



Dr. Nihat Bayhan
Deputy Superintendent of Operations and Business
nbayhan@harmonytx.org

9321 W Sam Houston Pkwy S
Houston, Texas 77099
(713) 343-3333

February 28, 2022

City of Georgetown
Attn: Cesar Acosta
809 Martin Luther King Jr. Street
Georgetown, Texas 78626

Re: Voluntary Annexation and Zoning Designation of Tract owned by Harmony Public Schools, a Texas non-profit corporation ("Harmony")

Mr. Acosta:

On behalf of Harmony, please accept this letter as our formal request for voluntary annexation and zoning designation for a 28.000 acre tract of land at Blue Ridge Drive, Georgetown, Texas 78626 (the "Property"), more fully described in the accompanying enclosures, into the City of Georgetown (the "City"). The entire Property is made up of 28.000 acres. The 22.00 acre tract (the "Main Tract") includes the 1.603 acre tract referenced in the property description on the west side of the property. The Main Tract is partially annexed into the city and zoned for industrial use. The Property also has a 4.000 acre tract and a 2.000 acre tract that have not been annexed or zoned. This application is for the annexation and zoning of the 2.000 acre tract, 4.000 acre tract, and the northeast corner of the Main Tract, and the rezoning of the 22.000 acre tract.

The Property is owned by Harmony and wholly located within Williamson County. The part of the Property that Harmony desires to annex is within the extraterritorial jurisdiction of the City. The remainder of the Property is located within the City limits. The Property is contiguous to the current city limits of the City. The current use of the Property is as vacant land. The future intended use is for educational purposes, including schools, licensed day-care facilities, and related amenities to be operated by Harmony.

This letter, along with its enclosures, is a complete application and the information contained within it is sufficient and correct enough to allow adequate review and final action. Approval of this annexation application promotes the health, safety, or general welfare of the City. Harmony prepares students for college and their careers by providing a safe, caring, and

collaborative learning atmosphere. Harmony's curriculum has a strong emphasis on science, technology, engineering, and mathematics, which allows students to succeed in an evolving employment environment.

Part of the Property is in the floodplain. However, no issues are anticipated because Harmony does not plan to construct buildings on this part of the Property. While no impacts to the floodplain are anticipated, any impacts that may result would be adequately modeled to ensure that the site development is promoting the health, safety, and general welfare of the City and is benefitting the community by minimizing the risk of flooding..

Approving this annexation reflects the City's long-range plans and annexation policies, and helps continue to build on Georgetown's strong community of success. Harmony's vision aligns with the safe, orderly, and healthful development of the City. Harmony prepares its students to be productive and responsible citizens. As Georgetown continues to grow, Harmony will grow with it, and will be a resource for local children and their families.

Harmony is also requesting a zoning designation (the "Designation") upon annexation as a Public Facilities District ("PF"). The Designation for the Property aligns with the 2030 Comprehensive Plan (the "Plan").

The Designation is compatible with the present zoning and conforming uses of nearby properties and the character of the neighborhood. The Property is near Southeast Georgetown, a Target Area for the Plan. The properties east of the Property are zoned for residential use, specifically single-family homes. The need for schools that are easily accessible to those residents is important and consistent with the Plan.

The PF Designation is compatible with the surrounding properties. Harmony's understanding is that: (i) the property to the west is zoned as industrial but will be developed as a warehouse for an e-commerce company; and (ii) the property to the north is also designated for industrial use but is being used as a data center. These uses are unlikely to affect Harmony's development or operation of a school.

The Property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed Designation. The Property fits within the Designation's purpose, and provides the area with a school that the community can build around.

The City is growing and with that growth comes the need for schools. The Plan promotes the development of complete neighborhoods across the City. A component of a complete neighborhood, as defined in Policy LU.3 of the Future Land Use section of the Plan, is access to schools. The City includes schools under the Designation's description in Section 4.02 of its Unified Development Code and Harmony requests this Designation so it can help complete a neighborhood.

Harmony will support the City's growth and development by preparing its students to succeed. The student-centered curriculum gives current and future residents the benefit from the education their children receive at Harmony. This student-centered curriculum honors the past, and Harmony's focus on science, technology, engineering, and mathematics will allow students in Georgetown to innovate for the future.

Harmony, and their architects, plan to implement a site plan that meets the limitations and development standards of the City. If the Property is rezoned, Harmony's use of the Property will be in-line with zoning standards, requirements, and descriptions. A school is key to a community, and Harmony is ready to provide it at this Property.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands the construction of any capital improvements necessary for development on the property will not be the responsibility of the City if approved for annexation; rather, such improvements will occur through the non-City financial assistance through the subdivision and construction process.

This application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action. Please let me know if you have any questions or need more information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Nihat Bayhan', followed by a long, wavy horizontal line.

Dr. Nihat Bayhan
Harmony Public Schools

February 14, 2022

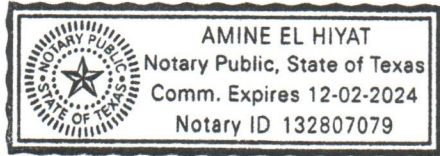
Page 4

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 25 day of February, 2022, by NIYAT BAYHAN, as Deputy Superintendent of Harmony Public Schools, on behalf of said Harmony Public Schools

[S E A L]



Notary Public, State of Texas

AMINE EL HIYAT
Printed Name of Notary

My Commission Expires: 12/02/2024

Enclosures

1. Property Owner's Consent Form
2. Map of the Subject Property with Surrounding Roads Identified
3. Legal Description of the Subject Property

cc: Mehmed Milanovic, Harmony Public Schools
Nick Gignac, Gignac & Associates LLP
Matthew Rector, Halff Associates, Inc.
Ryan Bledsaw, Hunton Andrews Kurth LLP