Side/ Rear Street; 4) Other Pedestrian Path.		
Primary entries shall not face the rear w all (w all opposite the primary entry) of another building		

1 Total common open space area may be distributed among multiple open spaces.
2 One-Story exterior porch/entry element may encroach, except in Public Utility Easement.
3 Up to tw o cottages may be attached in a single building.
4 When compliant w ith fire code requirements.
5 Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

6 2021 IFC 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or w ithin the jurisdiction. The fire apparatus access road shall comply w ith the requirements of this section and shall extend to w ithin 150 feet. If the building is sprinkled, fire access road shall be w ithin 200' of all portions of the facility and all portions of the exterior w alls of the first story of the building, as measured by an approved route around the exterior of the building or facility.

Sample Cottage Court Neighborhood Layout



▲ Location of Potential Primary Entrances

** Shape TBD based on specific site

Zoning Information: Quadplex

Lot Information		
Lot Area	7,500	s.f. ft min
Lot Width	75	ft min
Corner Lot Width	80	ft min
Lot Depth	100	ft min
Impervious Coverage	65%	
Setbacks		
Front	15	ft min
Side	5	ft min
Rear	10	ft min
Side/Rear Street	15	ft min
Parking		
Off Street	1.0	sp/du min
Total Parking Ratio (Including On Street Parking)		
1 Bd	1.5	sp/du min
2 Bd	1.0	sp/du min
3 Bd	2.5	sp/du min
Parking spaces facing residential units shall be screened by a 42" high fence or hedge		

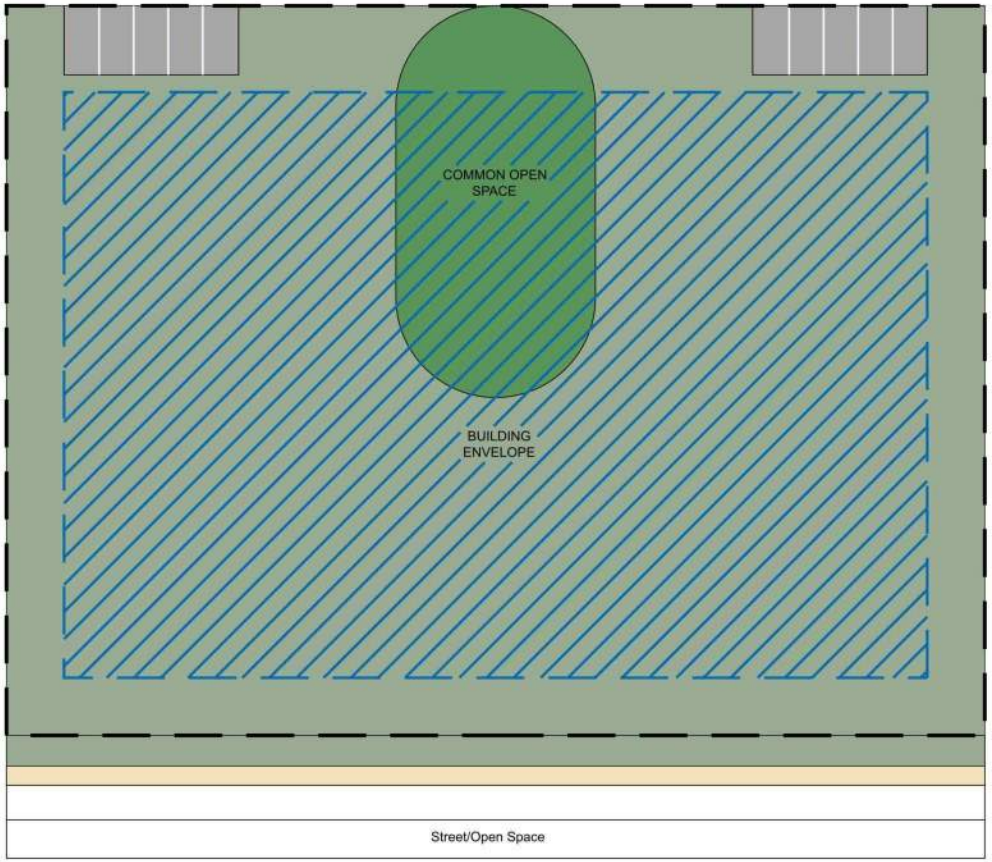
1 Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

See next page for sample Quadplex neighborhood layout.

Description

This housing type is composed of 2-7 unit buildings with tuck under garages accessed from a rear alley. The small building footprints are oriented to face onto the internal street network or an internal, common open space.

Site Plan Diagram: Quadplex



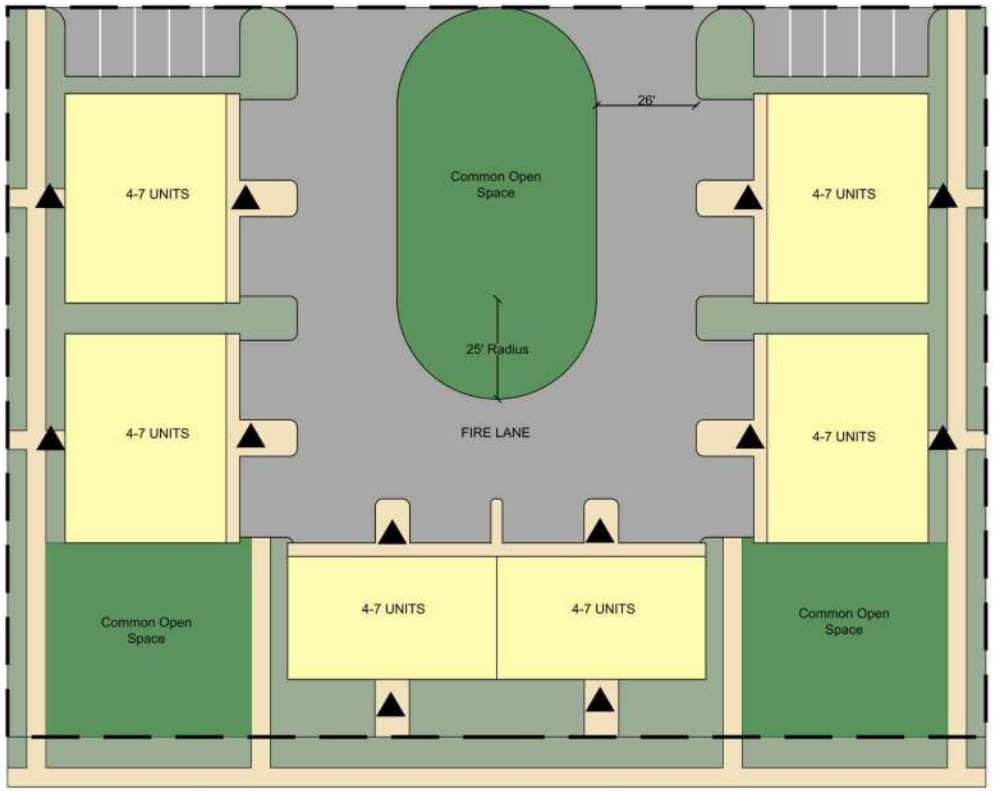
Zoning Information: Quadplex

Common Open Space	
Total Common Open Space % of Lot Area	15% min

Building Information (per Building)	
Total Units	min 2/max 7 units per building
Height	40 ft min
Separation Between Buildings	10 ft min

1 Maximum density on a single lot shall not exceed 24 dwelling units per acre.
2 Primary entries from the street facing plane shall be no more than 2.
3 Primary entries facing a street or common green space shall include a minimum 100 sq ft covered porch.
4 External breezeways prohibited.
5 Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Sample Quadplex Neighborhood Layout



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Four/Fiveplex

Lot Information		
Lot Area	5,500	sq ft min
Lot Width	50	ft min
Corner Lot Width	55	ft min
Lot Depth	110	ft min
Impervious Coverage	60%	
Setbacks		
1 Front	10	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Building Information		
Total Units	4 to 5	du
Height	35	ft max
Parking		
Off-Street	1	sp/du min
Total Parking Ratio (including On-Street Parking)		
Studio	1	sp/du
1 Bd	1.5	sp/du min
2 Bd	2	sp/du min

Parking Spaces facing residential units shall be screened by a 42" high fence or hedge.

1 One-story exterior porch/entry may encroach, except within Public Utility Easement (PUE).
2 An additional unit may be included behind the main building as a separate carriage house apartment over garage parking.
3 Maximum number of entrances along the street facing plane shall be 2.
4 Minimum of 100 square feet of covered porch area required.
5 Minimum roof pitch of 4:12. Flat roofs prohibited.
6 External breezeways prohibited.
7 Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Description

This building type appears like a large house and includes four to five units, with at least one entry facing the public right of way.

Site Plan Diagram: Four / Fiveplex

▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Mansion Apartment

Lot Information		
Lot Area	8,100	sq ft min
Lot Width	90	ft min
Corner Lot Width	95	ft min
Lot Depth	90	ft min
Impervious Coverage	65%	sq ft min
Setbacks		
1 Front	15	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Building Information		
2 Total Units	6 to 8	du
Height	35	ft max
Parking		
Off-Street	1	sp/du min
Total Parking Ratio (including On-Street Parking)		
1 Bd	1.5	sp/du
2 Bd	2	sp/du min
3 Bd	2.5	sp/du min

Parking Spaces facing residential units shall be screened by a 42" high fence or hedge.

1 One-story exterior porch/entry may encroach, except within Public Utility Easement (PUE).

2 An additional unit may be included behind the main building as a separate carriage house apartment over garage parking.

3 Maximum number of entrances along the street facing plane shall be 2.

4 Minimum of 100 square feet of covered porch area required.

5 Minimum roof pitch of 4:12. Flat roofs are prohibited.

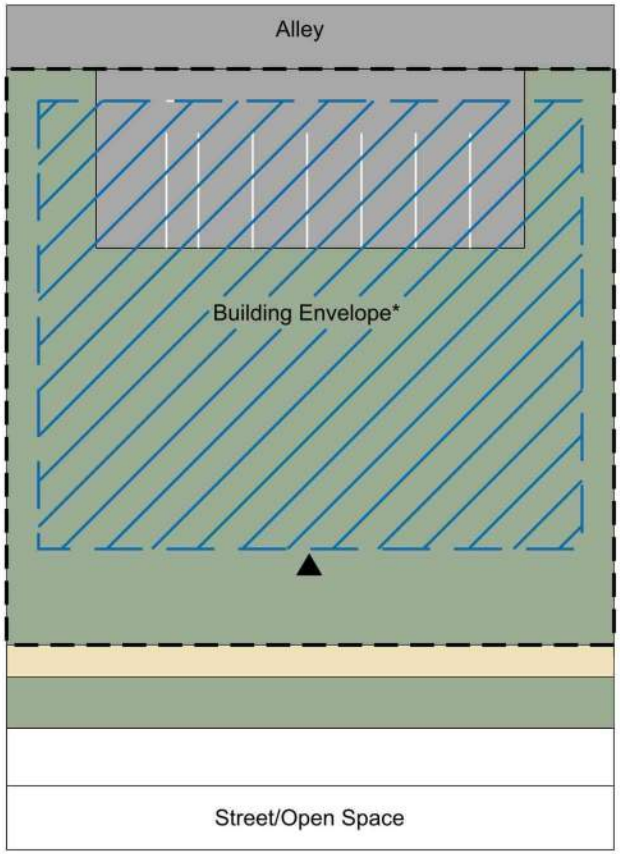
6 External breezeways are prohibited.

7 Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Description

This building type appears from the street like a large house/mansion and offers multiple residential units. At least one unit is entered directly from the public right of way.

Site Plan Diagram: Mansion Apartment



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Courtyard Apartment

Lot Information		
Lot Area	13,800	sq ft min
Lot Width	115	ft min
Corner Lot Width	120	ft min
Lot Depth	120	ft min
Impervious Coverage	70%	
Setbacks		
[1] Front	10	ft min
Side	5	ft min
Rear	5	ft min
Side/Rear Street	10	ft min
Common Open Space		
Common Open Space % of Lot Area	15%	ft min
Width		
Building Face to Building Face	40	ft min
Clear of Overhangs	25	ft min
Common open space shall abut the public right of way		
Building Information		
[2] Total Units	20	du max
Height	45	ft max
Parking		
Off-Street	1	sp/du min
Total Parking Ratio (including On-Street Parking)		
Studio	1	sp/du
1 Bd	1.5	sp/du min
2 Bd	2	sp/du min

[1] One-story exterior porch/entry may encroach, except within Public Utility Easement.

[2] Maximum of one building per lot

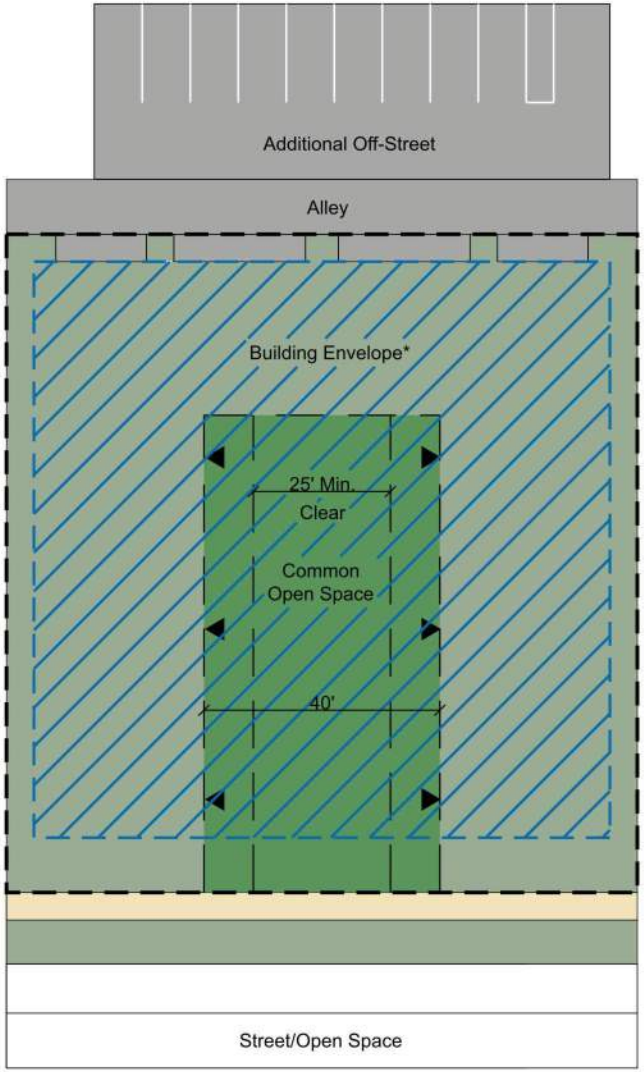
[3] Courtyard apartment must be located within 300' of the commercial propert as a transitional use between commerical and lower density housing - Location identified on exhibit D

[4] Parking areas shall be screened with landscaping per city of Georgetown UDC. Section 8.04.040.

Description

This building type organizes residential units around a central shared courtyard and often acts as a transition between commercial buildings and smaller scale residential types. Unit entrances may be accessed from the street or common open space.

Site Plan Diagram: Courtyard Apartment



▲ Location of Potential Primary Entrances

* This represents where the building can be placed, limited by impervious coverage.

Zoning Information: Mixed-Use Flex

Lot Information	Middle Unit	End Unit	Corner Unit
Lot Area	2,500 sq ft min	3,000 sq ft min	3,500 sq ft min
Lot Width	25 ft min	30 ft min	35 ft min
Lot Depth	100 ft min	100 ft min	100 ft min
Impervious Coverage	85%	75%	65%
Setbacks			
1 Front	10 ft min	10 ft min	10 ft min
Side			
Shared Wall	0 ft min	0 ft min	0 ft min
Non-Shared Wall	N/A ft min	5 ft min	10 ft min
Rear	5 ft min	5 ft min	5 ft min
Building Information			
2 Total Units	2 du	2 du	2 du
Represents one residential unit + one ground-floor-flex unit.			
Height	40 ft max	40 ft max	40 ft max
Parking			
Off-Street	1 sp/du	1 sp/du	1 sp/du min
Total (Incl. On-Street Parking)			
Flex	1 sp/du	1 sp/du	1 sp/du min
3 Bd	2 sp/du	2 sp/du	2 sp/du min

[1] One-story exterior porch/entry element may encroach, except in Public Utility Easement.

~ Minimum flor to ceiling heght of 13 feet to first floor.

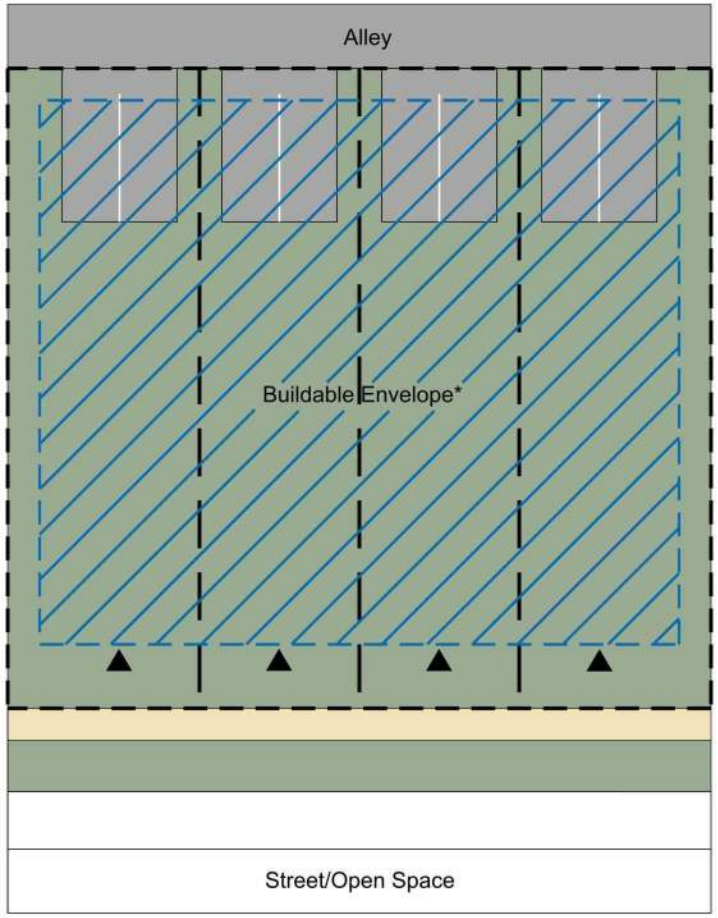
~ A Minimum of 50% of the first floor must be used exclusively for non-residential uses and must be located at the street facing side.

~ Parking areas shall be screened w ith landscaping per city of Georgetow n UDC. Section 8.04.040.

Description

This building type includes one dwelling unit above or behind a flexible ground floor space that can be used for residential, commercial-like a neighborhood coffee shop, day care, or a small professional office-or a mix of such uses.

Site Plan Diagram: Mixed-Use Flex



▲ Location of Potential Primary Entrances

* Location of Potential Primary Entrances

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Second Reading - 2025-8-REZ - 102 W. 3rd Street

SUGGESTED ACTION:
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 1.3223 Acres out of Lots 1-8, Block 13, City of Georgetown, from the Mixed Use Downtown and Residential Single Family zoning district to the Mixed Use Downtown zoning district, for the property generally located at 102 W. 3rd Street (2025-8-REZ) -- Edgar Garcia, Planning Director

ITEM SUMMARY:
Overview of Applicant's Request
The applicant has requested to rezone the subject property, which is the entirety of Block 13 within the
Downtown area, from Residential Single Family (RS) and Mixed Use Downtown (MU-DT) to Mixed Use Downtown (MU-DT). The subject property was split-zoned sometime between 1964 and 1968. However, the ordinance that caused the split-zoning could not be found. As such, Staff is requesting
that the whole block be rezoned, despite about half of the block already being zoned Mixed Use Downtown (MU-DT).

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 5 of the 5 the criteria established in UDC Section 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 (44 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper on November 16, 2025 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.

Planning and Zoning Commission Recommendation:
At their December 2, 2025 meeting, the Planning & Zoning Commission recommended approval of the request (7-0).

City Council First Reading:
At their January 1, 2026 meeting, the City Council approved (7-0) First Reading of the Ordinance for the proposed request.

FINANCIAL IMPACT:
NA.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-8-REZ Ordinance.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design & Development Standards of the MU-DT Zoning District.pdf
Exhibit 5 - Letter of Intent.pdf
2025-8-REZ City Council Staff Report.pdf
2025-8-REZ CC2 Presentation.pptx

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE 1.3223 ACRES OUT OF LOTS 1-8, BLOCK 13, CITY OF GEORGETOWN, GENERALLY LOCATED AT 102 WEST 3RD STREET, FROM MIXED USE DOWNTOWN AND RESIDENTIAL SINGLE FAMILY ZONING DISTRICT TO THE MIXED USE DOWNTOWN ZONING 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 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

1.3223 Acres out of Lots 1-8, Block 13, City of Georgetown, generally located at 102 West 3rd Street, as recorded in Volume 44, Page 503 and Volume 44, Page 504 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 December 2, 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 January 13, 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 Mixed Use Downtown and 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 in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the 13th of January, 2026.

PASSED AND APPROVED on Second Reading on the 27th of January, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

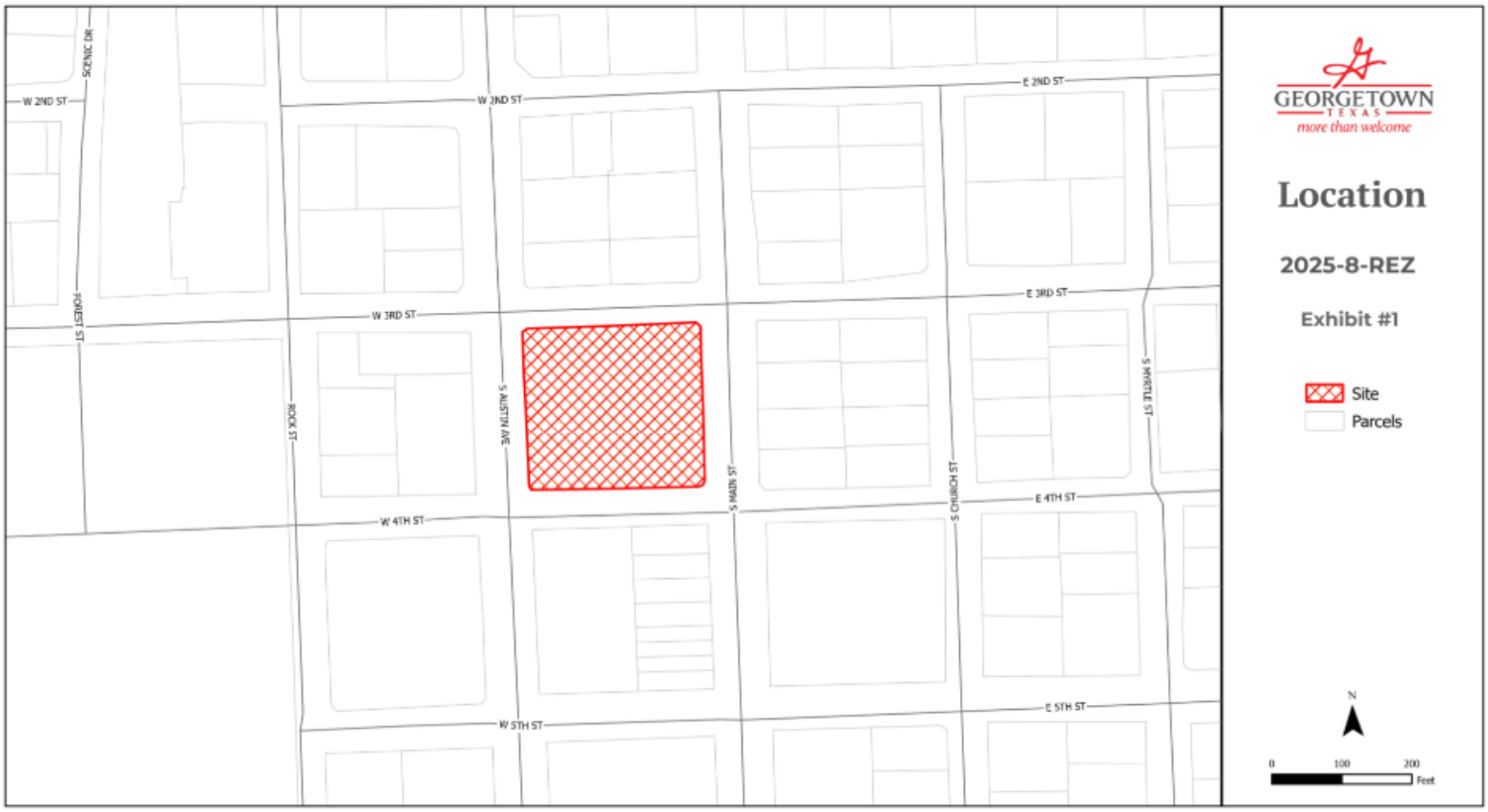
ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A


GEORGETOWN
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more than welcome
Location
2025-8-REZ
Exhibit #1
Site
Parcels
N
0
100
200
Feet
W 2ND ST
W 2ND ST
E 2ND ST
SCENIC DR
FOREST ST
W 3RD ST
E 3RD ST
ROCK ST
S AUSTIN AVE
S MAIN ST
S CHURCH ST
S MAPLE ST
W 4TH ST
E 4TH ST
W 5TH ST
E 5TH ST

EXHIBIT B

METES AND BOUNDS DESCRIPTION

FOR A 1.324 ACRE TRACT OF LAND SITUATED IN THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497 AND THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558, WILLIAMSON COUNTY TEXAS, BEING ALL OF LOTS 1-8, BLOCK 13, REVISED MAP OF GEORGETOWN, SAME BEING ALL OF THE TRACTS OF LAND CONVEYED TO WILLIAMSON COUNTY, DESCRIBED IN VOLUME 44, PAGE 503 AND VOLUME 44, PAGE 504, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE TRACT OF LAND CONVEYED TO SAM V STONE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN VOLUME 287, PAGE 16, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1.324 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF AUGUST 2025 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rod found on the northeast corner of said Block 13, same being on the intersection of the south right-of-way line of W 3rd Street (60’ right-of-way width) and the west right-of-way line of S Main Street (80’ right-of-way width), for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 01°59’26” E** with the east boundary line of said Block 13, same being with said west right-of-way line of S Main Street, for a distance of **240.21 feet** to a 1/2” iron rod found on the southeast corner of said Block 13, same being on the intersection of said west right-of-way line of S Main Street and the north right-of-way line of W 4th Street (60’ right-of-way width), for the southeast corner hereof;

THENCE, **S 87°56’47” W** with the south boundary line of said Block 13, same being with said north right-of-way line of W 4th Street, for a distance of **239.99 feet** to a 1/2” iron rod found on the southwest corner of said Block 13, same being on the intersection of said north right-of-way line of W 4th Street and the east right-of-way line of S Austin Avenue (80’ right-of-way width), for the southwest corner hereof;

THENCE, **N 02°01’25” W** with the west boundary line of said Block 13, same being with said east right-of-way line of S Austin Avenue, for a distance of **240.20 feet** to a 1/2” iron rod found on the northwest corner of said Block 13, same being on the intersection of said east right-of-way line of S Austin Avenue and said south right-of-way line of W 3rd Street, for the northwest corner hereof;

THENCE, **N 87°56'34" E** with the north boundary line of said Block 13, same being with said south right-of-way line of W 3rd Street, for a distance of **240.13 feet** to the **POINT OF BEGINNING** hereof and containing 1.324 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 1.00013.

A drawing has been prepared to accompany this metes and bounds description.

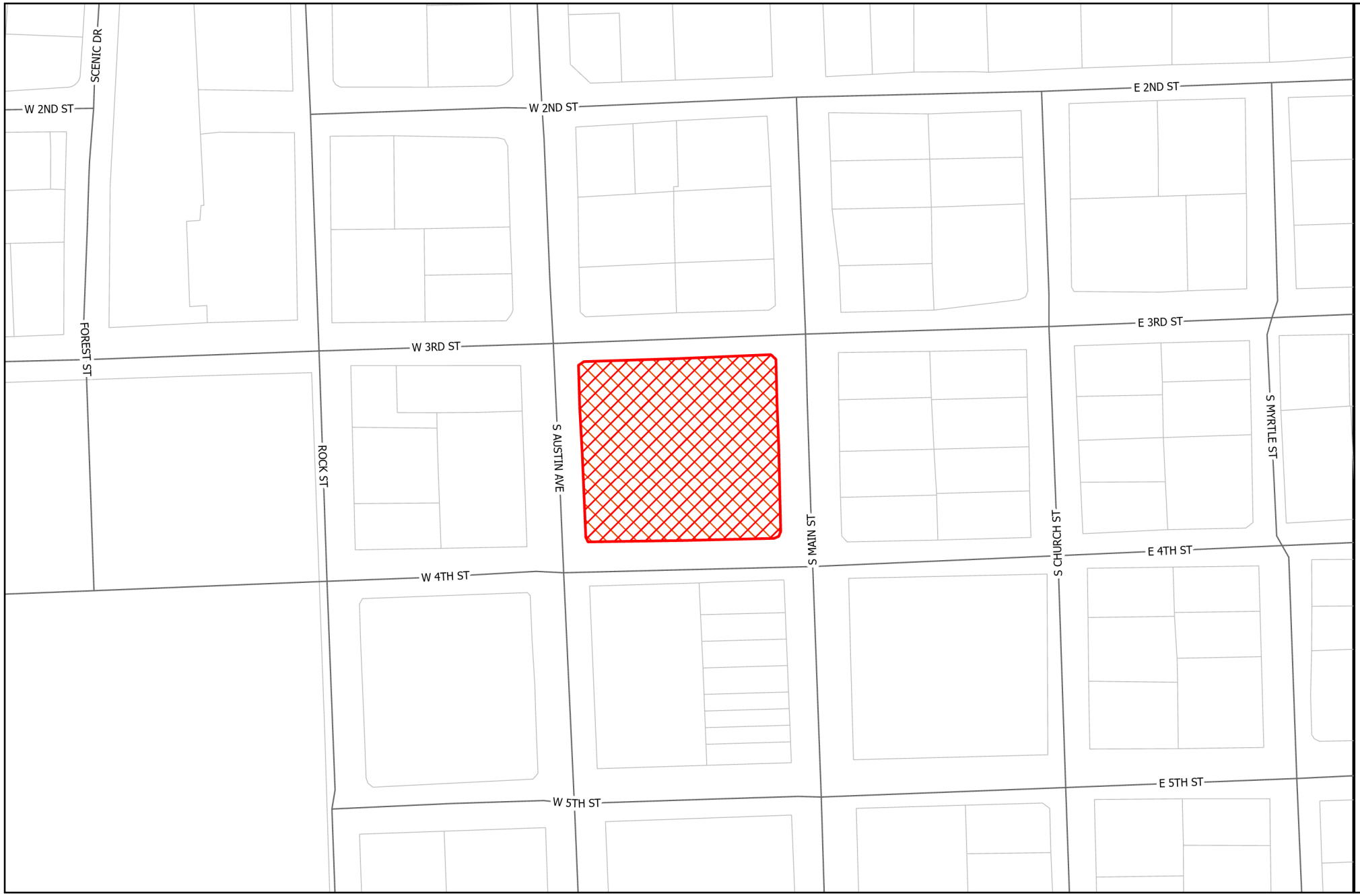
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

September 03, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE

STATE OF TEXAS
REGISTERED
SHANE SHAFER
5281
PROFESSIONAL
LAND SURVEYOR

Z:\LAND TITLES\AUSTIN AVE AT 3RD ST WILCO OLD JAIL LTS 2025-58\GEORGETOWN BLOCK 13 M&B 20250903.doc



GEORGETOWN
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more than welcome

Location

2025-8-REZ

Exhibit #1

Site
Parcels

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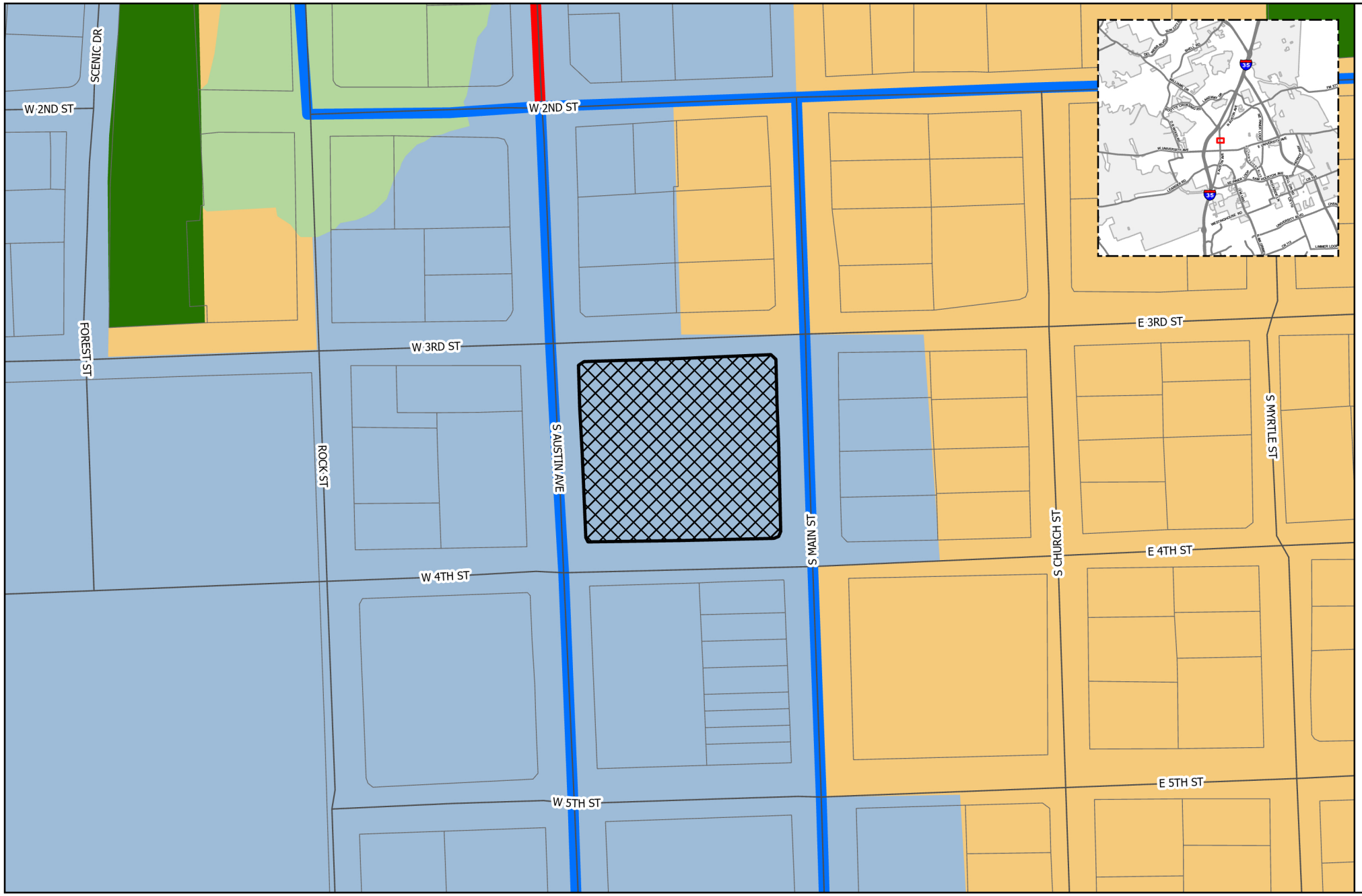
0 100 200
Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2025-8-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

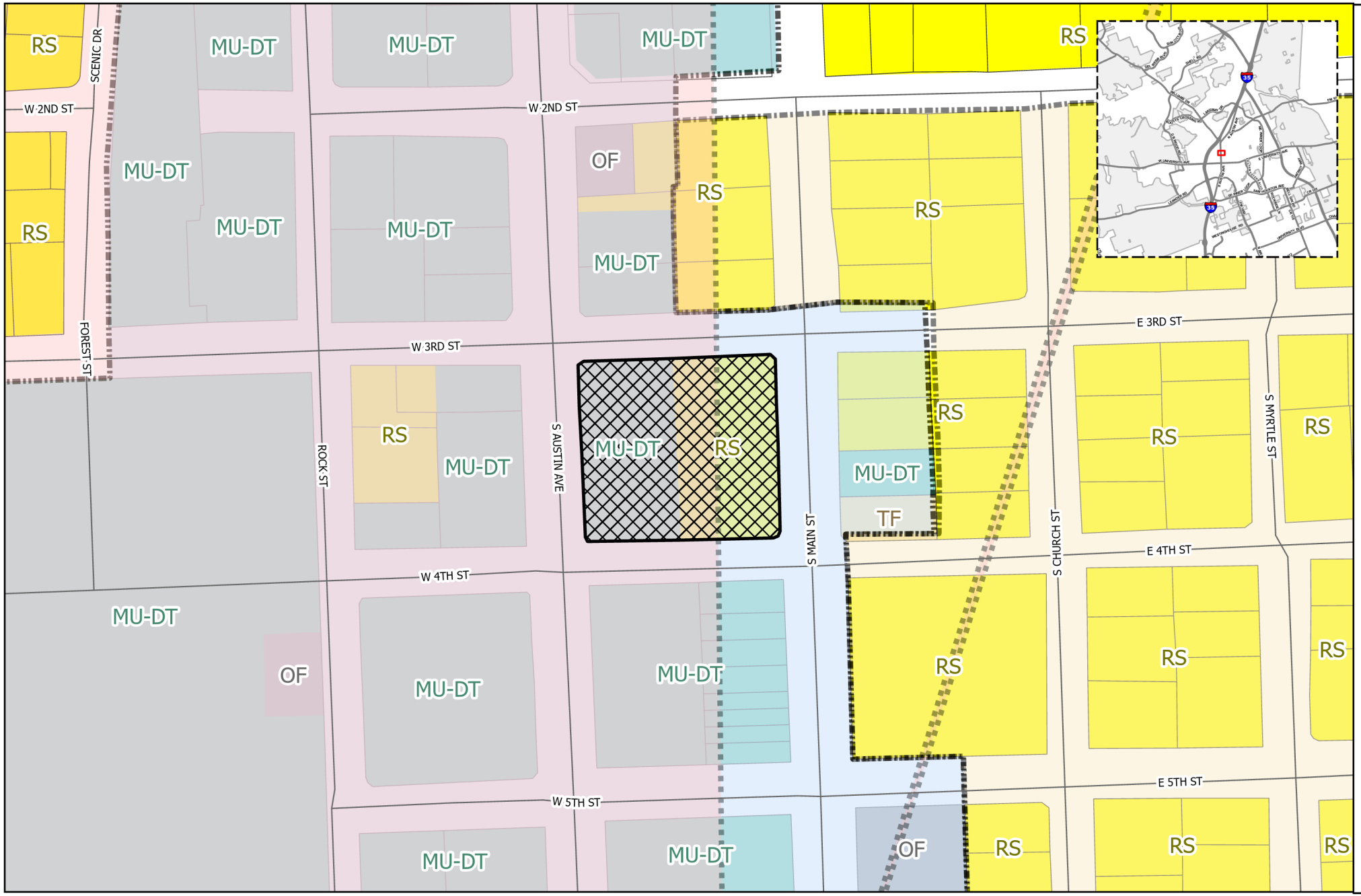
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

0 100 200 Feet

N



GEORGETOWN
TEXAS
more than welcome

Zoning

2025-8-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

0 100 200 Feet

N

MU-DT Mixed-Use Downtown

Residential Uses	Sec. 5.02.010
Permitted by Right	Single-family (Detached), Group Home (6 residents or less)
Permitted with Limitations	Upper-story Residential, Home-Based Business
Special Use Permit Required	Townhouse, Multifamily (Attached and Detached) dwelling units, Accessory Dwelling Unit, Group Home (7 to 15 residents), Assisted Living, Hospice Facility, Rooming or Boarding House

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Nature Preserve or Community Garden
Permitted with Limitations	Day Care (Family Home, Group), Religious Assembly Facilities (Inc. with Columbaria), Public Park (neighborhood)
Special Use Permit Required	School (College or University, Business or Trade), Day Care (Commercial), Activity Center (Youth or Senior), Community Center, Correctional Facility, Social Service Facility, Hospital, Psychiatric Hospital, Blood or Plasma Center

Commercial Uses	Sec. 5.04.010
Permitted by Right	Inn, Restaurant (General), Food Catering Service, Home Health Care Services, Medical or Dental Office, Farmer's Market, Artisan Studio and Gallery, Personal Services, Dry Cleaning Service (Drop-off Only), Laundromat, Printing, Mailing and Reproduction Services, Banking and Financial Services, Consumer Repair, Veterinary Clinic (Indoor Pens Only)
Permitted with Limitations	Bed and Breakfast (Inc. with Events), Micro Brewery, Micro Winery, or Micro Distillery, Live Music or Entertainment, General Office, Integrated Office Center, General Retail
Special Use Permit Required	Hotel (Boutique, Full Service), Restaurant (Drive-through), Bar, Tavern or Pub, Permanent Mobile or Outdoor Food Vendor, Dance Hall or Nightclub, Theater (Movie or Live), Membership Club or Lodge, Event Facility, Commercial Recreation, Medical or Dental Clinic, Urgent Care Facility, Personal Services (Restricted), Fitness Center

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Parking Lot (Off-site, Commercial), Park-n-Ride Facility, Transit Passenger Terminal, Utility Services (Minor)
Permitted with Limitations	Heliport, Utility Services (Intermediate), Wireless Transmission Facility (40' or less)
Special Use Permit Required	Private Transport Service Dispatch Facility

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 (temporary), Construction Field Office, Parking Lot (temporary)

***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

MU-DT Mixed-Use Downtown

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	25
Minimum Lot Size	-
Front/street setback	0
Side Setback	0
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	0
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	0
Maximum Building Height	40
Maximum Impervious Cover - Sec. 11.02	-
Bufferyard: UDC Sec. 8.04.06 a) Low level adjacent to Residential Zone – 10 ft wide planting area; Two evergreen ornamental trees and four evergreen shrubs per each 50 linear fee	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

October 1, 2025
Ms. Kelly Trietsch
Acting Planning Director
City of Georgetown
809 Martin Luther King Jr. Drive
Georgetown, TX 78626

Re: Letter of Intent
Zoning Request

Dear Ms. Trietsch,

This Letter of Intent outlines the desire for my client, Williamson County, TEXAS, to rezone the property that is described as a full City block located at 102 W 3rd Street. It is bound by Austin Avenue, 4th Street, Main St, and 3rd Street. It is 1.332 acres. The Western portion of the block is zoned Mixed-Use Downtown (MUDT), and the Eastern portion is zoned Residential. My client is seeking MUDT zoning for the entire block.

The Future Land Use Designation is shown as Special Area and MUDT would be consistent with this designation. One of the ways that this rezoning is in compliance with the 2030 Comprehensive Plan is through the first goal in the plan. Goal 1 promotes development patterns with the City that encourage a walkable development. Another example is Goal 2 which encourages the reinvestment in particular infill neighborhood opportunities. This block, located in our Downtown core, is a strategic and catalytic site for redevelopment and will add to the Historic downtown character.

This request meets the approval criteria outlined in UDC Sections 3.06.030 A through E. A and B have been address above. Item C, promoting the health and general welfare of the City, is exemplified through the redevelopment of an underutilized property into a walkable environment, adding to the character and charm of our historic downtown. The rezoning request is also compatible with adjacent zoning (MUDT on this block) and character of the neighborhood as asked in item D. If rezoned, item E will be enhanced as well through development of suitable uses that are allowed in MUDT zoning.

Finally, this request meets approval criteria outlined in UDC Section 3.06.060 (A) based upon the character, interest, and value of the sites or area because of its' unique role in the development, heritage or cultural characteristics of the City.

We appreciate your time and consideration. Please do not hesitate to reach out should you have any questions.

Sincerely,

Scott Stribling
Authorized owner representative for Williamson County, TEXAS

Planning and Zoning Commission
Planning Department Staff Report

Report Date: November 24, 2025
Case No: 2025-8-REZ
Project Planner: Olivia Beams, Historic and Downtown Planner

Item Details

Project Name: Historic Jail Rezoning
Project Location: 102 W. 3rd Street, within City Council district No. 6
Total Acreage: 1.3223
Legal Description: Lots 1-8, Block 13, City of Georgetown

Applicant: Scott Stribling
Property Owner: Williamson County

Request: Zoning Map Amendment to rezone the subject property from **Residential Single Family and Mixed Use Downtown** to **Mixed Use Downtown**.

Case History: This is the first public hearing of this request.

Overview of Applicant's Request

The applicant has requested to rezone the subject property, which is the entirety of Block 13 within the Downtown area, from Residential Single Family (RS) and Mixed Use Downtown (MU-DT) to Mixed Use Downtown (MU-DT). The subject property was split-zoned sometime between 1964 and 1968. However, the ordinance that caused the split-zoning could not be found. As such, Staff is requesting that the whole block be rezoned, despite about half of the block already being zoned Mixed Use Downtown (MU-DT).

Site Information

Location:
The subject property is located between 3rd and 4th streets, and between Austin Avenue and Main Streets, within the Downtown Area 2 Historic Overlay District. The property is not currently occupied, but is the site of the historic Williamson County Jail. The Jail was utilized as such until 1989. After 1989, Williamson County utilized the site as professional offices.

Physical and Natural Features:
The subject property is encumbered by a High Priority Historic Resource constructed in 1888.

Future Land Use and Zoning Designations:
The subject property has an existing Future Land Use designation of Special Area and is currently zoned Residential Single Family (RS) and Mixed Use Downtown (MU-DT). There are two 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.

- Placement of more intense uses near the center of the area where services and transportation networks are more established; less intense uses are located towards the periphery. More intense uses may be those that generate more traffic and allow for a higher density of residential or commercial space.

LU.4 Encourage redevelopment in target areas

- Redevelopment is the clearing of land and construction of new buildings, the conversion of existing buildings to a different use, or a combination of the two. Redevelopment in target areas is encouraged in a variety of ways including: small area planning, intentional infrastructure investment, and/ or specialized development standards.

Surrounding Properties:
The subject property is located within the Downtown Area 2 overlay, and is generally surrounded by a mix of general retail, restaurants, and offices.

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 and MU-DT	Special Area and Mixed Density Neighborhood	General Office, Residential Single Family
East	RS and MU-DT	Special Area	Religious Assembly, Restaurant
South	MU-DT	Special Area	Banking and Financial Services
West	MU-DT	Special Area	General Office, Restaurant

Property History:
The subject property is part of the original Georgetown Townsite and was annexed in 1848. The property was rezoned from Residential Single Family zoning district to a split-zone of Residential Single Family and Mixed Use Downtown between 1964 and 1968, although the exact date and ordinance is unknown.

Comprehensive Plan Guidance

Future Land Use Map:
Special Area (SA)

Special Areas are planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers are unique destinations with emphasis on building design, landscaping and the inclusion of public plazas, green spaces and areas for the public to gather. Special Areas are designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas.

DUA: 14 or more

Target Ratio: Development Specific

Primary Use: Mixed-use (high-density residential and retail)

Secondary Uses: Medium-density residential, office, commercial, recreational, and civic uses

Other Master Plans: Downtown Master Plan

The subject property is located in Density Zone 5, which is designated for properties north of the Nine Block Square of exceptional value or status that may allow additional height pending municipal review. A maximum building height of 64' could be allowed here. Additionally, the property is a catalytic site. These sites serve as potential redevelopment sites in the future, and act as the catalyst for transformative change in the Downtown District.

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 Subdivision Plat and Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

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

Mixed Use Downtown (MU-DT)

The Mixed Use Downtown (MU-DT) zoning district is intended to provide a location for a mix of land uses including general commercial and retail activities, office, as well as single-family and multi-family in the downtown area. Developments in the MU-DT District are typically smaller in size and scope although there may be occasionally heavy traffic. The Mixed Use Downtown District is only appropriate in the traditional downtown area of Georgetown. Properties in MU-DT shall meet the design requirements of the Downtown Overlay District, and Downtown and Old Town Design Guidelines.

Permitted uses in this district include, but are not limited to inn, restaurant, personal services, single-family detached, parking lot, and banking and financial services. Other uses such as bed and breakfast, general office, upper-story residential, and daycare are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including hotel, theatre,

medical or dental clinic, assisted living, multi-family attached, and community center uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of MU-DT 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 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.	**Complies**
The subject property is located within the Special Area future land use designation, which places an emphasis on retail, office, and entertainment activities. Special Areas are intended to develop in a pattern of pedestrian oriented, storefront style shopping streets that help activate the ground level of development and interact with the public realm. The permitted uses within MU-DT align with the primary uses intended within the Special Area future land use area. *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.* The proposed MU-DT zoning district will allow for a gradual change in use intensity. While the MU-DT zoning designation allows for a range of land uses, the retention of the existing historic building will inherently limit the intensity of uses that would be able to develop on the site, thereby allowing for a transition of use intensities from the commercial core of the downtown to the residential uses adjacent to the property. The requested zoning change of the site is appropriate given the context of its location being within the Downtown Area 2 area. *Policy LU.4 Encourage redevelopment in target areas.* In the provided letter of intent, the applicant states the intent to repurpose an existing historic resource. The proposed zoning change will allow for redevelopment near the commercial core of downtown while maintaining the existing historic form of the building that is within the context of the area and can continue to contribute to the character of an established historic district. Additionally, the requested zoning change allows for a wider variety of uses, including those	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
recommended by the Downtown Master Plan. In accordance with the Downtown Master Plan, new land uses within the Downtown are encouraged to ensure compatibility with adjacent residential uses while also encouraging redevelopment opportunities, which aligns with the permitted uses in the MU-DT District.	
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 zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City. The requested zoning of MU-DT is appropriate within the boundary of the Downtown Area 2 Historic District, where a combination of uses is encouraged by the Downtown Master Plan, including residential, office, and retail. The requested zoning change supports the orderly and healthful development of the City, as it brings the property further into compliance with the established goals of the Comprehensive Plan and the Downtown Master Plan.	
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 Mixed-Use Downtown zoning district is intended to provide a location for a mix of land uses including general commercial, retail activities, and office as well as single-family and multi-family in the downtown area. Furthermore, this is an established commercial area within the downtown, and the proposed zoning of Mixed-Use Downtown (MUDT) is compatible with the existing retail and service uses within the immediate area. Additional redevelopment on the site will fall under the purview of the Historic and Architectural Review Commission and will be evaluated for consistency with the historic character of the area.	
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 proposed zoning change will allow for the existing building to retain its historic form. The site has adequate access and infrastructure such as parking and commercial driveway access to support the proposed zoning district.	

In summary, staff found that the applicant's request to rezone the subject property from the Residential Single Family (RS) and Mixed-Use Downtown (MU-DT) zoning districts to the Mixed-Use Downtown (MU-DT) zoning district complies with all five approval criteria. Staff finds that the request also complies with the Comprehensive Plan due the subject property being located within the Downtown Area 2. Overall, the proposed Mixed-Use Downtown (MU-DT) zoning promotes healthful and orderly development within the City, aligns with the City's intent for zoning uses within the Special Area future land use goals, and meets public needs for harmony with its surrounding area.

Meetings Schedule

Tuesday, December 2, 2025– Planning and Zoning Commission
Tuesday, January 13, 2026 – City Council First Reading of the Ordinance
Tuesday, January 27, 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 (44 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper on November 16, 2025 and signs were posted on-site. To date, staff has received 0 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 Mixed Use Downtown Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments (if applicable)

Historic Jail Rezoning 2025-8-REZ

January 27, 2026| City Council

GEORGETOWN
TEXAS

Item Under Consideration

2025-8-REZ

- Public Hearing and Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone 1.3223 Acres out of Lots 1-8, Block 13, City of Georgetown, from the Mixed Use Downtown and Residential Single Family zoning district to the Mixed Use Downtown zoning district, for the property generally located at 102 W. 3rd Street (2025-8-REZ) Edgar Garcia, Planning Director

El-Charrito
309 Coffee
Law Office
R-Bank
GEORGETOWN
TEXAS
more than welcome
Aerial
2025-8-REZ
Site
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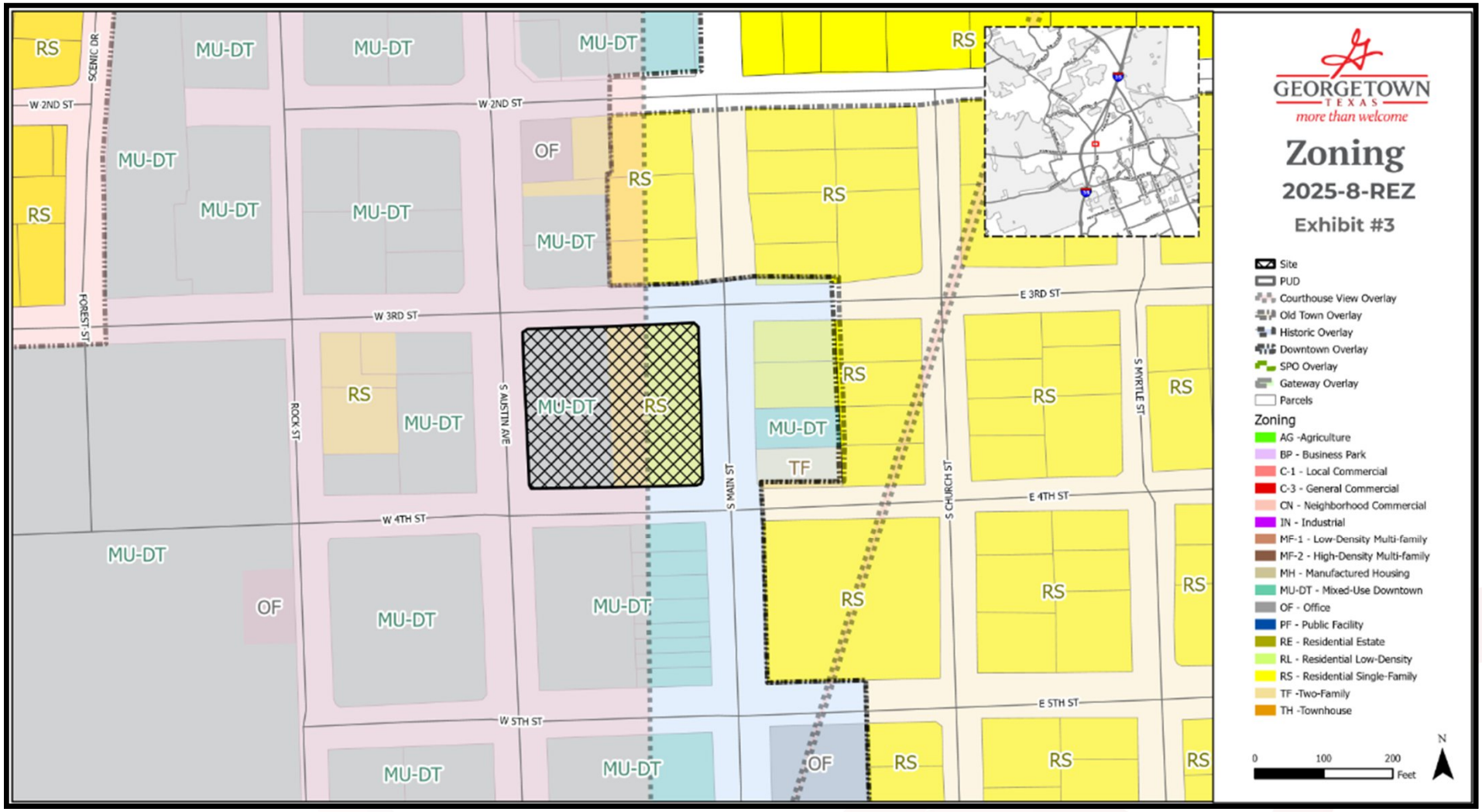
Feet


GEORGETOWN
TEXAS
more than welcome
Zoning
2025-8-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
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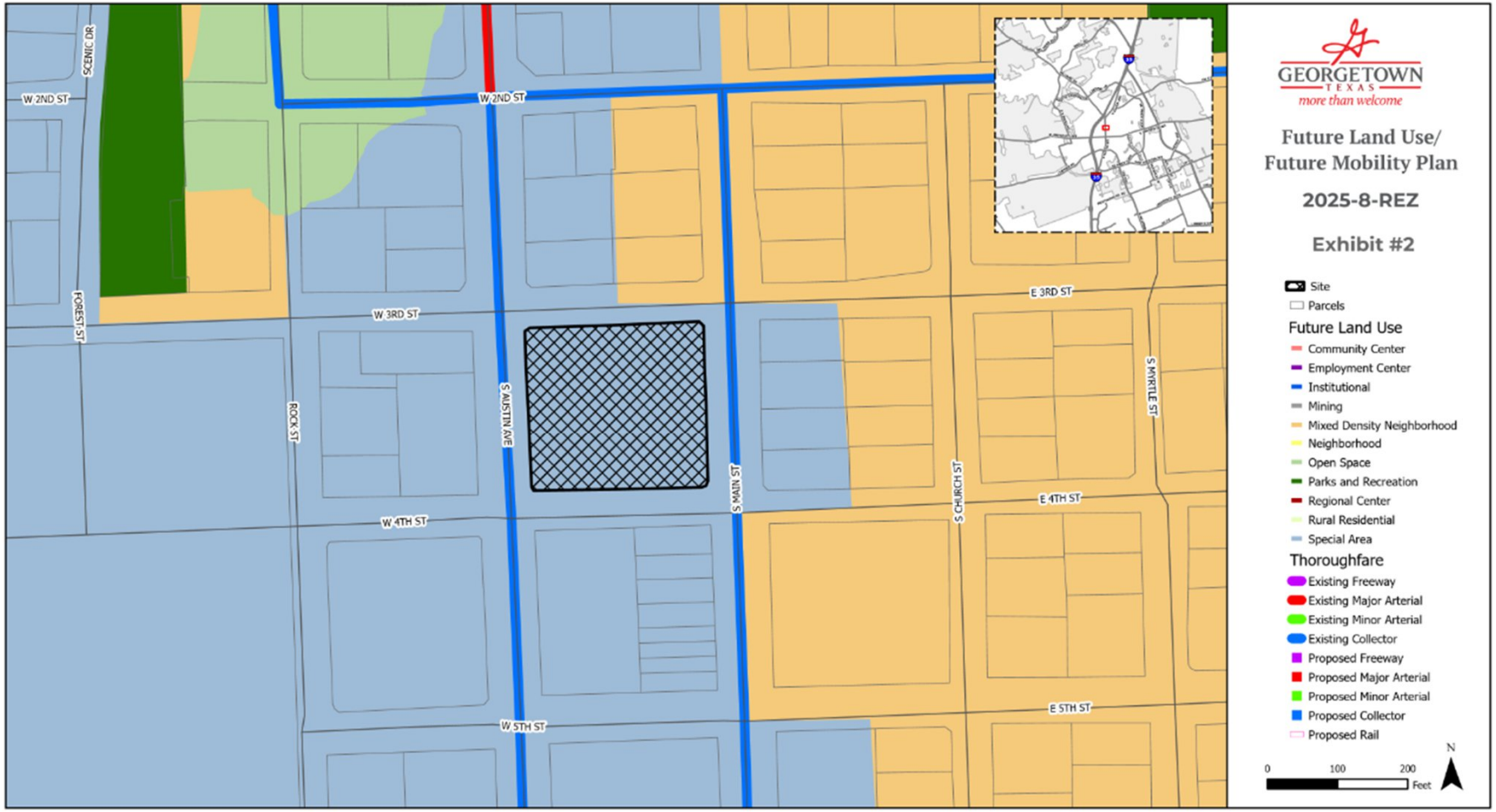
GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2025-8-REZ
Exhibit #2
Site
Parcels
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
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Mixed Use Downtown (MU-DT)

- Mix of land uses, including general commercial and retail
- Also includes single-family and multi-family in the downtown area
- Smaller in scale and scope
- Only appropriate in the traditional downtown area
- Shall meet design requirements of the Downtown Overlay District and Design Guidelines

Dimensional Standards

- Max building height = 40'
- Setbacks = 0'
- 90% impervious cover
- 10' landscape buffer to residential zoning

Mixed Use Downtown (MU-DT)

Permitted by Right	Permitted with Limitations	Permitted with a SUP
Single-family, Detached	Upper-story Residential	Townhouse
Group Home (6 residents or less)	Home-Based Business	Multifamily, Attached and Detached
Emergency Services Station	Public Park, Neighborhood	Accessory Dwelling Unit
Government or Postal Office	Residential Assembly Facility (with or without Columbaria)	Group Home (7-15 residents)
Library or Museum	Group Day Care	Assisted Living
Nature Preserve or Community Garden	Family Home Day Care	Hospice Facility
Inn	Bed & Breakfast (with or without Events)	Rooming or Boarding House
Restaurant, General	Micro Brewery, Winery, or Distillery	College or University
Food Catering Services	Live Music or Entertainment	Business or Trade School
Home Health Care Services	General Office	Commercial Day Care
Medical or Dental Office	Integrated Office Center	Acitivity Center, Youth or Senior
Farmer's Market	General Retail	Community Center
Artisan Studio Gallery	Heliport	Correctional Facility
Personal Services	Utility Services, Intermediate	Social Service Facility
Dry Cleaning Service, Drop-off Only	Wireless Transmission Facility ≤40'	Hospital
Laurndromat		Psychiatric Hospital
Printing, Mailing and Reproduction Services		Blood or Plasma Center
Banking and Financial Services		Private Transport Service Dispatch Facility
Consumer Repair		
Veterinary Clinic, Indoor Pens Only		
Parking Lot, Off-Site and Commercial		
Park-n-Ride Facility		
Transit Passenger Terminal		
Utility Services, Minor		

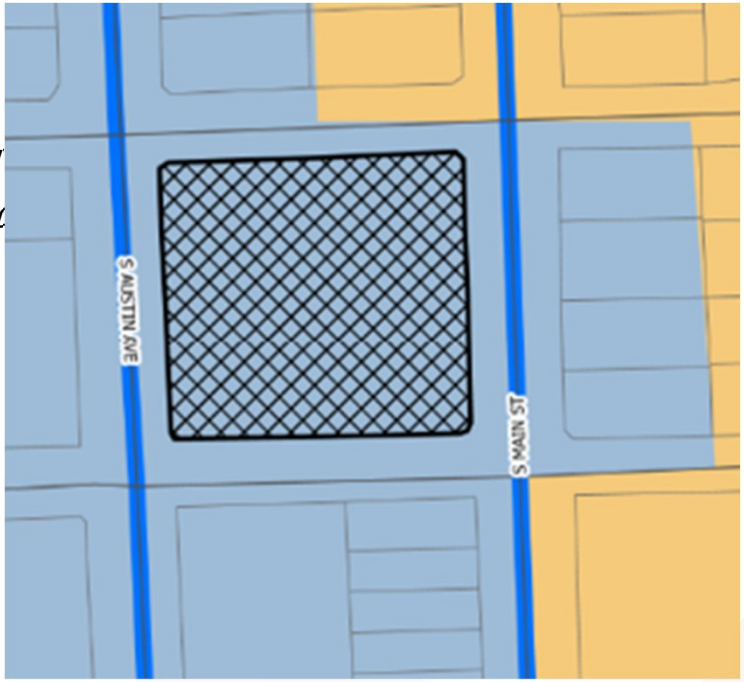
Approval Criteria – UDC Section 3.06.030

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		

Comprehensive Plan Guidance

Land Use Policies:

- *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.*
- *Policy LU.4: Encourage redevelopment in target areas*



- DUA: ≥ 14
- Target Ratio: Development Specific
- Primary Use: Mixed-use (high-density residential and retail)
- Secondary Uses: Medium-density residential, office, commercial, recreational, and civic uses

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		

El-Charrito
309 Coffee
Law Office
R-Bank
GEORGETOWN
TEXAS
more than welcome
Aerial
2025-8-REZ
Site
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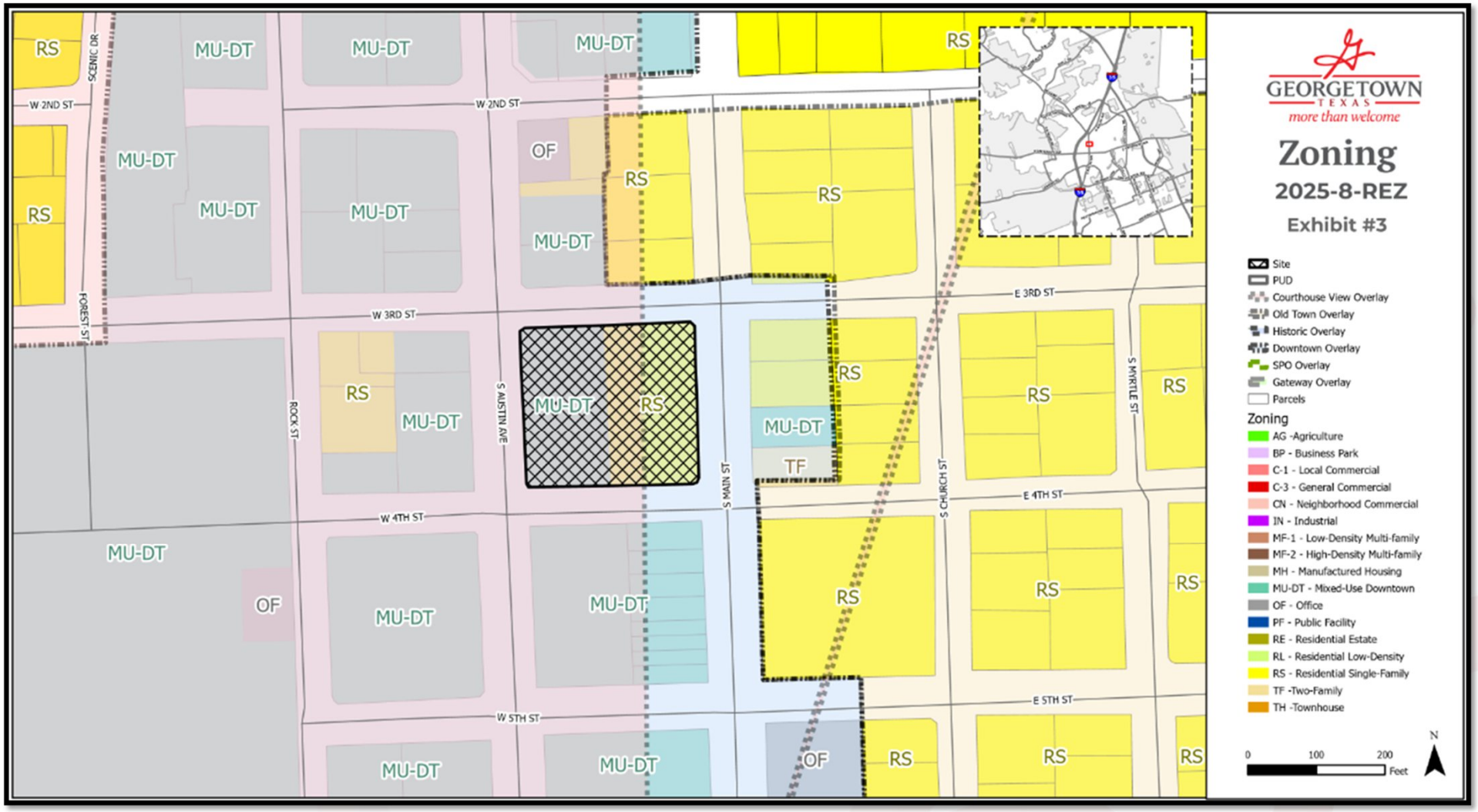
Feet

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.	X		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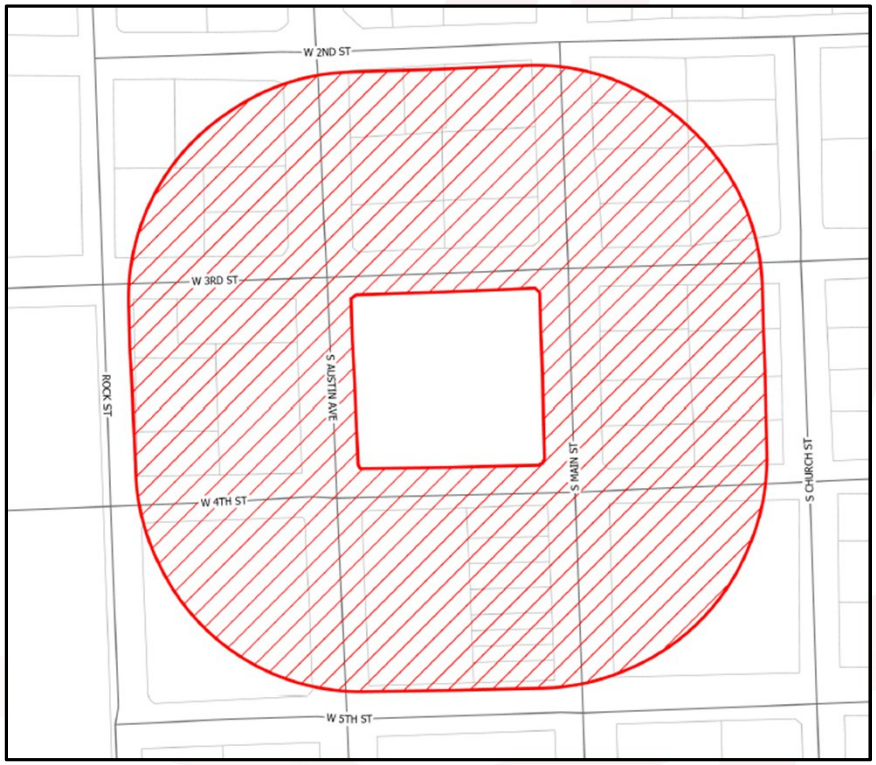
S MAIN ST
S CHURCH ST
S MYRTLE ST
MU-DT
RS
OF
TF

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	X		

Public Notifications

- 44 property owners within the 300' buffer
- Notice in Sun News on November 16, 2025
- 4 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 December 2, 2025 meeting, the Planning & Zoning Commission recommended approval of the request (7-0).

City Council Action on First Meeting

- At their January 13, 2026 meeting, the City Council 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 rezone 1.3223 Acres out of Lots 1-8, Block 13, City of Georgetown, from the Mixed Use Downtown and Residential Single Family zoning district to the Mixed Use Downtown zoning district, for the property generally located at 102 W. 3rd Street (2025-8-REZ) Olivia Beams, Historic and Downtown Planner
- 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.

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 1.3223 ACRES OUT OF LOTS 1-8, BLOCK 13, CITY OF GEORGETOWN, GENERALLY LOCATED AT 102 WEST 3RD STREET, FROM MIXED USE DOWNTOWN AND RESIDENTIAL SINGLE FAMILY ZONING DISTRICT TO THE MIXED USE DOWNTOWN ZONING DISTRICT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Second Reading - 2025-5-SUP -350 SH 195

SUGGESTED ACTION:
Second Reading of an Ordinance on a request for a Special Use Permit (SUP) for the specific use of Fuel Sales in the General Commercial (C-3) zoning district on the property located at 350 SH 195, Georgetown, Texas, bearing the legal description of Lot 2, Block A, Northside Georgetown Subdivision (2025-5-SUP) -- Colin Davidson, Planner II

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting an SUP for the use of 'fuel sales' on a 1.25-acre property located at 350 Hwy 195 in Georgetown, Texas. The development proposes a gas station, convenience store, and Quick Service Restaurant (QSR). The project plans to coordinate with the Northside Georgetown Subdivision regarding utility lines and access, while following city regulations and landscape requirements.

Staff's Analysis:
Staff has reviewed the request and determined that the proposed request complies with 2 of the 4 criteria and partially complies with 2 of the 4 criteria established in UDC Section 3.07.030.C for a Special Use Permit. Additionally, staff found the request to not comply with 1 of the 5 criteria and comply with 4 of the 5 criteria established in 3.06.030 for a Zoning Map Amendment.

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 Special Use Permit request (4 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, November 16) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request.

Planning and Zoning Commission Recommendation:
At their 12/2/2025 meeting, the Planning and Zoning Commission recommended approval (7-0) of the request.

City Council First Reading:
At their 1/13/2026 meeting, the City Council approved (7-0) 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:
2025-5-SUP - Presentation_CC2.pdf
2025-5-SUP - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Letter of Intent.pdf
Exhibit 5 - Conceptual Site Plan.pdf
2025-5-SUP - Ordinance.pdf

Georgetown North Fuel Sales 2025-5-SUP

January 27th, 2026 | Planning & Zoning Commission

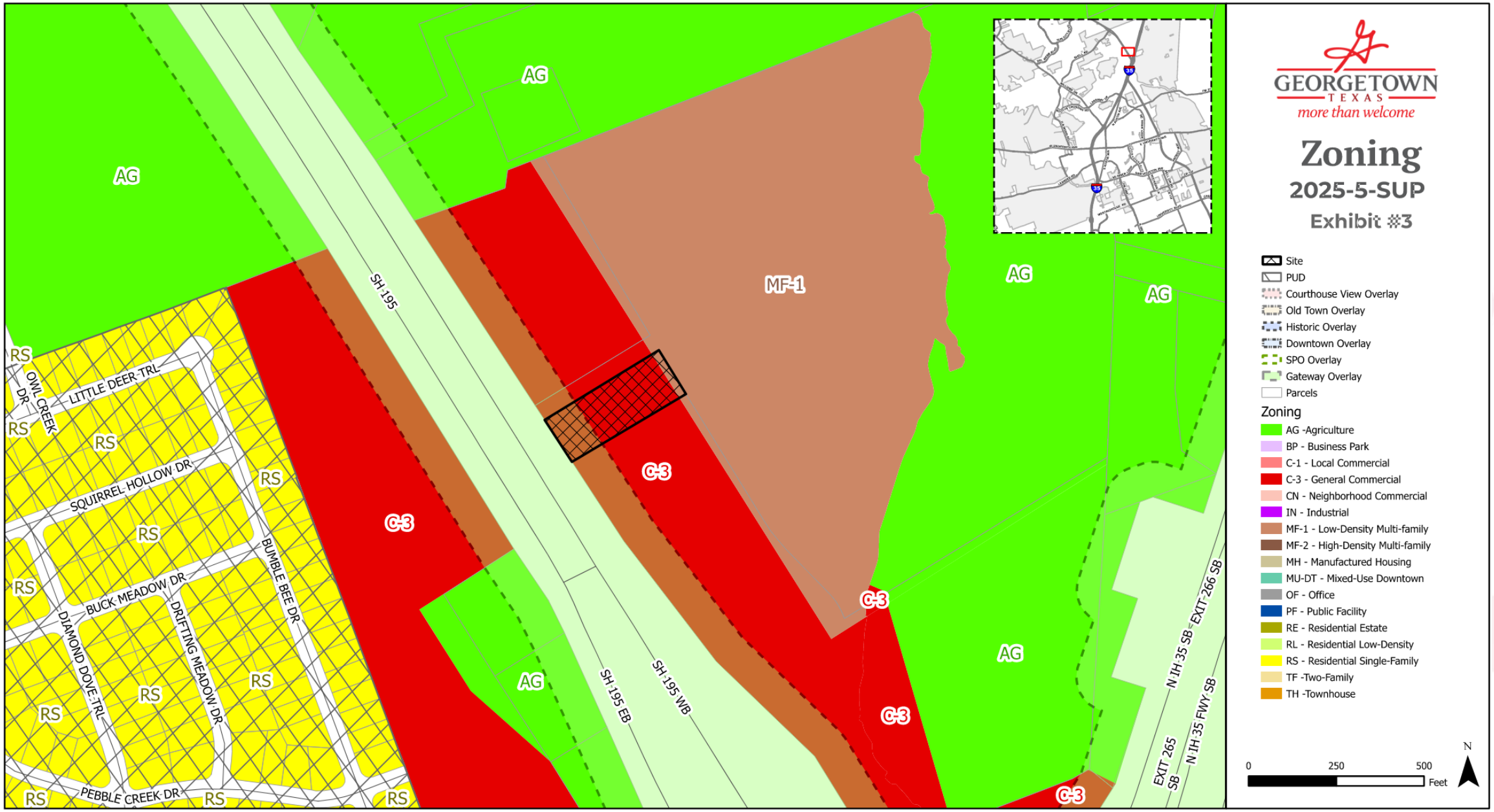
GEORGETOWN TEXAS

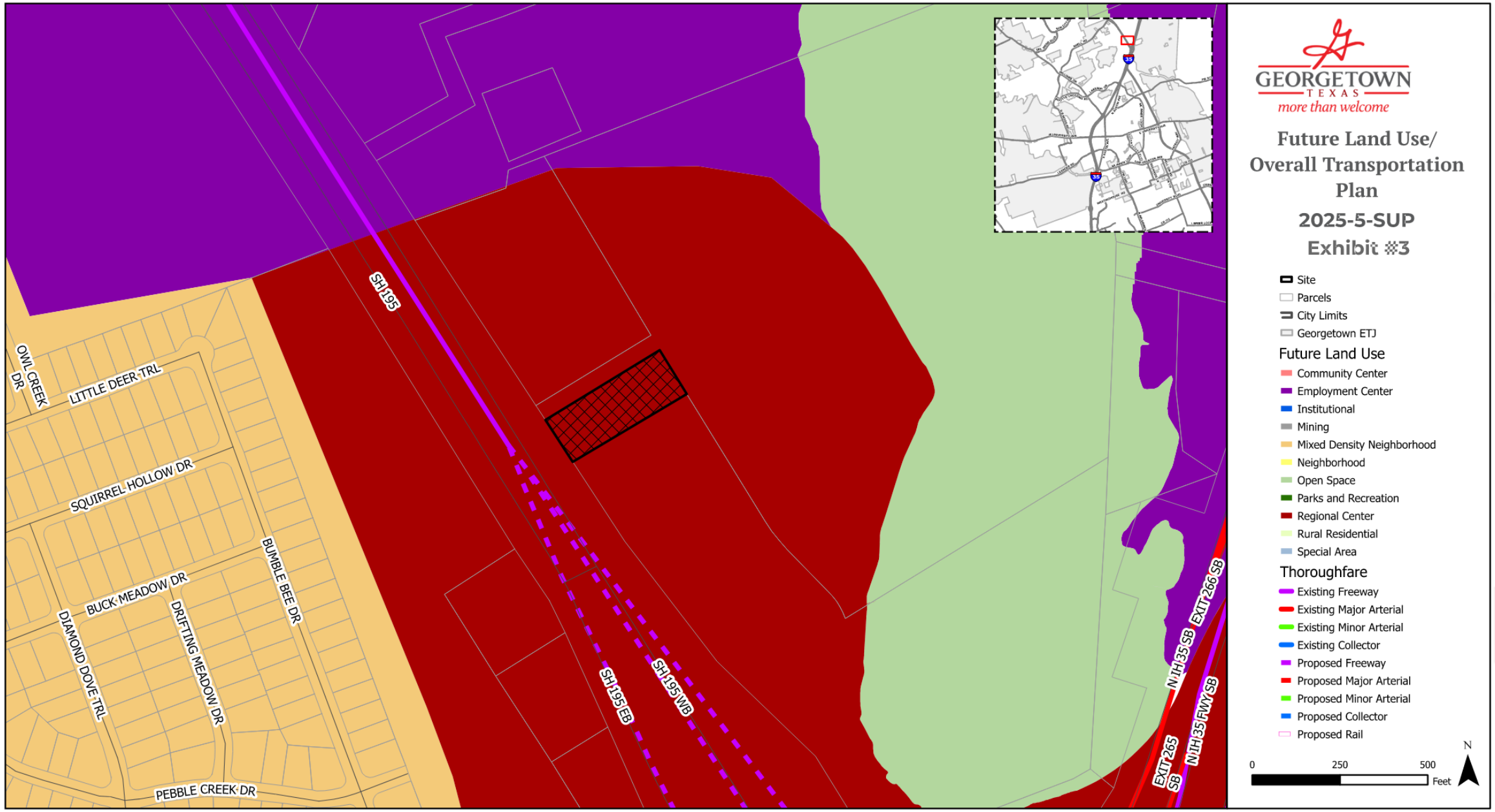
Item Under Consideration

2025-5-SUP

- Second Reading of an Ordinance on a request for a Special Use Permit (SUP) for the specific use of Fuel Sales in the General Commercial (C-3) zoning district on the property located at 350 SH 195, Georgetown, Texas, bearing the legal description of Lot 2, Block A, Northside Georgetown Subdivision (2025-5-SUP). Colin Davidson, Planner II

Jackson Shaw Development
SH 195 Corridor
Berry Creek subdivision
Subject Property
IH 35 Corridor
Titan Northpark (to the south)
GRACE BLVD
SCENIC OAKS DR
MORNING OAK TRL
TREATY OAK DR
SHELLSTONE TRL
CHAPOTE TRL
AMERICAN ELM DR
ST ANDREWS DR
CARMEL BAY CT
KINGSWAY RD
SH 195
HACIENDA LN
LITTLE DEER TRL
BUMBLE BEE DR
BRIARCREST DR
BERRY CREEK DR
LAS COLINAS DR
MPH LN
LOGAN RD
LA QUINTA DR
HAZELTINE DR
CHAMPIONS CT
CHAMPIONS DR
MEADOWS END
WOODALL DR
INDIAN MOUND RD
DEER TRL
BRANGUS RD
SEGUNDO DR
SHINNECOCK HILLS DR
LUNA TRL
ANALOMA DR
N IH 35 FWY SB
N IH 35 NB
ENTR 268 SB
EXIT 268 NB
EXIT 266 SB
SH 195 EB
SH 195 WB
EXIT 265 SB
N IH 35 ENTR NB RAMP
ENTR 266 SB
N IH 35 SB
HANWHA DR
MARKET ST
CR 196
PVR 316
GROVE LN
SUNNYVALE
VISTA RIDGE
VALLEYCREST LOOP
W CREST DR


GEORGETOWN
TEXAS
more than welcome
Zoning
2025-5-SUP
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
0
250
500
Feet
N
AG
MF-1
C-3
RS
SH 195
SH 195 EB
SH 195 WB
N IH 35 SB
EXIT 266 SB
N IH 35 FWY SB
EXIT 265 SB
LITTLE DEER TRL
OWL CREEK DR
SQUIRREL HOLLOW DR
BUCK MEADOW DR
BUMBLE BEE DR
DIAMOND DOVE TRL
DRIFTING MEADOW DR
PEBBLE CREEK DR

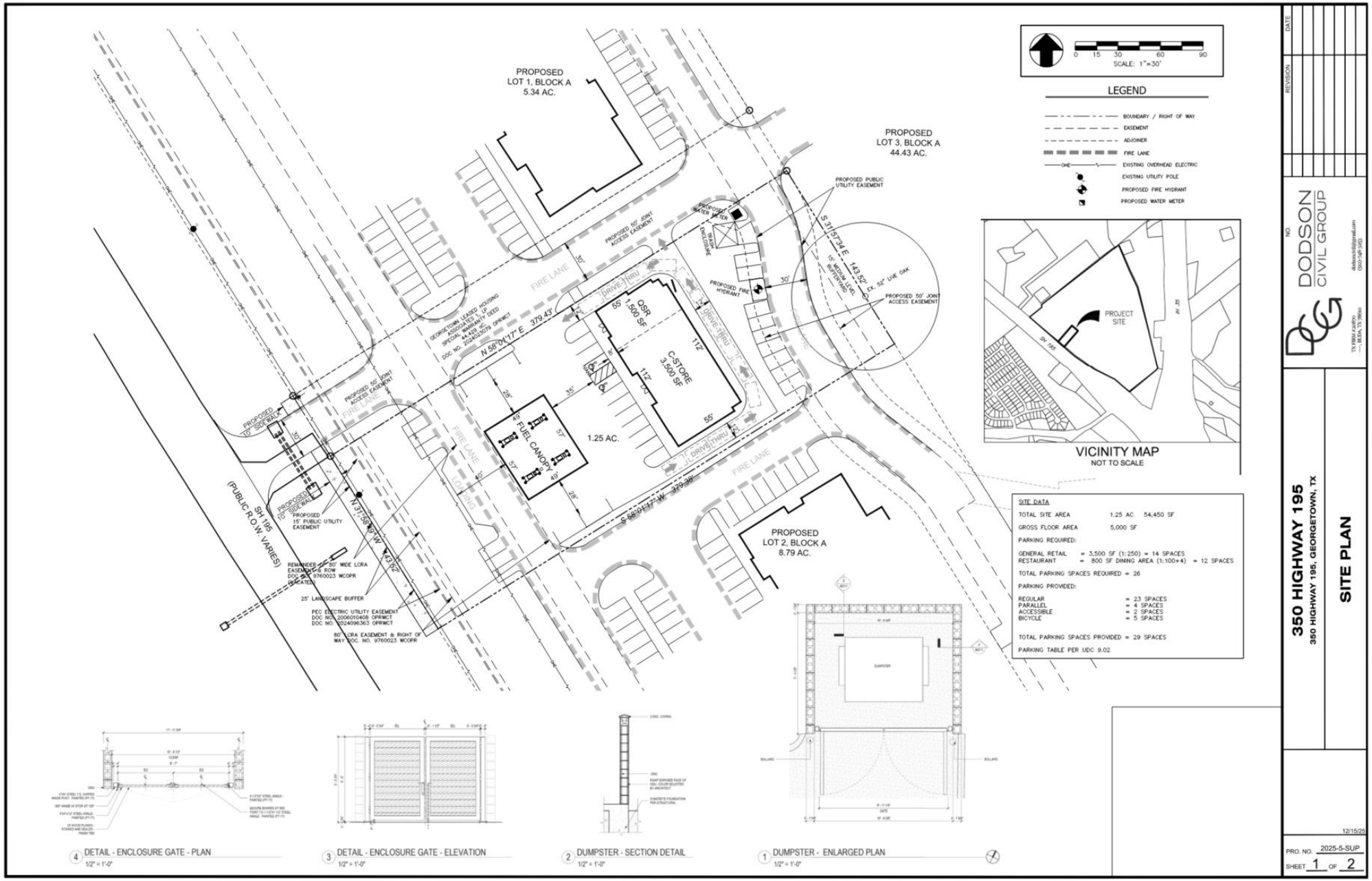

GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Overall Transportation
Plan
2025-5-SUP
Exhibit #3
Site
Parcels
City Limits
Georgetown ETJ
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
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
0
250
500
Feet
N
SH 195
SH 195 EB
SH 195 WB
N IH 35 SB
EXIT 266 SB
N IH 35 FWY SB
EXIT 265 SB
OWL CREEK DR
LITTLE DEER TRL
SQUIRREL HOLLOW DR
BUCK MEADOW DR
DIAMOND DOVE TRL
DRIFTING MEADOW DR
BUMBLE BEE DR
PEBBLE CREEK DR

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


PROPOSED LOT 1, BLOCK A 5.34 AC.
PROPOSED LOT 3, BLOCK A 44.43 AC.
PROPOSED LOT 2, BLOCK A 8.79 AC.
SCALE: 1"=30'
LEGEND
BOUNDARY / RIGHT OF WAY
EASEMENT
ADJOINER
FIRE LANE
EXISTING OVERHEAD ELECTRIC
EXISTING UTILITY POLE
PROPOSED FIRE HYDRANT
PROPOSED WATER METER
VICINITY MAP
NOT TO SCALE
PROJECT SITE
SITE DATA
TOTAL SITE AREA 1.25 AC 54,450 SF
GROSS FLOOR AREA 5,000 SF
PARKING REQUIRED:
GENERAL RETAIL = 3,500 SF (1:250) = 14 SPACES
RESTAURANT = 800 SF DINING AREA (1:100+4) = 12 SPACES
TOTAL PARKING SPACES REQUIRED = 26
PARKING PROVIDED:
REGULAR = 23 SPACES
PARALLEL = 4 SPACES
ACCESSIBLE = 2 SPACES
BICYCLE = 5 SPACES
TOTAL PARKING SPACES PROVIDED = 29 SPACES
PARKING TABLE PER UDC 9.02
C-STORE 3,500 SF
QSR 1,500 SF
FUEL CANOPY
1.25 AC.
DRIVE-THRU
FIRE LANE
LOADING
PROPOSED 50' JOINT ACCESS EASEMENT
PROPOSED PUBLIC UTILITY EASEMENT
PROPOSED FIRE HYDRANT
PROPOSED WATER METER
PROPOSED 10' SIDEWALK
PROPOSED 15' PUBLIC UTILITY EASEMENT
REMAINDER OF 80' WIDE LCRA EASEMENT DOC NO. 9760023 WCOPR
25' LANDSCAPE BUFFER
PEC ELECTRIC UTILITY EASEMENT DOC NO. 2006010408 OPRWCT DOC NO. 2024096363 OPRWCT
80' LCRA EASEMENT & RIGHT OF WAY DOC. NO. 9760023 WCOPR
SH 195 (PUBLIC R.O.W. VARIES)
N 58°04'17" E 379.43'
S 58°04'17" W 379.38'
N 31°55'43" W 143.52'
S 31°57'34" E 143.52'
DODSON CIVIL GROUP
350 HIGHWAY 195
350 HIGHWAY 195, GEORGETOWN, TX
SITE PLAN
12/15/25
PRO. NO. 2025-5-SUP
SHEET 1 OF 2
DETAIL - ENCLOSURE GATE - PLAN 1/2" = 1'-0"
DETAIL - ENCLOSURE GATE - ELEVATION 1/2" = 1'-0"
DUMPSTER - SECTION DETAIL 1/2" = 1'-0"
DUMPSTER - ENLARGED PLAN 1/2" = 1'-0"

Approval Criteria – UDC Section 3.07.030

Criteria for SUP	Complies	Partially Complies	Does Not Comply
The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.		X	

GEORGETOWN TEXAS
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Aerial

2025-5-SUP

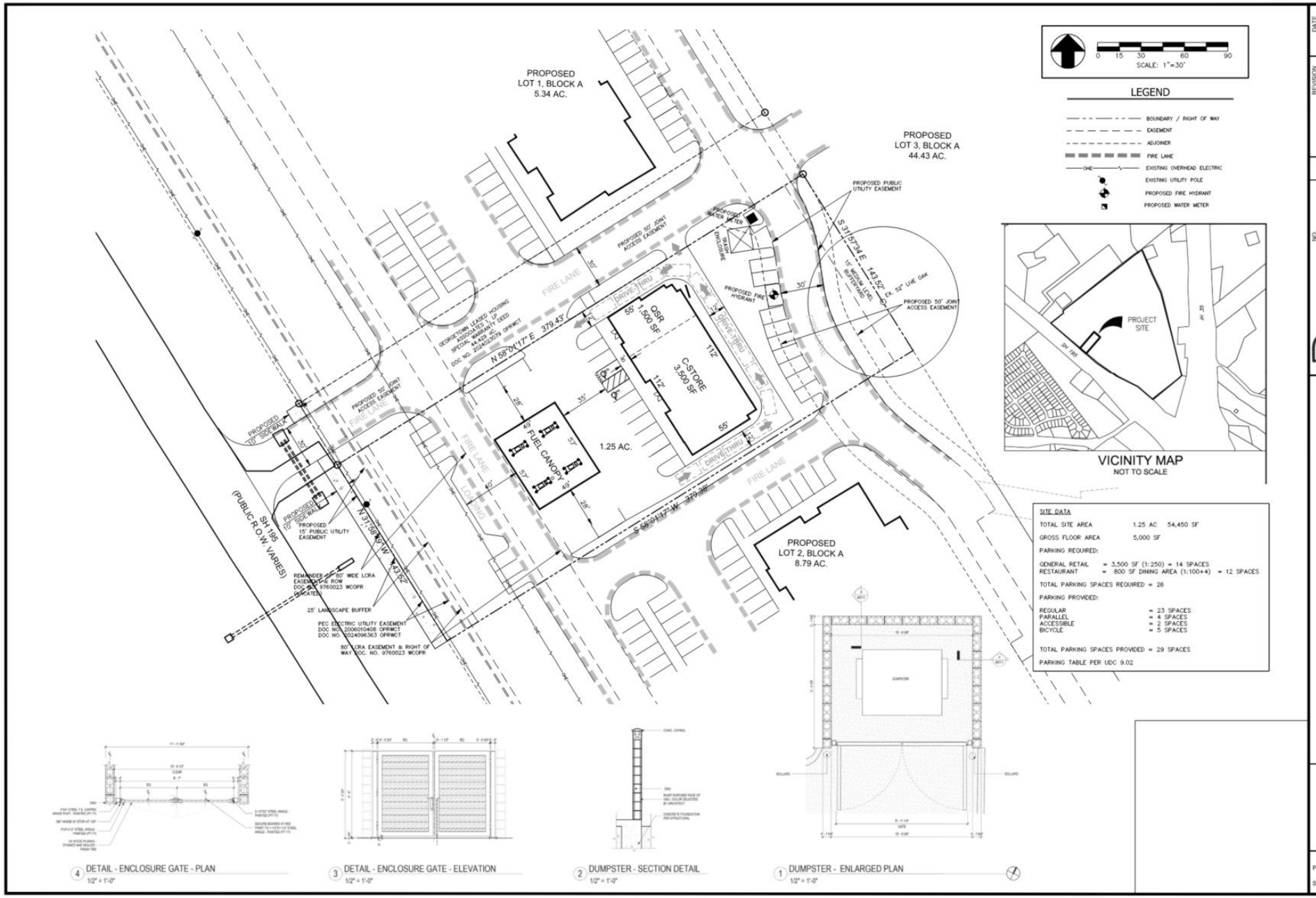
Site

N

0 250 500 Feet

Approval Criteria – UDC Section 3.07.030

Criteria for SUP	Complies	Partially Complies	Does Not Comply
The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.	X		
The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.	X		
The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.		X	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EASEMENT
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FIRE LANE
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PROPOSED FIRE HYDRANT
PROPOSED WATER METER
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PROPOSED 50' JOINT ACCESS EASEMENT
PROPOSED FIRE HYDRANT
PROPOSED WATER METER
S 31°57'34" E 143.52'
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QSR 1,500 SF
C-STORE 3,500 SF
FUEL CANOPY
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PROPOSED 10' SIDEWALK
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REMAINDER OF 80' WIDE LCRA EASEMENT & ROW DOC. NO. 9760023 WCOPR (LOCATED)
25' LANDSCAPE BUFFER
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80' LCRA EASEMENT & RIGHT OF WAY DOC. NO. 9760023 WCOPR
SH 195 (PUBLIC R.O.W. VARIES)
GEORGETOWN LEASED HOUSING ASSOCIATES I LP SPECIAL WARRANTY DEED 44.429 SF DOC NO. 2024023079 OPRWCT
VICINITY MAP
NOT TO SCALE
PROJECT SITE
SITE DATA
TOTAL SITE AREA 1.25 AC 54,450 SF
GROSS FLOOR AREA 5,000 SF
PARKING REQUIRED:
GENERAL RETAIL = 3,500 SF (1:250) = 14 SPACES
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2 DUMPSTER - SECTION DETAIL 1/2" = 1'-0"
1 DUMPSTER - ENLARGED PLAN 1/2" = 1'-0"
DATE
REVISION
NO.
DODSON CIVIL GROUP
350 HIGHWAY 195
350 HIGHWAY 195, GEORGETOWN, TX
SITE PLAN
12/15/25
PRO. NO. 2025-5-SUP
SHEET 1 OF 2

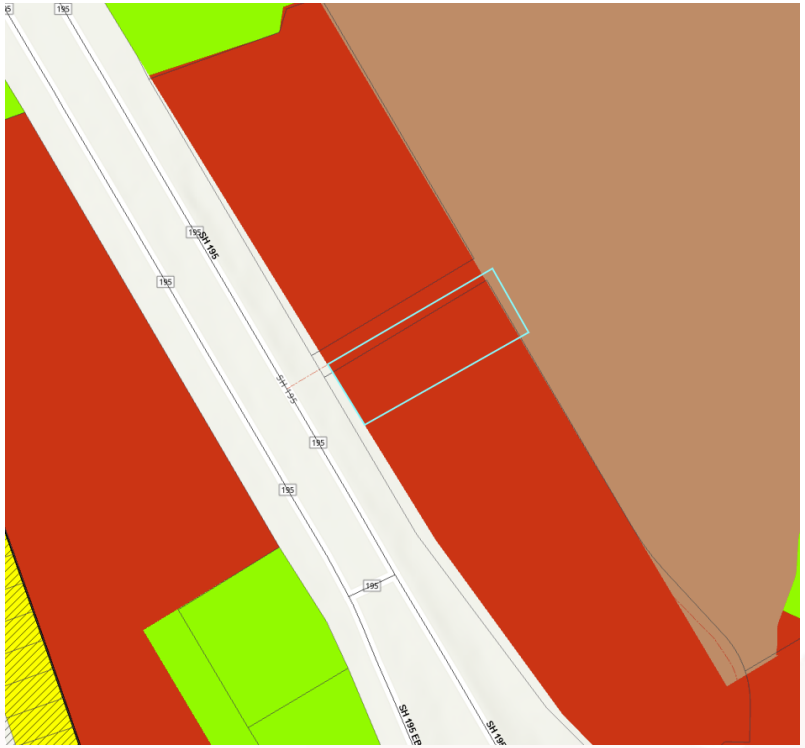
Approval Criteria – UDC Section 3.06.030

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		

Comprehensive Plan Guidance

Land Use Policies:

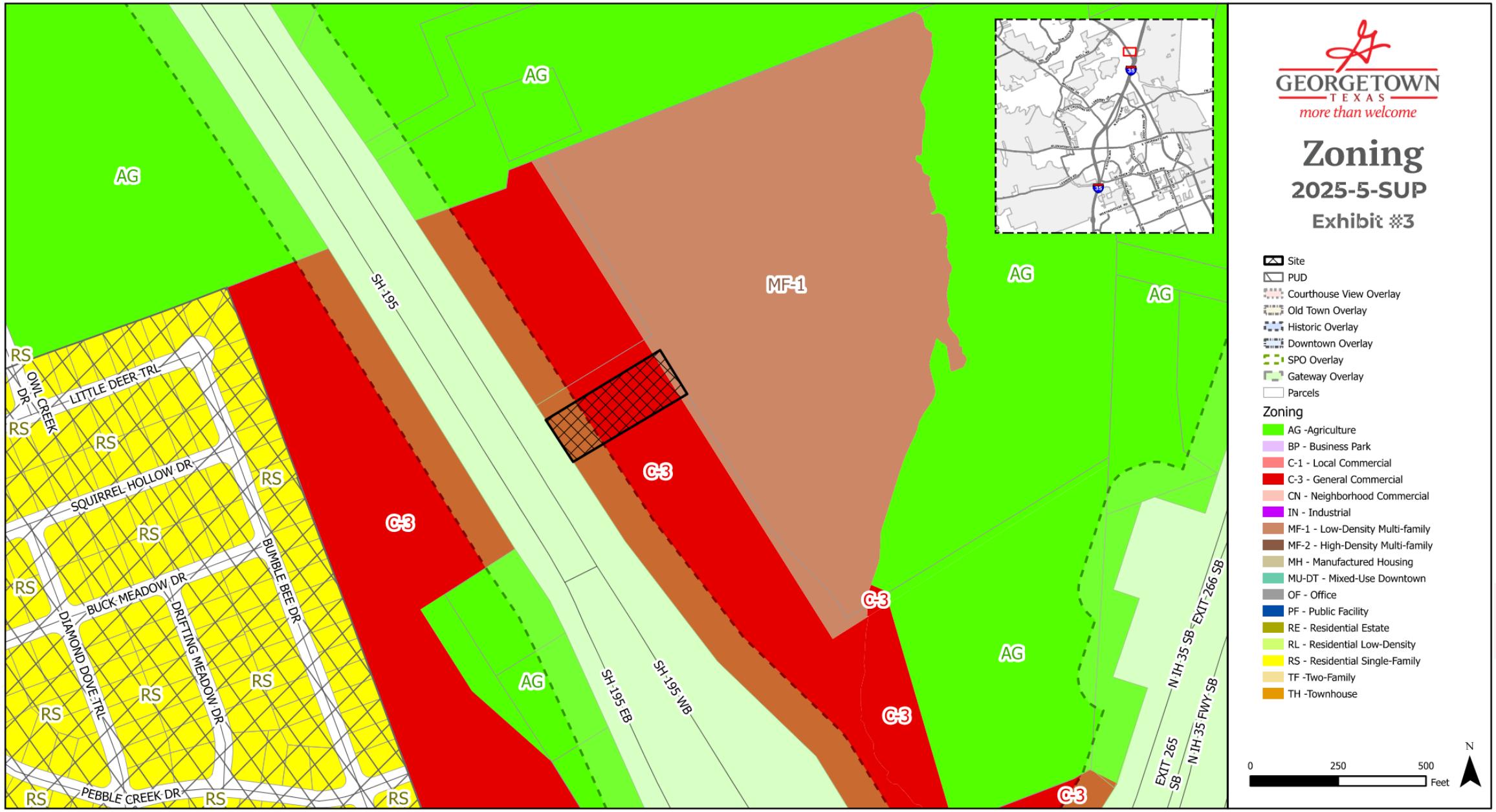
- *LU.1 – Appropriate Transitions*
  - *Special Use Permit will be accompanied by additional appropriately scaled retail aiding in transitioning the area away from SH 195.*



- **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

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
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		


GEORGETOWN
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MH - Manufactured Housing
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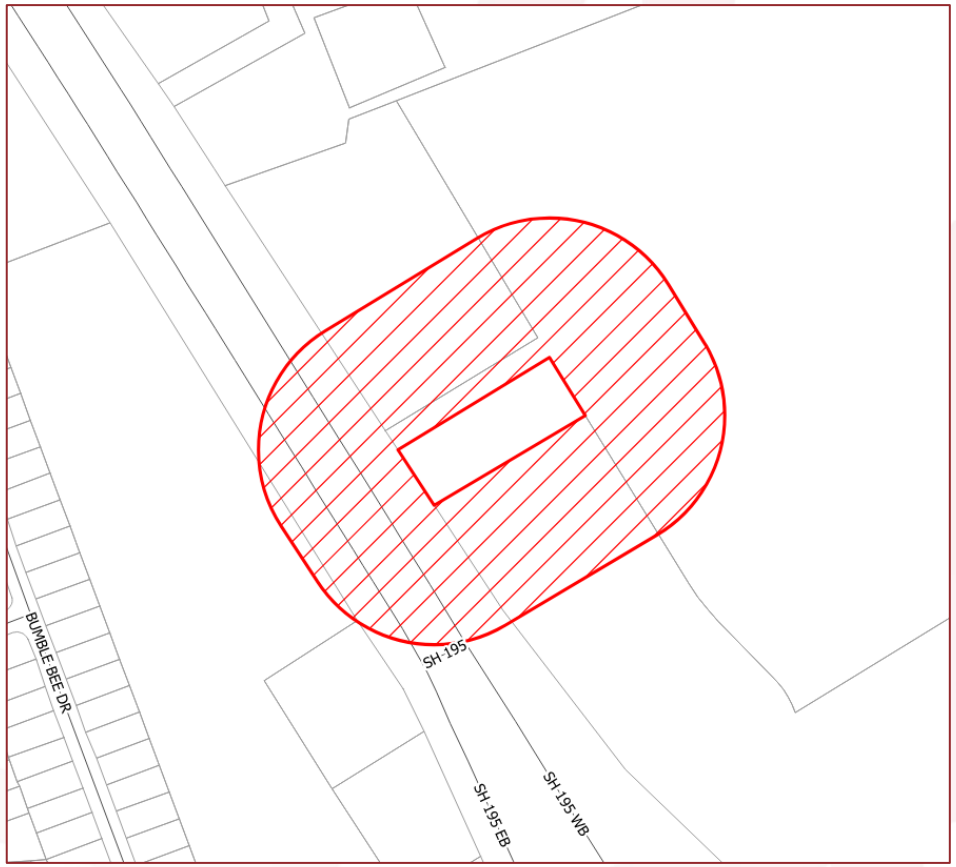
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
0
250
500
Feet
N
AG
MF-1
C-3
RS
SH 195
SH 195 EB
SH 195 WB
LITTLE DEER TRL
OWL CREEK DR
SQUIRREL HOLLOW DR
BUCK MEADOW DR
DIAMOND DOVE TRL
DRIFTING MEADOW DR
BUMBLE BEE DR
PEBBLE CREEK DR
N IH 35 SB
EXIT 266 SB
N IH 35 FWY SB
EXIT 265 SB

Public Notifications

- 4 property owners within the 300' buffer
- Notice in Sun News on 11/16/2025
- 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 12/16/2025 meeting, the Planning & Zoning Commission recommended Approval of the request (7-0).

City Council Action at First Meeting

- At their 1/13/2026 meeting, the City Council voted to APPROVE the request (7-0).

Summary

- Second Reading of an Ordinance on a request for a Special Use Permit (SUP) for the specific use of Fuel Sales in the General Commercial (C-3) zoning district on the property located at 350 SH 195, Georgetown, Texas, bearing the legal description of Lot 2, Block A, Northside Georgetown Subdivision (2025-5-SUP). Colin Davidson, Planner II
- Per UDC Section 3.07.030, the Planning & Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.
- The SUP also allows for additional restrictions to be placed on the use by the Planning & Zoning Commission and the City Council.

Second Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, GRANTING A SPECIAL USE PERMIT FOR THE SPECIFIC USE OF 'FUEL SALES' WITHIN THE GENERAL COMMERCIAL (C-3) ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 350 STATE HIGHWAY 195, GEORGETOWN, TEXAS, BEARING THE LEGAL DESCRIPTION OF LOT 2, BLOCK A, NORTHSIDE GEORGETOWN SUBDIVISION; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Planning and Zoning Commission
Planning Department Staff Report

Report Date: November 26, 2025
Case No: 2025-5-SUP
Project Planner: Colin Davidson, Planer II

Item Details

Project Name: Georgetown North Subdivision
Project Location: 350 Highway 195, Georgetown, TX 78633, within City Council district No.5.
Total Acreage: 1.25 acres
Legal Description: Lot 2, Block A, Northside Georgetown Subdivision

Applicant: DB Land Consulting LLC., c/o Diane Bernal
Property Owner: The Trails LLC., c/o Charles Holdbrook

Request: Special Use Permit (SUP) for **Fuel Sales** within 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 an SUP for the use of 'fuel sales' on a 1.25-acre property located at 350 Hwy 195 in Georgetown, Texas. The development proposes a gas station, convenience store, and Quick Service Restaurant (QSR). The project plans to coordinate with the Northside Georgetown Subdivision regarding utility lines and access, while following city regulations and landscape requirements.

Site Information

Location:
The subject property is located about 1,500 feet west of the intersection of IH-35 and Texas State Highway 195, along Highway 195 near where these two routes meet.

Physical and Natural Features:
The subject property is undeveloped and exhibits a notably flat topography, with minimal variation in elevation across the site. It is densely vegetated with existing tree cover, including several trees identified as heritage trees under local preservation standards. Adjacent properties are also largely undeveloped, contributing to a predominantly natural and unaltered landscape in the immediate area.

Future Land Use and Zoning Designations:
The subject property has a Regional Center Future Land Use Designation and is currently zoned as General Commercial (C-3). The property is also located in the Highway Gateway overlay district.

Surrounding Properties:
The surrounding area is predominantly undeveloped, with nearby parcels to the north and south zoned C-3, anticipated to accommodate future commercial development. To the east, the land is zoned Low-Density Multifamily (MF-1) and Agricultural (AG), reflecting a transition between residential and rural character. State Highway 195 forms the western boundary of the area, functioning as a major transportation corridor with limited direct access. West of the highway, additional C-3-zoned properties are present.

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	General Commercial & Low-Density Multifamily	Regional Center	Undeveloped
East	General Commercial & Low-Density Multifamily	Regional Center	Undeveloped
South	General Commercial	Regional Center	Undeveloped
West	General	Regional Center	Undeveloped

	Commercial		

Property History:
The property was annexed in 1996 (Ordinance 96-53), rezoned from Agriculture (AG) to Low Density Multifamily (MF-1) and General Commercial (C-3) districts in 2022 (Ordinance 2022-54), and then platted in 2025 (Document Number # 2025051547).

Comprehensive Plan Guidance

Future Land Use Map:
Regional Centers (RC)
Developments may be configured as major shopping centers, standalone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. These developments are typically automobile-oriented with convenient access from major transportation routes and highway interchanges; however, internal pedestrian connectivity is maximized and includes opportunities for pedestrian activity. Well-integrated residential developments, which encourage the interaction of residents and businesses, are appropriate, and vertical mixed-use is encouraged. Residential uses in these areas should be provided at a minimum density of 18 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.

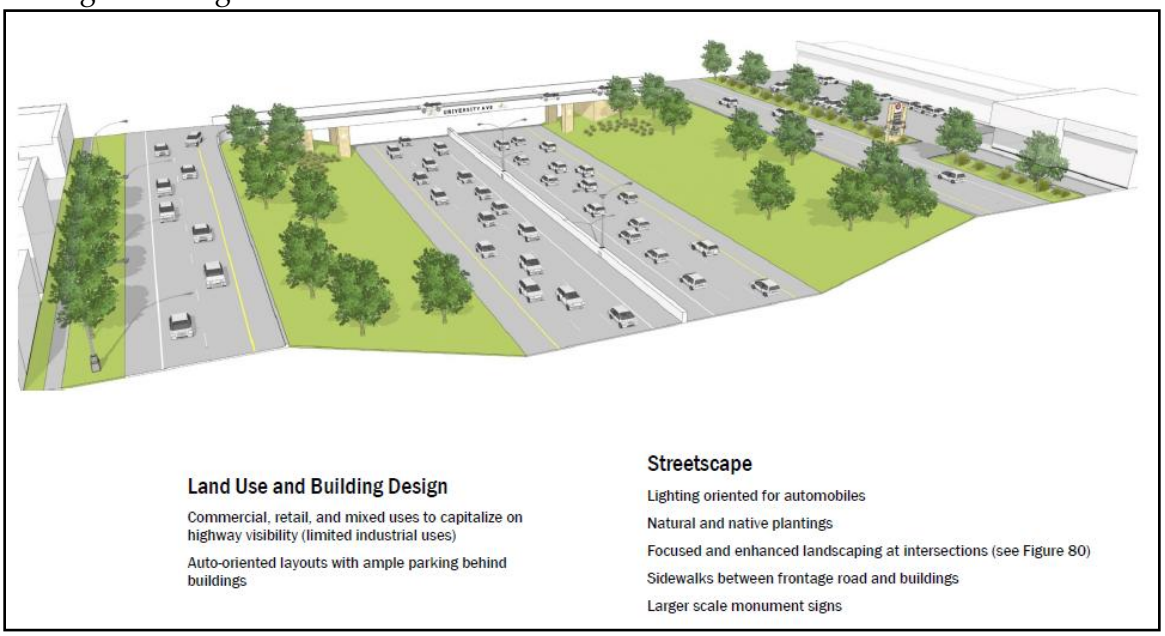
DUA: 18 or more

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, chain restaurants, specialty retailers, professional office, institutional and civic uses

Other Master Plans:
Highway Corridors
Highway corridors are located along the City's major roadways with the highest traffic volumes and traffic speeds. Highway corridors include primarily auto-oriented, nonresidential development such as commercial, retail, office, and mixed-use to capitalize on highway visibility and access; however, industrial development is not appropriate within these corridors without significant screening and performance standards. Highway corridors are the most visible to residents and visitors and project a positive image of Georgetown.



Utilities

The subject property is located within the city's service area for both water and wastewater, as well as within the PEC service area for electricity. To support the overall subdivision development, the applicant plans to install new utility lines that will be connected when construction begins at the Dry Berry Creek Interceptor. Wastewater services will not be available to the site until then.

Transportation

Freeways and Tollways (SH 195)
Freeways and Tollways are controlled access roadways that allow for the movement of traffic through and around the City. This classification includes interstate highways, state highways, tollways and loops. Direct property access is limited as access is not the intended purpose of these facilities. Design characteristics of these facilities include multiple travel lanes, limited access points, high traffic volumes and high traffic speeds.

Texas State Highway 195 runs along the western edge of the area and serves as a major transportation route that significantly influences nearby land use. With controlled access, Highway 195 keeps traffic flowing smoothly and limits direct access to nearby properties, highlighting its importance within the broader transportation network. The highway has multiple lanes and accommodates heavy traffic.

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, 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.

Additionally, Special Use Permits allow for City Council approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in this Code. Special Use Permits may be issued only for uses that are generally compatible with other uses permitted in a zoning district, but that require individual review of their location, design, intensity, etc. These uses may be in districts as indicated with conditions described in a Special Use Permit recommended by the Planning and Zoning Commission and approved by the City Council. A Special Use Permit includes a conceptual site layout that, after approval, serves as the conceptual site layout necessary for the basis of the final Site Development Plan, which, if necessary, shall be required prior to obtaining any additional permits. An approved Special Use Permit is maintained with the property, and not the property owner, renter, or lessee, and shall be valid per the terms of UDC Section 3.07.050.

Additional limitations of Fuel Sales per UDC Section 5.04.020.V include:

1. The use shall generally not abut a single family residential zoned or used property without attention to the impact of screening, buffering, and lighting to the adjacent residential uses.

2. Proximity to other developed or entitled fuel sales facilities shall be examined as part of the Special Use Permit process to avoid clustering of uses along a corridor, intersection, or neighborhood.

3. No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:

    a. The property is located on a corner of a major arterial roadway and a major collector or higher level roadway as classified in the Overall Transportation Plan (OTP); or

    b. The proposed fuel sales establishment is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more; or

    c. The property is adjacent to the SH 130 Toll or IH-35 roadways.

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.

5. When a fuel sales establishment in the Local Commercial (C-1) zoning district is designed for four multi-fuel dispensers (eight fuel positions), the canopy and arrangement of such multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers.

6. No more than four multi-fuel dispensers (eight fuel positions) shall be located within 100 feet of a single-family residential zoned property.

7. An eight-foot masonry wall shall be required at the property line of residentially-zoned property, in addition to the required bufferyards in Chapter 8.

8. Fuel positions, vacuum, air, and water stations as well as other similar equipment are prohibited between the principal structure and the property line of a residentially-zoned property and shall comply with the building setbacks in all other circumstances.

9. The bottom of the canopy shall be a minimum of 13 feet six inches in height.

10. In addition to the requirements in Section 7.04, any freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

11. No full-service or self-service car wash is allowed with the fuel sales use. Only an accessory one-bay automatic car wash is allowed.

Intergovernmental and Interdepartmental Review

The proposed Special Use Permit request was reviewed by all applicable City Departments to determine the appropriateness of the requested specific use on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the request and determined that the proposed request complies with 2 of the 4 criteria and partially complies with 2 of the 4 criteria established in UDC Section 3.07.030.C for a Special Use Permit. Additionally, staff found the request to not comply with 1 of the 5 criteria and comply with 4 of the 5 criteria established in 3.06.030 for a Zoning Map Amendment.

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA	
1. The proposed special use is not detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants.	**Partially Complies**
The proposed fuel sales site is not anticipated to be detrimental to the health, welfare, and safety of the immediate surrounding neighborhood or its occupants. The subject site abuts an undeveloped tract of land to the northeast with a zoning designation of MF-1. However, the conceptual site plan takes this into consideration and has provided a medium level buffer yard and has placed the fuel sales portion of the site at the front of the property, in order mitigate any potential negative effects.	

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA
Additionally, parking and additional landscaping have been provided between the medium level landscape buffer and the rear of the building to further separate the fuel sales use from the boundary of the adjacent residential property. In addition to the impact on the immediate neighborhood and its occupants, the UDC also requires an examination of the proximity to other fuel sales sites to prevent clustering along a corridor, intersection, or neighborhood. Within a 1.7-mile radius of the subject site, there are 4 existing fuel sales sites and 1 site currently under construction. 4 of the 5 existing/entitled sites are located along the southern side of SH 195 with the other site located at the intersection of I-35 and SH 195. The exhibit below depicts the location of each fuel sales site.   Generally, this many fuel sites in such a proximity can be considered clustering and should be avoided to prevent an overabundance of like uses along a corridor. This fact prevents the request from reaching full compliance with this criteria. It should be noted, however, that this proposed location is unique in that if approved, it would be the only fuel sales site on the northern side of SH 195, providing access to westbound traffic without forcing drivers to make a U-turn or turn left at a stoplight, potentially creating a safer condition along SH 195.

2. The proposed conceptual site layout, circulation plan, and design are harmonious with the character of the surrounding area.	**Partially Complies**
The concept plan generally meets the standards of the UDC outside of two comments related to landscaping. The applicant has agreed to place a note on the face of the concept plan stating that all	

SPECIAL USE PERMIT (SUP) APPROVAL CRITERIA	
landscaping will meet the requirements of the UDC at the time of Site Development Plan approval so that the applicant and staff can work through these two remaining comments as the project progresses through the public hearing process. The first remaining comment is related to the shade tree requirement for parking lots and the location of the shade tree. The front of the property is blanketed with easements that don't allow for the planting of shade trees. Normally, shade trees can be substituted for ornamental trees, however this option would then not provide shade for the parking lot, as required in Chapter 8 of the UDC. The applicant will need to work with staff and propose a solution that meets this requirement. The second remaining comment is related to the joint access easement recorded along the northern portion of the tract. This access easement appears to encroach into the half CRZ of a heritage tree which is not allowed per Chapter 8 of the UDC. This access easement was approved within the Construction Plans for the overall subdivision, however, so staff will work with the applicant to find a solution that benefits both parties.	
3. The proposed use does not negatively impact existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities, and water and sewer systems and on public services such as police and fire protection and solid waste collection and the ability of existing infrastructure and services to adequately provide services.	**Complies**
The proposed fuel sales use is not anticipated to negatively impact the City through impacts on public infrastructure or public services. The site has adequate access from SH 195 and is not anticipated to disrupt traffic patterns in the area. In fact, the proposed fuel sales site could potentially improve traffic in the area by eliminating the need for cars traveling west to make a left-hand turn or U-turn in order to get gas. A 16" water line runs along the southern portion of SH 195 which will need to be extended in order for the property to access water service. The site proposes to take wastewater service from the Dry Berry Creek Interceptor which has not been completed yet but is anticipated to have capacity to serve the site. A utility evaluation may be required at the time of site plan.	
4. The proposed use does not negatively impact existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact.	**Complies**
The proposed fuel sales site is not anticipated to negatively impact the existing uses in the area through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impact. All areas surrounding the site are currently undeveloped. The properties immediately to the north and south of the site are zoned General Commercial (C-3) which anticipate higher intensity commercial uses. The property to the northeast is entitled for High-Density multifamily and the subject site has provided elements in order to mitigate any potential negative impacts. The closest single-family property is located over 725' from the southern property line of the subject site and is separated by SH 195 and additional commercially zoned property.	

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.	**Complies**
The subject property is located within the Regional Center future land use designation. Regional Centers are intended to provide an area for large-scale retail centers, big box retailers, supporting flex office space and office/warehouse type uses. Secondary uses include mixed-use development, chain restaurants, specialty retailers and civic uses. As the name implies, Regional Centers are intended to be used by not only surrounding residents, but by people from all across the region as they may pass through or intentionally seek out the commercial opportunities within a regional center. Currently, this Regional Center (West of IH-35) is made up of predominantly commercial zoning with aside from roughly 26 acres of low-density multifamily zoning and 30 acres of industrial zoning. The proposed SUP for fuel sales will not alter the makeup of zoning districts in this Regional Center. The subject property is also subject to the Highway Gateway Overlay. This overlay calls for commercial, retail and mixed uses to capitalize on highway visibility. Developments in this overlay shall generally be auto oriented with ample parking to serve the development. Additionally, ample landscaping shall be planted along the streetscape and sidewalks shall be provided to accommodate any pedestrian traffic. The proposed concept plan aligns with these provisions. In addition to the fuel sales use, the proposed request will provide an additional commercial opportunity. This helps the request partially comply with Land Use Policy #1, which seeks to provide a balanced mix of various uses to reflect a gradual transition from urban to suburban to rural development. This request falls short of fully complying with this land use policy as there are already a number of fuel sales sites in close proximity to the subject site. As mentioned previously, however, this site is unique in that it would be the only fuel sales site along the northern side of SH 195, solely serving westbound traffic. With these variables considered, staff found the request to comply with 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.	**Does Not Comply**
While the proposed fuel sales use may not be necessarily detrimental to the health, safety, and welfare of the city, it cannot be stated that an additional fuel sales site would promote these things.	
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 previously mentioned, the area surrounding the proposed request is largely undeveloped. The properties adjacent to the subject site along SH 195 are also zoned General Commercial and are	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
intended to contain, and are compatible with higher intensity commercial uses. The property to the northeast of the subject site is entitled for high-density multifamily. The concept plan does provide several features that mitigate any potential negative impacts like a medium level buffer yard and placing the fuel sales portion of the site away from the rear property line. The proposed request is generally compatible in this area.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The size and shape of this site is generally suitable for the use requested through this Special Use Permit application. The property is flat and there appear to be no natural or manmade features that prevent the development of this site. As stated before, the site is not yet served with wastewater service and will not be able to receive wastewater service until the Dry Berry Creek Interceptor is completed. Construction plans for the overall interceptor have been submitted and approved, but no construction has started at this time.	

Public Notification

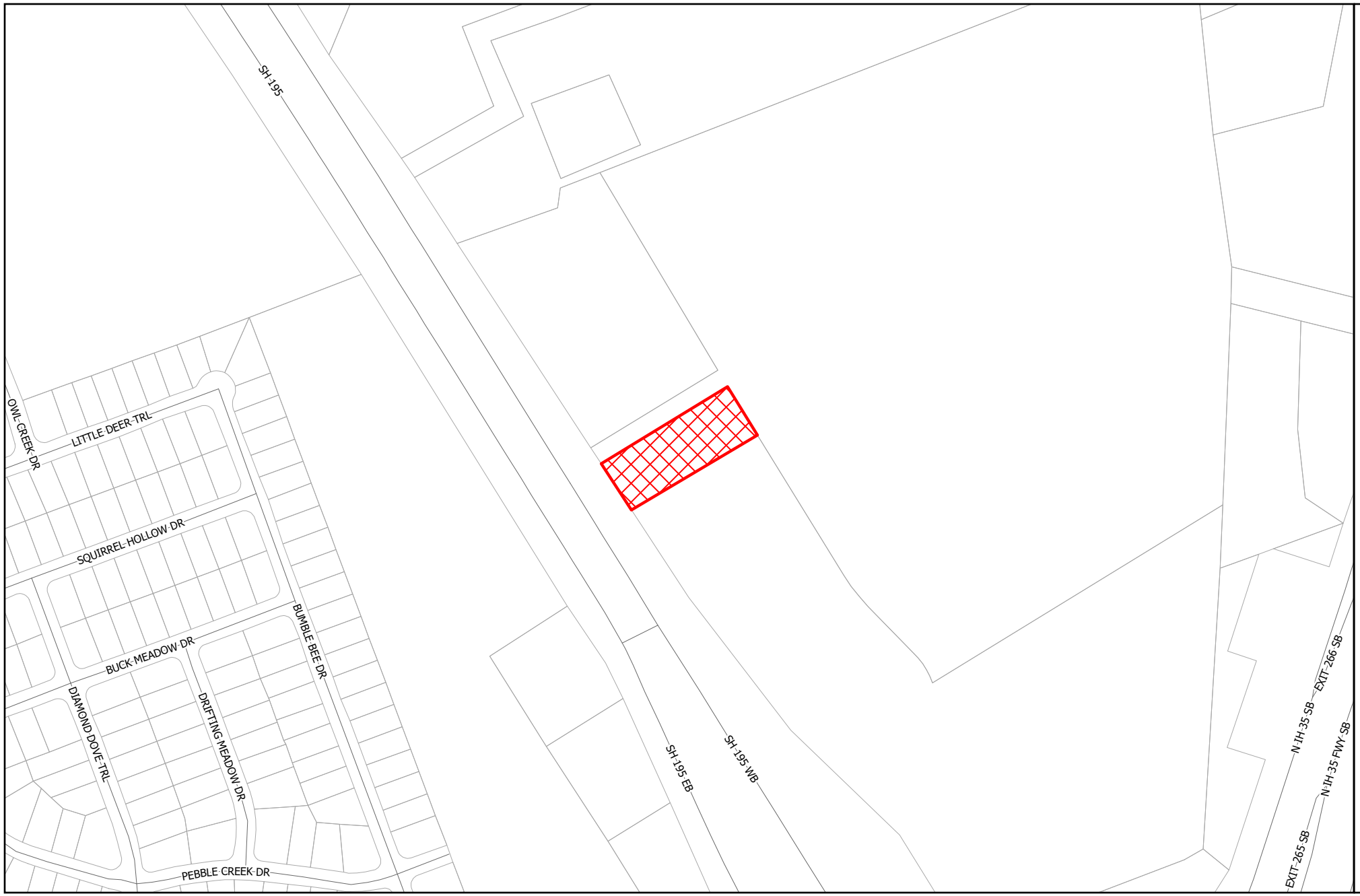
As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Special Use Permit request (4 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (11/4/2025) and signs were posted on-site. To date, staff has received 0 written comments in favor, and 0 in opposition to the request (Exhibit 7).

Meetings Schedule

12.2.2025 – Planning and Zoning Commission
1.13.2025 – City Council First Reading of the Ordinance
1.27.2025 – City Council Second Reading of the Ordinance

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Letter of Intent
Exhibit 5 – Conceptual Plan



GEORGETOWN
TEXAS
more than welcome

Location

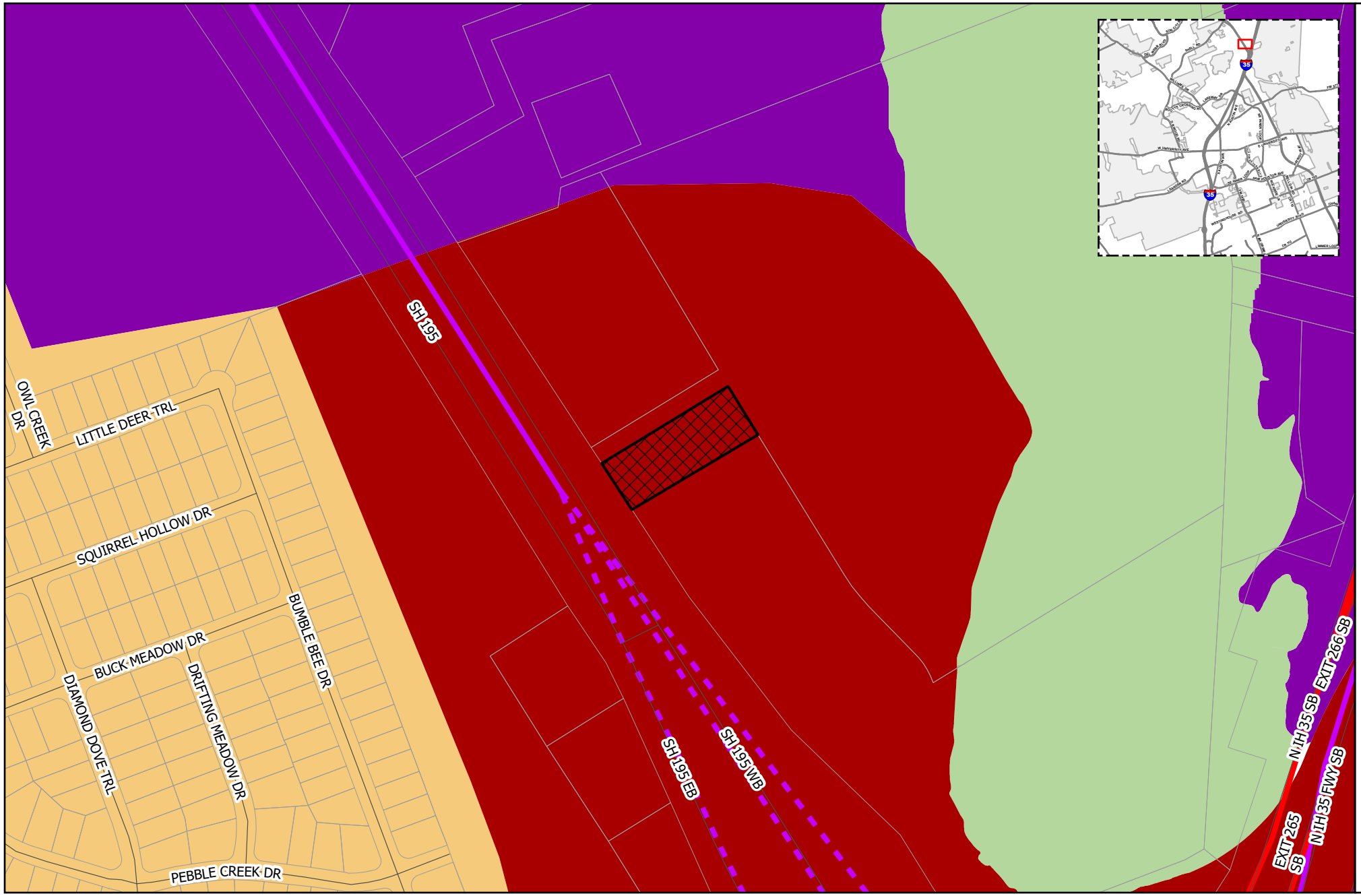
2025-5-SUP

Exhibit #1

Site
Parcels

N

0 250 500 Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Overall Transportation Plan

2025-5-SUP
Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

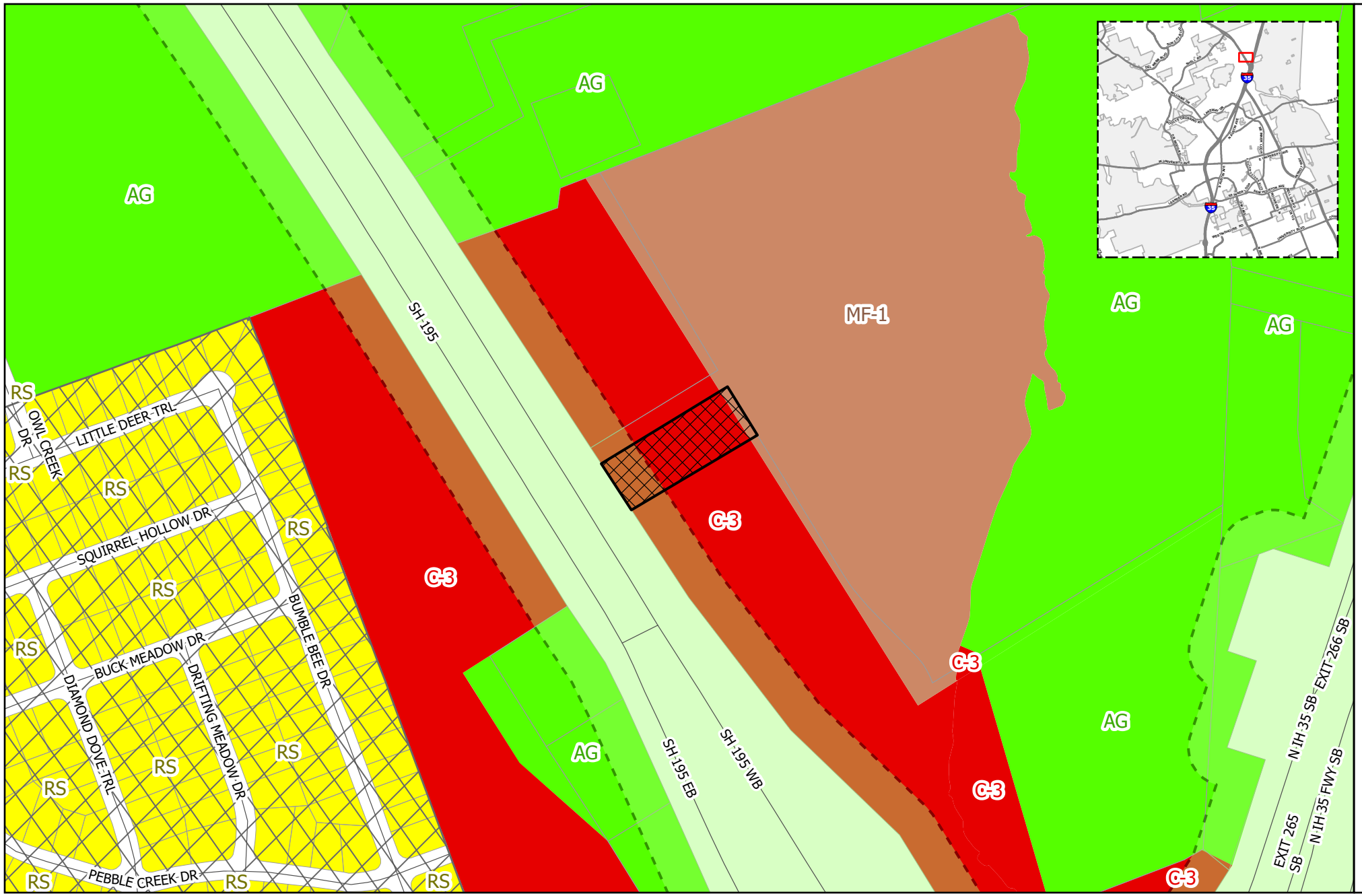
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

0 250 500 Feet

N



GEORGETOWN
TEXAS
more than welcome

Zoning

2025-5-SUP

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

0 250 500 Feet

N

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

May 2, 2025

Planning Department
City of Georgetown
809 Martin Luther King Jr. St.
Georgetown, Texas 78626

REF: Letter of Intent Portion of 350 Hwy 195, Georgetown Special Use Permit Request

This Letter of Intent is provided to request fuel sales for the tract identified as a portion of the property currently addressed as 350 Hwy 195 in Georgetown, Texas, a 1.25 acre parcel out of the John Berry Survey, Abstract Number 51, in Williamson County, Texas. The development proposed includes a gas station, convenience store and Quick Service Restaurant (QSR). The proposed hours of operation for the gas station / convenience store will be 6:00 a.m. until 11:00 p.m., Sunday through Thursday and 6:00 a.m to 2:00 a.m. Friday and Saturday. It is estimated that 15-20 employees will work at this facility and the business will attract local residential development planned for this area and act cohesively with other commercial retail planned for the remainder of the frontage. Coordination with the overall subdivision Northside Georgetown Subdivision development prepared by others includes communication regarding utilities that are currently in review with the City of Georgetown to establish new utility lines for the subdivision that currently indicates new 8” water line and an 8” wastewater line for this development. It is our intent to continue coordination efforts with the proposed original subdivision for proposed utilities to support the overall subdivision.

Access is determined by the Northside Georgetown Subdivision that places this site’s proposed access interior of the site from the proposed westernmost driveway found on the approved preliminary plan of the Northside Georgetown Subdivision in between the proposed Lot 1 and Lot 2.

The project site, along with all other parcels along the Highway 195 frontage, contains an 80-foot wide LCRA transmission easement as shown on the concept plan included with this submission. Previous discussions with City staff have guided our team to an exception to the landscape requirement for street yard trees, as any proposed plantings must be allowable plantings as per LCRA. Plantings allowed by LCRA include shrubbery and some types of ornamental trees that do not exceed 10-feet in height. A separate review will be required by LCRA for compliance to their ROW Use Guide (2023) that is included with this submission as reference materials. A proposed

landscape plan is also included with this submission to demonstrate compliance with LCRA and proposed exceptions to the street yard and buffer requirements. It is our intent to formally request an exception to the landscape code to provide allowable alternatives for future development of this site if the Special Use Permit is approved.

The proposed convenience store with fuel sales will follow the City's 2030 Comprehensive Plan. The property is located at the approximately 2000 LF west of the IH 35 and Highway 195 intersection. This location is considered part of a Highway corridor as identified by the City of Georgetown. The policy of the City of Georgetown is to create a welcoming gateway that allows for transition from the rural / lower intensity development for areas that have or are currently evolving.

During Site development, plans will be catered to utilize native landscaping that is familiar and adheres to the Unified Development Code in the City of Georgetown as well as other similar components such as special attention to lighting to maintain dark skies. Commercial development that supports the area in which the property is situated can be developed in this area following the goals of the City's comprehensive plan that includes walkable areas and moving buildings back away from the designated corridor. Surrounding land uses within a one-mile radius include established residential subdivisions such as the Villages of Berry Creek and small commercial developments on the other side (southern) of Highway 195. Additionally, adjacent to the North are undeveloped acreages that are planned multi-family homes as well as planned commercial along the remainder of the northern frontage of Highway 195. This entire development on the northern side of Highway 195 complies with LU 1, by providing a balance mix of commercial development in proximity to established residential neighborhoods. Additionally, the special use permit will allow adherence to LU.3 which promotes development of complete neighborhoods across Georgetown. Development of this tract for local commercial businesses will be appropriately scaled based on the existing uses of the surrounding neighborhoods, schools, places of worship and existing infrastructure.

The future land use for this property is mixed density neighborhood. The proposed convenience store with fuel sales is expected to utilize a parcel of land that will complement and benefit the existing established neighborhoods and future proposed commercial uses on the contiguous to this property.

Per Section 3.07.030 of the Code, this proposed Special Use will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants. The proposed conceptual site layout (attached) circulation plan and design are harmonious

with the character of the adjacent parcels in the surrounding area and designed in anticipation of future commercial and residential growth contiguous to this parcel. The proposed use will not negatively impact existing uses in the area and will not adversely impact public infrastructure, water and sewer systems and public services such as police and fire protection. The existing roadway and utility infrastructure is expected to be able to provide adequate service for this fuel sales convenience store. This convenience store will meet all state and federal safety regulations and will not create fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impacts.

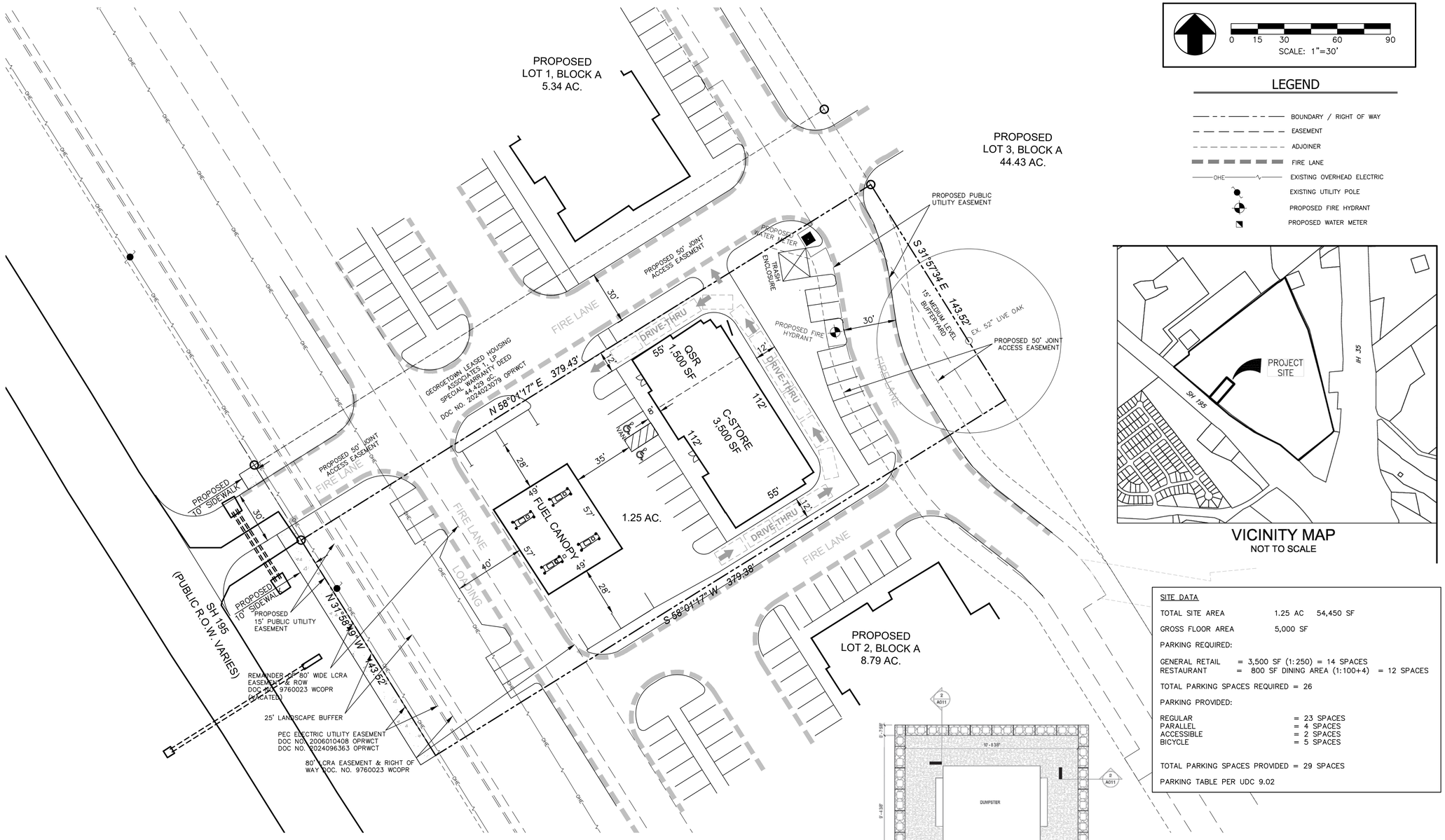
Per Section 5.04.010, fuel sales are allowed in C-3 zoned properties with a special use permit. The site layout is within the standards and limitations per Section 5.04.020(T) of the Georgetown Unified Development Code.

Please contact me at 512-215-1433 or by email at dianejbernal@gmail.com should you need additional clarification on this request.

Sincerely,

Diane Bernal

Diane Bernal
DB Land Consulting
11917 Oak Knoll Dr., Ste. C
Austin, Texas 78759



SITE DATA

TOTAL SITE AREA	1.25 AC	54,450 SF
GROSS FLOOR AREA	5,000 SF	

PARKING REQUIRED:

GENERAL RETAIL	= 3,500 SF (1:250)	= 14 SPACES
RESTAURANT	= 800 SF DINING AREA (1:100+4)	= 12 SPACES

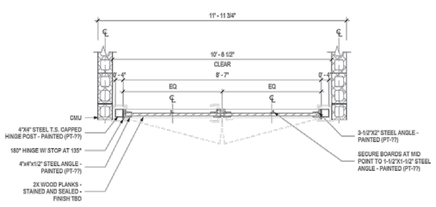
TOTAL PARKING SPACES REQUIRED = 26

PARKING PROVIDED:

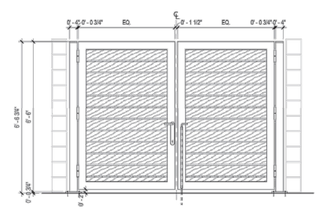
REGULAR	= 23 SPACES
PARALLEL	= 4 SPACES
ACCESSIBLE	= 2 SPACES
BICYCLE	= 5 SPACES

TOTAL PARKING SPACES PROVIDED = 29 SPACES

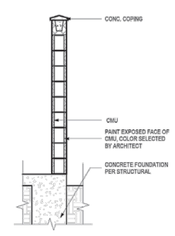
PARKING TABLE PER UDC 9.02



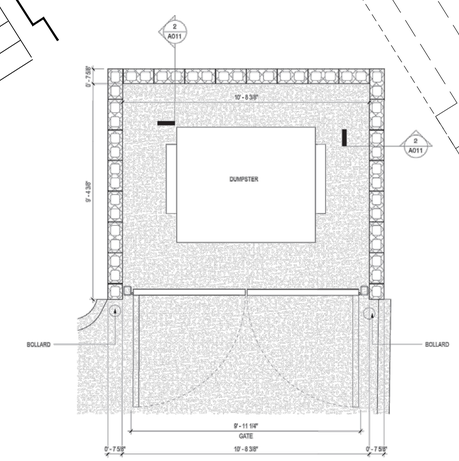
4 DETAIL - ENCLOSURE GATE - PLAN
1/2" = 1'-0"



3 DETAIL - ENCLOSURE GATE - ELEVATION
1/2" = 1'-0"



2 DUMPSTER - SECTION DETAIL
1/2" = 1'-0"



1 DUMPSTER - ENLARGED PLAN
1/2" = 1'-0"

NO.	REVISION	DATE

DODSON CIVIL GROUP
dodsoncivil@gmail.com
(361) 749-3533
TX FIRM # 22679
, BEEVILLE, TX 78104

350 HIGHWAY 195
350 HIGHWAY 195, GEORGETOWN, TX

SITE PLAN

12/15/25

PRO. NO. 2025-5-SUP
SHEET 1 OF 2

789

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, GRANTING A SPECIAL USE PERMIT FOR THE SPECIFIC USE OF 'FUEL SALES' WITHIN THE GENERAL COMMERCIAL (C-3) ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 350 STATE HIGHWAY 195, GEORGETOWN, TEXAS, BEARING THE LEGAL DESCRIPTION OF LOT 2, BLOCK A, NORTHSIDE GEORGETOWN SUBDIVISION; 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 allowing a special use of the following described real property ("the Property"):

Lot 2, Block A, out of the Northside Georgetown Subdivision, generally located at 350 State Highway 195, Georgetown, Texas, as recorded in Document Number 2025051547 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "the Property"; and

WHEREAS, the Planning and Zoning Commission, at a meeting on 12/2/2025, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

WHEREAS, 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 City Council, at a meeting on 1/13/2026, held an additional public hearing prior to taking action on the requested special use 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 Zoning District for the Property shall remain General Commercial (C-3) and the Ordinance allowing for the special use of "Fuel Sales" on the property is hereby adopted, in accordance with the attached ***Exhibit A*** (Conceptual Site Plan).

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 13th of January, 2026.

PASSED AND APPROVED on Second Reading on the 27th of January, 2026.

CITY OF GEORGETOWN, TEXAS

_____

Josh Schroeder, Mayor

ATTEST:

_____

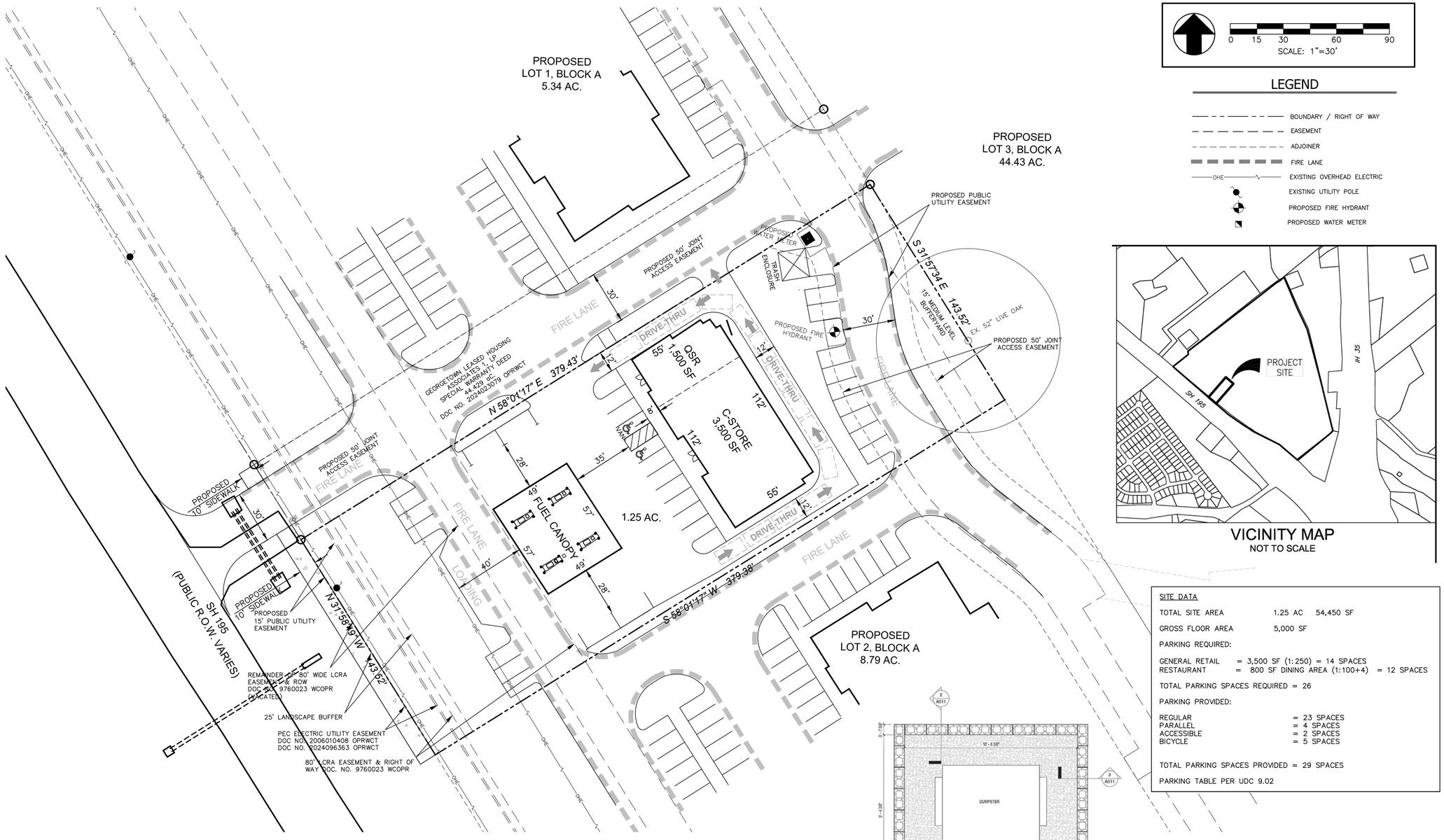
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

EXHIBIT A



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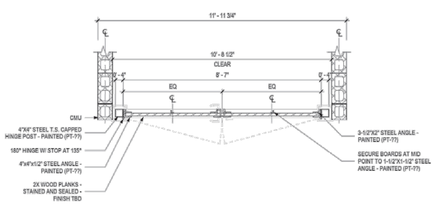

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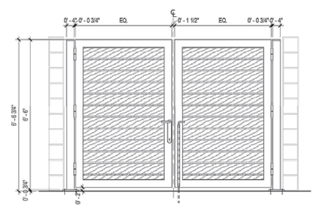

3 DETAIL - ENCLOSURE GATE - ELEVATION
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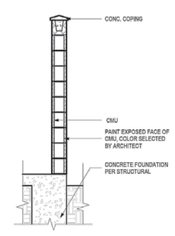

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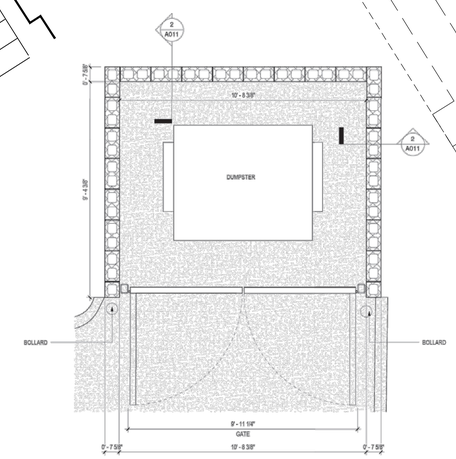


1 DUMPSTER - ENLARGED PLAN
1/2" = 1'-0"

NO.	REVISION	DATE

DODSON CIVIL GROUP
dodsoncivil@gmail.com
(361) 749-3533
TX FIRM # 22679
San Antonio, TX 78260

350 HIGHWAY 195
350 HIGHWAY 195, GEORGETOWN, TX

SITE PLAN

12/15/25

PRO. NO. 2025-5-SUP
SHEET 1 OF 2

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
First Reading - Fourth Amendment to Development Agreement for Parkside on the River

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance amending Ordinance numbers 2019-69, 2020-84, 2021-40, 2024-18 approving the Fourth Amendment to the Development Agreement for Parkside on the River Subdivision -- Nick Woolery, Assistant City Manager

ITEM SUMMARY:
This item relates to the Parkside on the River Subdivision. Effective November 19, 2019 the City, HM Parkside LP and HM CR 176-2243, LP entered into a Development Agreement pertaining to the Parkside on the River Subdivision (the "Original Agreement"). The Original Agreement has been amended by the "First Amendment to and Partial Assignment of Development Agreement Parkside on the River Subdivision (the "First Amendment") dated effective December 8, 2020, by the "Second Amendment to Development Agreement Parkside on the River Subdivision" (the "Second Amendment") dated effective May 25, 2021, and by the "Third Amendment to Development Agreement Parkside on the River Subdivision (the "Third Amendment") dated effective April 9, 2025. The history of this project is detailed in the RECITALS section of the attached Fourth Amendment.

This item is a public hearing and consideration of an Ordinance that would adopt the "Fourth Amendment Development Agreement Parkside on the River" ("Fourth Amendment"). The revisions address the addition of the so-called "Dufner Tract" into the project, revise tree preservation standards, and make other conforming changes of that tract. The "Dufner Tract" is a 40.2 acre tract of land located north of FM 2243.

The Developer intends to develop the tract as part of its ongoing project known as the Parkside on the River Subdivision. The Developer desires make the tract subject to the terms of the Development Agreement and the Consent Agreement. (The addition of the tract to the Consent Agreement is a separate agenda item.)

Summary of Amendments:
A. Adds the so-called "Dufner Tract" into the Development Agreement
B. Includes a Land Use Plan for the "Dufner Tract"
C. Addresses Entry Roadway on the "Dufner Tract"
D. Addresses "Dufner Tract" Trail.
E. Allows Payment-in-Lieu of Parkland Dedication.
F. Addresses Tree Preservation Requirements for the "Dufner Tract"
G. Addresses Water Line Gate Valve Installation on the "Dufner Tract"

FINANCIAL IMPACT:
None at this time as there is no request for an increase in bonding capacity.

SUBMITTED BY:
Cresta Lyons, City Manager's Office

ATTACHMENTS:
ORD - 4th Amend to Parkside DA with exhibits.pdf
Presentation - Parkside on the River 2025.01.27.pdf

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS AMENDING ORDINANCE NOS. 2019-69, 2020-84, 2021-40, and 2024-18 AND APPROVING A FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PARKSIDE ON THE RIVER SUBDIVISION," REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on October 8, 2019, by City Council Ordinance No. 2019- 69, the City Council approved the "Development Agreement for Parkside on the River Subdivision" dated to be effective on November 19, 2020, and recorded under Document No. 2019117441, Official Public Records of Williamson County, Texas (the "Original Development Agreement") pertaining to land referred to in the Original Development Agreement as the Remainder Tract and the 2243 Acre Tract.

WHEREAS, on December 8, 2020, by City Council Ordinance No. 2020- 84, the City Council approved the " First Amendment to and Partial Assignment of Development Agreement for Parkside on the River" dated effective December 8, 2020 and recorded under Document No. 2020162167, Official Public Records of Williamson County, Texas, (the "First Amendment") to, among other things, address changed circumstances relating to School Tract and the Fire Station Tract.

WHEREAS, on May 25, 2021, by City Council Ordinance No. 2021-40, the City Council approved the "Second Amendment to Development Agreement Parkside on the River Subdivision," dated effective May 25, 2021, and recorded under Document No. 2021082512 Official Public Records of Williamson County, Texas, to add the GP II Property (therein defined) and HM GPII, LP to the Development Agreement (the "Second Amendment").

WHEREAS, on April 9, 2024, by City Council Ordinance No. 2024-18, the City Council approved the "Third Amendment to Development Agreement Parkside on the River Subdivision, dated effective April 9, 2025, and recorded under Document No. 2024031828 Official Public Records of Williamson County, Texas, to add the so-called "Leader ETJ Tract" (therein defined) to the Development Agreement (the "Third Amendment").

WHEREAS, the Parkside Parties to the Development Agreement now desire to add the "Dufner Tract" into the Development Agreement, revise tree preservation standards, and make other conforming changes as set forth in the Fourth Amendment to Development Agreement Parkside on the River Subdivision attached hereto as ***Attachment 1*** to this Ordinance (the "Fourth Amendment").

WHEREAS, the City Council of the City of Georgetown finds that it has the authority to approve the Fourth Amendment to Development Agreement for Parkside on the River pursuant to Section 212. 172 of the Texas Local Government Code.

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

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

2. The City Council hereby finds that the foregoing recitals are true and correct, and the recitals are hereby incorporated into this Ordinance by reference for all purposes as set forth in full. The City Council hereby finds that this Ordinance compliance with the Vision Statement of the City of Georgetown 2030 Comprehensive Plan.

3. The Fourth Amendment to Development Agreement Parkside on the River Subdivision in substantially the form attached hereto as ***Attachment 1*** is approved by the City Council and incorporated into this Ordinance for all purposes by this reference.

4. 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.

5. The Mayor is authorized to sign this Ordinance and the Fourth Amendment to Development Agreement Parkside on the River Subdivision in substantially the form attached hereto as ***Attachment 1***, and the City Secretary is authorized to attest.

6. This Ordinance and the Fourth Amendment to Development Agreement Parkside on the River will become effective in accordance with the terms and conditions stated in the Fourth Amendment to Development Agreement Parkside on the River Subdivision, and the City Charter.

Attachment List:
Attachment 1 - Fourth Amendment to Development Agreement Parkside on the River Subdivision (including all exhibits and schedules)

PASSED AND APPROVED ON FIRST READING on the_____ day of _____, 2026.

PASSED AND APPROVED ON SECOND READING on the on the_____ day of _____, 2026.

CITY OF GEORGETOWN, TEXAS

By:_____
Printed Name:__Josh Schroeder_____
Title:_____Mayor_____

ATTEST:

By:_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By:_____
Skye Masson, City Attorney

STATE OF TEXAS	§	**FOURTH AMENDMENT TO**
	§	**DEVELOPMENT AGREEMENT**
COUNTY OF WILLIAMSON	§	
	§	**PARKSIDE ON THE RIVER**
CITY OF GEORGETOWN	§	**SUBDIVISION**

This FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT ("*Fourth Amendment*") is entered into by and between the City of Georgetown, Texas, a Texas home-rule municipality located in Williamson County, Texas ("*City*"), HM Parkside, LP, a Texas limited partnership ("*HM Parkside*" or "*Primary Owner*"), HM Parkside Development, Inc., a Texas corporation affiliated with Primary Owner ("*HMPK Development*"), HM GPII, LP, a Texas limited partnership affiliated with Primary Owner ("*HM GPII*"), HM 2243 Development, Inc., a Texas corporation ("*HM 2243*"), and HM GPII Development, Inc., a Texas corporation ("*HM GPII Development*").

I. RECITALS:

A. City, HM Parkside (as Primary Owner), and HM CR 176-2243, LP, a Texas limited partnership affiliated with Primary Owner ("*HM-CR*"; also referred to as "*Affiliated LP*") entered into the Development Agreement Parkside on the River Subdivision (the "*Original Development Agreement*"), dated as of November 19, 2019, and recorded under Document No. 2019117041, Official Public Records of Williamson County, Texas with respect to the original Property (defined in the Original Development Agreement).

B. City, HM Parkside, HM-CR, and HMPK Development entered into a First Amendment to and Partial Assignment of Development Agreement Parkside on the River Subdivision (the "*First Amendment*") dated as of December 8, 2020, and recorded under Document No. 2020162167, Official Public Records of Williamson County, Texas. The First Amendment amends the Original Development Agreement and acknowledges the conveyance by HM Parkside to HMPK Development of certain land described in Assumption Special Warranty Deed recorded under Document No. 2020068300, Official Public Records of Williamson County, Texas, and referred to as the "*Initial HM Development Property*" herein and in the First Amendment and the assignment by HM Parkside to HMPK Development of HM Parkside's interest in the Development Agreement and the Second A&R Consent Agreement (defined in Recital K below) as they related to the Initial HM Development Property by Partial Assignment and Assumption Agreements recorded in the Official Public Records of Williamson County, Texas

as Document Nos. 2020141874 as to the Development Agreement and 2020073238 as to the Second A&R Consent Agreement.

C. City, HM Parkside, HM-CR, HMPK Development, and HM GPII entered into a Second Amendment to Development Agreement Parkside on the River Subdivision (the "*Second Amendment*") dated as of May 25, 2021, and recorded under Document No. 2021082512, Official Public Records of Williamson County, Texas, which added certain land described therein and referred to as the "*GP II Property*" to the Property covered by the Original Development Agreement, as modified by the First Amendment, and further modified the Original Development Agreement as set forth therein.

D. By Assignment and Assumption Agreement Development Agreement Parkside on the River Subdivision dated as of December 15, 2021 and recorded under Document No. 2021190022, Official Public Records of Williamson County, Texas, HM-CR assigned to HM 2243 all of its interest in and to the Original Development Agreement, First Amendment and Second Amendment in connection with the conveyance to HM 2243 of the 2243 South Tract, as defined and described in the Original Development Agreement (save and except certain land conveyed to Williamson County as right of way) and of the Leander ETJ Tract, as defined and described in the Original Development Agreement, so that references in the Original Development Agreement to "*Affiliated LP*" now mean and refer to HM 2243. HM-CR concurrently assigned all its interest in the Second A&R Consent Agreement to HM 2243 by Assignment and Assumption Agreement dated as of December 15, 2021 and recorded under Document No. 2021190025, Official Public Records of Williamson County, Texas.

E. By Partial Assignment and Assumption Agreement dated as of December 28, 2021 and recorded under Document No. 2021195623, Official Public Records of Williamson County, Texas, HM Parkside assigned its interest in and to the Original Development Agreement, First Amendment, and Second Amendment to HMPK Development as to certain land described therein and referred to as the "*2nd HM Development Property*" (so referred to herein). HM Parkside concurrently assigned to HMPK Development its interest in and to the Second A&R Consent Agreement as to the 2nd HM Development Property by Partial Assignment and Assumption Agreement recorded under Document No. 2021195619, Official Public Records of Williamson County, Texas.

F. By Partial Assignment and Assumption Agreement dated as of March 1, 2024 and recorded under Document No. 2024015946, Official Public Records of Williamson County, Texas, HM Parkside assigned its interest in and to the Original

Development Agreement, First Amendment and Second Amendment to HMPK Development as to certain land described therein and referred to as the "*3rd HM Development Property*" (so referred to herein). HM Parkside concurrently assigned to HMPK Development its interest in and to the Second A&R Consent Agreement as to the 3rd HM Development Property by Partial Assignment and Assumption Agreement recorded under Document No. 2024015951, Official Public Records of Williamson County, Texas.

G. City, HM Parkside, HM 2243, HMPK Development, and HM GPII entered into a Third Amendment to Development Agreement Parkside on the River Subdivision (the "*Third Amendment*") dated as of April 10, 2024, and recorded under Document No. 2024031828, Official Public Records of Williamson County, Texas, which added the Leander ETJ Tract to the Original Development Agreement, as modified by the First Amendment and the Second Amendment.

H. On September 6, 2024, HM GPII conveyed to HM GP II Development 33.38 acres (the "*1st GPII Development Property*") out of the "47-Acre Tract" (as described and so referred to in the Second Amendment) via Special Warranty Deed recorded in the Official Public Records of Williamson County, Texas as Document No. 2024071340, and simultaneously assigned its interest in the Development Agreement and the Second A&R Consent Agreement as they relate to the 1st GPII Development Property to HM GPII Development by Partial Assignment and Assumption Agreements recorded in the Official Public Records of Williamson County, Texas as Document Nos. 2024071341 as to the Development Agreement and 2024071342 as to the Second A&R Consent Agreement.

I. On June 3, 2025, HM GPII conveyed to HM GP II Development 141.19 acres (the "*2nd GPII Development Property*") out of the "314 Acre Tract" (described and so referred to in the Second Amendment) via Special Warranty Deed recorded in the Official Public Records of Williamson County, Texas as Document No. 2025042999, and simultaneously assigned its interest in the Development Agreement and the Second A&R Consent Agreement as they relate to the 2nd GPII Development Property to HM GPII Development by Partial Assignment and Assumption Agreements recorded in the Official Public Records of Williamson County, Texas as Document Nos. 2025043001 as to the Development Agreement and 2025043000 as to the Second A&R Consent Agreement.

J. City, HM Parkside, HMPK Development, HM GP II, HM 2243, and HM GPII Development now wish to further amend the Original Development Agreement, as modified by the First Amendment, the Second Amendment, and the Third Amendment, as set out below to, among other things, add the Dufner Tract into

the Development Agreement, the Property, and the Project, establish the land use plan and other development and roadway requirements pertaining to the Dufner Tract, increase the number of acres in the Commercial Development Areas of the Project, provide for the construction of the Dufner Tract Trail, and make other changes related thereto.

K. By separate agreement, City, HM Parkside, HMPK Development, HM GPII, HM 2243, HM GPII Development, Williamson County Municipal Utility District No. 25, a municipal utility district created under Chapters 49 and 54 of the Texas Water Code (the "*District*" or "*WCMUD No. 25*"), Parkside on the River Municipal Utility District No. 1 ("*POR MUD No. 1*"), Parkside on the River Municipal Utility District No. 2 ("*POR MUD No. 2*"), and Parkside on the River Municipal Utility District No. 3 ("*POR MUD No. 3*") all of whom are also parties to that certain Second Amended and Restated Consent Agreement (the "*Second A&R Consent Agreement*"), dated as of October 17, 2019, and recorded under Document No. 2019117039, Official Public Records of Williamson County, Texas, as amended by the First Amendment to Second Amended and Restated Consent Agreement, dated as of June 8, 2021, and re-recorded under Document No. 2021086193 ("*First Amendment to Second A&R Consent Agreement*"), which added the GPII Property under Second A&R Consent Agreement and made other modifications, and as amended by the Second Amendment to Second Amended and Restated Consent Agreement, dated as of April 10, 2024, and recorded under Document No. 2024031829, Official Public Records of Williamson County, Texas, which added the Leander ETJ Tract into the Property and consented to the annexation of the Leander ETJ Tract into the boundaries of WCMUD No. 25.

L. By separate agreement, City, HM Parkside, HMPK Development, HM GPII, HM 2243, HM GP Development, WCMUD No. 25, POR MUD No. 1, POR MUD No. 2 and POR MUD No. 3 are amending the Second A&R Consent Agreement, as amended by the First Amendment to Second A&R Consent Agreement and the Second Amendment to Second A&R Consent Agreement (such agreement, the "*Third Amendment to Second A&R Consent Agreement*"), to confirm the dis-annexation of the Dufner Tract from the City limits, and allow the annexation of the Dufner Tract into POR MUD No. 1.

NOW, THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the City, HM Parkside, HMPK Development, HM GPII, HM 2243 and HM GPII Development hereby agree as follows:

II. AMENDMENTS

A. **Definitions.**

1 **New Definitions**. The following terms are added to the Definitions in Section 2.01:

"*Condominium*" has the meaning defined in the UDC.

"*Curb Extension Improvements*" means the improvements for intersection and mid-block curb extensions to be constructed by Owner at no cost to the City in the eight (8) locations shown on ***Exhibit J-9***. The Curb Extension Improvements shown in ***Exhibit J-9*** are located on the Dufner Tract and on the segment of Barton Oak Trail to be built on the Original Property from the west boundary of the Dufner Tract to its intersection with Greenview Parkway. The specifications for the curb extensions are stated in ***Exhibit J-9***.

"Dufner MF Area" means the area within the Dufner Tract labeled as "RDA/MF-1" on ***Exhibit F*** attached to the Fourth Amendment, or as "=/- 4.88 AC Townhome/Condo (MF)" on ***Exhibit H-3*** attached to the Fourth Amendment.

"Dufner SF Areas" means the areas within the Dufner Tract labeled as RDA/SF" on ***Exhibit F*** attached to the Fourth Amendment.

"Dufner Tract" means that certain 40.199 acres of land in the Joseph Thompson Survey, Abstract No. 608, Williamson County, Texas, being a portion of a 17.60-acre tract and a 22.599-acre tract, both conveyed to Elizabeth Ann Dufner in a gift deed dated February 7, 2014 and recorded in Document No. 2014063597 of the Official Public Records of Williamson County, Texas; said 40.199 acres being more particularly described by metes and bounds and sketch on the attached **Schedule 8.**

"*Dufner Tract Entry Road*" means the roadway providing access from RM 2243 to the Dufner Tract to be designed and constructed by Owner at no cost to the City in accordance with the Governing Regulations and this Agreement, including ***Exhibits J-2 and J-10.***

"*Dufner Tract Trail*" means the 10′ wide hike and bike trail to be built within the Open Space in the general location shown on the Open Space Plan attached to the Fourth Amendment as ***Exhibit H-1***, commencing at a point on the Dufner Tract near the intersection of the proposed extension of Sherry Oak Way and the proposed "Future Road" (shown on ***Exhibit H-3***), and extending into the Open Space north of the Dufner Tract to connect with a proposed native trail to be constructed along the path of the Barton Tributary wastewater line. The Dufner Tract Trail will be concrete in part and native trail, in part, as shown on ***Exhibit H-3***. The Dufner Tract Trail will be constructed by Owner at no cost to the City as a part of the Project's Open Space trail network contemplated in Section 3.08(b).

"*Residential Collector*" means roads built by Owner within the Property to the specifications shown on ***Exhibit J-10***. Residential Collector Roads will have a 68′ ROW.

"*RM 2243/Dufner Tract Entry Road Intersection*" means the intersection of the proposed Dufner Tract Entry Road and RM 2243.

"*Roadway Exhibit*" means ***Exhibit J-1***, ***Exhibit J-9*** and ***Exhibit J-10*** attached to this Fourth Amendment, ***Exhibits J-2 through Exhibit J-6*** attached to the Original Development Agreement, and ***Exhibit J-7*** and ***Exhibit J-8*** attached to the Third Amendment.

"*Third Amendment to Second A&R Consent Agreement"* means the Third Amendment to Second A&R Consent Agreement in the form attached as **Schedule 9** to the Fourth Amendment.

"*Townhouse"* has the meaning defined in the UDC.

"*New Tree Preservation Requirements*" means the provisions of Sections 8.01 and 8.02 of the City of Georgetown Unified Development Code (as set out in Exhibits "A" and "B" of City of Georgetown Ordinance 2025-54, respectively) in effect on the date of City Council approval of this Fourth Amendment, together with the review and approval provisions of Section 8.05 of the City of Georgetown Unified Development Code (as set out in Exhibit "C" of City of Georgetown Ordinance 2025-54) in effect on the date of City Council approval of this Fourth Amendment.

2 **Amended Definitions**. The following terms defined in Section 2.01 are repealed and replaced with the following:

"*Agreement*" means the Original Development Agreement (defined in Recital A to this Fourth Amendment), as amended by the First Amendment (defined in Recital B to this Fourth Amendment), the Second Amendment (defined in Recital C to this Fourth Amendment), the Third Amendment (defined in Recital D to this Fourth Amendment), and this Fourth Amendment.

"*Amended Consent Agreement*" means the Second A&R Consent Agreement (defined in Recital K to this Fourth Amendment), as amended by the First Amendment to Second A&R Consent Agreement (defined in Recital K to this Fourth Amendment), the Second Amendment to Second A&R Consent Agreement (defined in Recital K to this Fourth Amendment), and the Third Amendment to Second A&R Consent Agreement, dated on approximately even date herewith.

"*Land Use Plan*" means the land use plan attached to the Fourth Amendment as ***Exhibit F*.**

"*Open Space*" means all Parkland, the River Trail Parking Lot, HOA Parks (including the portions of the HOA Parks used for Amenity Centers) and land designated as "OS" or "Open Space" on the Open Space Plan and the Land Use Plan. The aggregate Open Space must contain at least 323 acres located on the Property.

"*Open Space Plan*" means the plan attached to the Fourth Amendment as ***Exhibit H-1***.

"*Owner*" means HM Parkside (also referred to as "Primary Owner") as to all the Remainder Property except the Initial HM Development Property, the 2nd HM Development Property and the 3rd HM Development Property; HMPK Development as to the Initial HM Development Property, the 2nd HM Development Property and the 3rd HM Development Property; HM 2243 (also referred to as "Affiliated LP" notwithstanding that HM 2243 is not a limited partnership) as to the 2243 South Tract and the Leander ETJ Tract; HM GPII as to all the GPII Property except the 1st GPII Development Property and the 2nd GPII Development Property; HM GPII Development as to the 1st GPII Development Property and the 2nd GPII Development

Property; and Primary Owner as to the Dufner Tract, and their respective permitted assigns under this Agreement, but does not include a Lender unless the Lender forecloses and elects to become a party to this Agreement as permitted by **Section 11.11(h)** and does not include an End Buyer. The terms Initial HM Development Property, 2nd HM Development Property, 3rd HM Development Property, 1st GPII Development Property and 2nd GPII Development Property have the meanings set out in the Recitals to the Fourth Amendment.

"*POR MUD No. 1*" means Parkside on the River Municipal Utility District No. 1, consisting of approximately 272.512 acres of land, as described and shown on **Schedule 6** attached to the Third Amendment, as more fully described in that certain "Order Granting the Petition for Creation of Parkside on the River Municipal Utility District No. 1" issued by the TCEQ on July 16, 2020; if approved by the POR MUD No. 1 Board of Directors, POR MUD No. 1 also will include the Dufner Tract as described and shown on **Schedule 8**.

"*Property*" means, collectively, the Remainder Property, the 2243 South Tract, the GPII Property, the Leander ETJ Tract, and the Dufner Tract. The area map of the Property is attached to this Fourth Amendment as ***Exhibit C***.

B. **Amendment to Section 3.01 and Exhibit F**. Section 3.01 and Exhibit F, pertaining to the Land Use Plan, are hereby repealed and replaced with the following:

"Section 3.01. Land Use Plan. The City hereby approves the Land Use Plan in the form attached as ***Exhibit F*** to this Fourth Amendment. Owner shall Develop the Project on the Property in conformance with the Land Use Plan and the Governing Regulations."

C. **Amendment to Add New Section 3.06(j).** Section 3.06(j), pertaining to the Dufner Tract Entry Road and the RM 2243/Dufner Tract Entry Road Intersection, is hereby added as follows:

"**Section 3.06. Roadways . . .**

. . .

(j). Dufner Tract Entry Road and RM 2243/Dufner Tract Entry Road Intersection. Owner agrees to design and build or cause to be designed and built, at no cost to the City, the Dufner Tract Entry Road as a

Residential Collector 68′ ROW roadway as shown on ***Exhibit J-10***from FM 2243 to proposed Barton Oak Trail, and as a Residential Local 50′ ROW roadway as shown on ***Exhibit J-2*** from proposed Barton Oak Trail to proposed Sherry Oak Way. Owner agrees that it shall design and build, or cause to be designed and built, at no cost to the City, intersection and roadway improvements at the RM 2243/ Dufner Tract Entry Road Intersection. The RM 2243/Dufner Tract Entry Road Intersection will be a right-in/right-out only intersection, with a maximum 12 foot wide deceleration lane parallelling and along the northern side of the existing RM 2243 right of way for a distance of 550 feet (as measured from the center of the RM 2243/Dufner Tract Entry Road Intersection) enabling a safe right turn from RM 2243 into the Dufner Tract..”

D. **Amendment to Add New Section 3.06(k).** Section 3.06(k), pertaining to Traffic Calming Improvements on the Dufner Tract, is hereby added as follows:

“**(k)**. **Curb Extension Improvements**. Owner shall design and build, or cause to be designed and built, the Curb Extension Improvements in the eight (8) areas shown on ***Exhibit J-9*** in conformance with the Governing Regulations and the specifications on ***Exhibit J-9***.”

E. **Amendment to Add New Section 3.06(l).** New Section 3.06(l), pertaining to payment of a transportation fee, is hereby added as follows:

“(l). Transportation Fee. Owner agrees that it shall pay a supplemental transportation fee of $1,500 per each single-family Dwelling Unit located within the Dufner Tract only (no fee is payable for lots or units developed under Multifamily Development Standards and no fee is payable for Dwelling Units located on any other portion of the Property). Each supplemental transportation fee will be paid to the City at the time of building permit application or certificate of occupancy (as applicable) for such a single-family Dwelling Unit as consideration for the City’s agreement to not require Owner to construct traffic signalization improvements at the RM 2243/Dufner Tract Entry Road Intersection under this Agreement.”

F. **Amendment to Section 3.08.** Subsection 3.08 is hereby repealed and replaced with the following:

"Section 3.08 Trails, River Trail Parking Lot.

(a) Requirement to Construct and Install. Owner will Complete the River Trail, the Connecting Trail, and the River Trail Parking Lot on or before the Bridge Completion Deadline. Owner will Complete the GPII River Trail on or before the GPII River Trail Completion Deadline. Each of the GPII River Trail and the River Trail must meet the specifications set forth in ***Exhibit H-2***. Owner will install within the Parkland and in the River Trail Parking Lot waste or trash receptacles meeting City specifications in locations determined by the City's Director of Parks and Recreation, or her designee. The Connecting Trail must be ADA accessible (as modified by FSORAG). The City may accelerate the GPII River Trail Completion Deadline if, and only if, (a) the Bridge Completion Deadline has occurred and (b) the City (or another third party) Completes to the northwesternmost boundary of the GPII Parkland a trail substantially meeting the specifications set out in ***Exhibit H-2*** which provides continuous connectivity from the northwesternmost boundary of the GPII Parkland westward to Garey Park. If both such conditions are met, the City may (but is not obligated to) notify Owner in writing that the GPII River Trail Completion Deadline is accelerated, and upon Owner's receipt of such a notice, the GPII River Trail Completion Deadline will be 18 months from the date of the City's written notice of acceleration. Owner will complete the Dufner Tract Trail on or before the date that it Completes construction of that portion of "Future Road" on the Dufner Tract extending from its intersection with Sherry Oak Way northerly to a cul-de-sac, as shown on ***Exhibit H-3***.

(b) Trail Network. The Project will include trails within the Open Space in addition to the River Trail, the Connecting Trail, and the GPII River Trail. All trails within the Open Space are exempt from the requirements of Section 12.02 of the UDC. The trail network, which will include the Dufner Tract Trail, will provide access to the Parkland from the neighborhoods in the Residential Development Areas adjacent to the Parkland.

(c) Maintenance. Within 60 days after Completion of the River Trail, the Connecting Trail, and the River Trail Parking Lot, Owner (i) will transfer ownership of the River Trail and Connecting Trail improvements to the City or the City's designee for maintenance, and (ii) will transfer ownership

of the River Trail Parking Lot to an HOA and such HOA thereafter will maintain the River Trail Parking Lot. Within 60 days after Completion of the GPII River Trail, Owner will transfer ownership of the GPII River Trail improvements to the City or the City's designee for maintenance. Owner shall maintain the River Trail, the Connecting Trail, the River Trail Parking Lot and the GPII River Trail, until transferred to the City or an HOA, as applicable. All transfers of improvements under this **Section 3.08(c)** will include transfers of warranties, bonds, and guarantees associated with the transferred improvements, and the form of transfer or assignment and assumption agreement shall be subject to approval by the City, which shall not be unreasonably withheld. Owner shall maintain all other trails within the trail network until ownership of such trails is transferred to an HOA, and after ownership is so transferred the applicable HOA will maintain such trails.

(d) Joint Use Agreement. The City, HOA and Owner will enter into a joint use agreement granting the City nonexclusive rights to use the River Trail Parking Lot in support of the Parkland, River Trail, and Connecting Trail in common with Owner and the End Buyers within the Project. "

G. **Amendment to Section 4.01(d).** Subsection 4.01(d), pertaining to Multi Family Development Standards, is hereby repealed and replaced with the following:

"4.01 Residential Development Areas.

(d) Multifamily Development Restrictions and Standards.

(1) Master Metering Prohibited. Each Townhouse dwelling unit and each Condominium dwelling unit within the Dufner Tract must be connected to an individual water meter; no master-meters or meters serving more than one Townhouse or one Condominium dwelling unit are permitted.

(2) Special Provisions Related to Multifamily Development on the Dufner Tract. The Dufner MF Area will be contained within a single final plat, which will not be accepted or approved by the City unless and until vehicular access improvements complying with the requirements of the UDC and the City Fire Code and providing vehicular access to the Dufner MF Area are Completed. If private driveways are utilized for such access, the private driveways (i) must meet the design and construction

specifications of the UDC and City Fire Code pertaining to number of connections and design and construction requirements, (ii) must be included within the final plat of the Dufner MF Area, and (iii) must be owned, operated and maintained by the owner of the Dufner MF Area (or if applicable, a condominium association or property owner's association for the Dufner MF Area).

(3) Other Development Standards. The Multifamily Development Standards in ***Exhibit M-1***, as modified by Section 4.01(d)(1) and (2), apply to Multifamily Development in the Residential Development Areas."

H. **Amendment to Section 4.01(e)**. Section 4.01(e), pertaining to tree preservation in Residential Development Areas, is hereby repealed and replaced with the following**:**

"(e) Tree Preservation Standards**.**

(1) Complete Applications. For all applications that affect the development and use of the Property that were determined by the City's Planning Director (or authorized designee) to be complete before the effective date of this Fourth Amendment, the Tree Preservation Standards in ***Exhibit L*** attached to the Second Amendment and applicable to Residential Development Areas apply.

(2) Incomplete Applications. For all applications that affect the development and use of the Property that were filed but were not determined to be complete by the City's Planning Director (or authorized designee) before the effective date of this Fourth Amendment, the Tree Preservation Standards in ***Exhibit L*** attached to the Second Amendment and applicable to Residential Development Areas apply; provided however that Owner shall have the right to withdraw such an incomplete application and submit a new application (together with the application fee) conforming to the New Tree Preservation Requirements as to such application.

(3) New Applications. For all applications that affect the development and use of the Property that are filed with the City after the effective date of this Fourth Amendment, the New Tree Preservation Requirements shall apply."

I. **Amendment to Add New Section 4.01(h).** Subsection 4.01(h), pertaining to "Landscaping," is hereby added as follows:

"(h) Water Conservation Landscaping. Within the Dufner Tract only, installation of St. Augustine grass is prohibited, and Owner shall not install, or allow the installation of, St. Augustine grass on any portion of the Dufner Tract. Within the Dufner Tract only, installation of sod within a Lot side setback area ten feet (10′) or less in width is prohibited, and Owner shall not install, or allow the installation of, sod within Lot side setback areas that are ten feet (10′) or less in width."

J. **Amendment to Section 4.02.** The first sentence of Section 4.02, pertaining to "Commercial Development Areas," is hereby repealed and replaced with the following:

"4.02 **Commercial Development Areas**. Development of Commercial Development Areas shall meet the lot and dimensional standards contained in Section 7.03 of the UDC pertaining to areas zoned "C-3," the building and site design standards contained in Section 7.04 and Section 7.05 of the UDC pertaining to areas zoned "C-3", and the Non-Residential Standards of Chapter 8 of the UDC, as if the Project was in the City limits except as follows: ..."

K. **Amendment to Add New Section 4.02(h).** Subsection 4.02(h), pertaining to "Landscaping," is hereby added as follows:

"(h) Water Conservation Landscaping. Within the Dufner Tract only, installation of St. Augustine grass is prohibited, and Owner shall not install, or allow the installation of, St. Augustine grass on any portion of the Dufner Tract. Within the Dufner Tract only, installation of sod within a Lot side setback area ten feet (10′) or less in width is prohibited, and Owner shall not install, or allow the installation of, sod within Lot side setback areas that are ten feet (10′) or less in width."

L. **Amendment to Section 4.03(b)**. Section 4.03(b), pertaining to Stormwater Runoff, is hereby repealed and replaced with the following:

"Section 4.03. Stormwater Runoff

. . . .

(b) 2243 South Tract, GPII Property, Leander ETJ Tract, and Dufner Tract. A drainage report must be submitted with each preliminary plat application that includes land in the 2243 South Tract, the GP II Property, the Leander ETJ Tract, and/or the Dufner Tract prepared in conformance with Chapter 11.04 of the UDC."

M. **Amendment to Add New Section 4.04(c)**. Section 4.04(c), pertaining to Dufner Tract/Parkland Fee in Lieu, is hereby added:

"Section 4.04 Parkland

. . .

(c) Dufner Tract/Parkland Fee In Lieu. No dedication of parkland is required within the Dufner Tract; however, Owner shall construct the Dufner Tract Trail when and as required by the Fourth Amendment and shall pay a fee-in-lieu of dedicating parkland as follows:

i. "Dufner MF Area – The parkland dedication fee-in-lieu is waived. Fifty percent (50%) of the parkland development fee-in-lieu in effect at the time of site plan approval multiplied by the number of dwelling units shown on the site plan will be paid in full before and as a condition of site plan approval, it being agreed that the entire Dufner MF Area will be included on one site plan; and

ii. "Dufner SF Area – The parkland dedication fee-in-lieu is waived. Fifty percent (50%) of the parkland development fee-in-lieu in effect at the time of final plat approval multiplied by the number of Lots shown on each final plat for the Dufner SF Area will be paid in full before and as a condition of each final plat approval."

N. **Amendment to Section 5.01**. Section 5.01, pertaining to Construction of On-Site Facilities, is hereby repealed and replaced with the following:

"**Section 5.01 Construction of On-Site Facilities.**

(a) General. Owner shall design and build all On-Site Facilities necessary to serve the Property within Utility Easements or ROW in accordance with the Governing Regulations. The City may use the On-Site Facilities as part of the City's overall water and wastewater systems, but the City agrees such use will not impair the City's ability to serve the Property in conformance with the terms and conditions of this Agreement.

(b) Three Gate Valves Required. Owner shall install two (2) new sixteen-inch (16") gate valves on the City's existing sixteen-inch (16") water line on the north side of FM 2243 (RM 2243), and one (1) new gate valve on a new water line to be constructed by Owner extending from said existing sixteen-inch (16") water line into the Dufner Tract. In addition,

any water lines designed for or capable of reaching 100 PSI must have a dual-station, main line pressure reducing valve."

O. **Amendment to Section 9.01(a).** Section 9.01(a), pertaining to Impact Fees, is hereby repealed and replaced with the following:

"Section 9.01 Impact Fees; Allocation of Capacity

(a) Impact Fees. In consideration of the Former Owner's construction of the SSGI and Primary Owner's payment of the Off-site Capacity Payment, the Impact Fees payable by Owners and End Buyers within all of the Property ***except the GPII Property, the Leander ETJ Tract, and the Dufner Tract*** are (i) for water, the Water Impact Fee of $3,324.00 per SUE, and (ii) for wastewater, the Wastewater Impact Fee of $2,683.00 per SUE. The water impact fee per SUE and the wastewater impact fee per SUE will be assessed by the City and must be paid at the time of final plat approval as to each plat within the GPII Property, the Leander ETJ Tract, and the Dufner Tract, and the amount of such fees will be the amounts in effect per City Code of Ordinances Chapter 13.32, as said impact fees may be amended from time to time in accordance with the requirements of Chapter 395 of the Texas Local Government Code in the City Council's sole discretion. As portions of the GPII Property and the Remainder Tract are contiguous, if a final subdivision plat approved by applicable Governmental Authorities includes land out of both the GPII Property and the Remainder Tract, (a) Owner will identify as to each single family lot within such plat (i) whether the lot lies wholly the GPII Property, wholly the Remainder Tract, or partly within the GPII Property and partly within the Remainder Tract, and (ii) as to any lot that lies partly within the GPII Property and partly within the Remainder Tract (a "*Mixed Lot*"), the percentage of the area of the Mixed Lot consisting of GPII Property and the percentage of area of the Mixed Lot consisting of the Remainder Tract, (b) the impact fees assessed against each single family lot that lies wholly within the GPII Property will be the impact fees assessed against the GPII Property, (c) the impact fees assessed against each single family lot that lies wholly within the Remainder Tract will be the impact fees assessed against the Remainder Tract, and (d) the impact fees assessed against each Mixed Lot will be the impact fees assessed against the portion of the Property that is more than 50% of the area of such Mixed Lot (*e.g.*, if the Remainder Tract constitutes more than 50% of a Mixed Lot, that Mixed Lot will be assessed the same impact fees as are assessed within the Remainder Tract). For

clarity, the addition of the GP II Property, the Leander ETJ Tract, and the Dufner Tract into the "Property" does not increase Owner's maximum available capacity interest of water or wastewater SUEs under Section 6.01(c) and Section 6.02(b) of the Original Development Agreement, which remain at a maximum of 4,600 SUEs. Owner agrees that this agreement to allow the City to assess and collect Water Impact Fees, Wastewater Impact Fees, and impact fees calculated pursuant to Chapter 13.32 of the City Code of Ordinances (as applicable, per the terms of the Fourth Amendment) within the Property is authorized and enforceable under Section 395.018 of the Texas Local Government Code, and consent to the applicability of said Section 395.018."

III. Miscellaneous.

A. Effect of Recitals. The Parties agree that the Recitals in this Fourth Amendment are true and correct.

B. Defined Terms. Unless amended by this Fourth Amendment, capitalized terms used in this Fourth Amendment that are not otherwise defined shall have the meanings set forth in the Original Development Agreement, First Amendment, Second Amendment, or Third Amendment, as applicable.

C. Counterparts. This Fourth Amendment may be executed in multiple counterparts, each of which shall be deemed an original instrument, and all of which, taken together, shall constitute one and the same instrument. The signature of any party hereto to any counterpart hereof shall be deemed a signature to, and may be appended to, any other counterpart hereof.

D. Effective Date: This Fourth Amendment will become effective if all of the following conditions are met before the date that is sixty (60) days after the City Council has approved this Fourth Amendment: (1) duly authorized representatives of the Parties have signed this Fourth Amendment, (2) Primary Owner or a Permitted Assignee acquires fee simple title to the Dufner Tract and provides a copy of the recorded deed evidencing such acquisition to the City, (3) the City Council approves an ordinance disannexing the Dufner Tract from the corporate boundaries of the City limits, and (4) the Dufner Tract is annexed into the boundaries of POR MUD No. 1. If any of the foregoing conditions are not met before the date that is sixty (60) days after the City Council approves this Fourth Amendment, this Amendment will automatically terminate and be null and void and have no force or effect.

E. Recording. This Fourth Amendment will be recorded in the Official Records of Williamson County, Texas by Primary Owner at Primary Owner's expense.

F. Exhibit List. The following Exhibits are made part of this Agreement by this reference.

Exhibit A -	Description of Remainder Property	Original Agreement
Exhibit B -	Description of 2243 South Tract	Original Agreement
Exhibit C -	Area Map	Fourth Amendment
Exhibit D -	Form of Second Amended and Restated Consent Agreement	Original Agreement
Exhibit E-1 -	Approved Form (for Water Transmission Line Easement)	Original Agreement
Exhibit E-2 -	Approved Form (for Utility Easements)	Original Agreement
Exhibit E-3 -	Approved Form (for Access Easements)	Original Agreement
Exhibit E-4 -	Approved Form (for License Agreement)	Original Agreement
Exhibit F	Land Use Plan	Fourth Amendment
Exhibit G-1 -	Multifamily Permitted Uses	Original Agreement
Exhibit G-2 -	Commercial, Civic and Temporary Permitted Uses	Original Agreement
Exhibit H-1 -	Open Space, Parkland, and Trails Plan	Fourth Amendment
Exhibit H-2 -	River Trail Specifications	Original Agreement
Exhibit H-3 -	Dufner Tract Trail Specifications	Fourth Amendment
Exhibit I-1 -	Permitted Exceptions	Second Amendment
Exhibit I-2 -	Use Exceptions (Fire Station)	Original Agreement
Exhibit J-1 -	Roadway and Connectivity Plan	Fourth Amendment
Exhibit J-2 -	Residential Local 50′ Roadway	Original Agreement
Exhibit J-3 -	Residential Local 60′ Roadway	Original Agreement
Exhibit J-4 -	Parkway B – Without Median	Original Agreement
Exhibit J-5 -	Parkway B – With Median	Original Agreement
Exhibit J-6 -	Parkside Parkway	Original Agreement
Exhibit J-7 -	Phasing Plan	Fourth Amendment
Exhibit J-8 -	Cypress Paul Street on Leander ETJ Tract	Third Amendment
Exhibit J-9 -	Dufner Tract Traffic Calming Extension	Fourth Amendment

	Locations and Specifications and Private Drive	
Exhibit J-10 -	Residential Collector Roadway	Fourth Amendment
Exhibit K-1 -	Entry Features	Original Agreement
Exhibit K-2 -	Marketing and Directional Signs	Second Amendment
Exhibit L -	Tree Preservation Standards	Second Amendment
Exhibit M-1 -	Residential Development Area Standards (SF and MF)	Original Agreement
Exhibit M-2 -	Residential Architectural Standards for SF	Original Agreement
Exhibit M-3 -	Commercial Development Area Standards	Original Agreement
Exhibit N -	Draw Procedure	Original Agreement
Exhibit O-1 -	Form of Traffic Fiscal Security	Original Agreement
Exhibit O-2 -	Form of Bridge Fiscal Security	Original Agreement
Schedule 1	GPII Property - 314 Acre Tract	Second Amendment
Schedule 2	GPII Property - 47 Acre Tract	Second Amendment
Schedule 3	First Amendment to Second Amended and Restated Consent Agreement	Second Amendment
Schedule 4	TCS Easement	Second Amendment
Schedule 5	Description of Leander ETJ Tract	Third Amendment
Schedule 6	Ultimate MUD Boundary Location Map	Fourth Amendment
Schedule 7	Second Amendment to Second Amended and Restated Consent Agreement	Third Amendment
Schedule 8	Description of Dufner Tract	Fourth Amendment
Schedule 9	Third Amendment to Second Amended and Restated Consent Agreement	Fourth Amendment

[Signature Pages to Follow]

CITY OF GEORGETOWN, TEXAS

By:_____
Printed Name: Josh Schroeder
Title: Mayor

ATTEST:

By:_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By:_____
Skye Masson, City Attorney

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the_____ day of _____ 2026, by Josh Schroeder, Mayor of the City of Georgetown, Texas, a home-rule city, on behalf of the City.

(seal)

_____
Notary Public State of Texas

HM PARKSIDE, LP, a Texas limited partnership

By: Hanna/Magee GP #1, Inc., a Texas corporation, its General Partner

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 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)

_____
Notary Public State of Texas

HM PARKSIDE DEVELOPMENT, INC., a Texas corporation

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Blake J. Magee, President of HM PARKSIDE DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.

(seal)

_____
Notary Public State of Texas

HM GPII, LP, a Texas limited partnership

By: Hanna/Magee GP #1, Inc., a Texas corporation, its General Partner

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Blake J. Magee, President of Hanna/Magee GP #1, Inc., a Texas corporation, General Partner of HM GPII, LP, a Texas limited partnership, on behalf of said corporation and partnership.

(seal)

_____
Notary Public State of Texas

HM 2243 DEVELOPMENT INC., a Texas corporation

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Blake J. Magee, President of HM 2243 DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.

(seal)

_____
Notary Public State of Texas

HM GPII DEVELOPMENT, INC., a Texas corporation

By: _____
Blake J. Magee, President

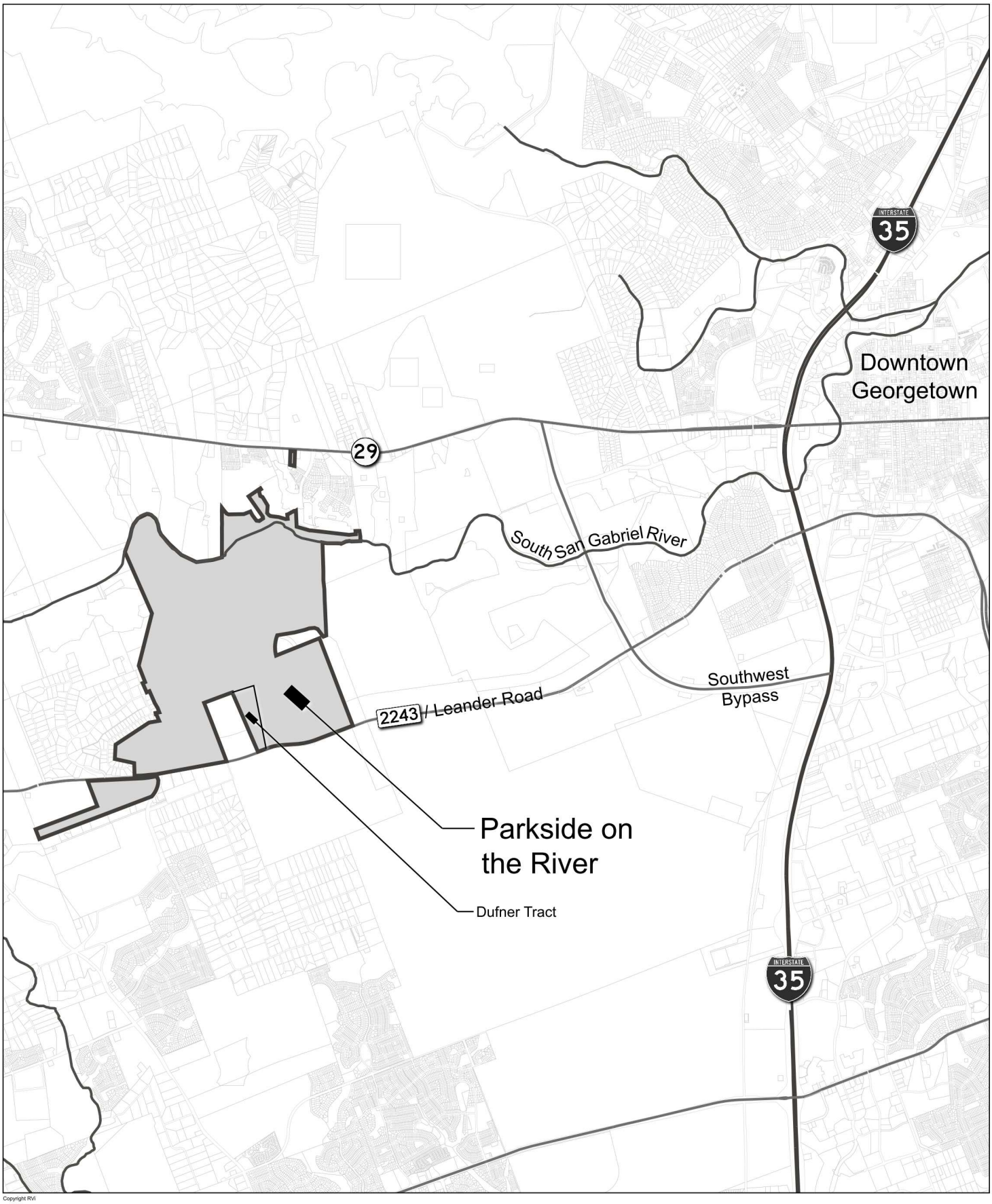
STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Blake J. Magee, President of HM GPII DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.

(seal)

_____
Notary Public State of Texas

Exhibit C



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RVi
712 Congress Avenue
Suite 300
Austin, Texas 78701
Tel: 512.480.0032
www.rviplanning.com

PARKSIDE ON THE RIVER • **AREA MAP**

July 28, 2025

HANNA/MAGEE L.P.

0 Mile 1/2 Mile 1 Mile

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

\\txaustfs\L\2019\19002466 - Parkside on the River\PUD\1. PUD Amendment\Area Map.dwg

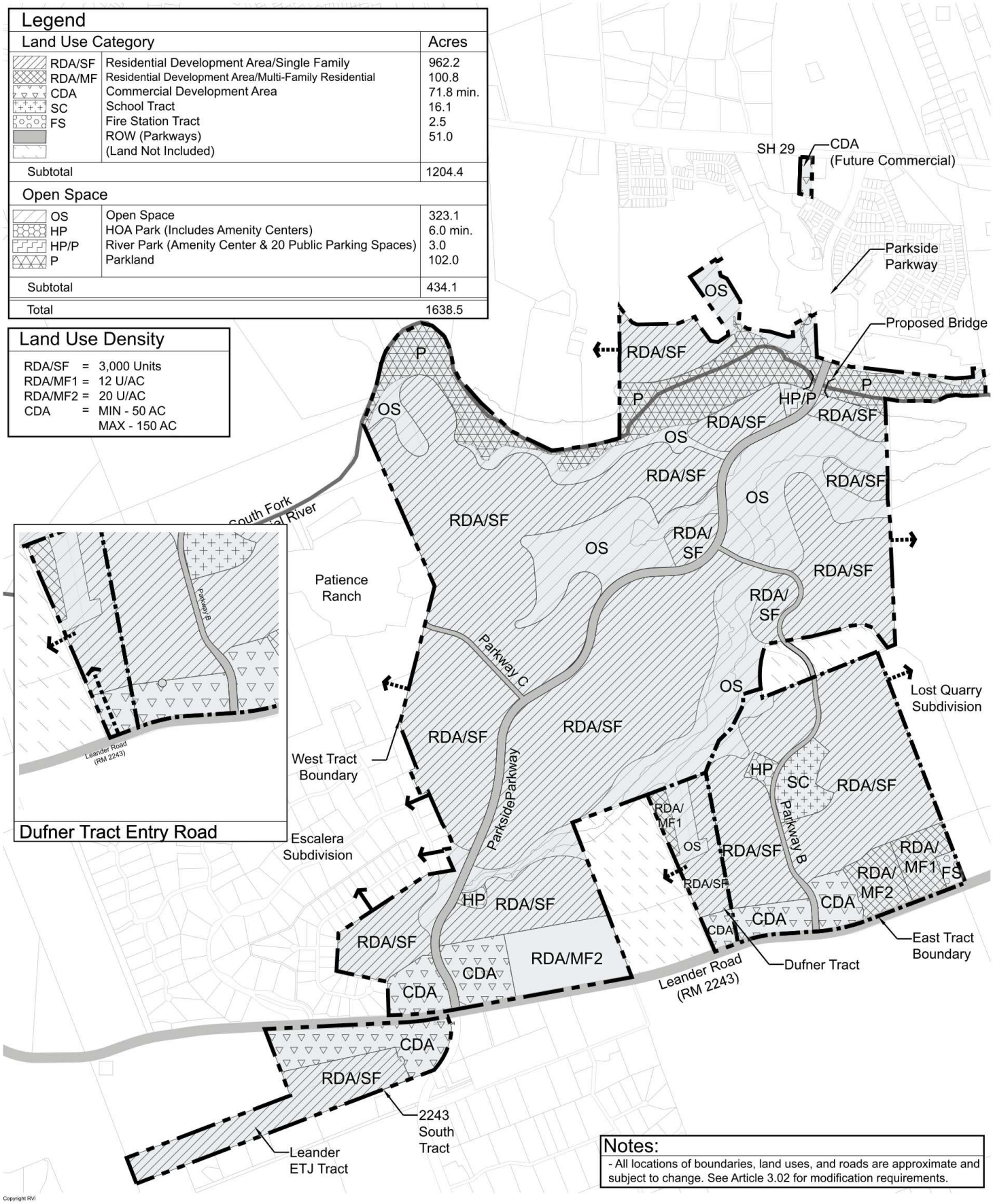
Exhibit F

Legend

Land Use Category		Acres
RDA/SF	Residential Development Area/Single Family	962.2
RDA/MF	Residential Development Area/Multi-Family Residential	100.8
CDA	Commercial Development Area	71.8 min.
SC	School Tract	16.1
FS	Fire Station Tract	2.5
	ROW (Parkways)	51.0
	(Land Not Included)	
Subtotal		1204.4
Open Space		
OS	Open Space	323.1
HP	HOA Park (Includes Amenity Centers)	6.0 min.
HP/P	River Park (Amenity Center & 20 Public Parking Spaces)	3.0
P	Parkland	102.0
Subtotal		434.1
Total		1638.5

Land Use Density

RDA/SF = 3,000 Units
RDA/MF1 = 12 U/AC
RDA/MF2 = 20 U/AC
CDA = MIN - 50 AC
MAX - 150 AC



Notes:

- All locations of boundaries, land uses, and roads are approximate and subject to change. See Article 3.02 for modification requirements.

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Tel: 512.480.0032
www.rviplanning.com

PARKSIDE ON THE RIVER • **LAND USE PLAN**

October 20, 2025

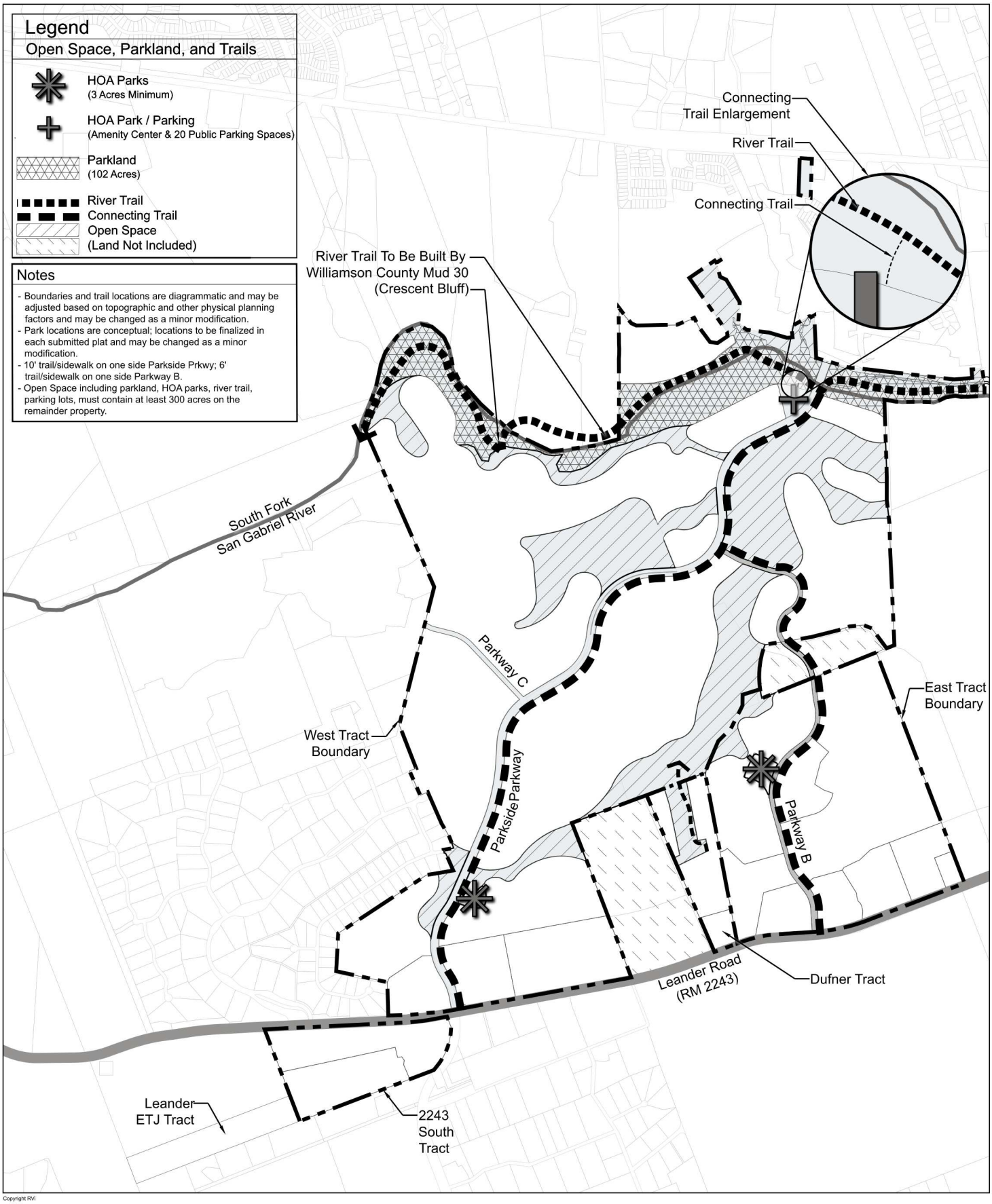
HANNA/MAGEE L.L.P.

0 1000' 2000'

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

\\bxaus\fs\L\2019\19002466 - Parkside on the River\PUD\1. PUD Amendment\Concept Plan\Exhibit F.dwg

Exhibit H-1



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PARKSIDE ON THE RIVER • **OPEN SPACE, PARKLAND, AND TRAILS**

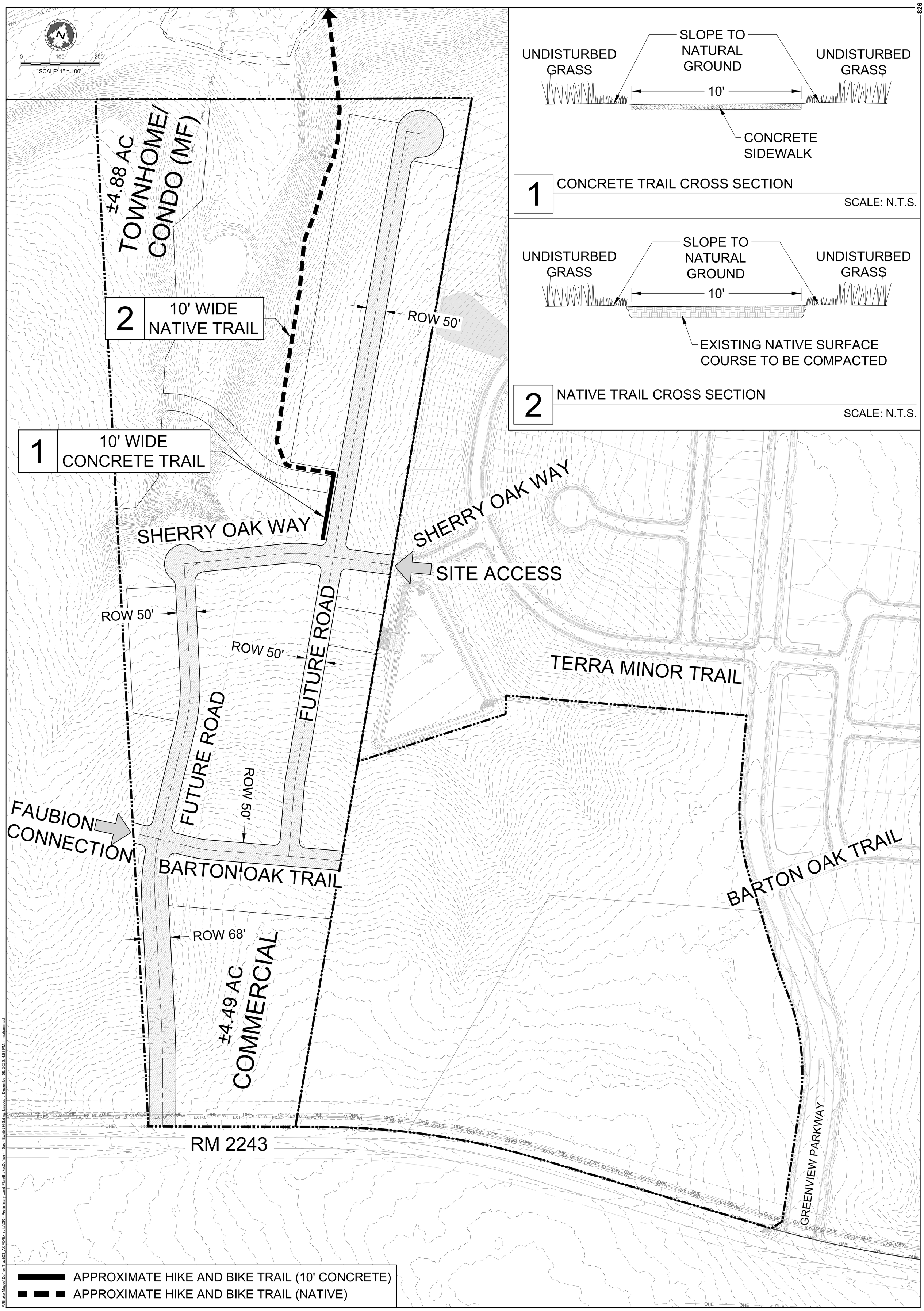
July 28, 2025

HANNA/MAGEE L.P.

0 1000' 2000'

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

\\txaustfs\L\2019\19002466 - Parkside on the River\PUD\1. PUD Amendment\Open Space\Exhibit H-1.dwg



1 CONCRETE TRAIL CROSS SECTION

SCALE: N.T.S.

2 NATIVE TRAIL CROSS SECTION

SCALE: N.T.S.

DUFNER TRACT TRAIL SPECIFICATIONS
EXHIBIT H-3

CITY OF GEORGETOWN

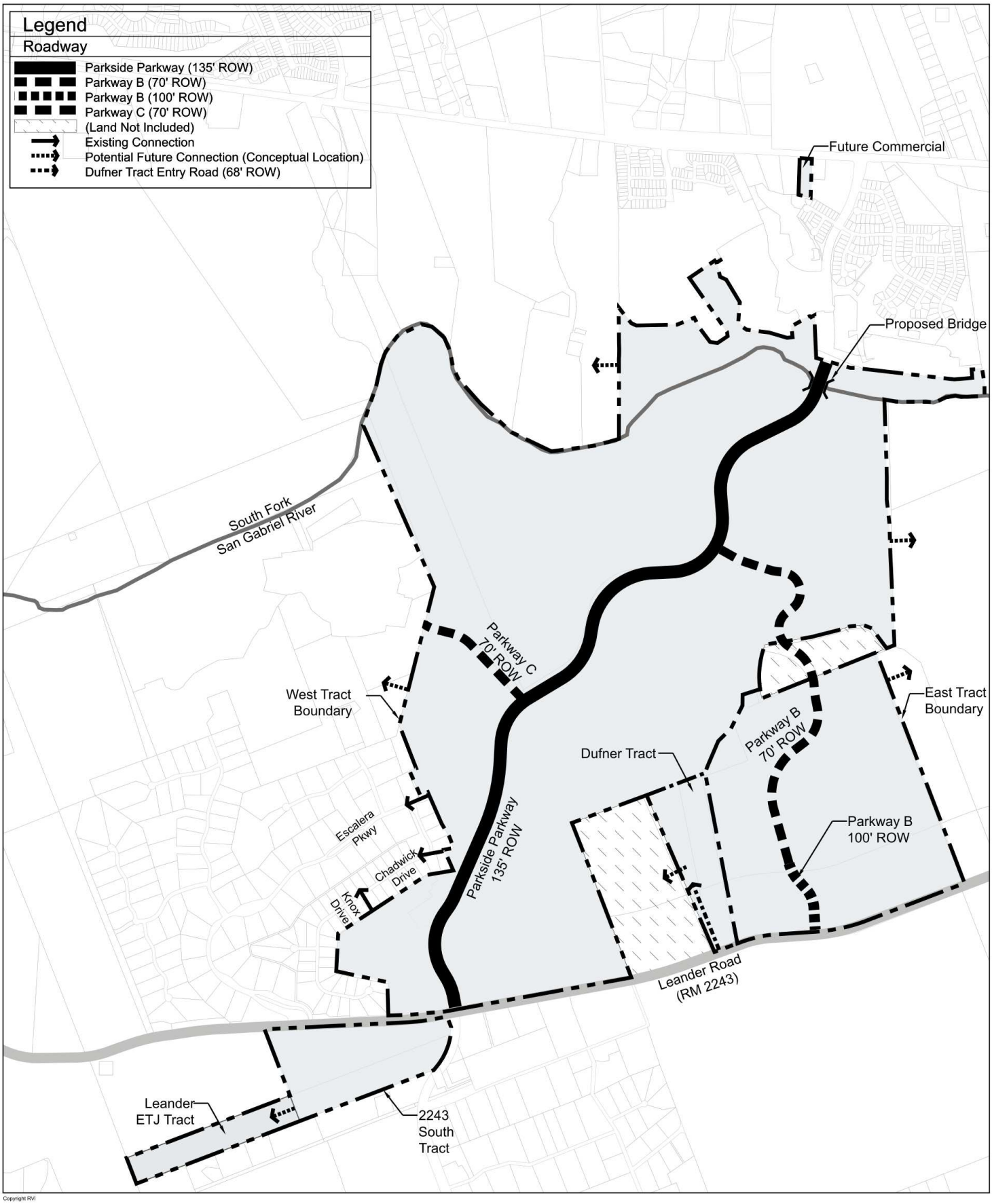
12/09/2025

HRGreen®
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

P:\Blake Magee\Dufner Tract\03_ACAD\Exhibits\DR - Preliminary Land Plan\Blake\Dufner - 40ac - Exhibit H-3.dwg, Layout1, December 09, 2025, 4:53 PM, mmuhammad

Exhibit J-1



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www.rviplanning.com

PARKSIDE ON THE RIVER • **ROADWAY AND CONNECTIVITY PLAN**

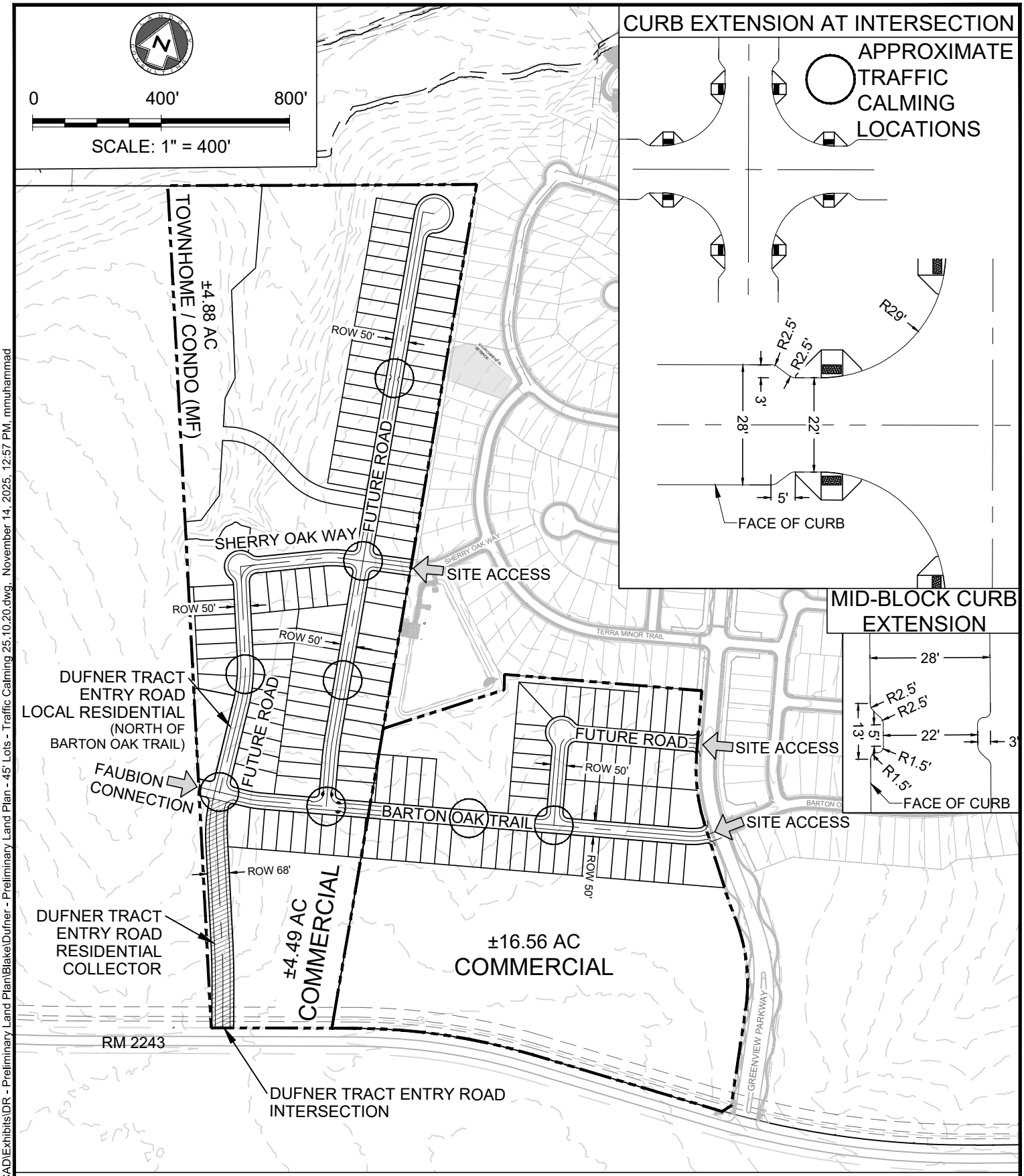
October 20, 2025

HANNA/MAGEE L.P.

0 1000' 2000'

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

\\txaustfs\LJ2019\19002466 - Parkside on the River\PUD\1. PUD Amendment\Roadway Standards\Exhibit J-1.dwg



HRGreen.

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

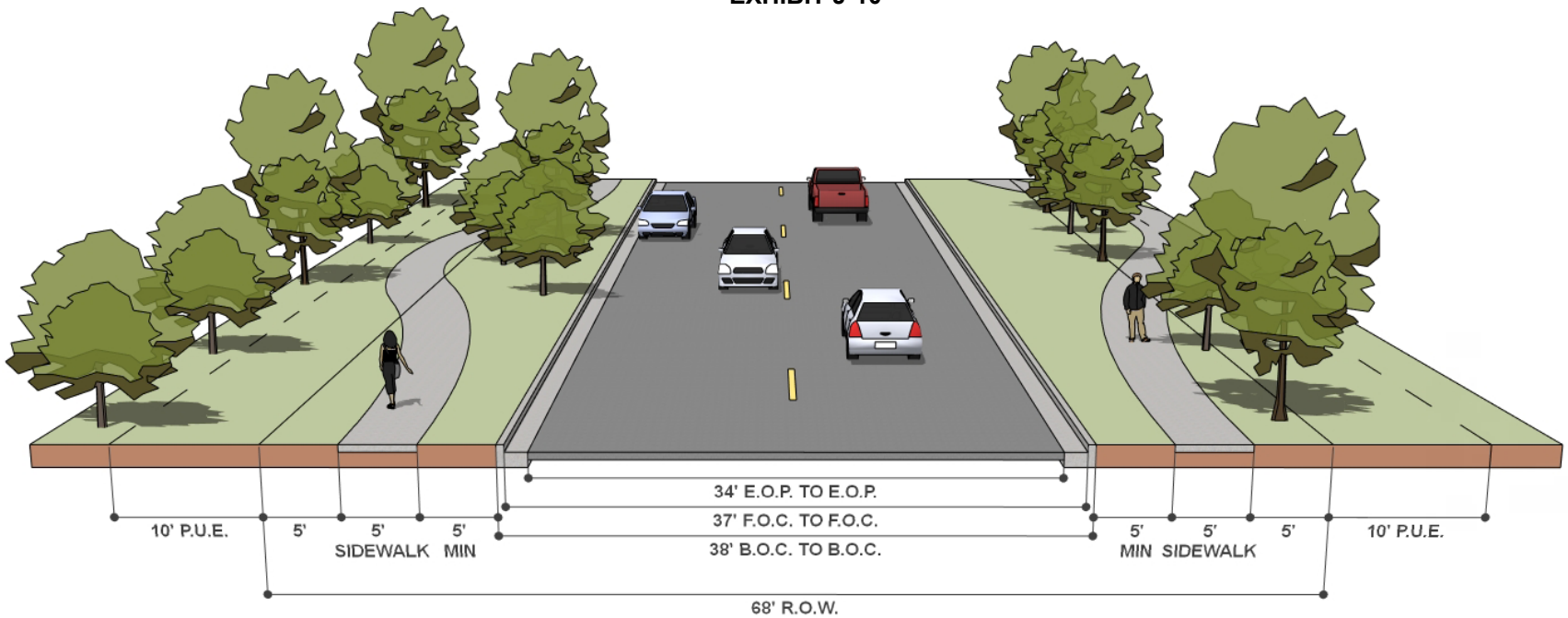
EXHIBIT J-9
DUFNER TRACT TRAFFIC CALMING EXTENSION LOCATIONS AND SPECIFICATIONS AND PRIVATE DRIVE

CITY OF GEORGETOWN

11/14/2025

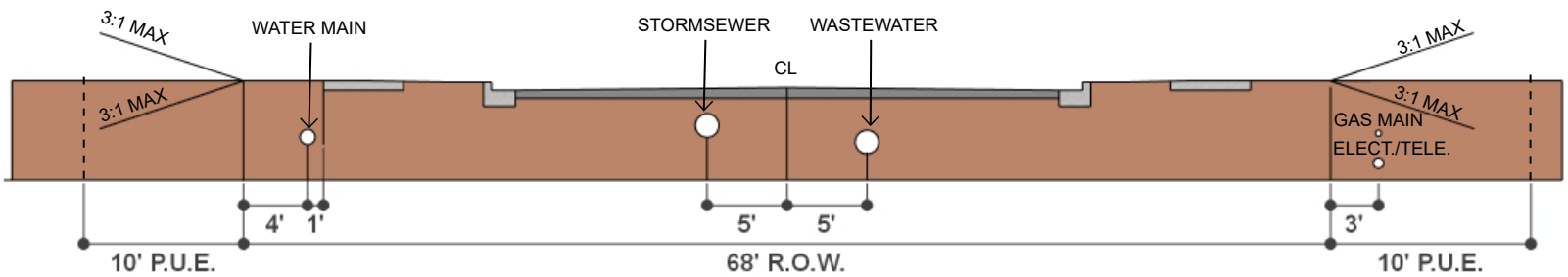
P:\Blake Magee\Dufner Tract\03_ACAD\Exhibits\DR - Preliminary Land Plan\Blake\Dufner - Preliminary Land Plan - 45' Lots - Traffic Calming 25.10.20.dwg, November 14, 2025, 12:57 PM, mmuhammad

EXHIBIT J-10



CROSS SECTION

N.T.S



UTILITIES

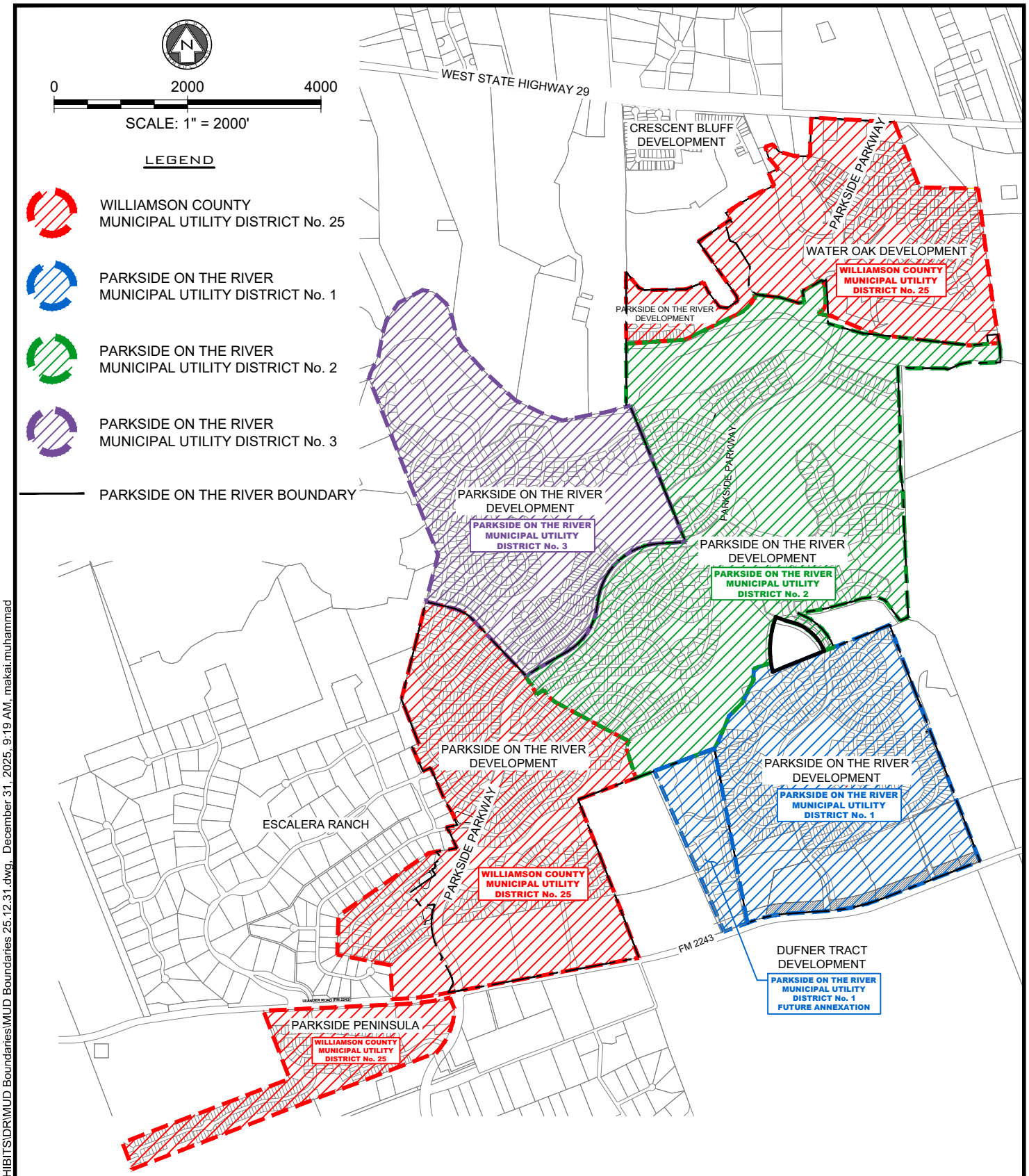
N.T.S

- DESIGN SPEED - 30 MPH
- SIDEWALKS TO MEANDER

PARKSIDE ON THE RIVER • **RESIDENTIAL COLLECTOR ROADWAY**

December 11, 2025

HANNA/MAGEE, L.P.



HRGreen.

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SCHEDULE 6
MUD BOUNDARIES MAP

P:\Blake Magee\Parkside General Folder\EXHIBITS\DR\MUD Boundaries\MUD Boundaries 25.12.31.dwg, December 31, 2025, 9:19 AM, makai.muhammad

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;

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

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

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;

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

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #226217 4-LND, EFFECTIVE DATE OF MARCH 28, 2023 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

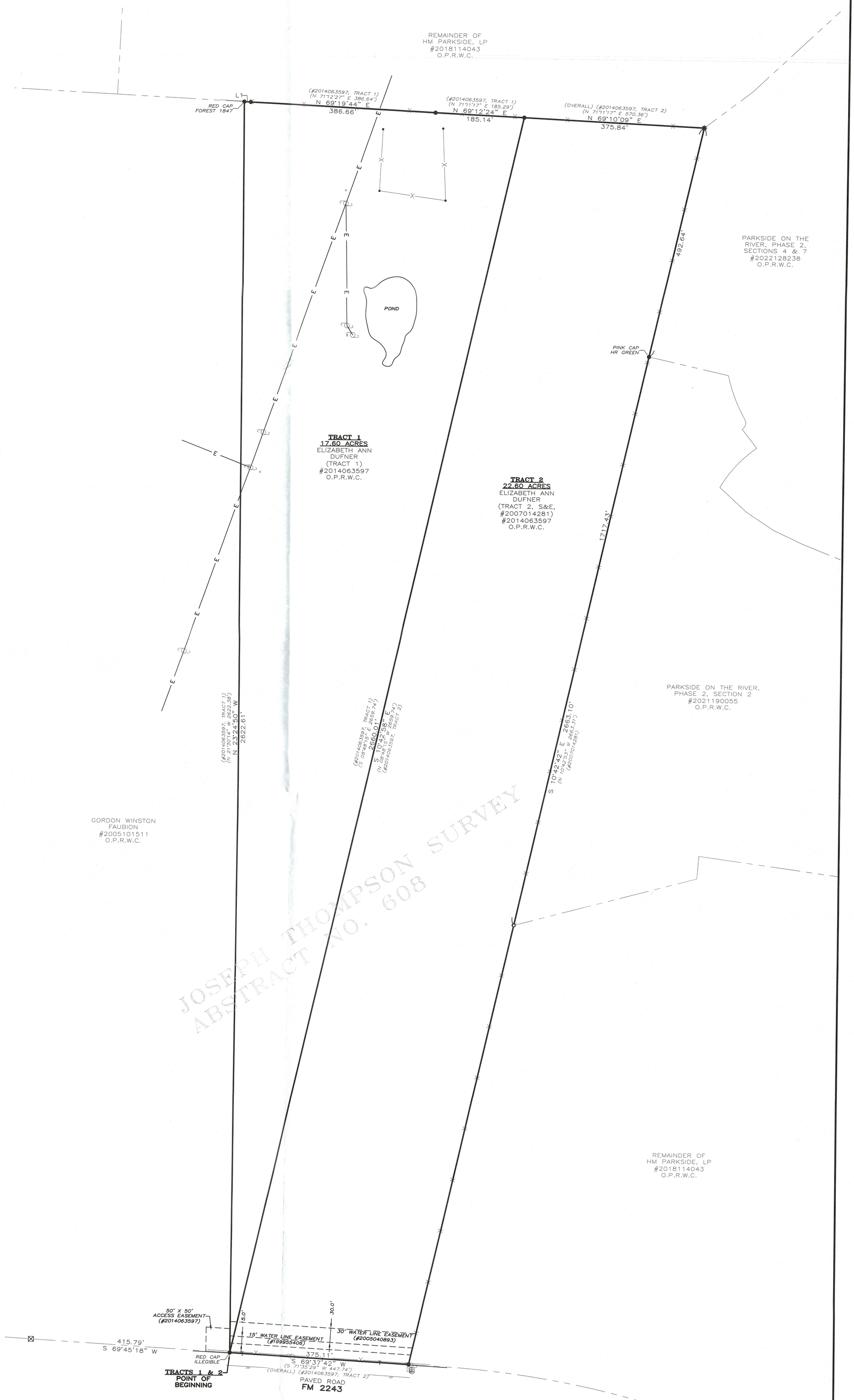
10A.) WATER LINE EASEMENT TO THE CITY OF GEORGETOWN - #199955406 (SUBJECT TO)
10B.) WATER LINE EASEMENT TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT - #2005040892 (SUBJECT TO)
10C.) WATER LINE EASEMENT TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT - #2005040893 (SUBJECT TO)
10D.) UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - #2018095108 (BLANKET)
10E.) TERMS, CONDITIONS, AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT - #2005007159 (DOES NOT APPEAR TO AFFECT)

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.
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.

JOB NO.:	230102
DRAWN:	RCG
F.C.:	CC/CO

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 69°30'42" E	13.56'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 71°32'34" E	13.44'

—#2014063597, TRACT 1



Schedule 8

EXHIBIT TO ACCOMPANY FIELD NOTES

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	120D NAIL FOUND
⊠	CONCRETE MONUMENT FOUND
✱	COTTON SPINDLE FOUND
///	PAVEMENT
●	FENCE POST
—X—	WIRE FENCE
	UTILITY POLE
	GUY ANCHOR
—E—	ELECTRIC LINES
—T—	TELEPHONE LINES
Ⓜ	MANHOLE
$	SIGN
( )	RECORD INFORMATION
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

Scale: 1" = 100'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0460F, DATED DEC. 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

CERTIFY TO: INDEPENDENCE TITLE / TITLE RESOURCES GUARANTY COMPANY / DAVID PIKOFF / GF# 2242174-LND

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.
—A Land Surveying Firm—
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPELS LAND SURVEYING FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SIGNATURE OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

STATE OF TEXAS REGISTERED WILLIAM C. STEWART 5786 PROFESSIONAL LAND SURVEYOR

4-13-23

Witness my hand and seal this the 11th Day of April, 2023 A.D.

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STATE OF TEXAS	§	
	§	**THIRD AMENDMENT TO**
COUNTY OF WILLIAMSON	§	**SECOND AMENDED AND RESTATED**
	§	**CONSENT AGREEMENT**
CITY OF GEORGETOWN	§	

THIS THIRD AMENDMENT TO SECOND AMENDED AND RESTATED CONSENT AGREEMENT ("*Third CA Amendment*") is entered into by and between the City of Georgetown, Texas, a Texas home-rule municipality located in Williamson County, Texas ("*City*"), HM Parkside, LP, a Texas limited partnership ("*HM Parkside*"), HM Parkside Development, Inc., a Texas corporation affiliated with HM Parkside ("*HMPK Development*"), HM GPII, LP, a Texas limited partnership affiliated with HM Parkside ("*HM GPII*"), HM 2243 Development, Inc., a Texas corporation affiliated with HM Parkside ("*HM 2243*"), HM GPII Development, Inc., a Texas corporation ("*HM GPII Development*"), Williamson County Municipal Utility District No. 25 ("*WCMUD No. 25*"), Parkside on the River Municipal Utility District No. 1 ("*POR MUD No. 1*"), Parkside on the River Municipal Utility District No. 2 ("*POR MUD No. 2*"), and Parkside on the River Municipal Utility District No. 3 ("*POR MUD No. 3*").

RECITALS:

A. City, HM Parkside, HM CR 176-2243, LP, a Texas limited partnership affiliated with HM Parkside ("*HM-CR*"), Laredo W.O. Ltd., a Texas limited partnership ("*LWO*"), and WCMUD No. 25 entered into the Second Amended and Restated Consent Agreement (the "*Second Consent Agreement*"), dated as of October 17, 2019, and recorded under Document No. 2019117039 in the Official Public Records of Williamson County, Texas.

B. By Partial Assignment and Assumption Agreement dated effective June 25, 2020, and recorded under Document No. 2021073238, Official Public Records of Williamson County, Texas, HM Parkside assigned its interest in and to the Second Consent Agreement to HMPK Development as to the Initial HM Development Property.

C. City, HM Parkside, HMPK Development, HM-CR, HM GPII, WCMUD No. 25, and POR MUD No. 1 entered into that certain First Amendment to the Second Amended and Restated Consent Agreement, dated as of June 8, 2021 (the "*First CA Amendment*") and re-recorded (to include all signature pages) under Document

No. 2021120970 in the Official Public Records of Williamson County, Texas, which, among other things, added the GPII Property to the Land and authorized the creation of an additional municipal utility district. LWO having received all developer reimbursements from WCMUD No. 25 to which it was entitled, did not own and will not develop any of the Parkside Properties, thus LWO's signature was not required for any amendments to the Second Consent Agreement.

D. By Assignment and Assumption Agreement (Second Amended and Restated Consent Agreement) dated effective December 15, 2021 and recorded under Document No. 2021190025, Official Public Records of Williamson County, Texas, HM CR assigned all its interest in the Second Consent Agreement and First CA Amendment to HM 2243, following which HM CR ceased to be a party to the Second Consent Agreement.

E. By Partial Assignment and Assumption Agreement dated as of December 28, 2021 and recorded under Document No. 2021195619, Official Public Records of Williamson County, Texas, HM Parkside assigned its interest in and to the Second Consent Agreement and First CA Amendment to HMPK Development as to the 2nd HM Development Property.

F. By Partial Assignment and Assumption Agreement dated as of March 1, 2024 and recorded under Document No. 2024015951, Official Public Records of Williamson County, Texas, HM Parkside assigned its interest in and to the Second Consent Agreement and First CA Amendment to HMPK Development as to the 3rd HM Development Property.

G. City, HM Parkside, HMPK Development, HM GPII, HM 2243, WCMUD No. 25, POR MUD No. 1 and POR MUD No. 2 entered into that certain Second Amendment to the Second Amended and Restated Consent Agreement, dated as of April 10, 2024 (the "*Second CA Amendment*") and recorded under Document No. 2024031829 in the Official Public Records of Williamson County, Texas, which, among other things, added the Leander ETJ Tract to the Land and provided City's consent to the annexation of the Leander ETJ Tract within the boundaries of WCMUD No. 25.

H. By Partial Assignment and Assumption Agreement (Second Amended and Restated Consent Agreement) dated as of September 6, 2024, and recorded under Document No. 2024071342, Official Public Records of Williamson County, Texas, HM GPII assigned its interest in and to the Second Consent Agreement, First CA

Amendment and Second CA Amendment to HM GPII Development as to the 1st GPII Property (defined below).

I. By Partial Assignment and Assumption Agreement (Second Amended and Restated Consent Agreement) dated as of June 3, 2025 and recorded under Document No. 2025043000, Official Public Records of Williamson County, Texas, HM GPII assigned its interest in and to the Second Consent Agreement, First CA Amendment and Second CA Amendment to HM GPII Development as to the 2nd GPII Property (defined below).

J. The Second Consent Agreement, as amended by the First CA Amendment and the Second CA Amendment, allows the creation of WCMUD No. 25, plus up to three additional municipal utility districts on the Water Oak Property (as defined in Recital D of the Second Consent Agreement), the Remainder Property (as defined in Section 1.04 of the Second Consent Agreement), the 2243 South Tract (as defined in Section 1.05 of the Second Consent Agreement and consisting of the 40 Acres and the 21.305 Acres), the GPII Property (as defined in the First CA Amendment, consisting of the 314 Acre Tract plus the 47 Acre Tract), and the Leander ETJ Tract (as defined in the Second CA Amendment).

K. By order dated December 10, 2009 (per the Original Consent Agreement, pre-dating the Second Consent Agreement, recorded as Document No. 2012006198 in the Official Public Records of Williamson County, Texas), pursuant to City of Georgetown Resolution No. 022608-F, the TCEQ created WCMUD No. 25 consisting of 249.721 acres of land located on the Remainder Property. On May 31, 2012, WCMUD No. 25, pursuant to City of Georgetown Resolution No. 0522112-T, annexed an additional 246.745 acres of land into the boundaries of WCMUD No. 25 (being out of the Water Oak Property and the Remainder Property). On August 14, 2014, pursuant to City of Georgetown Resolution No. 081214-J, WCMUD No. 25 annexed an additional 48 +/- acres of land into the boundaries of WCMUD No. 25 (being out of the Remainder Property). On February 18, 2020, WCMUD No. 25, pursuant to City of Georgetown Resolution No. 10082019-O, annexed an additional 62.048 acres of land into the boundaries of WCMUD No. 25 (being the 2243 South Tract). On August 17, 2021, WCMUD No. 25, pursuant to City of Georgetown Resolution No. 060821-K, annexed an additional 47.42 acres of land into the boundaries of WCMUD No. 25 (being the 47 Acre Tract out of the GPII Property). On August 20, 2024, WCMUD No. 25, pursuant to City of Georgetown Resolution No. 060821-K, annexed an additional 28.251 acres of land into the boundaries of WCMUD No. 25 (being the Leander ETJ

Tract). WCMUD No. 25 is a discontiguous district, and as of the Effective Date of this Third CA Amendment consists of 682.08 total acres of land located within the boundaries of the Water Oak Property, portions of the Remainder Property, the 2243 South Tract, the 47 Acre Tract out of the GPII Property, and the Leander ETJ Tract, lying both north and south of FM 2243.

L. On July 1, 2020, pursuant to City of Georgetown Resolution No. 082719-W, the TCEQ created POR MUD No. 1 over approximately 272.512 acres of land out of the Remainder Property. POR MUD No. 1 adopted the Second Consent Agreement by Certificate for Agreement dated August 21, 2020, and recorded under Document No. 2020128407 in the Official Public Records of Williamson County, Texas.

M. On June 9, 2022, pursuant to City of Georgetown Resolution No. 121421-I, the TCEQ created POR MUD No. 2 consisting of 539.542 acres of land out of the Remainder Property. POR MUD No. 2 adopted the Second Consent Agreement by Certificate for Second Amended and Restated Consent Agreement dated August 23, 2022, and recorded under Document No. 2022102057 in the Official Public Records of Williamson County, Texas.

N. On July 12, 2024, pursuant to City of Georgetown Resolution No. 010924-5.G, the TCEQ created POR MUD No. 3 over the 314 Acre Tract. POR MUD No. 3 adopted the Second Consent Agreement by Certificate for Agreement dated August 2, 2024, and recorded under Document No. 2024062652 in the Official Public Records of Williamson County, Texas.

O. City, HM Parkside, and HM-CR entered into that certain Development Agreement Parkside on the River Subdivision (the "*Original Development Agreement*"), dated as of November 19, 2019, and recorded under Document No. 2019117041, which was amended by that certain First Amendment to and Partial Assignment of Development Agreement Parkside on the River Subdivision (the "*First DA Amendment*") dated as of December 8, 2020, and recorded under Document No. 2020162167, Official Public Records of Williamson County, Texas, by and between City, HM Parkside, HM-CR, and HMPK Development, and further amended by that certain Second Amendment to Development Agreement Parkside on the River Subdivision (the "*Second DA Amendment*") dated as of May 25, 2021, and recorded under Document No. 2021082512, Official Public Records of Williamson County, Texas, by and between City, HM Parkside, HMPK Development, HM-CR, and HM GPII, and further amended by that certain Third

Amendment to Development Agreement Parkside on the River Subdivision (the "*Third DA Amendment*") dated as of April 10, 2024, and recorded under Document No. 2024031828 of the Official Public Records of Williamson County, Texas, by and between City, HM Parkside, HMPK Development, HM GPII and HM 2243.

P. HM Parkside has acquired a certain 40.2-acre tract of land adjacent to the Remainder Property (the "*Dufner Tract*") which land is more particularly described below, and City, HM Parkside, HMPK Development, HM GPII, HM 2243 and HM GPII Development wish to further amend the Second Consent Agreement, as amended by the First CA Amendment and Second CA Amendment, to incorporate the Dufner Tract within the Land. By petition received by the City on _____, 202_, the Dufner Tract landowners and the Board of Directors of POR MUD No. 1 requested the City's consent to annex the Dufner Tract within POR MUD No. 1 (after its disannexation from the City limits), and the City wishes to give such consent to annexation of the Dufner Tract into POR MUD No. 1 (after its disannexation from the City Limits) by this Third CA Amendment.

NOW, THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the City, HM Parkside, HMPK Development, HM GPII, HM 2243 and HM GPII Development hereby agree as follows:

ARTICLE I
DISANNEXATION OF THE DUFNER TRACT FROM THE CITY LIMITS

1.01 By Ordinances Nos. 2005-101 and 2023-65, the City annexed the Dufner Tract into the corporate boundaries of the City. The Parties understand and agree that this Third CA Amendment will have no effect unless and until the Dufner Tract has been disannexed from the corporate boundaries of the City and annexed into the boundaries of POR MUD No. 1.

1.02 HM Parkside agrees that it will request, or cause to be requested, disannexation of Dufner Tract from the corporate boundaries of the City pursuant to Section 1.06 of the City Charter. After adoption by the City Council of an ordinance disannexing the Dufner Tract from the corporate boundaries of the City, the Dufner Tract will be released into the City's extraterritorial jurisdiction and HM Parkside and POR MUD No. 1 agree that they will cause the Dufner Tract to be annexed into the boundaries of POR MUD No. 1.

1.03 The Parties agree that the City has no obligation to refund any taxes or fees collected by the City during the period that the Dufner Tract was included in the City's corporate boundaries.

1.04 Prior to the second reading of the City ordinance disannexing the Dufner Tract from the corporate boundaries of the City, HM Parkside must (i) provide evidence to the City that there are no delinquent or outstanding City taxes pertaining to the Dufner Tract, and (ii) pay the pro rata share of all City taxes and fees pertaining to the Dufner Tract calculated as of the effective date of the disannexation ordinance. Any rollback City taxes on the Dufner Tract that may become due upon a subsequent change in the use of the Dufner Tract will remain payable to the City by HM Parkside notwithstanding that such due date may occur after the disannexation occurs.

ARTICLE II AMENDMENTS

The Second Consent Agreement, as amended by the First CA Amendment and the Second CA Amendment, is amended as follows:

a. Section 2.02. The following terms are added to the definitions in Section 2.02:

"*1st GPII Property*" means the 33.38 acres out of the 47 Acre Tract described in Special Warranty Deed dated as of September 6, 2024, and recorded under Document No. 2024071340 of the Official Public Records of Williamson County, Texas.

"*2nd GPII Property*" means the 141.19 acres out of the 314 Acre Tract described in Special Warranty Deed dated as of June 3, 2025, and recorded under Document No. 2025042999 of the Official Public Records of Williamson County, Texas.

"Dufner Tract" means that certain 40.2 acres of land in the Joseph Thompson Survey, Abstract No. 608, Williamson County, Texas, being a portion of a 17.60-acre tract and a 22.6-acre tract, both conveyed to Elizabeth Ann Dufner (n/k/a Elizabeth Reagan) in a gift deed dated February 7, 2014 and recorded in Document No. 2014063597 of the Official Public Records of Williamson County, Texas; said 40.2 acres being more particularly described by metes and bounds and sketch on the attached **Schedule 11.**

"*HM GPII Development*" means HM GPII Development, Inc., a Texas corporation.

b. Section 2.02. The following terms defined in Section 2.02 are repealed and replaced with the following:

"*Agreement*" means the Second Consent Agreement, as modified by the First CA Amendment, the Second CA Amendment and this Third CA Amendment.

"*Developer Parties*" means HM Parkside as to the Dufner Tract and all the Remainder Property except the Initial HM Development Property, the 2nd HM Development Property and the 3rd HM Development Property, HMPK Development as to the Initial HM Development Property, the 2nd HM Development Property and the 3rd Development Property; HM 2243 as to the 2243 South Tract and the Leander ETJ Tract; HM GPII as to all GPII Property except the 1st GPII Property and the 2nd GPII Property; HM GPII Development as to the 1st GPII Property and the 2nd GPII Property; LWO as to the Water Oak Property; and their respective permitted assigns under this Agreement, but does not include a Lender unless the Lender forecloses and elects to become a party to this Agreement as permitted by **Section 11.11(h)** and does not include an End Buyer.

"*Districts*" means, collectively, WCMUD No. 25, POR MUD No. 1, POR MUD No. 2 and POR MUD No. 3, whose boundaries and general locations are shown on the attached **Schedule 10.**

"*Land*" means, collectively, the Original Land plus the 2243 South Tract, the GPII Property, the Leander ETJ Tract and the Dufner Tract.

"*Parkside Development Agreement*" means the Development Agreement originally by and between the City, HM Parkside, and HM-CR pertaining to the development of the Parkside Property, which was approved by the City Council on October 8, 2019 by City Ordinance No. 2019- 69 and recorded under Document No. 2019117041, as amended by First Amendment to and Partial Assignment of Development Agreement Parkside on the River Subdivision dated December 8, 2020, approved by the City Council on December 8, 2020 by City Ordinance

No. 2020-84, and recorded under Document No. 2020162167, Official Public Records of Williamson County, Texas, and by Second Amendment to Development Agreement Parkside on the River Subdivision dated to be effective on May 25, 2021 approved by the City Council on May 25, 2021 by City Ordinance No. 2021-40, and recorded under Document No. 2021082512, Official Public Records of Williamson County, Texas, by Third Amendment to Development Agreement Parkside on the River Subdivision dated to be effective on April 10, 2024, approved by the City Council on April 9, 2024 by City Ordinance No. 2024-18 and recorded under Document No. 2024031828, Official Public Records of Williamson County, Texas, and by Fourth Amendment to Development Agreement Parkside on the River Subdivision dated on or about the date of this Third CA Amendment.

"*Parkside Party*" means HM Parkside, HMPK Development, HM GPII, HM 2243 and HM GPII Development.

"Parkside Property" means collectively, the Remainder Property, the 2243 South Tract, the GPII Property, the Leander ETJ Tract and the Dufner Tract.

"Parties" means, collectively, City, the Parkside Parties, LWO, WCMUD No. 25, POR MUD No. 1, POR MUD No. 2, and POR MUD No. 3.

"*POR MUD No. 1*" means Parkside on the River Municipal Utility District No. 1, consisting, after its annexation of the Dufner Tract, of approximately 312.711 acres of land described and shown on **Schedule 9** attached to this Third CA Amendment.

c. Section 5.06. A new Section 5.06 is added to the Second Consent Agreement (as amended by the First CA Amendment and by the Second CA Amendment) as follows:

5.06. (a) The City acknowledges receipt of POR MUD No. 1's and HM Parkside's _____, 202_ "Petition for Consent to Annex Land into Parkside on the River Municipal Utility District No. 1", in accordance with Section 54.016 of the Texas Water Code, Section 42.042 of the Texas Local Government Code, and Section

13.10 of the UDC for annexation of the Dufner Tract into POR MUD No. 1.

(b) The City Council hereby consents to the inclusion of the Dufner Tract within the boundaries of POR MUD No. 1. No further action will be required on the part of the City to evidence its consent to the annexation of the Dufner Tract into POR MUD No. 1; however, the City agrees to provide any additional confirmation of its consent that may be required by HM Parkside or POR MUD No. 1 if requested to do so.

(c) POR MUD No. 1 shall provide the City with certified copies of all orders or resolutions effectuating the lawful annexation of the Dufner Tract into POR MUD No. 1 within ten (10) days after the effective date of same.

d. Section 7.04. Section 7.04 is repealed and replaced with the following:

7.04 (a) Except for the Dufner Tract, no additional land may be annexed into the boundaries of POR MUD No. 1 except by written amendment to this Agreement and the Development Agreement pursuant to a written petition for annexation jointly executed by the Board of Directors of POR MUD No. 1 and the landowner(s) filed with the City Secretary meeting the requirements of this Agreement, and the City's express written consent to the annexation as evidenced by a signed resolution of the City Council.

(b) No additional land may be annexed into the boundaries of POR MUD No. 2 except by written amendment to this Agreement and the Development Agreement pursuant to a written petition for annexation jointly executed by the Board of Directors of POR MUD No. 2 and the landowner(s) filed with the City Secretary meeting the requirements of this Agreement, and the City's express written consent to the annexation as evidenced by a signed resolution of the City Council.

(c) No additional land may be annexed into the boundaries of POR MUD No. 3 except by written amendment to this Agreement and the Development Agreement pursuant to a written petition for annexation jointly executed by the Board of Directors of POR MUD No. 3 and the landowner(s) filed with the City Secretary meeting the requirements of

this Agreement, and the City's express written consent to the annexation as evidenced by a signed resolution of the City Council.

e. Section 7.05. Section 7.05 is repealed.

f. Section 14.01. Section 14.01 is hereby repealed and replaced with the following:

"14.01. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) overnight courier or hand delivery, or (ii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

HM Parkside:
HMPK Development
HM GPII
HM 2243
HM GPII Development:

HM Parkside, LP
HM GPII, LP
HM Parkside Development, Inc.
HM 2243 Development, Inc.
HM GPII Development, Inc.
P.O. Box 5397
Austin, Texas 78763-5397
Attn.: Blake J. Magee

With a required copy to:

Hurst, Savage & Vanderburg, LLP
814 W. 10th Street
Austin, Texas 78701
Attn.: Ann Engles Vanderburg

City: City Manager
City of Georgetown
808 Martin Luther King Jr. St.
Georgetown, Texas 78626

With a required copy to:
City Attorney
City of Georgetown
809 Martin Luther King Jr. St.
Georgetown, Texas 78626

WCMUD No. 25: Williamson County Municipal Utility District No. 25
c/o Allen Boone Humphries Robinson LLP
1108 Lavaca Street, Suite 510
Austin, Texas 78701
Attn: Mr. Trey Lary
Phone: (512) 518-2424

POR MUD No. 1:
POR MUD No. 2:
POR MUD No. 3: Parkside on the River MUD No. 1
Parkside on the River MUD No. 2
Parkside on the River MUD No. 3
c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701
Attn: Mr. John Bartram
Phone: (512) 435-2300

2. Defined Terms. Capitalized terms used in this Third CA Amendment that are not otherwise defined shall have the meanings set forth in the Second Consent Agreement, First CA Amendment, or Second CA Amendment as applicable.

3. Counterparts. This Third CA Amendment may be executed in multiple counterparts, each of which shall be deemed an original instrument, and all of which, taken together, shall constitute one and the same instrument. The signature of any party hereto to any counterpart hereof shall be deemed a signature to, and may be appended to, any other counterpart hereof.

4. Effective Date. This Third CA Amendment will become effective as to the City, the Parkside Parties, WCMUD No. 25, POR MUD No. 1, POR MUD No. 2 and POR MUD No. 3 if all of the following conditions are met before the date that is sixty (60) days after the City Council has approved this Third CA Amendment: (1) duly authorized representatives of the Parties have signed

this Third CA Amendment (2) a Parkside Party acquires fee simple title to the Dufner Tract and provides a copy of the recorded deed evidencing such acquisition to the City, (3) the City Council approves an ordinance disannexing the Dufner Tract from the corporate boundaries of the City limits, and (4) the Dufner Tract is annexed into the boundaries of POR MUD No. 1. If any of the foregoing conditions are not met before the date that is sixty (60) days after the City Council approves this Third CA Amendment, this Amendment will automatically terminate and be null and void and have no force or effect.

5. Recording. This Third CA Amendment will be recorded in the Official Records of Williamson County, Texas by HM Parkside at its expense.

EXHIBIT LIST

Schedule 9	POR MUD No. 1 metes and bounds and sketch
Schedule 10	Boundary Map showing WCMUD No. 25, POR MUD Nos. 1-3
Schedule 11	Dufner Tract metes and bounds and sketch

[*Signature Pages to Follow*]

CITY OF GEORGETOWN, TEXAS

By:_____
Printed Name: Josh Schroeder
Title: Mayor

ATTEST:

By:_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By:_____
Skye Masson, City Attorney

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me the ____ day of _____, 2026, by Josh Schroeder, Mayor of the City of Georgetown, Texas, a home-rule city, on behalf of the City.

(*seal*)

_____
Notary Public State of Texas

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 ____ day of _____, 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*)

_____
Notary Public State of Texas

HM PARKSIDE DEVELOPMENT, INC., a Texas corporation

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me the ____ day of _____, 2026, by Blake J. Magee, President of HM PARKSIDE DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.

(seal)

_____
Notary Public State of Texas

HM GPII, 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 ____ day of _____, 2026, by Blake J. Magee, President of Hanna/Magee GP #1, Inc., a Texas corporation, General Partner of HM GPII, LP, a Texas limited partnership, on behalf of said corporation and partnership.

(*seal*)

_____
Notary Public State of Texas

HM 2243 DEVELOPMENT INC., a Texas corporation

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me the ____ day of _____, 2026, by Blake J. Magee, President of HM 2243 DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.

(*seal*)

_____
Notary Public State of Texas

HM GPII DEVELOPMENT INC., a Texas corporation

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me the ____ day of _____, 2026, by Blake J. Magee, President of HM GPII DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.

(*seal*)

_____

Notary Public State of Texas

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

By:_____

Printed Name:_____

Title:_____

ATTEST:

By:_____

Printed Name:_____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____, President of the Board of Directors of the Williamson County Municipal Utility District No. 25, a municipal utility districting operating under Chapters 49 and 54 of the Texas Water Code.

(*seal*)

By:_____
Notary Public, State of Texas

PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT NO. 1

By:_____

Printed Name:_____

Title:_____

ATTEST:

By:_____

Printed Name:_____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____, President of the Board of Directors of the Parkside on the River Municipal Utility District No. 1, a municipal utility districting operating under Chapters 49 and 54 of the Texas Water Code.

(*seal*)

By:_____
Notary Public, State of Texas

PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT NO. 2

By:_____

Printed Name:_____

Title:_____

ATTEST:

By:_____

Printed Name:_____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____, President of the Board of Directors of the Parkside on the River Municipal Utility District No. 2, a municipal utility districting operating under Chapters 49 and 54 of the Texas Water Code.

(*seal*)

By:_____
Notary Public, State of Texas

PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT NO. 3

By:_____

Printed Name:_____

Title:_____

ATTEST:

By:_____

Printed Name:_____

Title:_____

STATE OF TEXAS §

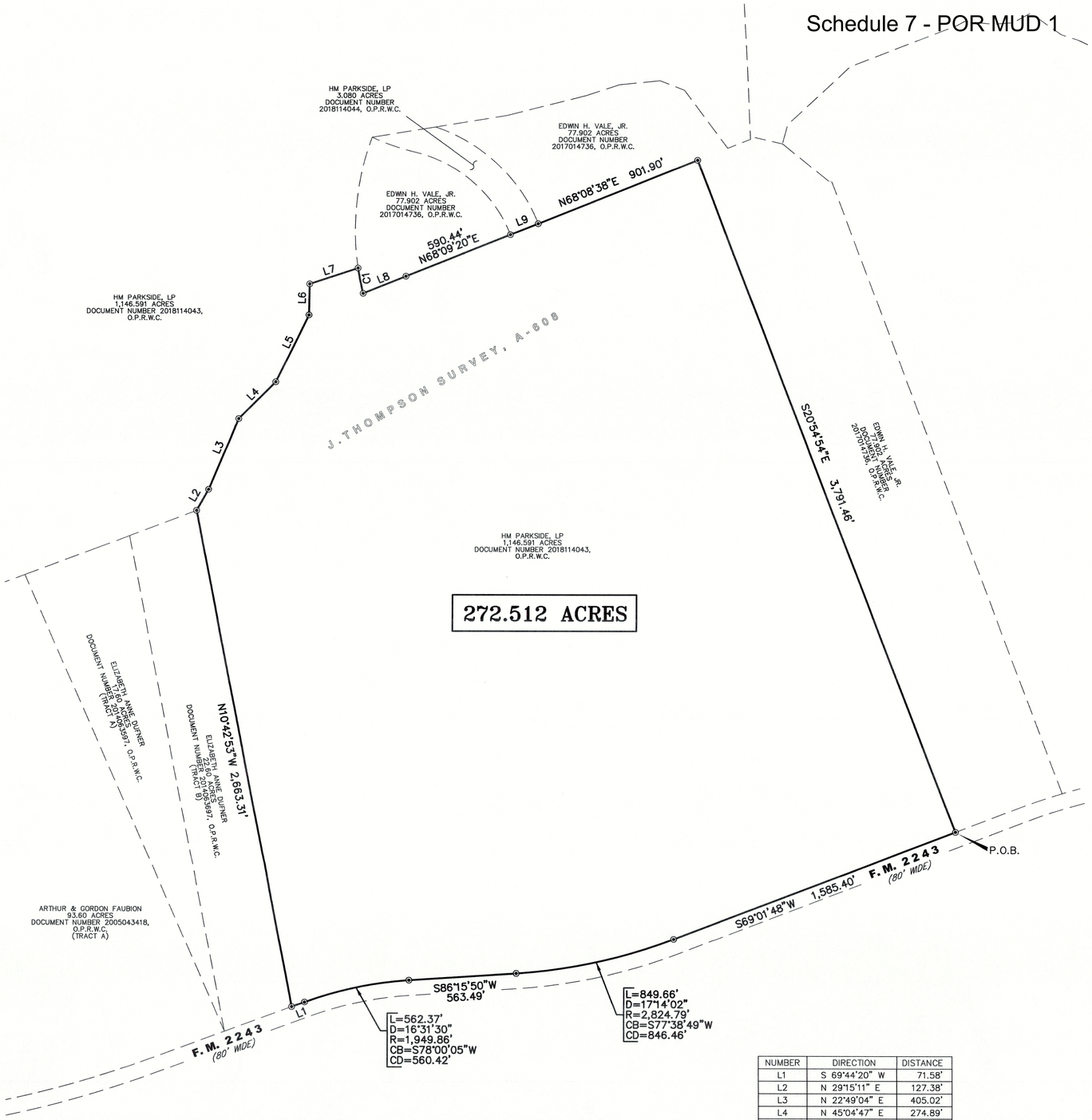
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____, President of the Board of Directors of the Parkside on the River Municipal Utility District No. 3, a municipal utility districting operating under Chapters 49 and 54 of the Texas Water Code.

(*seal*)

By:_____
Notary Public, State of Texas

Schedule 7 - POR MUD 1



NUMBER	DIRECTION	DISTANCE
L1	S 69°44'20" W	71.58'
L2	N 29°15'11" E	127.38'
L3	N 22°49'04" E	405.02'
L4	N 45°04'47" E	274.89'
L5	N 26°03'38" E	392.81'
L6	N 01°32'15" E	164.67'
L7	N 71°41'20" E	267.24'
L8	N 67°58'56" E	242.14'
L9	N 68°08'50" E	157.00'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	136.11'	5°39'04"	1,380.00'	S 11°15'55" E	136.05'

FIELD NOTES FOR 272.512 ACRES

Being a tract containing 272.512 acres of land located in the J. Thompson Survey, Abstract Number 608 in Williamson County, Texas. Said 272.512 acre tract being a portion of a call 1,146.591 acre tract of land recorded in the name of HM Parkside, LP, in Document Number 2018114043, Official Public Records Williamson County (O.P.R.W.C.). Said 272.512 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System, NAD 1983, Central Zone):

Beginning at the southeasterly corner of said 1,146.591 acre tract and the southwesterly corner of a call 77.902 acre tract of land recorded in the name of Edwin H. Vale, Jr. in Document Number 2017014736, O.P.R.W.C., also being on the northerly Right-of-Way (R.O.W.) line of F.M. 2243 (80' wide);

Thence, with said northerly R.O.W. line, the following five (5) courses:

1. South 69 degrees 01 minutes 48 seconds West, a distance of 1,585.40 feet;
2. 849.66 feet along the arc of a curve to the right, said curve having a central angle of 17 degrees 14 minutes 02 seconds, a radius of 2,824.79 feet and a chord which bears South 77 degrees 38 minutes 49 seconds West, a distance of 846.46 feet;
3. South 86 degrees 15 minutes 50 seconds West, a distance of 563.49 feet;
4. 562.37 feet along the arc of a curve to the left, said curve having a central angle of 16 degrees 31 minutes 30 seconds, a radius of 1,949.86 feet and a chord which bears South 78 degrees 00 minutes 05 seconds West, a distance of 560.42 feet;
5. South 69 degrees 44 minutes 20 seconds West, a distance of 71.58 feet to a southwesterly corner of said 1,146.591 acre tract, also being the southeasterly corner of a call 22.60 acre tract of land recorded in the name of Elizabeth Anne Dufner in Document Number 2014063697, O.P.R.W.C. (Tract B);

Thence, with a westerly line of said 1,146.591 acre tract and the easterly line of said 22.60 acre tract, North 10 degrees 42 minutes 53 seconds West, a distance of 2,663.31 feet to an interior corner of said 1,146.591 acre tract, and the northeasterly corner of said 22.60 acre tract;

Thence, through and across said 1,146.591 acre tract the following six (6) courses;

1. North 29 degrees 15 minutes 11 seconds East, a distance of 127.38 feet;
2. North 22 degrees 49 minutes 04 seconds East, a distance of 405.02 feet;
3. North 45 degrees 04 minutes 47 seconds East, a distance of 274.89 feet;
4. North 26 degrees 03 minutes 38 seconds East, a distance of 392.81 feet;
5. North 01 degrees 32 minutes 15 seconds East, a distance of 164.67 feet;
6. North 71 degrees 41 minutes 20 seconds East, a distance of 267.24 feet to an easterly line of said 1,146.591 acre tract and the westerly line of aforesaid 77.902 acre tract;

Thence, with the common line between said 1,146.591 acre tract and said 77.902 acre tract the following three (3) courses;

1. 136.11 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 39 minutes 04 seconds, a radius of 1,380.00 feet and a chord which bears South 11 degrees 15 minutes 55 seconds East, a distance of 136.05 feet;
2. North 67 degrees 58 minutes 56 seconds East, a distance of 242.14 feet;
3. North 68 degrees 09 minutes 20 seconds East, a distance of 590.44 feet to the southwesterly corner of a call 3.080 acre tract of land recorded in the name of HM Parkside, LP in Document Number 2018114044, O.P.R.W.C.;

Thence, with the common line between said 1,146.591 acre tract and said 3.080 acre tract, North 68 degrees 08 minutes 50 seconds East, a distance of 157.00 feet to the southeasterly corner of said 3.080 acre tract and a southwesterly corner of aforesaid 77.902 acre tract;

Thence, with the common line between said 1,146.591 acre tract and said 77.902 acre tract the following two (2) courses;

1. North 68 degrees 08 minutes 38 seconds East, a distance of 901.90 feet;
2. South 20 degrees 54 minutes 54 seconds East, a distance of 3,791.46 feet to the Point of Beginning containing 272.512 acres.

GRAPHIC SCALE

300 0 150 300 600 1200

(IN US SURVEY FEET)
1 inch = 300 ft.

Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS observations. Distances are surface values.

P.O.B. = POINT OF BEGINNING
O.P.R.W.C. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

GBI Partners, L.P.

Alan Jay Horton
Registered Professional Land Surveyor
Texas Registration No. 5768

STATE OF TEXAS
REGISTERED
ALAN JAY HORTON
5768
PROFESSIONAL
LAND SURVEYOR

BOUNDARY MAP OF PARKSIDE ON THE RIVER MUD #1

272.512 ACRES

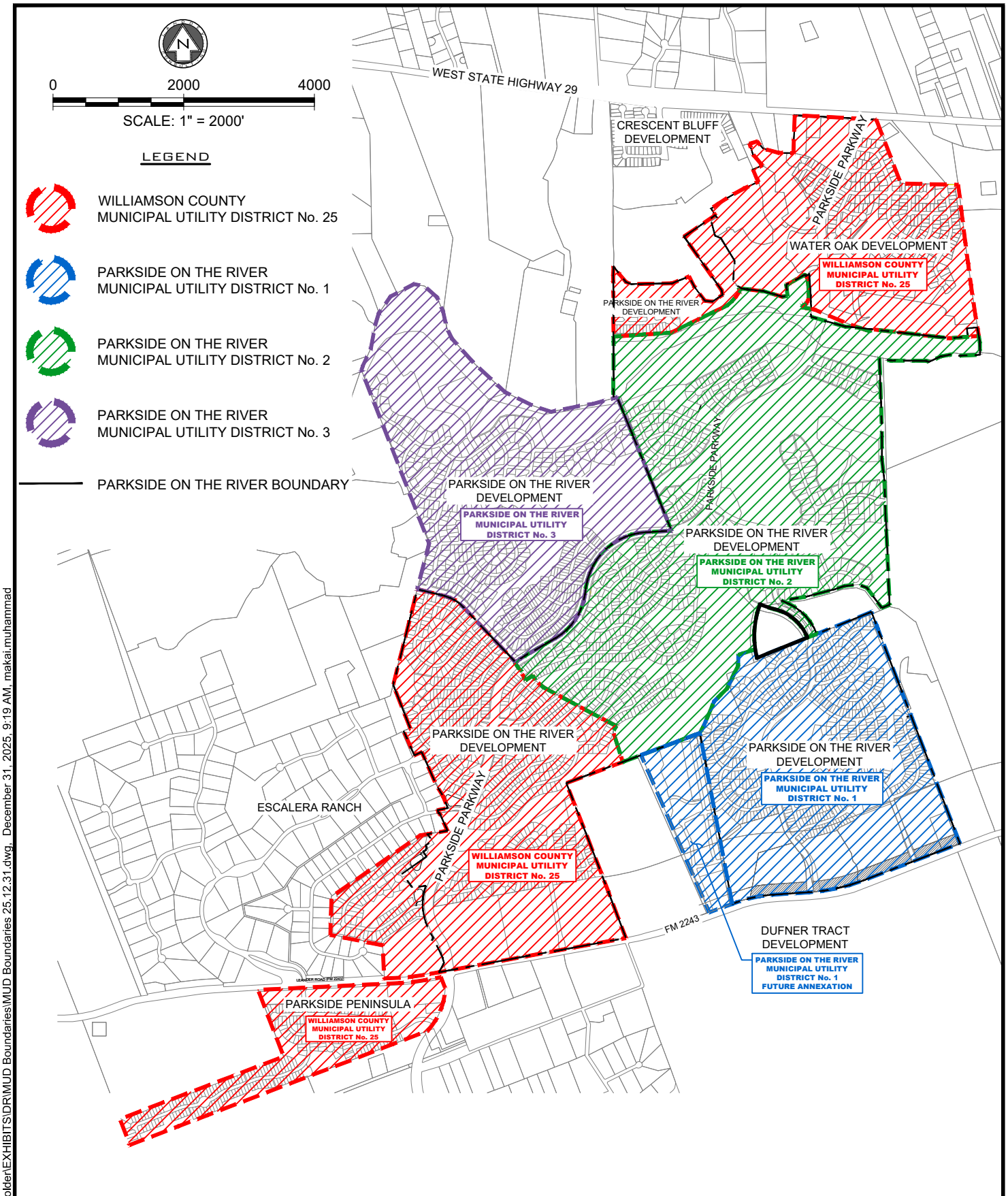
LOCATED IN THE J. THOMPSON SURVEY. A-608
WILLIAMSON COUNTY, TEXAS

REVISIONS		
5		
4		
3		
2		
1	REVISION	(DATE)

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
1812 CENTRE CREEK DR., STE. 265 • AUSTIN, TX 78754
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

SCALE: 1"= 300'	JOB NO. A191301	DATE: 8-01-19
CREW CHIEF:	FIELD BOOK:	DWG.: PS-BASE.DWG

N:\Data\191301\PS-base.dwg



HRGreen.

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SCHEDULE 10
MUD BOUNDARIES MAP

P:\Blake Magee\Parkside General Folder\EXHIBITS\DR\MUD Boundaries\MUD Boundaries 25.12.31.dwg, December 31, 2025, 9:19 AM, makai.muhammad

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #226217 4-LND, EFFECTIVE DATE OF MARCH 28, 2023 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

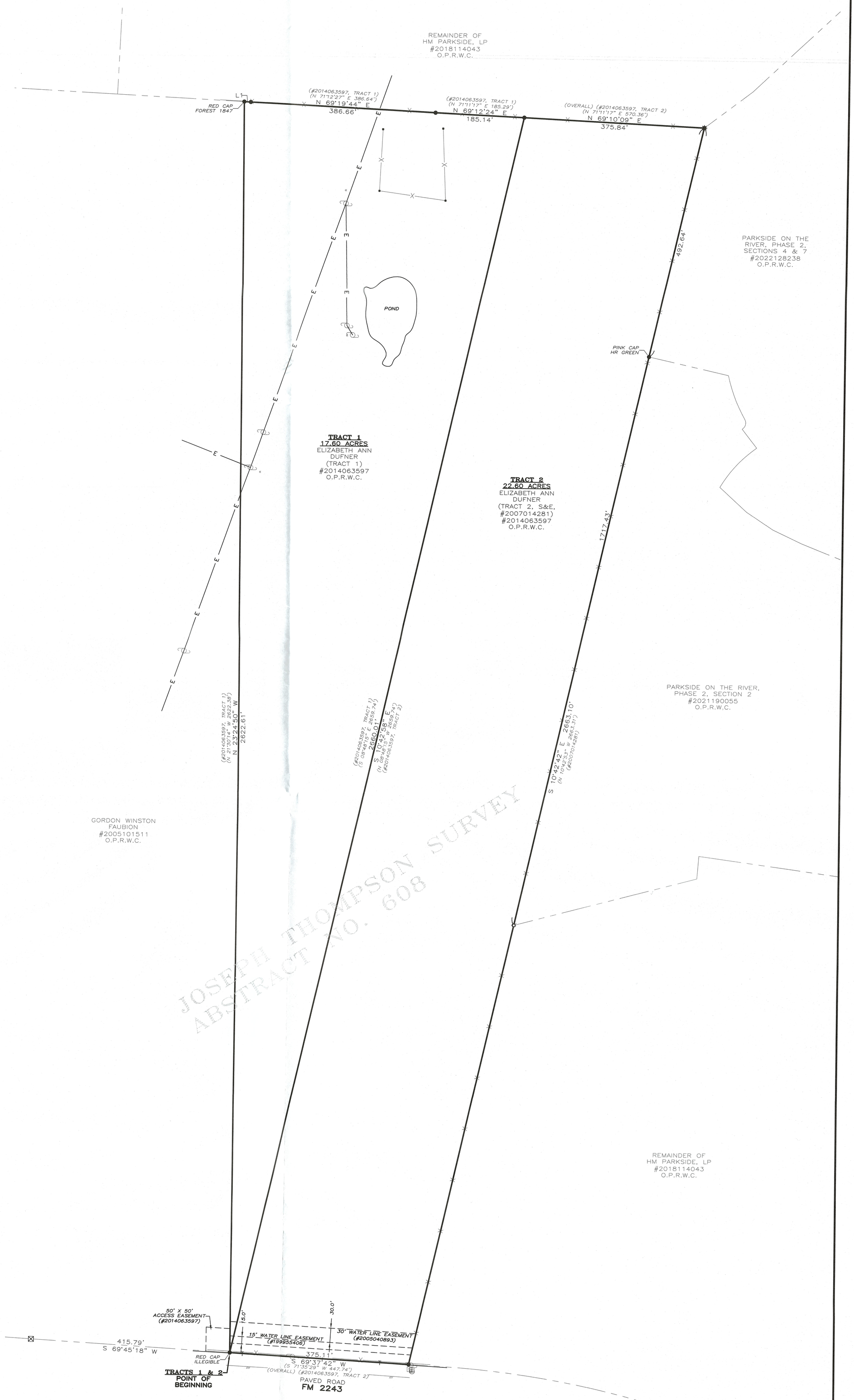
10A.) WATER LINE EASEMENT TO THE CITY OF GEORGETOWN - #199955406 (SUBJECT TO)
10B.) WATER LINE EASEMENT TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT - #2005040892 (SUBJECT TO)
10C.) WATER LINE EASEMENT TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT - #2005040893 (SUBJECT TO)
10D.) UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - #2018095108 (BLANKET)
10E.) TERMS, CONDITIONS, AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT - #2005007159 (DOES NOT APPEAR TO AFFECT)

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.
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.

JOB NO:- 230102
DRAWN: RCG
F.C.: CC/CO

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 69°30'42" E	13.56'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 71°32'34" E	13.44'

—#2014063597, TRACT 1



Schedule 11

EXHIBIT TO ACCOMPANY FIELD NOTES

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	120D NAIL FOUND
⊠	CONCRETE MONUMENT FOUND
✱	COTTON SPINDLE FOUND
///	PAVEMENT
●	FENCE POST
—X—	WIRE FENCE
	UTILITY POLE
	GUY ANCHOR
—E—	ELECTRIC LINES
—T—	TELEPHONE LINES
Ⓜ	MANHOLE
$	SIGN
( )	RECORD INFORMATION
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

Scale: 1" = 100'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0460F, DATED DEC. 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

CERTIFY TO: INDEPENDENCE TITLE / TITLE RESOURCES GUARANTY COMPANY / DAVID PIKOFF / GF# 2242174-LND

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.
—A Land Surveying Firm—
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPELS LAND SURVEYING FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SIGNATURE OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

STATE OF TEXAS REGISTERED WILLIAM C. STEWART 6786 PROFESSIONAL LAND SURVEYOR

4-13-23

Witness my hand and seal this the 11th Day of April, 2023 A.D.

© COPYRIGHT 2023 BY TEXAS LAND SURVEYING, INC. THIS SURVEY PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN 90 DAYS OF THE COMPLETION OF THE SURVEY.

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

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 "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

Parkside on the River

4th Amendment to Development Agreement – Adding "Dufner Tract"

January 27, 2025– Nick Woolery, Assistant City Manager

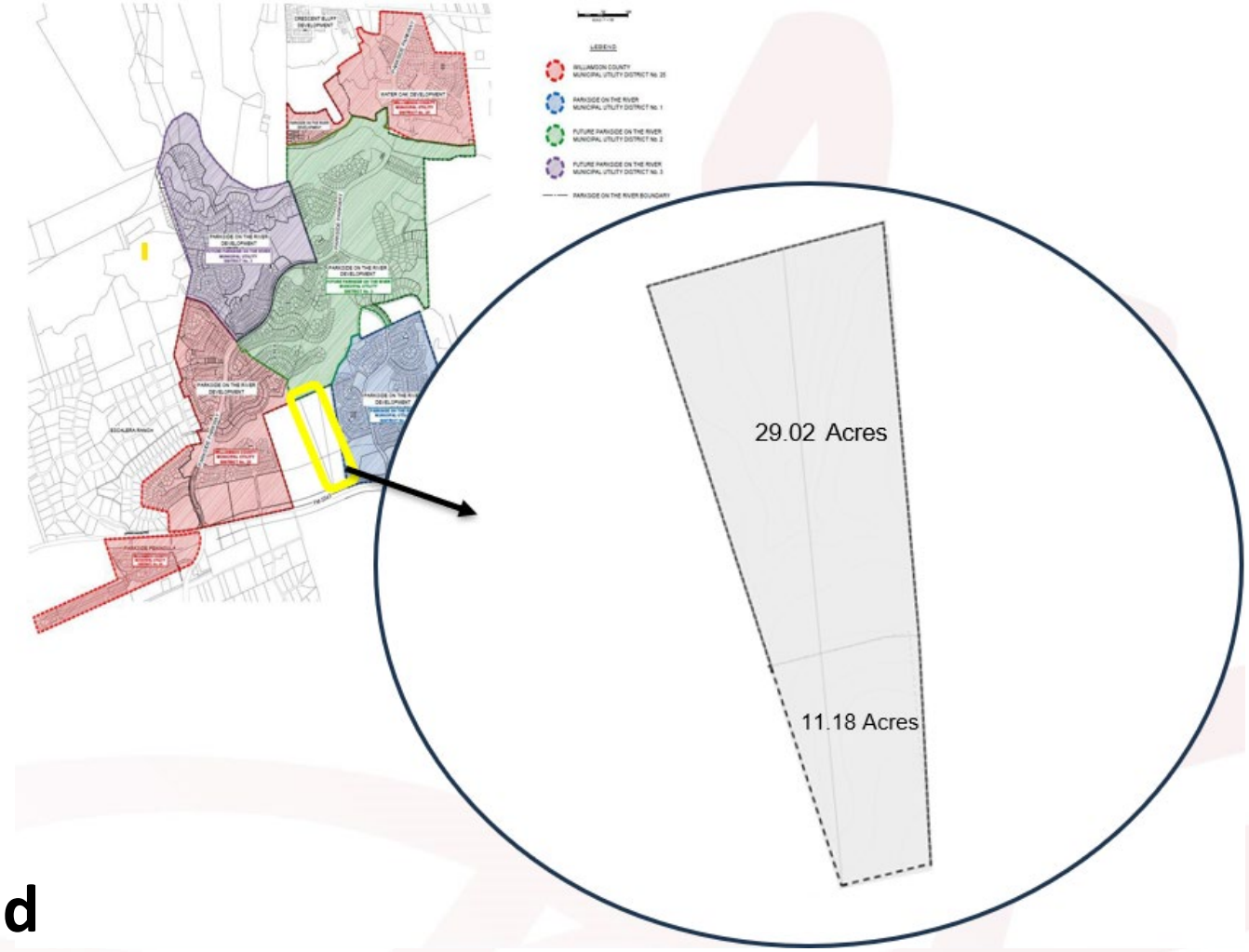
GEORGETOWN TEXAS

Overview

- Background
- Project Location and Description
- Development Agreement Amendments
- City Council Deliberation and Action

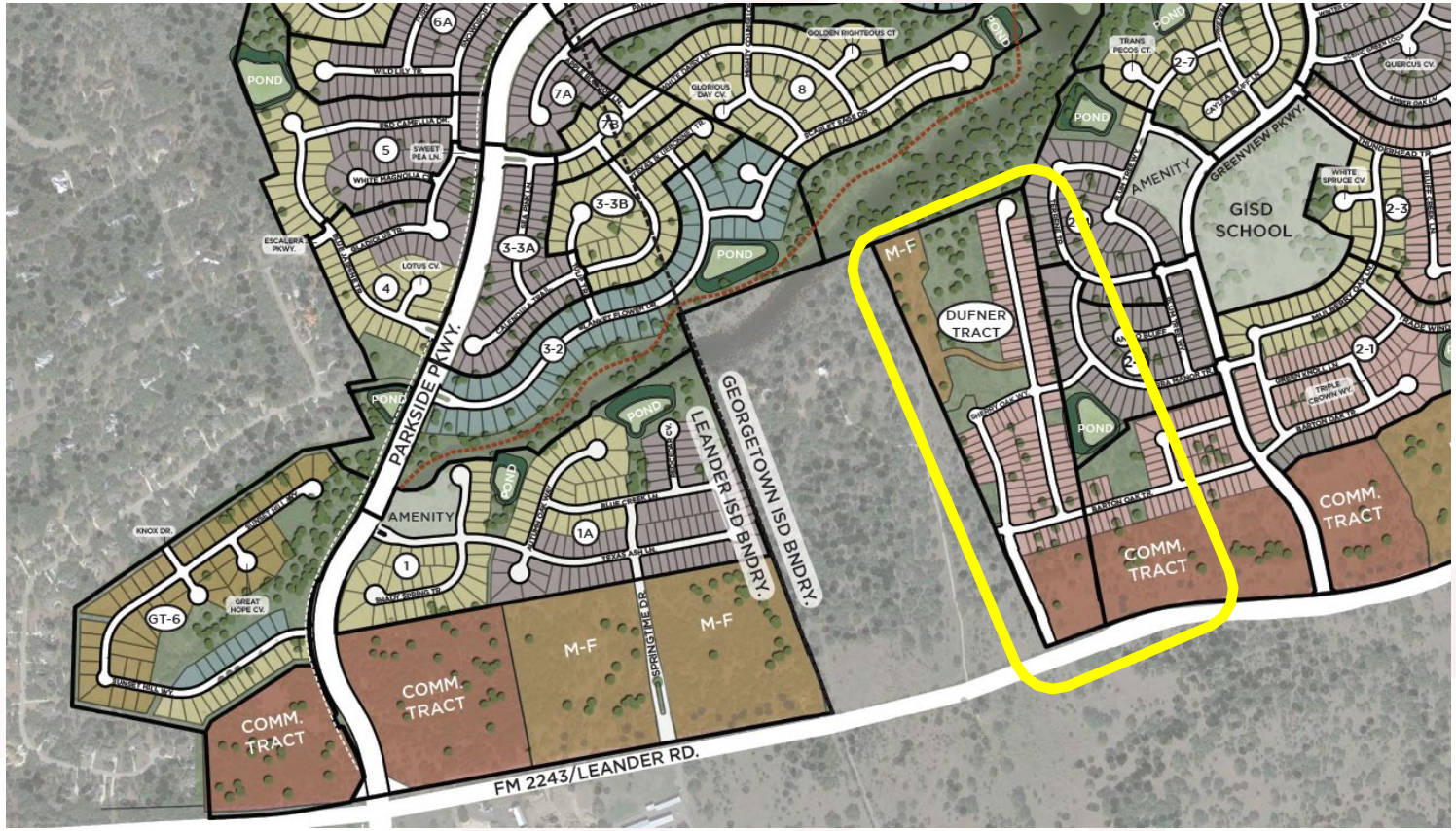
Background

- 2005 - 11.18 acres previously annexed and zoned Agricultural
- 2023 - 29.02 acres annexed and zoned Residential Single-Family
- August 13, 2024 - Council supported staff negotiating an expansion of POR MUD No. 1 and dis-annexing 40.2 acres from City limits



Project Location and Description

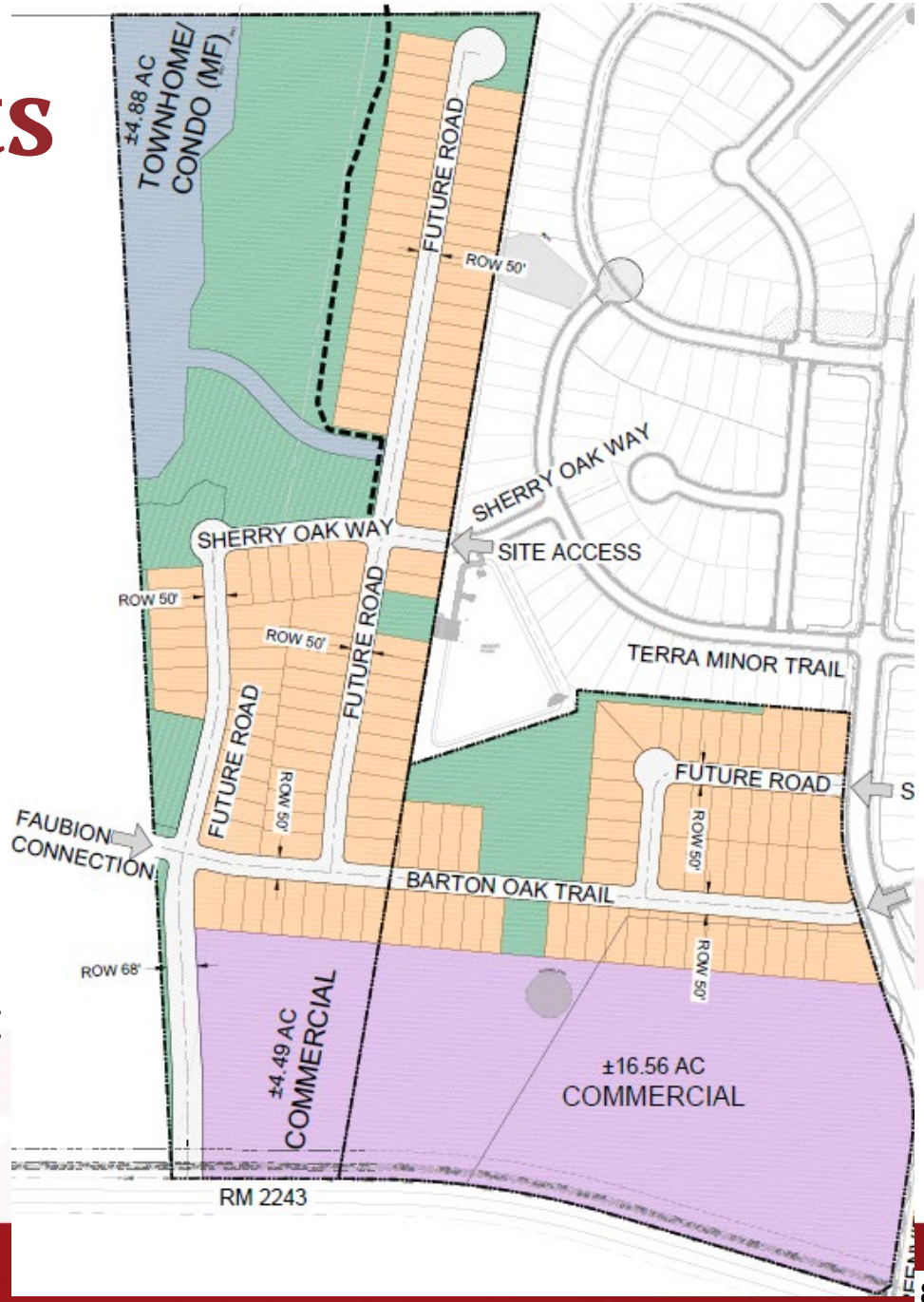
- **"Dufner Tract" = 40.2 acres**
- **Add to Parkside on the River Project**
  - 100 Single family 45' lots
  - 4.49 acres Commercial
  - 4.88 acres Multifamily
- **Annex into POR MUD 1**
- **All items contingent on dis-annexation**



Land Plan Changes

Overview of Amendments

- **Road Improvements**
  - Entry Road
  - Curb Extension Improvements for traffic calming in 8 locations
  - Connectivity to Eastern property
- **Supplemental Transportation Fee-** $1,500 per single-family dwelling unit
- **Dufner Tract Trail-** provides access to the Parkland in neighboring Parkside on the River sections
- **Tree Preservation Requirements-** New code for an application resubmitted
- **Fee-in-lieu of Parkland Development-** $600 per lot



Action Requested

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS AMENDING ORDINANCE NOS. 2019-69, 2020-84, 2021-40, and 2024-18 AND APPROVING A "FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PARKSIDE ON THE RIVER SUBDIVISION," REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
First Reading - 2025-9-REZ - 901 North Church Street

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, In Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ) -- Matt Skawin, Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting to rezone the subject property from General Commercial (C-3) to Residential Single-Family (RS). No development or new site improvements are being proposed at this time.

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 5 of the 5 criteria established in UDC Section 3.06.030 for a Rezoning, 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 (December 16, 2025) and signs were 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.

Planning and Zoning Commission Recommendation:
At their January 6, 2026 meeting, the Planning and Zoning Commission recommended approval (7-0) of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-9-REZ City Council Staff Presentation.pdf
2025-9-REZ City Council Staff Report.pdf
Exhibit 1 â€“ Location Map.pdf
Exhibit 2 â€“ Future Land Use Map.pdf
Exhibit 3 â€“ Zoning Map.pdf
Exhibit 4 â€“ Design and development standards of the Residential Single-Family.pdf
Exhibit 5 â€“ Letter of Intent.pdf
Exhibit 6 â€“ Public Comments.pdf
2025-9-REZ-Ordinance with Exhibits.pdf

N. 901 Church Street 2025-9-REZ

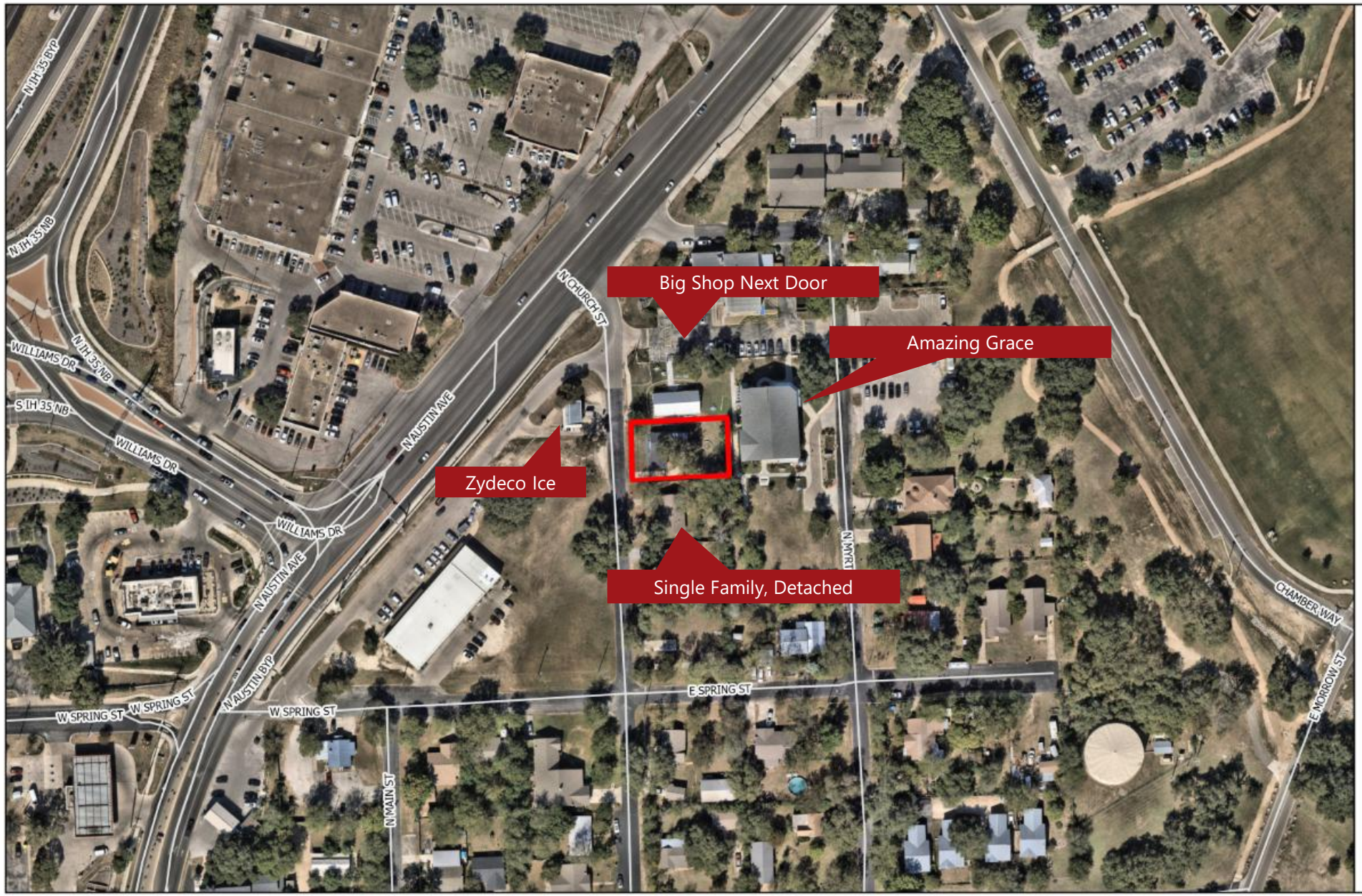
January 27, 2026 | City Council

GEORGETOWN TEXAS

Item Under Consideration

2025-9-REZ

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone a 0.215 acre tract of the N. Porter Survey, Abstract No. 497, in Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ). Matt Skawin, Planner



GEORGETOWN TEXAS
more than welcome

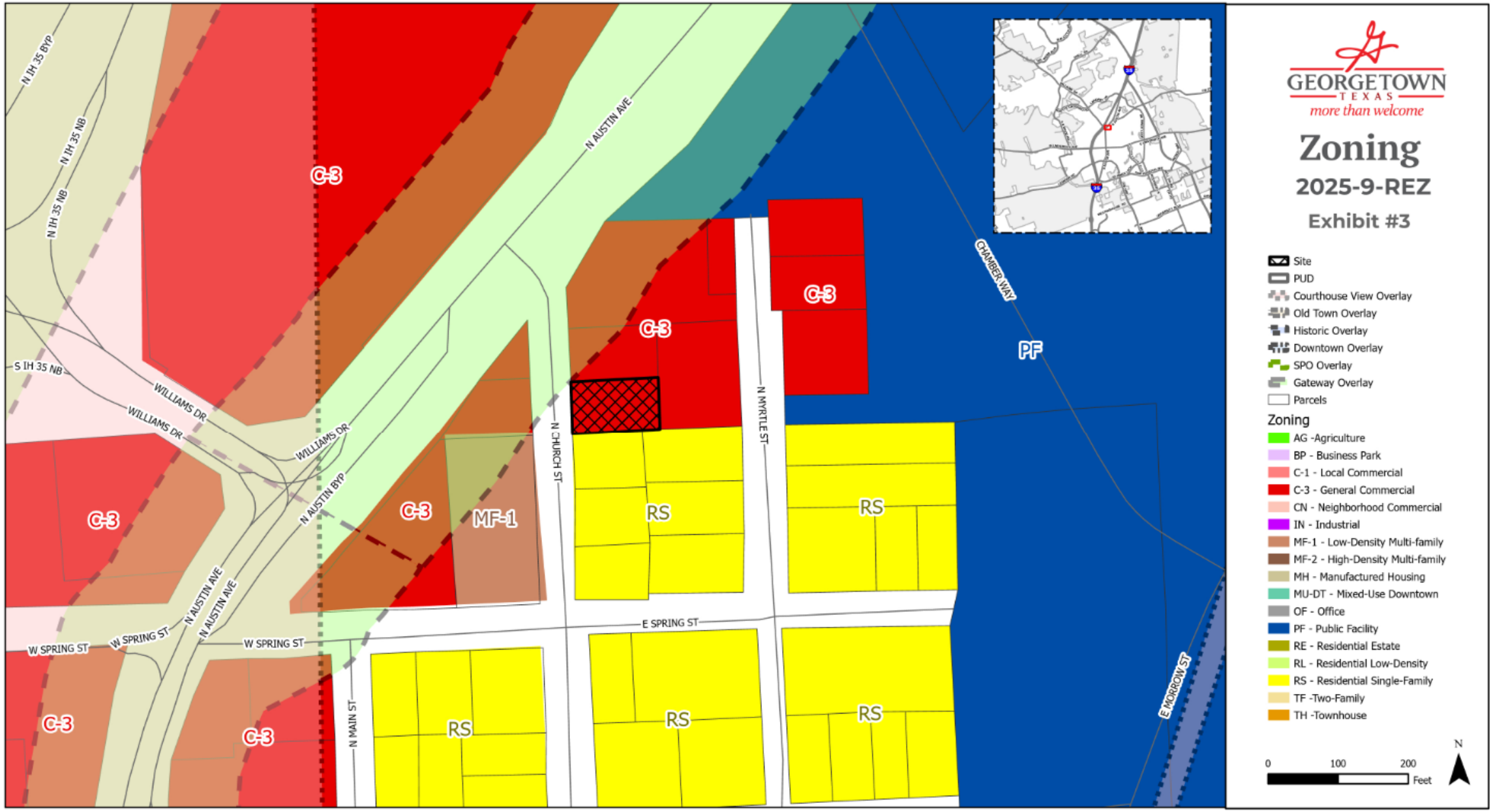
Aerial

2025-9-REZ

Site

N

0 100 200 Feet


GEORGETOWN
TEXAS
more than welcome
Zoning
2025-9-REZ
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
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SPO Overlay
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AG -Agriculture
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RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
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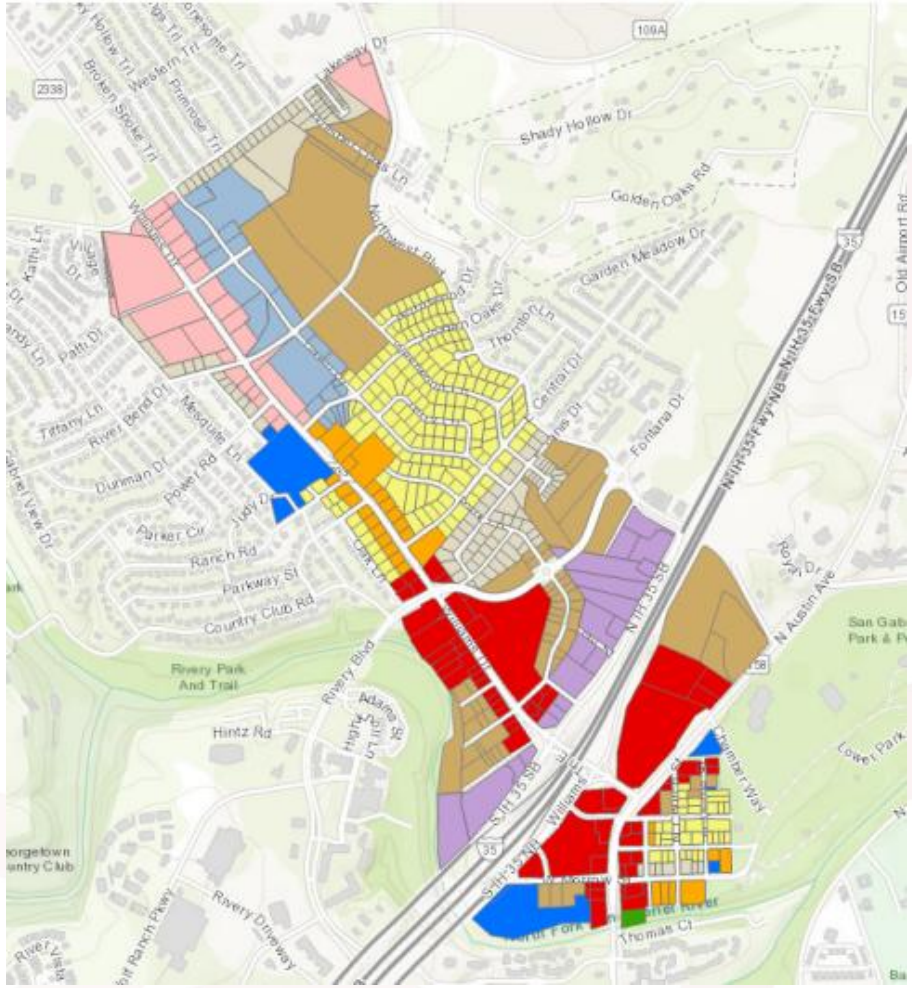
N CHURCH ST
N MYRTLE ST
N MAIN ST
CHAMBER WAY
E MORROW ST
C-3
MF-1
RS
PF

Williams Drive Gateway Plan

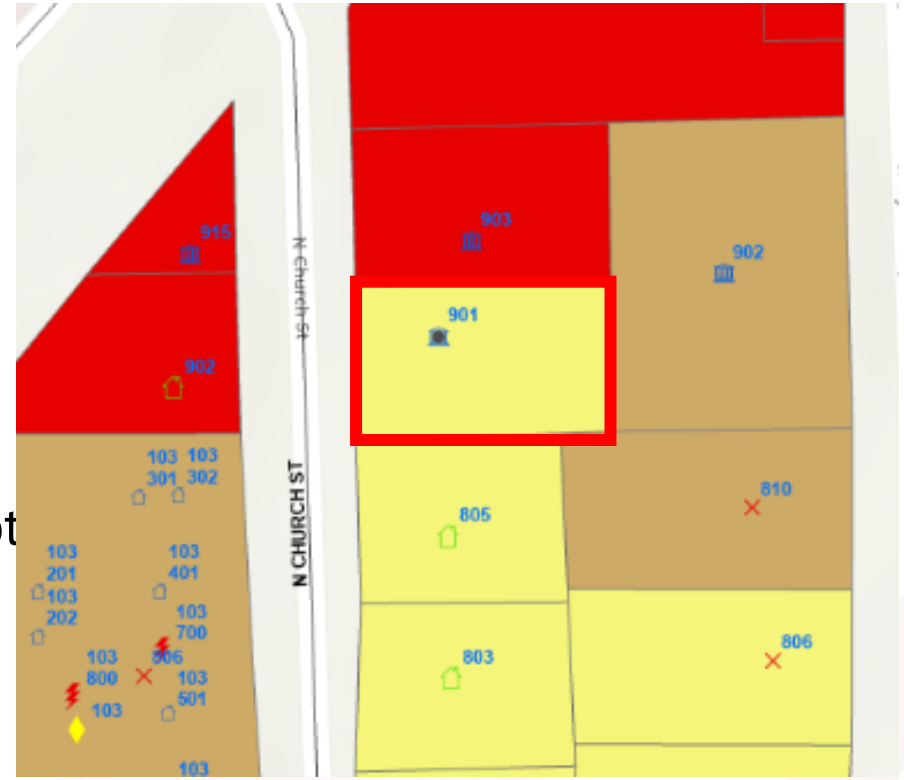
- Unique Destinations that emphasize retail, office, and entertainment uses
- Emphasis on building design, landscaping, public spaces
- Pedestrian oriented places that often include shopping streets, shared parking, and strong links to surrounding areas



Williams Drive Small Area Plan – Single-Family

Single-Family:

"The Single-Family designation facilitates traditional suburban environment in which each residential structure is designated to be used as a single dwelling unit. The designation provides for not more than 4 dwelling units per acre. Acceptable uses include medium, single-family structures."



- **DUA:** Up to 4
- **Target Ratio:** 95% residential, 5% nonresidential
- **Primary:** Single-family residential density
- **Secondary Uses:** Limited neighborhood-serving retail, office, institutional, and civic uses

Residential Single-Family (RS)

- Medium density
- Primarily single-family neighborhoods
- May be located in proximity of neighborhood-friendly commercial
- Protected from incompatible uses

Dimensional Standards

- Min. lot size = 5,500 sq. ft.
- Min. lot width = 45’
- Max building height = 35’
- Front setback = 20’
- Side setback = 6’
- Rear setback = 10’
- Side/rear street setback = 15’
- Street facing garage setback = 25’

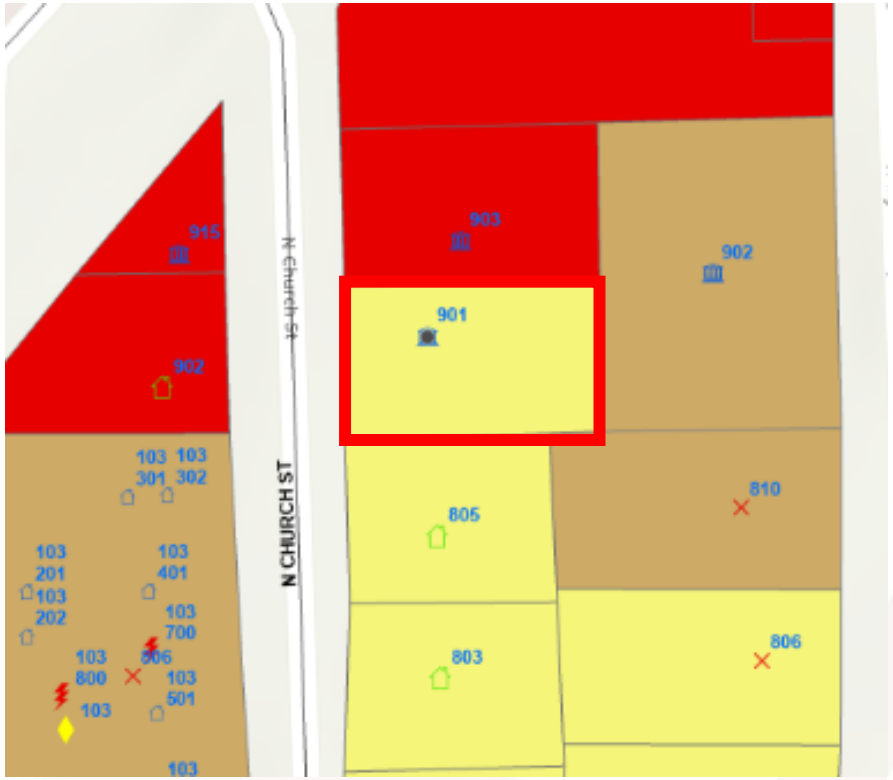
Approval Criteria – UDC Section 3.06.030

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- Encourages a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition
- LU.3-Promote development of complete neighborhoods across Georgetown



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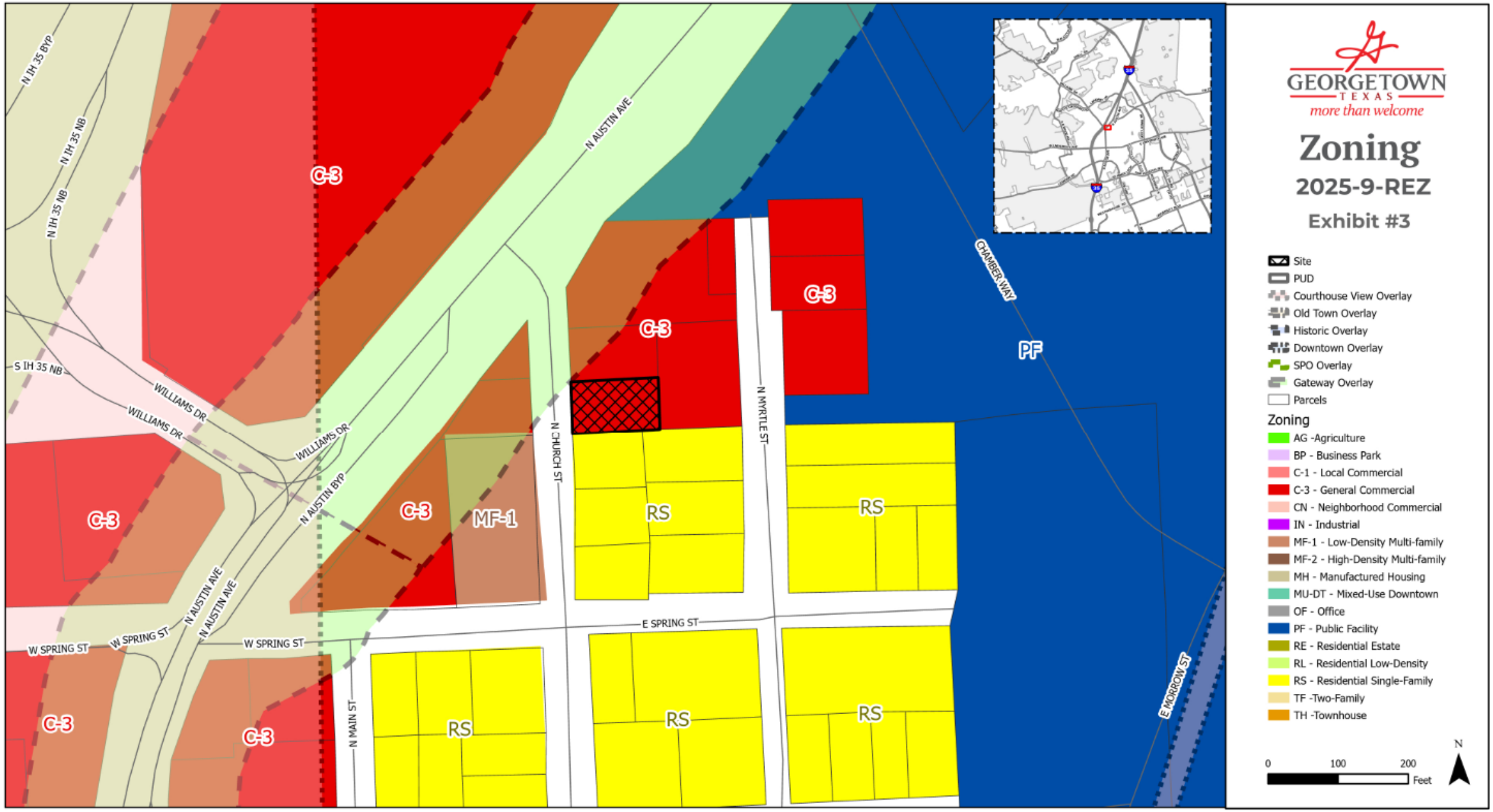
Approval Criteria – UDC Section 3.06.030

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		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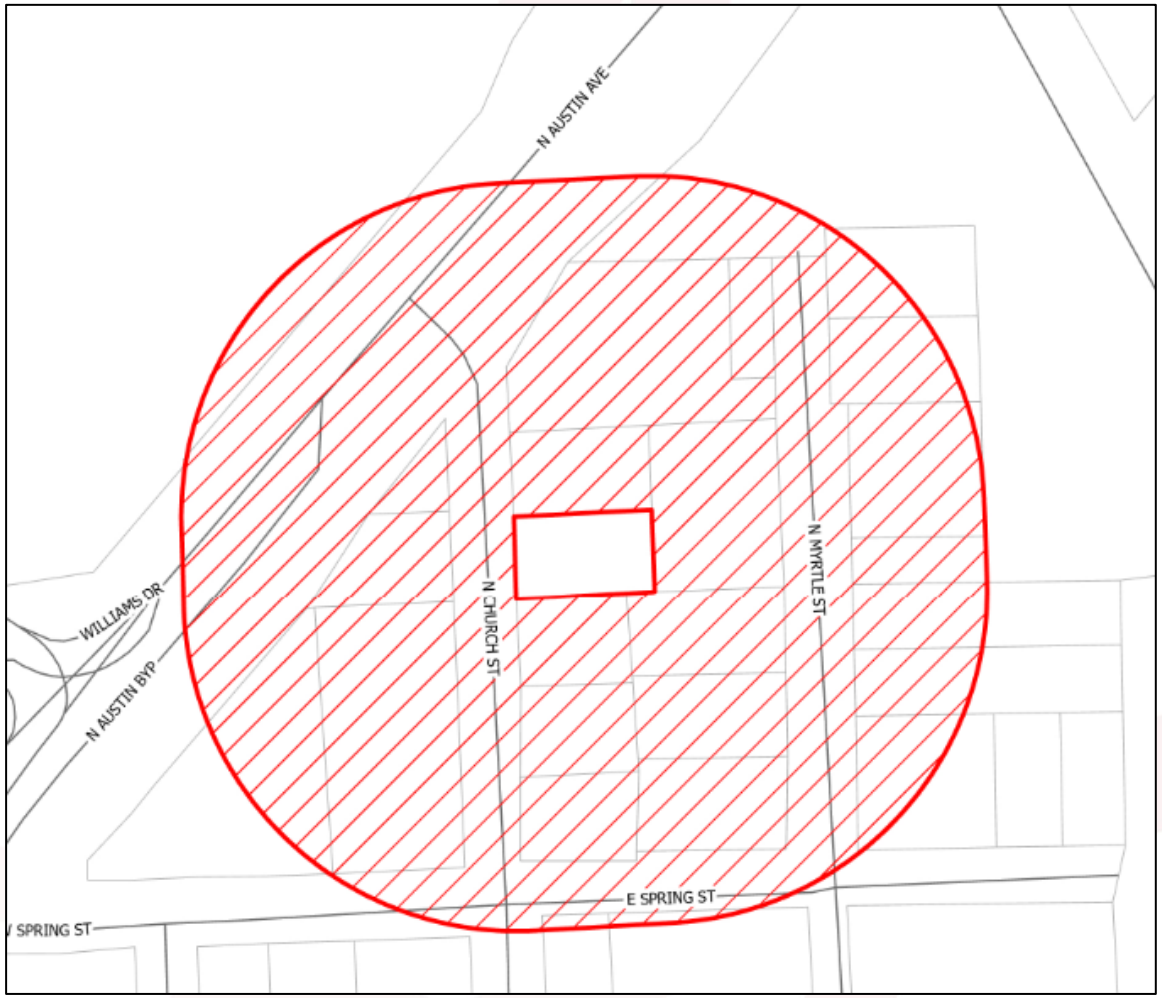
N AUSTIN BYP
W SPRING ST
E SPRING ST
N CHURCH ST
N MYRTLE ST
N MAIN ST
CHAMBER WAY
E MORROW ST
C-3
MF-1
RS
PF

Public Notifications

- 24 property owners within the 300' buffer
- Notice in Sun News on 12/16/2025
- 1 Sign posted on the property
- To date, staff has received:
  - 1 written comment IN FAVOR
  - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their January 6, 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 rezone 0.215 of one acre of the N. Porter Survey, Abstract No. 497, in Williamson County, Texas, from the General Commercial (C-3) zoning district to the Residential Single Family (RS) zoning district, for the property generally located at 901 North Church Street (2025-9-REZ). Matt Skawin, Planner

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 0.215 OF ONE ACRE OF THE N. PORTER SURVEY, ABSTRACT NO. 497, IN WILLIAMSON COUNTY, TEXAS, GENERALLY LOCATED AT 901 NORTH CHURCH STREET, FROM GENERAL COMMERCIAL (C-3) TO RESIDENTIAL SINGLE-FAMILY (RS); REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Planning and Zoning Commission
Planning Department Staff Report

Report Date: January 6, 2026
Case No: 2025-9-REZ
Project Planner: Matt Skawin, Planner

Item Details

Project Name: 901 N. Church Street Rezoning
Project Location: 901 N. Church Street, within City Council district No. 6.
Total Acreage: 0.215 acres
Legal Description: 0.215 acres in the N. Porter Survey, Abstract No. 497

Applicant: Win Win Ventures Corp, c/o Yazmin Melero
Property Owner: Win Win Ventures Corp, c/o Yazmin Melero

Request: Zoning Map Amendment to rezone the subject property from **General Commercial (C-3) district** to **Residential Single-Family (RS)**.

Case History: This is the first public hearing of this request.

Overview of Applicant's Request

The applicant is requesting a zoning change for the property located at 901 N. Church Street, Georgetown, TX, from General Commercial (C-3) to Residential Single-Family (RS). This change is proposed to align the zoning designation with the current use of the property and the character of the surrounding neighborhood, as outlined in the City of Georgetown's Future Land Use Map. The property encompasses approximately 0.215 acres and includes an existing single-family home, which will remain intact.

Site Information

Location:
The subject property is located on the midblock of N. Church Street, between N. Austin Avenue and E. Spring Street. The property sits within a historically mixed-use area, with commercial uses to the north, west, and east, and residential uses to the south. It also borders the southeastern edge of the Williams Drive Gateway Plan.

Physical and Natural Features:
The site contains an existing residence and driveway. There also appears to be several trees on the property, mostly located in the backyard. The site is mostly flat with no significant changes in topography.

Future Land Use and Zoning Designations:
The subject property has an existing Future Land Use designation of Special Area and is currently zoned General Commercial (C-3). The property is within the Williams Drive Gateway - Small Area Plan, with a designation of Single Family.

Surrounding Properties:
The surrounding area features a blend of residential and commercial developments. To the north and east of the property, there are general retail stores that provide employment opportunities for residents with intellectual and developmental disabilities. Directly south of the property is zoned Residential Single Family (RS) and mainly consists of established single-family homes. The property to the west is currently undeveloped and zoned General Commercial (C-3).

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	General Commercial (C-3)	Small Area (Williams Drive Gateway Plan)	General Retail
East	General Commercial (C-3)	Small Area (Williams Drive Gateway Plan)	General Retail
South	Residential Single Family (RS)	Small Area (Williams Drive Gateway Plan)	Single-family, Detached
West	General Commercial (C-3)	Small Area (Williams Drive Gateway Plan)	Undeveloped Land

Property History:
The property was annexed in 1954 under Ordinance 54-A1. It has been a single-family residence since at least 1960.

Comprehensive Plan Guidance

Future Land Use Map:
Williams Drive Gateway Plan, Future Land Use Map:
Single-Family
In the Williams Drive Gateway future land use plan, the property is designated as Single-Family, which entails that the Single-Family designation supports a traditional suburban environment where each residential structure is designed to be used as a single dwelling unit. The designation permits no more than four dwelling units per acre. Acceptable uses include medium, single-family structures.

DUA: Up to 4

Target Ratio: 95% residential, 5% nonresidential
Primary Use: Single-family residential density

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic usescivic uses

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.

Transportation

N. Austin Avenue – Minor Arterial

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. Minor Arterials connect lower functional classifications and major arterials and tend to be shorter in distance.

N. 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 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

Residential Single-Family (RS)
The Residential Single-Family (RS) zoning district allows for medium density and its minimum lot size is 5,500 square feet. The RS district contains standards for development that maintain single-family neighborhood characteristics. The RS district may be located within proximity of neighborhood-friendly commercial and public services and protected from incompatible uses. All housing types in the RS district shall use the lot, dimensional and design standards of the district.

Permitted land uses within the district include detached single-family homes and group homes with six or less residents. Attached single-family homes, churches, family home day cares, and schools, among other uses are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Other uses such as accessory dwelling units, bed and breakfast, group day care, general office and other similar uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of RS 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 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	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
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.	**Complies**
Per the City's 2030 Comprehensive Plan, the subject site has a future land use designation of "Special Area" due to its location within the Williams Drive Gateway Plan. This plan sets the vision and goals for future redevelopment along the Williams Drive corridor. Within this plan, the area is divided into several character zones that guide future land use decisions. The subject property falls within the "Single-Family" character area, which is intended primarily for traditional detached single-family homes. The plan also supports secondary uses such as neighborhood-serving retail, office, institutional, and civic uses. The request to rezone the subject site from the General Commercial (C-3) zone to the less intense Residential Single-Family (RS) zone aligns with the vision of the Williams Drive Gateway Plan. Although currently zoned for commercial use, the proposed change to RS zoning will ensure that future development better reflects the surrounding residential character and the area's long-term goals. The RS zoning district will serve as a smoother transition between the higher-intensity commercial uses to the east and north and the established single-family neighborhoods to the south. A key aim of the Williams Drive Gateway Plan is to strengthen the subarea's identity by preserving existing features and ensuring they are maintained in new development or redevelopment. This includes important characteristics such as the depth of landscaped front yards, existing street and front yard trees, building placement, and parking locations. Rezoning this area to residential will help maintain the community's character. In addition to aligning with the Williams Drive Gateway Plan, the applicant's request to downzone to the Residential Single-Family (RS) zoning district supports several land use policies within the Comprehensive Plan, including LU.1, LU.3, and LU.4, which promote the development of complete neighborhoods with a diverse mix of uses while ensuring appropriate transitions between varying intensities of development. The request also aligns with housing policies such as H.2 and H.4, which emphasize the preservation of existing neighborhoods and the promotion of neighborhood character and quality. These policies recognize that certain neighborhoods require special consideration to protect their character and compatibility, and that such preservation and enhancement efforts may be defined through small area planning or neighborhood conservation initiatives. Overall, the proposed zoning change brings the site further into alignment with both the Comprehensive Plan and the Williams Drive Gateway Plan by supporting context-sensitive development and neighborhood preservation.	
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 zoning change promotes the health, safety, and general welfare of the City, as well as the safe, orderly, and healthful development of the community. The proposed Residential Single-	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
Family (RS) zoning is appropriate for the area and supports the City's goals for compatible land use and neighborhood stability. This zoning change brings the property further into alignment with the established goals of the Comprehensive Plan and the Williams Drive Gateway Plan, both of which emphasize context-sensitive development and the preservation of neighborhood character. The zoning change promotes the health, safety and general welfare of the City and the safe, orderly, and healthful development of the City by providing a zoning district that better suits the character of the neighborhood and provides greater opportunity for residential development. Rezoning the property to the Residential Single-Family (RS) zoning district will place more restrictive development standards on the site that limit the number of non-compatible uses, compared to the General Commercial (C-3) zoning district. The General Commercial (C-3) zoning district allows for a number of non-residential uses that may be considered too intense or no longer compatible when placed in the midst, rather than at the edge, of the current neighborhood.	
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 zoning aligns with the zoning and conforming uses of nearby properties and matches the character of the surrounding neighborhood. The property is situated within an established residential area. The block is divided, with half zoned RS and the other half zoned C-3.	
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 proposed zoning change will allow for the existing building to retain its historic residential form. The site has adequate access and infrastructure such as parking and commercial driveway access to support the proposed zoning district.	

The Future Land Use Element of the Williams Drive Gateway Plan and the City's Comprehensive Plan have identified the subject property and its immediate surroundings for residential uses and development types, and the request to rezone the property from C-3 to RS is compatible with those adopted policies.

Meetings Schedule

January 6, 2026 – Planning and Zoning Commission
January 27, 2026 – City Council First Reading of the Ordinance
February 10, 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 (December 16, 2025) and signs were posted on-site. To date, staff has received 1 written comment 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 Residential Single-Family
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments

GEORGETOWN
TEXAS
more than welcome

Location

2025-9-REZ

Exhibit #1

Site
Parcels

N

0 100 200 Feet

GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2025-9-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

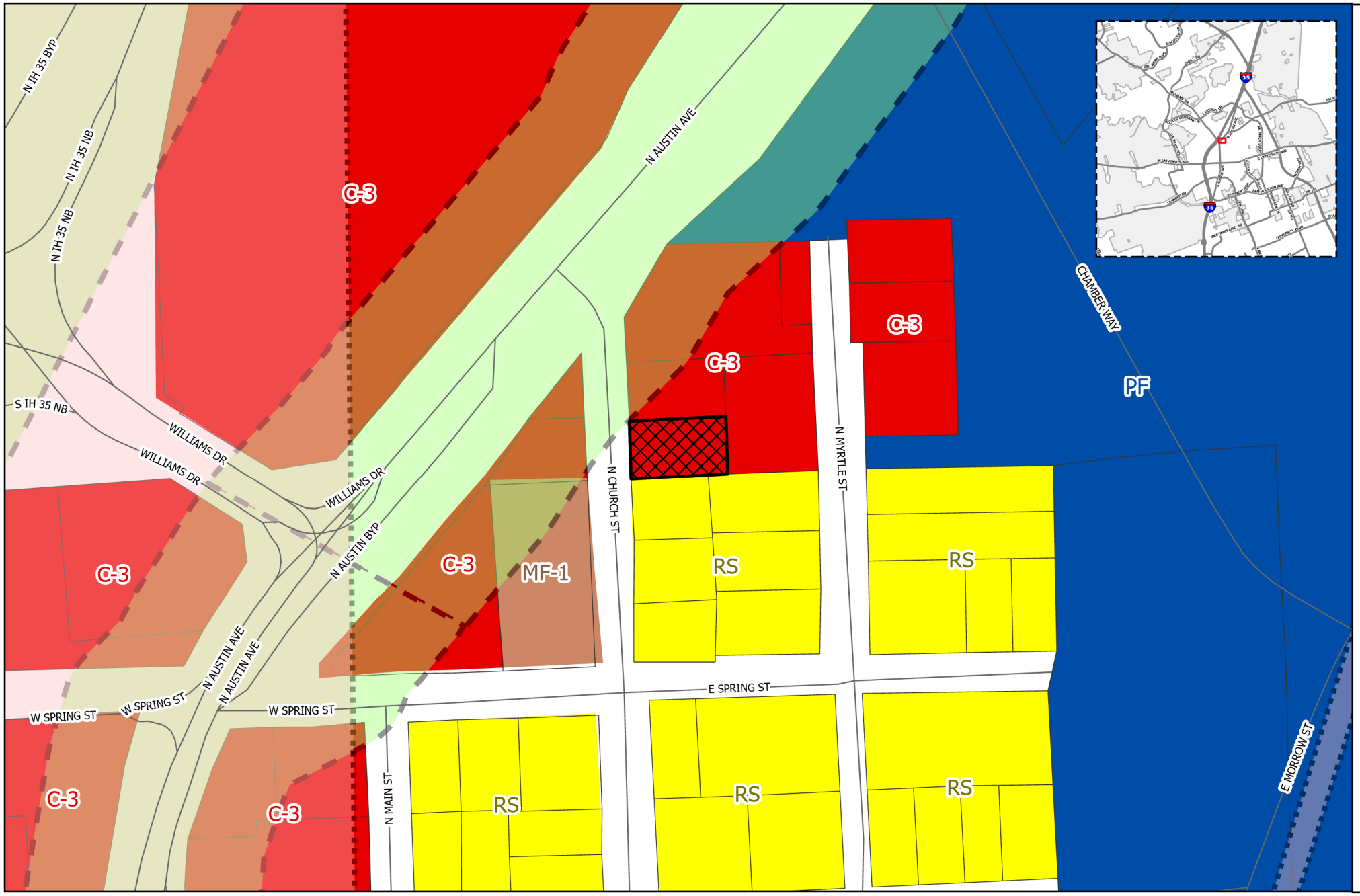
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

0 100 200 Feet

N



GEORGETOWN
TEXAS
more than welcome

Zoning

2025-9-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

0 100 200 Feet

N

RS Residential Single-Family

Residential Uses	Sec. 5.02.010
Permitted by Right	Single-family (Detached), Group Home (6 residents or less)
Permitted with Limitations	Single-family (Attached), Home-Based Business
Special Use Permit Required	Accessory Dwelling Unit, Halfway House, Hospice Facility, Rooming or Boarding House

Civic Uses	Sec. 5.03.010
Permitted with Limitations	School (Elementary), Day Care (family home), Golf Course, Nature Preserve or Community Garden, Neighborhood Amenity, Activity, or Recreation Center, Public Park (Neighborhood), Religious Assembly Facilities (inc. with Columbaria)
Special Use Permit Required	School (Middle), Day Care (group), Activity Center (Youth or Senior), Community Center, Emergency Services Station, Cemetery, Columbaria, Mausoleum or Memorial Park

Commercial Uses	Sec. 5.04.010
Special Use Permit Required	Bed and Breakfast (inc. with Events), General Office

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Utility Services (Minor)
Permitted with Limitations	Utility Services (Intermediate), Wireless Transmission Facility (≤40' tall)

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking lot (temporary), Portable Classrooms, Residential Sales Office/Model Homes

Dimensional Standards: Sec. 6.02.050	
Minimum Lot Width	45 ft
Minimum Lot Size	5,500 sq. ft
Minimum Corner Lot Width	55 ft
Front setback	20 ft
Side Setback	6 ft
Side/Rear Street Setback	15 ft
Unloaded Street Setback	20 ft
Rear Setback	10 ft
Street Facing Garage Setback	25 ft
Maximum Building Height	35 ft
Maximum Impervious Cover – Sec. 11.02	45%
Bufferyard: UDC Sec. 8.04.06	-
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

To: City of Georgetown Planning Department

300-1 Industrial Avenue

Georgetown, TX 78626

Subject: Letter of Intent – Rezoning Request for 901 N Church St, Georgetown, TX 78626
From C-3(Local Commercial) to RS (Residential Single-Family)

Dear Planning Department,

I am submitting this Letter of Intent to request a zoning change for the property located at **901 N Church Street, Georgetown, TX 78626**. The property is currently zoned **C-1 (Local Commercial)**, and I am requesting to rezone it to **RS (Residential Single-Family)** to better align with the existing use and surrounding neighborhood character.

1. Existing and Proposed Zoning Districts

- **Existing Zoning:** C-1 (Local Commercial)
- **Proposed Zoning:** RS (Residential Single-Family)

2. Future Land Use Designation

According to the City of Georgetown's **Future Land Use (FLU) Map**, the property lies within the **Neighborhood** land use designation, which supports low-density residential development consistent with the surrounding area.

3. Acreage of Property

The total acreage of the property to be rezoned is approximately **0.17 acres** (per Williamson County Appraisal District records).

4. Justification and Consistency with the 2030 Comprehensive Plan

The proposed rezoning is consistent with the **City of Georgetown 2030 Comprehensive Plan**, which encourages preservation of existing neighborhoods and supports compatible infill that maintains community character. Specifically, the following goals and policies apply:

- **Growth and Development Goal 1:** Encourage development and redevelopment that is compatible with the existing character of Georgetown's neighborhoods.
- **Housing and Neighborhoods Goal 2:** Support diverse housing opportunities that meet the needs of current and future residents while maintaining neighborhood integrity.

- **Land Use and Urban Design Goal 3:** Promote cohesive development patterns that balance residential and commercial land uses and ensure logical transitions between zoning districts.

Rezoning the property from C-3 to RS will bring it into alignment with the surrounding single-family homes and prevent commercial encroachment into an established residential block. This change preserves the historic and residential character of the neighborhood, consistent with the City's vision for sustainable, context-sensitive development.

5. Roads and Utilities

The property is located on **N Church Street**, which is an existing local roadway maintained by the City. All necessary utilities, including water, wastewater, and electric services, are currently available and connected to the property. No new infrastructure extensions are required to serve the existing single-family home.

6. Existing Structures and Conceptual Site Layout

The property contains an existing single-family home that will be **retained and maintained** in its current use. No exterior expansion or redevelopment is proposed at this time. The home meets applicable RS district development standards for lot size, setbacks, and building height. The proposed zoning change will not create any legal nonconformities under UDC Chapter 14.

7. Compliance with Approval Criteria

This request meets the criteria outlined in **UDC Section 3.06.030 (Rezoning)** as follows:

- **Consistency with the Comprehensive Plan:** The request aligns with the 2030 Plan's goals for neighborhood preservation and appropriate land use transitions.
- **Compatibility with Surrounding Uses:** Adjacent properties are primarily residential; the proposed zoning is compatible and less intense than the existing commercial designation.
- **Adequate Public Facilities:** All utilities and roadways necessary to serve the site already exist.
- **No Adverse Impact:** The rezoning will not adversely affect nearby properties and will enhance neighborhood cohesiveness.

Sections **3.06.050 (Overlay Districts)** and **3.06.060 (Historic Overlay Districts)** are **not applicable** to this request, as the property is not within an overlay or historic district.

8. Conclusion

Rezoning 901 N Church Street from C-3 to RS is a logical and appropriate change that reflects the existing use, supports the goals of the City's 2030 Comprehensive Plan, and maintains the residential integrity of the neighborhood. We respectfully request favorable consideration of this rezoning application.

Thank you for your time and consideration. Please feel free to contact me with any questions or to schedule a site visit.

Sincerely,
Yazmin Melero
Owner, 901 N Church St

GEORGETOWN
TEXAS

RECEIVED
DEC 29 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: Rezoning/901 N CHURCH ST

Project Case #: 2025-9-REZ P&Z Date: 1/6/2026 Case Manager: Matt Skawin

Name of Respondent: Jessica Manson Jessica Manson
(Please print name)

Signature of Respondent: Jessica Manson
(Signature required for protest)

Address of Respondent: 802 N. Maple St. Georgetown TX 78626
(Address required for protest)

I am in FAVOR: to Res: RS I OBJECT: _____

Additional Comments:
About time thanks!

"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."

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE 0.215 OF ONE ACRE OF THE N. PORTER SURVEY, ABSTRACT NO. 497, IN WILLIAMSON COUNTY, TEXAS, GENERALLY LOCATED AT 901 NORTH CHURCH STREET, FROM GENERAL COMMERCIAL (C-3) TO RESIDENTIAL SINGLE-FAMILY (RS); 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 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

Being .215 of one acre of the N. Porter Survey, Abstract No. 497 in Williamson County, Texas, generally located at 901 North Church Street, as recorded in Document Number 2024000452 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 January 6, 2026, 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 January 27, 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 General Commercial (C-3) to the Residential Single-family (RS), 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

2025-9-REZ

Exhibit #1

Site
Parcels

N

0 100 200 Feet

EXHIBIT B

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021

Exhibit "A"
(901 N. CHURCH STREET)

BEING 0.215 OF ONE ACRE OF THE N. PORTER SURVEY, ABSTRACT NO. 497, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN DEED TO EMERALD EQUITY HOLDINGS, LLC AS RECORDED IN DOCUMENT NO. 2024000452, OFFICIAL PROPERTY RECORDS, WILLIAMSON, COUNTY, TEXAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID EMERALD EQUITY HOLDINGS LLC TRACT, THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BROOKWOOD IN GEORGETOWN VOCATIONAL AS RECORDED IN DOCUMENT NO. 2014101091, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE EAST LINE OF N. CHURCH STREET;

THENCE NORTH 86° 52' 15" EAST ALONG THE COMMON LINE OF SAID TRACTS, A DISTANCE OF 125.00 FEET TO A 1/2-INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID EMERALD EQUITY HOLDINGS, LLC TRACT, THE SOUTHEAST CORNER OF SAID BROOKWOOD IN GEORGETOWN VOCATIONAL TRACT, AND BEING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BROOKWOOD IN GEORGETOWN VOCATIONAL AS RECORDED IN DOCUMENT NO. 2017031901, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 01° 49' 49" EAST, ALONG SAID WEST LINE OF BROOKWOOD IN GEORGETOWN VOCATIONAL, A DISTANCE OF 75.00 FEET TO A 1/2-INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID EMERALD EQUITY HOLDINGS, LLC. TRACT, THE SOUTHWEST CORNER OF SAID BROOKWOOD IN GEORGETOWN VOCATIONAL TRACT, AND BEING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BROOKWOOD GEORGETOWN VOCATIONAL AS RECORDED IN DOCUMENT NO. 2016016331, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 86° 52' 15" WEST, ALONG SAID NORTH LINE, PASSING THE NORTHWEST CORNER OF SAID TRACT AT A DISTANCE OF 27.82 FEET, AND CONTINUING ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO WALLACE E. HAY AND WIFE, MAGDALENA HAY AS RECORDED IN VOLUME 820, PG. 751, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 125.06 FEET TO A ½-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF AFORESAID EMERALD EQUITY HOLDINGS, LLC TRACT, THE NORTHWEST CORNER OF SAID HAY TRACT, SAID IRON ROD FOUND ALSO BEING ON THE AFORESAID EAST LINE OF N. CHURCH STREET;

THENCE NORTH 01° 47' 00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,375 SQUARE FEET OR 0.215 OF ONE ACRE OF LAND.

Survey Plat of even date attached hereto and made a part hereof.

Date: 05/15/2025

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:

Resolution pursuant to Government Code Section 2206.053 - Daniels Mountain PS to Hoover EST WL Project

SUGGESTED ACTION:

Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that permanent easements and temporary construction easements are necessary for the replacement of an existing water line, from properties along a general route extending from the Daniels Mountain Pump Station on CR 255 near CR 254 in Georgetown, TX to the Hoover Elevated Storage Tank on CR 223 near SH 138 in Florence, TX, and authorizing eminent domain proceedings for the acquisition of such easement rights -- Juan C. Rodriguez, Real Estate Program Manager

ITEM SUMMARY:

City staff and the Project's engineering consultant have been working on the design and planning improvements for the replacement of an existing water line extending from the Daniels Mountain Pump Station in Georgetown, TX to the Hoover Elevated Storage Tank in Florence, TX (the "Project"). The Project requires installation of a replacement water line and abandonment in-place of the existing Chisholm Trail SUD water line within the current easement limits; the Project impacts a total of 49 Parcels owned by private property owners.

City staff, and the selected City's right-of-way acquisition consultant have been communicating with the impacted property owners about the proposed replacement of the existing water line over the past 10 months, including discussions about the need for temporary construction easements and a handful of new permanent easements needed for this Project; to date, 29 of the 49 Parcel owners within the Project limits have conveyed the necessary easements; agreements with the remaining 20 property owners are still pending; City staff and consultant will continue to work with these property owners to attempt to settle the easement acquisition; however, due to the scheduled start of the construction activities for this Project, the City will be required to exercise its right of eminent domain to acquire those pending easements if the acquisition negotiations are unsuccessful. 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, if necessary, by a record vote.

This item approves a resolution finding that public convenience and necessity require the acquisition of the pending easement rights in order to construct the finished upgraded water line, and it authorizes the use of eminent domain, **if necessary**, to secure the required Real Estate interests. In all instances, Staff will strive to avoid the need to use eminent domain to acquire the remaining property interests, but in order to meet the desired Project construction schedule, the condemnation process must run on a parallel track with easement acquisition discussions with those property owners, just in case the parties are unable to reach agreement once negotiations are exhausted.

City Staff recommends approval of this item.

FINANCIAL IMPACT:

Engagement of the City's right-of-way acquisition, engineering and public engagement consultants' contracts were previously approved by Council. Any acquisition of easement costs on this Project will be brought before Council for separate future approval.

SUBMITTED BY:
Susan Demeo, City Attorney's Office/ Real Estate

ATTACHMENTS:
2026.01.27_Council Mtg_DM To Hoover EST WL_Replacement_Project_PCN_PowerPoint.pdf
01-27-2026 CC Mtg - DM to Hoover EST WL Project - PCN Resolution.pdf

Daniels Mountain Pump Station to Hoover Elevated Storage Tank Waterline Replacement Project
Easement Acquisition

City Council Legislative Session

Public Convenience and Necessity Resolution

-Eminent Domain Authorization-

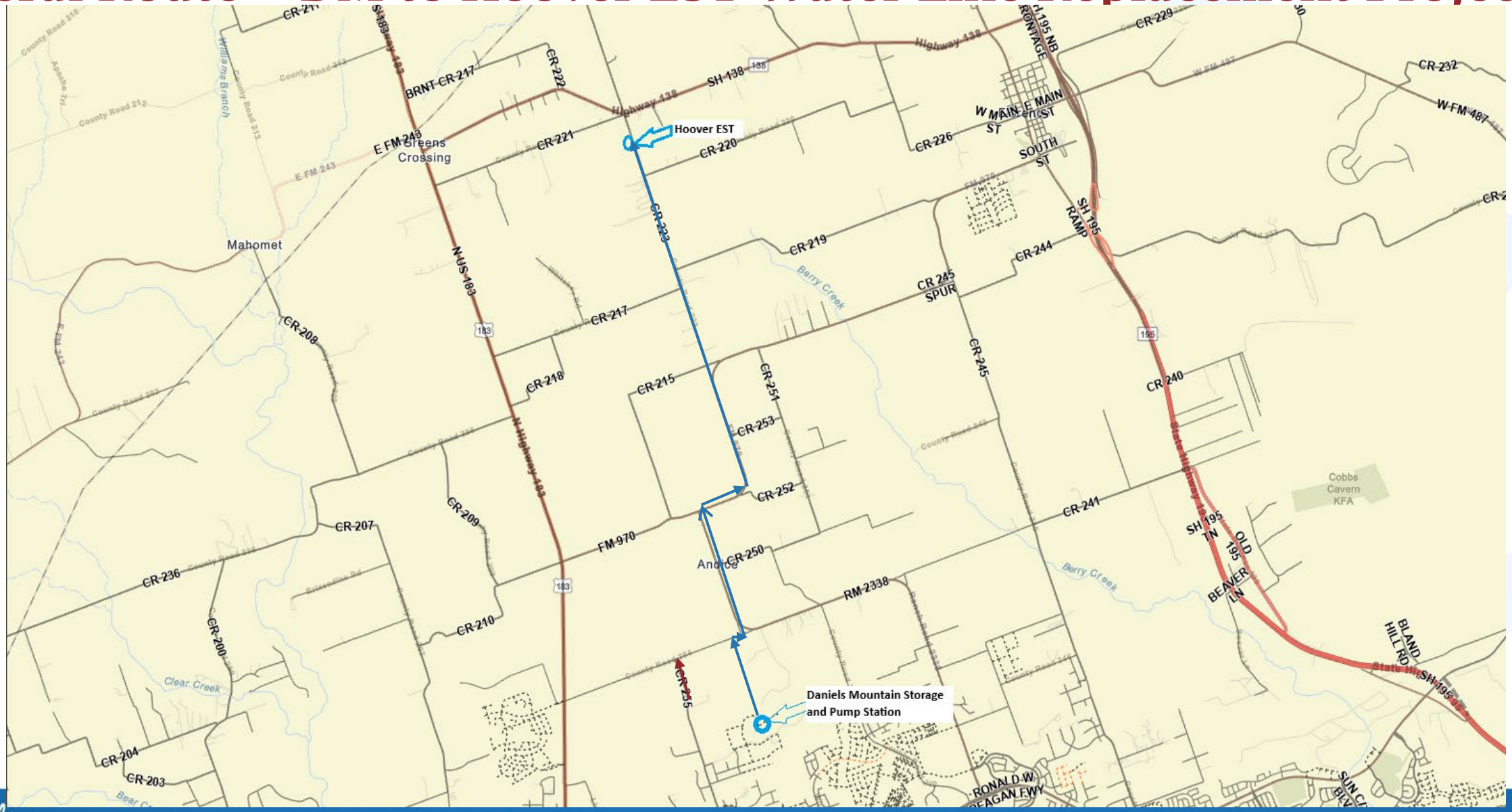
City of Georgetown, Texas

January 27, 2026

GEORGETOWN TEXAS

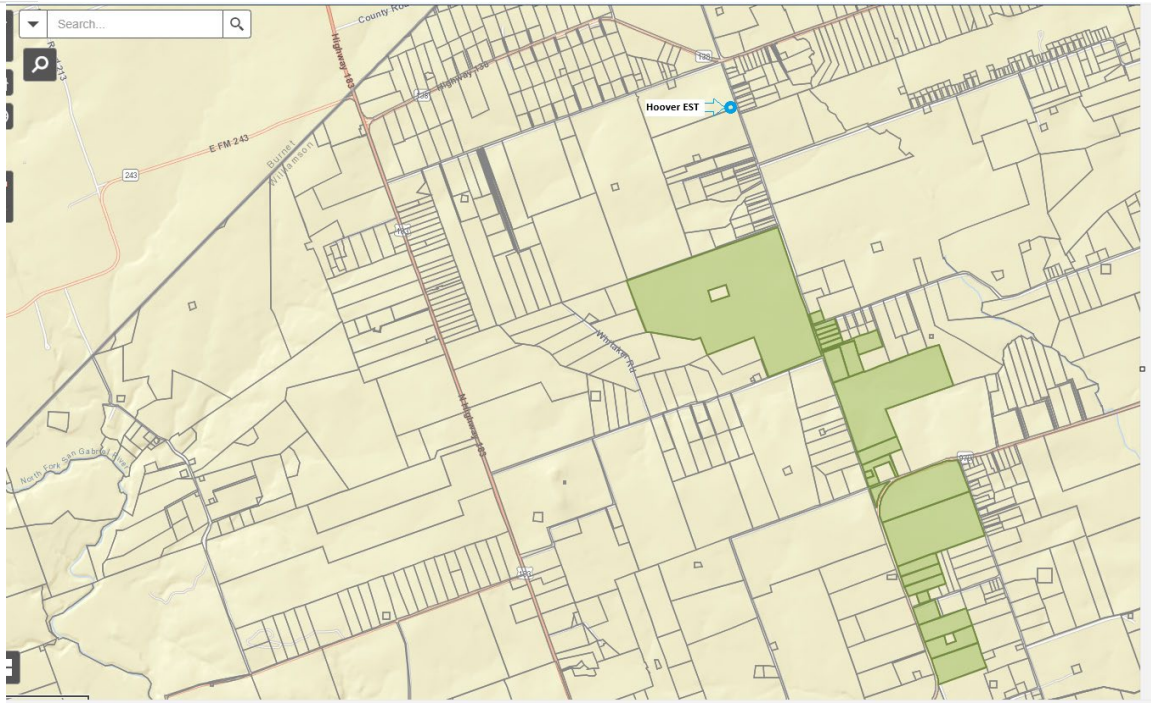
- Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that permanent easements and temporary construction easements are necessary for the replacement of an existing water line, from properties along a general route extending from the Daniels Mountain Pump Station on CR 255 near CR 254 in Georgetown, TX to the Hoover Elevated Storage Tank on CR 223 near SH 138 in Florence, TX, and authorizing eminent domain proceedings for the acquisition of such easement rights.

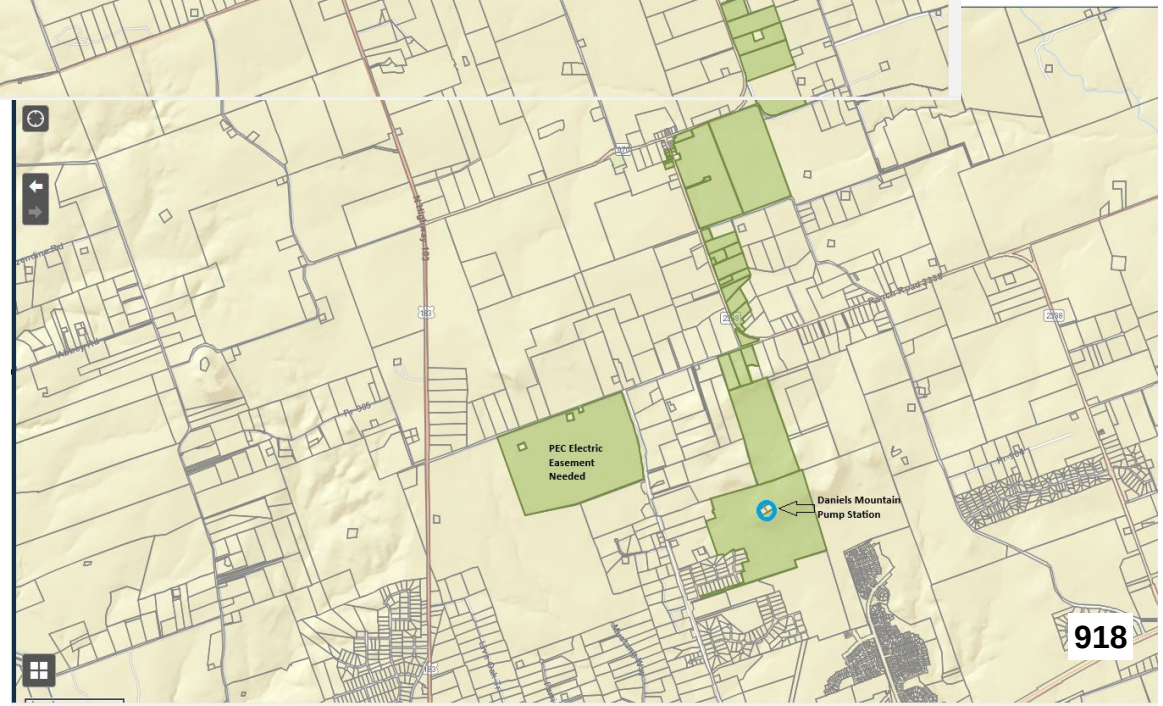
General Route – DM to Hoover EST Water Line Replacement Project



Daniels Mountain PS to Hoover EST Water Line Replacement Project
Replacing 34,000 LF of existing water line with a new 24” line, impacting 49 Parcels

- Easements on 29 of the 49 Impacted Parcels have been acquired
- 9 Parcels with Permanent Easement & Temporary Construction Easement needs are pending acquisition.
- 11 Parcels with only Temporary Construction Easement needs are also pending.
- Initial Project construction has begun; therefore, remaining easements need to be acquired by Condemnation, if necessary, in order to meet Project construction completion deadline.





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 at Hearing
   - possession of easement areas 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 the remaining water line easements are necessary as part of the Daniels Mountain PS To Hoover EST Water Line Replacement 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 of Georgetown Texas, by adopting the proposed Resolution, authorize the use of the power of eminent domain and delegate authority to the City Manager to initiate condemnation proceedings, for the acquisition of the necessary easements on properties along a route generally running from the Daniels Mountain Pump Station site, on CR 255 near CR 254 in Georgetown, Texas to the Hoover Elevated Storage Tank on CR 223 near SH 138 in Florence, Texas, such general route as shown on Exhibit "A" of the Resolution, for the Daniels Mountain to Hoover EST Replacement Water Line Project; 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 DANIELS MOUNTAIN PUMP STATION TO HOOVER EST WATER LINE REPLACEMENT PROJECT; AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR THE ACQUISITION OF REAL PROPERTY RIGHTS NECESSARY FOR THE PROJECT; REPEALING CONFLICTING RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in order to facilitate the safe and efficient supply of treated water to customers of the Georgetown Water Utility, to preserve the financial investment of the City in its utility 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 easement interests on, over, under, and across multiple properties along a general route from the Daniels Mountain Pump Station near CR 255 and CR 254 in Georgetown, TX to CR 223 near SH 138 in Florence, Williamson County, Texas, and as more specifically described on **Exhibit "A"** attached hereto and by this reference incorporated herein, for the purposes of laying out, opening, constructing, reconstructing, maintaining, replacing, extending, and operating the Daniels Mountain Pump Station to the Hoover Elevated Storage Tank Water Line Replacement Project, a water supply project (hereinafter the "Project");

WHEREAS, as provided for in Sections 251.001 and 273.001 of the Local Government Code, the City finds and determines that easements across properties in the general area of the Project are necessary or convenient for the purposes of laying out, opening, constructing, reconstructing, maintaining, replacing, extending, and operating the Project, including utility improvements, public utility infrastructure improvements, and/or other public uses and purposes related thereto as permitted by law, and it is necessary to acquire easement rights in, over, under, and across properties along the general route of the Project, such general route being from the location of the Daniels Mountain Pump Station on CR 255 near CR 254 in Georgetown, Texas to the Hoover Elevated Storage Tank on CR 223 near SH 138 in Florence, Texas, and the City further finds and determines that condemnation of such interests may be required;

WHEREAS, if a water supply project requires the acquisition of multiple tracts or units of property to construct facilities connecting one location to another location, Subsection 2206.053(f) of the Government Code authorizes the City to adopt a single resolution to delegate the authority to initiate condemnation proceedings for the acquisitions to the chief administrative official of the City and Subsection 2206.053(g) allows the City to identify the general route of the Project, rather than specific parcels to be acquired;

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that the employees, agents, and/or representatives of the City lay out the Project and acquire the necessary easements upon, over, under and across the affected properties for the purpose of replacement,

construction, reconstruction, operation, and maintenance of water utility infrastructure improvements, and appurtenances thereto, and for the use of any excavated materials from the affected properties for use in construction of such infrastructure improvements;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other people or companies to effectuate the acquisition of the necessary easements for the Project;

WHEREAS, in order to acquire the necessary easements, it will be or has been necessary for the City's employees, agents, and/or representatives, to enter upon the affected properties in the general area of the Project for the purposes of surveying and establishing said land titles and to determine adequate compensation for the easements, to conduct tests, and to negotiate with the owners thereof for the purchase of the easements; and,

WHEREAS, it is necessary to set out procedures for the establishment and approval of just compensation for the easements to be acquired for the Project;

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

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. In order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition of easements across, under, along, on, upon, and over the real property located between the Daniels Mountain Pump Station on CR 255 near CR 254 in Georgetown, Texas to the Hoover EST on CR 223 near SH 138 in Florence, Texas, for the purposes of laying out, opening, constructing, reconstructing, maintaining, replacing, extending, and operating the Project in Williamson County, Texas, including water utility and other related appurtenances, and/or other public uses and purposes as permitted by law.

Section 4. The City's employees, agents, and/or representatives are hereby authorized to:

a. Lay out the exact location of the easements needed from the properties along the route of the Project;

b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effectuate 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 any necessary and related tests;

d. Negotiate with the owner(s) of any such properties for the purchase thereof;

e. Purchase any necessary easement rights on, over, under and across the affected Properties, 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 be acquired 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.

Section 5. 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 on, over, under, through, in, and across the affected properties are hereby authorized, ratified, approved, confirmed, and validated.

Section 6. The authority to initiate condemnation proceedings for any easement necessary for the Project is hereby delegated to the City Manager, and the ultimate acquisition of said easements by eminent domain is hereby authorized by a single order for any affected properties, and this first vote by the City Council applies to all of the properties ultimately identified.

Section 7. The City Attorney is hereby authorized to proceed to condemnation of any easement necessary for the Project, 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 affected properties, proceedings in condemnation to acquire in the name of and on behalf of the City, easement estates in, over, across, under and through the affected properties, or such lesser estates or property interests as determined necessary, save and except oil, gas, and sulfur, as provided by law.

Section 8. 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 9. 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 10. 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 ____ day of _____, 2026.

ATTEST:

_____
Robyn Densmore, City Secretary

THE CITY OF GEORGETOWN:

By:_____
Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT "A"

Search...
Hoover EST
PEC Electric
Easement
Needed
Daniels Mountain
Pump Station

City of Georgetown, Texas
City Council
January 27, 2026

SUBJECT:
Resolution pursuant to Government Code Section 2206.053 for real estate acquisitions - SH 138 WL Project

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that permanent easements and temporary construction easements are necessary for the replacement of an existing water line from properties along a general route extending from the Hoover Elevated Storage Tank, on County Road 223 near State Highway 138, to a connection point near the southwest intersection of SH 138 and N. Patterson Avenue, in Florence, Texas, and authorizing eminent domain proceedings for the acquisition of such easement rights -- Juan C. Rodriguez, Real Estate Program Manager

ITEM SUMMARY:

City staff and the Project's engineering consultant have been working on the design and planning improvements for the replacement of an existing water line along SH 138 starting at the Hoover Elevated Storage Tank on CR 223 near SH 138, to a connection point near the intersection of SH 138 and N Patterson Avenue, in Florence, TX (the "Project"). The Project requires installation of an upgraded water line, and abandonment in-place of the existing Chisholm Trail SUD water line; the Project impacts a total of 49 Parcels owned by private property owners.

City staff, and the selected City's right-of-way acquisition consultant have been communicating with the impacted property owners about the proposed replacement of the existing water line over the past 10 months, including discussions about the need for temporary construction easements and a handful of new permanent easements needed for this Project; to date, 46 of the 49 Parcel owners along SH 138 within the limits of the Project, have conveyed the necessary easements; the City has not been able to reach agreements to acquire easements from remaining property owners; City staff will continue to work with these property owners where the acquisition of the easements is pending; however, due to the start of the construction activities for this Project, the City will be required to exercise its right of eminent domain to acquire those pending easements if the acquisition negotiations are unsuccessful. 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, if necessary, by a record vote.

This item approves a resolution finding that public convenience and necessity require the acquisition of the pending easement rights in order to construct the finished upgraded water line, and it authorizes the use of eminent domain, **if necessary**, to secure the required Real Estate interests. In all instances, Staff will strive to avoid the need to use eminent domain to acquire the remaining property interests, but in order to meet the desired Project construction schedule, the

condemnation process must run on a parallel track with easement acquisition discussions with those property owners, just in case the parties are unable to reach agreement once negotiations are exhausted.

City Staff recommends approval of this item.

FINANCIAL IMPACT:
Engagement of the City's right-of-way acquisition and Project engineering consultant contracts were previously approved by Council. Any acquisition of right-of-way and easement costs on this Project will be brought before Council for separate future approval, if necessary.

SUBMITTED BY:
Susan Demeo, City Attorney's Office/ Real Estate

ATTACHMENTS:
01-27-2026 CC Mtg - SH 138 WL Project - PCN Resolution.pdf
2026.01.27_Council Mtg_Legislative-_SH 138 WL_Replacement_Project_PCN.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, FINDING PUBLIC CONVENIENCE AND NECESSITY FOR THE SH 138 WATERLINE REPLACEMENT PROJECT; AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR THE ACQUISITION OF REAL PROPERTY RIGHTS NECESSARY FOR THE PROJECT; REPEALING CONFLICTING RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in order to facilitate the safe and efficient supply of treated water to customers of the Georgetown Water Utility, to preserve the financial investment of the City in its utility 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 easement interests on, over, under, and across multiple properties in Williamson County, Texas, and as more specifically described on **Exhibit "A"** attached hereto and by this reference incorporated herein, for the purposes of laying out, opening, constructing, reconstructing, maintaining, replacing, extending, and operating the SH 138 Waterline Replacement, a water supply project (hereinafter the "Project"), from the location of the Hoover Elevated Storage Tank on CR 223 near SH 138 east to a connection point near the southwest intersection of N. Patterson Avenue and SH 138 in Florence, Texas;

WHEREAS, as provided for in Sections 251.001 and 273.001 of the Local Government Code, the City finds and determines that easements across properties in the general area of the Project are necessary or convenient for the purposes of laying out, opening, constructing, reconstructing, maintaining, replacing, extending, and operating the Project, including utility improvements, public utility infrastructure improvements, and/or other public uses and purposes related thereto as permitted by law, and it is necessary to acquire easement rights in, over, under, and across properties along the general route of the Project, such general route being from the location of the Hoover Elevated Storage Tank on CR 223 near SH 138 east to a connection point near the southwest intersection of N. Patterson Avenue and SH 138 in Florence, Texas, and the City further finds and determines that condemnation of such interests may be required;

WHEREAS, if a water supply project requires the acquisition of multiple tracts or units of property to construct facilities connecting one location to another location, Subsection 2206.053(f) of the Government Code authorizes the City to adopt a single resolution to delegate the authority to initiate condemnation proceedings for the acquisitions to the chief administrative official of the City and Subsection 2206.053(g) allows the City to identify the general route of the Project, rather than specific parcels to be acquired;

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that the employees, agents, and/or representatives of the City lay out the Project and acquire the necessary easements upon, over, under and across the affected properties for the purpose of replacement, construction, reconstruction, operation, and maintenance of water utility infrastructure

improvements, and appurtenances thereto, and for the use of any excavated materials from the affected properties for use in construction of such infrastructure improvements;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other people or companies to effectuate the acquisition of the necessary easements for the Project;

WHEREAS, in order to acquire the necessary easements, it will be or has been necessary for the City's employees, agents, and/or representatives, to enter upon the affected properties in the general area of the Project for the purposes of surveying and establishing said land titles and to determine adequate compensation for the easements, to conduct tests, and to negotiate with the owners thereof for the purchase of the easements; and,

WHEREAS, it is necessary to set out procedures for the establishment and approval of just compensation for the easements to be acquired for the Project;

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

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. In order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition of easements across, under, along, on, upon, and over the real property located between the Hoover Elevated Storage Tank on CR 223 near SH 138 east to a connection point near the southwest intersection of N. Patterson Avenue and SH 138 in Florence, Texas, for the purposes of laying out, opening, constructing, reconstructing, maintaining, replacing, extending, and operating the Project in Williamson County, Texas, including water utility and other related appurtenances, and/or other public uses and purposes as permitted by law.

Section 4. The City's employees, agents, and/or representatives are hereby authorized to:

a. Lay out the exact location of the easements needed from the properties along the route of the Project;

b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effectuate 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 any necessary and related tests;

d. Negotiate with the owner(s) of any such properties for the purchase thereof;

e. Purchase any necessary easement rights on, over, under and across the affected Properties, 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 be acquired 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.

Section 5. 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 on, over, under, through, in, and across the affected properties are hereby authorized, ratified, approved, confirmed, and validated.

Section 6. The authority to initiate condemnation proceedings for any easement necessary for the Project is hereby delegated to the City Manager, and the ultimate acquisition of said easements by eminent domain is hereby authorized by a single order for any affected properties, and this first vote by the City Council applies to all of the properties ultimately identified.

Section 7. The City Attorney is hereby authorized to proceed to condemnation of any easement necessary for the Project, 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 affected properties, proceedings in condemnation to acquire in the name of and on behalf of the City, easement estates in, over, across, under and through the affected properties, or such lesser estates or property interests as determined necessary, save and except oil, gas, and sulfur, as provided by law.

Section 8. 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 9. 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 10. 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 ____ day of _____, 2026.

ATTEST:

_____
Robyn Densmore, City Secretary

THE CITY OF GEORGETOWN:

By:_____
Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT “A”

Hoover Elevated
Storage Tank
CR 221
COUNTY ROAD 223
TEAGUES TRL
PVR 923
HIGHWAY 138
COUNTY ROAD 220
CR 220
LINNGOLMIN
COUNTY ROAD 224
CR 224
GATED DR
COUTTING HORSELAN
COUNTY ROAD 226
PVR 942
NINOBRIGGS
CR 226
HENRIETTA DR
STATE HIGHWAY
195

SH 138 Water Line Replacement Project
Easement Acquisition

City Council Legislative Session

Public Convenience and Necessity Resolution

-Eminent Domain Authorization-

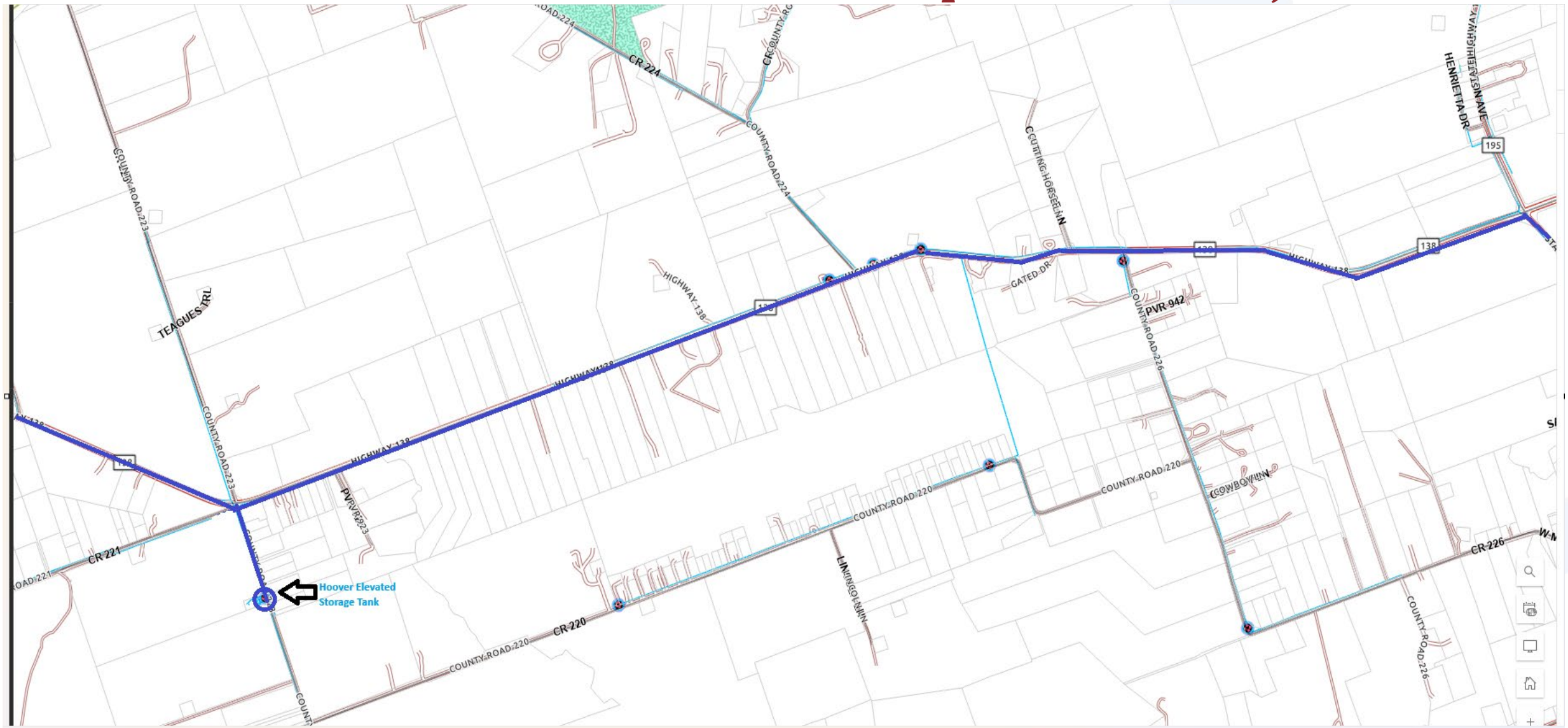
City of Georgetown, Texas

January 27, 2026

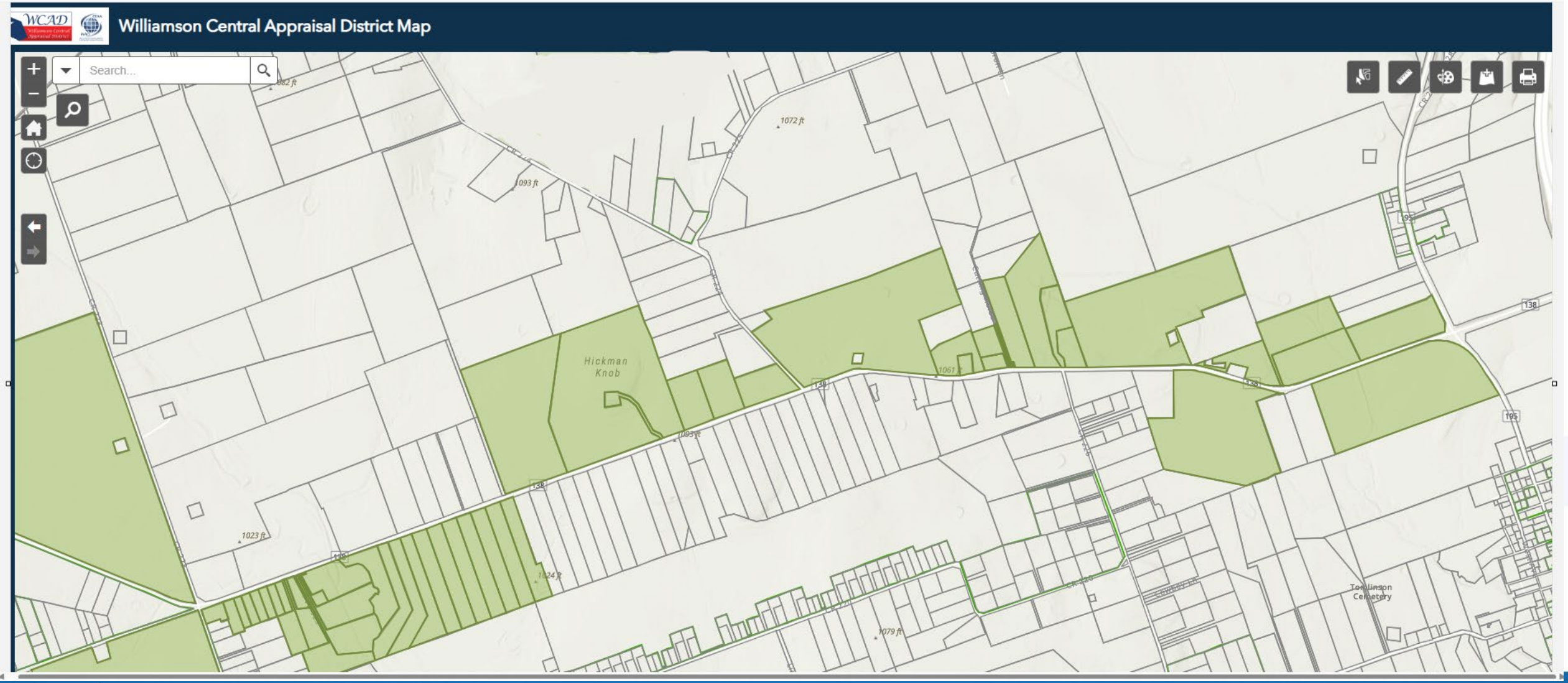
GEORGETOWN TEXAS

- Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that permanent easements and temporary construction easements are necessary for the replacement of an existing water line from properties along a general route extending from the Hoover Elevated Storage Tank, on County Road 223 near State Highway 138, to a connection point near the southwest intersection of SH 138 and N. Patterson Avenue, in Florence, Texas, and authorizing eminent domain proceedings for the acquisition of such easement rights.

General Route – SH 138 Water Line Replacement Project



SH 138 Water Line Replacement Project
Replacing 27,000 LF of 12” water line, impacting 49 Parcels



Real Estate Interests Required: Permanent Easements and Temporary Construction Easements

- Easement Acquisition Status:
  - Easements on 46 of the 49 Impacted Parcels have been acquired
- Permanent Easement and Temporary Construction Easement on three (3) Parcel are still pending agreements with the property owners.
- Initial Project construction has begun; therefore, remaining easements need to be acquired by Condemnation, if necessary, in order to meet Project construction completion deadline.

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 at Hearing
   - 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 the remaining water line easements are necessary as part of the SH 138 Water Line Replacement 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 of Georgetown, by adopting the proposed Resolution, authorize the use of the power of eminent domain and delegate authority to the City Manager to initiate condemnation proceedings for the acquisition of the necessary easements on properties within a route generally running along State Highway 138, from the Hoover Elevated Storage Tank on County Road 223 to a connection point near the south west intersection of SH 138 and N. Patterson Avenue, in Florence, Texas, for the SH 138 Replacement Water Line Project; I further move that the first record vote applies to all units of property to be condemned."