

## **ORDER**

**AN ORDER OF THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, CREATING THE WILLIAMSON COUNTY REINVESTMENT ZONE NO. 4; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE COUNTY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDER.**

**WHEREAS**, the Commissioners Court of Williamson County, Texas, has caused notice to be published in a newspaper having general circulation in the County and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone described herein; and

**WHEREAS**, the Commissioners Court has conducted a public hearing on the designation of the area described herein as a Reinvestment Zone on July 23, 2024 at 10:00 a.m. in the County Commissioners Courtroom at which interested parties were allowed to speak and present evidence for or against the designation.

**NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:**

**SECTION 1.** That the Commissioners Court finds that the area described herein will, if designated as a reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the County. The Court further finds that the improvements sought are feasible and practicable and would be of benefit to the land to be included in the zone and to the County after the expiration of a tax abatement agreement.

**SECTION 2.** That pursuant to the provisions of Section 312.401 of the Texas Tax Code, the real property described in Exhibit “A” and made a part hereof for all purposes, is hereby designated as a reinvestment zone and for identification is assigned the name of “Williamson County Reinvestment Zone No. 4”. Map is available at County Judge’s office at 710 E. Main St., Georgetown, Texas.

**SECTION 3.** That the property within Williamson County Reinvestment Zone No. 4 is eligible for commercial-industrial tax abatement effective July 23, 2024.

**SECTION 4.** That should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Order be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Order or as amended hereby, which shall remain in full force and effect.

**SECTION 5.** That all orders of Williamson County in conflict with the provisions of this Order shall be, and the same are hereby, repealed; provided, however, that all other provisions of said orders not in conflict herewith shall remain in full force and effect.

**SECTION 6.** That this Order shall take effect immediately from and after its passage and the publication as the law and charter in such cases provide.

**DULY PASSED AND APPROVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, ON THIS THE 23<sup>rd</sup> DAY OF JULY, 2024.**

WILLIAMSON COUNTY, TEXAS

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Bill Gravell, Jr. County Judge

ATTEST:

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Nancy Rister, County Clerk

**EXHIBIT "A"**  
**DESCRIPTION OF LAND**

BEING 48.00 acres of the Antonio Manchaca Survey, Abstract No. 421, in Williamson County, Texas. This tract is a part of Tract 1 called 17.49 ac. and part of Tract 2 called 91.76 ac. that are described in the deed from Virginia R. Yearwood to Carrie Beulah Irvine as filed in Vol. 1789, Pg. 960, of the Deed Records of Williamson County, Texas (DRWCT). This tract was surveyed on the ground in March and August of 2019, under the supervision of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone, NAD83 (4203). Line codes herein are in agreement with the survey plat which was prepared this date.

BEGINNING at an iron pin (steel pin) which was found in the South line of Ronald Reagan Blvd., in the East line of the said tract called 91.76 acres and at the common corner of two right of way parcels described in right of way deeds (Doc. 2010071049, and Doc. 2010084682). This corner exists in the West line of the property of Theon Properties, Ltd. (called 168.54 ac. Doc. 9823961).

THENCE along or near the general line of an existing fence with the common boundary of Yearwood/Irvine and Theon Properties Ltd., S 21°40'41" E 2193.12 feet to a capped 1/2 inch iron pin that was set for the Southeast corner of this property and the upper Northeast corner of Tract 2 of 67.91 ac.

THENCE with the upper North line of the said 67.91 acre Tract 2, S 68°19'19" W 641.28 feet to a capped 1/2 inch iron pin that was set in a fence for the lower Southwest corner of this parcel.

THENCE with the East boundary of a property conveyed to John Yearwood Custodian for John Edward Boyce Yearwood (Called 110.43 ac. Doc. 2001054944), (L13) N 17°14'23" W 524.08 feet to a capped iron pin set in place of nail that was found 0.15' East of a fence corner post at the most Easterly Northeast corner of the said 110.43 ac.

THENCE with the boundary of the said 110.43 acre parcel; (L9) S 73°33'38" W 273.41 feet to a capped 1/2 inch iron pin that was set; and with a line that departs the fence; (L5) S 73°33'38" W 166.73 feet to an iron pin found; continuing along or near an existing fence with the common boundary of the 110.43 ac. conveyed to John Yearwood and the 91.76 acres of Yearwood/Irvine; N 18°20'57" W 870.57 feet to an iron pin that was found at the lower Southwest corner of the said 17.49 ac.

THENCE N 20°00'19" W 672.13 feet to an iron pin found, and continuing with the common boundary of John Yearwood and Yearwood/Irvine; S 68°37'50" W 987.38 feet to an iron pin that was found in the East boundary of a property that is described in a Correction Deed to Yvonne Denise Newman (Doc. 2011033290, corrects deed to Irvine Family Trust for property called 165 ac. Tract 8 as set out in Doc. 1999509995).

THENCE with the East boundary of the said tract called 165 ac., (L10) N 21°37'02" W 107.12 feet to an iron pin that was found in the South line of Ronald Reagan Blvd. (7.71 ac. Doc. 2010071049).

THENCE with the South line of Ronald Reagan Blvd., N 68°59'24" E 1399.62 feet to an iron pin that was found (Southwest corner of 3.14 ac. R.O.W. parcel Doc. 2010071049); and (L8) N 69°00'23" E 556.63 feet to the POINT OF BEGINNING.