

ORDINANCE NO. _____

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone an approximately 45.819-acre tract of land out of and part of the John Berry Survey Number 3, Abstract Number 51, from the General Commercial (C-3), High Density Multi-Family (MF-2) and Townhouse (TH) districts to the Planned Unit Development (PUD) district with a base of General Commercial (C-3) and Low Density Multi-Family (MF-1), to be known as Troop Tract PUD.; 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"):

45.819 acres, more or less, situated in the John Berry Survey Number 3, Abstract Number 51, as described in Document Number 2016000532, 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 August 20, 2019, 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 September 10, 2019, 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 facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The PUD Development Plan for the Troop Tract Planned Unit Development (PUD) is hereby established in accordance with the attached PUD Development Plan, identified as Exhibits A-H, incorporated herein by reference.

Ordinance Number: _____

Page 1 of 2

Description: Troop Tract PUD

Case File Number: PUD-2018-007

Date Approved: _____

Exhibits A-H Attached

Section 3. 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 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. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 10th day of September, 2019.

APPROVED AND ADOPTED on Second Reading on the 24th day of September, 2019.

THE CITY OF GEORGETOWN:

ATTEST:

Dale Ross
Mayor

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Charlie McNabb
City Attorney

Ordinance Number: _____

Description: Troop Tract PUD

Date Approved: _____

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Case File Number: PUD-2018-007

Exhibits A-H Attached

EXHIBIT A

Development Plan

Troop Tract Planned Unit Development (the “PUD”)

I. Property

The Troop Tract Planned Unit Development is located at the southwest intersection of FM 971 and SH 130 Toll. It consists of approximately 45.819 acres described in **Exhibit B, Field Notes**, herein defined as “Property”.

II. Purpose

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of residential product types and commercial uses. This PUD services to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district. In accordance with UDC Section 4.06.010.C “Development Plan Required”, this **Exhibit A, Development Plan** is a summary of the development and design standards for the Property.

The contents of this Development Plan explain and illustrate the overall appearance and function desired for the Property.

III. Applicability and Base Zoning

In accordance with UDC Section 4.06.010.A, Compatibility with Base Zoning District, the development of the Property shall comply with the terms and provisions set forth herein. To the extent that such regulations do not conflict with the terms and provisions set forth herein, all applicable regulations in the UDC in effect on October 9, 2018, shall apply. **Exhibit C, Conceptual Land Use Plan**, depicts the base zoning district boundaries.

The Base Zoning Districts for the Property are:

- MF-1 – Low Density Multi-Family (39.5 Acres)
- C-3 – General Commercial (6.3 Acres)

All development within the Property must comply with this Development Plan. If this Development Plan does not specifically address a development requirement, the Georgetown UDC shall apply. In the event of a conflict between this Development Plan and the Base Zoning District, this Development Plan shall control.

IV. Conceptual Land Use Plan

Exhibit C attached hereto is a **Conceptual Land Use Plan** for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general vision and is not intended to serve as the final document. The property development will occur in phases as illustrated on **Exhibit H, Phasing Plan**, over several years and modifications to the Conceptual Land Use Plan may become desirable due to changes in market conditions or other factors. The Property owner may request modifications to the Conceptual Land Use Plan.

Modifications of the Conceptual Land Use Plan pertaining to; (a) changes in the density of specific sections or phases shown on the Conceptual Land Use Plan that do not increase the overall density of development on the Land, and (b) changes of less than 20 percent (20%) in the size of any section or phase shown on the Conceptual Land Use Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority.

All other changes to the Conceptual Land Use Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Conceptual Land Use Plan shall be approved as an amendment to this PUD by the City Council. After approval by the City in accordance with these requirements, all references in this Development Plan to the Conceptual Land Use Plan shall mean and refer to the most current approved Conceptual Land Use Plan.

Minor Modifications to the Conceptual Land Use Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Conceptual Land Use Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

V. Allowable / Prohibited Uses

A. Primary Uses

The residential use on the Property will include single family detached units on a common lot, with each unit having a private external entrance, private parking and a private yard area. All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. Seq, Texas Property Code. The total number of units shall not exceed 225.

The non-residential uses on the Property shall provide services to the residential component of the Property as well as the general area. The list of non-residential allowed and prohibited uses on the commercial parcel of the Property shall comply with the uses defined for C-3 (General Commercial) in the Georgetown UDC, Chapter 5 Zoning Table 5.04.010 Commercial Uses with the following exceptions.

The following are prohibited uses in this PUD:

- Live Music or Entertainment
- Dance Hall or Nightclub
- Theater, Movie or Live
- Urgent Care Facility
- Substance Abuse Treatment Facility
- Cemetery
- Athletic Facility, Indoor or Outdoor
- Firing Range, Indoor
- Flea Market
- Small Engine Repair
- Veterinary Clinic, Indoor and Outdoor Pens
- Kennel
- Event Catering and Equipment Rental Services
- Pest Control or Janitorial Services
- Manufactured Housing Sales
- Automotive Parts and Accessory Sales, Indoor
- Fuel Sales
- Recreational Vehicle Sales, Rental or Service
- Bus Barn
- Parking lot, Off-site
- Parking lot, Commercial
- Park n Ride Facility
- Private Transport Service Dispatch Facility

VI. Residential Private Homeowners Association

One or more private Homeowners Associations (HOA's), or similar permanent agencies, will be established for the maintenance of private landscape areas, private amenity centers and all community signage, screen walls and common open space within the defined residential area.

VII. Project Perimeter Buffers

The Property is bordered on the east by SH 130 right-of-way and the north by FM 971 right-of-way. Per UDC Section 4.11, both roadways require landscape buffers. Consistent with the UDC, the 25 feet (25') landscape buffer along SH 130 that is adjacent to the residential will have a six feet (6') cement based high masonry fence located on the interior side of the buffer as illustrated on **Exhibit D, Buffer Treatment**. As the land use transitions to the private park as illustrated on **Exhibit G, Parks Plan**, the six feet (6') high masonry wall will transition to the Project boundary/right-of-way. This transition shall place the landscape buffer within the private park for the benefit and use of residents of the Project.

A 25 feet (25') landscape buffer shall also be provided along FM 971. Along the portion adjacent to the detention pond, a landscape buffer tract shall be constructed,

consistent with the UDC. A meandering six feet (6') wide pedestrian sidewalk may encroach into the buffer at the developer's discretion to create pockets of landscaping.

VIII. Pedestrian Walkway

Sidewalks shall be constructed along the FM 971 and Inner Loop Property boundary consistent with UDC requirements. Sidewalks along private drives shall be constructed as described in Section IX.D.9 of this PUD.

IX. Residential Development Standards

The residential areas within the Property shall be developed according to the following standards.

A. Minimum Residential Density

1. The residential portion of the Property shall be developed at a net area density of no less than six (6) dwelling units per acre. Net area shall be calculated as the total residential parcel area minus detention facilities, private parkland areas and easements (existing and future).

B. Residential Impervious Cover

1. The impervious cover limit for the residential portion of the Property shall be 70 percent (70%) of the 39.5 acre gross site area. As part of the overall impervious cover limits for the Property, the resident area shall comply with the following UDC Section 11.02.020 Impervious Cover Waiver:
 - a. Low Impact Site Design
 - i. The residential area will incorporate a wet pond for water quality and detention.
 - b. Tree Preservation
 - i. The site plan for the residential portion of the Property will be designed to preserve the large tree masses located within the 2.3 acre primary private parkland identified on **Exhibit G**.

C. Maximum Number of Residential Units

1. The residential unit count on the Property shall not exceed 225 units.

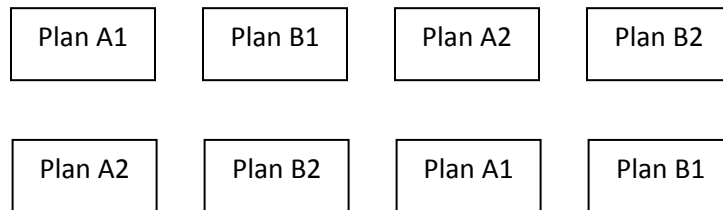
D. Residential Architectural Standards

1. All dwelling units shall contain a minimum of 1,200 square feet (1,200 sf.) of enclosed living space, exclusive of porches, decks and garages.

2. The residential product lines will be offered with widths ranging from 38 feet (38') to 42 feet (42'). Each product line includes floorplans with three (3) or four (4) bedroom options with two (2) or two and a half (2.5) bathroom options. Floorplans will be available in single or two-story house plans. No residential product width shall exceed 55 percent (55%) of the total residential product.

3. Plan Repetition

- a. Due to the single family detached scale of the Project, house plan repetition standards of UDC Section 6.02.050.C.1 shall apply. Generally, the various plan and elevation combinations shall be distributed throughout the residential tract, with no discernible repetition in any streetscape. A plan can be repeated every third building pad (Example: Plan A1, Plan B1, Plan A2, Plan B2), although the elevation shall be different on the two lots.



4. Accessory Structures

- a. Accessory structures and pools shall be permitted with the Project. All accessory structures shall not exceed eight feet (8') in height and 64 square feet (64 sf.) in area.
- b. Accessory structures and pools shall be located a minimum of three feet (3') from residential condominium lot boundaries established within the community documents.
- c. Homeowners will comply with applicable City permitting processes for requested improvements.

5. Yard Fencing

- a. Fencing is permitted in the side and rear yards of all single family units subject to compliance with the standards listed below. No fencing shall be permitted within the front yard of the single family units.
- b. Fencing is permitted within a side set of private drive aisles so long as said fence is located a minimum of five feet (5') from sidewalks.
- c. Single family unit fencing shall be constructed of cedar with a picket size of 1"x4". Fencing shall be set back shall be a minimum of ten feet (10')

from the front house elevation. Side or rear yard fencing that is located along the Project perimeter shall comply with Section D.7, Perimeter Fencing, of this PUD.

- d. The finished face side will face all private drives and all parkland.
- e. Fencing shall be installed with metal posts or treated wood rails at a spacing not to exceed eight feet (8').
- f. Fencing shall not exceed six feet (6') in height, measured from ground level on the higher side of the fence.

6. Perimeter Fencing

- a. The location and types of the required perimeter fencing are indicated on **Exhibit E, Fence and Sign Plan**. The two types of perimeter fencing are:
 - i. **Wood Fence**: Stained cedar privacy fence with a picket size of 1"x4", a top cap, treated rails and metal posts; the finished side of the fence shall face the abutting properties along the existing Union Pacific Railroad Company railroad. Fencing shall be installed with metal posts or treated wood rails at a spacing not to exceed eight feet (8'). Fencing shall not exceed six feet (6') in height, measured from ground level on the higher side of the fence.
 - ii. **Masonry Fence**: A masonry fence shall be installed along portions of the Property that front Inner Loop and SH 130 Toll (see **Exhibit E**). Masonry fence materials may include stone, brick or concrete panel fencing, to be determined at developer's discretion. The masonry fencing shall comply with the standards established in UDC Section 8.07.060 Residential Boundary Walls.

7. Residential Boundary Wall

- a. Masonry columns or similar column effect as approved, using different materials than the wall, shall be installed and spaced no more than 150 feet (150') apart along all masonry fences as illustrated on **Exhibit E**.

8. Building Setbacks

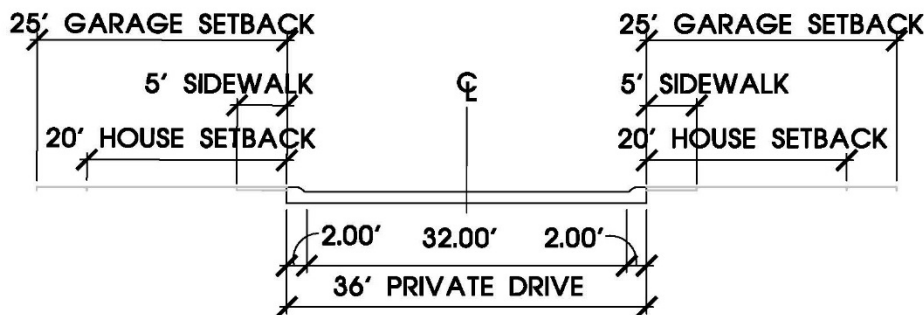
- a. Residential building setbacks shall comply with the standards set below and depicted on **Exhibit F, Residential Design Standards**.
 - i. The minimum setback for any lot on which multiple residential units are located shall be 20 feet (20') from any lot line.

- ii. The minimum front building setback for all units shall be 25 feet (25') from back of curbs. All residential garages shall be set back a minimum of 25 feet (25') from the back of curbs.
- iii. The minimum side building setback on corner units shall be 15 feet (15') from back of curbs.
- b. The minimum building separation between units within a single lot shall be as follows and depicted on **Exhibit F**.
 - i. Side to side separation shall be 12 feet (12') minimum.
 - ii. Side to rear separation shall be 21 feet (21') minimum.
 - iii. Rear to rear separation shall be 30 feet (30') minimum.

9. Private Drive Aisles

- a. All roadways within each condominium lot shall be private drives owned and maintained by the HOA.
- b. A minimum width of 36 feet (36') back of curb to back of curb shall be provided for all private drives as illustrated in **Figure 1**.
- c. Parallel parking to be allowed on both sides of private drives.
- d. Five feet (5') wide sidewalks shall be provided on both sides of private drives.

Figure 1. Private Drive Cross Section



10. Parking

- a. A total of four (4) parking spaces per unit are required:
 - i. Two (2) garage enclosed parking spaces
 - ii. Two (2) parking spaces located in front of the garage and outside of private drives. Parking spaces shall measure 9' x 18'.

- b. Guest parking shall be provided via parallel parking along both sides of the private drives.

11. Residential Landscaping

- a. Due to the single family detached scale of the residential units, the landscape development standards outlined in UDC Section 8.03 Residential Landscaping shall apply, with the following modifications:
 - i. The private parking area in front of each residential unit will not require screening from the street view. The private parking areas are the driveway for each residential and cannot be screened from the private drives.
- b. The HOA will provide the maintenance of any landscape and irrigation areas for all community signage, walls, medians, common open spaces and detention areas.

X. Parkland

Approximately 5.6 acres of private parkland shall be provided within the residential portion of the Property as illustrated on **Exhibit G**. The private parkland shall be improved community space for the residential units within the Property. Recreational elements constructed on the Property within the private parkland will include but not be limited to:

- 1. Playground equipment
- 2. Pavilion with picnic area
- 3. Full court basketball court
- 4. Walking trails (five feet (5') wide)
- 5. Community Garden

All private landscape areas and common open space areas within the Property will be maintained by the HOA. In addition to the private parkland and improvements noted above, cash in lieu of payment of \$200 per unit, not to exceed \$45,000.00, shall be paid to the City of Georgetown at the time of building permit submittal.

XI. Residential Identification Signs

Exhibit E to the PUD Ordinance illustrates the location of residential signage within the Property.

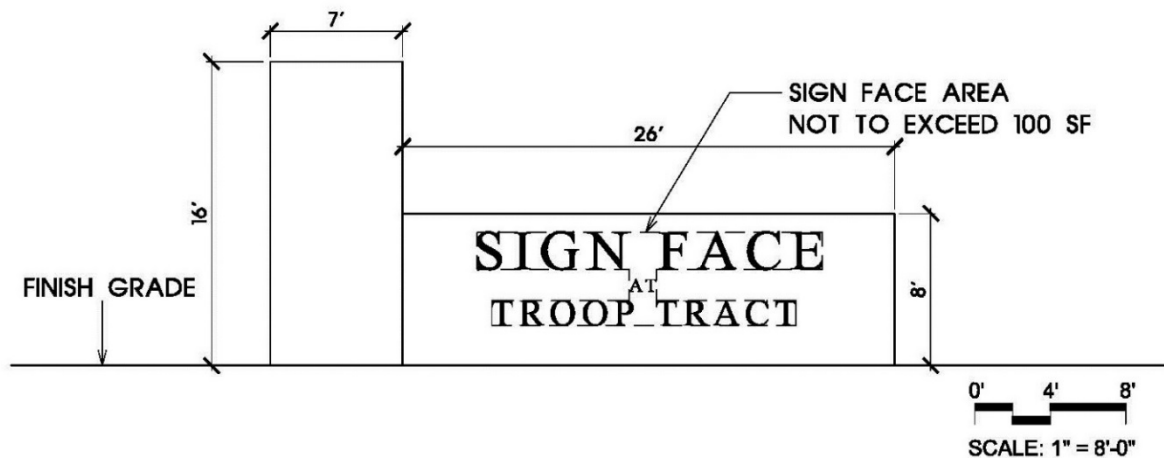
A. Subdivision Entry Signs

- 1. One (1) Primary Subdivision Entry Monument Sign may be located along Inner Loop. The location of the Primary Subdivision Entry Monument Sign is illustrated

on **Exhibit E**. The Primary Subdivision Entry Monument Sign shall not block sight distances nor be located in a public utility easement and shall be setback a minimum of five feet (5') from adjacent rights of way.

2. The sign face area shall be defined as the measured as the boundary of the text of the development name as illustrated on **Figure 2**. The sign area shall not exceed 100 square feet (100 sf.).
3. The height and width of the sign structure shall not exceed the dimensions illustrated on **Figure 2**.

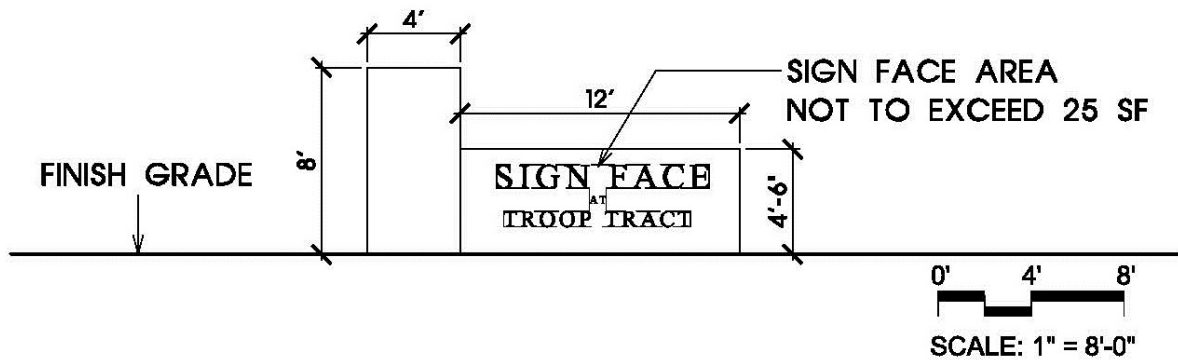
Figure 2. Primary Subdivision Entry Monument Sign



A. Residential Neighborhood Monument Signs

1. One (1) Residential Neighborhood Monument Sign may be located along Inner Loop as illustrated on **Exhibit E**. Neighborhood sign shall not block sight distances nor be located in a public utility easement and shall be setback a minimum of five feet (5') from adjacent rights of way.
2. The sign face area shall be defined as the measured as the boundary of the text of the development name as illustrated on **Figure 3**. The sign area shall not exceed 25 square feet (25 sf.).
3. The height and width of the sign structure shall not exceed the dimensions illustrated on **Figure 3**.

Figure 3. Residential Neighborhood Monument Sign



XII. Non-Residential Development Standards

A. Minimum Lot Area

1. The minimum lot size for lots within the commercial is one (1) acre.

B. Minimal Lot Width

1. Minimum lot width shall be 50 feet (50'). Corner lots shall meet minimum lot widths per UDC standards.

C. Non-Residential Impervious Cover

1. The impervious cover limit for the commercial property shall be 70 percent (70%) of the 6.3 acre gross site area. As part of the overall impervious cover limits for the Property, the commercial tract shall comply with the following UDC Section 11.02.020 impervious cover waivers:
 - a. Low Impact Site Design
 - b. Parking Lot Design

D. Building Height

1. The height of any building and all associated architectural elements within the non-residential portion shall not exceed 35 feet (35') as measured from the finish floor in accordance with the UDC.

E. Building Setbacks

1. Building setbacks within the Commercial Property shall meet the following standards:

- a. Front Setbacks shall be a minimum of 25 feet (25').
- b. Side Setback shall be a minimum of ten feet (10'). *Exception: Minimum for side setback adjacent to a street or residential zoning district shall comply with UDC standards.*
- c. Rear Setback shall be a minimum of 25 feet (25').

XIII. Non-Residential Signage

Non-residential signage within the non-residential portion of the Property shall comply with Chapter 10 of the UDC.

XIV. Building Mass, Articulation, and Building Elements

The following building techniques shall be applicable at time of Site Plan review:

1. Building Articulation - Building frontage greater than one hundred feet (100') in length shall have offsets, stepped back heights and roofs with regular width or varied wall surfaces in accordance with UDC Sec. 7.03.

All other UDC Architectural and Building Design Standards shall be met.

XV. Utilities

1. A utility evaluation will be performed at the time of the first preliminary plat submittal for any portion of land within this PUD boundary. Such evaluation shall be based upon the maximum development densities established within this PUD.
2. Wastewater service for the Troop Tract will be directed via gravity wastewater pipe to a private wastewater lift station to be located on the subject tract. This private lift station will be owned, operated and maintained by the designated Homeowners Association. The lift station will pump the wastewater to the City of Georgetown's gravity wastewater system north of the project. The Applicant will be responsible for obtaining easements or assignments within the public right-of-way for the force main.

XVI. Miscellaneous Provisions

Amendments: Amendments to this PUD shall follow the amendment process outlined in the UDC.

Exhibits. All Exhibits described herein and attached to the PUD Ordinance are fully incorporated into this Development Plan by this reference for all purposes.

LIST OF EXHIBITS

Exhibit A – Planned Unit Development (PUD)

Exhibit B – Field Notes

Exhibit C – Conceptual Land Use Plan

Exhibit D – Buffer Treatment

Exhibit E – Fence and Sign Plan

Exhibit F – Residential Design Standards

Exhibit G – Parks Plan

Exhibit H – Phasing Plan

EXHIBIT B

Field Notes

45.819 ACRES
(1,995,857 SQ. FT.)
JOHN BERRY SURVEY NO. 3, ABSTRACT NO. 51
WILLIAMSON COUNTY TEXAS
ALTA SURVEY

FIELD NOTES

BEING ALL OF THAT CERTAIN 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE JOHN BERRY SURVEY NUMBER 3, ABSTRACT NUMBER 51, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 45.834 ACRE TRACT OF LAND CONVEYED TO TROOP DURGIN WRIGHT PROPERTIES, L.P. IN DOCUMENT NUMBER 2016000532, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TXDOT Aluminum cap found, being the northwestern corner of said Troop tract, same being the northern corner of Lot 2 Amended Plat of Katy School Subdivision recorded in Cabinet X, Slide 243, Plat Records, Williamson County, Texas, conveyed to Richard W. & Virginia Bunte in Document Number 2006109842, Official Public Records of Williamson County, Texas, and being at a point of curvature for a curve to the right in the southern right-of-way line of F.M. 971 (Weir Road) (R.O.W. varies), for the **POINT OF BEGINNING** for the herein described tract,

THENCE, with the common boundary line of said Troop tract and said F.M. 971, the following two (2) courses and distances, numbered 1 and 2,

1. with said curve to the right, having a radius of 4190.01 feet, an arc length of 316.04 feet, and whose chord bears N67°22'09"E, a distance of 315.97 feet to a ½" iron rod found, and
2. N71°14'34"E, a distance of 971.91 feet to a capped iron rod found, being the northernmost corner of said Troop tract, also being in the western right-of-way line of TX-130 Toll Road (R.O.W. varies),

THENCE, with the common boundary line of said Troop tract and said TX-130, the following three (3) courses and distances, numbered 1 through 3,

1. S34°13'25"E, a distance of 194.18 feet to a capped ½" iron rod set stamped "CBD SETSTONE",
2. N59°56'39"E, a distance of 102.40 feet to a TXDOT Aluminum cap found, and
3. S32°35'06"E, a distance of 1254.36 feet to a TXDOT Aluminum cap found, being the easternmost corner of said Troop tract, also being in the northern boundary of the M.K. & T. Railroad recorded in Volume 2267, Page 954, Deed Records, Williamson County, Texas,

THENCE, with the common boundary line of said Troop tract and said M.K. & T. Railroad, S56°24'13"W, a distance of 1099.61 feet to a ½" iron rod found for the southernmost corner of said Troop tract, also being in the northern right-of-way line of Inner Loop (180' R.O.W.) recorded in Document Number 2003010280, Official Public Records, Williamson County, Texas,

THENCE, with the common boundary line of said Troop tract and said Inner Loop, the following two (2) courses and distances, numbered 1 and 2,

1. N33°12'51"W, a distance of 346.58 feet to a capped iron rod found, at a point of curvature for a curve to the left, and

J:\AC3D\4974-015\FIELD NOTES\FN-ALTA SURVEY-45 ACRES

45.819 ACRES
(1,995,857 SQ. FT.)
JOHN BERRY SURVEY NO. 3, ABSTRACT NO. 51
WILLIAMSON COUNTY TEXAS
ALTA SURVEY

2. With said curve to the left, having a radius of 1094.68 feet, an arc length of 928.45 feet, and whose chord bears N57°31'17"W, a distance of 900.87 feet to a ½" iron rod in concrete found, being the southwestern corner of said Troop tract, also being the eastern corner of said Lot 2,

THENCE, with the common boundary line of said Troop tract and said Lot 2, N21°10'32"W, a distance of 607.86 feet to the **POINT OF BEGINNING** and containing 45.819 acres (1,995,857 sq. ft.) of land.

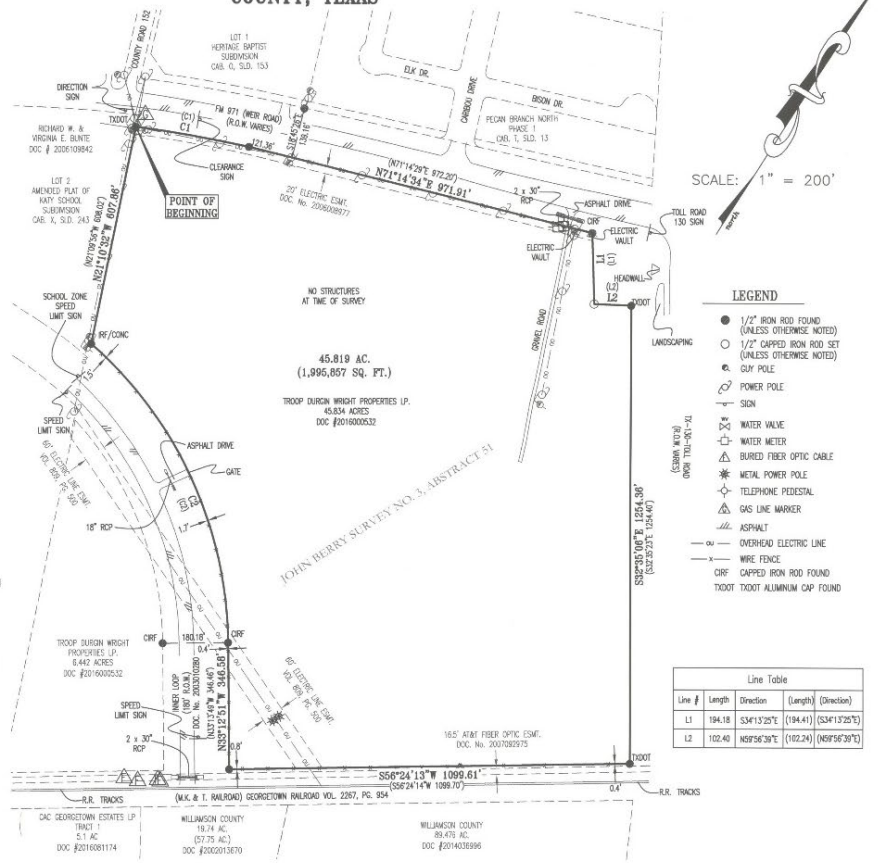
Surveyed by:  05 May 2018

AARON V. THOMASON, RPLS NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

ALTA SURVEY OF A 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND OUT OF AND A PORTION OF THE JOHN BERRY SURVEY NUMBER 3, ABSTRACT NUMBER 51, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 45.834 ACRE TRACT OF LAND CONVEYED TO TROOP DURGIN WRIGHT PROPERTIES, L.P. IN DOCUMENT NUMBER 2016000532, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



TO: KB HOME LANE STAR INC., A TEXAS CORPORATION, TROOP DURGIN WRIGHT PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP, AND ALAMO TITLE INSURANCE OF # 18-070103 EFFECTIVE DATE: MAY 14, 2018

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

10. EASEMENT DATED JUNE 22, 1972, TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 563, PAGE 537, DEED RECORDS WILLIAMSON COUNTY, TEXAS — blanked type easement
11. EASEMENT DATED JUNE 24, 1980, TO LOWER COLORADO RIVER AUTHORITY OF AUSTIN, RECORDED IN VOLUME 809, PAGE 500, DEED RECORDS WILLIAMSON COUNTY, TEXAS — as shown
12. EASEMENT DATED DECEMBER 12, 2005, TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2008008877, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS — as shown

| REVISIONS | |
|-----------|------------------------------|
| DATE | REASON |
| 5/17/18 | PER UPDATED TITLE COMMITMENT |

| Curve Table | |
|-------------|--------|
| Curve # | Length |
| C1 | 316.04 |
| C2 | 928.45 |

FLOOD NOTE:

The legally described property falls within Zone X (area determined to be outside the 0.2% annual chance floodplain) as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48481C0295C for Williamson County, Texas, dated September 26, 2008.

To KB Home Lane Star Inc., a Texas Corporation and Alamo Title Insurance:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.2, 2.4, 4.5, 11 (Observed evidence collected pursuant to Section 5.5(a)), 13, 14(b) evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork, 19 and 20 of the Table A thereof.

The field work was completed on May 09th, 2018.

Date of Map: May 07th, 2018

Aaron V. Thompson, RPLS# 6214
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Austin, Texas 78749
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aaron@cbdeng.com



FIELD NOTES
BEING ALL OF THAT CERTAIN 45.819 ACRE (1,995,857 SQ. FT.) TRACT OF LAND OUT OF AND PART OF THE JOHN BERRY SURVEY NUMBER 3, ABSTRACT NUMBER 51, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 45.834 ACRE TRACT OF LAND CONVEYED TO TROOP DURGIN WRIGHT PROPERTIES, L.P. IN DOCUMENT NUMBER 2016000532, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 45.834 ACRE (1,995,857 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TROOP Aluminum cap found, being the northwestern corner of said Troop tract, same being the northern corner of Lot 2 Amended Plat of Katy School Subdivision recorded in Cabinet X, Side 243, Plat Records, Williamson County, Texas, conveyed to Richard W. & Virginia Buntie in Document Number 2008009942, Official Public Records of Williamson County, Texas, and being at a point of curvature for a curve to the right in the southern right-of-way line of F.M. 971 (Old Road) (R.O.W. varies), for the **POINT OF BEGINNING** for the herein described tract;

THENCE, with the common boundary line of said Troop tract and said F.M. 971, the following two (2) courses and distances, numbered 1 and 2,

1. With said curve to the right, having a radius of 4190.01 feet, an arc length of 316.04 feet, and whose chord bears N67°22'09"E, a distance of 315.97 feet to a 1" iron rod found, and
2. N71°43'34"E, a distance of 971.91 feet to a capped iron rod found, being the northernmost corner of said Troop tract, also being in the western right-of-way line of TX-130 Toll Road (R.O.W. varies).

THENCE, with the common boundary line of said Troop tract and said TX-130, the following three (3) courses and distances, numbered 1 through 3,

1. S34°13'25"E, a distance of 154.18 feet to a capped 1" iron rod set stamped "C80 SETSTONE",
2. N69°56'39"E, a distance of 102.40 feet to a TROOP Aluminum cap found, and
3. S32°31'06"E, a distance of 254.36 feet to a TROOP Aluminum cap found, being the easternmost corner of said Troop tract, also being in the northern boundary of the M.K. & T. Railroad recorded in Volume 2267, Page 954, Deed Records, Williamson County, Texas.

THENCE, with the common boundary line of said Troop tract and said M.K. & T. Railroad, S56°24'13"W, a distance of 1099.61 feet to a 1" iron rod found for the southernmost corner of said Troop tract, also being in the northern right-of-way line of Inner Loop (R.O.W. varies), recorded in Document Number 2008002880, Official Public Records, Williamson County, Texas;

THENCE, with the common boundary line of said Troop tract and said Inner Loop, the following two (2) courses and distances, numbered 1 and 2,

1. N63°12'53"W, a distance of 346.58 feet to a capped iron rod found, at a point of curvature for a curve to the left, and
2. With said curve to the left, having a radius of 1094.68 feet, an arc length of 928.45 feet, and whose chord bears N57°31'17"W, a distance of 900.87 feet to a 1" iron rod in concrete found, being the southwestern corner of said Troop tract, also being the eastern corner of said Lot 2.

THENCE, with the common boundary line of said Troop tract and said Lot 2, N21°10'32"W, a distance of 607.86 feet to the **POINT OF BEGINNING** and containing 45.819 acres (1,995,857 sq. ft.) of land.

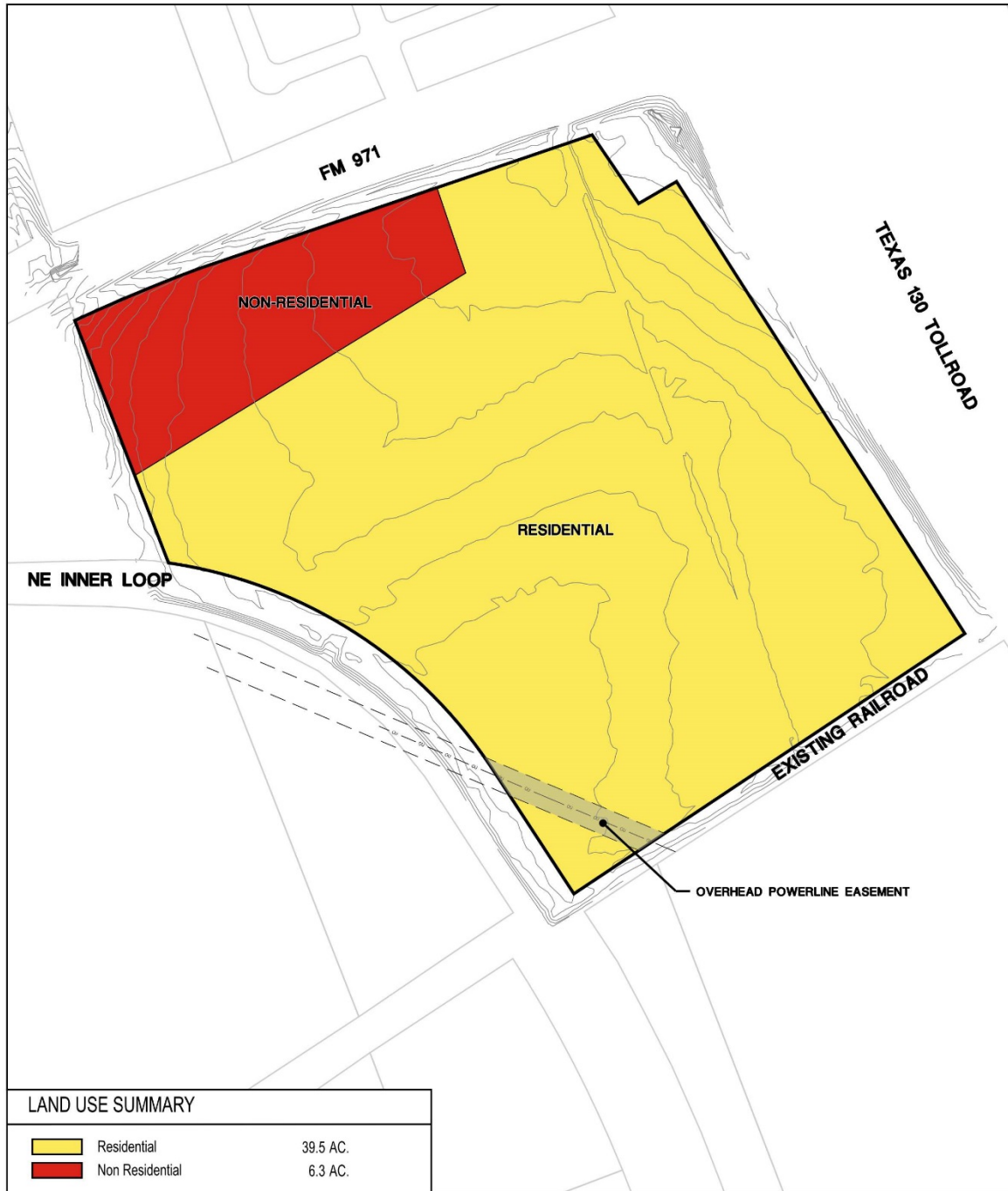
Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering
 5501 West William Cannon
 Phone No. (512) 280-5160

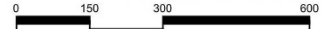
Surveying
 Austin, Texas 78749
 Fax No. (512) 280-5165

PATH-J:\AC3D\4974-015\ALTA SURVEY - 45 ACRES

EXHIBIT C



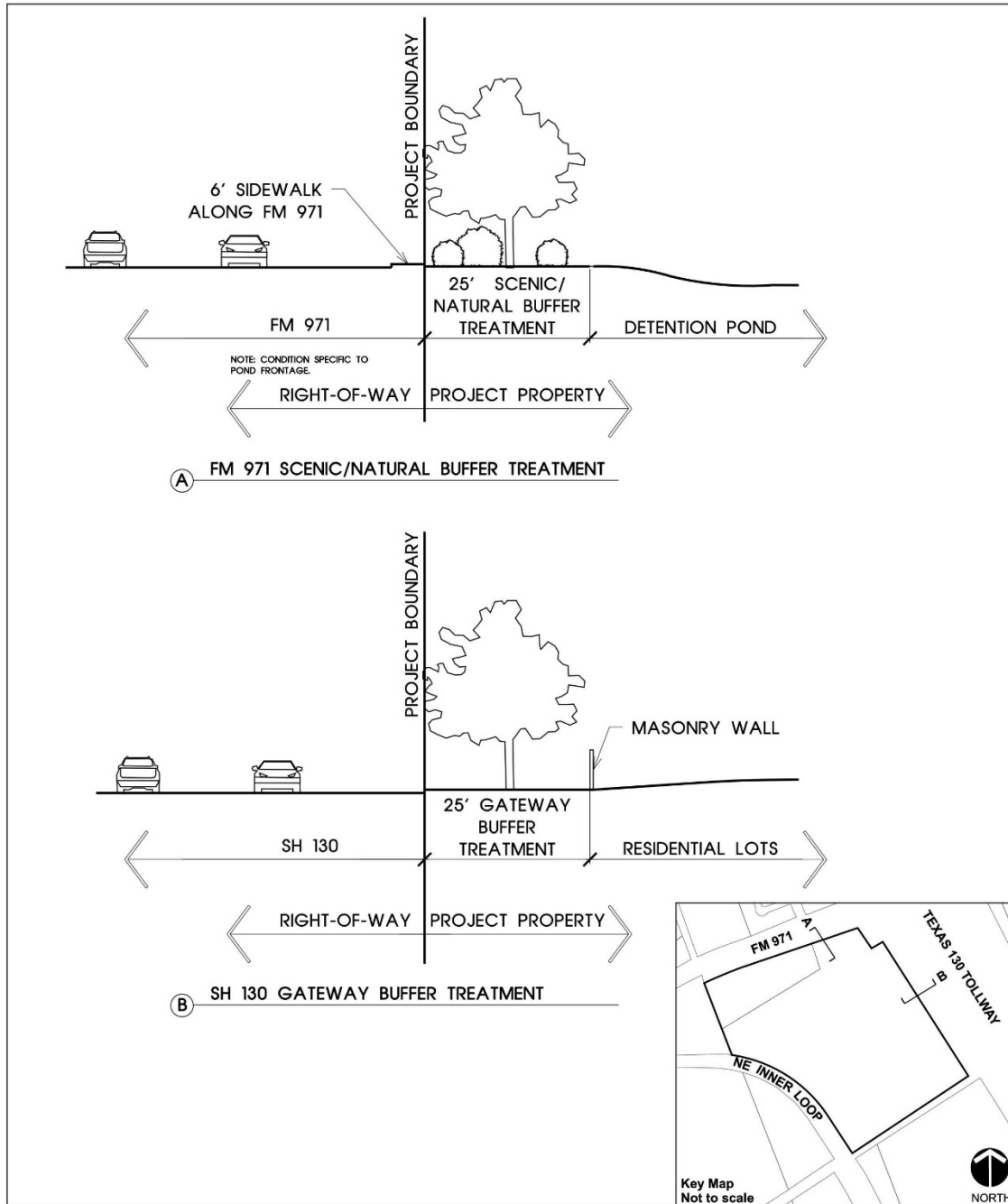
Troop Tract Planned Unit Development



Date: April 16, 2019

SHEET FILE: C:\1808\180807 Troop\PLANNING\2019-04-16\180807 Troop\Conceptual Land Use Plan.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT D

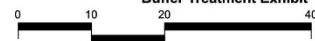


Troop Tract Planned Unit Development



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1312.246.7050
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Exhibit D
Buffer Treatment Exhibit

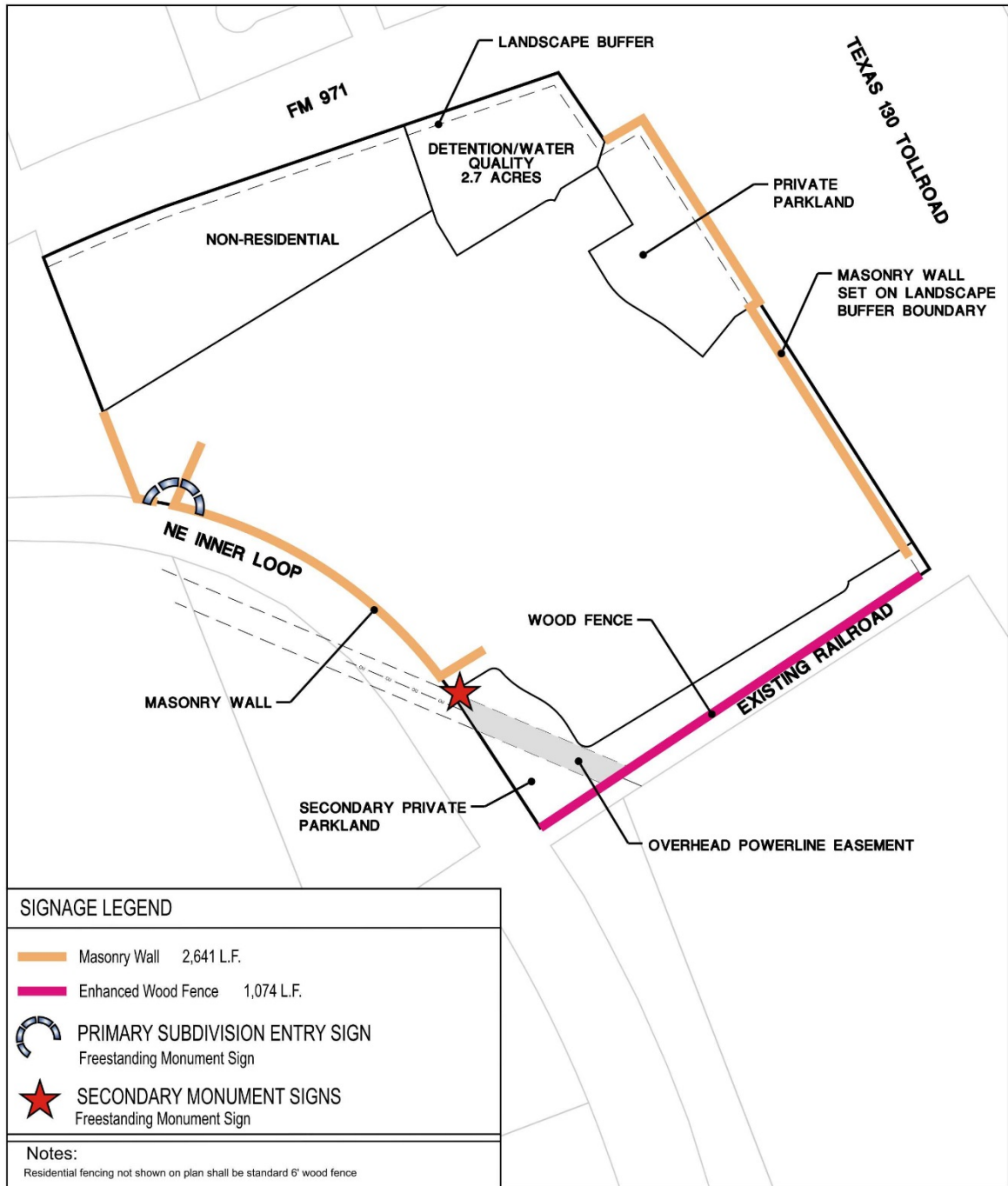


Date: April 16, 2019

SHEET FILE: C:\180018-KBCT\Callouts\PLAN\HND\ExhibitD\2019-04-16-Updated\Exhibit D Gateway Buffer Exhibit.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT E



Troop Tract Planned Unit Development



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1002.248.7021
www.secplanning.com • info@secplanning.com



NORTH

0 150 300 600

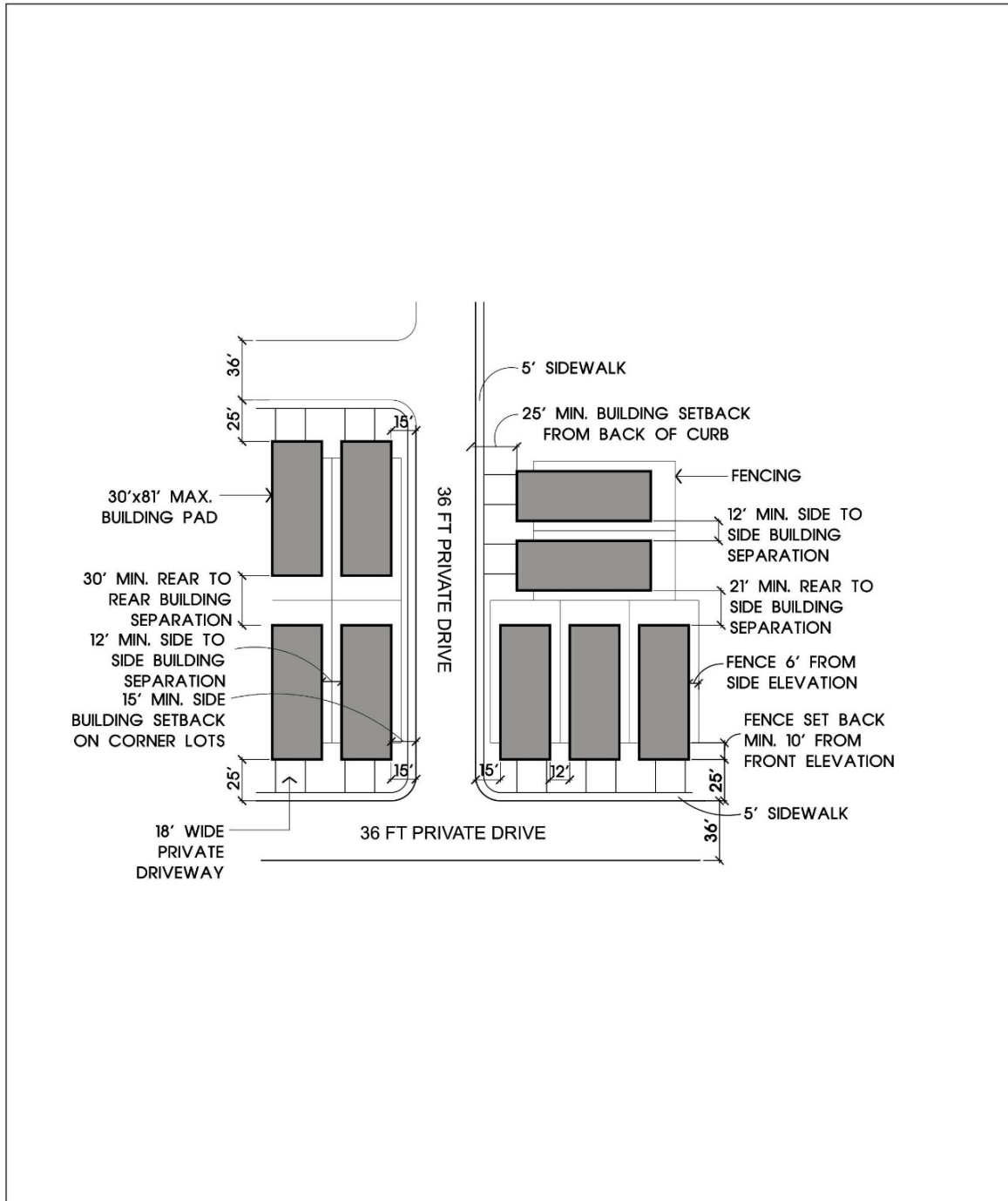
Date: April 16, 2019

SHEET FILE: C:\180018-KBCT\Callflow\PLANNING\ExhibitE\2019-04-16 Update\Exhibit E Fence and Sign Exhibit.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Exhibit E
Fence and Sign Plan

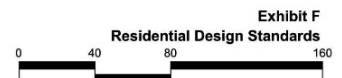
EXHIBIT F



Troop Tract Planned Unit Development



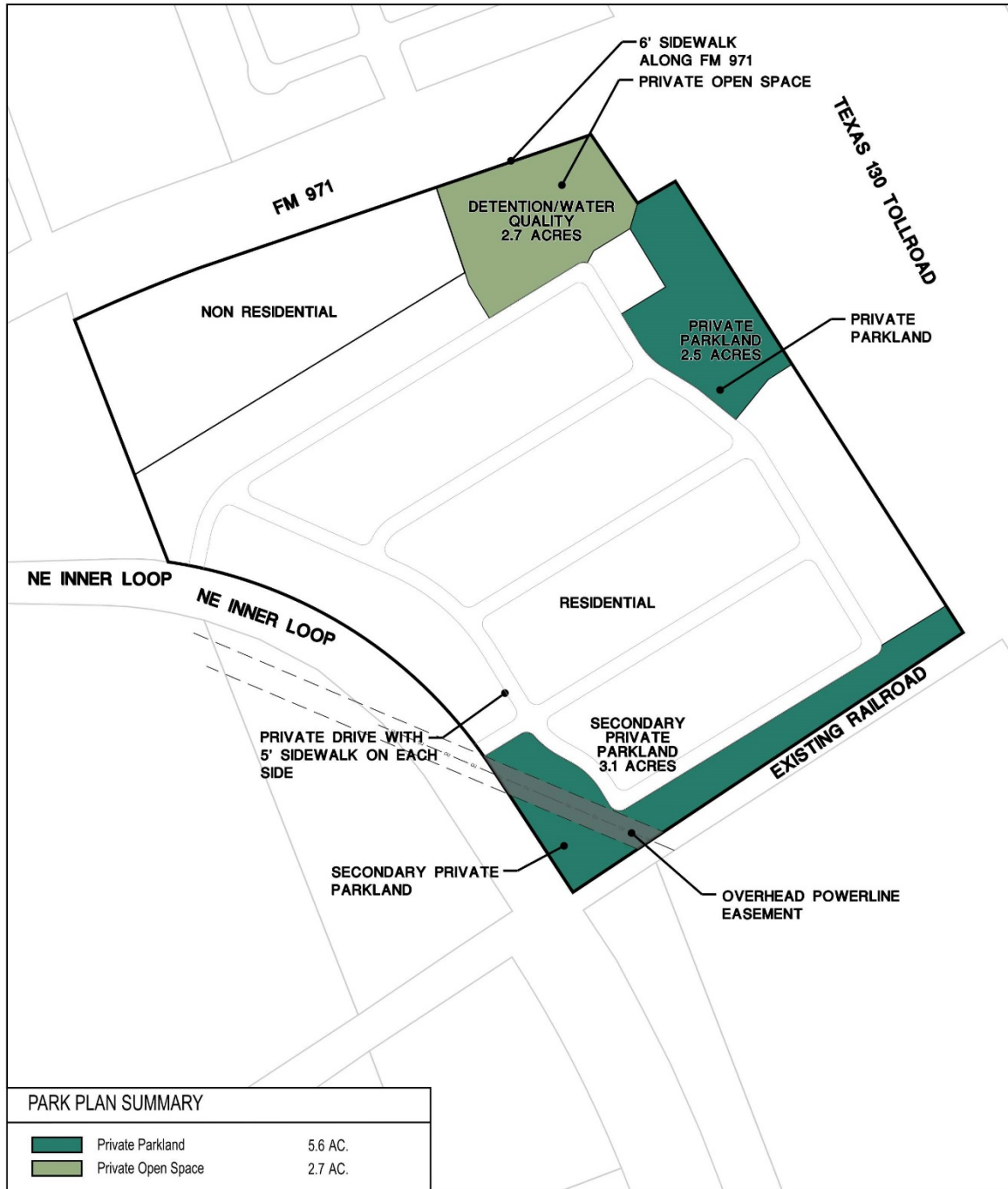
SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
512.245.7093
www.secplanning.com • info@secplanning.com



Date: April 16, 2019

SHEET FILE: S:\180616\KBC\CadFiles\PLANNING\Exhibits\2019-04-16\Updates\Exhibit F Lot Standards.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT G



Troop Tract Planned Unit Development

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NORTH

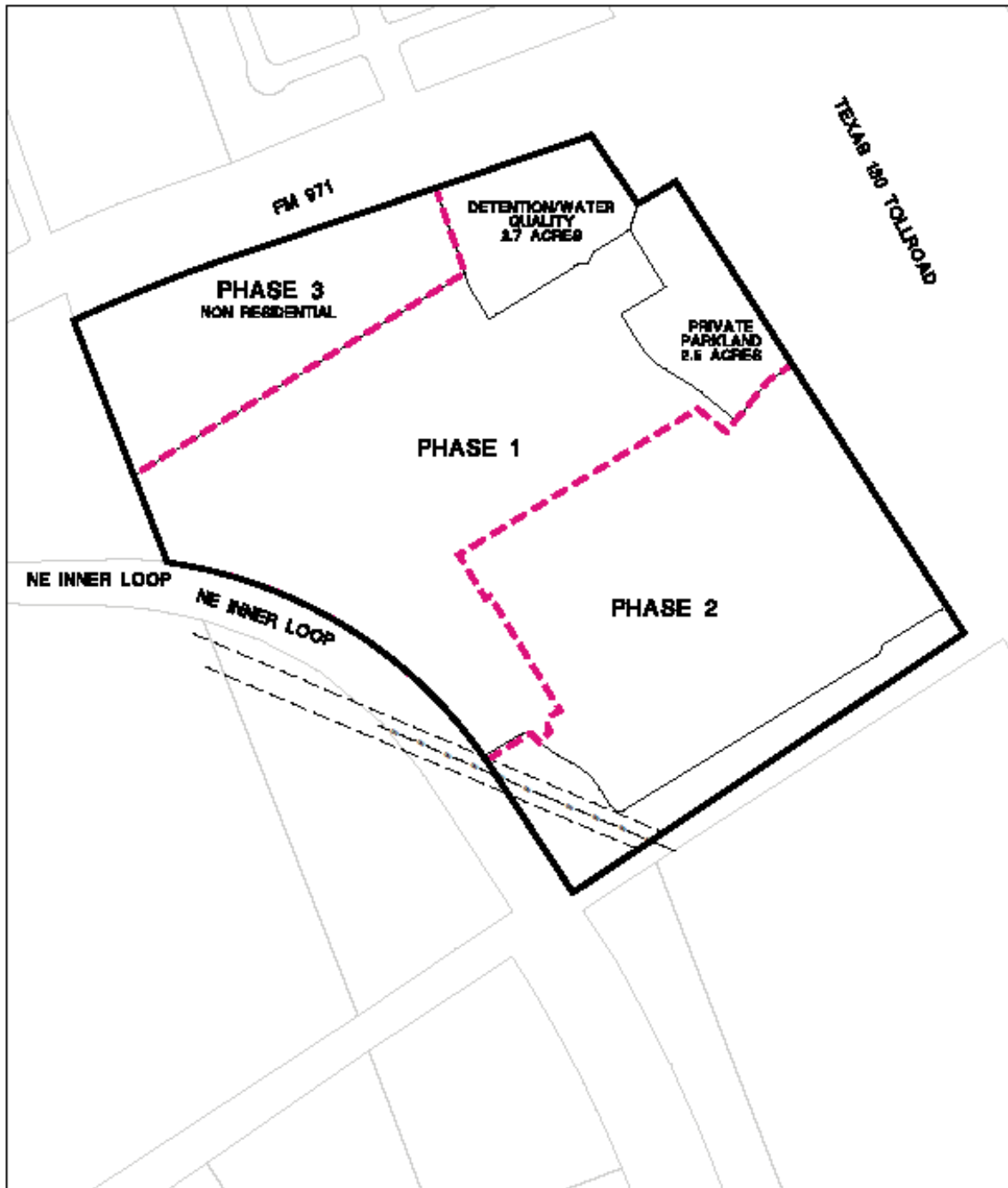
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Date: April 16, 2019

SHEET FILE: C:\180215\ABCT\Callow\PLANNING\G\18042019-04-16\Updated\Exhibit G Parks Exhibit.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

**Exhibit G
Parks Plan**

EXHIBIT H



Troop Tract Planned Unit Development



SEC Planning, LLC

Land Planning • Landscape Architecture • Community Building

AUSTIN, TEXAS
78701
78701-1111



NORTH

0 150 300 600

Date: April 24, 2019

SHEET FILE: S:\2018\007\TroopTract\007-TroopTract-01.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.