

**An Ordinance of the City Council of the City of Georgetown, Texas, providing for the extension of certain boundary limits of the City of Georgetown, Texas, and the annexation of certain territory, and designation of initial zoning of Local Commercial (C-1) (approximately 15.613 acres), Residential Single-Family (RS) (approximately 72.958 acres), and Multifamily (MF-1) (approximately 11.819 acres) zoning districts, for a 126.06-acre, more or less, tract of land in the Isaac Donagan Survey, Abstract No. 178, and approximately 25.670 acres of State Highway 29 (SH 29), a right-of-way of varying width of record described to the State of Texas, for the property generally located at 4901 W SH 29, as described herein; providing for service plans; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.**

Whereas, the owners of the area proposed for annexation submitted a petition in writing requesting annexation of the area, pursuant to Local Government Code Subchapter C-1; and

Whereas, the Section 4.03.010 of the Unified Development Code creates procedures for initial zoning of newly annexed territory; and

Whereas, the Georgetown City Council approved a resolution granting the petition on March 26, 2019; and

Whereas, all of the herein-described property lies within the extraterritorial jurisdiction of the City of Georgetown, Texas; and

Whereas, the herein-described property lies adjacent and contiguous to the City of Georgetown, Texas; and

Whereas, all prerequisites of state law and the City Charter have been complied with;

**Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas that:**

Section 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this ordinance implements and is not inconsistent or in conflict with any 2030 Comprehensive Plan Vision Statements, Goals and Policies.

Section 2. The City Council of the City of Georgetown hereby annexes into the city limits 126.06 acres in the Isaac Donagan Survey, Abstract No. 178, and portion of State Highway 29 (SH 29), a right-of-way of varying width of record described to the State of Texas, as shown in "Exhibit A" and described in "Exhibit B" of this ordinance. "Exhibit C" contains the service plan.

Section 3. The 126.06 acres, as described in "Exhibit B" and depicted in "Exhibit A" of this ordinance, is designated Residential Single-Family (RS) (approximately 72.958 acres), Low Density Multi-Family (MF-1) (approximately 11.819 acres), Local Commercial (C-1) (approximately 15.613 acres), and Scenic/Natural Gateway Overlay district, and is included in City Council District 2, as it is adjacent to Council District 2 and no other City Council Districts.

Section 4. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 5. 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 City Charter.

Passed and Approved on First Reading on the 13<sup>th</sup> day of August, 2019.

Passed and Approved on Second Reading on the 27<sup>th</sup> day of August, 2019.

THE CITY OF GEORGETOWN:

ATTEST:

\_\_\_\_\_  
Dale Ross  
Mayor

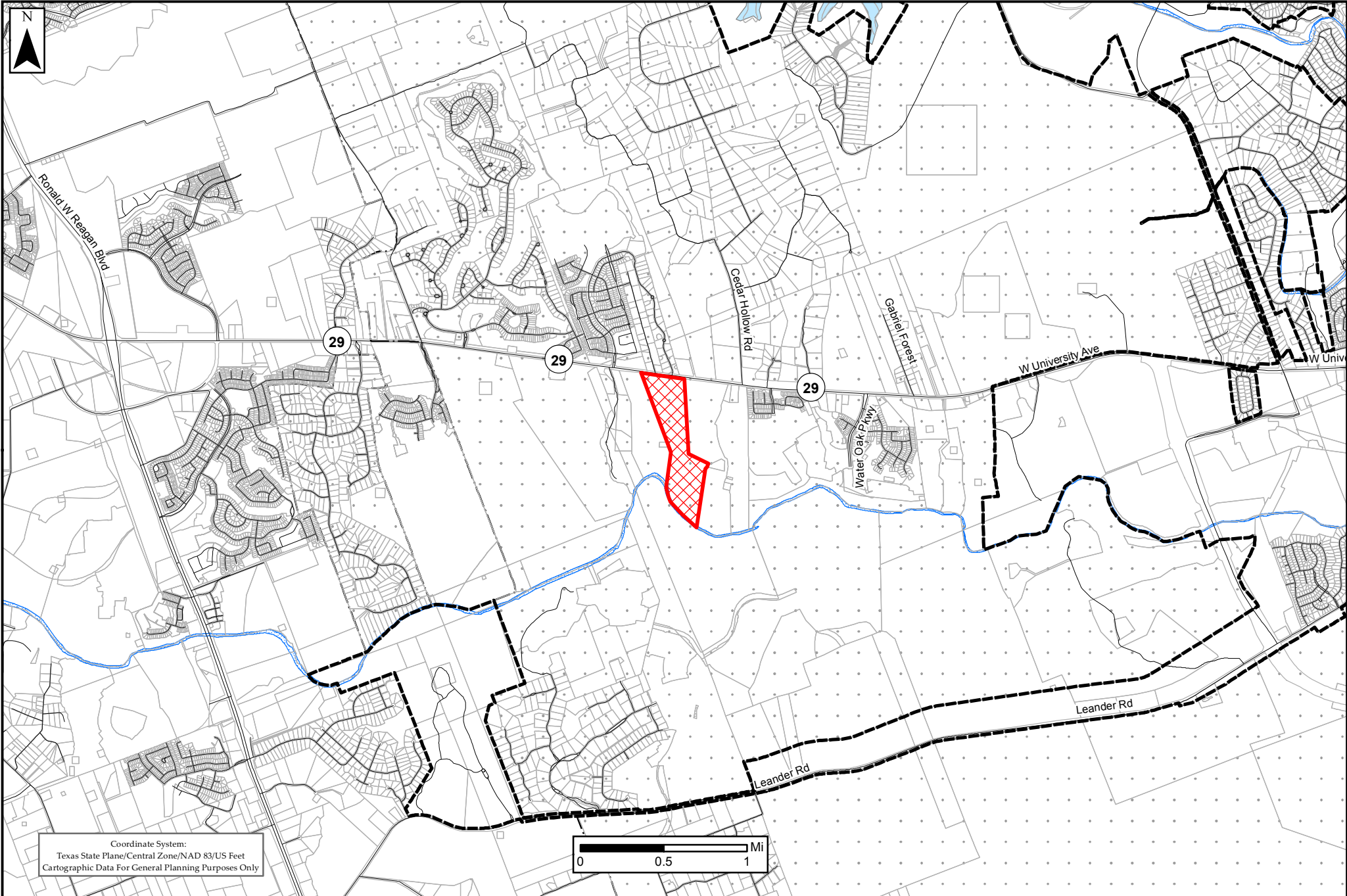
\_\_\_\_\_  
Robyn Densmore  
City Secretary

APPROVED AS TO FORM:

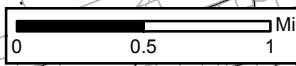
\_\_\_\_\_  
Charlie McNabb  
City Attorney

# Location Map 2019-2-ANX Exhibit A

- Legend
-  Site
  -  Parcels
  -  City Limits
  -  Georgetown ETJ



Coordinate System:  
Texas State Plane/Central Zone/NAD 83/US Feet  
Cartographic Data For General Planning Purposes Only



## Exhibit B

### LEGAL DESCRIPTION TRACT ONE COLE ESTATES ANNEXATION FIELDNOTES

**BEING** A 100.390 ACRES TRACT SITUATED IN THE ISAAC DONAGAN SURVEY, ABSTRACT NUMBER 178, WILLIAMSON COUNTY, TEXAS, AND AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM GLENNA MAE, L.P. TO OVERLOOK AT SAN GABRIEL LLC, AS RECORDED ON JUNE 21 2018 IN DOCUMENT NO. 2018056058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED “FOREST RPLS 1847” FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29 (SH 29) (A 100-FOOT WIDE RIGHT OF WAY ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION MAP CSJ NOS. 337-1-2 AND 337-1-5), FOR THE NORTHEAST CORNER OF SAID 100.390 ACRES TRACT AND THE NORTHWEST CORNER OF A CALLED 168.62 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN FROM DENNIS L. CHAPMAN AND KAROL G. CHAPMAN TO ZAMIN L.P. AS RECORDED ON DECEMBER 19 2014 IN DOCUMENT NO. 2014103274 OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF SH29 WITH THE EAST LINE OF SAID 100.390 ACRES TRACT AND THE WEST LINE OF SAID 168.62 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S02°53'53"E A DISTANCE OF 2,382.36 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED “FOREST RPLS 1847” FOUND FOR AN ANGLE POINT; AND
- 2) S63°52'27"E A DISTANCE OF 694.03 TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED “HALFF ASSOC. INC.” SET FOR AN ANGLE POINT IN THE EAST LINE OF THE 100.390 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 3.00 ACRES TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED FROM WILLIAM R. THOMAS, INDEPENDENT EXECUTOR OF THE ESTATE OF GLENNA M. COLE, AKA GLENNA MAE COLE, DECEASED TO SAID ZAMIN L.P. , AND RECORDED ON FEBRUARY 20 2015 IN DOCUMENT NO. 2015013369 OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** S20°28'31"W WITH SAID EAST LINE OF THE 100.390 ACRES TRACT AND THE WEST LINE OF SAID 3.00 ACRES TRACT, A DISTANCE OF 119.32 FEET TO A ½ INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE SAID EAST LINE OF THE 100.390 ACRES TRACT FOR THE SOUTHWEST CORNER OF SAID 3.00 ACRES TRACT;

**THENCE** CONTINUING WITH SAID EAST LINE OF THE 100.390 ACRES TRACT AND SAID WEST LINE OF THE 168.62 ACRES TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S44°20'29"W FOR A DISTANCE OF 65.02 FEET TO A ½-INCH IRON ROD WITH PLASTIC CAP STAMPED “BURY PARTNERS” FOUND FOR AN ANGLE POINT;
- 2) S09°01'18"W FOR A DISTANCE OF 1,603.41 FEET TO A ½-INCH IRON ROD FOUND FOR AN ANGLE POINT; AND

- 3) S09°41'09"W PASSING AT A DISTANCE OF 149.48 FEET A ½- INCH IRON ROD FOUND, AND CONTINUING A TOTAL DISTANCE OF 283.60 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE SOUTH FORK OF TH SAN GABRIEL RIVER FOR THE SOUTHEAST CORNER OF SAID 100.390 ACRES TRACT AND THE SOUTHWEST CORNER OF SAID 168.62 ACRES TRACT;

**THENCE** WITH THE SAID APPROXIMATE CENTERLINE OF SAID SOUTH FORK OF THE SAN GABRIEL RIVER AND THE SOUTH LINE OF SAID 100.390 ACRES TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N52°46'14"W A DISTANCE OF 427.75 FEET TO AN ANGLE POINT;
- 2) N43°16'14"W A DISTANCE OF 574.50 FEET TO AN ANGLE POINT;
- 3) N25°46'14"W A DISTANCE OF 400.00 FEET TO AN ANGLE POINT;
- 4) N01°46'14"W A DISTANCE OF 212.00 FEET TO AN ANGLE POINT; AND
- 5) N17°46'14"W A DISTANCE OF 36.65 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID 100.390 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 68.096 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN FROM MATHOLEE PATRICK NITSCHKE AND JACK G. NITSCHKE, SR. TO YOMAC, LTD. AND RECORDED ON JUNE 10 1993 IN VOLUME 2322 PAGE 474 DOCUMENT NO. 1993023844 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING THE SOUTHERN TERMINUS OF A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED BETWEEN GLENNA MAE, LP AND GLENN MCDONALD, PHYLLIS YOHE, AND YOMAC, LTD AND RECORDED ON JUNE 6 2018 IN DOCUMENT NO. 2018049497 OF SAID OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS;

**THENCE** LEAVING SAID APPROXIMATE CENTERLINE OF SAID SOUTH FORK OF THE SAN GABRIEL RIVER, FOLLOWING SAID LINE DESCRIBED IN DOCUMENT NO. 2018049497, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N07°20'03"E PASSING AT A DISTANCE OF 144.16 FEET TO A ½-INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 1,073.12 FEET TO A ½- INCH IRON ROD FOUND FOR AN ANGLE POINT;
- 2) N18°35'32"W A DISTANCE OF 302.90 FEET TO A FENCE CORNER POST, AND FROM WHICH A ½ INCH IRON ROD FOUND BEARS N71°19'55"E A DISTANCE OF 3.50 FEET;
- 3) N23°36'18"W A DISTANCE OF 185.14 FEET TO A ½ INCH IRON ROD SET WITH PLASTIC CAP STAMPED "HALFF" SET; AND
- 4) N20°29'36"W A DISTANCE OF 2,224.82 FEET TO A COTTON SPINDLE FOUND IN THE SAID SOUTH RIGHT-OF-WAY LINE OF SH29 FOR THE NORTHWEST CORNER OF THE SAID 100.390 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 68.096 ACRES TRACT AND THE NORTHERN TERMINUS OF SAID LINE DESCRIBED IN DOCUMENT NO. 2018049497;

**THENCE** WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF SH29, SAME BEING THE NORTH LINE OF SAID 100.390 ACRES TRACT, S82°27'30"E A DISTANCE OF 1,393.45 FEET TO SAID **POINT OF BEGINNING** AND **CONTAINING 100.390 ACRES.**

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

*James W. Griffith*

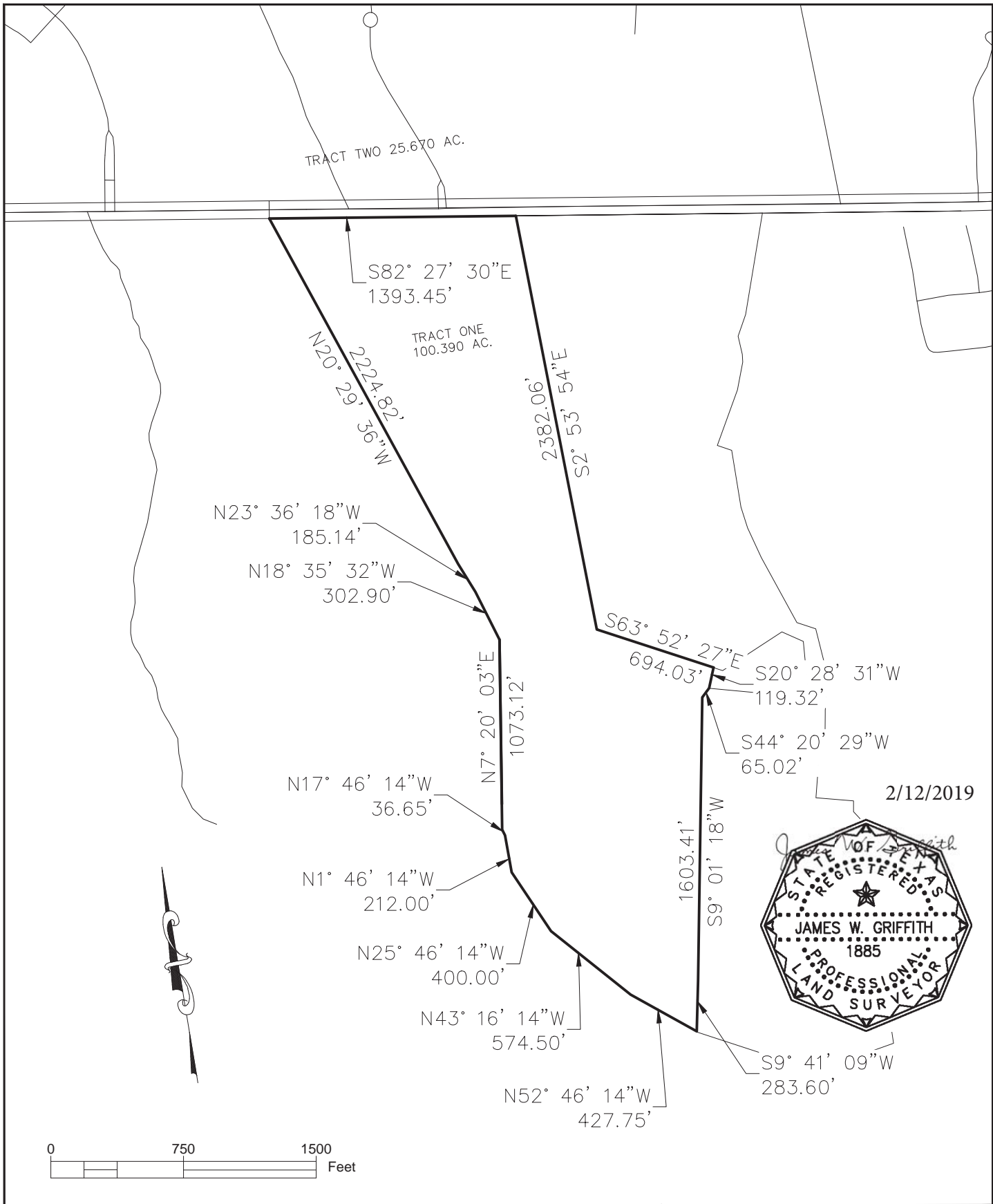
2/12/2019

JAMES W. GRIFFITH

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1885  
GRIFFITH CONSULTING, SURVEY FIRM NO. F-101699-00





COLE ESTATES SUBDIVISION VOLUNTARY ANNEXATION  
BOUNDARY SKETCH

**GRIFFITH CONSULTING**  
ENGINEERING SURVEYING PLANNING  
ENGINEERING FIRM # F-10052  
SURVEY FIRM # 101699-00  
4000 SENDERO SPRINGS  
ROUND ROCK, TEXAS 78681  
(512) 626-0023  
EMAIL: jwg@gcons.net



**COLE ESTATES SUBDIVISION  
LEGAL DESCRIPTION TRACT TWO  
STATE HIGHWAY 29 ANNEXATION**

**BEING** A 25.670 ACRES TRACT SITUATED IN THE ISSAC DONAGAN SURVEY, ABSTRACT NUMBER 178, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE STATE HIGHWAY NO. 29 RIGHT OF WAY FOR PROPOSED ANNEXATION TO THE CITY OF GEORGETOWN, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29 (SH 29) (A 100-FOOT WIDE RIGHT OF WAY ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION MAP CSJ NOS. 337-1-2 AND 337-1-5), FOR THE NORTHEAST CORNER OF SAID 100.390 ACRES TRACT AND THE NORTHWEST CORNER OF A CALLED 168.62 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN FROM DENNIS L. CHAPMAN AND KAROL G. CHAPMAN TO ZAMIN L.P. AS RECORDED ON DECEMBER 19 2014 IN DOCUMENT NO. 2014103274 OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** N82°27'30"W FOR A DISTANCE OF 1,393.45 TO A COTTON SPINDLE FOUND IN THE SAID SOUTH RIGHT OF WAY LINE OF SH 29 FOR THE NORTHWEST CORNER OF SAID 100.390 ACRES TRACT, SAME BEING NORTHEAST CORNER OF 68.096 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN FROM MATHOLEE PATRICK NITSCHKE AND JACK G. NITSCHKE, SR. TO YOMAC, LTD. AND RECORDED ON JUNE 10 1993 IN VOLUME 2322, PAGE 474 DOCUMENT NO. 1993023844 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING THE NORTHERN TERMINUS OF A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED BETWEEN GLENNA MAE, LP AND GLENN MCDONALD, PHYLLIS YOHE, AND YOMAC, LTD AND RECORDED ON JUNE 6 2018 IN DOCUMENT NO. 2018049497 OF SAID OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS;

**THENCE** N07°32'30"E CROSSING THE SAID STATE HIGHWAY RIGHT OF WAY FOR A DISTANCE OF 100.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID TEXAS STATE HIGHWAY 29;

**THENCE** FOLLOWING THE NORTHERLY RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY 29 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S82°27'30E FOR A DISTANCE OF 3,909.54 FEET;
- 2) A CURVE TO THE LEFT WITH AN ARC LENGTH OF 434.47 FEET, A RADIUS OF 5,679.14 FEET, A LONG CHORD BEARING AND DISTANCE OF S84°39'0"E 434.37;
- 3) S86°50'30E FOR A DISTANCE OF 4,713.12 FEET;
- 4) A CURVE TO THE LEFT WITH AN ARC LENGTH OF 1,954.46, A RADIUS OF 5,670.00 FEET, A LONG CHORD BEARING AND DISTANCE OF N83°17'0"E 1,944.80; AND
- 5) N73°24'30"E FOR A DISTANCE OF 149.03 FEET TO A POINT AT A NORTHEAST CORNER OF THE EXISTING CITY LIMITS OF THE CITY OF GEORGETOWN;



**THENCE** S16°35'30"E CROSSING THE SAID STATE HIGHWAY RIGHT OF WAY WITH THE EXISTING CITY LIMITS OF THE CITY OF GEORGETOWN A DISTANCE OF 100.00 FEET TO THE SAID SOUTHERLY RIGHT OF WAY LINE AND AN ANGLE POINT OF THE EXISTING CITY LIMITS OF THE CITY OF GEORGETOWN;

**THENCE** FOLLOWING THE SOUTHERLY RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY 29 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S73°24'30"W FOR A DISTANCE OF 149.03 FEET,
- 2) A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 1988.94 FEET, A RADIUS OF 5,770.00 FEET, A LONG CHORD BEARING AND DISTANCE OF N83°17'0"W 1,979.70 FEET,
- 3) N86°50'30"W FOR A DISTANCE OF 4,713.12 FEET
- 4) A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 442.13, A RADIUS OF 5,779.14 FEET, A LONG CHORD BEARING AND DISTANCE OF N84°39'0"W 442.02 FEET;
- 5) N82°27'30"W FOR A DISTANCE OF 2,516.29 FEET TO THE **POINT OF BEGINNING**, AND **CONTAINING 25.670 ACRES MORE OR LESS.**

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

*James W. Griffith*

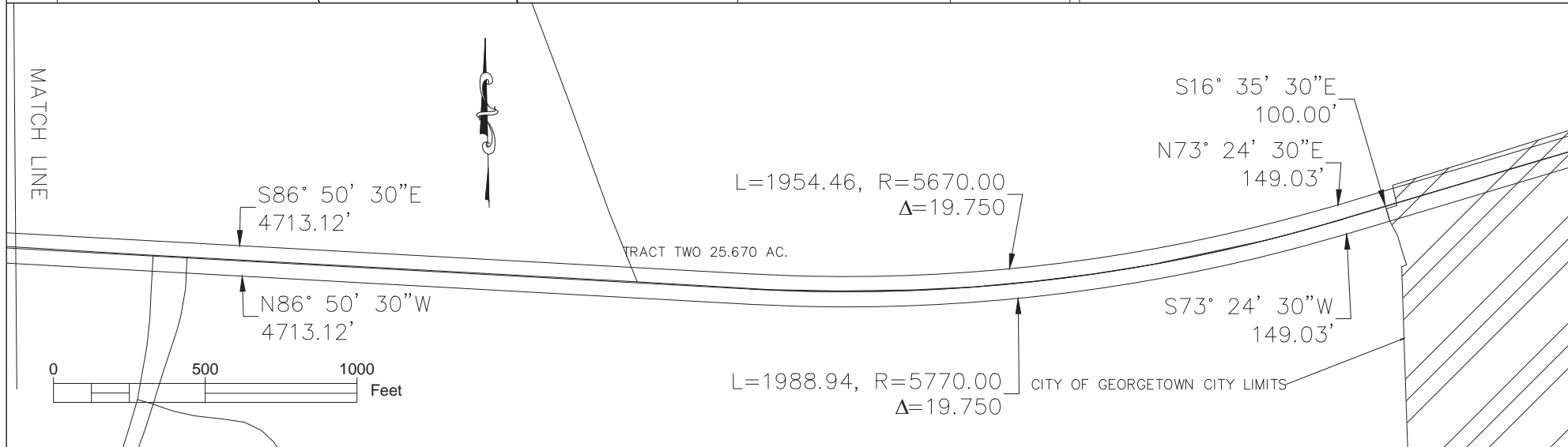
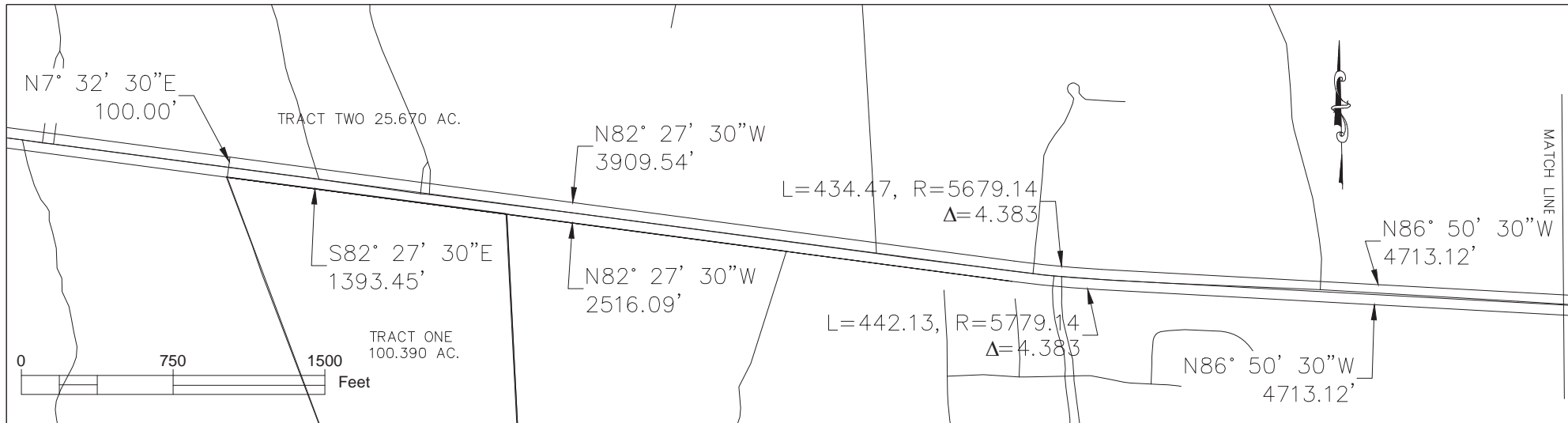
2/12/2019

JAMES W. GRIFFITH

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1885  
GRIFFITH CONSULTING, SURVEY FIRM NO. F-101699-00





**COLE ESTATES SUBDIVISION  
VOLUNTARY  
ANNEXATION  
BOUNDARY SKETCH TRACT TWO**



2/12/2019

**GRIFFITH CONSULTING**  
ENGINEERING SURVEYING PLANNING  
ENGINEERING FIRM # F-10052  
SURVEY FIRM # 101699-00  
4000 SENDERO SPRINGS  
ROUND ROCK, TEXAS 78681  
(512) 626-0023  
EMAIL: jwg@gcons.net

**REZONING FIELD NOTES FOR COLE ESTATES**  
**ZONING AREA C-1 15.613 ACRES**

**BEING** A 15.613 ACRES TRACT OF LAND SITUATED IN THE ISAAC DONAGAN SURVEY ABSTRACT NUMBER 178, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 100.390 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM GLENNA MAE, L.P. TO OVERLOOK AT SAN GABRIEL LLC, AS RECORDED ON JUNE 21 2018 IN DOCUMENT NO. 2018056058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29 (SH 29), A 100-FOOT WIDE RIGHT OF WAY ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION MAP CSJ NOS. 337-1-2 AND 337-1-5, FOR THE NORTHEAST CORNER OF SAID 100.390 ACRES TRACT AND THE NORTHWEST CORNER OF A CALLED 168.62 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN FROM DENNIS L. CHAPMAN AND KAROL G. CHAPMAN TO ZAMIN L.P. AS RECORDED ON DECEMBER 19 2014 IN DOCUMENT NO. 2014103274 OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** S02°53'53"E LEAVING THE SAID SOUTH RIGHT-OF-WAY LINE OF SH29 AND WITH THE EAST LINE OF SAID 100.390 ACRES TRACT AND THE WEST LINE OF SAID 168.62 ACRES TRACT, S02°53'53"E FOR A DISTANCE OF 389.51 FEET TO AN ANGLE POINT FOR THE SOUTH EAST CORNER OF SAID 15.613 ACRES TRACT ;

**THENCE** N84°45'20"W FOR A DISTANCE OF 518.72 FEET TO AN ANGLE POINT IN THE SOUTH EASTERN BOUNDARY OF SAID TRACT;

**THENCE** LEAVING SAID SOUTH EASTERN LINE BEARING S00°16'43"E FOR A DISTANCE OF 97.20 FEET TO A POINT BEING THE COMMON CORNER OF SAID 15.613 ACRES TRACT, A 11.819 ACRES TRACT TO BE ZONED MF-1 AND, A 72.958 ACRES TRACT TO BE ZONED RS;

**THENCE** FOLLOWING THE SOUTHWEST LINE OF SAID 15.613 ACRES TRACT BEING THE NORTHWEST LINE OF THE 11.819 ACRES TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S89°43'17"W FOR A DISTANCE OF 60.00 FEET FOR AN ANGLE POINT;
2. S44°04'53"W FOR A DISTANCE OF 35.78 FEET FOR AN ANGLE POINT;
3. N88°37'37"W FOR A DISTANCE OF 20.18 FEET FOR AN ANGLE POINT;
4. A CURVE TO THE LEFT WITH AN ARC LENGTH OF 182.97 FEET, A RADIUS OF 350.00 FEET, A LONG CHORD BEARING AND DISTANCE OF S74°44'39"W 180.90 FEET;
5. S59°46'02"W FOR A DISTANCE OF 76.45 FEET;
6. A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 97.29 FEET, A RADIUS OF 75 FEET, A LONG CHORD BEARING AND DISTANCE OF N83°04'20"W 90.61 FEET;
7. S44°05'19"W FOR A DISTANCE OF 50.00 FEET FOR AN ANGLE POINT;
8. S69°30'24"W FOR A DISTANCE OF 122.91 FEET FOR AN ANGLE POINT;

**THENCE** N20°29'36"W LEAVING THE SOUTHWEST LINE OF SAID 15.613 ACRES FOR A DISTANCE OF 855.45 FEET TO A COTTON SPINDLE BEING THE SOUTH RIGHT-OF WAY OF SAID STATE HIGHWAY 29 AND THE NORTH EAST BOUNDARY OF SAID 15.613 ACRES TRACT

THENCE S82°27'30"E WITH THE SOUTH RIGHT-OF WAY LINE OF STATE HIGHWAY 29 FOR A DISTANCE OF 1393.45 FEET TO SAID IRON ROD STAMPED "FOREST RPLS 1847" AND BEING THE **POINT OF BEGINNING**, AND **CONTAINING 15.613 ACRES**.

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

*James W. Griffith*

2/12/2019

JAMES W. GRIFFITH

DATE



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1885  
GRIFFITH CONSULTING, SURVEY FIRM NO. F-101699-00

STATE HIGHWAY No. 29

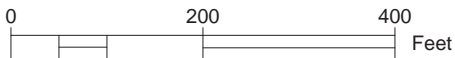
100' RIGHT-OF-WAY  
CSJ Nos. 337-1-2 & 337-1-5

C-1  
15.613 AC

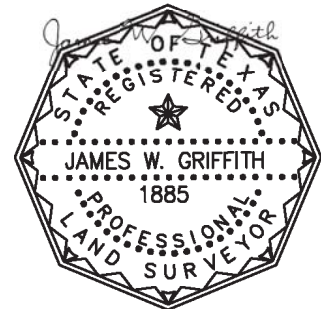
RS  
72.958

MF-1  
11.819 AC

YOMAC, LTD  
VOL. 2322, PG. 474  
D.R.W.C.T.



Parcel Line and Curve Table				
Line/Curve #	Length	Bearing/ Chord Bearing	Radius	Chord Length
C99	182.98	S74° 44' 39"W	350.00	180.90
C111	97.29	S83° 04' 20"E	75.00	90.61
L146	97.20	N0° 16' 43"W		
L163	60.00	N89° 43' 17"E		
L164	35.78	N44° 04' 53"E		
L165	20.18	S88° 37' 37"E		
L166	76.45	N59° 46' 02"E		
L167	50.00	N44° 05' 19"E		
L168	122.91	N69° 30' 24"E		



2/12/2019

**GRIFFITH CONSULTING**  
ENGINEERING SURVEYING PLANNING  
ENGINEERING FIRM # F-10052  
SURVEY FIRM # 101699-00  
4000 SENDERO SPRINGS  
ROUND ROCK, TEXAS 78681  
(512) 626-0023  
EMAIL: jwg@gcons.net

**ZONING FIELD NOTES FOR COLE ESTATES**  
**ZONING AREA MF-1 11.819 ACRES**

**BEING** A 11.819 ACRES TRACT OF LAND SITUATED IN THE ISAAC DONAGAN SURVEY ABSTRACT NUMBER 178, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 100.390 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM GLENNA MAE, L.P. TO OVERLOOK AT SAN GABRIEL LLC, RECORDED ON JUNE 21 2018 IN DOCUMENT NO. 2018056058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29 (SH 29)(A 100-FOOT WIDE RIGHT OF WAY ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION MAP CSJ NOS. 337-1-2 AND 337-1-5), FOR THE NORTHEAST CORNER OF SAID 100.390 ACRES TRACT SAME BEING THE NORTHWEST CORNER OF A CALLED 168.62 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN FROM DENNIS L. CHAPMAN AND KAROL G. CHAPMAN TO ZAMIN L.P. AS RECORDED ON DECEMBER 19 2014 IN DOCUMENT NO. 2014103274 OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF SH29 WITH THE EAST LINE OF SAID 100.390 ACRES TRACT AND THE WEST LINE OF SAID 168.62 ACRES TRACT, S02°53'53"E FOR A DISTANCE OF 389.51 FEET TO AN ANGLE POINT BEING THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED TRACT A 15.613 ACRES TRACT PROPOSED C-1 ZONING AND A 72.958 ACRES TRACT PROPOSED FOR RS ZONING;

**THENCE** BEARING N84°45'20"W FOR A DISTANCE OF 518.72 FEET TO A POINT FOR AN ANGLE POINT AND BEING THE SOUTH EASTERN BOUNDARY OF A 15.613 ACRES TRACT AND THE NORTH WESTERN BOUNDARY OF A 72.958 ACRES TRACT;

**THENCE** LEAVING SAID SOUTH EASTERN BOUNDARY S00°16'43"E FOR A DISTANCE OF 97.20 FEET TO A POINT BEING THE COMMON CORNER OF THREE (3) TRACTS A 15.613 ACRES TRACT TO BE ZONED MF 1 AND A 72.958 ACRES TRACT TO BE ZONED RS AND THE HEREIN DESCRIBED 11.819 ACRES TRACT TO BE ZONED C-1 AND THE **POINT OF BEGINNING**;

**THENCE** FOLLOWING THE EASTERN BOUNDARY OF THE 11.819 ACRES TRACT THE FOLLOWING SIX (6) COURSES ANDF DISTANCES;

- 1) S02°34'47"W FOR A DISTANCE OF 100.05 FEET;
- 2) S04°11'53"W FOR A DISTANCE OF 468.09 FEET;
- 3) A CURVE TO THE LEFT WITH AN ARC LENGTH OF 129.51 FEET, A RADIUS OF 300.00 FEET, A LONG CHORD BEARING AND DISTANCE OF S08°06'13"E 127.84 FEET;
- 4) S20°28'16"E FOR A DISTANCE OF 167.27 FEET;
- 5) A CURVE TO THE LEFT WITH AN ARC LENGTH OF 68.56 FEET, A RADIUS OF 300.00 FEET, A LONG CHORD BEARING AND DISTANCE OF S27°01'06"E 68.42 FEET; AND
- 6) S33°33'57"E FOR A DISTANCE OF 300.79 FEET;

**THENCE** LEAVING SAID EASTERN BOUNDARY S69°31'44"W FOR A DISTANCE OF 424.91 FEET, FOR THE SOUTHERN BOUNDARY OF THE HEREIN DESCRIBED 11.819 ACRES TRACT;

**THENCE** LEAVING THE SOUTH BOUNDARY N20°29'36"W FOR A DISTANCE OF 1207.69 FEET TO A POINT BEING A COMMON CORNER OF A 15.613 ACRES TRACT AND SAID 11.819 ACRES TRACT;

**THENCE** LEAVING THE WESTERN BOUNDARY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) N69°30'24"E FOR A DISTANCE OF 122.91 FEET FOR AN ANGLE POINT;
- 2) N44°05'19"E FOR A DISTANCE OF 50.00 FEET FOR AN ANGLE POINT;
- 3) A CURVE TO THE LEFT WITH AN ARC LENGTH OF 97.29 FEET, A RADIUS OF 75 FEET, A LONG CHORD BEARING AND DISTANCE OF S83°04'20"E 90.61 FEET;
- 4) N59°46'02"E FOR A DISTANCE OF 76.45 FEET;
- 5) A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 182.98 FEET, A RADIUS OF 350.00 FEET, A LONG CHORD BEARING AND DISTANCE OF N74°44'39"E 180.90 FEET;
- 6) N44°04'53"E FOR A DISTANCE OF 35.78 FEET FOR AN ANGLE POINT; AND
- 7) N89°43'17"E FOR A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING AND CONTAINING 11.819 ACRES MORE OR LESS.**

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

*James W. Griffith*

2/12/2019

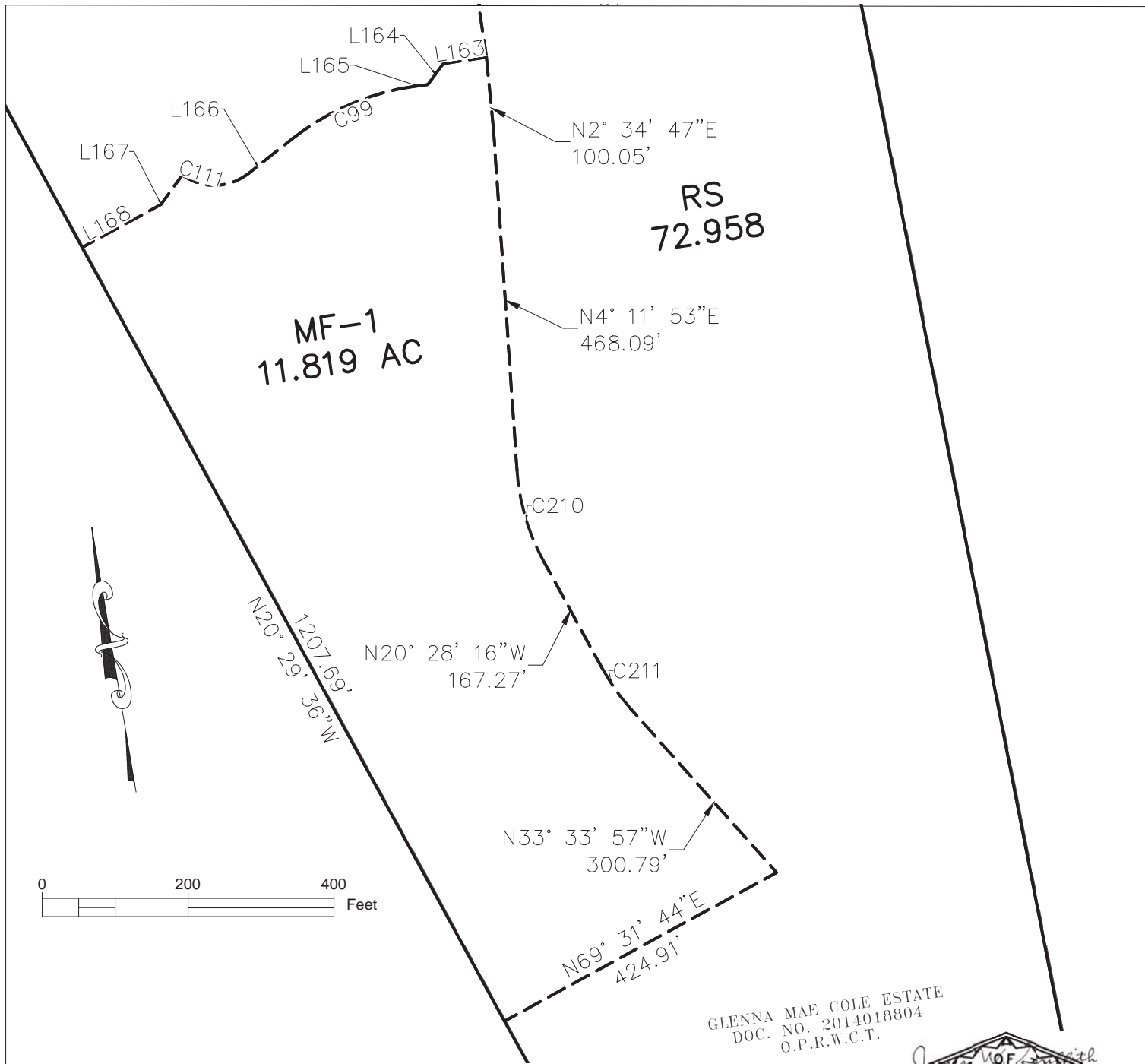
JAMES W. GRIFFITH

DATE

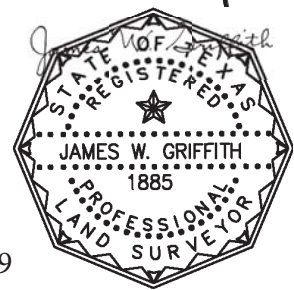
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1885  
GRIFFITH CONSULTING, SURVEY FIRM NO. F-101699-00







GLENNA MAE COLE ESTATE  
 DOC. NO. 2014018804  
 O.P.R.W.C.T.



2/12/2019

Parcel Line and Curve Table				
Line/Curve #	Length	Bearing/ Chord Bearing	Radius	Chord Length
C99	182.98	S74° 44' 39"W	350.00	180.90
C111	97.29	S83° 04' 20"E	75.00	90.61
C210	129.51	S8° 10' 09"E	300.00	128.51
C211	68.56	S27° 01' 06"E	300.00	68.41
L163	60.00	N89° 43' 17"E		
L164	35.78	N44° 04' 53"E		
L165	20.18	S88° 37' 37"E		
L166	76.45	N59° 46' 02"E		
L167	50.00	N44° 05' 19"E		
L168	122.91	N69° 30' 24"E		

**GRIFFITH CONSULTING**  
 ENGINEERING SURVEYING PLANNING  
 ENGINEERING FIRM # F-10052  
 SURVEY FIRM # 101699-00  
 4000 SENDERO SPRINGS  
 ROUND ROCK, TEXAS 78681  
 (512) 626-0023  
 EMAIL: jwg@gcons.net

**REZONING FIELD NOTES FOR COLE ESTATES**  
**ZONING AREA RS 72.958 ACRES**

**BEING** A 72.958 ACRES TRACT OF LAND SITUATED IN THE ISAAC DONAGAN SURVEY ABSTRACT NUMBER 178, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 100.390 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM GLENNA MAE, L.P. TO OVERLOOK AT SAN GABRIEL LLC, AS RECORDED ON JUNE 21 2018 IN DOCUMENT NO. 2018056058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "FOREST RPLS 1847" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29 (SH 29), A 100-FOOT WIDE RIGHT OF WAY ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION MAP CSJ NOS. 337-1-2 AND 337-1-5, FOR THE NORTHEAST CORNER OF SAID 100.390 ACRES TRACT SAME BEING THE NORTHWEST CORNER OF A CALLED 168.62 ACRES TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN FROM DENNIS L. CHAPMAN AND KAROL G. CHAPMAN TO ZAMIN L.P. AS RECORDED ON DECEMBER 19 2014 IN DOCUMENT NO. 2014103274 OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** BEARING S02°53'53"E FOR A DISTANCE OF 389.51 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A 15.613 ACRES TRACT TO BE ZONED C1 AND THE NORTH EAST CORNER OF SAID 72.958 ACRES TRACT TO BE ZONED RS FOR THE **POINT OF BEGINNING**;

**THENCE** FOLLOWING SAID EAST LINE OF THE CALLED 100.39 ACRES TRACT S02°53'53"E FOR A DISTANCE OF 1992.84 FEET TO AN IRON ROD WITH CAP STAMPED "FOREST RPLS 1847" FOUND FOR AN ANGLE POINT;

**THENCE** S63°52'27"E A DISTANCE OF 694.03 TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC." SET FOR AN ANGLE POINT IN THE EAST LINE OF THE 100.390 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 3.00 ACRES TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED FROM WILLIAM R. THOMAS, INDEPENDENT EXECUTOR OF THE ESTATE OF GLENNA M. COLE, AKA GLENNA MAE COLE, DECEASED TO SAID ZAMIN L.P. , AND RECORDED ON FEBRUARY 20 2015 IN DOCUMENT NO. 2015013369 OF SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

**THENCE** WITH SAID EAST LINE OF THE 100.390 ACRES TRACT AND THE WEST LINE OF SAID 3.00 ACRES TRACT, S20°28'31"W A DISTANCE OF 119.32 FEET TO A ½ INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE SAID EAST LINE OF THE 100.390 ACRES TRACT FOR THE SOUTHWEST CORNER OF SAID 3.00 ACRES TRACT;

**THENCE** CONTINUING WITH SAID EAST LINE OF THE 100.390 ACRES TRACT AND SAID WEST LINE OF THE 168.62 ACRES TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S44°20'29"W FOR A DISTANCE OF 65.02 FEET TO A ½-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY PARTNERS" FOUND FOR AN ANGLE POINT;

- 2) S09°01'18"W FOR A DISTANCE OF 1,603.41 FEET TO A ½-INCH IRON ROD FOUND FOR AN ANGLE POINT; AND
- 3) S09°41'09"W PASSING AT A DISTANCE OF 149.48 FEET A ½- INCH IRON ROD FOUND, AND CONTINUING A TOTAL DISTANCE OF 283.60 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE SOUTH FORK OF THE SAN GABRIEL RIVER FOR THE SOUTHEAST CORNER OF SAID 100.390 ACRES TRACT AND THE SOUTHWEST CORNER OF SAID 168.62 ACRES TRACT;

**THENCE** WITH THE SAID APPROXIMATE CENTERLINE OF SAID SOUTH FORK OF THE SAN GABRIEL RIVER, SAME BEING THE SOUTH LINE OF SAID 100.390 ACRES TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N52°46'14"W A DISTANCE OF 427.75 FEET TO AN ANGLE POINT;
- 2) N43°16'14"W A DISTANCE OF 574.50 FEET TO AN ANGLE POINT;
- 3) N25°46'14"W A DISTANCE OF 400.00 FEET TO AN ANGLE POINT;
- 4) N01°46'14"W A DISTANCE OF 212.00 FEET TO AN ANGLE POINT; AND
- 5) N17°46'14"W A DISTANCE OF 36.65 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID 100.390 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 68.096 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN TO YOMAC, LTD. AND RECORDED IN VOLUME 2322 PAGE 474 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING THE SOUTHERN TERMINUS OF A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED BETWEEN GLENNA MAE, LP AND GLENN MCDONALD, PHYLLIS YOHE, AND YOMAC, LTD AND RECORDED ON JUNE 6 2018 IN DOCUMENT NO. 2018049497 OF SAID OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS;

**THENCE** LEAVING SAID APPROXIMATE CENTERLINE OF SAID SOUTH FORK OF THE SAN GABRIEL RIVER, WITH SAID LINE DESCRIBED IN THE ABOVE REFERENCED DOCUMENT NO. 2018049497, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N07°20'03"E PASSING AT A DISTANCE OF 144.16 FEET TO A ½-INCH IRON ROD FOUND, AND CONTINUING IN ALL A DISTANCE OF 1,073.12 FEET TO A ½- INCH IRON ROD FOUND FOR AN ANGLE POINT;
- 2) N18°35'32"W A DISTANCE OF 302.90 FEET TO A FENCE CORNER POST, AND FROM WHICH A ½ INCH IRON ROD FOUND BEARS N71°19'55"E A DISTANCE OF 3.50 FEET;
- 3) N23°36'18"W A DISTANCE OF 185.14 FEET TO A ½ INCH IRON ROD SET WITH PLASTIC CAP STAMPED "HALFF" SET; AND
- 4) N20°29'35"W A DISTANCE OF 161.68 FOR AN ANGLE POINT;

**THENCE** N69°31'44"E FOR A DISTANCE OF 424.91 FEET ALONG THE WESTERN NORTH BOUNDARY SAME BEING THE SOUTHERN BOUNDARY OF A 11.819 ACRES TRACT TO BE ZONED MF 1;

**THENCE** LEAVING SAID WESTERN NORTH LINE AND CONTINUING NORTH THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) N33°33'57"W FOR A DISTANCE OF 300.79 FEET;

- 2) CURVE TO THE RIGHT WITH AN ARC LENGTH OF 68.56 FEET, A RADIUS OF 300.00 FEET, A LONG CHORD BEARING AND DISTANCE OF N27°01'06"W 68.41 FEET;
- 3) N20°28'16"W FOR A DISTANCE OF 167.27 FEET;
- 4) CURVE TO THE RIGHT WITH AN ARC LENGTH OF 129.51 FEET, A RADIUS OF 300.00 FEET, A LONG CHORD BEARING AND DISTANCE OF N08°06'13"W 127.84 FEET;
- 5) N04°11'53"E FOR A DISTANCE OF 468.09 FEET;
- 6) N02°25'50"E FOR A DISTANCE OF 100.05 FEET;
- 7) N00°16'43"W FOR A DISTANCE OF 97.20 FEET;

THENCE LEAVING THE WESTERN LINE OF SAID 72.958 SAME BEING THE EASTERN LINE OF THE 11.819 ACRES TRACT S84°45'20"E FOR A DISTANCE OF 518.72 TO THE **POINT OF BEGINNING AND CONTAINING 72.958 ACRES** MORE OR LESS.

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



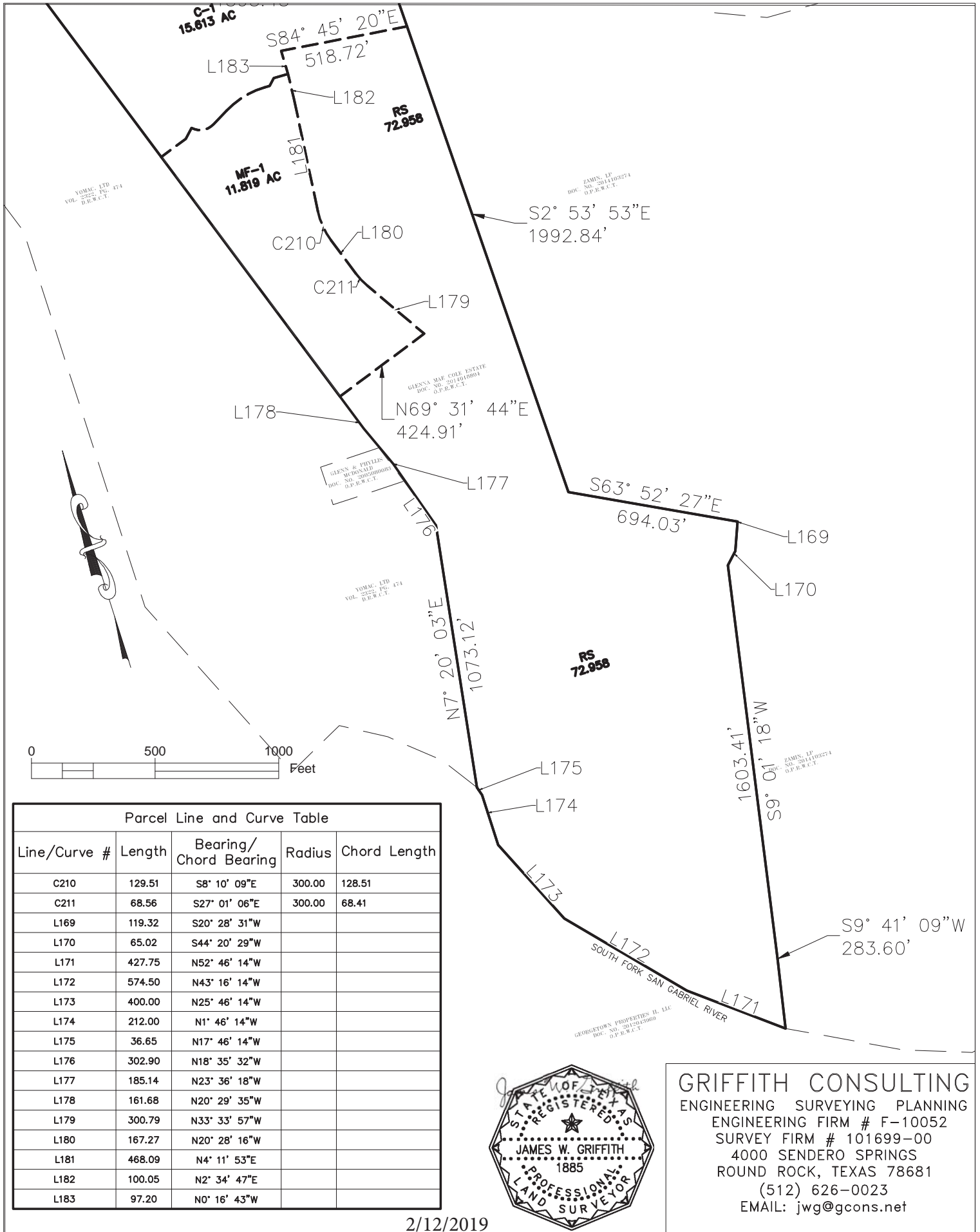
*James W. Griffith*

2/12/2019

JAMES W. GRIFFITH

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1885  
GRIFFITH CONSULTING, SURVEY FIRM NO. F-101699-00



2/12/2019



**GRIFFITH CONSULTING**  
 ENGINEERING SURVEYING PLANNING  
 ENGINEERING FIRM # F-10052  
 SURVEY FIRM # 101699-00  
 4000 SENDERO SPRINGS  
 ROUND ROCK, TEXAS 78681  
 (512) 626-0023  
 EMAIL: jwg@gcons.net

## Exhibit C

CITY OF GEORGETOWN  
ANNEXATION SERVICE PLAN  
AREA COLE ESTATES  
COUNCIL DISTRICT NO. 2  
DATE: JUNE 25, 2019

### I. INTRODUCTION

This Service Plan (the "Plan") is made by the City of Georgetown, Texas ("City") pursuant to Sections 43.056(b)-(o); 43.062, and 43.052(h)(1) of the Texas Local Government Code ("LGC"). This Plan relates to the annexation into the City of the land shown on Exhibit "A" to this Service Plan, which is referred to as "Cole Estates". The provisions of this Plan were made available for public inspection and explained to the public at the two public hearings held by the City on June 25, 2019 at 3:00 p.m. and 6:00 p.m. in accordance with Section 43.056(j) of the LGC.

### II. TERM OF SERVICE PLAN

Pursuant to Section 43.056(l) of the LGC, this Plan shall be in effect for a ten-year period commencing on the effective date of the ordinance approving the annexation. Renewal of the Plan shall be at the discretion of the City Council and must be accomplished by Ordinance.

### III. INTENT

It is the intent of the City that municipal services under this Plan shall provide municipal services in accordance with the timetables required by the LGC. The City reserves the rights guaranteed to it by the LGC to amend this Plan if the City Council determines that changed conditions, subsequent occurrences, or any other legally sufficient circumstances exist under the LGC or other Texas laws that make this Plan unworkable, obsolete, or unlawful.

### IV. CATEGORIZATION OF MUNICIPAL SERVICES

The municipal services described herein are categorized by those services which are (1) available to the annexed area immediately upon annexation; (2) those services which will be available to the annexed area within 2½ years from the effective date of the annexation; and (3) those services for which capital improvements are needed and which will be available within 4½ years from the effective date of the annexation based upon a schedule for construction of such improvements as set forth herein.

For the purposes of this Plan, "provision of services" includes having services provided by any method or means by which the City provides municipal services to any other areas of the City,

and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract, in whole or in part, and may include duties on the part of a private landowner with regard to such services.

In addition, in accordance with Section 43.056(g) of the LGC, if before annexation the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the same being provided by the City to other areas within the City limits, this Plan shall be construed to allow for the provision to the annexed area of a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected in the annexed area.

## V. SERVICES TO BE PROVIDED UPON ANNEXATION

1. **Police Protection** –Upon annexation, the Georgetown Police Department will extend regular and routine patrols to the area.
2. **Fire Protection and Emergency Medical Services**– Upon annexation, in the areas where the City has jurisdiction over fire protection and emergency medical services or a contract under which the City provides such services, the City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department to areas within the City limits.
3. **Solid Waste Collection** – Upon annexation, for occupied structures, the City will provide solid waste collection services to the annexed area in accordance with City ordinances and policies in effect on the date of the annexation. However, per the terms of Sections 43.056(n) and (o) of the LGC, if a property owner chooses to continue to use the services of a privately owned solid waste management provider, the City is prevented from providing solid waste services for 2 years.
4. **Operation and Maintenance of Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility** – City-owned water and wastewater facilities that exist in the annexed area will be maintained upon annexation and such maintenance shall be governed by the City’s ordinances, standards, policies and procedures. Per the provisions of Section 13.01.020 of the Unified Development Code (“UDC”), for unplatted tracts in the annexed area, the City shall not repair, maintain, install or provide any public utilities or services in any subdivision for which a Final Plat has not been approved and filed for record, nor in which the standards contained in the UDC or referred to therein have not been complied with in full.



5. **Operation and Maintenance of Streets, Roads, and Street Lighting** – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City’s preventative maintenance program. Per the provisions of Section 13.01.020 of the UDC, for unplatted tracts in the annexed area, the City shall not repair, maintain, install or provide any streets or street lighting to any subdivision for which a Final Plat has not been approved and filed for record, nor in which the standards contained in the UDC or referred to therein have not been complied with in full. With regard to street lighting, it is the policy of the City of Georgetown that adequate street lighting for the protection of the public and property be installed in all new subdivisions. Installation procedures and acceptable standards for street lights shall be governed by the utility standards of the City in effect at the time of subdivision construction or addition thereto.
6. **Operation and Maintenance of Public Parks, Playgrounds, and Swimming Pools** - Upon annexation, publicly owned parks, playgrounds, and swimming pools in the annexed area (if any) will be operated and maintained by the City in accordance with the Section 12.20 of the City Code of Ordinances, and other applicable ordinances, policies, and procedures in effect at the time of annexation for other areas in the City limits. Privately owned parks, playgrounds, and pools will be unaffected by the annexation and shall not be maintained by the City.
7. **Operation and Maintenance of Publicly Owned Buildings, Facilities, and Services** – Should the City acquire any buildings, facilities or services necessary for municipal services in the annexed area, an appropriate City department will operate and maintain them.
8. **Library** – Upon annexation, library privileges will be available to anyone residing in the annexed area.
9. **Planning and Development, Building Permits, and Inspections Services;** - Upon annexation, the City’s Unified Development Code and Title 15 of the City Code of Ordinances will apply in the area. These services include: site plan review, zoning approvals, Building Code and other standard Code inspection services and City Code enforcement; sign regulations and permits; and Stormwater Permit services. For a full description of these services, see the City’s Unified Development Code and Title 15 of the City Code of Ordinances.

10. **Animal Control Services** – The provisions of Chapter 7 of the City Code of Ordinances relating to animal control services shall apply in the annexed area.
11. **Business Licenses and Regulations** – The provisions of Chapter 6 of the City Code of Ordinances relating to business licenses and regulations (Carnivals Circuses and Other Exhibitions; Electrician’s Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) shall apply in the annexed area.
12. **Health and Safety Regulations** – The provisions of Chapter 8 of the City Code of Ordinance relating to health and safety regulations (Fire Prevention Code; Fireworks; Food Sanitation; Noise Control; Nuisances; Junked Motor Vehicles; and Smoking in Public Places) shall apply in the annexed area.
13. **Regulations Pertaining to Peace, Morals and Welfare** -- The provisions of Chapter 9 of the City Code of Ordinance relating to peace, morals and welfare (Housing Discrimination; Weapons; and Enforcement of Other Miscellaneous Violations) shall apply in the annexed area.

## **VI. SERVICES TO BE PROVIDED WITHIN 4½ YEARS OF ANNEXATION; CAPITAL IMPROVEMENTS PROGRAM**

1. **In General** – The City will initiate the construction of capital improvements necessary for providing municipal services for the annexation area as necessary for services that are provided directly by the City.
2. **Water and Wastewater Services**– Water and wastewater services are only provided to occupied lots that have been legally subdivided and platted or are otherwise a legal lot, and that are located within the boundaries of the City’s authorized service areas. Further, existing residences in the annexed area that were served by a functioning onsite sewer system (septic system) shall continue to use such private system for wastewater services in conformance with the provisions of Section 13.20 of the City Code of Ordinances. Existing non-residential establishments in the annexed area may continue to use an onsite sewer system (septic system) for sewage disposal in conformance with the provisions of Section 13.20 of the City Code of Ordinances. Upon the Development of any property in the annexed area, the provisions of Chapter 13 of the UDC shall apply. The City shall have no obligation to extend water or wastewater service to any part of the annexed area that is within the service area of another water or wastewater utility. For annexed areas located within the City’s authorized service areas, the City shall, subject to the terms and conditions of this Plan, extend water and wastewater service in accordance with the service extension ordinances, policies, and standards that are summarized in Section X of this Plan, which may require that the property owner or developer of a newly developed tract install water and wastewater lines. The extension of water and wastewater services

will be provided in accordance with the policies summarized in Section X of this Plan and with any applicable construction and design standards manuals adopted by the City.

3. **Water and Wastewater Capital Improvements Schedule** – Because of the time required to design and construct the necessary water and wastewater facilities to serve the annexed area, certain services cannot be reasonably provided within 2½ years of the effective date of annexation. Therefore, in accordance with Sections 43.065(b) and (e) of the LGC, the City shall implement a program, which will be initiated after the effective date of the annexation and include the acquisition or construction of capital improvements necessary for providing water and wastewater services to the area. The following schedule for improvements is proposed: construction will commence within 2 ½ years from the effective date of annexation and will be substantially complete within 4 ½ years from the effective date of annexation. However, the provisions of Section VII of this Plan shall apply to the schedule for completion of all capital improvements. In addition, the acquisition or construction of the improvements shall be accomplished by purchase, lease, or other contract or by the City succeeding to the powers, duties, assets, and obligations of a conservation and reclamation district as authorized or required by law.
4. **Roads and Streets** – No road or street related capital improvements are necessary at this time. Future extension of roads or streets and installation of traffic control devices will be governed by the City’s Comprehensive Plan, the City’s Overall Transportation Plan, the City’s Capital Improvements Plan; the City’s regular or non-impact fee Capital Improvements Program, and any applicable City ordinances, policies, and procedures, which may require that the property owner or developer install roads and streets at the property owner’s or developer’s expense. It is anticipated that the developer of new subdivisions in the area will install street lighting in accordance with the City’s standard policies and procedures. Provision of street lighting will be in accordance with the City’s street lighting policies.
5. **Capital Improvements for Other Municipal Services** – No capital improvements are necessary at this time to provide municipal Police; Fire Protection; Emergency Medical Services; Solid Waste Collection; Public Parks, Playgrounds, or Swimming Pools; Public Buildings or Facilities; or Library Services. The annexed area will be included in the City’s future planning for new or expanded capital improvements and evaluated on the same basis and in accordance with the same standards as similarly situated areas of the City.

## VII. FORCE MAJEURE AND SCHEDULE EXTENSIONS

1. Certain events, described as Force Majeure Events in this Plan, are those over which the City has no control. Force Majeure Events shall include, but not be limited to, acts of God; terrorism or acts of a public enemy; war; blockages; riots; strikes; epidemics; forces of nature including landslides, lightening, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes; arrest and restraint of government; explosions; collisions, and all other inabilities of the City, whether similar to those enumerated or

otherwise, which are not within the control of the City. Any deadlines or other provisions of this Plan that are affected by a Force Majeure Event shall be automatically extended to account for delays caused by such Force Majeure Event.

2. In accordance with Section 43.056(e) of the LGC, this Plan and the schedules for capital improvements necessary to provide full municipal services to the annexed area may be amended by the City to extend the period for construction if the construction is proceeding with all deliberate speed. The construction of the improvements shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices. However, the City does not violate this Plan if the construction process is interrupted for any reason by circumstances beyond the direct control of the City.

### **VIII. AMENDMENTS**

Pursuant to the provisions of Section 43.056(k) of the LGC, on approval by the City Council, the Plan is a contractual obligation that is not subject to amendment or repeal except as provided by state law. Section 43.056(k) of the LGC provides that if the City Council determines, after public hearings, that changed conditions or subsequent occurrences make the Plan unworkable or obsolete, the City Council may amend the Plan to conform to the changed conditions or subsequent occurrences. An amended Plan must provide for services that are comparable to or better than those established in the Plan before amendment. Before any Plan amendments are adopted, the City Council must provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Section 43.0561 of the LGC.

### **IX. FEES**

The City may impose a fee for any municipal service in the area annexed if the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

### **X. SUMMARY OF CURRENT WATER AND WASTEWATER SERVICE EXTENSION POLICIES**

Per the requirements of Section 43.056(e) of the LGC, the following summary is provided regarding the City's current service extension policies for water and wastewater service. However, this is a summary of the current policies, and the policies and regulations related to water and wastewater utility extensions that are included in the City Code of Ordinances, the Unified Development Code, the City's Construction and Specifications Manual; Drainage Manual, and other published policies and technical manuals, as the same may be amended from time to time, shall control the extension of water and wastewater services to the annexed area. In addition, these policies and ordinances are set by City Council and can be amended in the future:

1. **In General** -- The provisions of Chapter 13 of the City's Unified Development Code ("UDC") shall apply in the annexed area and Chapter 13 of the City Code of Ordinances. Portions of the current Chapter 13 of the UDC and the current Chapter 13 of the Code of Ordinances are summarized below. Note that these provisions are established by ordinance of the City Council and are subject to change from time to time.
  - A. The City shall not repair, maintain, install or provide any water services, wastewater service, gas, electricity or any other public utilities or services to any property that has not been legally subdivided or is a non-legal lot.
  - B. For property that is required by the City's UDC or other City regulations to construct water or wastewater facilities, funding and construction of those facilities are the responsibility of the property owner or developer (the "subdivider").
  - C. Subdividers shall be responsible for providing an approved public water supply system for fire protection and domestic/ commercial/ industrial usage consistent with the Comprehensive Plan. Where an approved public water supply or distribution main is within reasonable distance of the subdivision, but in no case less than one-quarter mile away, and connection to the system is both possible and permissible (including adequate system capacity), the subdivider shall be required to bear the cost of connecting the subdivision to such existing water supply. The subdivider shall, consistent with all existing ordinances, make a pro-rata contribution to funding of needed storage facilities, treatment facilities, and specific distribution lines as determined necessary by the City.
  - D. Subdividers shall be responsible for providing an approved public sanitary sewer system, consistent with the Comprehensive Plan, throughout the entire subdivision such that all lots, parcels, or tracts of land will be capable of connecting to the sanitary sewer system except as otherwise provided herein. Where an approved public sanitary sewer collection main or outfall line is ~~in no case~~ less than one-half mile away, and connection to the system is both possible and permissible (including adequate system capacity), the subdivider shall be required to bear the cost of connecting the subdivision to such existing sanitary sewer system. Where an approved public wastewater collection main or outfall line is more than one-half mile away from the property boundary, and where extension of a sanitary sewer collection main or outfall line is scheduled in the City's Capital Improvements Plan to be completed to a point within one-half mile of the property boundary within five (5) years from the date of the Preliminary Plat approval, the subdivider shall be required to install a public wastewater collection system. The design and construction of a public sanitary sewer system shall comply with regulations covering extension of public sanitary sewer systems adopted by the Texas Commission on Environmental Quality.

- E. All infrastructure and public improvements must be designed and installed in accordance with all of the elements of the Comprehensive Plan and shall meet the minimum requirements established by the UDC, the City's Construction Standards and Specifications for Roads, Streets, Structures and Utilities, and any other adopted City design or technical criteria. No main water line extension shall be less than eight inches. All new public sanitary sewer systems shall be designed and constructed to conform with the City's Construction Standards and Specifications and to operate on a gravity flow basis by taking advantage of natural topographic conditions and thereby reducing the need for lift stations and force mains.
2. **If the specific undeveloped property does not have City water or wastewater facilities and capacity fronting the property** – the owner may make an application for an extension of service to the property. If the Assistant City Manager for Utilities determines in writing that adequate water or wastewater capacity is available, or will be available, and if the project does not include City cost participation or reimbursement, if the proposed facilities are depicted on the City's Water and Wastewater Master Plans, and the requested service otherwise meets the City's requirements, the extension size, capacity, and routing may be approved by the Assistant City Manager for Utilities for construction by the developer at the developer's cost and expense.
  3. **If the specific undeveloped property does have adequate City water or wastewater facilities and capacity fronting the property** – the owner may receive water or wastewater service from the City by applying for a tap permit and paying the required fees.
  4. **If any property in the annexed area is using a septic system** – the property owner remains responsible for the operation and maintenance of the septic system. If the property is in a Rural Residential Subdivision as defined in Chapter 13 of the UDC, or is a legal lot greater than one acre in size and used for single family residential purposes, the property shall continue the use of a septic system after annexation until such time that the use of the property changes, the property is further subdivided or developed, or a public sanitary sewer line has been extended to within 200 feet of the property boundary and the property owner has received notification from the City of the City's desire for the property to be connected to the public sanitary sewer line. If the septic system fails before the City's centralized wastewater service is extended to within 200 feet of the property and the City determines that the provision of centralized wastewater service is not feasible or practical at that time, then the property owner must either repair or replace the septic system in accordance with the provisions of Section 13.20 of the City Code of Ordinances. Properties using a septic system that are not in a Rural Residential Subdivision, or are not legal lots greater than one acre in size and used for single family residential purposes at the time of annexation, but that are designated as either residential, open space or agricultural on the City's Future Land Use Plan shall continue the use of a septic system until such time that the use of the property changes, the property is further subdivided or developed, or a public sanitary sewer line has been extended to within 200 feet of the property boundary

and the property owner has received notification from the City of the City's desire for the property to be connected to the public sanitary sewer line.

5. **Reimbursement and cost participation by the City** – Pursuant to Section 13.09.030 of the UDC, the City, in its sole discretion and with City Council approval, may participate with a property owner or developer in the cost of oversized facilities or line extensions. The actual calculation of the cost participation and reimbursement amounts, including limits and schedules for the payments, are set forth in the UDC.
6. **City Code of Ordinances:** (The following provisions are set by the City Council and can be amended in the future by ordinance.)

**Chapter 13.10 of the City Code of Ordinances currently provides as follows:**

**Section 13.10.010 Policy established.**

This policy shall apply to improvements to the City's utility systems, including system upgrades, system expansion, and plant capacity additions. In this Section, the term “utility system” shall mean the City's water system, wastewater system, reuse irrigation system, and stormwater drainage system.

**Section 13.10.020 System Planning.**

The City shall maintain and periodically update system plans for each utility so that system improvements are implemented to maintain adequate capacity for growth while maintaining proper service levels to existing customers.

**Section 13.10.030 Project Timing.**

- A. Projects designed to expand or upgrade a utility system must be completed and ready for operations such that capacity requirements by state regulatory agencies and City system plans are met.
- B. When possible, the City should coordinate the construction of system improvements in a particular location with the expansion or maintenance of other utility infrastructure to minimize the future impact on each utility.
- C. Projects should begin the design phase when existing demand at a specific location exceeds 75% of current capacity and future demand is expected to exceed the current total capacity.
- D. Projects should begin the construction phase when existing demand at a specific location exceeds 90% of current capacity and future demand is expected to exceed the current total capacity.



E. Projects required to facilitate the development of a specific tract shall be done in accordance with the Unified Development Code.

F. Projects required as a result of an annexation service plan shall be provided as stated in the approved Service Plan for such annexed tracts.

**Section 13.10.040 Project Financing.**

A. Projects required to facilitate the subdivision of a specific tract shall be paid by the subdivider in accordance with the Unified Development Code, unless otherwise authorized in writing and approved by the City Council in accordance with the terms of Section 13.09 of the Unified Development Code or other applicable law.

B. When utility expansion is requested within a portion of the City’s utility service area, but the City is not otherwise required to provide service or planning to provide service as reflected in the City’s Capital Improvements Plan, the City may nonetheless, at the City’s sole option, facilitate the design and construction of the required utility extensions or upgrades by managing the project with the cost of such extensions to be shared and fully paid by the requesting landowners or subdividers prior to commencement of the project.

C. When utility expansion is requested within a portion of the City’s utility service area, the City shall evaluate degree to which the project 1) facilitates contiguous growth, 2) maximizes the provision of service to the service area, 3) enhances economic development, 4) improves system operations, 5) contributes to conservation or other environmental concern, and 6) facilitates the completion of the utility master plan.

D. At the City’s sole option, the City may also facilitate the installation of utility expansion requests through 1) financial cost contribution, 2) financing of the improvement using individual contracts between the City and each landowner for a proportionate share of the project cost to be paid out over a specified period of time at a specified rate of interest, 3) Impact Fee or connection fee reduction or waiver.

Chapter 13.20 of the City Code of Ordinances currently provides as follows:

**Sec. 13.20.010. General.**

A. It is unlawful for any owner or lessee, tenant or other person in possession of any premises where any person lives or works, or occupies the same, to establish, maintain or use any water closet, bathtub, lavatory or sink except by one of the following means and consistent with the other terms, conditions and requirements of this Chapter and with the City’s Unified Development Code:

1. connection to an approved Onsite Sewage Facility that is constructed and maintained in accordance with the rules and regulations of all appropriate state and local agencies having jurisdiction over such facilities; or

2. connection to a public centralized wastewater collection main with all wastewater discharged to a centralized public wastewater collection system.
- B. Upon the “Development” of property, the provisions of Chapter 13 of the Unified Development Code (pertaining to Infrastructure and Public Improvements) shall govern the provision of wastewater service to the property. For the purposes of this section, the term “Development” shall have the same meaning as in Section 16.05 of the City’s Unified Development Code.
- C. It is the duty of each such person referenced in subsection (A), above, to connect such fixtures to an approved wastewater system, and to maintain the same.

**Sec. 13.20.020. On Site Sewage Facilities.**

- A. General. All On Site Sewage Facilities must be constructed and maintained in accordance with the rules and regulations of the appropriate state and local agencies having jurisdiction over such facilities.
- B. Availability of a Public Centralized Wastewater Collection Main. If a public centralized wastewater collection main is located within 200 feet of a property line, and the wastewater collection main has adequate capacity to receive and transport the wastewater flow produced by the property, then property owner shall connect that property to said utility line at the earliest to occur of either of the following events: failure of the On Site Sewage Facility servicing the property, or the date that is five (5) years after receipt of notice of the availability of a wastewater collection main within 200-feet of the property line.
- C. Failure of On Site Sewage Facility. When an Onsite Sewage Facility fails, the following provisions shall apply:
- a. If a public centralized wastewater collection main is located within 200 feet of the property boundary, and the wastewater collection main has adequate capacity to receive and transport the wastewater flow produced by the property, then the property must be connected to said utility line by the property owner;
  - b. If no public centralized wastewater collection main is located within 200 feet of the property boundary, the City shall evaluate the feasibility of providing centralized wastewater collection services to the property via a gravity or low pressure system. Where the provision of gravity sewer service or low pressure system is technically feasible, utility system improvements may be made in accordance with Chapters 13.10;
  - c. If the City determines that the provision of wastewater service via a centralized wastewater collection main is not necessary due to existing or future land use, then the On Site Sewage Facility may be repaired or replaced.

(Prior code § 12-101)

**Sec. 13.20.030. Privies prohibited.**

It is unlawful for any owner or lessee, tenant or other person in possession of any premises in the City to establish or maintain any privy or dry closet.

#### **Sec.13.20.040 Low Pressure Sewer Systems**

- A. A “Low Pressure Sewer System” is an individual lift station located at each utility customer or property owner location having a private force main connecting to a public force main or gravity main located in a public utility easement or public right-of-way.
- B. Each property owner and utility customer shall be responsible for the cost of installation and maintenance of the individual lift station and private force main.

#### **Section 13.20.050. Prohibited Discharges into Sewer System**

No person shall discharge, cause to be discharged, or permit to be discharged, either directly or indirectly into the public sewer system, waste or wastewater from any of the following sources unless allowed by the City Manager, or his/her designee:

- A. Any wastes or wastewater that does not meet the limitations imposed by Section 13.24 of the Code of Ordinances.
- B. Any stormwater, groundwater, rainwater, street drainage, subsurface drainage, or yard drainage;
- C. Any unpolluted water, including , but not limited to, cooling water, process water or blow-down water from cooling towers or evaporative coolers;
- D. Any wastes or wastewater, or any object, material, or other substance directly into a manhole or other opening into the sewer facilities other than wastes or wastewater through an approved service connection.
- E. Any holding tank waste, provided, that such waste may be placed into facilities designed to receive such wastes and approved by the City Manager, or his/her designee.

#### **Section 13.20.060 Sewer System Maintenance**

- A. For properties with gravity wastewater service, the property owner and utility customer shall be responsible for the proper operation, maintenance, and repairs of the sewer system in the building and the service lateral between the building and the point of connection into the public sewer main.
- B. For properties with low pressure service, the property owner and utility customer shall be responsible for the proper operation, maintenance, and repairs of the sewer system in the building and the service lateral, lift station (grinder pump) and force main between the building and the point of connection into the public sewer main.

- C. When, as a part of sewer system testing, the City identifies a flaw in a private service lateral or force main where a repair is necessary to prevent infiltration or inflow, the property owner and utility customer shall be responsible to cause the repairs to be made within one (1) year of the date of notification by the City.
- D. If repairs are not complete within one year of notification by the City, City may engage the services of a contractor to make the necessary repairs with the costs for such repairs to be paid by the City and subsequently charged to property owner and utility customer.