

Planned Unit Development Plan
Keystone Georgetown PUD

1. Purpose and Intent

The Keystone Georgetown Planned Unit Development (the “PUD”) is composed of approximately 51.60 acres located in the William Addison Survey, Abstract No. 21, Williamson County, Texas, as described in **Exhibit A** (Survey). The 51.60-acre PUD described in Exhibit A is located in the City of Georgetown (the “City”), Williamson County, Texas is in compliance with and will be developed in accordance with the Georgetown Unified Development Code (the “UDC”) as adopted and in effect through December 20, 2021, except as modified herein (the “PUD Development Plan”). Should there be a conflict with the PUD Development Plan and the UDC, the PUD Development Plan shall control.

The purpose of the PUD Development Plan is to allow for the development of a high-quality, mixed-use project containing multifamily residential and commercial uses that:

- a. Is equal to, superior than, and/or more consistent than that which would occur under UDC requirements,
- b. Is in coordination with the City of Georgetown 2030 Comprehensive Plan,
- c. Does not have an undue adverse effect upon adjacent properties, the character of the neighborhood, traffic conditions, parking, utilities, or any other matters affecting the public health, safety, and welfare,
- d. Is adequately provisioned by essential public facilities and services, and
- e. Will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

This PUD provides a combination of low-density multifamily and local commercial land uses along the transition area of a Regional Center node and Mixed-Density Neighborhood that achieves the 2030 Plan Land Use Policy goal LU.1 by proving, “lower density multi-family development and moderate density single-family residential uses to support neighborhood commercial in commercial centers and improve the transition between commercial and single-family residential uses.”

The PUD provides appropriately scaled multifamily residential to transition between the adjacent single-family residences to the south. Additionally, the PUD establishes convenient commercial land uses creating employment opportunities along the east collector roadway, which will help further achieve Land Use Policy LU.1 by providing “gradual transitions in intensities” within the Regional Center node.

The PUD will establish additional neighborhood serving commercial uses along the transition of the Regional Center node and Mixed-Density Neighborhood area and will also create an additional housing option along the Regional Node to transition between the existing uses. The multifamily housing will be divided into two land areas with densities and characteristics unique and

[CASE #]

supportive to transitional area. The creation of the mixed-use project will allow for residences to walk to nearby services which supports Land Use Policy LU.3 goal by providing, “a variety of housing options and price-points, access to neighborhood serving commercial.”

The PUD will provide for the extension of a Major Collector through the Property, from FM 1460 (at the established curb cuts south of SE Inner Loop), along the north property line of the PUD, to SE Inner Loop. Additional, by continuing and connecting Naturita Drive north to the new Major Collector and providing pedestrian connections to new commercial uses, “connectivity is prioritized” and locates residents “within walking distance (¼ to ½ mile) to non-residential uses,” which complements the goal of Land Use Policy LU.11. The inclusion of the Major Collector is also consistent with the Future Land Use (FLU) map and will help integrate the comprehensive transportation system.

2. Applicability and Base Zoning

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City’s Code of Ordinances, except as modified within this PUD Development Plan or the exhibits attached to the PUD Ordinance (the “Project”).

To create a horizontal mixed-use project the PUD will establish two base districts within three (3) character and use areas, as seen in **EXHIBIT C** and described below:

- a. Area A will contain the commercial component of the Project and will establish a Local Commercial (C-1) base zoning district. Commercial zoning along Maple Street will focus on provide future commercial uses the highest level of viability with proximity and visibility along an existing freeway and collector street of the PUD.
- b. Areas B and C will contain the residential components of the Project and will establish a Low-Density Multifamily (MF-1) base zoning district. Multifamily zoning south of the newly provided Major Collector street and commercial zoning to the north will provide appropriate transitional residential density and scale between the single-family use and newly acquired City park to the south.

This PUD shall allow the flexibility to mix various land uses and define boundaries of such land uses during the site development permit process. Each site development permit submitted to the City will identify the use at the time of submittal to the City. All development within the PUD shall comply with the PUD Development Standards.

3. Allowable Uses

Local Commercial (C-1): The allowed and prohibited uses, including those allowed with Limitations “L” or by a Special Use Permit “S,” defined with the UDC Zoning Use Table 5.04.010 for the Local Commercial (C-1) base district shall apply to Area A.

The following uses permitted by C-1 zoning shall be prohibited in Area A of the PUD:

- Multifamily, Attached Dwelling Units
- Group Home (7 to 15 residents)

- Group Home (16 residents or more)
- Rooming or Boarding House
- Membership Club or Lodge
- Personal Services
- Personal Services, Restricted
- Funeral Home
- Pest Control or Janitorial Services
- Blood or Plasma Center
- Meat Market
- Parking Lot, Off-Site
- Parking Lot, Commercial
- Park-n-Ride Facility
- Private Transport Service Dispatch Facility

Low-Density Multifamily (MF-1): The list of allowed and prohibited uses defined in the UDC Zoning Use Tables 5.02.010 and 5.04.010 for the Low-Density Multifamily (MF-1) base district shall apply to Areas B and C.

The following uses permitted by MF-1 zoning shall be prohibited in Areas B and C of the PUD:

- Multifamily, Detached Dwelling Units
- Group Home (7 to 15 residents)
- Group Home (16 residents or more)
- Rooming or Boarding House
- Halfway House

4. Land Use Plan

Attached as **Exhibit C** are the PUD Development Zones, intended to visually convey the use intent for the PUD. Approval of this PUD does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required.

5. Vehicular, Pedestrian Circulation and Landscaping

The Project shall comply with the applicable provisions in UDC Chapter 12 governing pedestrian and vehicular circulation, except as modified within this PUD Development Plan or the exhibits attached to the Project. The interim street design shall be constructed as conceptually illustrated in **Exhibit D** and permitted by UDC 12.02.020.B, pending the final approval by the City of Georgetown Transportation Department. The final build out of the Major Collector street and street design is intended to be constructed as conceptually illustrated in **Exhibit E**, pending the final approval of the City of Georgetown Transportation Department. The associated street cross-sections shall be constructed as conceptually illustrated in **Exhibit F**, pending the final approval of the City of Georgetown Transportation Department.

The required sidewalks along the extension of Naturita Drive shall meander in design in an intent to provide a cohesive design and pedestrian experience as designed along Naturita Drive to the south of the PUD.

The requirement of UDC 8.04.030 (Street Yard Landscaping) shall include the following additional requirements:

- Six ornamental trees per the first 10,000 square feet of street yard, plus three ornamental trees per every additional 10,000 square feet of street yard thereafter.

A masonry buffer wall shall be provided between Areas A and B and a wrought iron buffer wall shall be provided along the southern property boundary for Areas B and C.

No less than one pedestrian access point shall be provided along the bufferyard between Areas A and B. However, connection points shall be allowed to be relocated or eliminated if they conflict with grading, utilities, building placement, or similar, as approved by the City during review of the site development permit.

6. Residential Development Standards

The character and materials of the residential buildings located within Areas B and C shall be constructed resembling the illustrations seen in **Exhibits G and F**. Area B of the Project is intended for construction of a “Big Home” multifamily use with the appearance of high-quality, large single-family home design characteristics and esthetics that contain multiple dwelling unit groupings within each Big Home. Area C of the Project is intended for construction of a low-density multifamily use with the appearance of high-quality, townhomes style with a lower density than Area B.

The residential uses within Areas B and C shall comply with the MF-1 development requirements of UDC 7.03 (Building Design Standards) and UDC 6.02.080 (Development Standards), except as modified by the Project below:

a. Maximum Residential Density

- i. Area B – The maximum residential dwelling units shall not exceed 375 units.
- ii. Area C – The maximum residential dwelling units shall not exceed 150 units.

b. Impervious Cover

The PUD is located within the Edwards Aquifer Recharge Zone. Per UDC Table 11.02.010.B, MF-1 is allowed 50% impervious cover. Should the Project need an impervious coverage waiver, Areas B and C shall only be allowed a maximum impervious cover limit of 60%. In order for Areas B and C to achieve a maximum impervious cover limit of 60%, the Project shall comply with any of the following impervious cover increase waivers; (A)(1), (A)(2), (A)(4) and/or (A)(7) in UDC 11.02.020. However, if at the time of submittal of the site development permit the Project is unable to obtain the impervious cover in excess of the allowable amount by the UDC through at least one of the identified waivers, the remainder of the impervious cover required shall be allowed through

[CASE #]

alternative waiver mitigation agreed upon with City of Georgetown Development Engineer review staff. In no instance shall the impervious cover in the PUD exceed 65%.

UDC 11.01.010 (B)(1) shall be modified that impervious cover shall be calculated on an aggregate bases over Areas B and C of the PUD and not on a per subdivision basis. A note will be required on the subdivision that requires impervious cover tracking on site development plans in Zones B and C reporting the proposed impervious cover and aggregate impervious cover of multi-family uses within the PUD. The standard maximum aggregate impervious cover for multi-family uses is 50% and can be increased to 65% with the use of waivers

c. Building Height and Stories

Structures within the Areas B and C are limited to two (2) stories in height and structures within the PUD shall comply with the maximum allowed height in the UDC.

7. Parking

Parking shall be no closer to the street than the buildings within Areas B and C.

8. Parkland

The Project shall pay a fee in-lieu required for the Project's parkland and park improvements at the time the site development permit has been scheduled for Planning and Zoning Commission.

9. Exhibits

- Exhibit A – Survey
- Exhibit B – Location Map & Project Description
- Exhibit C – Development Zones
- Exhibit D – Proposed R.O.W. (Interim)
- Exhibit E – Proposed R.O.W. (Final Build-Out)
- Exhibit F – Street Cross Sections
- Exhibit G – Area B Residential Building Design
- Exhibit H – Area C Residential Building Design
- Exhibit I – Amenity Areas

METES & BOUNDS LEGAL DESCRIPTION OF:

PUBLIC UTILITY DISTRICT - 51.055 ACRES

BEING A 51.055 ACRE (2,223,968 SQ. FT.) TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT 21 AND THE LEWIS J. DYCHES SURVEY, ABSTRACT 2, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 168.15 ACRE TRACT OF LAND DESCRIBED TO CHARLES N. AVERY, ET. AL., AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2005031263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1460 (VARIABLE WIDTH RIGHT-OF-WAY - NO RECORDING INFORMATION FOUND), AT THE WEST CORNER OF A CALLED 9.782 ACRE TRACT OF LAND DESCRIBED TO CENTURY CHARITIES, INC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2014103319 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTH CORNER OF THIS TRACT;

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1460 AND THE SOUTHWEST BOUNDARY LINE OF SAID 168.15 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 21°30'52" WEST, A DISTANCE OF 10.79 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 17°20'37" WEST, A DISTANCE OF 50.10 FEET TO 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTH CORNER OF A CALLED 236.41 ACRE TRACT OF LAND DESCRIBED TO GEORGETOWN RAILROAD COMPANY, INC, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 1638, PAGE 369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHWEST CORNER THIS TRACT

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 168.15 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF A SAID 236.41 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 68°05'50" EAST, A DISTANCE OF 657.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CCC 4835" FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 35°02'44" EAST, A DISTANCE OF 387.58 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 22°56'24" EAST, A DISTANCE OF 91.91 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 33°17'03" EAST, A DISTANCE OF 1,669.88 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GEORGETOWN INNER LOOP (A VARIABLE WIDTH RIGHT-OF-WAY - NO RECORDING INFORMATION FOUND), AT THE WEST CORNER OF A CALLED 0.922 ACRE TRACT OF LAND DESCRIBED TO THE CITY OF GEORGETOWN AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 201157042 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTHWEST CORNER OF THIS TRACT;

(CONTINUED ON PAGE 2)

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A P.U.D. BOUNDARY EXHIBIT AND A LINE TABLE EXHIBIT WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

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.

**METES & BOUNDS LEGAL DESCRIPTION FOR A
PUBLIC UTILITY DISTRICT**

51.055 ACRES

BEING OUT OF THE

**WILLIAM ADDISON SURVEY, ABSTRACT 21
AND THE LEWIS J. DYCHES SURVEY, ABSTRACT 2
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS**



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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	ZKP	5/25/2022	069294203	1 OF 4

METES & BOUNDS LEGAL DESCRIPTION OF:
PUBLIC UTILITY DISTRICT - 51.055 ACRES (CONTINUED)

THENCE, CONTINUING ALONG THE NORTH BOUNDARY LINE OF SAID 168.15 ACRE TRACT AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID GEORGETOWN INNER LOOP, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 72°29'42" EAST, A DISTANCE OF 287.20 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT AN ANGLE CORNER OF SAID 0.922 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT;
2. SOUTH 67°14'32" EAST, A DISTANCE OF 70.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID GEORGETOWN INNER LOOP AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MAPLE STREET (VARIABLE WIDTH RIGHT-OF-WAY - NO RECORDING INFORMATION FOUND) AND AT THE EAST CORNER OF SAID 0.922 ACRE TRACT, FOR A NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 28°08'34" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAPLE STREET AND THE NORTHEAST BOUNDARY LINE OF SAID 168.15 ACRE TRACT, A DISTANCE OF 1,461.33 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN EAST CORNER OF SAID 168.15 ACRE TRACT AND THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 69°05'34" WEST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 168.15 ACRE TRACT AND CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAPLE STREET, A DISTANCE OF 45.18 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE NORTH CORNER OF THE LA CONTERRA NORTH PHASE 1 SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017105254 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 68°19'42" WEST, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAPLE STREET, ACROSS SAID 168.15 ACRE TRACT ALONG THE NORTHWEST BOUNDARY LINE OF SAID LA CONTERRA NORTH PHASE 1, PASSING A WEST CORNER OF SAID LA CONTERRA NORTH PHASE 1 AND THE NORTH CORNER OF THE LA CONTERRA NORTH PHASE 2 SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2018081664 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THEN CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF SAID LA CONTERRA PHASE 2, IN ALL A DISTANCE OF 1,953.17 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE WEST CORNER OF SAID LA CONTERRA NORTH PHASE 2 SUBDIVISION, AT A NORTH CORNER OF SAID 9.782 ACRE TRACT, AND AT AN INTERIOR CORNER OF SAID 168.15 ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG A SOUTHEAST BOUNDARY LINE OF SAID 168.15 ACRE TRACT AND THE NORTHWEST BOUNDARY LINE OF SAID 9.782 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 71°42'58" WEST, A DISTANCE OF 47.67 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CCC 4835" FOUND AT AN INTERIOR CORNER OF SAID 9.782 ACRE TRACT, FOR A SOUTH CORNER OF THIS TRACT;
2. NORTH 58°30'27" WEST, A DISTANCE OF 276.69 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CCC 4835" FOUND AT A NORTH CORNER OF SAID 9.782 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
3. SOUTH 68°05'50" WEST, A DISTANCE OF 707.31 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 51.055 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A P.U.D. BOUNDARY EXHIBIT AND A LINE TABLE EXHIBIT WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

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.

**METES & BOUNDS LEGAL DESCRIPTION FOR A
PUBLIC UTILITY DISTRICT**

51.055 ACRES

BEING OUT OF THE

**WILLIAM ADDISON SURVEY, ABSTRACT 21
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N/A	MJM	ZKP	5/25/2022	069294203	2 OF 4



0 250 500
GRAPHIC SCALE IN FEET

CALLED 0.922 ACRES
CITY OF GEORGETOWN
DOC. NO. 201157042
OPRWC

GEORGETOWN INNER LOOP
(VARIABLE WIDTH R.O.W.)

REMAINDER OF
CALLED 236.41 ACRES
OWNER: GEORGETOWN RAILROAD
COMPANY, INC.
VOL. 1638 PG. 369
OPRWC

(REMAINDER OF)
CALLED 168.15 ACRES
CHARLES N. AVERY ET. AL.
DOC. NO. 2005031263
OPRWC

51.055 ACRES
(2,223,968 SQ. FT.)

1/2" IRF

1/2" IRF

1/2" IRFC
"CCC 4835"

1/2" IRSC
"KHA"

1/2" IRSC
"KHA"

1/2" IRSC
"KHA"

CALLLED 9.782 ACRES
OWNER: CENTURY
CHARITIES, INC.
DOC. NO. 2014103319
OPRWC

1/2" IRFC
"CCC 4835"

1/2" IRF

1/2" IRF

1/2" IRSC
"KHA"

1/2" IRF
W/ALUMINUM CAP

1/2" IRSC
"KHA"

F. HUDSON SURVEY
ABSTRACT 295

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS, AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE FIPS 4203) GRID, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS LEGAL DESCRIPTION AND A LINE TABLE EXHIBIT WERE CREATED IN CONJUNCTION WITH THIS P.U.D. BOUNDARY EXHIBIT.

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.

NOTE: THIS IS A BOUNDARY EXHIBIT BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.

LINE TYPE LEGEND

—	ADJ. PROPERTY LINE
—	P.U.D. BOUNDARY LINE
—	SURVEY LINE

**BOUNDARY EXHIBIT FOR A
PUBLIC UTILITY DISTRICT
51.055 ACRES**

BEING OUT OF THE
WILLIAM ADDISON SURVEY, ABSTRACT 21
AND THE LEWIS J. DYCHES SURVEY, ABSTRACT 2
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 500'	MJM	ZKP	5/25/2022	069294203	3 OF 4

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N21°30'52"W	10.79'
L2	N17°20'37"W	50.10'
L3	N68°05'50"E	657.97'
L4	N35°02'44"E	387.58'
L5	N22°56'24"E	91.91'
L6	N33°17'03"E	1669.88'
L7	N72°29'42"E	287.20'
L8	S67°14'32"E	70.72'
L9	S28°08'34"E	1461.33'
L10	S69°05'34"W	45.18'
L11	S68°19'42"W	1953.17'
L12	S71°42'58"W	47.67'
L13	N58°30'27"W	276.69'
L14	S68°05'50"W	707.31'

SURVEYOR'S NOTES:

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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.


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**LINE TABLE EXHIBIT FOR A
 PUBLIC UTILITY DISTRICT
 51.055 ACRES**

**BEING OUT OF THE
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 AND THE LEWIS J. DYCHES SURVEY, ABSTRACT 2
 CITY OF GEORGETOWN, WILLAMSON COUNTY, TEXAS**

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	ZKP	5/25/2022	069294203	4 OF 4

Exhibit B
Location Map & Project Description



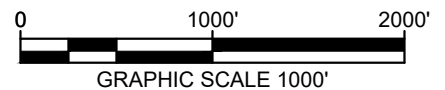
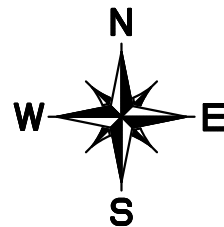
- KEYSTONE GEORGETOWN SITE LIMITS
- CITY OF GEORGETOWN CITY LIMITS

Keystone Georgetown Planned Unit Development

Georgetown, Texas
APRIL 2022

Project Description:

43.0 acres of multi-family with 525 total units,
consisting of 10-unit per building complexes.
5.5 acres of commercial property on Maple Street.
Remainder of site for R.O.W.



Kimley»Horn

10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

Exhibit C

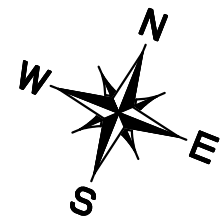
Development Zones



Keystone Georgetown Planned Unit Development

Georgetown, Texas
APRIL 2022

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	MULTI-FAMILY DEVELOPMENT ZONE
	COMMERCIAL DEVELOPMENT ZONE
	R.O.W. DEVELOPMENT ZONE



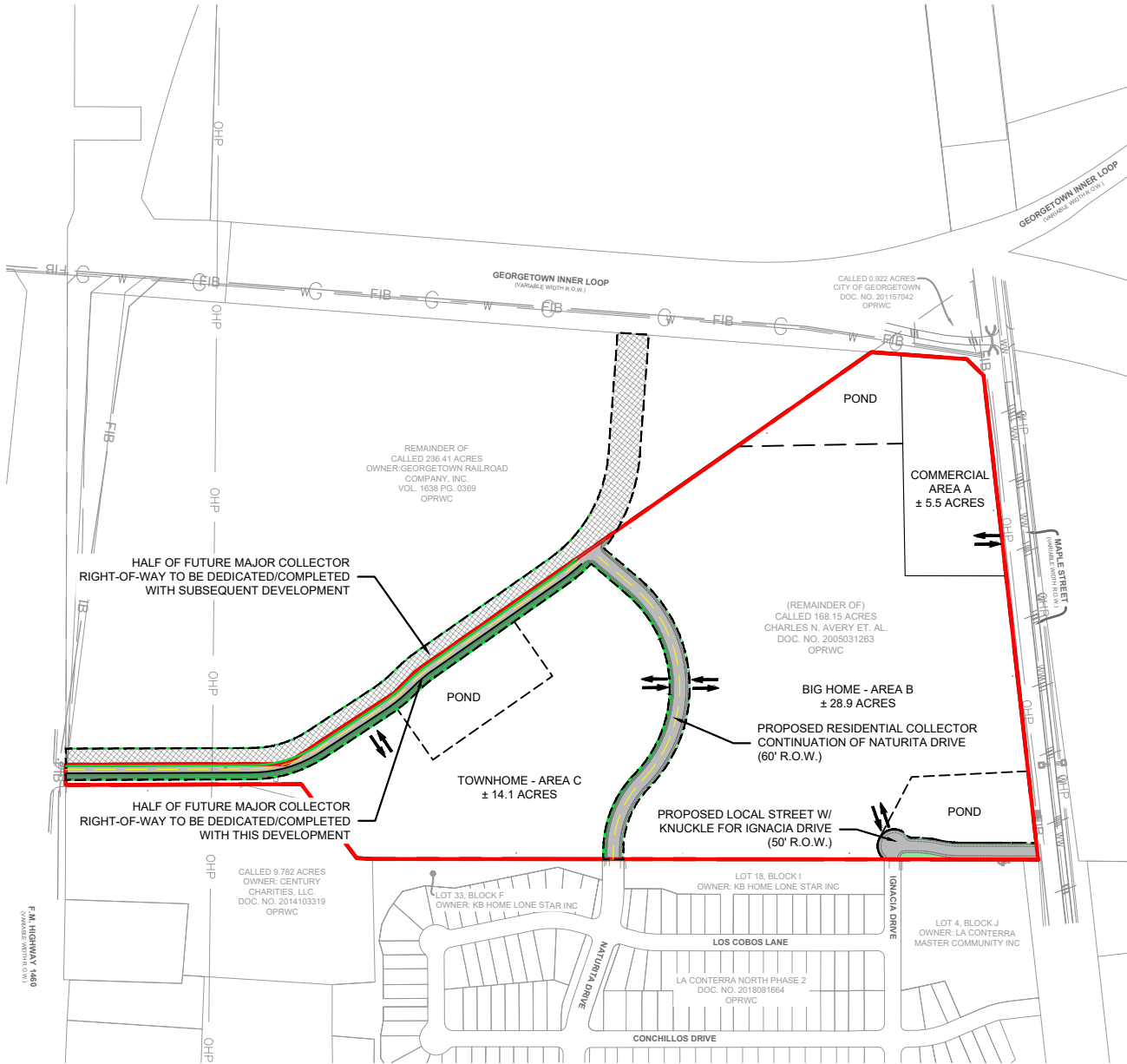
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Exhibit D

Proposed R.O.W. (Interim)



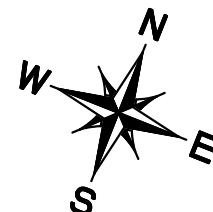
Keystone Georgetown

Planned Unit Development

Georgetown, Texas
APRIL 2022

LEGEND	
	PROPERTY LINE
	R.O.W. BOUNDARY
	FUTURE R.O.W.
	APPROXIMATE ACCESS

ACCESS NOTE:
TWO ACCESS LOCATION WILL BE PROVIDED FOR TOWNHOME AND BIG HOUSE DEVELOPMENTS. PRECISE LOCATIONS TO BE DETERMINED AT THE TIME OF SITE PLAN.



Kimley»Horn

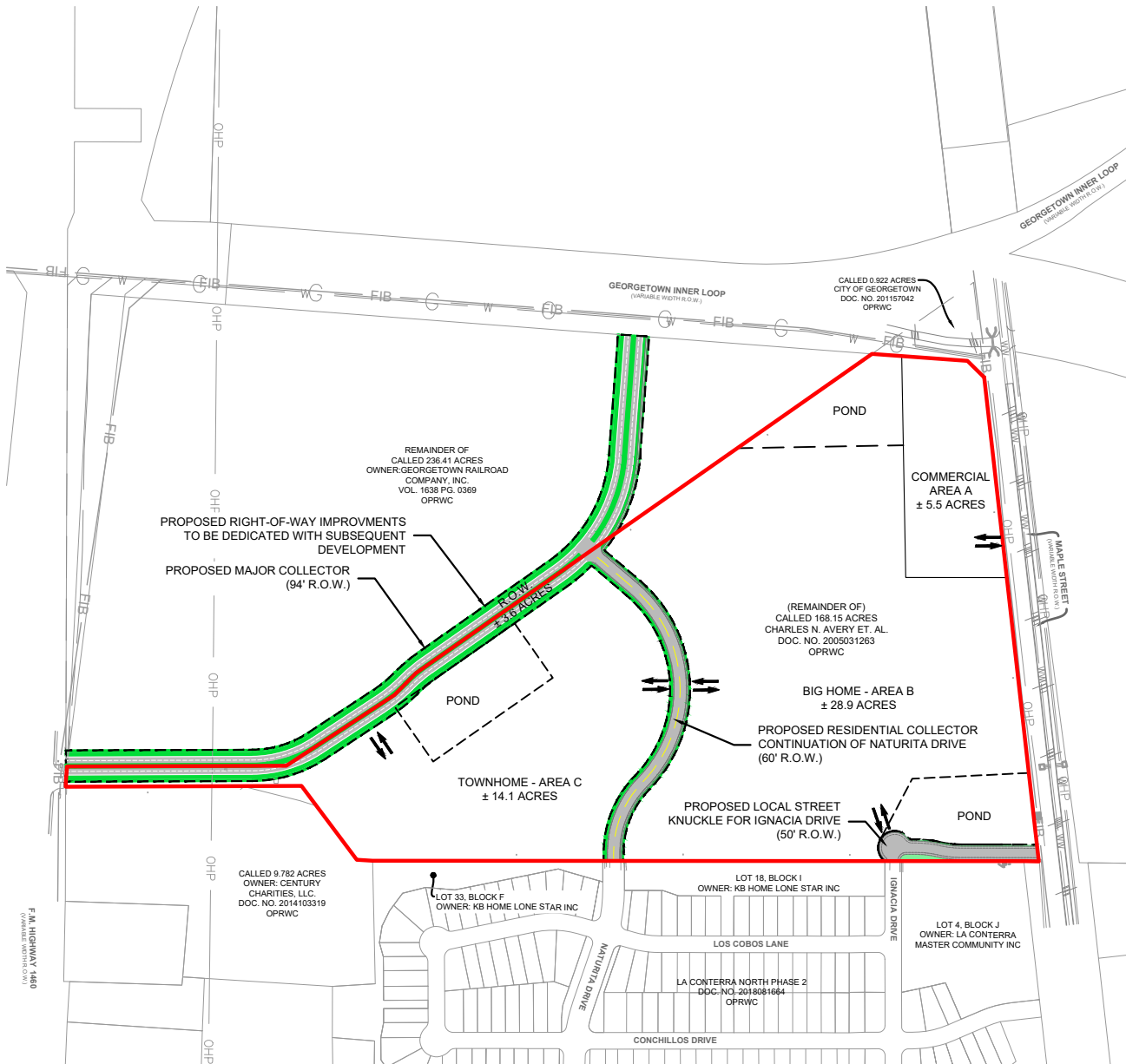
10814 Jollyville Road
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ALVIS, JOEL 4/10/2022 8:08 AM
K:\AUS_CIVIL\060294203-KEYSTONE GEORGETOWN\CAD\EXHIBITS\PLANS\EXHIBIT D\EXHIBIT D, PROPOSED R.O.W. (INTERIM).DWG
4/13/2022 8:12 PM




PLOTTED BY
DWG NAME
LAST SAVED

Proposed R.O.W. (Final Build-Out)

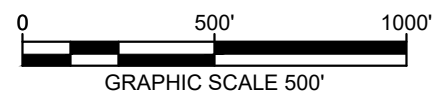
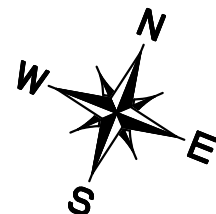


Keystone Georgetown Planned Unit Development

Georgetown, Texas
APRIL 2022

LEGEND	
	PROPERTY LINE
	R.O.W. BOUNDARY
	APPROXIMATE ACCESS

ACCESS NOTE:
TWO ACCESS LOCATION WILL BE PROVIDED FOR TOWNHOME AND BIG HOUSE DEVELOPMENTS. PRECISE LOCATIONS TO BE DETERMINED AT THE TIME OF SITE PLAN.



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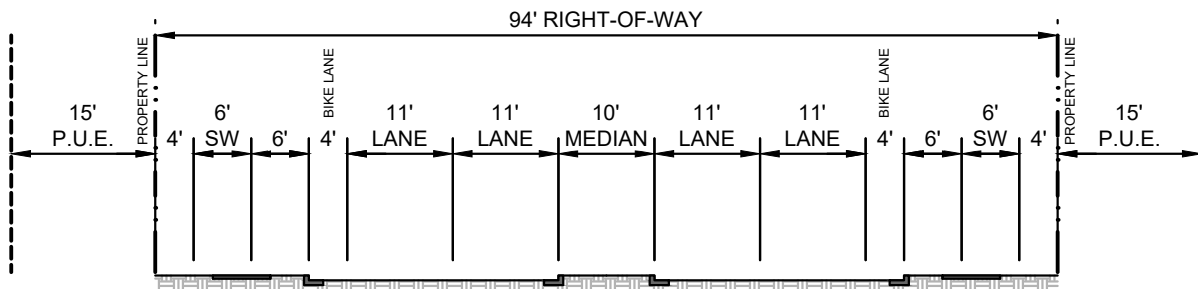
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DWG NAME
LAST SAVED

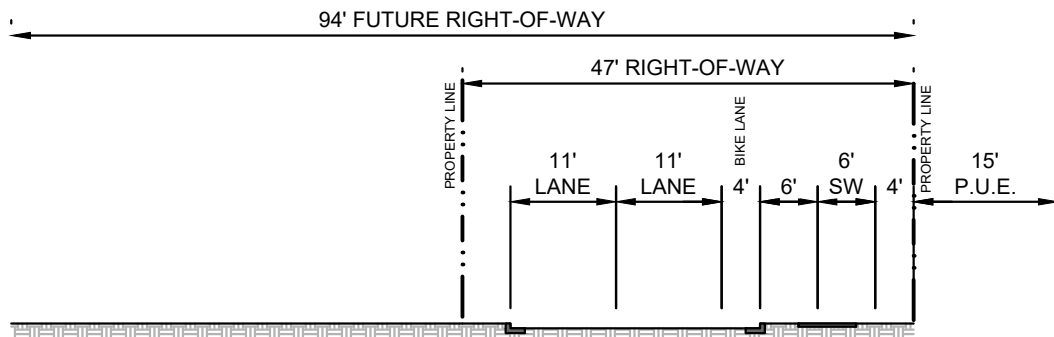
Exhibit F

Street Cross Sections

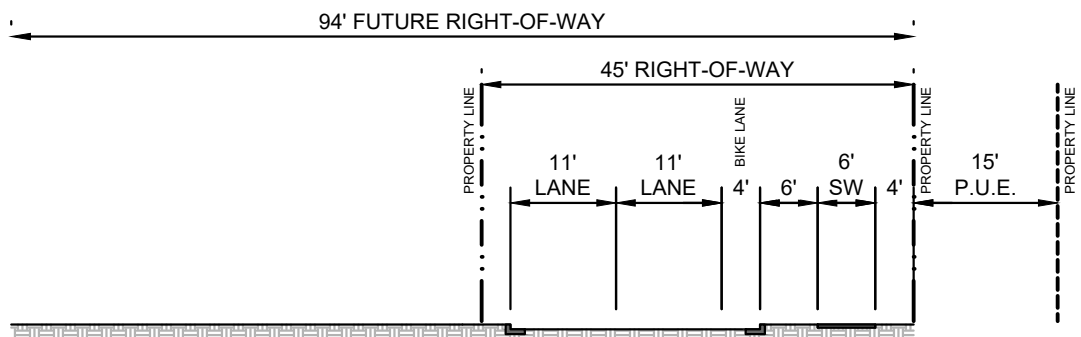
MAJOR COLLECTOR (FULL BUILDOUT)



MAJOR COLLECTOR (INTERIM BUILDOUT)

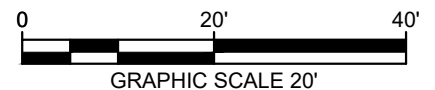


MAJOR COLLECTOR (INTERIM BUILDOUT @ FM 1460)



Keystone Georgetown Planned Unit Development

Georgetown, Texas
APRIL 2022



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Exhibit G – Area B Residential Building Design



Exhibit G – Area B Residential Building Design



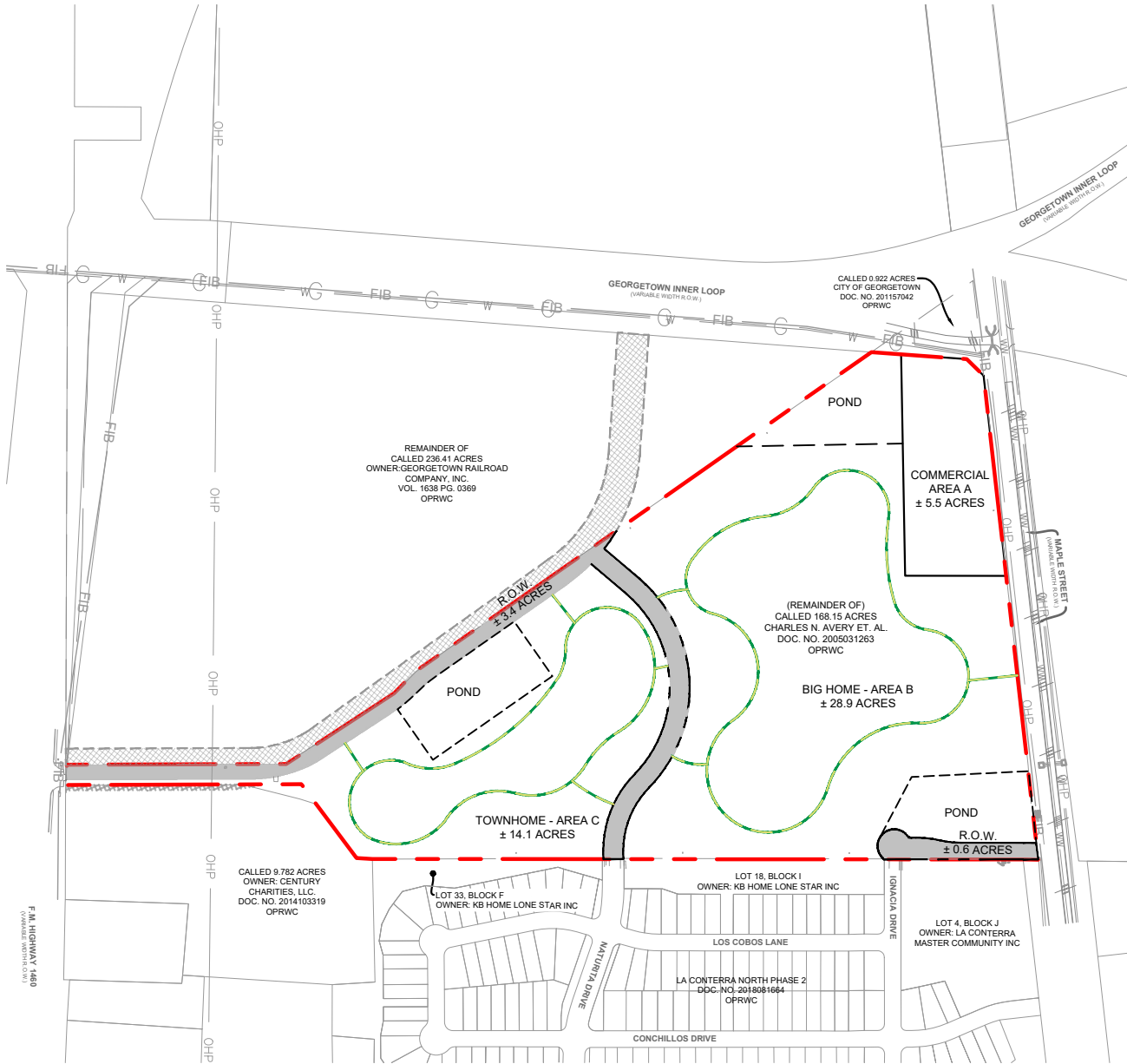
Exhibit H – Area C Residential Building Design



Exhibit H – Area C Residential Building Design



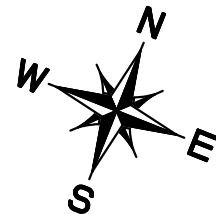
Exhibit I Amenity Areas



Keystone Georgetown Planned Unit Development

Georgetown, Texas
APRIL 2022

LEGEND	
	PROPERTY LINE
	PROPOSED TRAILS
	FUTURE RIGHT-OF-WAY



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ALVIS, JOEL 4/19/2022 8:08 AM
K:\AUS_CIVIL\060224203-KEYSTONE GEORGETOWN\CAD\EXHIBITS\PLANS\KEYSTONE GEORGETOWN\EXHIBIT DWG
4/18/2022 8:06 AM

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