

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

**An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to amend the Summit at Westinghouse PUD which consists of 72 acres within the BC Low Survey, No. 51 and to amend zone F, approximately 6.00 acres, to allow an increase in self-storage square footage as well as an amendment of the Zone F development standards to require retail space and increased landscaping FOR THE Summit at Westinghouse Amendment PUD located at 310 Westinghouse Road; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.**

Whereas an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12<sup>th</sup> day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

72 acres of the Barney Low Survey, as recorded in Document Numbers 2014073967 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on September 6, 2022, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at meetings on September 13, 2022 and September 27, 2022 held an additional public hearings prior to taking action on the requested rezoning of the Property.

**Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:**

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

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

**Page 1 of 3**

**Description:** Summit at Westinghouse

**Case File Number:** 2021-21-PUD

**Date Approved:**

**Exhibits A Attached**

Section 2. The PUD Development Plan for the Sun City Texas, Somerset Planned Unit Development (PUD) is hereby amended as shown in *Exhibit A* (Location Map) and *Exhibit B* (PUD Development Plan) and incorporated herein by reference.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 13<sup>th</sup> day of September, 2022

APPROVED AND ADOPTED on Second Reading on the \_\_\_\_ day of \_\_\_\_, 2022.

~SIGNATURES ON FOLLOWING PAGE~

THE CITY OF GEORGETOWN:

ATTEST:

\_\_\_\_\_  
Josh Schroeder  
Mayor

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

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

**Page 2 of 3**

**Description:** Summit at Westinghouse

**Case File Number:** 2021-21-PUD

**Date Approved:**

**Exhibits A Attached**

APPROVED AS TO FORM:

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Skye Masson  
City Attorney

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

Description: Summit at Westinghouse

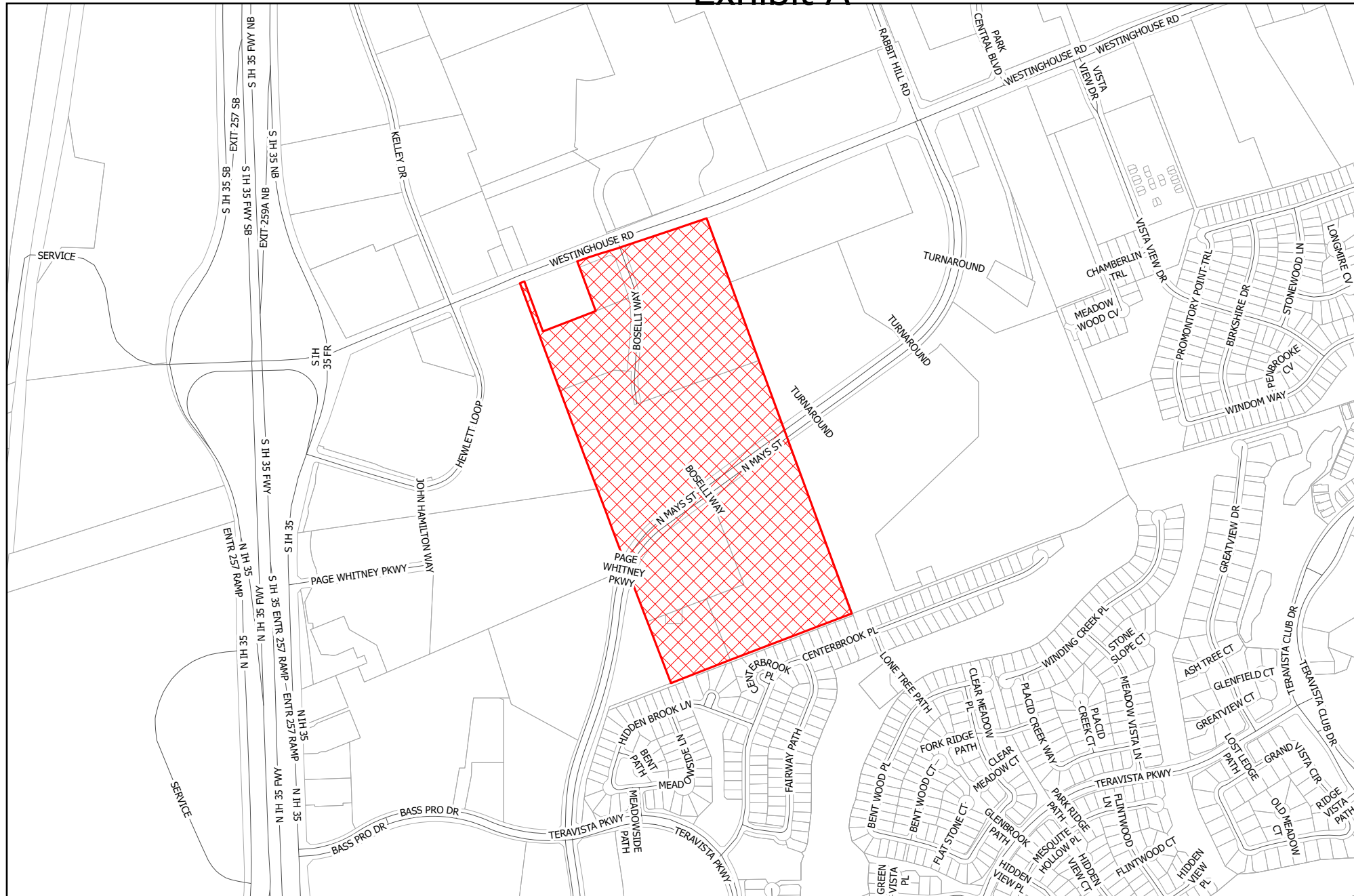
Date Approved:

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Case File Number: 2021-21-PUD

Exhibits A Attached

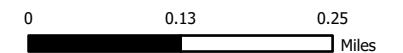
# Exhibit A



## LOCATION

2021-21-PUD

Exhibit #1



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## THE SUMMIT AT WESTINGHOUSE

### PLANNED UNIT DEVELOPMENT AMENDMENT 5

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The Summit at Westinghouse is in the heart of the southern entry into the city of Georgetown. The property is located east of I-35, south of Westinghouse Road, and north of the Teravista community in Round Rock.

The owners of the property donated land for the Mays Street extension to support the City's vision for a high-density mixed-use community offering new employment opportunities to the residents of Georgetown. This Planned Unit Development (PUD) seeks to realize the vision by establishing flexible development and building standards that will accommodate a land plan that allows for market-based outcomes.

The purpose of this document is to provide overall guidance and create a sustainable long-term framework for build-out. The community will be built in phases, but still maintain creativity in building placement, people movement, traffic flow and to create a comfortable place to live, work and play. It allows flexibility to accommodate the evolution of living space designs, work place environments, supporting services, hospitality and entertainment corridors.

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# THE SUMMIT AT WESTINGHOUSE

## SECTION 1. DEFINITIONS

All definitions referenced in the Unified Development Code of the City of Georgetown, Ordinance No. 2003-15, as subsequently amended and codified in Title 17 of Georgetown Code of Ordinances (the “Code”), shall apply to interpretation of the terms of this Planned Unit Development for The Summit at Westinghouse (this “PUD”). Any terms not defined in this Development Plan shall be construed by applying the *Random House Webster’s Unabridged Dictionary*, subject to the interpretation of the Planning Director of the City of Georgetown.

## SECTION 2. THE PROPERTY

This PUD applies to approximately seventy-two (72) acres of land located within the jurisdictional limits of the City of Georgetown, Texas, east of Interstate North 35 Service Road and north of the Teravista Subdivision, which are collectively herein defined as the “Property”, and which are legally described as follows:

R314665 - AW0385 Low, B.C. Sur., SERIAL # N62415A, TITLE # 00158240, LABEL # TEX0252120, ACRES 0.25  
R544775 - AW0385 Low, B.c. Sur., ACRES 43.9  
R039937 - AW0385 LOW, B.C. SUR., ACRES 4.40  
R039946 - AW0385 LOW, B.C. SUR., ACRES 1.0  
R039936 - AW0385 Low, B.C. Sur., ACRES 22.3416

According to the map or plat thereof recorded September 15, 2014 at 2:46 PM at Williamson County, Texas Plat Records; Document Number 2014073967. The property owners of The Summit at Westinghouse have donated right-of-way to the City for the Mays Street extension.

## SECTION 3. APPROVAL CRITERIA

This PUD is intended to conform to the approval criteria of Sections 3.06.030 and 3.06.040 of the Code. Section 3.06.030 of the Code provides that the following criteria shall be considered by City Council for zoning changes:

- (a) The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;
- (b) The zoning change is consistent with the Comprehensive Plan;
- (c) The zoning change promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City;
- (d) The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and
- (e) The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

## THE SUMMIT AT WESTINGHOUSE

Section 3.06.040 of the Code provides that, in addition of consideration of the foregoing criteria of Section 3.06.030, the following applicable criteria shall be considered by City Council for approving this PUD:

- (a) An orderly and creative arrangement of all land uses with respect to each other and to the entire community;
- (b) A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways and pedestrian walkways;
- (c) The provisions of amenity areas for the entire community;
- (d) The approximate location/size of general building envelopes to take maximum advantage of the natural and manmade environment; and
- (e) The staging/phasing of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

### SECTION 4. BASE ZONING DISTRICTS

This PUD shall be applicable to zoning as it applies to all portions of the Property. All design, development, and use criteria not specifically covered by this PUD shall be subject to the applicable provisions of the current Code. All design, development and use of the Property shall generally conform to the PUD described herein and, unless superseded, amended or controverted by the terms of this PUD. Below each Zone shall have its own zoning description as follows:

**Development Zone A1** – High Density Multi-family (MF-2)

**Development Zone A2** – Low Density Multi-family (MF-1)

**Development Zone B** – General Commercial District (C-3)

**Development Zone C** – General Commercial District (C-3)

**Development Zone D** – General Commercial District (C-3)

**Development Zone E** – High Density Multi-Family (MF-2)

**Development Zone F** – General Commercial District (C-3)

### SECTION 5. DEVELOPMENT ZONES

The seven (7) Zones as shown on Exhibit “C”, being Zone A1, Zone A2, Zone B, Zone C, Zone D, Zone E and Zone F are described in the following sections. Each Zone will be built in phases.

- 5.1 **Zone A1** consists of approximately seven (7.5) acres of land and represents the approximate boundary lines of the most southern land area comprising the Property closest in proximity to the residential community known as Teravista and borders the City of Round Rock. Zone

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A1 is segmented from the remainder of the PUD by Zone B and Mays Street extension. Zone A1 shall be developed with the following residential product:

- **Multi-family High Density:** Zone A1, along Mays Street, shall also have approximately 188 multi-family units. Unless otherwise noted, development standards of Section 6.02.090. of the UDC shall be met.
- 5.2 **Zone A2** consists of approximately nineteen (19) acres of land generally depicted south of Zone A1 and Zone B, at the southernmost portion of the property. Zone A2 is intended for a private community of townhome-zoned as Low-Density Multi-Family (MF-1) style development.
- **Townhomes:** Zone A2 shall be designed and developed with the intent to build approximately 100-150 attached two story townhouses built in attached groups of two to six, each townhouse with its own two car garage. Unless otherwise noted within this PUD, the development standards of Section Sec. 6.02.070 of the UDC shall be met. Walking trails, a dog park and a community gathering area will serve as amenity and activity centers.
- 5.3 **Zone B** consists of approximately two (2) acres of land generally depicted as the land south of the new Mays Street. Unless otherwise noted within this PUD, Zone B shall be developed to C-3 standards with the following use restrictions:
- Uses permitted by right:
    - Day care group,
    - Day care commercial,
    - General restaurant,
    - Restaurant drive-through,
    - Micro-brewery/micro-winery,
    - Bar, tavern, or pub,
    - Home health care services,
    - Medical or dental office,
    - Medical or dental clinic,
    - Urgent care facility,
    - General retail,
    - Dry cleaning service/drop off only,
    - Fitness center,
    - Banking and financial services, and
    - Veterinary clinic indoor pens only.
  - Special Use Permit Required:
    - Assisted living.

All other C-3 uses shall be prohibited in Zone B.



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5.4 **Zone C** consists of approximately seventeen (17) acres of land and is generally depicted as the land north of the new Mays Street extension and south of Zone D. Zone C may be designed and developed for mixed commercial use. Unless otherwise noted within this PUD, Zone C shall be developed to C-3 standards with the following use restrictions:

- Uses permitted by right:
  - General office,
  - Data center,
  - Integrated office center,
  - Home health care services,
  - Medical or dental office,
  - Medical or dental clinic,
  - Urgent care facility,
  - Hospital,
  - Dry cleaning service/drop off only,
  - Fitness center,
  - General retail,
  - Day care,
  - General restaurant,
  - Restaurant drive-through,
  - Micro-brewery/micro-winery,
  - Theater,
  - Live music/entertainment,
  - Dance hall/night club,
  - Veterinary clinic indoor pens only,
  - Hotel full service,
  - Hotel limited service,
  - Hotel boutique,
  - Hotel extended stay, and
  - Banking and financial services
  - Upper story residential can be built in any portion of Zone C.

All other C-3 uses shall be prohibited in Zone C.

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5.5 **Zone D** consists of approximately ten (10) acres of land and is generally depicted as the land north Zone C and south of Zones E and F. Unless otherwise noted within this PUD, Zone D shall be developed to C-3 standards with the following use restrictions:

- Uses permitted by right:
  - General office,
  - Data center,
  - Integrated office center,
  - Home health care services,
  - Medical or dental office,
  - Medical or dental clinic,
  - Urgent care facility,
  - Dry cleaning service/drop off only,
  - Fitness center,
  - General retail,
  - Assisted living,
  - Day care,
  - Restaurant,
  - Restaurant drive-through,
  - Micro-brewery/micro-winery,
  - Theater,
  - Live music/entertainment,
  - Dance hall/night club,
  - Athletic facility,
  - Veterinary clinic indoor pens only,
  - Banking and financial services
  - Upper story residential can be built in any portion of Zone D.

5.6 **Zone E** consists of approximately (15) acres of land and is generally depicted as the northwest portion of the PUD. Multi-family high-density attached dwelling units may be built. This zone will act as a transition zone from the MF-2 residential to the east and the future commercial to the west and south. Walking trails, a dog park and a community gathering area will serve as amenity and activity centers. Unless otherwise noted, MF-2 development standards of Section 6.02.090. of the UDC shall be met.

5.7 **Zone F** consists of approximately six (6) acres of land and is depicted as the north west portion of the PUD. This Zone acts as a transition from the existing collision center and is intended for Self-Storage. Self-Storage shall be permitted by right without the approval of a Special Use Permit (SUP). Outdoor storage will not be permitted within this zone. C-3 uses are permitted in this zone. Unless otherwise noted within this PUD, Zone F shall be developed to C-3 standards with the following use restrictions

5.8 The following uses are prohibited throughout the project:

- Cemeteries, columbaria, mausoleums, or memorial parks
- Driving and firing ranges
- Landscape supply sales/garden centers
- Permanent farmers and flea markets
- Pest control and janitorial services
- Lumber yards

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- Small engine repair
  - Large animal veterinarian services
  - Veterinary clinic or kennel with outdoor pens
  - Sexually oriented business
  - Major event entertainment
  - Stone, mulch or dirt sales yards
  - Manufactured housing sales
  - Heavy equipment sales and repair
  - Recreational vehicle sales, rental or service
  - Fuel sales
  - Automotive repair and service general
  - Bus barn
  - Transportation and utility use, except for uses involving parking lots, parking garages, private transport dispatch services, valet parking, transit passenger terminal and minor utility services
- 5.9 This PUD allows for multiple site plans within each Zone in order to allow for phased development. City approval shall be based upon each individual site plan, provided that, taken together, all site plans provide for an integrated mixed-use development on the Property. The City may not withhold approval on an individual site plan based solely upon the submission of additional site plans for remaining portions of the Property.
- 5.10 Pursuant to Sections 7.03.030(B)(5) and 16.02 of the Code, landscape features including outside gathering areas, walkways, driveways, swimming pools, walls, and minor utilities, shall be permitted within required setback areas, provided that the same shall not encroach on a public utility easement without a License to Encroach. To the extent defined under the Code, the improvements consisting of these landscape features will be included in impervious cover calculations.

# THE SUMMIT AT WESTINGHOUSE

## SECTION 6. DEVELOPMENT STANDARDS

- 6.1 **Zone A1** will be developed with Multifamily Residential High-Density (MF-2) units and built on one lot. Multifamily Residential High-Density units achieve variation through three types of articulation of front facades, using different building materials, roof designs, colors and window design.

<b>Table 6.1</b> <b>Zone A1 –Multifamily High-Density (MF-2)</b>	
	<b>MF-2</b>
Maximum Number of Units per Building	No Limit
Building Height (Maximum)	49 feet
Building Separation	10 feet
Internal Lot Setback (Minimum)	0 (zero) feet
Building Setback to Perimeter Boundary (South)*	0 feet
Building Setback to Perimeter Boundary (West)	10 feet
Impervious Cover (Maximum)	80%
Residential Density (Units/Acre)	26
* Internal drive aisles and driveways allowed within setback	

- 6.2 **Zone A2** is intended for a private community of townhome-style development with attached buildings at a maximum of six units per building. The townhomes can be developed in the Low-Density Multi-Family (MF-1) base zone district to facilitate a shared common lot development with private maintenance of open space and vehicular drives. Building design will adhere to the Georgetown UDC requirements. Development standards are provided below for each district:

<b>Table 6.2</b> <b>Zone A2 –Multifamily High-Density (MF-1)</b>	
	<b>MF-1</b>
Dwelling Units per Acre (Maximum)	10
Building Height (Maximum)	35 feet
MF-1 Lot Width (Minimum)	50 feet
MF-1 Lot Size (Minimum)	12,000 square feet
Front Setback (Minimum)*	20 feet
Side Setback (Minimum)*	10 feet
Building Setback to Perimeter Boundary (South)*	40 feet
Building Setback to Perimeter Boundary (West/East/North)	10 feet
Impervious Cover (Maximum)	55%
Sidewalks (on one side of private drive)	5' width
* Internal drive aisles and driveways allowed within setback	

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## **Alternative Compliance for Zone A2**

To provide flexibility, Zone A2 can be developed in a lot and block configuration with public streets, at the discretion of the Planning Director. The development requirements of the Townhome (TH) zoning district would apply. This alternative provides the same housing product but provides flexibility for street type (public vs. private) and lot type.

- 6.3 **Zone B** may be developed as C-3 General Commercial. Building design and materials will adhere to the Georgetown UDC requirements.

<b>Table 6.3</b>	
<b>Zone B – Commercial</b>	
Building Height (Maximum)	45 feet
Building Separation (Minimum)	10 feet
Mays Street Setback (Minimum)	25 feet
All Other Streets Setback (Minimum)	15 feet
Side Setback (Minimum)	10 feet
Impervious Cover (Maximum)	70%

- 6.4 **Zones C and D** may be developed as traditional C-3 General Commercial or as an urban mixed-use alternative. The desired development option shall be indicated at the time of Preliminary Plat and developed consistent with these standards. C-3 development option shall follow the design standards of the UDC. Urban mixed-use design will focus buildings towards the public street system, with wider sidewalks, more window glazing (fenestration) on the street- level façade, outdoor patios and seating, awnings and canopies, well-lit and shaded streetscapes. On-street parking is encouraged in these areas to buffer pedestrians from street traffic. Where off-street or structured parking lots are necessary, a 15-foot wide landscape and tree area will buffer pedestrians from these spaces.

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<b>Table 6.4</b>	
<b>Zone C and D – Traditional Commercial</b>	
Building Height (Maximum)	80 feet
Building Separation (Minimum)	10 feet
Mays Street Setback (Minimum)	25 feet
All Other Streets Setback (Minimum)	15 feet
Side Setback (Minimum)	10 feet
Impervious Cover (Maximum)	75%
<b>Zone C and D – Urban Mixed Use</b>	
Building Height (Maximum)	80 feet
Building Separation (Minimum)	10 feet
Mays Street Setback (Minimum)	25 feet
All Other Streets Setback (Minimum)	0 (zero) feet
Build-to-Setback (Maximum)	0 (zero) to 15 feet
Side Setback (Minimum)	0 (zero) feet
Non-Residential Street-Level Fenestration (Minimum)	50%
Sidewalk Width (Minimum)	8 feet
Impervious Cover (Maximum)	90%

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**Zone D** may be developed with upper story residential dwelling units located above ground level commercial spaces and offices. In **Zone C**, residential units are not permitted unless utilizing the Urban mixed-use development option, in which case the units shall be upper-story only.

Zone C and D – Upper Story Residences	
Residential Density (Units/Acre)	50
Residential Units per Building	No Limit

- 6.5 **Zone E** may be developed with Multifamily Residential High-Density units. Multifamily Residential High Density achieve variation through three types of articulation of front façades, using different building materials, roof designs, front door location and cover treatment, colors, entries and window design.

Table 6.5 Zone E – Multifamily Residential High-Density (MF-2)	
Building Height (Maximum)	49 feet
Building Separation (Minimum)	10 feet
Building Setback to Perimeter Boundary*	10 feet
Impervious Cover (Maximum)	80%
Residential Density (Units/Acre)	26
Residential Units per Building	No Limit
* Internal drive aisles and driveways allowed within setback	

- 6.6 **Zone F** may be developed as C-3 General Commercial. Building design and materials will meet the UDC requirements. The self-storage facility may rise above ground floor retail or restaurant.

Table 6.6 Zone F – Commercial	
Building Height (Maximum)	40 feet
Building Separation (Minimum)	10 feet
Interior Street Setback	0 (zero) feet
Perimeter Street Setback (Minimum)	15 feet
Internal Lot Setback (Minimum)	0 (zero) feet
Impervious Cover (Maximum)	80%

### **Additional Development Standards for Zone F**

Zone F will require a minimum of 2,000 s.f. of ground floor general retail. In addition, landscaping standards shall exceed the requirements of this PUD and the UDC by increasing the Street Yard Landscaping requirements by requiring an additional shade tree and additional shrub and increasing the Parking Lot Landscaping requirements by requiring shade trees per every 8 parking stalls.

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## SECTION 7. MASTER SIGN PLAN

- 7.1 This PUD shall include a comprehensive signage plan for the development of the Property (the “Master Sign Plan”). The Master Sign Plan serves to implement signs uniformly as a means of clear visual communication and is intended to cause the designs of any signs on the Property to be complementary to the natural environment, and to improve pedestrian and vehicular safety. Signs may only convey the name of the businesses and the products or services offered within the Property, provided, however, that temporary construction signs, signs advertising portions of the Property for sale or lease, and temporary signs announcing special events on any portion of the Property shall be permitted. Monument signs, walls, fencing, architectural features, as well as sign design and lettering, along the public right-of-way adjoining the Property will be homogenous and will consist of a standard design to ensure that the comprehensive signage for the Property does not dominate the streetscape. All signs shall be constructed of materials and colors compatible with those utilized on the buildings’ facades so as to blend into the environment and the development scheme of the Property in general.
- 7.2 This PUD requires the development of a Master Sign Plan in accordance with Section 10.01.050 of the Code. The Master Sign Plan shall be submitted to the City for approval by the Building Official prior to and as a condition for final approval of any site plan for this Property. Signage designed, developed or constructed within the Property shall comply with the approved Master Sign Plan.
- 7.3 Two (both sides of street) entry/entrance Monument Signs may be designed, developed and constructed along the public right-of-way of the Property, and may be located along the Property’s boundaries in direct proximity of the planned entrances to the Property at each entry or curb cut. Monument Signs shall not be subject to a 25-foot setback from the public right-of way, shall be limited to twenty (20) feet in Building Height with a maximum of ninety-six (96) square feet for each of the two (2) permitted sign faces per Monument Sign, and will be installed in such areas as to maximize the public safety of owners, tenants, and invitees of and to the Property, and to enhance the efficiency of vehicular and pedestrian traffic to and from the Property. Monument Signs shall comply with minimum setbacks prescribed in Table 10.06.010 of the Code.
- 7.4 Low-Profile Signs may be used in lieu of Monument Signs. Low-Profile Signs must not exceed ten (10) feet in Building Height and are otherwise subject to the same limitations applicable to Monument Signs. Low-Profile Signs shall not be subject to a 25-foot setback from the public right-of way. Low-Profile Signs shall comply with minimum setbacks prescribed in Table 10.06.010 of the Code.
- 7.5 As the Property represents an integrated and comprehensive mixed-use development which is distinct from adjoining developments, architectural features, walls or fencing, not to exceed ten (10) feet in height, may be used at one or more entries fronting Westinghouse and Mayes streets to delineate the development and to display the development name and logo. The name of the development and its logo may be used on entry improvements in lieu of Monument Signs. The maximum area of lettering attached to the architectural features, walls or fencing shall not exceed 96 square feet on each side of the entry. In order to tie the Property together, similar architectural features, walls or fencing may be used along Mays Street extension and within the property, providing such features do not obstruct vehicular view corridors and do not exceed height requirements prescribed in Section 7.05.010(B) of



## THE SUMMIT AT WESTINGHOUSE

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the Code. The variance between the maximum heights allowed for entry improvements and the architectural features, walls or fencing along Mays Street extension may be achieved by graduating the height between the two maximum heights. The development logo, without the development name, may be used on architectural features, walls or fencing anywhere within the property.

- 7.6 Internal Directional Signs and Wayfinding Signs of similar design and colors are allowed throughout the Property and shall be permitted in addition to the Property's signs along the public right-of-way. Directional Signs shall conform to the specifications set forth in Section 10.03.020 of the Code. Wayfinding Signs which are of a style and size as Municipal Wayfinding Signs may include the names of businesses located on the Property. The number of Internal Directional and Wayfinding Signs will not exceed what is sufficient to provide safe and efficient use of the Property and shall not exceed five (5') feet in height and fifteen (15) square feet in total dimensional area per side and will be constructed without permitting. On interior streets, light poles may be hung without requesting a permit from the city.
- 7.7 Electronic Message Centers and unshielded Neon Signs shall not be permitted to be designed, developed or constructed on the Property. Encased Neon Signs shall be permitted on restaurant building facades provided the same are situated at least twenty-five feet (25') from the public right-of-way on the Mays Street Extension.
- 7.8 Buildings in Zones B, C, D and F are accessed by driveways off a public or private street. Wall signs based upon each Building's primary entrance and Building Façade as defined by Section 16.02 shall be expressly permitted under this PUD pursuant to Section 10.06.030(C) of the Code. Under this PUD, one wall sign secured to the top level of each of the respective Buildings which can be viewed from each view corridor is expressly permitted for the proposed hotel and buildings in all zones. The proposed hotel is subject to four view corridors as it can be seen from all four compass orientations. The other Buildings located in the Property are subject to three view corridors, therefore a maximum of three wall signs shall be permitted on these improvements. Zone B buildings would typically have view corridors from the north, south and west. Zone C buildings would typically have view corridors from the north, south and east. Wall signs maybe allowed on any parking garages if parking garages are built. Specifications for these signs will not exceed those outlined in Section 10.06.030(C) (1) and Table 10.06.010 of the Code and shall otherwise remain subject to the specifications set forth in the final approved Master Sign Plan.

### SECTION 8. STORMWATER MANAGEMENT

- 8.1 *Storm Water Detention.* The natural flow of storm water drains across the Property from the north to the south. Detention structures are typically required to mitigate the increase in storm water runoff associated with any increase in impervious cover resulting from development. Storm water runoff from the developed area of All Zones will discharge from the site via overland and/or conveyance through the existing natural channels. Necessary drainage measures will be implemented to minimize degradation to the vegetation within the natural cause by any increased runoff during normal rainfall events. These measures may include providing detention to mitigate increases in runoff for the one (1) year, two (2) year, ten (10) year, twenty-five (25) year and one hundred (100) year occurrence intervals.
- 8.2 *Water Quality.* The Property is located within the Edwards Aquifer Recharge Zone according the TCEQ USGS Quad Map. The Property must comply with the requirements of

# THE SUMMIT AT WESTINGHOUSE

Chapter 11 of the Code and the Edwards Aquifer Rules of the Texas Commission on Environmental Quality (TCEQ). The property is located in the Edwards Aquifer Recharge Zone. The tracts of land in All Zones will require water quality controls in accordance with the TCEQ Edwards Aquifer/City of Georgetown Rules. The water quality controls may be accomplished by:

- (a) Natural vegetative filter strips: In order for natural vegetative filter strips to be viable and approved by the city, plans and analysis will have to be completed.
- (b) On-site water quality controls meeting the minimum requirements established by the TCEQ Edwards Aquifer/City of Georgetown rules.
- (c) A combination of two or more of the items above may be utilized to accomplish the required water quality requirements.

## SECTION 9. ENVIRONMENTAL PROTECTION

The Plan will comply with environmental protection standards detailed in Chapter 11 of the Code, except as otherwise specified in this PUD.

## SECTION 10. ROADWAY INFRASTRUCTURE

- 10.1 The Property has approximately 816 feet of frontage along Westinghouse Road, a major arterial roadway and 1,153 feet of frontage along Mayes Street Extension, a minor arterial roadway.
- 10.2 Williamson County has established three curb cuts onto Westinghouse Road on the northern edge of the Property. These curb cuts were updated to be in compliance of standards at the time of construction. City approval is needed to utilize these curb cuts at the time of development. At least one curb cut will be necessary along Westinghouse in a location that does not modify the existing water quality/detention structure and pond, per the City's requirement to connect Westinghouse to Mays Street through the property.
- 10.3 *North-South Connection.* Exhibit "C" attached hereto and incorporated herein by reference indicates the planned north-south connector from the Mays Street Extension to Westinghouse Road. The connection to Westinghouse shall be right in and right out only without traffic signaling. Additional public streets may be added to the north-south connector road to run perpendicular to the north-south connector road.
- 10.4 Public street sections shall comply with in Exhibit "E" of this PUD.

## SECTION 11. PEDESTRIAN AND VEHICULAR CIRCULATION

- 11.1 The improvements within this PUD will be designed to maximize pedestrian and vehicular circulation within the Property. This PUD will include pedestrian and vehicular circulation plans designed to provide access to all areas within Zone A1, Zone A2, Zone B and Zone C, and will incorporate homogenous design features for all Buildings and other improvements and appurtenances within the Property. This PUD will provide cross access to neighboring properties as follows: one access to the east from Zone C or D and one access to the west from Zone C or Zone D. No access to the neighboring properties will be provided from Zone

## THE SUMMIT AT WESTINGHOUSE

A1, Zone A2, and Zone B due to the deep ravine required for detention along the east and west property lines and the close proximity to the Mays Street Extension.

- 11.2 Transportation is an important component with a focus on both internal circulation and access to neighboring property/roadways. The Summit at Westinghouse will be a combination of private driveways, private and public streets to best serve the dense mixture of the proposed uses. Most streets will be lined with trees, with root barrier protections consistent with Chapter 12 of the UDC. All driveways and streets will provide safety and be in accordance with the City's adapted Fire Code. Streetlights will be provided at both private and public circulation. All streets shall be addressed and signed per City Code.

### SECTION 12. PARKING REQUIREMENTS

Improvements within this PUD shall consist of a mixed-use development with a variety of businesses that conduct business at varying times. It is unlikely that all of these businesses will operate at maximum capacity during the same hours of the day. In addition, this PUD shall be inclusive of parking features that will permit invitees to the Property, including the hotel(s), restaurants, and office and retail buildings in Zone A1, Zone B and Zone C to share all vehicular parking facilities. For Zones A, B, and C only, a Shared Parking Study may be commissioned by the developer to justify a reduction in the overall amount of off-street parking, but in no case shall the reduction exceed 20%. The intent of this provision is to best facilitate a mixed-use, walkable environment where additional surface parking would be detrimental to the desired density. Offsite parking for the hotel(s) shall be expressly permitted by contracting with another party for off-site parking spaces in limited circumstances warranted by a specific event.

Parking requirements in all Zones shall meet the requirements of Tables 12.1 and 12.2 of this PUD. All other uses shall follow the UDC minimum requirements at the time of Site Development Plan.

<b>Table 12.1</b>	
<b>Minimum Bicycle Parking</b>	
Office, on-site	1 space per 10,000 sq. ft. GFA
Retail, on-site	1 space per 7,500 sq. ft. GFA

# THE SUMMIT AT WESTINGHOUSE

<b>Table 12.2</b> <b>Minimum Vehicle Parking</b>	
Townhouse District (TH)	2 spaces per unit
Multi-Family Residential Low-Density (MF-1)	1.5 space per 1-bedroom unit + 2 spaces per 2-bedroom unit + 2.5 spaces per 3-bedroom unit + additional 5% of total spaces for visitor use
Multi-Family Residential High-Density (MF-2)	
Multifamily Residential High-Density (MF-2) Senior	1.0 space per unit plus 5% of total spaces for visitor use
Upper Story Residential	1.5 space per 1-bedroom unit + 2 spaces per 2-bedroom unit + 2.5 spaces per 3-bedroom unit + additional 5% of total spaces for visitor use
Hotel	1 space per guest room + 1 space per 250 sq. ft. GFA of office/conference space
Office	1 space per 500 sq. ft. GFA
Retail	1 space per 300 sq. ft. GFA; per Code, if Mixed-Use
Restaurant	1 space per 150 sq. ft. of designated seating/entertainment area + 4 additional spaces

## SECTION 13. LANDSCAPING, COMMON AMENITIES, IMPERVIOUS COVER

- 13.1 Landscape requirements for this PUD shall meet all applicable requirements in Chapter 8 of the Code, unless otherwise stated. Landscape requirements can be shifted within a development zone provided the entire PUD meets the overall requirements. Artificial turf that allows water penetration may be allowed on a limited basis at amenity areas. The manufacturer's specifications at time of Site Development Plan shall determine whether the area counts as impervious cover. Buffer yards do apply to this Property pursuant to Section 8.08.030 of the Code, but no buffering or screening is required between lots or uses interior to the PUD. Screening of mechanical equipment and waste containers shall meet the UDC requirements. Enclosures shall resemble the composition of the buildings nearby. Street yard landscaping in the UDC Section 8.04 shall not apply to private interior streets/driveways within the PUD.
- 13.2 *Landscape Maintenance.* A property owners' association (POA) or home owner's association (HOA) will maintain landscaping and irrigation in the rights of way, common

## THE SUMMIT AT WESTINGHOUSE

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areas and on the Property. License to encroach will be required for landscaping and irrigation in the right of ways (ROW).

13.3 Amenity Areas, Private Open Spaces and Common Recreation Areas in Zone A1, Zone A2, and Zone E shall meet current Code requirements.

13.4 *Amenity Areas.* The amenity areas within the Property shall be designed so as to complement and not conflict with the natural environment of the Property. The Property shall contain at least four Amenity Areas plus three additional Amenity areas in the residential multi-family zones. Each of these areas will incorporate a theme of natural elements and architecture to support this purpose. Amenity Areas “1,” “2,” “3” and “4” shall satisfy all requirements for Public Open Space and Common Recreation Area in Zones B, C, D and F., although the amenity areas may not be in each Zone. The public spaces and most of the amenities will be open to and useable by the general public: three water features with trails, bench(s) and landscaping; urban street trees, creating linear green spaces; trails or sidewalks connecting the residential zones to the activity centers; individual amenities for residential zones will meet the UDC requirements and the amenities will satisfy the requirements for parkland dedication and no other dedication or improvement fees will be required. Suggested Amenity Areas are depicted in Exhibit “D” as follows:

*Amenity Area "1" - The amenities designated as Amenity Area "1" will be finalized at the time of Site Development Plan and provide more amenities than required by code. At a minimum, the following amenities will be provided for the use of residents in Zone A2 and will be open to the general public:*

- Jogging/walking trail
- Dog Park
- Amenity Center/Clubhouse Social Space
- Outdoor Pool
- Children’s Playground
- Social Gathering Area with fire pit
- Lawn Park
- Covered Pavilion

No more than 25% of the units in each development phase shall be permitted before at least one amenity shall be under construction. No more than 75% of the units in each development phase shall be permitted before all other amenities, if required, have started construction.

*Amenity Area "2" - The Green Sector, located along the eastern perimeter of Zones C, D and E of the Property: This Green Sector may serve as an extension of the outdoors to adjacent Buildings within the Property and designs for this area may include gathering areas to serve pedestrians and a walking trail. The design for this area may comprise of a pedestrian walkway. This Green Sector may partially serve as TCEQ required water quality and pond.*

*Amenity Area "3" - The Green Sector, in Zone E along the northern perimeter of the Property: The design of this area may encompass a gathering area which will be visually attractive from within the Buildings adjacent to this area. This Green Sector may partially serve as TCEQ required water quality and pond. This amenity area or another amenity area*

## THE SUMMIT AT WESTINGHOUSE

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nearby will have activity areas for the multifamily residents and a club house, health fitness center and pool to be constructed in timing with the units. No more than 25% of the units in each development phase shall be permitted before at least one amenity shall be under construction. No more than 75% of the units in each development phase shall be permitted before all other amenities, if required, have started construction.

*Amenity Area "4"* - The Green Sector, in Zone C along the southern perimeter: The design of this area may encompass a gathering area which will be visually attractive from within the Buildings adjacent to this area. This Green Sector may partially serve as TCEQ required water quality and pond.

- 13.5 *Parkland Dedication.* Due to the number of amenity and open space improvements that will be integrated throughout the site, the fee for multifamily, townhome and condo development will be \$150 per unit. Fees will be paid in lieu of parkland dedication at submission of Site Development Permit for multifamily development.
- 13.6 *Size and Design Approval.* Specific size and design of pocket parks and amenity areas may vary from depictions in Exhibit "D", but will be approved by the city with individual site plans or platting for developments including individual residential lots and condo townhouse and/or condo multifamily attached dwelling units.
- 13.7 *Impervious Cover.* Impervious cover shall not exceed seventy-five (75) percent as applied to the aggregate sum of the building and improvement footprints compared to the comprehensive area of land comprising each Zone in the Property and the property donated to the government entities for the extension of Mayes Street extension. A master impervious cover percentage shall be maintained for the PUD as a whole and be submitted with each application for site plan.

### **SECTION 14. TREE PRESERVATION**

Tree preservation for all trees within the Property shall comply with the current UDC Chapter 8 at time of PUD approval. Each site development plan will include a table tracking tree removals and mitigation for the entire PUD as mitigation and removal standards can vary between zones provided the overall PUD maintains the required standards.

### **SECTION 15. EXTERIOR LIGHTING**

Exterior Lighting on the Property and its Buildings will comply with the requirements set forth in Section 7.05 of the Code related to outdoor lighting unless otherwise described in this PUD.

### **SECTION 16. PUD MODIFICATIONS**

This PUD represents the allowable uses and design standards for the Zones contained within the Property. The exhibits attached to this PUD are illustrative only and do not represent final designs. Modifications to Building sizes, uses and locations, as well as to amenity areas and to pedestrian and vehicular circulation, are allowed without amendment to the PUD, providing modifications conform to uses authorized by this PUD or to applicable provisions of the Code.

# THE SUMMIT AT WESTINGHOUSE

## SECTION 17. DEVELOPMENT DENSITY

**Table 17.1**  
**Development Density**

<b>Zone</b>	<b>Use(s)</b>	<b>Max. Approx. Acres</b>	<b>Estimated Undeveloped Acres</b>	<b>Max. Res. Units</b>	<b>Approx. Density</b>	<b>Max. # LUEs</b>
A1	High-Density Multifamily (MF-2) Family/Townhouse District (TH)	7.50	7.50	188	25.07	131.60
A2	Townhouse District (TH)/ Low-Density Multifamily (MF-1)	19.02	19.02	152	8	152
C & D	Upper Story Residential	Built above C-3	*	122*	722	185.40
E	High-Density Multifamily (MF-2)	15.00	0.00	350	23.33	245.00
Residential Totals		Varies	*	860	Varies	680.40
<b>Zone</b>	<b>Use(s)</b>	<b>Min. Approx. Acres</b>	<b>Estimated Undeveloped Acres</b>	<b>Min. Building SF</b>	<b>Approx. FAR</b>	<b>Approx. # LUEs</b>
B	General Commercial (C-3)	2.00	2.00	8,000	0.92	40.00
C	General Commercial (C-3)	17.00	14.00	158,000	0.21	214.29
D	General Commercial (C-3)	6.00	4.00	50,000	0.19	16.67
Non-Residential Totals (Zones B, C, and D)		25	*	216,000	0.20	310.96
<b>Zone</b>	<b>Use(s)</b>	<b>Max. Approx. Acres</b>	<b>Estimated Undeveloped Acres</b>	<b>Max. Building SF</b>	<b>Approx. FAR</b>	<b>Max. # LUEs</b>
F	General Commercial (C-3)	6.00	1.60	252,000	0.96	52.94
<b>Note:</b> An increase in maximum residential units within each zone is allowed up to 20%. In no case shall the total residential unit number exceed 860. *Maximum residential units can be increased to the difference between the maximum total residential units (860) and the sum of the total actual units in Zone A1, Zone A2, and Zone E.						

## SECTION 18. UTILITIES

The project shall be guaranteed 1,200 LUEs but shall not exceed 1,200 as a maximum number. Distribution of LUE connections shall be in accordance with table 18.1, depicting minimum and maximum LUEs for each development zone. The maximum LUEs for the PUD cannot exceed



## THE SUMMIT AT WESTINGHOUSE

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1,200 unless a City approved amendment is made to the PUD. Georgetown Utility System shall be the provider of electric, water and wastewater services.

### **SECTION 19. LIST OF EXHIBITS**

The following exhibits are attached hereto and incorporated herein by reference:

Exhibit A	Location Map
Exhibit B	Property Description
Exhibit C	Development Zones
Exhibit D	Amenity Areas
Exhibit E	Design Details for Public Streets

Note: Exhibit C is amended to reflect Zone A2





Exhibit "J"  
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November 8, 2016

43.990 ACRES  
B. C. LOW SURVEY  
ABSTRACT NO. 385  
WILLIAMSON COUNTY, TEXAS

### PROPERTY DESCRIPTION

BEING 43.990 ACRES OF LAND SITUATED IN THE B.C. LOW SURVEY, ABSTRACT NO. 385, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 76.27156 ACRE TRACT OF LAND DESCRIBED AS 'TRACT ONE' IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO NOVAK WESTINGHOUSE, LP, RECORDED IN DOCUMENT NO. 2014073967, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 43.990 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a Mag Nail found in the east line of said 76.27156 acre tract, at its intersection with the southerly right-of-way line of County Road No. 111 (right-of-way varies), commonly known as Westinghouse Road, for the northwest corner of Lot 1, Block A, WESTINGHOUSE APARTMENTS, a subdivision recorded in Document No. 2013065235, of the Official Public Records of Williamson County, Texas, also being the southwest corner of a called 1.237 acre tract of land described in a Donation Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2008059372, of said Official Public Records, for the northeast corner of the herein described tract;

**THENCE**, departing said southerly right-of-way line of County Road No. 111, with the east line of said 76.27156 acre tract and the west line of said Lot 1, the following two (2) courses and distances:

1. **South 21°20'00" East**, a distance of **230.78 feet** to a 1/2-inch iron rebar found; and
2. **South 20°00'45" East**, a distance of **207.83 feet** to a 1/2-inch iron rebar with cap stamped "Forest RPLS 1847" found for the southwest corner of said Lot 1 and the northwest corner of a called 113.49 acre tract of land described as 'TRACT ONE' in a Deed to New Westinghouse Investors, LLC, recorded in Document No. 2011050295, of said Official Public Records;

**THENCE, South 20°03'00" East**, continuing with said east line of the 76.27156 acre tract and the west line of said 113.49 acre tract, a distance of **976.21 feet** to a 1/2-inch iron rebar with cap stamped "Wallace Group" found for the northeast corner of that certain 3.463 acre tract of land conveyed to the City of Georgetown, described in a General Warranty Deed, of record in Document No. 2016019308, said Official Public Records, and for the southeast corner of the herein described tract;

Wade  
11/8/2016

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**THENCE, South 54°05'00" West**, with the north boundary line of said 3.463 acre tract of land, a distance of **960.58 feet**, to a 1/2 inch iron rebar with cap stamped "Wallace Group" found for a corner of said 3.463 acre tract and for the beginning of a curve to the left;

**THENCE**, southwesterly along the arc of said curve to the left having a **radius of 821.00 feet**, an **arc length of 336.85 feet**, and a chord which bears **South 42°19'15" West**, a distance of **334.49 feet** to 1/2 inch iron rebar with cap stamped "Wallace Group" found for a corner of said 3.463 acre tract and the end of said curve;

**THENCE, South 30°34'00" West**, continuing with said north boundary line of the 3.463 acre tract of land, a distance of **38.61 feet** to a 1/2 inch iron rebar with cap stamped "Wallace Group" found on the west line of the 76.27156 acre tract and the east line of a called 19.492 acre tract of land described in a Special Warranty Deed with Vendor's Lien to KDR Equities, LLC., recorded in Document No. 2012082150, of said Official Public Records, for the northwest corner of said 3.463 acre tract and for the southwest corner of the herein described tract;

**THENCE, North 20°59'30" West**, with said west line of the 76.27156 acre tract and the east line of said 19.492 acre tract, a distance of **539.61 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 2218" found for the northeast corner of said 19.492 acre tract and the southeast corner of a called 44.526 acre tract of land described in a Special Warranty Deed to Hewlett Holdings, LTD., recorded in Document No. 9530321, said Official Records;

**THENCE**, continuing with said west line of the 76.27156 acre tract and the east line of said 44.526 acre tract, the following two (2) courses and distances:

1. **North 21°00'00" West**, a distance of **170.65 feet** to a 1/2-inch iron rebar found; and
2. **North 20°28'30" West**, a distance of **1227.00 feet** to a 1/2-inch iron rebar found for the northeast corner of said 44.526 acre tract and the southeast corner of a 30 feet wide right-of-way dedication as shown on the subdivision plat of HEWLETT SUBDIVISION SECTION 1, recorded in Cabinet S, Slide 144-145 of said Plat Records, also being in said southerly right-of-way line of County Road No. 111;

**THENCE, North 18°35'30" West**, continuing with said west line of the 76.27156 acre tract, the east line of said right-of-way dedication, and said southerly right-of-way line of County Road No. 111, a distance of **9.97 feet** to a 1/2-inch iron rebar found for the southwest corner of a called 0.014 of one acre tract of land described in a Donation Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2008059372, of said Official Public

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11/8/2016*



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Records, also being the beginning of a curve to the right, and for the northwest corner of the herein described tract;

**THENCE**, over and across said 76.27156 acre tract, with said southerly right-of-way line of County Road No. 111 and 0.014 of one acre tract, and northeasterly along the arc of said curve to the right having a **radius of 4955.00 feet**, an **arc length of 30.59 feet**, and a chord which bears **North 67°14'45" East**, a distance of **30.59 feet** to a 1/2-inch iron rebar found for the southeast corner of said 0.014 of one acre tract, being the southwest corner of a called 0.153 acre tract of land described in a Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2007089425, of said Official Public Records and the northwest corner of the remainder portion of a called 3.002 acre tract of land described in a Warranty Deed with Vendor's Lien to David W. Hamby, et ux, recorded in Document No. 2005039945, of said Official Public Records;

**THENCE**, departing said southerly right-of-way line of County Road No. 111, with the common line between said 76.27156 acre tract and said remainder portion of the 3.002 acre tract, the following three (3) courses and distances:

1. **South 20°15'15" East**, a distance of **342.13 feet** to a 1/2-inch iron rebar found for the southwest corner of said remainder portion of the 3.002 acre tract;
2. **North 68°50'15" East**, a distance of **362.55 feet** to a 1/2-inch iron rebar found for the southeast corner of said remainder portion of the 3.002 acre tract; and
3. **North 20°29'00" West**, a distance of **340.06 feet** to a 1/2-inch iron rebar found for the northwest corner of said remainder portion of the 3.002 acre tract, the southeast corner of said 0.153 of one acre tract and the southwest corner of called 0.903 of one acre tract of land described in a Donation Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2008059372, of said Official Public Records, and for the beginning of a curve to the right;

**THENCE**, northeasterly with said existing southerly right-of-way line of County Road No. 111 and 0.903 of one acre tract, the following four (4) courses and distances:

1. northeasterly along the arc of a curve to the right having a **radius of 5000.00 feet**, an **arc length of 237.72 feet**, and a chord which bears **North 72°10'45" East**, a distance of **237.70 feet** to a 1/2-inch iron rebar found for the end of said curve to the right;
2. **North 73°32'30" East**, a distance of **27.80 feet** to a 1/2-inch iron rebar found;

*MLC  
11/8/2016*

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3. **North 71°26'30" East**, a distance of **499.97 feet** to a 1/2-inch iron rebar found for the beginning of a curve to the left; and
4. northeasterly along the arc of said curve to the left having a **radius of 5060.00 feet**, an **arc length of 107.80 feet**, and a chord which bears **North 70°47'15" East**, a distance of **107.80 feet** to the **POINT OF BEGINNING** and containing 43.990 acres of land, more or less, within these metes and bounds.

All bearings shown hereon are based on the Texas Coordinate System of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). All distances shown hereon grid.

This property description is based on a survey prepared under the supervision of Brian F. Peterson, dated December 18, 2014, and additional fieldwork made on the ground in October, 2016, under my supervision.

Steger & Bizzell Engineering Inc.

  
Miguel A. Escobar, LSLS, RPLS  
Texas Reg. No. 5630  
1978 South Austin Avenue  
Georgetown, Texas 78626  
(512) 930-9412  
TBPLS Firm No. 10003700



P:\22000-22999\22235-Novak Westinghouse\Survey Data\Descriptions\22235-Novak 43.990 Acres\_M&B.doc

STEGER BIZZELL

1978 S. Austin Ave  
Georgetown, TX 78626

**PROPERTY DESCRIPTION**

BEING 28.237 ACRES OF LAND SITUATED IN THE B.C. LOW SURVEY, ABSTRACT NO. 385, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 76.27156 ACRE TRACT OF LAND DESCRIBED AS 'TRACT ONE' IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO NOVAK WESTINGHOUSE, LP, RECORDED IN DOCUMENT NO. 2014073967, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 28.237 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** at a Mag Nail found in the east line of said 76.27156 acre tract, at its intersection with the southerly right-of-way line of County Road No. 111 (right-of-way varies), commonly known as Westinghouse Road, for the northwest corner of Lot 1, Block A, WESTINGHOUSE APARTMENTS, a subdivision recorded in Document No. 2013065235, of the Official Public Records of Williamson County, Texas, also being the southwest corner of a called 1.237 acre tract of land described in a Donation Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2008059372, of said Official Public Records;

**THENCE**, departing said southerly right-of-way line of County Road No. 111, with the east line of said 76.27156 acre tract and the west line of said Lot 1, the following two (2) courses and distances:

1. **South 21°20'00" East**, a distance of **230.78 feet** to a 1/2-inch iron rebar found; and
2. **South 20°00'45" East**, a distance of **207.83 feet** to a 1/2-inch iron rebar with cap stamped "Forest RPLS 1847" found for the southwest corner of said Lot 1 and the northwest corner of a called 113.49 acre tract of land described as 'TRACT ONE' in a Deed to New Westinghouse Investors, LLC, recorded in Document No. 2011050295, of said Official Public Records;

**THENCE, South 20°03'00" East**, continuing with said east line of the 76.27156 acre tract and the west line of said 113.49 acre tract, a distance of **976.21 feet** to a 1/2-inch iron rebar with cap stamped "Wallace Group" found for the northeast corner of that certain 3.463 acre tract of land conveyed to the City of Georgetown, described in a General Warranty Deed, of record in Document No. 2016019308, said Official Public Records;

*MAC*  
*11/19/2016*

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**THENCE, South 20°03'00" East**, continuing with said east line of the 76.27156 acre tract, the east line of said 3.463 acre tract, and the west line of said 113.49 acre tract, a distance of **116.44 feet** to a 1/2-inch iron rebar with cap stamped "Wallace Group" found for the southeast corner of said 3.463 acre tract and for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE, South 20°03'00" East**, continuing with said east line of the 76.27156 acre tract and the west line of said 113.49 acre tract, a distance of **1166.66 feet** to a 1/2-inch iron rebar found for the southeast corner of the 76.27156 acre tract and the southwest corner of said 113.49 acre tract, being the northwest corner of Lot 1, Block 1, TEREVISTA SECTION 26A, a subdivision recorded in Cabinet Z, Slide 246-248, of the Plat Records of Williamson County, Texas, also being the northeast corner of Lot 23, Block A, TERAVIDA SECTION 26B, a subdivision recorded in Cabinet Z, Slide 249-253, of said Plat Records, and for the southeast corner of the herein described tract;

**THENCE, South 68°58'15" West**, with the south line of the 76.27156 acre tract and the north line of said TERAVIDA SECTION 26B and the north line of TERAVIDA SECTION 27, a subdivision recorded in Cabinet Z, Slide 254-256, of said Plat Records, a distance of **1237.27 feet** to a 1-inch iron pipe found for the southwest corner of the 76.27156 acre tract and the southeast corner of Lot 1, Block C, THE FINAL PLAT OF CPG PARTNERS COMMERCIAL TRACT SECTION 5, a subdivision recorded in Cabinet BB, Slide 60-61, of said Plat Records, and for the southwest corner of the herein described tract;

**THENCE, North 20°57'00" West**, with the west line of the 76.27156 acre tract and the east line of said Lot 1, Block C, a distance of **701.09 feet** to a 1/2-inch iron rebar with cap stamped "Wallace Group" found for the southwest corner of that certain 3.463 acre tract of land conveyed to the City of Georgetown, described in a General Warranty Deed, of record in Document No. 2016019308, said Official Public Records, for the beginning of a non-tangent curve to the right, and for the northwest corner of the herein described tract;

**THENCE**, northeasterly, with the south boundary line of said 3.463 acre tract of land, along the arc of said curve to the right having a **radius of 709.00 feet**, an **arc length of 430.90 feet**, and a chord which bears **North 36°39'45" East**, a distance of **424.30 feet** to 1/2 inch iron rebar with cap stamped "Wallace Group" found for a corner of said 3.463 acre tract and the end of said curve to the right;

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**THENCE, North 54°05'00" East**, continuing with the south boundary line of the 3.463 acre tract of land, a distance of **928.73 feet** to the **POINT OF BEGINNING** and containing 28.237 acres of land, more or less, within these metes and bounds.

All bearings shown hereon are based on the Texas Coordinate System of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). All distances shown hereon grid.

This property description is based on a survey prepared under the supervision of Brian F. Peterson, dated December 18, 2014, and additional fieldwork made on the ground in October, 2016, under my supervision.

Steger & Bizzell Engineering Inc.

  
Miguel A. Escobar, LSLS, RPLS  
Texas Reg. No. 5630  
1978 South Austin Avenue  
Georgetown, Texas 78626  
(512) 930-9412  
TBPLS Firm No. 10003700



P:\22000-22999\22235-Novak Westinghouse\Survey Data\Descriptions\22235-Novak 28.237 Acres\_M&B.doc



1978 S. Austin Ave  
Georgetown, TX 78626

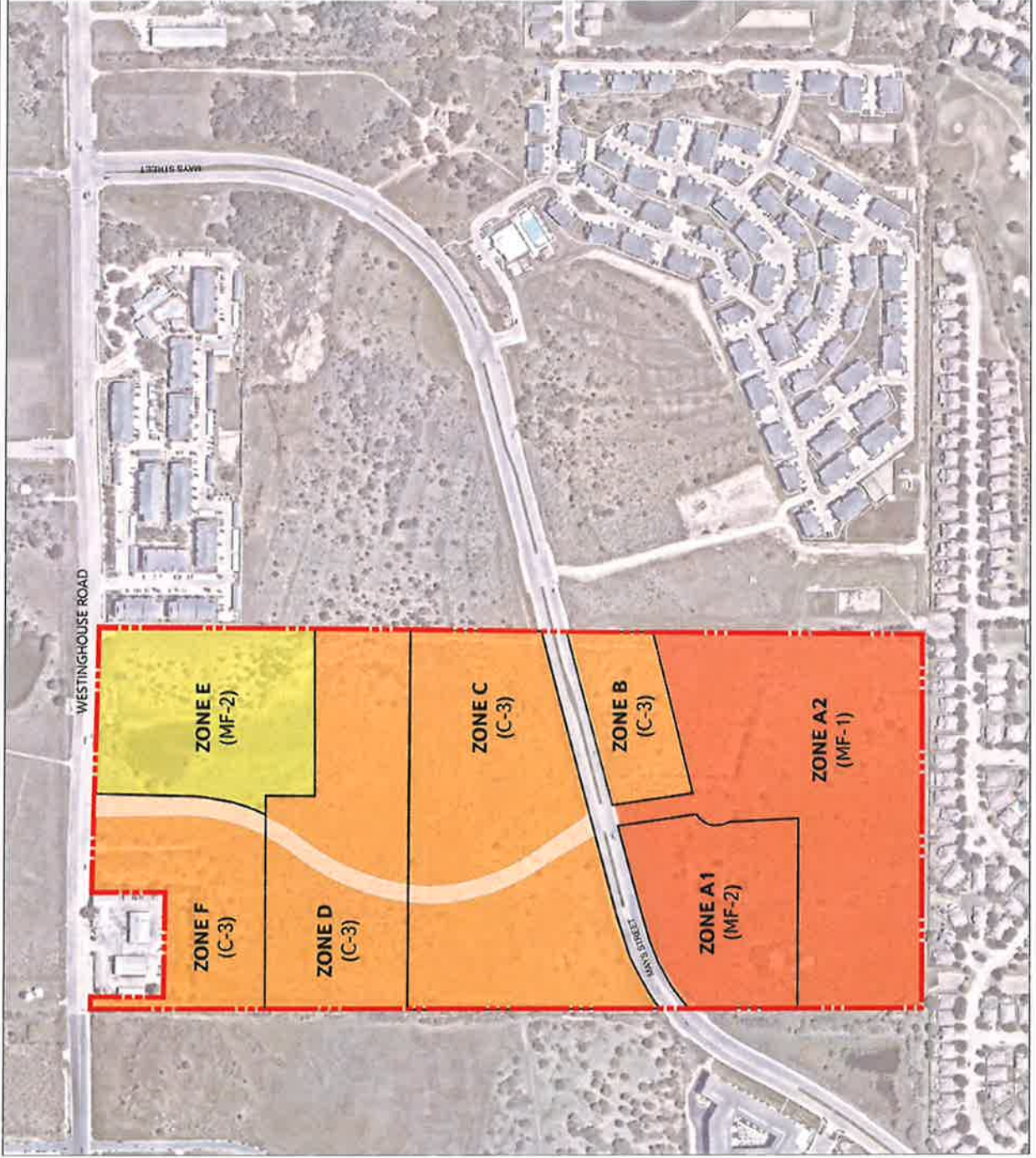


- P.U.D. BOUNDARY LIMITS
- DEVELOPMENT ZONE A1 (TH/MF-2)
  - DEVELOPMENT ZONE A2 (MF-1)
  - DEVELOPMENT ZONE B (C-3)
  - DEVELOPMENT ZONE C (C-3)
  - DEVELOPMENT ZONE D (C-3)
  - DEVELOPMENT ZONE E (MF-2)
  - DEVELOPMENT ZONE F (C-3)

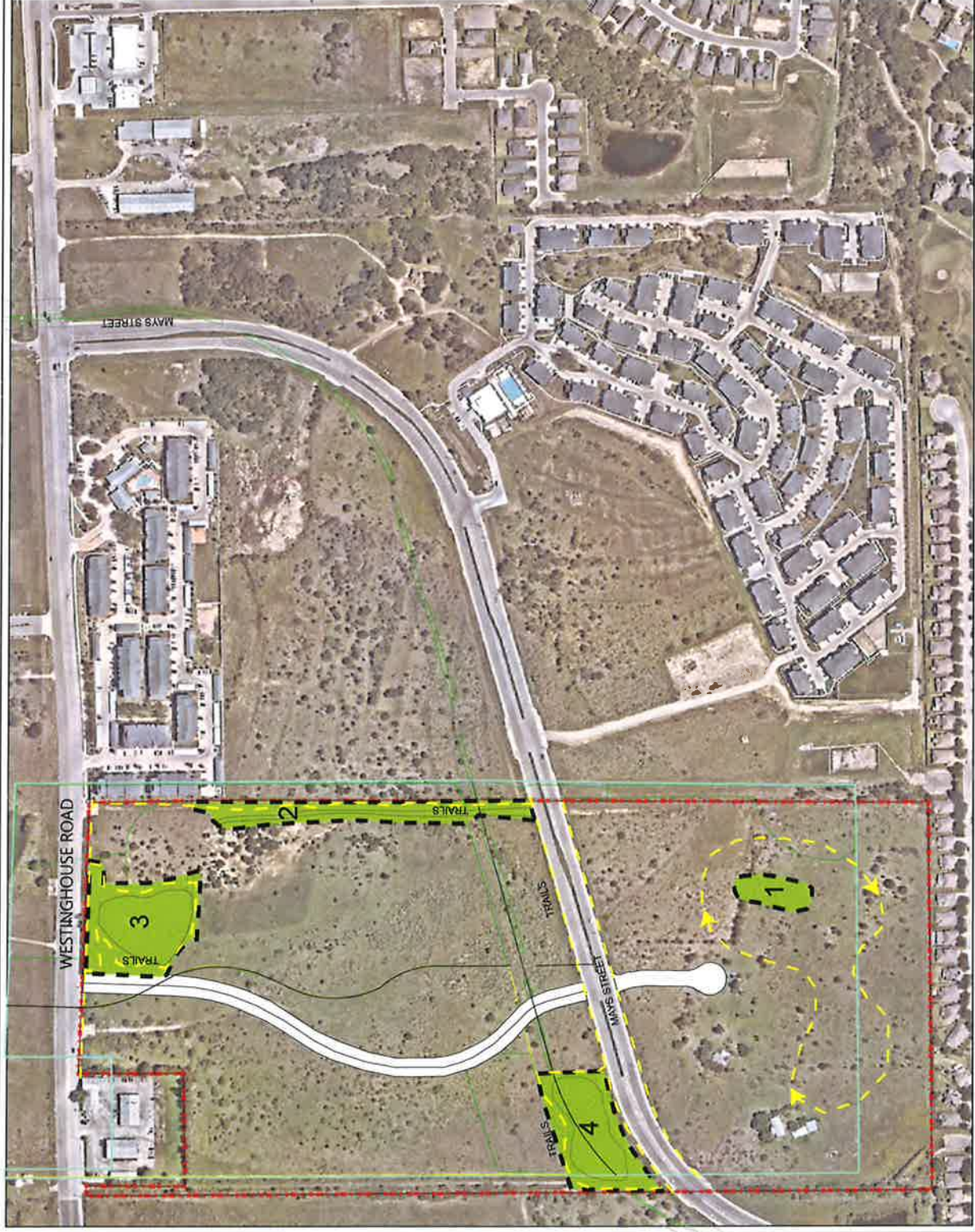
EXHIBIT C  
DEVELOPMENT  
ZONES



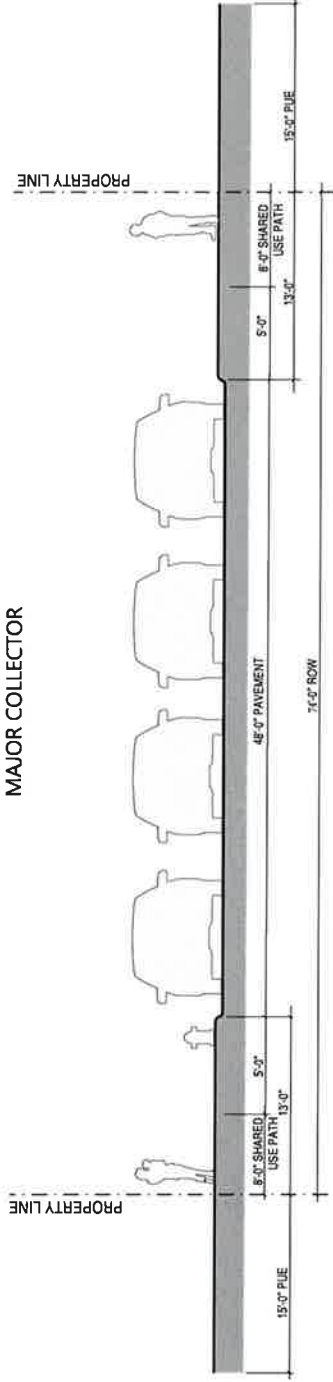
**THE SUMMIT AT  
WESTINGHOUSE**  
Georgetown, Texas



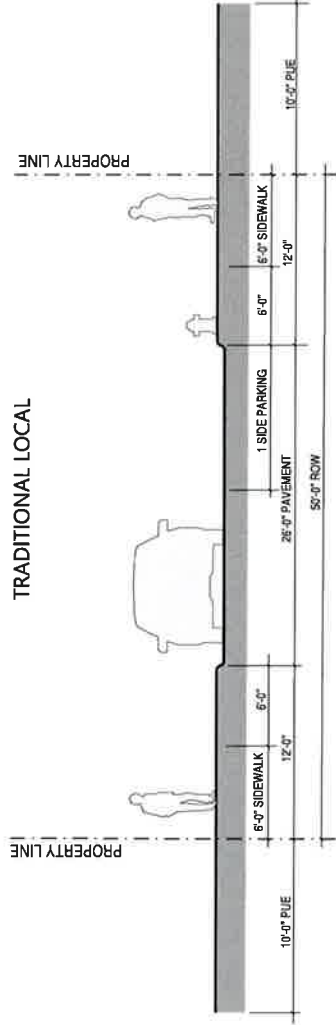




# MAJOR COLLECTOR



# TRADITIONAL LOCAL



# URBAN LOCAL

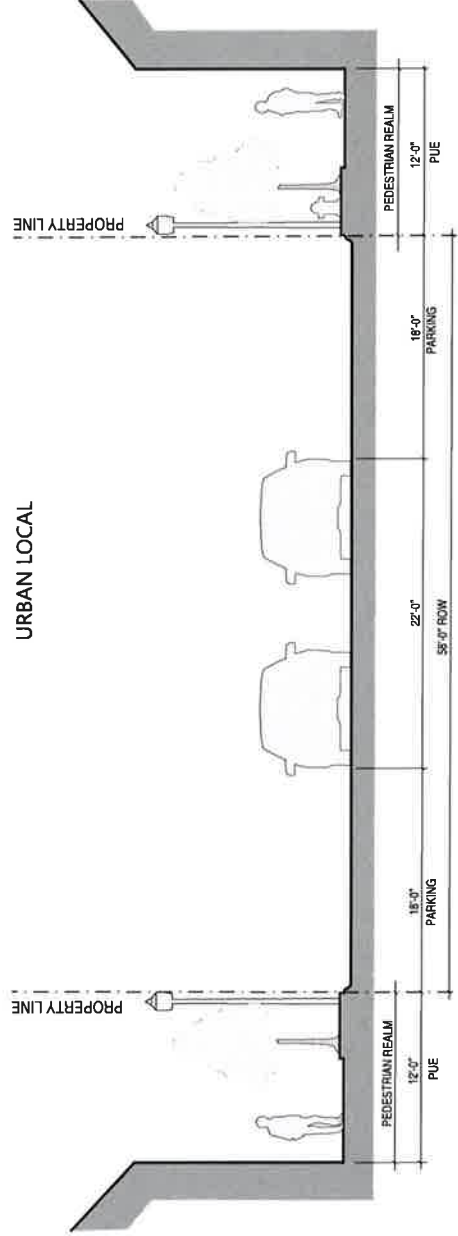


EXHIBIT E  
DESIGN DETAILS  
FOR PUBLIC  
STREETS



THE SUMMIT AT  
WESTINGHOUSE  
Georgetown, Texas