

Old McCoy Site  
Planned Unit Development  
Development Plan

**A. PROPERTY**

The McCoy School Site Planned Unit Development district consists of a 2.041 acre tract (Area B) and a 12.667 acre tract (Area A and C) located within the McCoy School Subdivision of the Nicolas Porter Survey, at the intersection of Williams Dr and Cedar Dr. The site is bisected by Rivery Blvd. with the south site being approximately 12.667 acres and the northern site being 2.041 acres, more fully described in **Exhibit B**, herein defined as the “Property”.

**B. PURPOSE**

The purpose and intent of the PUD zoning district is to create a vibrant mixed-use development that compliments the surrounding land uses while meeting the intent of the Williams Drive Gateway Plan that establishes desired policies for development of the area. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) to create a modern, pedestrian friendly, mixed-use development that blends the current natural aesthetics of the site with contemporary amenities to enhance the surrounding community that could not be otherwise achieved by the current zoning districts. This project proposes a mix of commercial, retail, office, and high-density multifamily uses. The Old McCoy Site PUD conceptual land plan, attached hereto as **Exhibit C**, depicts the integration of the above stated land uses along with automobile and pedestrian pathways through the project.

To meet the city’s vision for this Property specified in the 2030 Comprehensive Plan and support the goals stated in Policy LU.2 for infill locations promoting more compact, higher density, well-connected developments, this site will provide more housing and retail options off the major artery of Williams Drive in a pedestrian oriented environment. This mix of commercial retail, office, and high-density housing accommodates Georgetown’s future land use plans for the Property with High-Density Mixed Housing and Urban Mixed-Use zones.

While prioritizing the future designated land use, the intended development strives to maintain a sense of place and community gathering as its prior use once did. Walking paths and a central outdoor green space or plaza tie the community together by creating a natural sense of respite from dense urban areas and become a destination to host public events and activities such as farmers’ markets, group exercise, art installations, food trucks, and other programming. This connectivity and dedicated open

space tie together the varying uses within the mixed-use development; create a vibrant, mixed use, walkable activity center; and establish a precedent for connectivity of future development and within the scope of the Williams Drive Gateway Plan.

### **C. APPLICABILITY AND BASE ZONING**

The Williams Drive study includes specific recommendations and concepts that were developed within a context that prioritized multimodal transportation, mixed land use, housing choices, environment, economic development, and equity. By including the C-3, General Commercial, base zoning and High Density Residential MF-2 base zoning to establish an Urban mixed-use district several prioritized concepts within the recommendations of the Williams Study will be addressed.

In accordance with UDC Section 4.06.010.A “Compatibility with Base Zoning District”, all development of the property shall conform to the base zoning district of C-3 General Commercial and MF-2 High Density Residential. Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the UDC at time the PUD is approved shall be applicable. In the case that this Development Plan does not address a specific item, the City of Georgetown UDC and any other applicable Ordinances shall apply. In the event of a conflict between the regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

- **The PUD will have two base zoning districts, with noted exceptions:**

1. General Commercial (C-3) shall be the base zoning for both tracts - Area A and B as shown in the attached **Exhibit C** and shall have the purpose of commercial uses with a focus on retail development along the major arterial roadways (Williams Drive and Rivery Blvd).
2. Area C as shown in the attached **Exhibit C** shall have the purpose of High-Density Multifamily units. Area C shall be governed by the High Density Residential MF-2 zoning requirements and be allowed no more than 300 units.

- **Prohibited Uses (Area A and B)**

Outdoor Driving Range  
Hospital Psychiatric

Flea Market  
Correctional Facility  
Substance abuse facility  
Transient service facility  
Multi-family attached  
Government or postal office except retail oriented postal stores  
Emergency service station  
Blood plasma center  
Hospital  
Cemetery, Columbaria, Mausoleum or Memorial Park  
Motel  
Personal Services, Restricted  
Small Engine Repair  
Funeral Home  
Automobile Sales, Rental or Leasing Facility  
Commercial Vehicle Sales, Rental or Leasing Facility  
Automobile Parts and Accessories Sales, Outdoor  
Automobile Repair and Service, Limited  
Automobile Repair and Service, General  
Fuel Sales  
Car Wash  
Fuel Sales with more than ten multi-fuel dispensers  
Recreational Vehicle Sales, Rental or Service

- **Special Use Permits** (Area A and B)
  - Restaurant, single tenant with drive-through
  - Self-Storage (Indoor and Outdoor)

#### **D. LAND USE PLAN**

A Conceptual Land Use Plan is attached to this development plan as **Exhibit C** to illustrate the approximate parcels and land uses intended for the Property. Exhibit C is intended to serve as a guide to illustrate the general vision and is not intended to serve as a final site plan. The Conceptual Site Plan attached as **Exhibit D**, depicts a series of buildings, parking, outdoor areas, landscaping, and roadways.

The intent within the site plan is to enhance the urban form and character of the area while strengthening its identity. This is established through the mixed-use nature of the buildings to define open space as a sense of place as well as the carefully designed and maintained green. The flexibility of the space allows for a greater diversification of audiences to visit the space. Visitor parking occurs at the edge of the development,

allowing the pedestrian experience to be emphasized within the core of the development. The multi-use facet allows a typical weekday to see young professionals working remotely, young children running through the green while parents enjoy a meal from a patio, or an older generation step out of their residence to enjoy a walk through the property. Activity enthusiasts will be provided a refreshing establishment just off the path of the river while still absorbing a natural setting with numerous retail and restaurant options.

## **E. VEHICULAR AND PEDESTRIAN CIRCULATION**

The improvements within the PUD will be designed to maximize pedestrian circulation within the Property, while accommodating the Williams Drive Gateway Plan for a vibrant mixed-use development. A safer biking environment will be created along the perimeter and through the site with an internal access drive and wider sidewalks along Williams Drive. Landscaping and sidewalks shall be allowed in easements along Williams Drive to accommodate the overall intent of the proposed Williams Drive in lieu of additional ROW dedication. In no circumstance shall Williams Drive have an ultimate ROW less than 88 feet and half of the required ROW to achieve this requirement shall be dedicated during the platting process for the property. Traffic calming devices along the interior drive such as reduced drive widths, raised medians, and alternate paving options will be used. Parallel parking for convenient access, drop off and pick up will line this drive as is found in many denser urban settings. Pedestrians shall have access to the site at driveways and other designated pedestrian only access points such as the sidewalks along Rivery Boulevard, Williams Drive, and Park Lane to the East. The focus of this development is to provide an example of how providing space for community engagement and social interactions within good urban mixed-use design can improve the quality of life for those within the neighborhood as well as create a sense of place and identity for the community itself. By inviting pedestrians into the site where the amenities are located and providing transparency in the surrounding establishments, they become insulated from the bustle and heavy flow of vehicular traffic along Williams Drive. This is reflected in the conceptual renderings attached as **Exhibit I**.

- **Vehicular Access and Circulation**

- A. At the time of Plat 15'-0" along Williams Drive shall be dedicated to the city of Georgetown for right of way use. Adjacent to this dedicated land area, an additional 15'-0" PUE (public utility easement) will also be granted. Within the dedicated ROW and PUE a 10'-0" wide meandering bike path / sidewalk will be constructed. The remaining 20'-0" of dedicated area will be utilized as a landscape buffer for street yard tree plantings per UDC Section 8.04.030 and as defined in this PUD. Any additional landscape screening adjacent to the parking field shall also be provided as defined in the landscape section of this PUD. One example of achieving this is shown in the conceptual cross-



section of the adjacent landscape buffer and perimeter parking, attached as **Exhibit E-2**.

- B. Internal circulation drive shown in **Exhibit D** shall be constructed per the cross section in **Exhibit E-1**.
- C. Driveways/Access. The locations of the driveways as shown on the Conceptual Site plan, per **Exhibit D**, are conceptual in nature and locations shall be finalized at time of site plan in accordance with an approved Traffic Impact Analysis.

- **Pedestrian Access and Circulation**

- A. 6'-0" pedestrian trails, comprised of crushed rock, shall be located throughout the property and along detention ponds shall be used to meet common amenity area requirements per UDC Sec. 06.06.020, as generally depicted in the Conceptual Circulation Plan attached as **Exhibit F** for the purpose of a common amenity.
- B. Pedestrian sidewalks along Williams Drive shall be 10'-0" in width, as noted above, and shall retain the 8'-0" existing sidewalk width along Rivery Boulevard.
- C. Internal primary sidewalks shall be 6'-0" in width, and be constructed per the UDC Sect 12.07.010, and placed as generally depicted in the Conceptual Circulation Plan attached as **Exhibit F**.

## **F. DESIGN STANDARDS**

All uses shall incorporate similar architectural features to bring a cohesive master planned development aesthetic between areas A, B, and C.

- **Old McCoy Site PUD Design Standards**

- A. Height Restrictions (Area A and B)
  - i. Building height shall be a maximum of thirty-five (35')
- B. Height Restrictions (Area C)
  - i. Building height shall be a maximum of sixty feet (60')

- **Architectural Design/ Building Standards for Areas A and B**

- A. Entryways and Entrance Treatments.
  - i. Any front entry to a building shall be set back from the drive aisle a minimum distance of 10 feet.
- B. Single-use or multi-tenant buildings over 60,000 square feet in size shall provide clearly defined, highly visible customer entrances that include an outdoor patio area that is a minimum of 200 square feet in area and incorporates the following:
  - i. Benches or other seating components

- ii. Decorative landscape planters or wing walls that incorporate landscaped areas; and
  - iii. Structural or vegetative shading.
- C. Pedestrian routes shall be provided between the parking and building(s).
- D. Minimum of twenty percent (20%) of the first two stories or floors of a building shall be constructed in glass or a **glass appearance**. There shall be no maximum.
- E. Minimum of 10'-0" wide sidewalk shall be installed on any side of a building that directly fronts the interior plaza.
- F. All Building façades facing Williams Drive or Rivery Boulevard will have the appearance of a building fronting the street either through a primary means of egress, glazing, or other increased aesthetic feature. Any "back of house" utilities or equipment on this façade will be screened through increased landscape or low opaque walls to coincide with the aesthetics and color scheme of the overall building.
- G. Maximum front yard setback along Williams Drive will be 100'.

## **G. IMPERVIOUS COVER**

Impervious cover on the property shall not exceed eighty (80) percent, when landscape site amenities are taken into account (internal drives, walking trails, plaza and open patio space), but can be increased to ninety (90) percent per the requirements of allowed waivers in UDC 11.02. Area A and C shall have a commitment of 12,500 square feet of open space. Area B shall have a commitment of 2,500 square feet of open space. Individual site plans shall tabulate cumulative totals per the preliminary plat relative to impervious cover for the property, and shall provide a balance of urban environment and open landscape amenity space. In no case shall a site plan be approved if it causes impervious cover on the comprehensive area of land comprising the preliminary plat to exceed ninety (90) percent with proposed waivers. Stormwater control infrastructure shall meet the City of Georgetown requirements.

## **H. LANDSCAPE REQUIREMENTS**

Landscaping on the Property shall serve as an example of how mixed-use developments can accommodate the intentions of the Williams Drive Gateway plan. Except provided in this section, landscaping shall meet the requirements of the Georgetown UDC Chapter 8 Tree Preservation, Landscaping and Fencing. Landscaping shall be designed in a way to create an inviting streetscape to bikers and pedestrians, while inviting pedestrians and vehicles into the site.

A. Street Yard Landscaping

- i. Each non-residential property shall provide a landscaped area totaling 20 percent (20%) of the street yard, and a minimum of one shade tree, and three five-gallon shrubs shall be planted per sixty (60) linear feet of frontage road. Trees shall be planted within the street yard to allow for retainage and flexibility of existing shade trees to remain, and shrubs shall be provided to screen parking and headlights.
- ii. Plantings shall be taken from the City of Georgetown approved plant list, and as noted on the attached **Exhibit G**.

B. Planting shall be placed to provide an attractive streetscape and building frontage. Parking Lot Landscaping

- i. Twenty square feet of pervious landscape area shall be provided within the parking lot for each parking stall located between the building line and the street right-of-way per the UDC Sec. 8.04.040.
- ii. Landscaped islands or peninsulas with a minimum of one shade tree shall be spaced at least every 18 parking stalls provided.
- iii. Shade tree requirements for parking lots can be accommodated by any shade trees onsite if the 50-foot building setback requirement is met.
- iv. Parking Lot landscape shall also include a berm and screening shrub for any parking spaces that face Williams Drive to screen vehicles from the right of way. The proposed berm shall be 2 feet in height and screening shrubs shall be spaced a maximum of three feet on center, shall be a minimum of 30 inches in height at installation, and shall be capable of reaching a minimum height of three feet within 18 months of planting. At least 30 percent of the shrubs planted shall be flowering shrubs or perennial plants and shall be on the approved planting list.

v.

C. Bufferyards/Setbacks

- i. All non-residential and multi-family land uses within the PUD that border a single family (SF) residential zoning district or two family (TF) residential zoning district shall include a 10 ft landscape buffer, and shall comply with the requirements of a low level bufferyard with one shade tree, two evergreen ornamental trees and eight evergreen shrubs per 50 linear feet of bufferyard. In addition, a solid six-foot high screening wall constructed of brick, stone, reinforced concrete, or other similar two-sided masonry materials shall be provided between the PUD and the SF or TF residential district.
- ii. Shade trees shall be planted in a parkway strip or tree wall that is sized and equipped with underground root barrier treatments in accordance with Section 12.06 of the UDC. In addition, root barriers are to extend

twice the distance of the root ball (I.e. a 24" box will require 48" of root barrier in either direction.

- iii. All non-residential land uses bordering a multi-family land use shall have no bufferyard requirement internal to the multi-site unified development.
- iv. Land uses bordering public rights-of-way shall allow parking in the building setback but shall be no closer than 10' from the ROW when all street yard landscaping and parking lot landscaping is met.

## **I. SIGNAGE**

This PUD shall adhere to Chapter 10 of the UDC except for the exceptions noted in this PUD. A master sign plan shall be prepared for the mixed-use development prior to the issuance of any sign permits. The intent of the development will be to create a master sign package which will have a common theme, material palette and appearance which will visually relate to the architecture and tie the various land uses together.

The proposed conceptual sign types and locations for the project are as follows:

- Each building will be allowed to contribute area toward a master sign plan as though it were its own separate lot per the areas identified in chapter 10 of the UDC.
- The sign areas noted per the UDC will apply toward sign panels advertising businesses only.
- An additional signage base constructed of brick, masonry, metal, or other solid material height will be allowed to be constructed up to 48" tall and not count toward the overall sign height.
- A decorative cap will be allowed on any multi-tenant sign up to 24" in height. The decorative cap will not be allowed to advertise any specific business within the center. The decorative cap will not contribute toward the overall height of the sign.
- No sign shall be constructed within the site triangle of any access drive.
- No sign shall exceed 18' in height.

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## J. **PARKING**

To establish a mixed-use urban environment, multimodal transportation should be prioritized. In this development pedestrian and bicycle transportation as well as vehicular transportation are the primary sources of accessing the site. The intention of this PUD is to create a network of pedestrian and vehicular friendly streets. One way of achieving this is by primarily maintaining vehicular parking along the perimeter of the site adjacent to the vehicular corridors. This allows the pedestrian experience of the urban center to be enhanced while still providing convenient access where it may be necessary for retailers. Connectivity between adjacent commercial parcels will be available if future re-development of those parcels would occur. Connectivity between Williams Drive and Rivery Boulevard will also be maintained through an internal access drive with traffic calming features.

The mixed-use nature of the development will consist of a variety of businesses that conduct business at varying times. Shared parking among the residential and non-residential portions of the site shall be allowed to accommodate guest parking for the multi-family users. In order to maximize the natural aesthetics and landscaping on the Property as well as enhance the character and aesthetics along Williams Drive, this PUD will include a reduction in the minimum parking requirements for improvements on the site. A 10% reduction in parking required by code is permitted without a shared parking study due to the mixed-use nature of the development. Further reduction, not to exceed twenty percent (20%) of the number of spaces required by code shall be allowed based on a Shared Parking Study to be completed by the developer and approved by the planning director at the time of the Site Plan approvals.

### A. Area C

- i. 1.5 parking spots per one bedroom unit
- ii. 2 parking spots per two-bedroom unit
- iii. Additional 5% of total spaces for visitor parking
- iv. Surface parking lots off the internal drive to be used strictly for multifamily use shall not be allowed.

### B. Area A and B

- i. Parking requirements shall follow the UDC with the noted exception of the parking reduction.

### C. Internal Access Drive

- i. A minimum of 25 additional parking spots will be provided on any portion of the site not attributed toward the parking minimums of any building within Area A, B, or C to offset any parking reductions.

## **K. TREE PRESERVATION**

The tree inventory as shown in **Exhibit H** identify the location, size, and species of all existing trees onsite. To promote the preservation of quality trees, reduce the mitigation owed, and contribute value to the built environment the site shall preserve a minimum of 20% of fair or above condition heritage trees across the multi-site unified development per Section 8.02.030 of the UDC. Heritage trees on site are shown in Exhibit L. Mitigation for any protected or heritage tree removed due to building footprints, parking, site circulation, etc. shall be mitigated by on-site replacement, and per payment to the city per Section 8.02.040 of the UDC with the exception for Mitigation by Payment; however, additional approval for removal shall not be required beyond this Planned Development.

## **L. OPEN SPACE AND AMENITIES PLAN**

To provide engaging common amenities to satisfy the standards of Sec. 6.06.202, open spaces for the community shall offer respite from the bustling city fabric that surrounds them, plazas shall be placed to contribute socially, economically, and culturally to the cities in which they are located. The Property will have pedestrian friendly open space with amenities and streetscapes as depicted on **Exhibit D, Exhibit E, and Exhibit I**. The central open space will be reserved with Area A. Trails and sidewalks will also be maintained throughout the site as shown on **Exhibit F** to provide not only a network of vehicular connections through the site, but pedestrian ones as well. Trails and sidewalks shall be constructed with each site plan in general conformance with **Exhibit D**.

The multi-family development shall be required to provide five (5) amenities per the UDC Sec. 6.06.020, and can be installed in any open space on the property. List of acceptable amenities, but not all inclusive shall be as follows:

1. Picnic Areas – minimum of two (2) tables and two (2) cooking grills per 100 dwelling units.
2. Trails (walkways or bike trails) - comprised of crushed rock and 6'-0" in width, as noted and defined in Section E above.
3. Landscape Seating Areas – minimum of one (1) bench per building either in an organized grouping or dispersed throughout development.
4. Fenced Dog Park – minimum of 2,500 square feet with 25'-0" minimum depth.
5. Private Fitness Facility.
6. Business Center.
7. Community Garden – minimum of 200 square feet.

### **A. Parkland Requirement**

The parkland dedication for the residential component of the property shall be met through payment of fee-in-lieu minus the area of the plaza at time of site plan approval.

**B. Detention Pond**

All detention ponds shall be designed per the UDC Sec. 11.06.050 stormwater management. In addition, all ponds shall meet the requirements of the City Drainage Manual.

The detention pond shall be used for functional purposes as well as an amenity for the entire development, and shall devote of a minimum of 2,500 sf to usable pedestrian space, comprised of seating areas with a minimum of one (1) bench for respite.

A 10'-0" landscaped bufferyard shall be provided along the detention pond facing the public right of way per the UDC Sec. 8.04.060, as well as a 6'-0" pedestrian walking trail per Section E above.

**“ZONING EXHIBIT”  
12.695 ACRE TRACT**

Nicholas Porter Survey, Abstract No. 497  
Patented in conflict with the Orville Perry Survey, Abstract No. 10  
*in the City of Georgetown, Williamson County, Texas*

**DESCRIPTION** of a 12.695 acre (552,991 square feet) tract of land located in the Nicholas Porter Survey, Abstract Number 497, patented in conflict with the Orville Perry Survey, Abstract Number 10, Williamson County, City of Georgetown; said tract being a portion of Lot 1, McCoy School Subdivision, a map of which is recorded in Cabinet R, Slide 12, of the Plat Records of Williamson County, Texas, being a portion of 17.147 acres conveyed to the Georgetown Independent School District in a Deed to Georgetown Independent School District and recorded in Volume 463, Page 631, of the Deed Records of Williamson County, Texas, said 12.695 acre (552,991 square feet) tract being more fully described as follows:

**BEGINNING**, at a point at the intersection of the northeast line of Ranch-to-Market Road 2338 (RM 2338), commonly known as Williams Drive, an 80-foot wide right-of-way and the southwesterly line of Park Lane, a 50-foot wide right-of-way, same being the most southerly corner of said Lot 1, McCoy School Subdivision;

**THENCE**, with the northeast line of said Williams Drive, same being the southwesterly line of said Lot 1 and the herein described tract, along a curve to the right, having a central angle of 06 degrees, 03 minutes, 03 seconds, a radius of 1870.08 feet, a chord bearing and distance of North 39 degrees, 24 minutes, 50 seconds West, 197.40 feet, an arc distance of 197.49 feet to a point for corner at the end of said curve;

**THENCE**, North 36 degrees, 19 minutes, 09 seconds West, with the northeast line of said Williams Drive, same being the southwesterly line of said Lot 1 and the herein described tract, a distance of 543.32 feet to a point for corner; said point being the most southerly corner of Lot 2 of said McCoy School Subdivision and being the most westerly corner of said Lot 1;

**THENCE**, departing the northeast line of said Williams Drive, and along the common lines of said Lot 1 and Lot 2, the following four (4) calls:

North 53 degrees, 39 minutes, 51 seconds East, a distance of 219.81 feet to a point for corner;

North 35 degrees, 56 minutes, 08 seconds West, a distance of 24.45 feet to a point for corner;

North 36 degrees, 12 minutes, 26 seconds West, a distance of 170.03 feet to a point for corner;

South 54 degrees, 12 minutes, 04 seconds West, a distance of 60.32 feet to a point for corner; said point being the most easterly corner of Lot 3-A, Block One, Gabriel Heights Addition, according to the plat recorded in Cabinet J, Slide 100 of said Plat Records;

**THENCE**, along the westerly line of said Lot 1, McCoy Schools Subdivision and the easterly line of said Lot 3-A, the following three (3) calls:

North 36 degrees, 10 minutes, 26 seconds West, a distance of 112.32 feet to a point for corner;

North 36 degrees, 28 minutes, 26 seconds West, a distance of 112.59 feet to a point for corner; said point being the most westerly corner of said Lot 1;

North 53 degrees, 37 minutes, 43 seconds East, along the most westerly line of said Lot 1, a distance of 70.42 feet to a point for corner; said point being in the southerly line of Rivery Boulevard, a 92-foot wide right-of-way, at the beginning of a non-tangent curve to the left;

**THENCE**, departing the westerly line of said Lot 1 and along the southerly line of said Rivery Boulevard in an easterly direction along said curve to the left, having a central angle of 01 degrees, 15 minutes, 20 seconds, a radius of 404.06 feet, a chord bearing and distance of South 65 degrees, 10 minutes, 53 seconds East, 8.85 feet, an arc distance of 8.85 feet to a point for corner, said point also being the beginning of a compound curve to the left;

**THENCE**, in an easterly direction, along said curve to the left, having a central angle of 35 degrees, 17 minutes, 21 seconds, a radius of 546.07 feet, a chord bearing and distance of South 82 degrees, 33 minutes, 30 seconds East, 331.04 feet, an arc distance of 336.33 feet to a point for corner;

**THENCE**, North 79 degrees, 48 minutes, 16 seconds East, a distance of 14.08 feet to a point for corner at the beginning of a tangent curve to the left;

**THENCE**, in a northeasterly direction along a said curve to the left, having a central angle of 26 degrees, 38 minutes, 35 seconds, a radius of 546.06 feet, a chord bearing and distance of North 66 degrees, 29 minutes, 00 seconds East, 25.64 feet, an arc distance of 253.92 feet to a point for corner;



**“ZONING EXHIBIT”  
12.695 ACRE TRACT**

Nicholas Porter Survey, Abstract No. 497  
Patented in conflict with the Orville Perry Survey, Abstract No. 10  
*in the City of Georgetown, Williamson County, Texas*

**THENCE**, North 53 degrees, 09 minutes, 44 seconds East, a distance of 148.18 feet to a point for corner;

**THENCE**, along the northeasterly and easterly line of said Lot 1 and the westerly and southwesterly line of Block 4, Gabriel Heights, according to the plat recorded in Cabinet B, Slide 5 of said Plat Records, the following ten(10) calls;

South 36 degrees, 11 minutes, 07 seconds East, a distance of 53.17 feet to a point for corner;

South 36 degrees, 09 minutes, 48 seconds East, a distance of 70.04 feet to a point for corner;

South 36 degrees, 31 minutes, 48 seconds East, a distance of 70.22 feet to a point for corner;

South 36 degrees, 16 minutes, 46 seconds East, a distance of 16.89 feet to a point for corner;

South 13 degrees, 22 minutes, 31 seconds West, a distance of 19.97 feet to a point for corner;

South 13 degrees, 46 minutes, 04 seconds West, a distance of 45.05 feet to a point for corner;

South 13 degrees, 44 minutes, 11 seconds West, a distance of 69.96 feet to a point for corner;

South 13 degrees, 36 minutes, 33 seconds West, a distance of 69.96 feet to a point for corner;

South 13 degrees, 43 minutes, 24 seconds West, a distance of 498.94 feet to a point for corner;


South 36 degrees, 18 minutes, 47 seconds East, a distance of 156.25 feet to a point for corner in the northwesterly line of said Park Lane; said point being the most southerly east corner of said Lot 1 and the most southeasterly corner of Lot 17 of said Gabriel Heights;

**THENCE**, South 45 degrees, 58 minutes, 57 seconds West, along the southeasterly line of said Park Lane, a distance of 332.81 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 12.695 acres of land or 552,991 square feet, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that this document was prepared under 22 Texas Administrative Code §138.95, 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.

  
\_\_\_\_\_  
Michael Larry Lewis, Jr.                      Date  
Registered Professional Land Surveyor No. 5773  
Pacheco Koch Consulting Engineers, Inc.



4060 Bryant Irvin Road, Fort Worth, TX 76109  
(817) 412-7155  
TX Reg. Surveying Firm LS-10008001

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DSANSONE

LEGEND

ADJOINING PROPERTY LINE

SUBJECT PROPERTY LINE

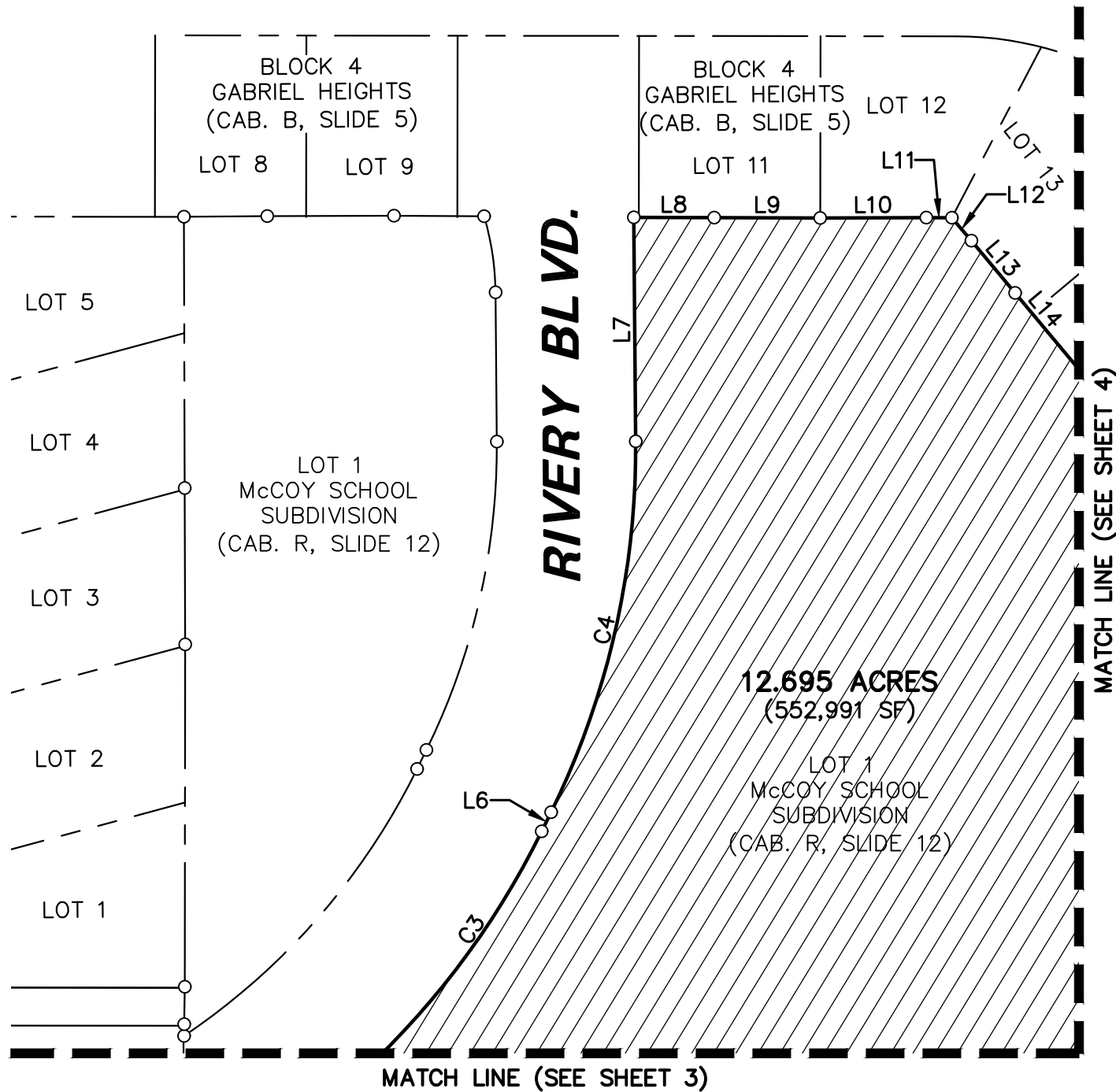
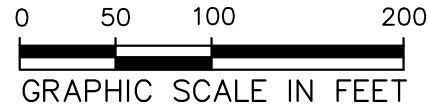
POINT FOR CORNER  
(UNLESS OTHERWISE NOTED)

(C.M.)

- CONTROLLING MONUMENT

**P.O.B.**

- POINT OF BEGINNING



## 12.695 ACRE TRACT

LOCATED IN THE CITY OF GEORGETOWN  
AND BEING A PART OF LOT 1, BLOCK 4,  
McCOY SCHOOL SUBDIVISION AND BEING OUT OF  
THE NICHOLAS PORTER SURVEY, ABSTRACT  
NO. 497 PATENTED IN CONFLICT WITH THE  
ORVILLE PERRY SURVEY, ABSTRACT NO. 10  
WILLIAMSON COUNTY, TEXAS.  
SHEET 3 OF 6



4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DJS	MLL	1"=100'	09/09/2021	4670-21.455

EXHIBIT B-3  
SURVEY DESCRIPTION

EXHIBIT B-4  
SURVEY DESCRIPTION

DSANSONE 9/10/2021 9:03 AM M:\DWG-46\4670-21.455\DWG\SURVEY C3D 2018\4670-21.455EX1.DWG

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 4)

LOT 14

L15

LOT 15

BLOCK 4  
GABRIEL HEIGHTS  
(CAB. B, SLIDE 5)  
LOT 16

S 13°43'24" W

498.94'

LOT 17

S 36°18'47" E  
156.25'

12.695 ACRES  
(552,991 SF)

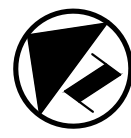
LOT 1  
McCOY SCHOOL  
SUBDIVISION  
(CAB. R, SLIDE 12)

N 36°19'09" W 543.52'

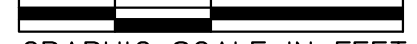
**WILLIAMS DRIVE**

(RM 2338)

(80' RIGHT-OF-WAY)



0 50 100 200



GRAPHIC SCALE IN FEET

LEGEND

- ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) - CONTROLLING MONUMENT
- P.O.B.** - POINT OF BEGINNING

**PARK LANE**

(50' PUBLIC ROW)

S 45°58'57" W

332.81'

**P.O.B.**

C1

**12.695 ACRE TRACT**

LOCATED IN THE CITY OF GEORGETOWN  
AND BEING A PART OF LOT 1, BLOCK 4,  
McCOY SCHOOL SUBDIVISION AND BEING OUT OF  
THE NICHOLAS PORTER SURVEY, ABSTRACT  
NO. 497 PATENTED IN CONFLICT WITH THE  
ORVILLE PERRY SURVEY, ABSTRACT NO. 10  
WILLIAMSON COUNTY, TEXAS.  
SHEET 5 OF 6



4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DJS	MLL	1"=100'	09/09/2021	4670-21.455

EXHIBIT B-5  
SURVEY DESCRIPTION

DSANSONE 9/10/2021 9:03 AM M:\DWG--46\4670-21.455\DWG\SURVEY C3D 2018\4670-21.455EX1.DWG

<i><b>LINE TABLE</b></i>		
<i><b>LINE</b></i>	<i><b>BEARING</b></i>	<i><b>LENGTH</b></i>
L1	N 35°56'08" W	24.45'
L2	S 54°12'04" W	60.32'
L3	N 36°10'26" W	112.32'
L4	N 36°28'19" W	112.59'
L5	N 53°37'43" E	70.42'
L6	N 79°48'16" E	14.08'
L7	N 53°09'44" E	148.18'
L8	S 36°11'07" E	53.17'
L9	S 36°09'48" E	70.04'
L10	S 36°31'48" E	70.22'
L11	S 36°16'46" E	16.89'
L12	S 13°22'31" W	19.97'
L13	S 13°46'04" W	45.05'
L14	S 13°44'11" W	69.96'
L15	S 13°36'33" W	69.96'

<i><b>CURVE TABLE</b></i>						
<i><b>CURVE</b></i>	<i><b>DELTA</b></i>	<i><b>RADIUS</b></i>	<i><b>LENGTH</b></i>	<i><b>TANGENT</b></i>	<i><b>CHORD BEARING</b></i>	<i><b>CHORD</b></i>
C1	006°03'03"	1870.08'	197.49'	98.84'	N 39°24'50" W	197.40'
C2	001°15'20"	404.06'	8.85'	4.43'	S 65°10'53" E	8.85'
C3	035°17'21"	546.07'	336.33'	173.69'	S 82°33'30" E	331.04'
C4	026°38'35"	546.06'	253.92'	129.30'	N 66°29'00" E	251.64'



4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

<i><b>DRAWN BY</b></i>	<i><b>CHECKED BY</b></i>	<i><b>SCALE</b></i>	<i><b>DATE</b></i>	<i><b>JOB NUMBER</b></i>
DJS	MLL	1"=100'	09/09/2021	4670-21.455

## 12.695 ACRE TRACT

LOCATED IN THE CITY OF GEORGETOWN  
AND BEING A PART OF LOT 1, BLOCK 4,  
McCOY SCHOOL SUBDIVISION AND BEING OUT OF  
THE NICHOLAS PORTER SURVEY, ABSTRACT  
NO. 497 PATENTED IN CONFLICT WITH THE  
ORVILLE PERRY SURVEY, ABSTRACT NO. 10  
WILLIAMSON COUNTY, TEXAS.  
SHEET 6 OF 6

EXHIBIT B-6  
SURVEY DESCRIPTION

**“ZONING EXHIBIT”**

**2.010 ACRE TRACT**

Nicholas Porter Survey, Abstract No. 497  
*in the City of Georgetown, Williamson County, Texas*

**DESCRIPTION** of a 2.010 acre (87,542 square feet) tract of land located in the Nicholas Porter Survey, Abstract Number 497, patented in conflict with the Orville Perry Survey, Abstract Number 10, Williamson County, City of Georgetown; said tract being a portion of Lot 1, McCoy School Subdivision, a map of which is recorded in Cabinet R, Slide 12, of the Plat Records of Williamson County, Texas, being a portion of 17.147 acres conveyed to the Georgetown Independent School District in a Deed to Georgetown Independent School District and recorded in Volume 463, Page 631, of the Deed Records of Williamson County, Texas, said 2.010 acre (87,542 square feet) tract being more fully described as follows:

**BEGINNING**, at a point in the northwest line of Rivery Boulevard, a 92-foot wide right-of-way; same being in the southeast line of Lot 3-A, Block One, Gabriel Heights, according to the plat recorded in Cabinet J, Slide 100 of the Plat Records of Williamson County, Texas and the northwest line of said Lot 1;

**THENCE**, North 54 degrees, 29 minutes, 47 seconds East, a distance of 7.72 feet to a point for corner being the most easterly corner of said Lot 3-A and in the northwest line of said Lot 1;

**THENCE**, North 53 degrees, 42 minutes, 50 seconds West, a distance of 24.75' to a point for corner being the most southern corner of Lot 1, Block 4, McCoy School Subdivision, according to the plat recorded in Cabinet B, Slide 5 of said Plat Records; said point being in the northwest line of said Lot 1 of McCoy School Subdivision;

**THENCE**, along the southeast line of said Gabriel Heights and the northwest line of said Lot 1, McCoy School Subdivision, the following six (6) calls:

North 53 degrees, 42 minutes, 50 seconds East, a distance of 226.54 feet to a point for corner;

North 53 degrees, 28 minutes, 10 seconds West, a distance of 103.38 feet to a point for corner;

North 53 degrees, 28 minutes, 10 seconds West, a distance of 179.52 feet to a point for corner being the most northerly corner of said Lot 1, McCoy School Subdivision;

South 36 degrees, 48 minutes, 37 seconds East, a distance of 55.07 feet to a point for corner;

South 36 degrees, 30 minutes, 11 seconds East, a distance of 83.80 feet to a point for corner;

South 36 degrees, 01 minutes, 32 seconds East, a distance of 59.66 feet to a point for corner in the northwest line of said Rivery Boulevard; said point being in the northeasterly line of Lot 1, McCoy Subdivision and the Southwest line of said Gabriel Heights to the beginning of a curve to the right;

**THENCE**, departing the northeasterly line of said Lot 1 and the Southwest line of said Gabriel Heights in a southwesterly direction along said curve to the right, having a central angle of 16 degrees, 00 minutes, 48 seconds, a radius of 182.65 feet, a chord bearing and distance of South 45 degrees, 07 minutes, 43 seconds West, 50.88 feet, an arc distance of 51.05 feet to a point for corner;

**THENCE**, South 53 degrees, 09 minutes, 44 seconds West, a distance of 98.72 feet to a point for corner at the beginning of a tangent curve to the right;

**THENCE**, in a southwesterly direction along said curve to the right, having a central angle of 26 degrees, 38 minutes, 33 seconds, a radius of 454.06 feet, a chord bearing and distance of South 66 degrees, 29 minutes, 00 seconds West, 209.24 feet, an arc distance of 211.14 feet to a point for corner;

**THENCE**, South 79 degrees, 48 minutes, 16 seconds West, a distance of 14.08 feet to a point for corner at the beginning of a tangent curve to the right;

**THENCE**, in a southwesterly direction along said curve to the right, having a central angle of 29 degrees, 54 minutes, 10 seconds, a radius of 545.07 feet, a chord bearing and distance of North 85 degrees, 14 minutes, 38 seconds West, 234.30 feet, an arc distance of 236.98 feet to the **POINT OF BEGINNING**;

**"ZONING EXHIBIT"**

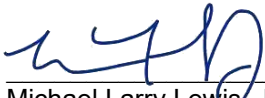
**2.010 ACRE TRACT**

Nicholas Porter Survey, Abstract No. 497  
*in the City of Georgetown, Williamson County, Texas*

**CONTAINING:** 2.010 acres of land or 87,542 square feet, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies this document was prepared under 22 Texas Administrative Code §138.95, 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.



9/10/2021

Michael Larry Lewis, Jr.                      Date  
Registered Professional Land Surveyor No. 5773  
Pacheco Koch Consulting Engineers, Inc.



4060 Bryant Irvin Road, Fort Worth, TX 76109  
(817) 412-7155  
TX Reg. Surveying Firm LS-10008001

2.010AC.doc  
4670-21.455EX2.dwg DJS



## EXHIBIT B-9

### SURVEY DESCRIPTION



DSANSONE 9/10/2021 9:02 AM M:\DWG-46\4670-21.455\DWG\SURVEY C3D 2018\4670-21.455EX2.DWG

<i><b>LINE TABLE</b></i>		
<i><b>LINE</b></i>	<i><b>BEARING</b></i>	<i><b>LENGTH</b></i>
L1	N 54°29'47" E	7.72'
L2	N 54°26'27" E	24.75'
L3	S 36°48'37" E	55.07'
L4	S 36°30'11" E	83.80'
L5	S 36°01'32" E	59.66'
L6	S 53°09'44" W	98.72'
L7	S 79°48'16" W	14.08'

<i><b>CURVE TABLE</b></i>						
<i><b>CURVE</b></i>	<i><b>DELTA</b></i>	<i><b>RADIUS</b></i>	<i><b>LENGTH</b></i>	<i><b>TANGENT</b></i>	<i><b>CHORD BEARING</b></i>	<i><b>CHORD</b></i>
C1	016°00'48"	182.65'	51.05'	25.69'	S 45°07'43" W	50.88'
C2	026°38'33"	454.06'	211.14'	107.51'	S 66°29'00" W	209.24'
C3	029°54'10"	454.07'	236.98'	121.26'	N 85°14'38" W	234.30'

This document was prepared under 22 Texas Administrative Code §138.95, 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.

 9/10/2021  
 Michael Larry Lewis, Jr. Date  
 Registered Professional  
 Land Surveyor No. 5773



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying a surface adjustment factor of 1.0001313201.

**2.010 ACRE TRACT**

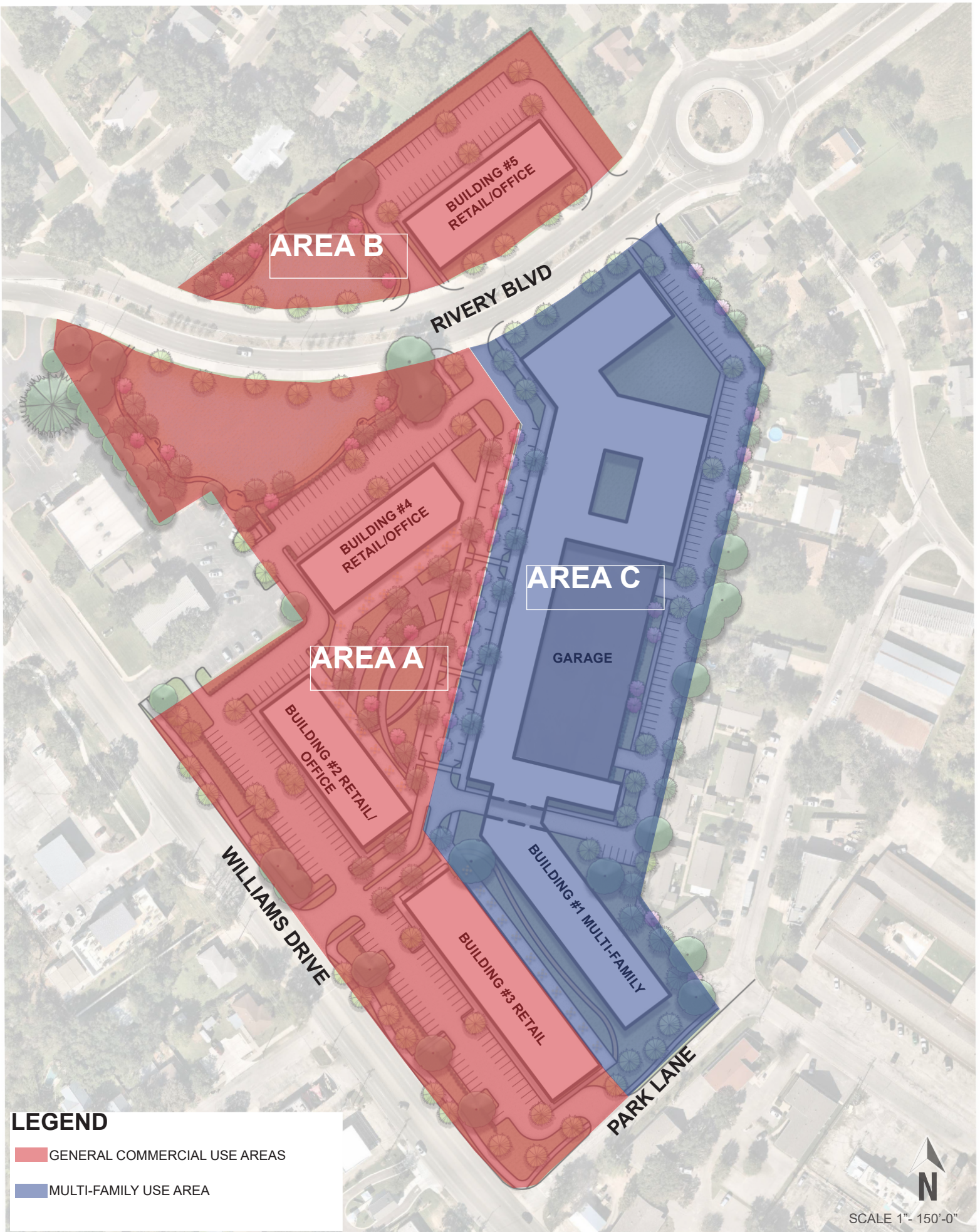
LOCATED IN THE CITY OF GEORGETOWN AND BEING A PART OF LOT 1, BLOCK 4, McCOY SCHOOL SUBDIVISION AND BEING OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497 PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10 WILLIAMSON COUNTY, TEXAS.  
 SHEET 4 OF 4



4060 BRYANT IRVIN ROAD  
 FORT WORTH, TX 76109 817.412.7155  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008001

<i><b>DRAWN BY</b></i>	<i><b>CHECKED BY</b></i>	<i><b>SCALE</b></i>	<i><b>DATE</b></i>	<i><b>JOB NUMBER</b></i>
DJS	MLL	1"=100'	09/09/2021	4670-21.455

EXHIBIT B-10  
 SURVEY DESCRIPTION





**EXHIBIT D-2**

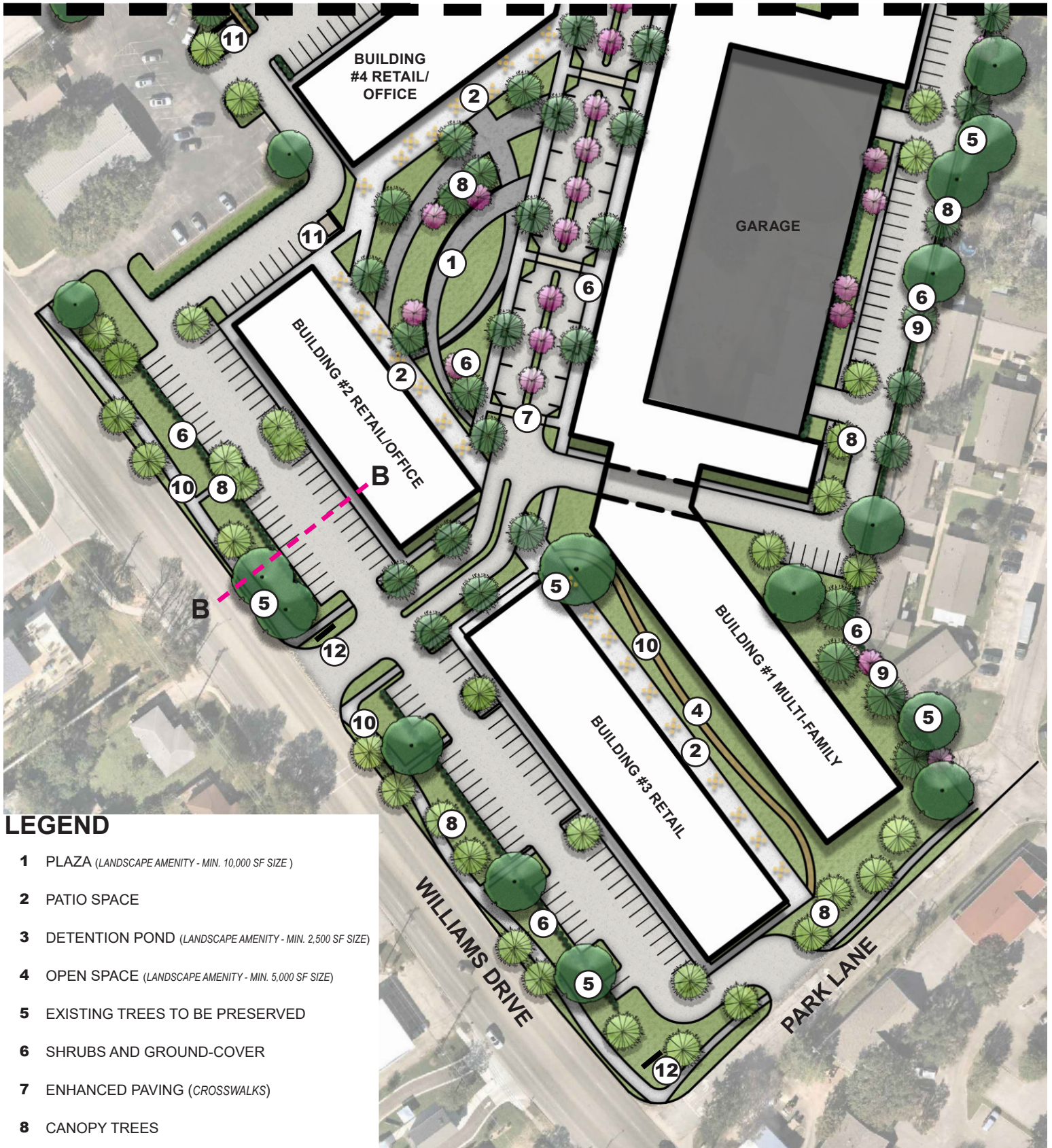
**EXHIBIT D-1**



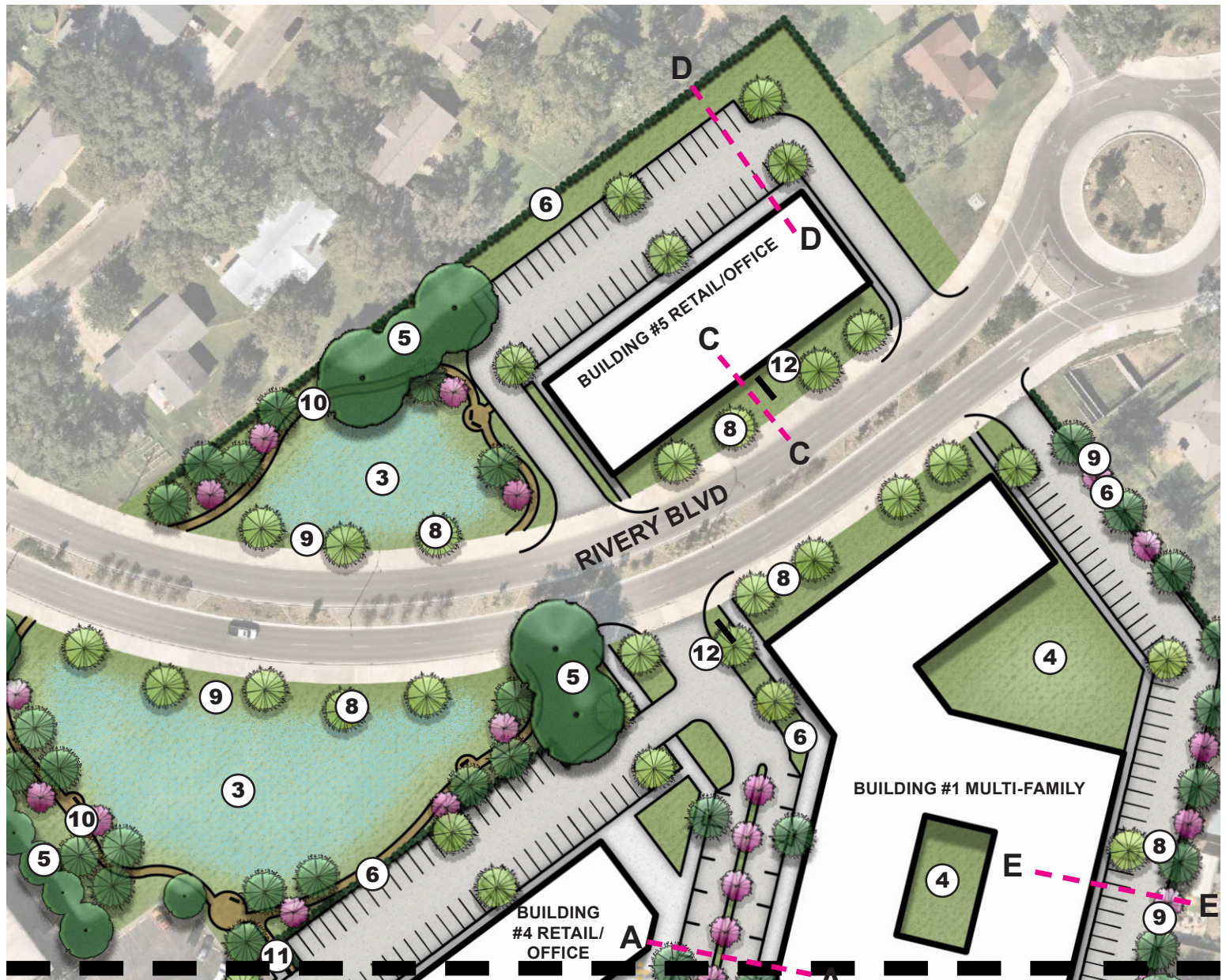
SCALE 1" = 150'-0"



# SEE EXHIBIT D-2







## LEGEND

- 1 PLAZA (LANDSCAPE AMENITY - MIN. 10,000 SF SIZE)
- 2 PATIO SPACE
- 3 DETENTION POND (LANDSCAPE AMENITY - MIN. 2,500 SF SIZE)
- 4 OPEN SPACE (LANDSCAPE AMENITY - MIN. 5,000 SF SIZE)
- 5 EXISTING TREES TO BE PRESERVED
- 6 SHRUBS AND GROUND-COVER
- 7 ENHANCED PAVING (CROSSWALKS)
- 8 CANOPY TREES
- 9 10' LANDSCAPE BUFFER
- 10 TRAIL (LANDSCAPE AMENITY)
- 11 DUMPSTER ENCLOSURE
- 12 MONUMENT SIGN

SEE EXHIBIT D-1

BUILDING #1 MULTI-FAMILY

BUILDING  
#4 RETAIL/  
OFFICE

RIVERY BLVD

BUILDING #5 RETAIL/OFFICE

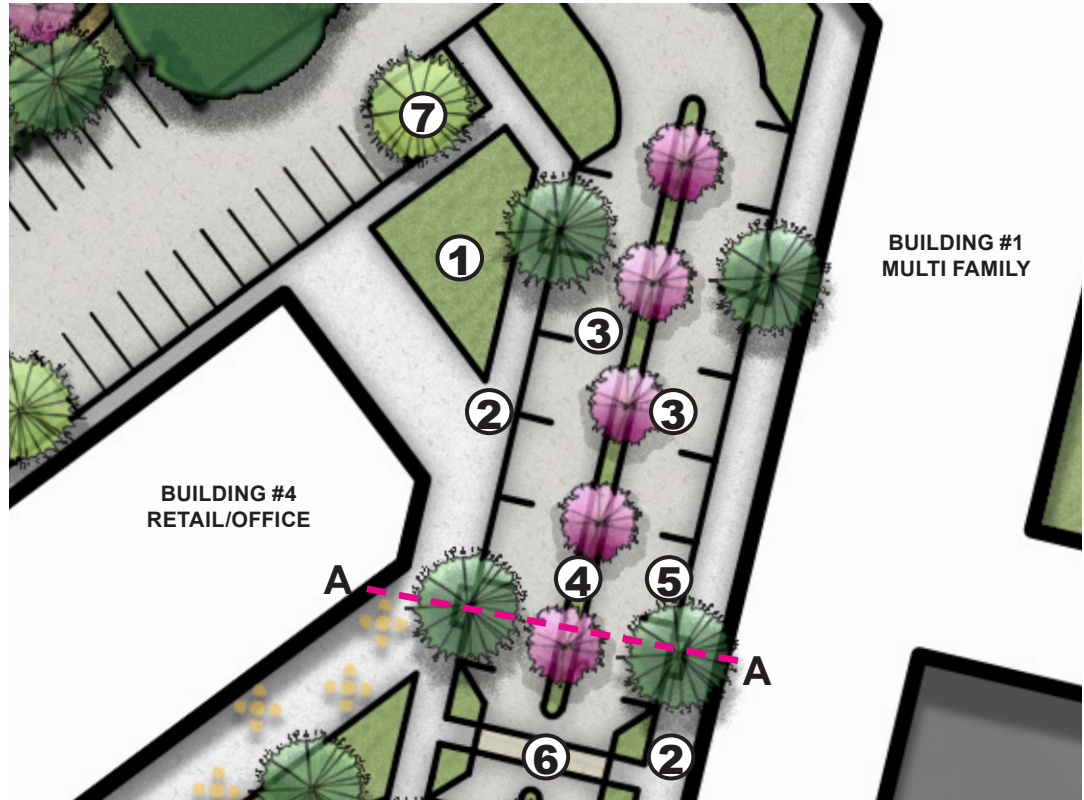
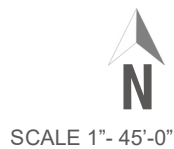


SCALE 1" = 100'-0"

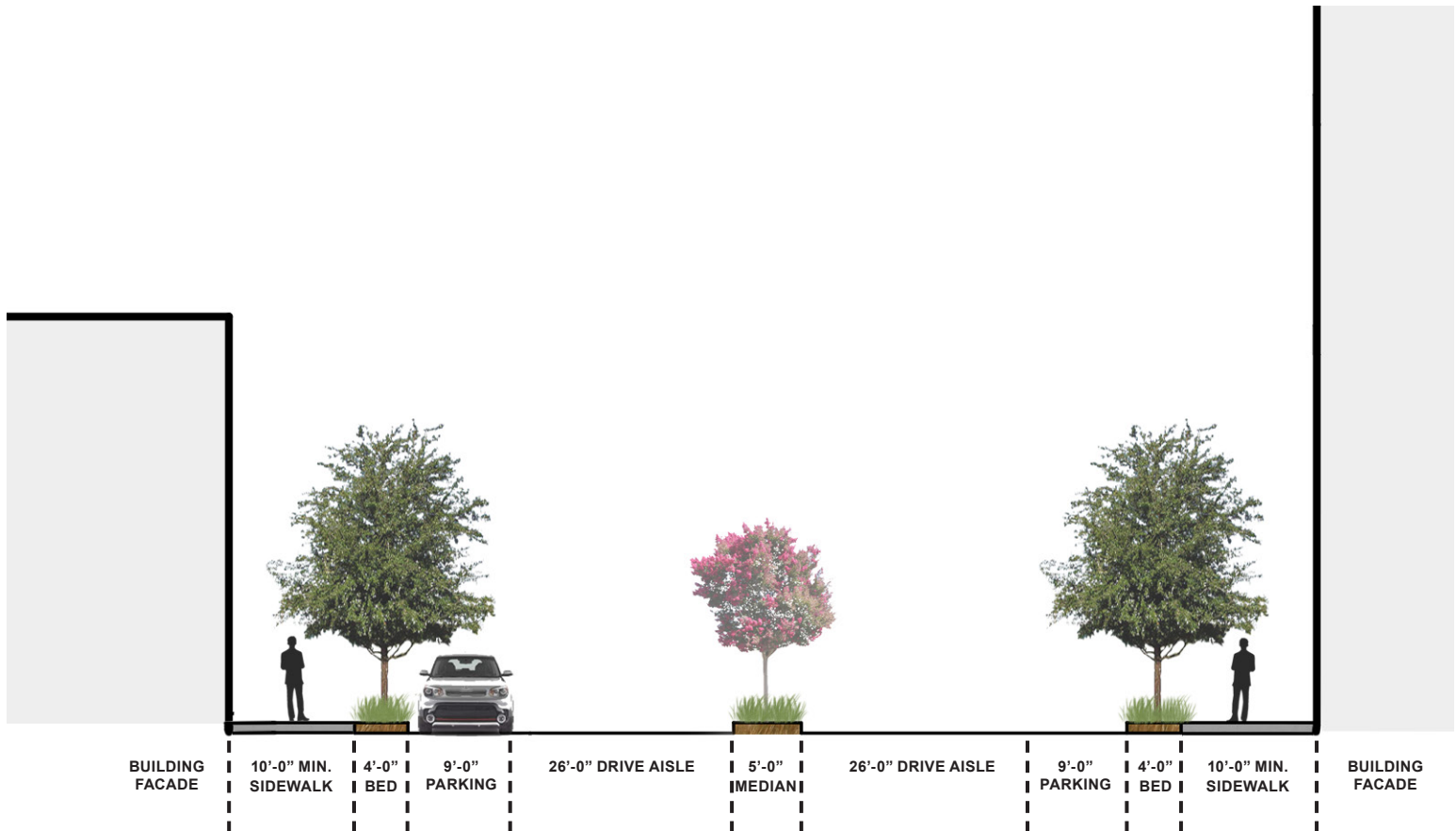
# SECTION AA CROSS SECTION

## LEGEND

- 1 LANDSCAPE AREA
- 2 SIDEWALK
- 3 DRIVE AISLE
- 4 MEDIAN
- 5 ON STREET PARKING (9X22 SPACES)
- 6 ENHANCED PAVING (CROSSWALKS)
- 7 CANOPY TREES



PLAN



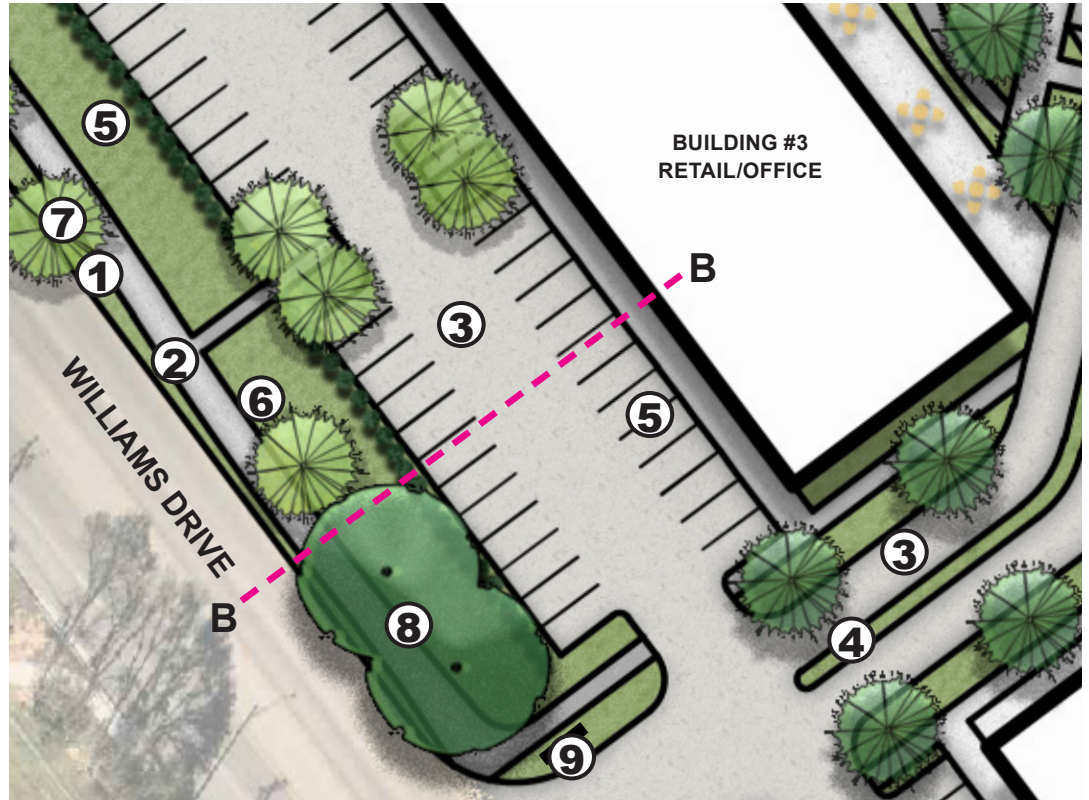
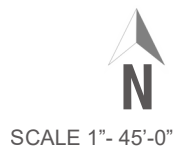
## SECTION AA



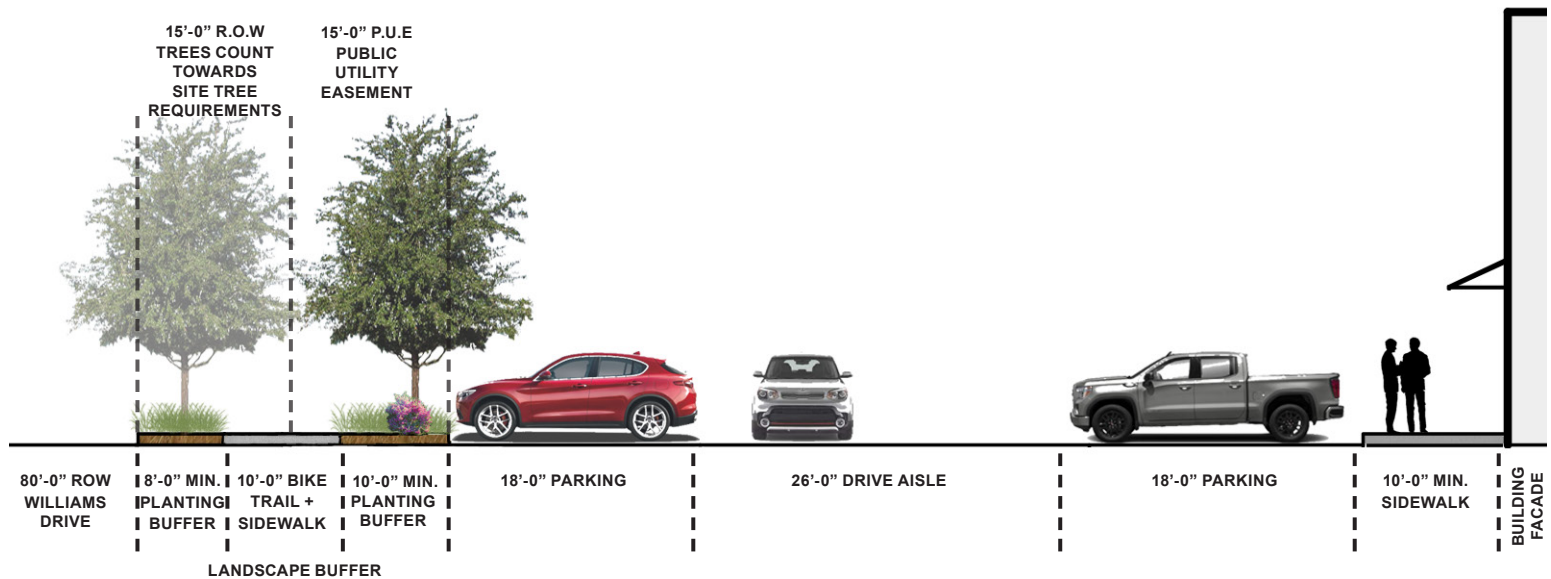
# SECTION BB CROSS SECTION

## LEGEND

- 1 LANDSCAPE AREA
- 2 SIDEWALK
- 3 DRIVE AISLE
- 4 MEDIAN
- 5 PARKING (9X18 SPACES)
- 6 STREET BUFFER
- 7 CANOPY TREES
- 8 EXISTING TREES
- 9 MONUMENT SIGN



PLAN



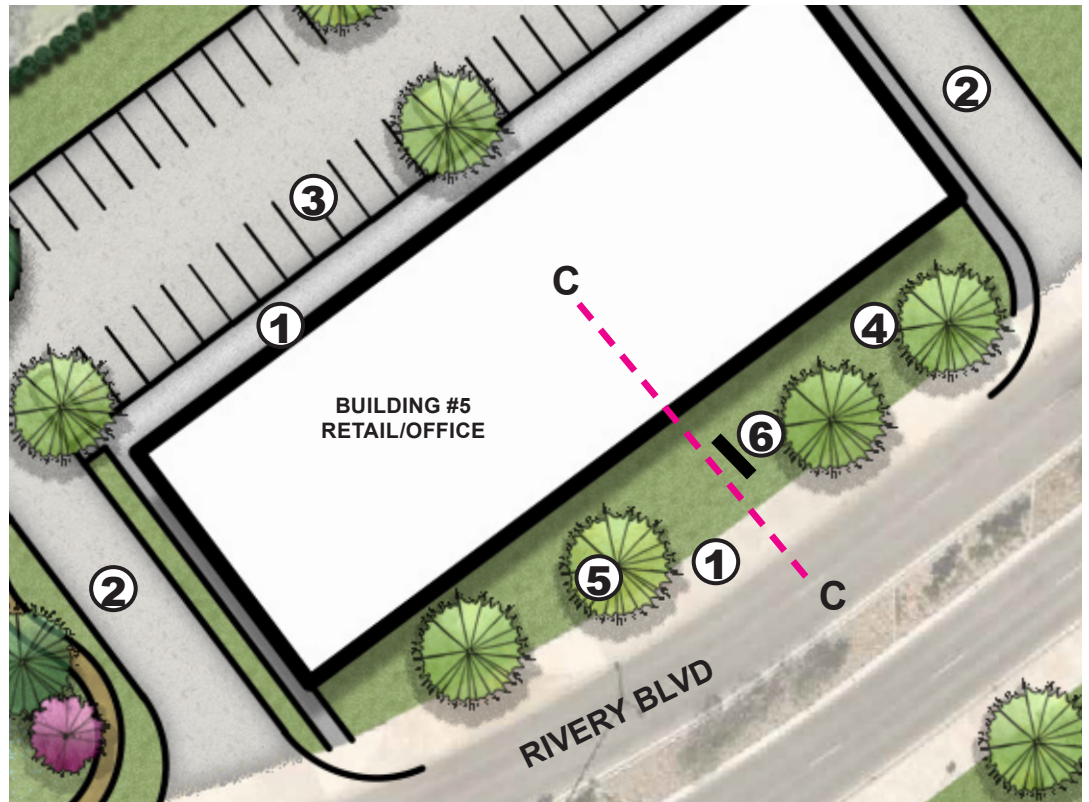
## SECTION BB

# SECTION CC CROSS SECTION

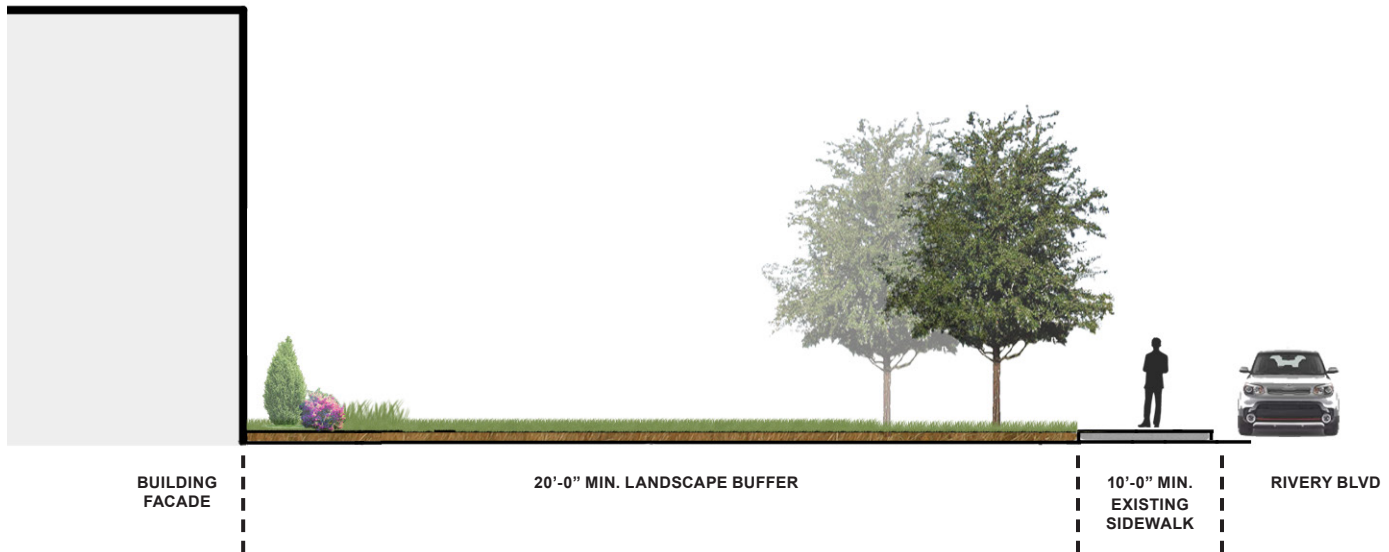
## LEGEND

- 1 SIDEWALK
- 2 DRIVE AISLE
- 3 PARKING (9X18 SPACES)
- 4 LANDSCAPE BUFFER
- 5 CANOPY TREES
- 6 MONUMENT SIGN

N  
SCALE 1" = 45'-0"



PLAN



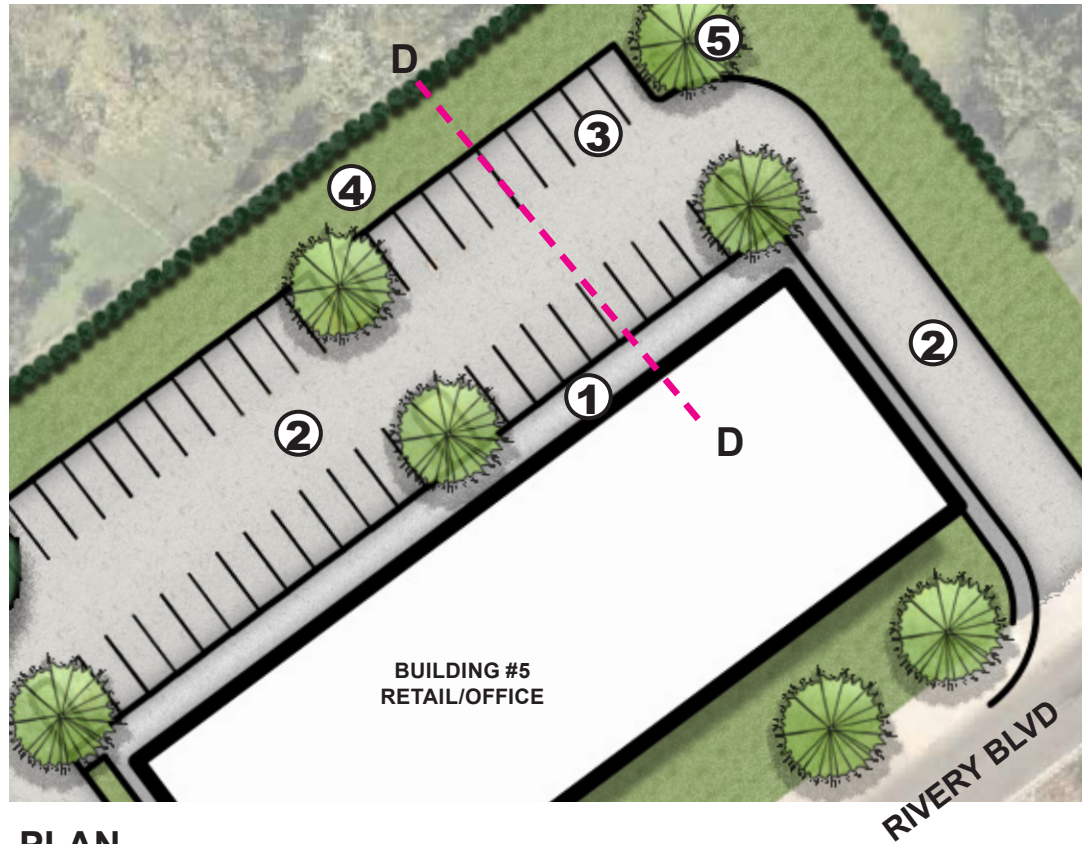
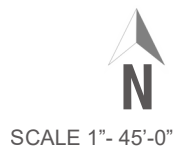
SECTION CC



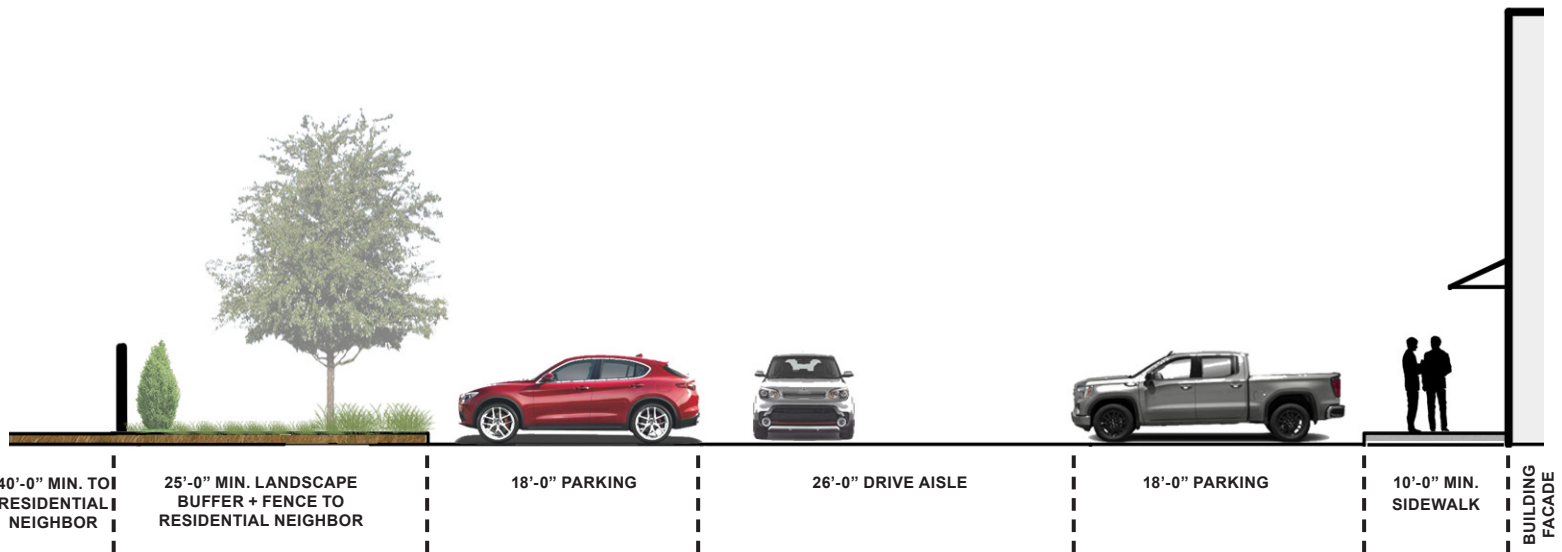
# SECTION DD CROSS SECTION

## LEGEND

- 1 SIDEWALK
- 2 DRIVE AISLE
- 3 PARKING (9X18 SPACES)
- 4 LANDSCAPE BUFFER
- 5 CANOPY TREES



PLAN

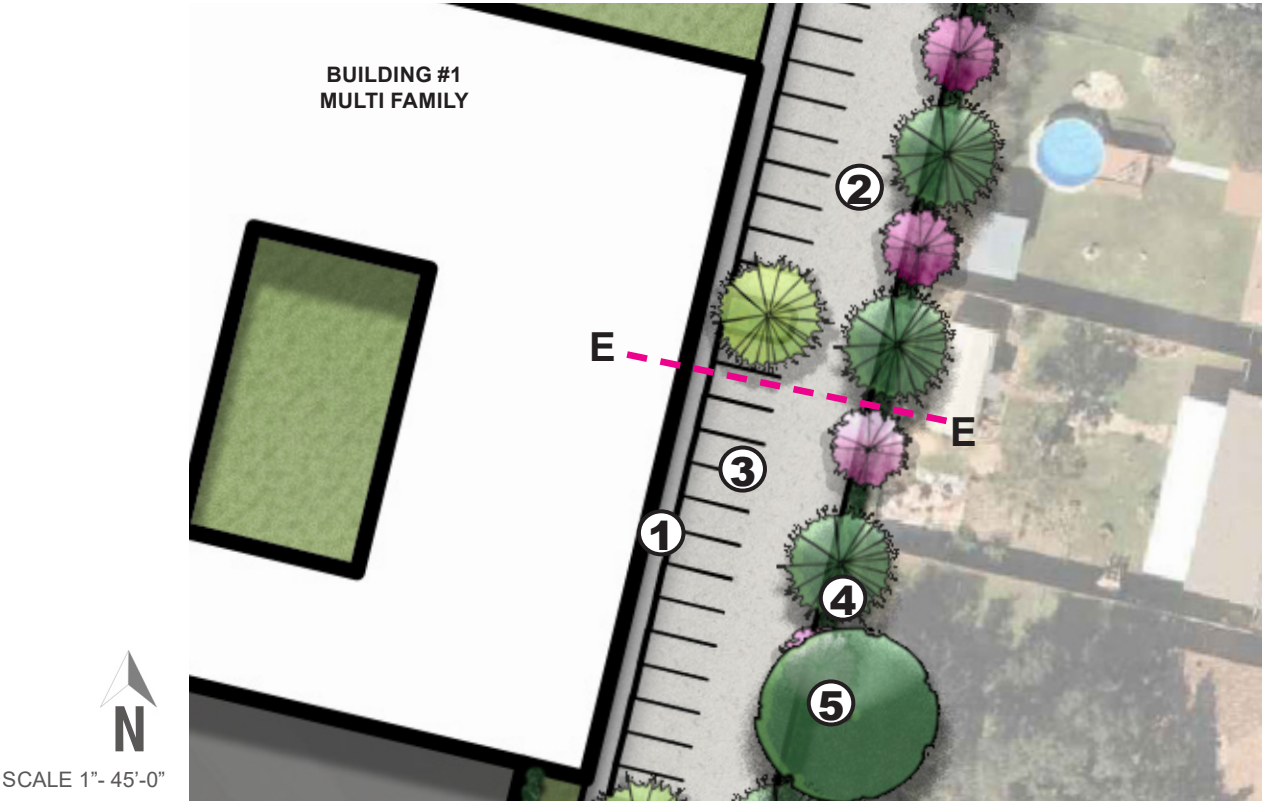


## SECTION DD

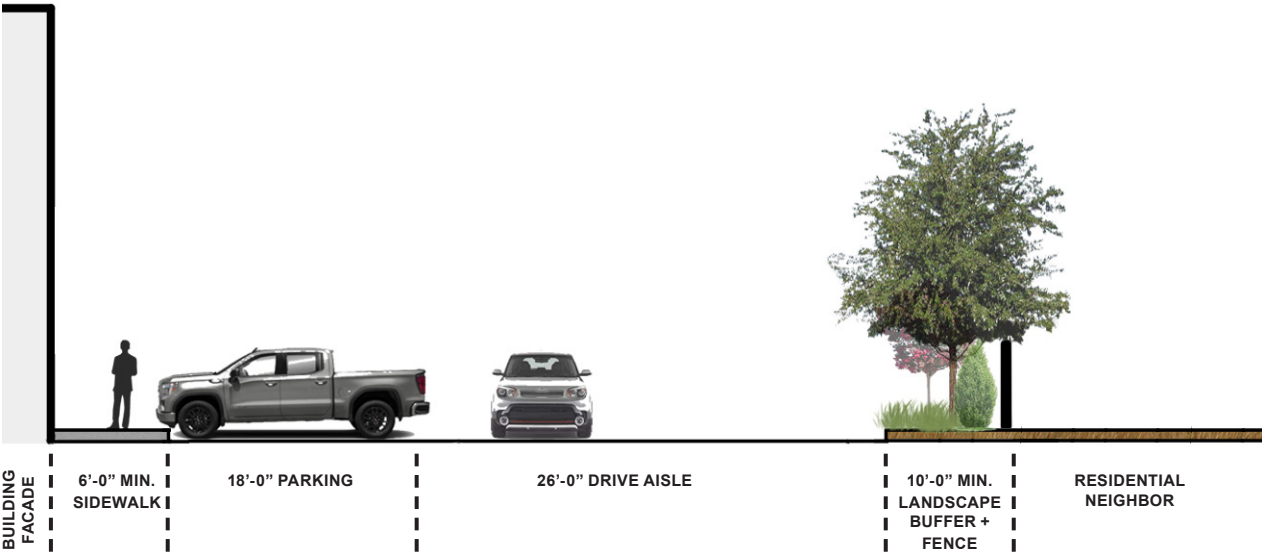
# SECTION EE CROSS SECTION

## LEGEND

- 1 SIDEWALK
- 2 DRIVE AISLE
- 3 PARKING (9X18 SPACES)
- 4 LANDSCAPE BUFFER
- 5 EXISTING TREES

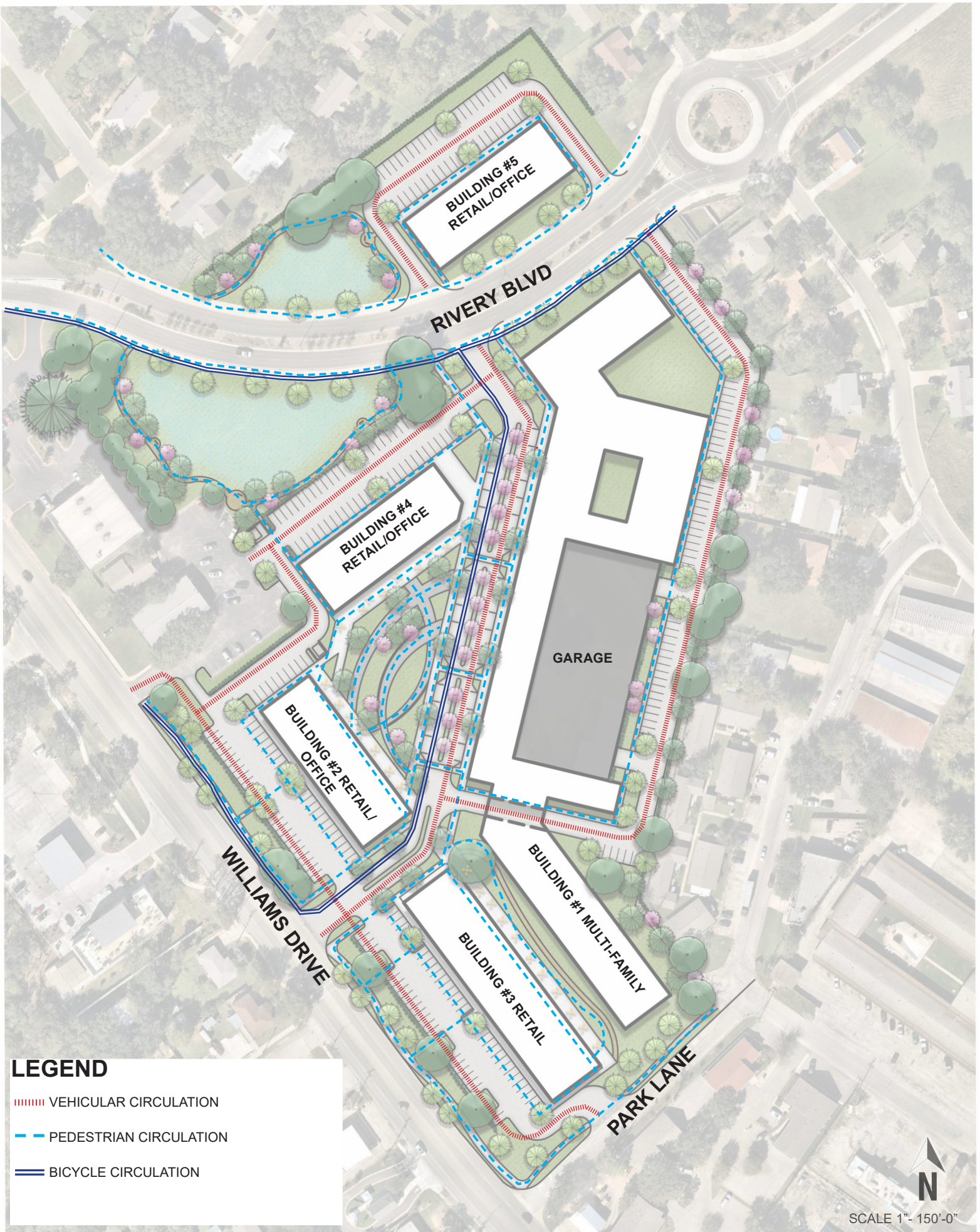


PLAN



SECTION EE





## LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION





CEDAR ELM



LACEY OAK



BIG TOOTH MAPLE



MEXICAN SYCAMORE



CRAPE MYRTLE



TEXAS REDBUD



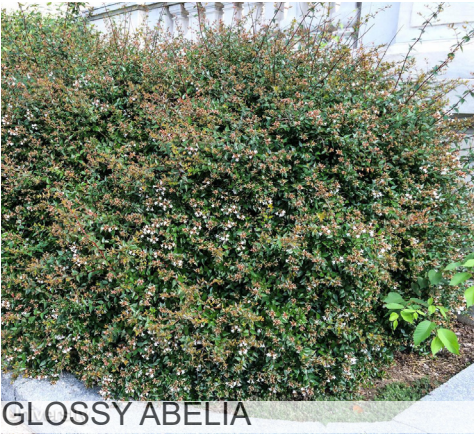
TEXAS PISTACHE



YAUPOH HOLLY

## PROPOSED SHADE/ORNAMENTAL TREES

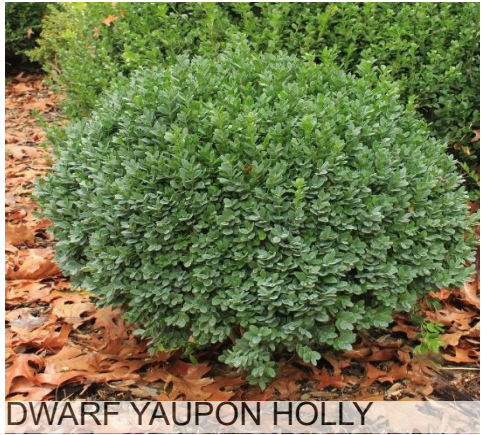




GLOSSY ABELIA



UPRIGHT ROSEMARY



DWARF YAUPON HOLLY



TEXAS SOTOL



SOUTHERN WAX MYRTLE



ROSE OF SHARON (HIBISCUS)



SCARLET SAGE



COMPACT TEXAS SAGE



TEXAS LANTANA



YUCCA COLOR GUARD



DWARF PALMETTO



DWARF WAX MYRTLE

PROPOSED SHRUBS





AZTEC GRASS



LIRIOPE



GULF MUHLY



MEXICAN FEATHER GRASS



BERKELEY SEDGE



LEADWORT PLUMBAGO

PROPOSED GROUND-COVER AND ORNAMENTAL GRASSES





CONCRETE PAVER



CONCRETE PAVER



CONCRETE PLANTERS



CONCRETE PLANTERS



BENCH



TABLE AND CHAIR



TABLE AND CHAIR



LOUNGE FURNITURE



LITTER RECEPTACLE



SAW-CUT LIMESTONE  
SEAT-WALL



CONCRETE SEAT-WALL WITH  
WOODEN SEAT TOP



STEEL BOLLARD

PROPOSED HARD-SCAPE/ SITE FURNISHING



## Tree Evaluations: PKCE

Rivory Blvd Project  
Georgetown, TX 78628

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by a board-certified master arborist team whom through related training and experience are familiar with the techniques and equipment used in such operations.

### Summary:

Tree Mann Solutions located, tagged/flagged, and assessed 74 trees 12" and larger within the provided property boundary. Most the trees were found to be in "fair" or better condition. TMS identified 19 heritage trees 26" and larger across the site. Numerous trees are good preservation candidates that should be thoughtfully incorporated into site design. Oak wilt was identified on and adjacent to the site; ongoing arborist monitoring of high value trees recommended.

### Introduction:

PKCE contacted TMS regarding a property they were studying for development. The team wanted a better understanding of regulated trees and their potential impacts/benefits to the site design.

### Assignment:

Tree Mann Solutions to inspect old school property and park area north of Rivory for regulated trees 12" DBH and larger per City of Georgetown code. Trees to be tagged, flagged w/ ribbon, and located to 2' accuracy by GPS. Tree diameter breast height (DBH), species, and condition rating with supportive notes to be provided. Summaries of all heritage trees and those rated "Poor" or worse to be provided. Master excel tree inventory with data along with tree assessments and link to individual summary tree reports w/ photos provided for team use. Summary report with tree preservation/ mitigation recommendations provided for team use.

### Analysis:

Protected trees 12-17.99" are shown in light green. Protected trees (and larger non-heritage species) 18" - 25.99" are shown in light yellow. Heritage trees 26" and larger are shown in light red. Trees in good or above condition have no special markings. *Fair* condition trees have *italicized* text. **Poor** condition trees have **bolded text**. **Very Poor** condition trees have **red text**. **Invasive** trees have **purple text**. An exert from the inventory can be seen below:

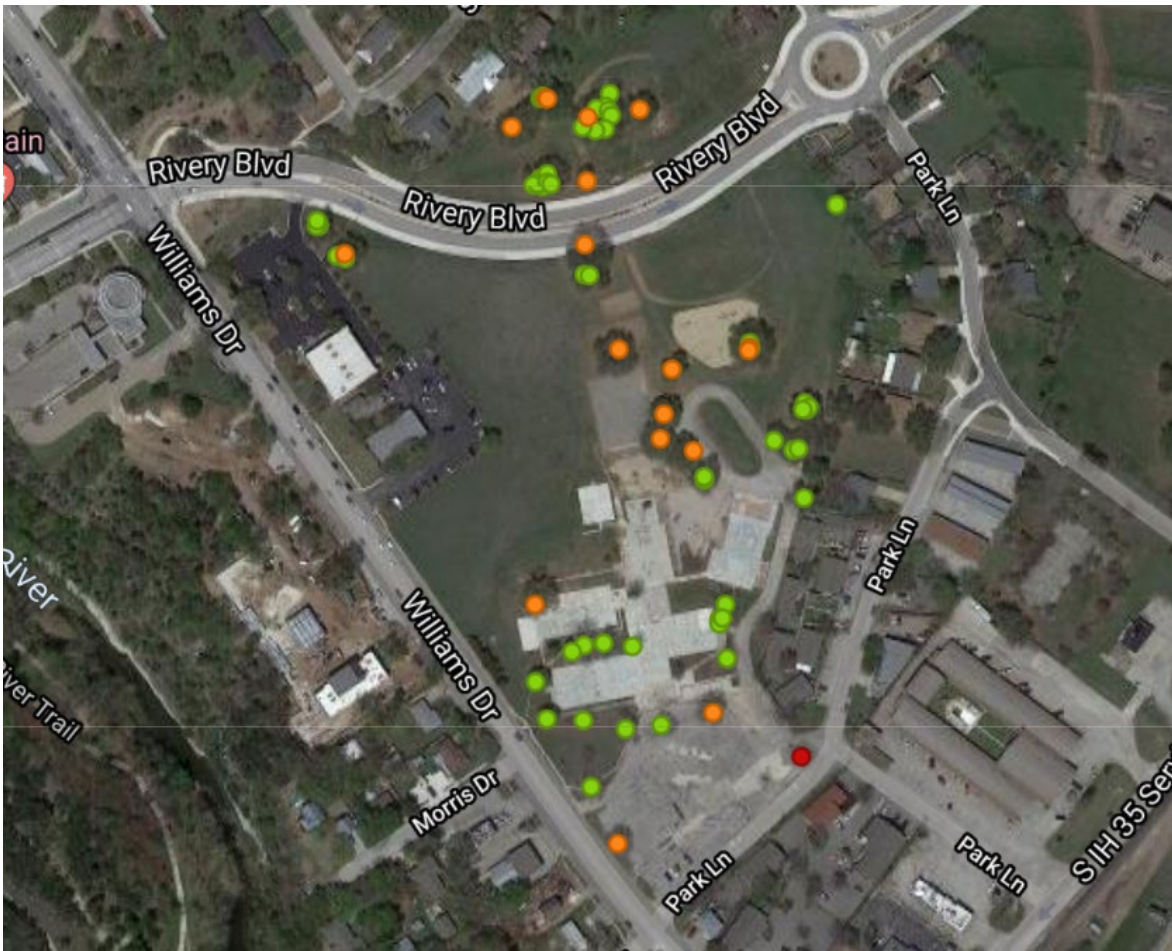
109	Live Oak	15	Low fair	Fair	Defoliated by freeze.
110	Pecan	14		Good	Decent preservation candidate if convenient with site design.
111	Post Oak	30		Fair	This tree appears vigorous but would likely benefit from air spading to expose the root flare. Significant to excessive amounts of impervious cover reside in the root zone. Fair candidate for preservation with further assessment and a thorough care plan.
112	Live Oak	32		Very Poor	The canopy is completely defoliated and has accumulated substantial amounts of larger deadwood; symptomatic leaves of oak wilt were found adjacent to this tree.
113	Red Oak	27		Fair	Tree appears vigorous but an excessive amount of the rootzone is asphalt. If preserved, this tree would require a significantly thorough care plan to survive development.
114	Arizona Ash	23.5		Very Poor	Possibly dead but definitely poses a hazard to current and introduced targets.
115	Arizona Ash	23		Very Poor	Possibly dead and posing a hazard to any current and introduced targets.
116	Arizona Ash	21.5	Low poor	Poor	Freeze damage is likely severe and species is undesirable; preservation would not be suitable.
117	Live Oak	31	Low fair	Fair	The canopy is vigorous but a large area of decay is present, response growth is visible but further assessment should be done.
118	White Mulberry	16.5	12.9	Invasive	
119	Arizona Ash	20.5	Low poor	Poor	Large cavity resides at the codom union. Additionally, severe freeze damage may be present; preservation is not suitable.
120	Arizona Ash	35.5		Very Poor	Trunk appears to be splitting, this tree poses a hazard to any introduced or current targets.
121	Red Oak	13		Fair	Fair preservation candidate.
122	Pecan	13.5		Fair	Fair candidate for preservation.
123	Red Oak	15.5		Fair	Fair candidate for preservation.
124	Red Oak	14		Fair	Fair candidate for preservation if convenient with site design.
125	Red Oak	27		Fair	Decent candidate for preservation with a thorough care plan to mitigate for the impervious cover.
126	Live Oak	27.5	High fair	Fair	Fair candidate for preservation. Canopy leans to the NE 30.
127	Live Oak	22		Fair	Fair candidate for preservation.
128	Live Oak	20		Fair	Fair candidate for preservation lean SW 20.
129	Live Oak	22		Fair	Fair candidate for preservation. Canopy orientation to the E.
130	Live Oak	20.5	14, 13	Fair	Low lean SW 25. Fair candidate for preservation if convenient with site design.
131	Live Oak	14.5		Fair	Low lean SW 30. Fair candidate for preservation if convenient with site design.
132	Live Oak	14.5		Fair	Fair candidate for preservation if convenient with site design.
133	Live Oak	41.5		Good	Large, vigorous tree with a well balanced canopy. Good preservation candidate.
134	Live Oak	17	Low fair	Fair	Moderate indicators of trunk decay and a low lean SW. Fair candidate for preservation if convenient with site design.
135	Live Oak	19.5		Fair	Fair candidate for preservation, lean SW 30.
136	Live Oak	26		Good	Good preservation candidate to incorporate into design design, low limbs and canopy extend to the E.



## Observations:

- Tree Mann Solutions inspected 74 trees 12" and larger across the site.
  - Approximately 19% of the trees assessed were found to be in "good" condition; ~69% "fair" condition; ~11% "poor" or worse; ~1% invasive species.
- There are many trees across the site that are good preservation candidates. A few are listed below.
  - **T101**, a 29.5" heritage live oak, was found to be in "good" condition. It is a good preservation candidate with a well balanced canopy that should be convenient to incorporate into the design.
  - **T102**, a 28.5" heritage live oak, was found to be in "good" condition. It is a good preservation candidate with a well balanced canopy that should be convenient to incorporate into the design.
  - **T133**, a 41.5" heritage live oak, was found to be in "good" condition. It is a large vigorous tree with a well balanced canopy and is a good preservation candidate.
  - **T136**, a 26" heritage live oak, was found to be in "good" condition. It has low limbs/canopy on the eastern side and is a good preservation candidate.
  - **T139**, a 40" multi-stem heritage live oak, was found to be in "good" condition. It has a vigorous canopy and no significant defects were observed. It is a good preservation candidate to incorporate into design.
  - **T145**, a 40" multi-stem heritage live oak, was found to be in "good" condition. It has a moderately vigorous canopy and strong structure. The canopy is primarily oriented to the north and west. This tree is a good preservation candidate.
  - **T209**, a 26.5" heritage live oak, was found to be in "good" condition. It has low hanging limbs/branches on the southeast and northwest sides, moderate deadwood accumulation, and a full vigorous canopy. It is a good preservation candidate along with adjacent trees.
  - **T211**, a 32" multi-stem heritage live oak, was found to be in "good" condition. It has low hanging limbs/branches on the northwest and east sides. It has moderate deadwood accumulation scattered throughout a full and vigorous canopy. It is a good preservation candidate along with adjacent trees.
  - **T217**, a 47" multi-stem heritage live oak, was found to be in "good" condition. It has low hanging limbs around the majority of the tree. It has good structure, moderate deadwood accumulation, and a slightly diminished canopy. It could be an excellent preservation candidate with a care plan and some mitigation work to remove deadwood/improve structure.
- Approximately 5.5% of the trees were found to be in "poor" condition.
  - **T105**, a 22" protected live oak, was found to be in "low poor" condition. The canopy is diminished and has significant deadwood accumulation. Not suitable for preservation.
  - **T116**, a 21.5" Arizona ash, was found to be in "low poor" condition. It had significant freeze damage and is an undesirable species. Preservation is not recommended.
  - **T119**, a 20.5" Arizona ash, was found to be in "low poor" condition. It had a large cavity with decay at the union, significant freeze damage, and is an undesirable species. Preservation is not recommended.
  - **T138**, 12.5" protected cedar elm, was found to be in "poor" condition. It had significant old storm damage and cavities with decay. Not suitable for preservation.
- Approximately 5.5% of the trees were found to be in "very poor" condition.

- **T112**, a 32" heritage live oak, was found to be in "very poor" condition. It was nearly dead at time of inspection. A pattern of mortality was observed with an adjacent live oak in a front yard approximately 50' to the north exhibiting dieback. Further inspection yielded live oak symptomatic leaves scattered on the ground in the adjacent area. Oak wilt is the likely culprit leading to this tree's decline. Removal of the tree is recommended.
- **T114**, a 23.5" protected Arizona ash, was found to be in "very poor" condition. It poses a hazard to current or introduced targets due to the risk associated with likelihood of failure.
- **T115**, a 23" protected Arizona ash, was found to be in "very poor" condition. It poses a hazard to current or introduced targets due to the risk associated with likelihood of failure.
- **T120**, a 35.5" protected Arizona ash, was found to be in "very poor" condition. It poses a hazard to current or introduced targets due to the risk associated with likelihood of failure.
- TMS recommends on-going arborist monitoring of high value trees on this site.
  - Oak wilt has been identified on/adjacent to the site (T112).
  - Oak wilt is a very destructive tree disease that primarily affects live oak and red oak.
    - Approximately 86% of the trees inspected were live oak and red oak.



Approximate tree locations  
 \*Orange are heritage\*  
 \*Red is heritage T112 (Oak Wilt)\*

## Discussion:

Heritage trees (26" and larger) in "Good" condition or better on this site should be preserved in most instances unless significantly impacting feasibility – if so, transplanting should be considered with a reasonable use/mitigation removal as a last resort. "Fair" condition heritage trees should be preserved if not significantly conflicting with a reasonable site plan. Those that can be saved should be evaluated for possible risks and mitigation care performed. "Poor" condition heritage trees should not be preserved due to risk concerns unless they are sited in greenbelt/lightly used areas with low frequencies of target presence. Poor and/or Fair condition heritage trees may need further study through ISA Level 1, 2, or 3 risk assessments dependent upon tree size, species, location, and intent to preserve or remove per possible city requests.

Large, protected trees (18-25.99") – and larger non-heritage species) trees in "Good" condition or better on this site should be preserved unless significantly restricting reasonable development. "Fair" condition protected trees may be preserved if not notably conflicting with desired site plan. Those that can be saved should be evaluated for possible risks and mitigation care performed. "Poor" condition protected trees should not be preserved due to risk concerns unless they are sited in greenbelt/lightly used areas with low frequencies of target presence.

Significant trees (12-17.99") trees in "Good" condition or better on this site are good preservation candidates unless restricting development. These trees are often more vigorous and resilient to construction impacts than the larger size classes. "Fair" condition protected trees may be preserved if convenient/fitting with desired site plan. Those that can be saved should be evaluated for possible risks and mitigation care performed. "Poor" condition protected trees should not be preserved due to risk concerns unless they are sited in greenbelt/lightly used areas with low frequencies of target presence.

Trees in "Good" condition or better that are designed for removal should be mitigated at full rates per city ordinance. We recommend that trees in "Fair" condition designed for preservation have further study and/or mitigation work performed to make them an asset with minimal risks to introduced targets of a new development. "Poor" condition trees must have significant further study and/or costly mitigation work performed to make them less a hazard with reduced risks to introduced targets of a new development. However, these trees in low-target areas still hold ecological and environmental value.

When developing, trees to be removed that are located within the critical rootzone of one to be preserved should be carefully removed by an arborist and not by machinery. Trees on construction sites undergo significant stress due to root loss from severing, excavation, and compaction as well canopy loss from necessary construction clearances and machinery impacts. Trees can experience stress from these previously mentioned impacts as well as changed wind loads and soil hydrology, etc. for years following construction.

If preserved trees experience any impacts within the critical root zone (1' radius per 1" trunk diameter), pre and post construction fertilization, professional limb removal/pruning, and decompaction/soil remediation work on an as-needed basis are strongly recommended to maintain tree health, decrease future risks, and improve project performance in the future.

## Conclusion:

Tree Mann Solutions located, tagged/flagged, and assessed 74 trees 12" and larger across the site; 19 heritage trees 26" and larger were identified. Approximately 19% of the trees inspected were found to be in "good" condition. There are several trees across the site that are good preservation candidates and should be thoughtfully incorporated into the site design. Oak wilt was identified on and adjacent to the site; ongoing arborist monitoring of high value trees recommended. TMS recommends preservation of the larger, better-condition trees, investment of tree mitigation fees into thorough care plans for existing trees preserved on site, and thoughtful design for tree replacement with good-quality mitigation trees that will thrive for decades to come.

- Links to individual tree reports with photos are included on the spreadsheet.

TMS always endorses designing with good data, maintaining compliance with municipal tree regulations, and promoting healthy urban canopy through quality preservation and/or mitigation with new, well-planned plantings. If you have any questions and/or concerns regarding tree assessment on this site, please contact me at (512)470-9073 or [joe@treemannsolutions.com](mailto:joe@treemannsolutions.com). We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation!

Respectfully,

*Joe Zaniewski*

Joe Zaniewski | Project Manager

**Tree Mann Solutions, LLC**

ISA TX-4294A, TRAQ, TOWQ

TDA Applicator License No. 0798941

Licensed Irrigator LI0024812

E: [joe@treemannsolutions.com](mailto:joe@treemannsolutions.com) | C: [\(512\)470-9073](tel:(512)470-9073)





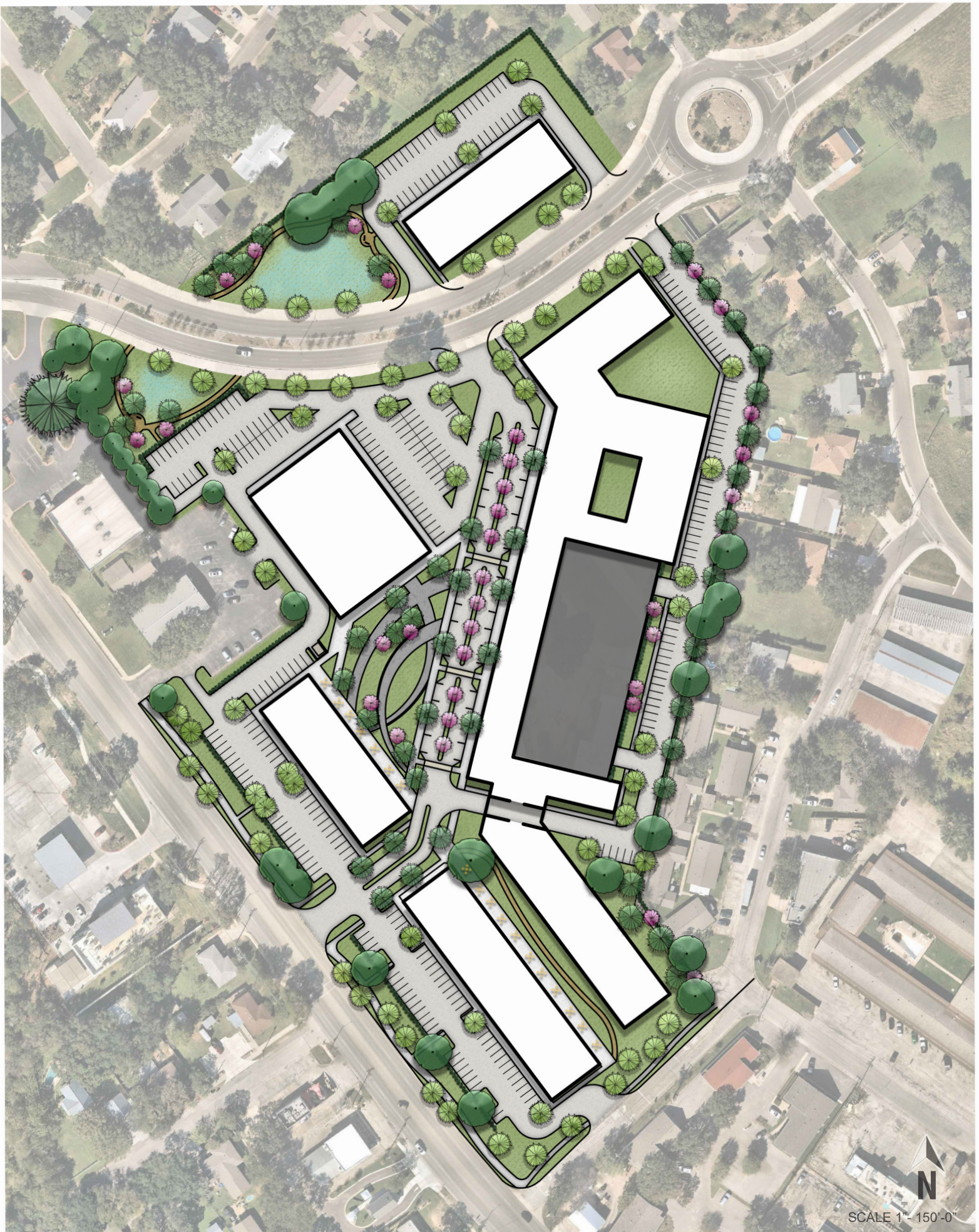
EXHIBIT I-1  
SITE RENDERING





EXHIBIT I-2  
SITE RENDERING

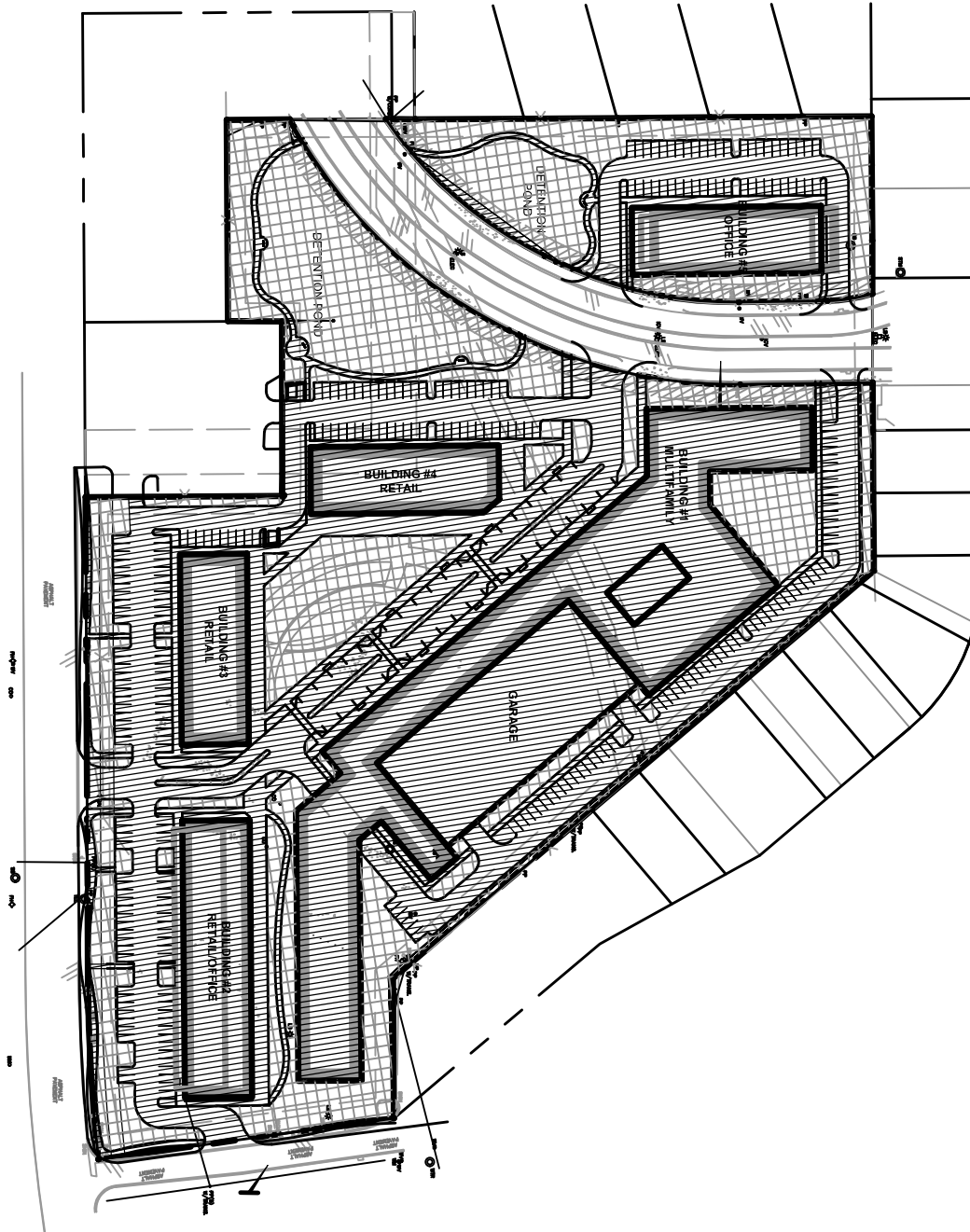




SCALE 1" = 150'-0"



# EXHIBIT "K"



## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying the Williamson County TXDOT surface adjustment factor of 1.00012000.

LEGEND	
---	PROPERTY LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
	IMPERVIOUS COVER (71%)
	PERVIOUS COVER (29%)

## IMPERVIOUS COVER EXHIBIT

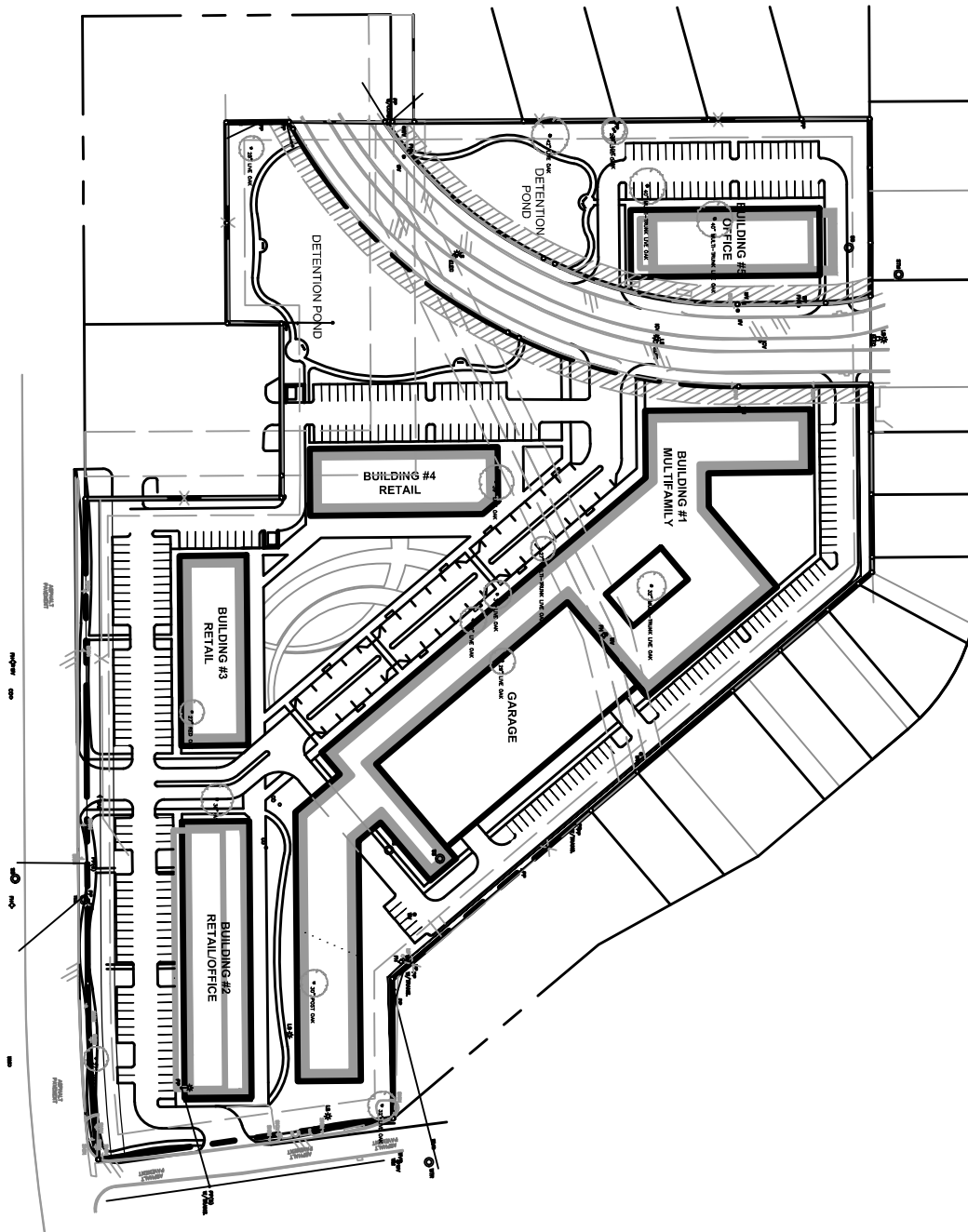
LOCATED IN THE CITY OF GEORGETOWN  
AND BEING OUT OF THE  
DAVID WRIGHT SURVEY, ABSTRACT NO. 13,  
JOHN BERRY SURVEY, ABSTRACT NO. 51  
WILLIAMSON COUNTY, TEXAS



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CJS	CJS	N.T.S.	MARCH 2022	4670-20.477

# EXHIBIT 'L'



## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances reported have been scaled by applying the Williamson County TXDOT surface adjustment factor of 1.00012000.

LEGEND	
	PROPERTY LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

**HERITAGE TREE  
EXHIBIT**  
LOCATED IN THE CITY OF GEORGETOWN  
AND BEING OUT OF THE  
DAVID WRIGHT SURVEY, ABSTRACT NO. 13,  
JOHN BERRY SURVEY, ABSTRACT NO. 51  
WILLIAMSON COUNTY, TEXAS

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CJS	CJS	N.T.S.	MARCH 2022	4670-20.477