

ORDINANCE NO. \_\_\_\_\_

**An Ordinance of the City Council of the City of Georgetown, Texas, amending the 2030 Comprehensive Plan Future Land Use Plan to change the land use designation from Low Density Residential to Moderate Density Residential for 30.14 acres, more or less, in the William Addison Survey, Abstract No. 21, generally located at 2488 Rockride Lane, to be known as Rockride Lane Subdivision; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.**

Whereas, an application has been made to the City for the purpose of amending the 2030 Comprehensive Plan – Future Land Use Plan.

Whereas, public notice of such hearing was accomplished in accordance with State Law, the 2030 Comprehensive Plan, 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 September 3, 2019 held the required public hearing and submitted a recommendation of approval to the City Council for the requested comprehensive plan amendment; and

Whereas, the City Council, at a meeting on September 24, 2019 held an additional public hearing prior to taking action on the requested comprehensive plan amendment.

**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 2030 Comprehensive Plan –Future Land Use Plan to change the land use designation from Low Density Residential to Moderate Density Residential for 30.14 acres, more or less, in the William Addison Survey, Abstract No. 21, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Graphical depiction of the property) and incorporated herein by reference.

Ordinance Number: \_\_\_\_\_

Page 1 of 2

Description: \_\_\_\_\_

Case File Number: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Exhibits A-B 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 24<sup>th</sup> day of September, 2019.

APPROVED AND ADOPTED on Second Reading on the 8<sup>th</sup> day of October, 2019.

THE CITY OF GEORGETOWN:

ATTEST:

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

\_\_\_\_\_  
Robyn Densmore, TRMC  
City Secretary

APPROVED AS TO FORM:

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

Ordinance Number: \_\_\_\_\_

Page 2 of 2

Description: \_\_\_\_\_

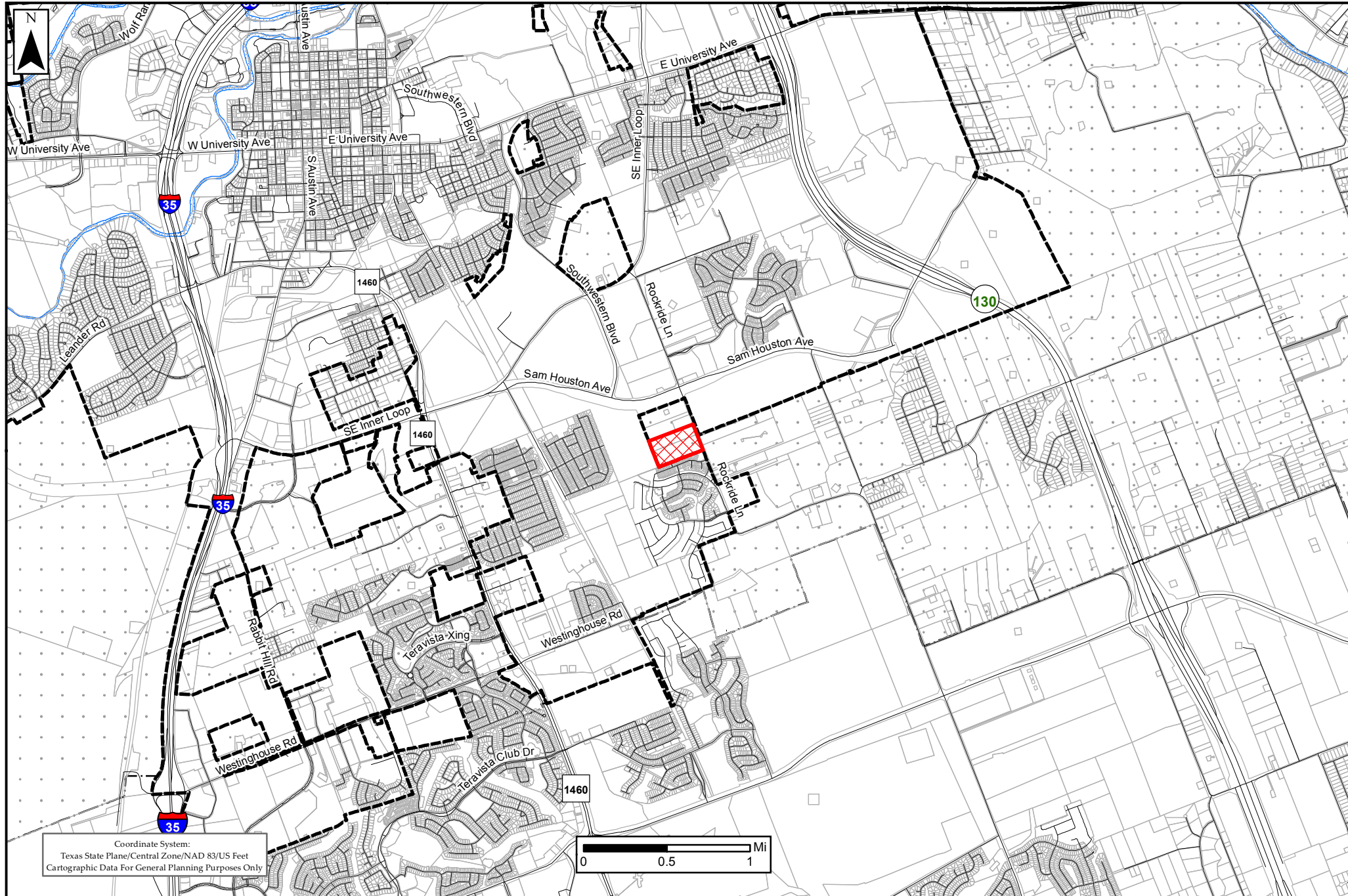
Case File Number: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Exhibits A-B Attached

# Location Map 2019-4-CPA Exhibit #1

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



LEGAL DESCRIPTION

FIELD NOTES FOR A 1.182 ACRE TRACT OF LAND OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; BEING OUT OF THE EXISTING RIGHT-OF-WAY OF ROCKRIDE LANE, (COUNTY ROAD NO. 110), A VARIABLE WIDTH RIGHT-OF-WAY, AS MONUMENTED, NO DEED REFERENCE FOUND; SAID 1.182 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found on the westerly right-of-way line of said Rockride Lane at the northeasterly corner of a called 12.00 acre tract of land described in Document No. 2016050026, Official Public Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 68°44'11" E, departing said westerly right-of-way line, crossing said right-of-way, a distance of 58.41 feet to a calculated point on the common line of the remaining portion of a 164.66 acre tract of land described in Document No. 1999083673, Official Public Records of Williamson County Texas and the easterly right-of-way line of said Rockride Lane for the northeasterly corner of the herein described tract;

THENCE, S 21°15'49" E, coincident with said common line, passing at a distance of 381.02 feet, a 1/2-inch iron rod with a cap stamped "HMEADOR RPLS1966" found at the common corner of the remainder of said 164.66 acre tract and a 6.479 acre tract of land described in Document No. 2019007168, Official Public Records of Williamson County, Texas and continuing coincident with the common line of said 6.479 acre tract and said easterly right-of-way line a total distance of 430.99 feet to 1/2-inch iron rod with a cap stamped "CCC4835" found at the common corner of the 6.479 acre tract and a 12.892 acre tract of land described in Document No. 2019006311, Official Public Records of Williamson County Texas, for an angle point of the herein described tract;

THENCE, S 21°30'18" E, coincident with the common line of said 12.982 acre tract and said easterly right-of-way line, passing at a distance of 300.14 feet 1/2-inch iron rod found at the common corner of the 12.892 acre tract and the remaining portion of a 52.53 acre tract of land described in Document No. 2007084257, Official Public Records of Williamson County, Texas and continuing coincident with the common line said remaining portion of the 52.53 acre tract and said easterly right-of-way line a total distance of 444.88 feet to a calculated point for the southeasterly corner of the herein described tract;

THENCE, S 68°29'42" W, departing said common line, recrossing said right-of-way a distance of 60.09 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the aforementioned westerly right-of-way line of said Rockride Lane at the southeasterly corner of an 18.12 acre tract of land described in Document No. 2014073916, Official Public Records of Williamson County, Texas for the southwesterly corner of the herein described tract;

THENCE, N 21°16'35" W, coincident with the common line of the said 18.12 acre tract and said westerly right-of-way line, passing at a distance of 527.32 feet a 1/2-inch iron rod found at the common corner of the 18.12 acre tract and the aforementioned 12.00 acre tract of land and continuing coincident with the common line of said 12.00 acre tract and said westerly right-of-way line a total distance of 876.12 feet to the **POINT OF BEGINNING** and containing 1.182 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE, Inc., and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. An exhibit plat accompanies this description. This document was prepared under 22 TAC §663.21 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.



Dion P. Albertson RPLS No. 4963

BGE, Inc.

7330 San Pedro Ave, Suite 202

San Antonio TX 78216

Telephone: 210-581-3600

TBPLS Licensed Surveying Firm No. 10194490





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

DOC. NO. O.P.R.W.C. DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.O.B. P.R.W.C. POINT OF BEGINNING PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
R.O.W. RIGHT-OF-WAY  
● FOUND 1/2" I. ROD  
○ UNLESS OTHERWISE NOTED SET 1/2" I. ROD  
△ W/ "BGE INC" CAP  
CALCULATED POINT

REMAINDER OF A CALLED 164.66 ACRES  
JAMES DAVID HONEYCUTT, AND WIFE,  
MARGARET ANN HONEYCUTT  
DOC. NO. 1999083673 O.P.R.W.C.



KIRSCHMAN ACRES  
CABINET K, SLIDE  
376, P.R.W.C.

P.O.B.

**1.182 ACRES**  
51,499 SQUARE FEET  
PORTION OF ROCKRIDE LANE  
RIGHT-OF-WAY

CALLLED 12.00 ACRES  
BLAKE & TERILYN HENDERSON  
DOC #2016050026 O.P.R.W.C.

CALLLED 12.892 ACRES  
ALDON PROPERTIES, LLC.  
DOC. NO. 2019006311 O.P.R.W.C.

CALLLED 6.479 ACRES  
ALDON PROPERTIES, LLC.  
DOC. NO. 2019007168  
O.P.R.W.C.

WILLIAM ADDISON SURVEY  
ABSTRACT NO. 21

CALLLED 18.12 ACRES  
BLAKE & TERILYN HENDERSON  
DOC #2014073916 O.P.R.W.C.

REMAINDER OF A CALLED 52.53 ACRES  
LINDA BRADY JOHNSON  
DOC. NO. 2007084257 O.P.R.W.C.

CALLLED 34.19 ACRES  
EARL WAYNE BRADY  
DOC. NO. 2007084256 O.P.R.W.C.

LOT 21  
DRAINAGE/UTILITY/  
OPEN SPACE  
1.71 AC

AMENDING FINAL PLAT OF  
KASPER, SECTION 1  
DOC #2018094848, O.P.R.W.C.

## LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 68°44'11" E	58.41'
L2	S 68°29'42" W	60.09'

## BEARING BASIS NOTE:

HORIZONTAL DATUM BASED UPON  
TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD83,  
TEXAS CENTRAL ZONE.  
DISTANCES SHOWN HEREON ARE  
IN SURFACE USING A COMBINED  
SCALE FACTOR OF 0.9998697559



**BGE, Inc.**  
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET 3

OF 3

Copyright 2019

R519357

R337830

R389446

SHIRE THE (AMD)

SAM HOUSTON AVE



R038819

R331899

ROCKRIDE LN

R3 40601

KIRSCHMAN ACRES

R3 40599

R519356

R333390

PROPOSED DEVELOPMENT

R038805

R432286

R577915

R03879

R567050

FAIRHAVEN GATEWAY

KASPER SEC 1 (AMD)

R549525

OTTO AVE

SOUTHWESTERN BLVD

ROCKRIDE LN

R567102

R4

R5127

R512

LEGAL DESCRIPTION

FIELD NOTES FOR A 30.13 ACRE TRACT OF LAND OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 18.12 ACRE TRACT OF LAND AS CONVEYED TO BLAKE HENDERSON AND WIFE, TERILYN HENDERSON BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT #2014073916, AND ALL OF A CALLED 12.00 ACRE TRACT OF LAND AS CONVEYED BLAKE HENDERSON AND TERILYN HENDERSON BY WARRANTY DEED RECORDED IN DOCUMENT #2016050026, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 30.13 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGEINC" set on the westerly right-of-way line of County Road No. 110 (a/k/a Rockride Lane) (width varies, no deed of record found), at the southeasterly corner of said 18.12 acre tract, being the southeast corner of a 200 acre tract of land (historical reference) conveyed to M.R. Cody in Volume 48, Page 612 of the Deed Records of Williamson County Texas at the northeast corner of an 85.2 acre tract of land (historical reference) conveyed to J.J. Johnson and wife, Faye Ole Johnson in Volume 359, Page 358 of the Deed Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 68°53'05" W, coincident with the common line of said 18.12 acre tract and said right-of-way line, passing at a distance of 6.62 feet the northeast corner of the Amending Final Plat of Kasper, Section 1, Subdivision, recorded in Document # 2018094848, Official Public Records of Williamson County, Texas and continuing coincident with the common line of the 18.12 acre tract and said Kasper, Section 1, a total distance of 1,493.36 feet to a 1/2-inch iron rod found at the common corner of the 18.12 acre tract and a called 156.11 acre tract of land conveyed to John Dimmitt Hughes in Volume 276, Page 49, Deed Records, Williamson County Texas, for the southwesterly corner of the herein described tract;

THENCE, N 21°47'46" W coincident with the common line of the 18.12 acre tract and said 156.11 acre tract, a distance of 528.06 feet to a 1/2-inch iron rod found at the common corner of the 18.12 acre tract and the aforementioned 12.00 acre tract of land, an angle point of the herein described tract;

THENCE, N 21°20'33" W coincident with the common line of said 12.00 acre tract and the 156.11 acre tract, a distance of 349.27 feet to a 1/2-inch iron rod found at the common corner of the 12.00 acre tract and Lot 1, Kirschman Acres Subdivision, recorded in Cabinet K, Slide 376, Plat Records, Williamson County Texas, the northwest corner of herein described tract;



THENCE, N 68°55'47" E coincident with the common line of the 12.00 acre tract, said Lot 1 and Lot 2, said Kirschman Acres Subdivision, passing at a distance of 1,463.56 feet the southeast corner of said Lot 2 and continuing a total distance of 1,498.56 feet to a 1/2-inch iron rod found on the aforementioned west right-of-way line of County Road 110, at the northeast corner of the 12.00 acre, the northeast corner of herein described tract;

THENCE, S 21°16'35" E coincident with the common line of the 12.00 acre tract, the aforementioned 18.12 acre tract and said right-of-way line, a distance of 876.12 feet to the **POINT OF BEGINNING** and containing 30.13 acres of land, more or less.

I hereby certify that this description was prepared by a survey made on the ground by employees BGE, Inc. on May 16, 2019. A survey plat (Project No. 6820-00) was prepared in conjunction with this metes and bounds description. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83.



Dion P. Albertson RPLS No. 4963

BGE, Inc.

7330 San Pedro Ave, Suite 202

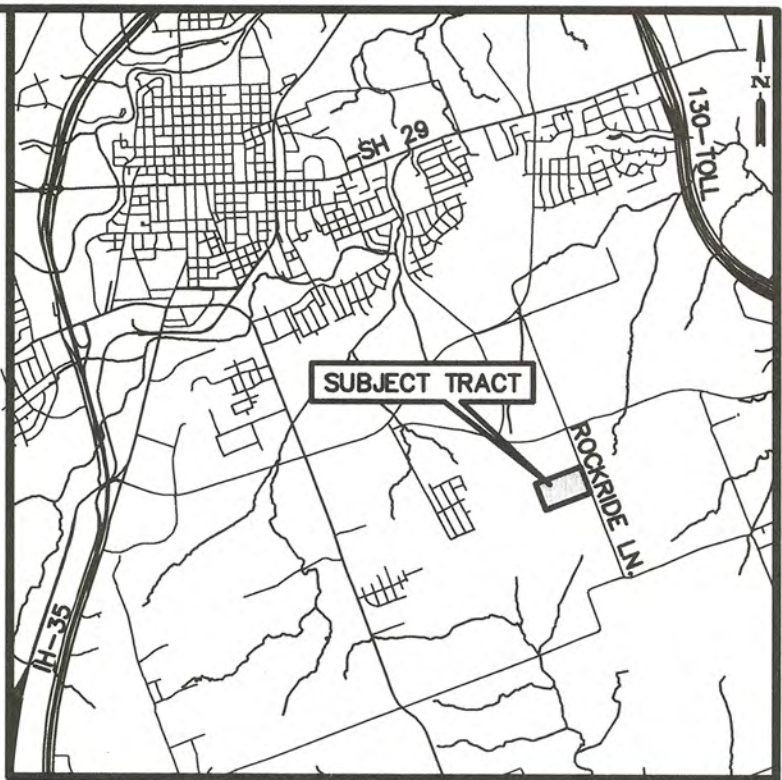
San Antonio TX 78216

Telephone: 210-581-3600

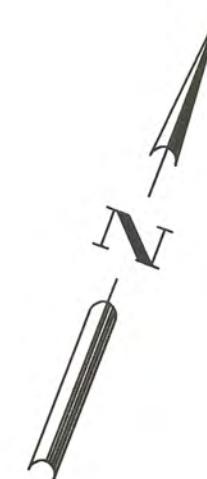
TBPLS Licensed Surveying Firm No. 10194490







VICINITY MAP  
N.T.P.



LEGEND

- |            |  |
|------------|--|
| A.C.       | AIR CONDITIONER                              |
| B.         | BOLLARD                                      |
| B.L.       | BOARD FENCE                                  |
| B.L.D.     | BUILDING                                     |
| B.W.F.     | BARBED WIRE FENCE                            |
| C.L.F.     | CHAIN LINK FENCE                             |
| CMP        | CORRUGATED METAL PIPE                        |
| C.O.       | CLEAN OUT                                    |
| D.E.       | DRAINAGE EASEMENT                            |
| DOC.       | DOCUMENT                                     |
| D.R.W.C.   | DEED RECORDS OF WILLIAMSON COUNTY            |
| ESMT.      | EASEMENT                                     |
| FND.       | FOUND  |
| F.P.       | FENCE POST                                   |
| H.W.F.     | HOG WIRE FENCE                               |
| I.         | IRON   |
| M.H.       | MANHOLE                                      |
| NO.        | NUMBER                                       |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY |
| O.R.W.C.   | OFFICIAL RECORDS OF WILLIAMSON COUNTY        |
| PED.       | PEDESTAL                                     |
| PAGE       | PAGE   |
| P.O.B.     | POINT OF BEGINNING                           |
| P.P.       | POWER POLE                                   |
| P.U.E.     | PUBLIC UTILITY EASEMENT                      |
| P.R.W.C.   | PLAT RECORDS OF WILLIAMSON COUNTY            |
| R.O.W.     | RIGHT-OF-WAY                                 |
| TEL        | TELEPHONE                                    |
| TRANS.     | TRANSFORMER                                  |
| VOL.       | VOLUME                                       |
| W.F.       | WATER FAUCET                                 |
| W.M.       | WATER METER                                  |
| W.V.       | WATER VALVE                                  |
| ●          | FOUND 1/2" I. ROD UNLESS OTHERWISE NOTED     |
| ○          | 1/2" I. ROD SET WITH CAP "BGE INC."          |
| —          | EDGE OF ASPHALT                              |
| —          | OVERHEAD UTILITIES                           |
| —          | BARBED WIRE FENCE                            |

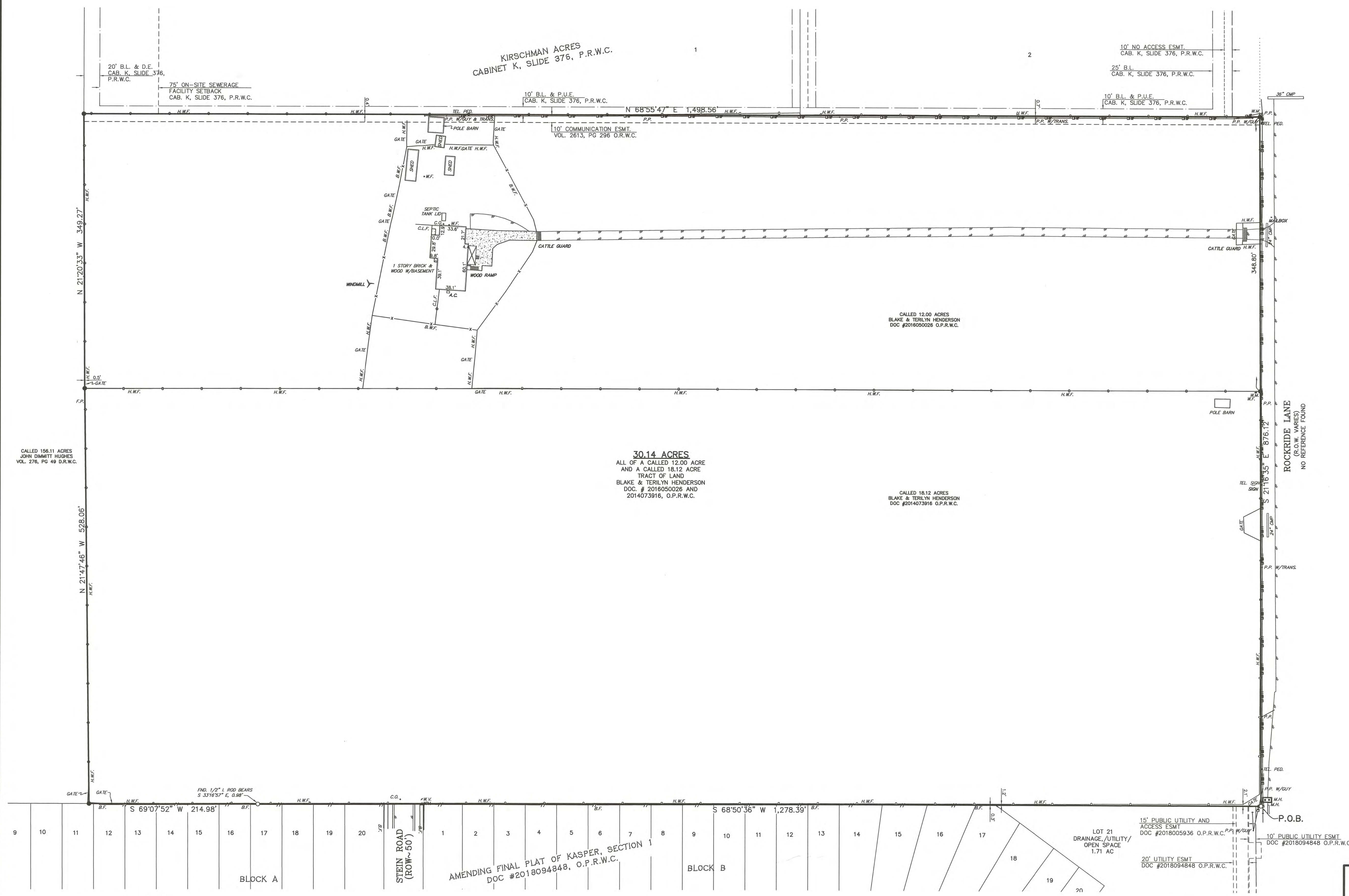
Revised June 5, 2019—Update Title Commitment

**BGE, Inc.**  
7330 San Pedro Ave., Suite 202, San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10194490

**LAND TITLE SURVEY OF  
30.14 ACRES OF LAND  
SITUATED IN THE  
WILLIAM ADDISON SURVEY  
ABSTRACT NO. 21  
WILLIAMSON COUNTY, TEXAS**

PARTY CHIEF:	C.T.	ISSUE DATE:	05/28/2019
TECHNICIAN:	R.H.	REVISED DATE:	06/05/2019
R.P.L.S.:	D.A.	SCALE:	1"=60'
FIELD BOOK:	N/A	JOB NUMBER:	6820-00
BASE FILE:	R:\120\Projects\Brahm_Homes\6820-00_Rockridge_Survey\01_Calcs		

SHEET **1**  
OF 1



GENERAL NOTES

- MONUMENTATION AS SHOWN HEREON.
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0485E, REVISED SEPTEMBER 26, 2008.
- THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY AND COUNTERSIGNED BY GEORGETOWN TITLE COMPANY, INC. UNDER FILE NUMBER 190074826, DATED EFFECTIVE MAY 22, 2019 AND ISSUED ON JUNE 3, 2019.
- A METES AND BOUNDS DESCRIPTION IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.

SCHEDULE B NOTES, FILE NO. 190074826

- 10a. An undivided one-half (1/2) interest in all oil, gas and other minerals, including lignite, coal and iron ore, on, at, in or under the surface of the land herein described as reserved by grantor in Deed dated February 24, 1983, executed by T. H. Cody, Jr. et al to William Horshaw, recorded in Volume 909, Page 477, Deed Records, Williamson County, Texas and all rights incident thereto. Title to said reservation has not been examined subsequent to its date of execution. (Not Survey Related)
- 10b. Easement dated June 27, 1928, granted by Mrs. M. R. Cody to Lone Star Gas Company recorded in Volume 239, Page 16, Deed Records, Williamson County, Texas. (Blanket Easement)
- 10c. Easement dated April 21, 1977, granted by Claude C. Cody, III et al to Texas Power & Light Company recorded in Volume 670, Page 6, Deed Records, Williamson County, Texas. (Does not affect this not shown)
- 10e. Terms, provisions and conditions of any leases, not of record. (As to both tracts)
- 10f. Easement and right-of-way dated September 7, 1994, granted by John Czop to GTE Southwest Incorporated recorded in Volume 2613, Page 296, Official Records, Williamson County, Texas. (Shown Hereon)

I, Dion P. Albertain, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to Clayton Properties Group, Inc., a Tennessee Corporation doing business in Texas as Brohm Homes; and Stewart Title Guaranty Company, that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Dated this the 6th day of June, 2019.

