

# *Gil Engineering Associates, Inc.*

*Established in 1980*

*CONSULTING ENGINEERS*

*SURVEYORS*

*PLANNERS*

*BUILDING DESIGNERS*

*506 EAST BRAKER LANE AUSTIN, TEXAS 78753-2751 phone (512) 835-4203*

*fax (512) 835-4407*

*"Out to Make the World a Better Place"*

March 2, 2009

Williamson County Commissioners Court  
Attn: Ron Morrison, Commissioner Precinct 4  
350 Exchange Boulevard, Suite 100  
Hutto, Texas, 78634

RE: Request to be placed in Commissioners Court Agenda  
Revision of County View Estates

Dear Commissioner Morrison:

Aaron Thomison has asked me to deliver to you a copy of the plat and Resolution of Homeowner's of County View Estates so that the revision of the subdivision can be placed on the next Commissioners Court Agenda for discussion and/or approval.

The revision consists of vacating the right-of-way for Will Smith Drive and Will Smith Circle of the referenced subdivision and to create said vacated right-of-way into Lot 1, Block "D". This created lot will pass to the Homeowner's Association and will also be dedicated as drainage and utility easements.

Your attention to this request is greatly appreciated.

Sincerely,

Jose M. Gil, PE and RPLS  
Gil Engineering Associates, Inc.

RECEIVED

MAR 03 2009

Per \_\_\_\_\_

## RESOLUTION BY OWNERS OF LOTS OF COUNTRY VIEW ESTATES

This Resolution is entered into by and between the Owners of all lots located within the Country View Estates, a subdivision located in Williamson County, Texas.

### Recitals

1. WHEREAS, the undersigned constitute the owners (hereinafter referred to as "Owners") of all lots located within the Country View Estates, a subdivision located in Williamson County, Texas (hereinafter referred to as "Subdivision").
2. WHEREAS, the two roads, Will Smith Drive and Will Smith Circle, located within the Subdivision were dedicated to the public at the creation of the Subdivision.
3. WHEREAS, Williamson County has accepted the roads located within the Subdivision, Will Smith Drive and Will Smith Circle, as meeting all county road standards and has never expended any funds for the maintenance or repairs of the two roads.
4. WHEREAS, since the creation of the Subdivision, the entrance road to the Subdivision, Will Smith Drive, has been a dead-end road, so that there has never been "through traffic" in the Subdivision, and traffic through the Subdivision has primarily been limited to the Owners and their invitees.
5. WHEREAS, for the Safety and Welfare of the Owners and Children of the Owners and Invitees, and for the protection of the Owners' property, the Owners desire to privatize the two roads, Will Smith Drive and Will Smith Circle, of the Subdivision, thereby limiting traffic in the Subdivision to the Owners and their Invitees.

### Resolution

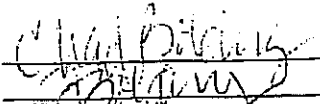
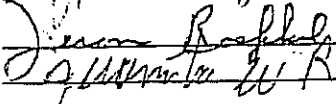
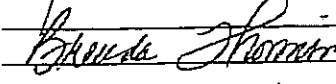
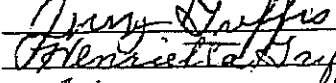
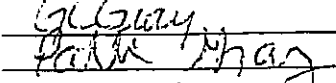
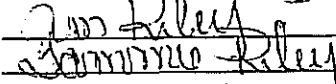
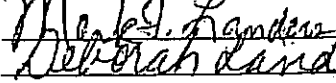
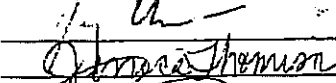
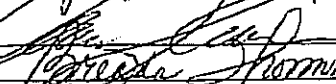



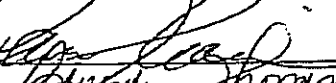
THEREFORE, IT IS RESOLVED, as follows:

1. The Owners hereby petition the Commissioners Court of Williamson County, Texas, to allow the Owners to proceed with the steps necessary to formally and legally convert the two roads, Will Smith Drive and Will Smith Circle, located within the Subdivision, from public to private roads.
2. The Owners understand that the steps needed to convert the roads from public to private, include, but may not be limited to, the following:
  - a. the creation and recording of a homeowners association to own and maintain the proposed private roads including mandatory membership and dues;

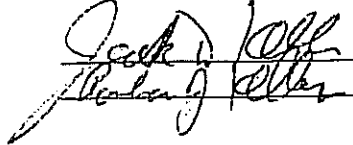
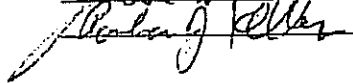
- b. the approval, if any, of the City where ETJ jurisdiction may exist;
- c. the amendment of the subdivision plat to contain:
  - i. a statement that Williamson County will no longer maintain the roads;
  - ii. a statement that the roads will be maintained in perpetuity by the Owners in the subdivision, and must contain a mechanism for assessing the owners to produce adequate revenue for perpetual maintenance;
  - iii. a requirement that every future deed contain notice to the grantee that all streets are private, that the owners will be perpetually liable for maintenance, that the county will never accept the streets for maintenance, and that the quality of the roads may affect access by public services such as police, fire, and EMS;
  - iv. the dedication of existing right-of-way for Will Smith Drive and Will Smith Circle as drainage and public utility easements.
- d. the placement of a sign at the entrance of the subdivision clearly stating that the roads in the subdivision are private roads;
- e. the creation of a maintenance schedule for the roads to be provided to the County Engineer;
- f. the creation of a "crash gate" or a lock box and a letter of approval from all of the affected emergency response agencies stating their approval of full time access to the subdivision, in the event a gate is to be installed at the entrance to the Subdivision.

This Resolution is EXECUTED by each Owner on the dates next to the Owners' signatures attached hereto.

BY SIGNING BELOW, THE FOLLOWING OWNERS OF THE LOTS LOCATED WITHIN THE COUNTRY VIEW ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AGREE AND SUPPORT THE ABOVE RESOLUTION TO BE SUBMITTED TO THE WILLIAMSON COUNTY COMMISSIONERS COURT.

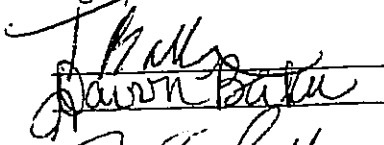
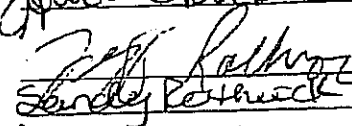
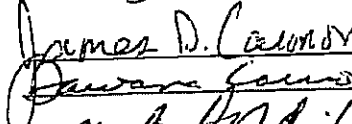
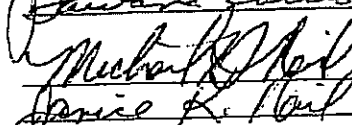
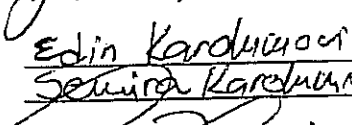
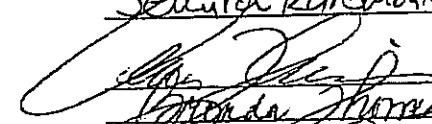
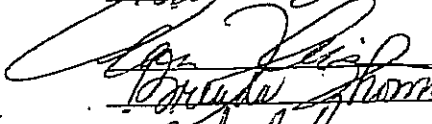
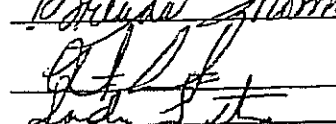

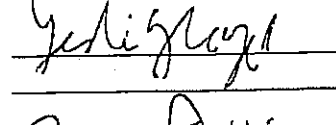
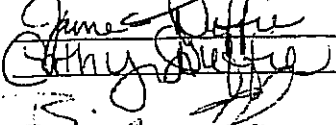
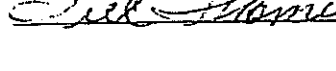
Address:	Owner:	Signature:	Date:
Lot 1, Block A 234 Will Smith Drive	Chad Bolding Jennifer Bolding		12-28-07 12-27-07
Lot 2, Block A 238 Will Smith Drive	Jerome Rosplock Juanita Rosplock		1-5-08 1-5-08
Lot 3, Block A 242 Will Smith Drive	Aaron Thomison Brenda Thomison		
Lot 4, Block A 557 Will Smith Circle	Jerry Griffis Henrietta Griffis		7-11-07 7-11-07
Lot 5, Block A 553 Will Smith Circle	Gary Gray Patti Gray		6/26 6/26
Lot 6, Block A 545 Will Smith Circle	Jim Riley Tammie Riley		7-1-07 7-1-07
Lot 7, Block A 541 Will Smith Circle	Mark Landers Deborah Landers		12-20-07 12-20-07
Lot 8, Block A 537 Will Smith Circle	Jeremy Thomison Jessica Thomison		
Lot 9, Block A 533 Will Smith Circle	Aaron Thomison Brenda Thomison		
Lot 10, Block A 525/529 Will Smith Circle	Aaron Thomison Brenda Thomison		
Lot 11, Block A 517/521 Will Smith Circle	Aaron Thomison Brenda Thomison		
Lot 12, Block A 505/509/513 Will Smith Cir.	Jack Kelly Barbara Kelly		
Lot 13, Block A 501 Will Smith Circle	Aaron Thomison Brenda Thomison		

BY SIGNING BELOW, THE FOLLOWING OWNERS OF THE LOTS LOCATED WITHIN THE COUNTRY VIEW STATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AGREE AND SUPPORT THE ABOVE RESOLUTION TO BE SUBMITTED TO THE WILLIAMSON COUNTY COMMISSIONERS COURT.

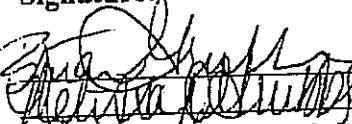
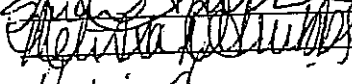
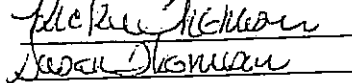
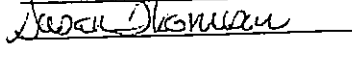
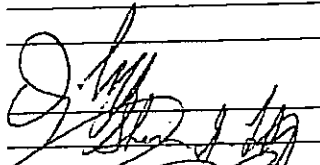
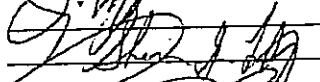
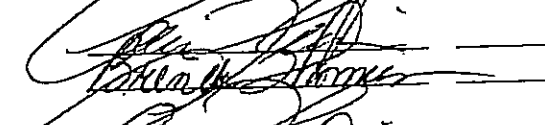



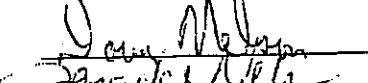
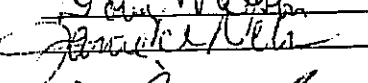
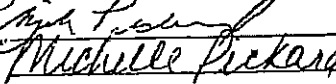

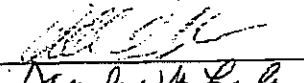
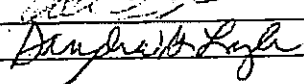
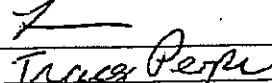

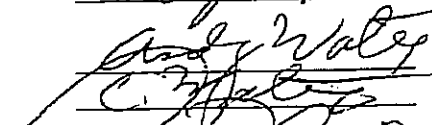
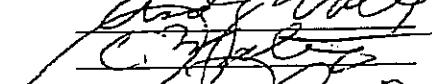
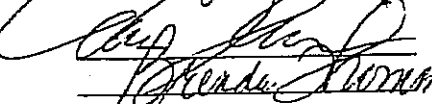

Address:	Owner:	Signature:	Date:
Lot 1, Block A 234 Will Smith Drive	Chad Bolding Jennifer Bolding	_____ _____	_____ _____
Lot 2, Block A 238 Will Smith Drive	Jerome Rosplock Juanita Rosplock	_____ _____	_____ _____
Lot 3, Block A 242 Will Smith Drive	Aaron Thomison Brenda Thomison	_____ _____	_____ _____
Lot 4, Block A 557 Will Smith Circle	Jerry Griffis Henrietta Griffis	_____ _____	_____ _____
Lot 5, Block A 553 Will Smith Circle	Gary Gray Patti Gray	_____ _____	_____ _____
Lot 6, Block A 545 Will Smith Circle	Jim Riley Tammie Riley	_____ _____	_____ _____
Lot 7, Block A 541 Will Smith Circle	Mark Landers Deborah Landers	_____ _____	_____ _____
Lot 8, Block A 537 Will Smith Circle	Jeremy Thomison Jessica Thomison	_____ _____	_____ _____
Lot 9, Block A 533 Will Smith Circle	Aaron Thomison Brenda Thomison	_____ _____	_____ _____
Lot 10, Block A 525/529 Will Smith Circle	Aaron Thomison Brenda Thomison	_____ _____	_____ _____
Lot 11, Block A 517/521 Will Smith Circle	Aaron Thomison Brenda Thomison	_____ _____	_____ _____
Lot 12, Block A 505/509/513 Will Smith Cir.	Jack Kelly Barbara Kelly	 	8/1/08 8/21/08
Lot 13, Block A 501 Will Smith Circle	Aaron Thomison Brenda Thomison	_____ _____	_____ _____

M

BY SIGNING BELOW, THE FOLLOWING OWNERS OF THE LOTS LOCATED WITHIN THE COUNTRY VIEW ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AGREE AND SUPPORT THE ABOVE RESOLUTION TO BE SUBMITTED TO THE WILLIAMSON COUNTY COMMISSIONERS COURT.

Address:	Owner:	Signature:	Date:
Lot 14, Block A 200 Will Smith Drive	Taylor Baker Dawn Baker		7/4/07 6/26/07
Lot 15, Block A 204 Will Smith Drive	Jeff Rothrock Sandy Rothrock		7/8/07 7/8/07
Lot 16, Block A 208 Will Smith Drive	James Carmona Dawana Carmona		7/12/07 7/12/07
Lot 17, Block A 212 Will Smith Drive	Michael Nail Janice Nail		12-27-07 12-27-07
Lot 18, Block A 222 Will Smith Drive	Edin Kardumovic Semira Kardumovic		7-09/07 7-09/07
Lot 19, Block A 226/230 Will Smith Drive	Aaron Thomison Brenda Thomison		
Lot 1, Block B 201 Will Smith Drive	Aaron Thomison Brenda Thomison		
Lot 2, Block B 205 Will Smith Drive	Curtis Luxton Sandra Luxton		7-8-07 7-8-07
Lot 3, Block B 209 Will Smith Drive	Owen Muellner Stacy Muellner		7-8-07 7-8-07
Lot 4, Block B 213 Will Smith Drive	Leslie Lloyd Julie Lloyd		7-1-6-08
Lot 5, Block B 217 Will Smith Drive	James Duffie Cathy Duffie		7-8-07 7-8-07
Lot 6, Block B 225 Will Smith Drive	Bill Thomison		

BY SIGNING BELOW, THE FOLLOWING OWNERS OF THE LOTS LOCATED WITHIN THE COUNTRY VIEW ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AGREE AND SUPPORT THE ABOVE RESOLUTION TO BE SUBMITTED TO THE WILLIAMSON COUNTY COMMISSIONERS COURT.


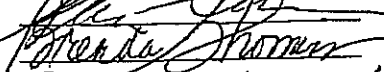
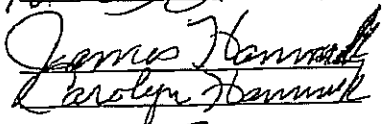
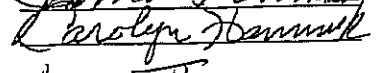

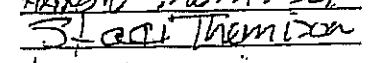
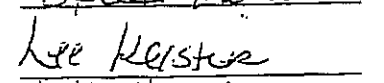
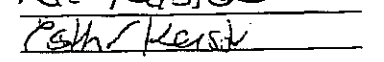
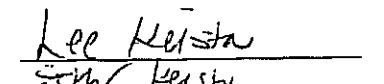
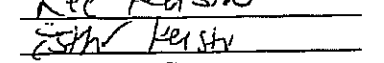
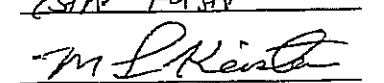
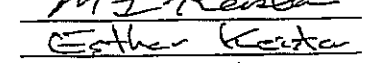
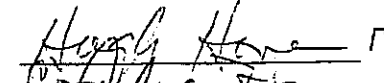

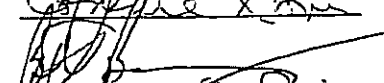
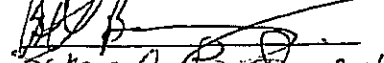
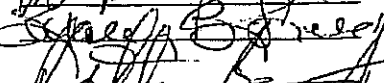

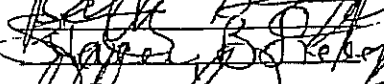


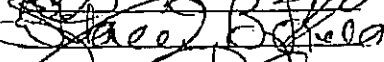
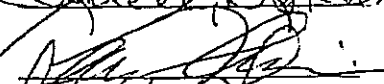

Address:	Owner:	Signature:	Date:
Lot 7, Block B 229 Will Smith Drive	Brian Grubbs Melissa Grubbs	 	7-17-07 7-17-07
Lot 8, Block B 233 Will Smith Drive	Rickie Thomison Susan Thomison	 	1/5/08 1/5/08
Lot 9, Block B 237 Will Smith Drive	Scott Dove Lisa Dove	_____ _____	_____ _____
Lot 10, Block B 241 Will Smith Drive	James Duncan Robin Duncan	_____ _____	_____ _____
Lot 11, Block B 245 Will Smith Drive	Doy Freitag Sharon Freitag	 	8/4/08 8/4/08
Lot 12, Block B 301 Will Smith Drive	Aaron Thomison Brenda Thomison	 	_____ _____
Lot 13, Block B 305 Will Smith Drive	Aaron Thomison Brenda Thomison	 	_____ _____
Lot 1, Block C 572 Will Smith Circle	Doug Nelson Janiece Nelson	 	12/25/07 12/25/07
Lot 2, Block C 568 Will Smith Circle	Mike Pickard Michelle Pickard	 	6/26/07 6/25/07
Lot 3, Block C 564 Will Smith Circle	Allan Lyle Sandy Lyle	 	6/26/07 6-26-07
Lot 4, Block C 560 Will Smith Circle	Larry Peoples Tracy Peoples	 	7/17/07 7/17/07
Lot 5, Block C 556 Will Smith Circle	Andy Waters Colleen Waters	 	6/26/07 6/26/07
Lot 6, Block C 552 Will Smith Circle	Aaron Thomison Brenda Thomison	 	_____ _____

BY SIGNING BELOW, THE FOLLOWING OWNERS OF THE LOTS LOCATED WITHIN THE COUNTRY VIEW ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AGREE AND SUPPORT THE ABOVE RESOLUTION TO BE SUBMITTED TO THE WILLIAMSON COUNTY COMMISSIONERS COURT.

Address:	Owner:	Signature:	Date:
Lot 7, Block B 229 Will Smith Drive	Brian Grubbs Melissa Grubbs	_____ _____	_____ _____
Lot 8, Block B 233 Will Smith Drive	Rickie Thomison Susan Thomison	_____ _____	_____ _____
Lot 9, Block B 237 Will Smith Drive	Scott Dove Lisa Dove	<i>Scott Dove</i> <i>Lisa Dove</i>	7/1/07 7/1/07
Lot 10, Block B 241 Will Smith Drive	James Duncan Robin Duncan	<i>James Duncan</i> <i>Robin Duncan</i>	7/1/05 7/1/05
Lot 11, Block B 245 Will Smith Drive	Doy Freitag Sharon Freitag	_____ _____	_____ _____
Lot 12, Block B 301 Will Smith Drive	Aaron Thomison Brenda Thomison	_____ _____	_____ _____
Lot 13, Block B 305 Will Smith Drive	Aaron Thomison Brenda Thomison	_____ _____	_____ _____
Lot 1, Block C 572 Will Smith Circle	Doug Nelson Janiece Nelson	_____ _____	_____ _____
Lot 2, Block C 568 Will Smith Circle	Mike Pickard Michelle Pickard	_____ _____	_____ _____
Lot 3, Block C 564 Will Smith Circle	Allan Lyle Sandy Lyle	_____ _____	_____ _____
Lot 4, Block C 560 Will Smith Circle	Larry Peoples Tracy Peoples	_____ _____	_____ _____
Lot 5, Block C 556 Will Smith Circle	Andy Waters Colleen Waters	_____ _____	_____ _____
Lot 6, Block C 552 Will Smith Circle	Aaron Thomison Brenda Thomison	_____ _____	_____ _____



BY SIGNING BELOW, THE FOLLOWING OWNERS OF THE LOTS LOCATED WITHIN THE COUNTRY VIEW ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AGREE AND SUPPORT THE ABOVE RESOLUTION TO BE SUBMITTED TO THE WILLIAMSON COUNTY COMMISSIONERS COURT.

Address:	Owner:	Signature:	Date:
Lot 7, Block C 544/548 Will Smith Circle	Aaron Thomison Brenda Thomison	 	
Lot 8, Block C 540 Will Smith Circle	James Hammock Carolyn Hammock	 	6/1/07 6/1/07
Lot 9, Block C 536 Will Smith Circle	Aaron Thomison, Jr. Staci Thomison	 	
Lot 10, Block C 532 Will Smith Circle	Lee Keister Esther Keister	 	7/1/07 6/1/07
Lot 11, Block C 528 Will Smith Circle	Lee Keister Esther Keister	 	7/1/07 7/1/07
Lot 12, Block C 524 Will Smith Circle	Lee Keister Esther Keister	 	6/23/07 6/25/07
Lot 13, Block C 520 Will Smith Circle	Hugh Hoven Connie Hoven	 	7/1/07 7/1/07
Lot 14, Block C 516 Will Smith Circle	Billy Benningfield Stacy Benningfield	 	7/1/07
Lot 15, Block C 512 Will Smith Circle	Billy Benningfield Stacy Benningfield	 	7/1/07
Lot 16, Block C 508 Will Smith Circle	Billy Benningfield Stacy Benningfield	 	7/1/07
Lot 17, Block C 504 Will Smith Circle	Aaron Thomison Brenda Thomison	 	
Lot 18, Block C 500 Will Smith Circle	Todd Knoll Melissa Knoll	 	7/5/07 7/5/07