10/30/2001 Page 144

VI.

Consider reallocation of debt for 27.2189 acres, Williamson County PID #R345707 for Southwest Williamson County Road District.

Gary Brown of Pohl, Brown & Associates and Charlie Crossfield addressed the court concerning the proposed reallocation of debt. Mr. Brown stated that he had agreed to pay off assessments on any further sales, with no more partial payments, so that if any portion of the family tract is pulled out it will be paid off in full.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To approve reallocation of debt for 27.2189 acres, Williamson County PID #R345707 for Southwest

Williamson County Road District.

Vote: 4 - 0

< Attachment >

2001084912 5 pgs

**2008/009** 

AN ORDER REGARDING THE RE-ASSESSMENT OF DEBT FOR CERTAIN PROPERTY LOCATED WITHIN THE SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT NO. 1; AND CONTINUING TO LEVY SPECIAL ASSESSMENTS AGAINST SAID PROPERTY AS PREVIOUSLY ORDERED.

#### RECITALS

WHEREAS, the Southwest Williamson County Road District No. 1 (the "District") has received a request from the owners of certain real property within the District to consider the re-assessment of District debt against said property, and,

WHEREAS, the District convened a hearing on the 11th day of October, 2001, at the request of the owners. A representative of the owner appeared in person and was given an opportunity to speak or present evidence regarding the proposed re-assessment.

#### FINDINGS

The Board of Directors of the District finds and determines as follows:

- 1. That all conditions, provisions and actions taken in the Order Approving the Assessment Plan for the Southwest Williamson County Road District No. 1, recorded in Volume 0059, Page 640 of the Commissioners Court Minutes of Williamson County, Texas remain in full force and effect.
- That the following tract is located in the District:

Williamson County PID# R345707, being an 26.9389 acre tract in the R. Saul Survey Said tract has a total lien balance of \$685,528.34.

3. That said tract has be re-subdivided into the following new tracts:

Tract One:

Lot 1, Tony Roma's Subdivision, 1.85 acres

Tract Two:

R345707

25.0889 acres in the R. Saul Survey

4. That the assessments are hereby reallocated to the said tracts as follows:

Tract One: Lot 1, Tony Roma's Subdivision, 1.85 acres - \$68,552.83

Tract Two: R345707 4.84 acres in the R. Saul Survey - \$616,975.51

Said reallocation is also as reflected as shown on Exhibit "A" attached hereto.

Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is, for any reason, held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances will not be affected thereby, it being the intent of the Commissioners Court in adopting this Order that no portion hereof, or provision or regulation contained herein, will become inoperative or fail by reason

Ø1007/009

of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for such purpose.

- 6. Notice of Meeting. The Commissioners Court officially finds, determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the Commissioners Court was posted at the Williamson County Court House for the time required by law preceding this meeting, as required by the Texas Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter hereof has been discussed, considered, and formally acted upon. The Commissioners Court further ratifies, approves, and confirms such written notice and the contents and posting thereof.
- 7. Effective Date. This Order will be effective from and after its adoption

PASSED AND ADOPTED the 30 day of 0th, 2001.

JOHN DOERFLER
SOUTHWEST WILLIAMSON
COUNTY ROAD DISTRICT NO. 1

#### **ACKNOWLEDGEMENT**

THE STATE	OF TEXAS	§

**COUNTY OF WILLIAMSON** 

8

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of 2001.



Notary Public

Letter to Williamson County Commissioners Court October 30, 2001 Page 2

The purpose of this reassessment is to reallocate the outstanding balance between Lot 1 Tony Roma's Subdivision filed of record Cabinet V, Slide 59-60 and the balance to be retained by the residual of the account. Based on my analysis, the reassessment are calculated as follows:

## **REASSESSMENT OF R 345707**

Account'	legal.	Acresse	Ratio	N Assessment	Lien Balance*	Annual Payment
T.B.D.	Lot 1, Tony Roma's	1.85	1.5	10%	\$ 68,552.83	\$ 11,134.16
R345707	R. Saul	25.0889	1.0	90%	<b>\$616,975.51</b>	\$100,207.46
	Total	26.9389		100%	\$885,528.34	\$111,341.62

\* Lien balance is calculated prior to 2001 sesessment payment.

Please feel free to contact me if you have any questions.

Respectfully.

Kokei-Oberrender-Wood Appraisal, Ltd.

By Kokel-Oberrender-Wood Appraisal Management, L.C.

Larry D. Kokel, ARA, MAI

President

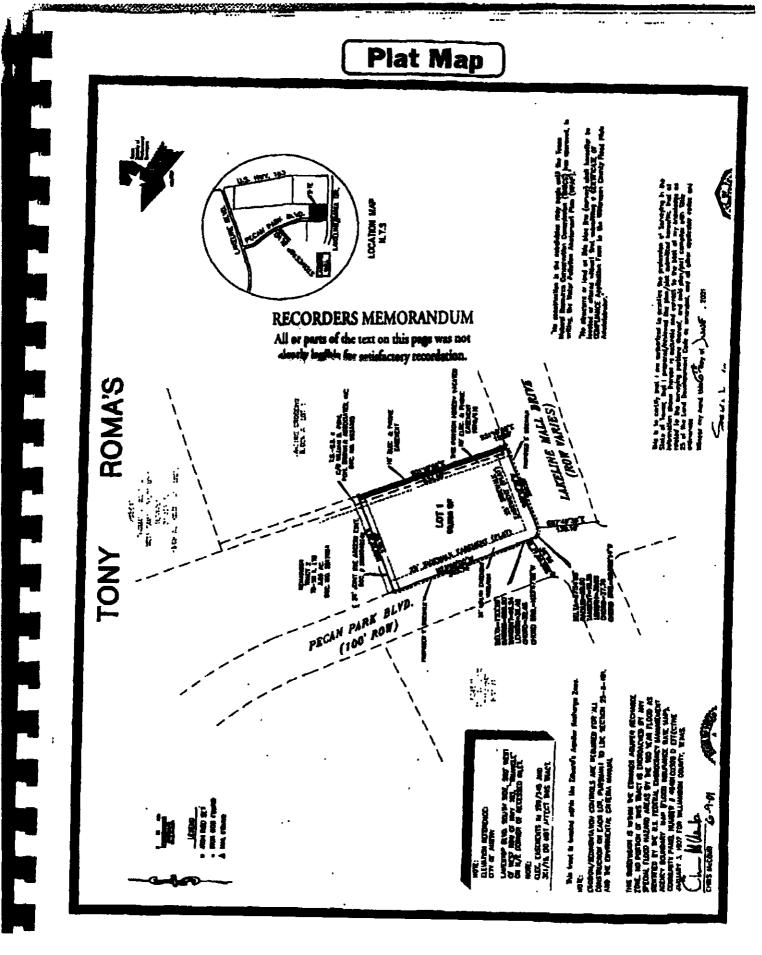
**Texas State Certified** 

TX-1321079-G

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.





FILED AND RECORDED OFFICIAL PUBLIC RECORDS

11-16-2001 04:16 PM 2001084912
ANDERSON \$17.00
NANCY E. RISTER , COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

2 Taysha Howe Tax Office

# FOR ACCOUNT R345707 (TS-SD II, LTD.) LOCATED IN THE SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT

EFFECTIVE DATE - OCTOBER 30, 2001

KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

# KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

Larry D. Kokel, ARA, MAI David W. Oberrender, MAI Wendell C. Wood Sam Williams Wade L. Kubecka Real Estate Appraisers & Consultants Belford Square - Building B 706 Rock Street Georgetown, Texas 78626

> 208 E. Central, Suite 108 P.O. Box 687 Belton, Texas 76513

Georgetown (512) 863-6428 Austin (512) 930-3499 Belton/Temple (254) 939-1508

FAX (512) 930-5348 e-mail: kokel@gtwn.net

October 30, 2001

Williamson County Commissioners Court
John Doerfler, County Judge
Mike Heiligenstein, Commissioner Precinct 1
Greg Boatright, Commissioner Precinct 2
David Hays, Commissioner Precinct 3
Frankie Limmer, Commissioner Precinct 4
Williamson County Courthouse
710 South Main
Georgetown, Texas 78626

RE: Reallocation of outstanding assessment applicable to R345707 (TS-SD II, Ltd.) located in the Southwest Williamson County Road District.

Dear Sirs:

Pohl, Brown & Associates managing partner for TS-SD II, Ltd. has requested that we conduct a reallocation of the outstanding balance on R345707. This account has a current lien balance of \$685,528.34 prior to 2001 tax payment. After the tax payment due January 31, 2002, the lien balance will be \$631,428.34.

This account was originally part of 149.454 acres being R056511 owned by Cunningham-Vackar, J.V. which subsequently transferred to Madron Investments. This account was then reallocated into multiple accounts to include R345707 (Volume 0081 Pages 882-884).

Letter to Williamson County Commissioners Court October 30, 2001 Page 2

The purpose of this reassessment is to reallocate the outstanding balance between Lot 1 Tony Roma's Subdivision filed of record Cabinet V, Slide 59-60 and the balance to be retained by the residual of the account. Based on my analysis, the reassessment are calculated as follows:

### **REASSESSMENT OF R 345707**

Account	Legal	Acreage	Ratio	% Assessment	Lien Balance*	Annual Payment
T.B.D.	Lot 1, Tony Roma's	1.85	1.5	10%	\$ 68,552.83	\$ 11,134.16
R345707	R. Saul	25.0889	1.0	90%	\$616,975.51	\$100,207.46
	Total	26.9389		100%	\$685,528.34	\$111,341.62

<sup>\*</sup> Lien balance is calculated prior to 2001 assessment payment.

Please feel free to contact me if you have any questions.

Respectfully,

Kokel-Oberrender-Wood Appraisal, Ltd.

By Kokel-Oberrender-Wood Appraisal Management, L.C.

Larry D. Kokel, ARA, MAI

President

**Texas State Certified** 

TX-1321079-G

Letter to Williamson County Commissioners Court October 30, 2001 Page 3

#### **CERTIFICATION**

I certify that, to the best of my knowledge and belief,...

- the statements of fact contained in this report are true and correct.
  - the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
    - I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
      - my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
    - my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice specifically concerning to Standards 4 and 5 relating to real property consulting services.
      - I have made a personal inspection of the property that is the subject of this report.

Kokel-Oberrender-Wood Appraisal, Ltd.

By Kokel-Oberrender-Wood Appraisal Management, L.C.

Larry D. Kokel, ARA, MAI

President

**Texas State Certified** 

TX-1321079-G

# Appraisal Qualifications of Larry D. Kokel, ARA, MAI

#### **Education:**

Graduate, Georgetown High School, 1971

Bachelor's Degree, Recreation and Parks Administration, Texas A&M University, 1975 Master's Degree, Land Economics & Real Estate, Texas A&M University, 1976

#### **Technical Training:**

American Institute of Real Estate Appraisers:

Course 1-A, Basic Appraisal Principles

Course 1-B, Capitalization Theories and Techniques

Case Studies in Real Estate Valuation

Valuation Analysis and Report Writing

Standards of Professional Practice

Litigation Valuation

American Society of Farm Managers and Rural Appraisers:

**Advanced Ranch Appraisal** 

Report Writing

Texas A&M University:

Graduate Program in Land Economics and Real Estate

Continuing Education Seminars: Mineral Valuation; Condemnation Procedures; Real Estate Investment Analysis; Hewlett-Packard Financial Calculator; Valuation of Pipelines and Public Utilities; Legal and Ethical Responsibilities in the Real Estate Industry; R-41b Seminar by AIREA; Cost Approach Seminar by ASFMRA; Reviewing Appraisals Seminar by AIREA; Outlook for Texas Rural Land Markets; American Disabilities Act. Various economic seminars on topics related to real estate use and value.

#### **Designations and Certifications:**

ARA, Accredited Rural Appraiser, American Society of Farm Managers and Rural Appraisers; Certificate No. 667

MAI, Member, Appraisal Institute; Certificate No. 7775

Texas Real Estate Broker's License No. 216754

Texas State Certified General Real Estate Appraiser; Certificate No. TX-1321079-G

Texas Senior Property Tax Consultant, Registration No. 00000592

#### **Professional Associations:**

Member, Appraisal Institute

South Texas Chapter No. 29: Admissions Committee; Member of Regional Ethics and Counseling Panel.

American Society of Farm Managers and Rural Appraisers

Accredited Member, Texas Chapter President, 1988; Past Chairman of ASFMRA Accrediting Committee.

Society of Texas A&M Real Estate Professionals (Past President)

Member, Williamson County Board of Realtors

Member, International Right of Way Association, No. 07444351

## Experience:

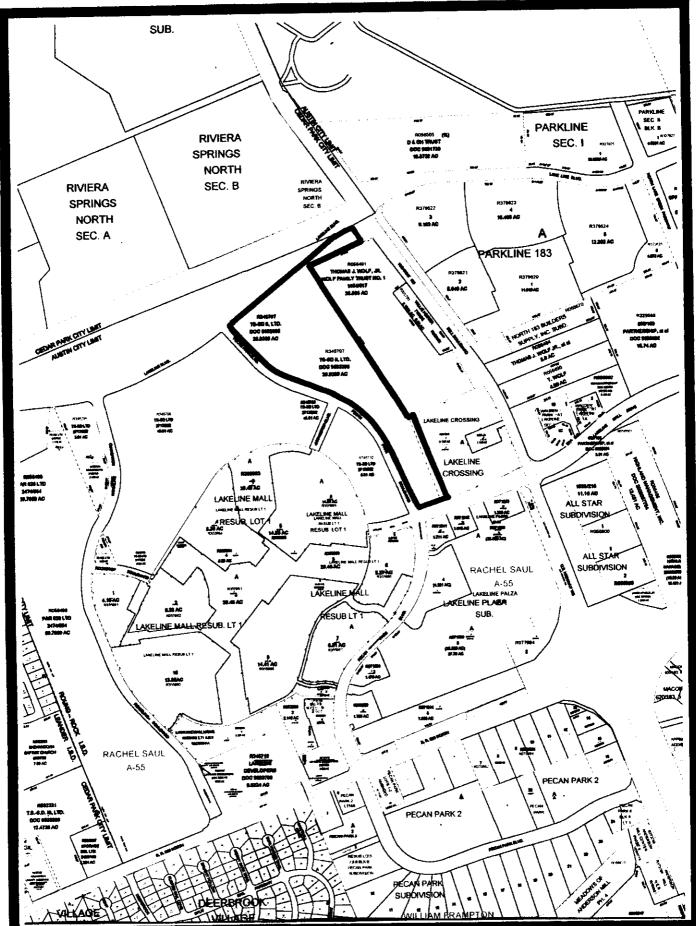
Graduate Research Assistant, Texas Real Estate Research Center, Texas A&M University, 1976

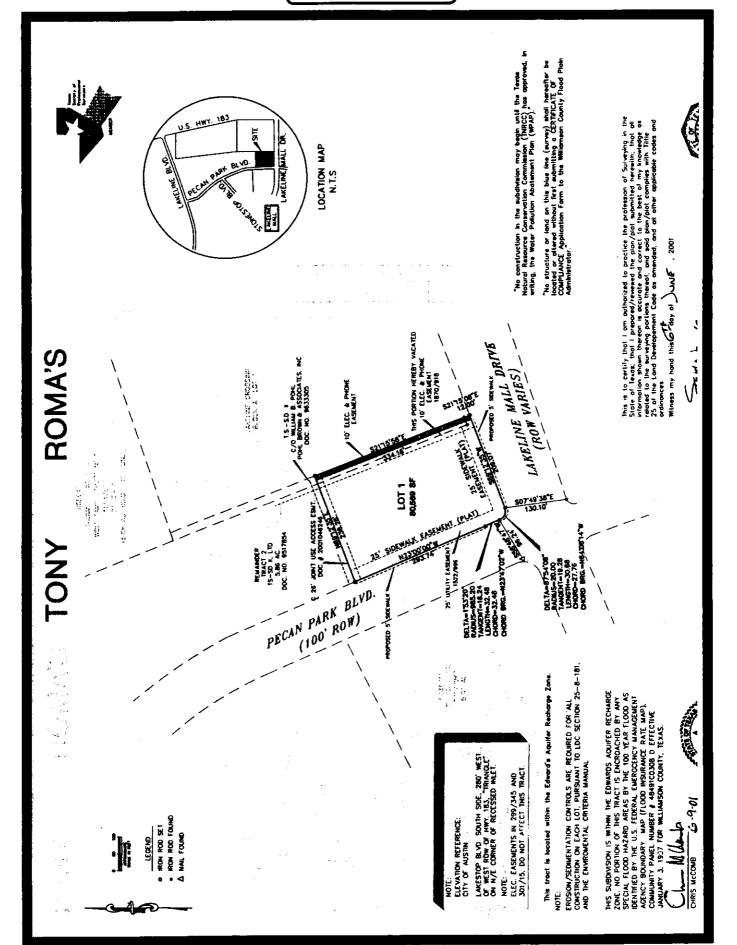
Southwest Appraisal Company, Inc.; Ag. Use Specialist, 1977

General Land Office of Texas; Appraisal of Texas Veterans tracts and appraisal of Permanent School Lands throughout Texas. Coordinated land trades resulting in the acquisition and disposal in excess of 64,000 acres totaling \$14 million. October 1977 to August 1983.

TexAg Real Estate Services, Inc.; President; April, 1985

Kokel Appraisal Associates; Georgetown, Texas; September, 1983 to August 2001 Kokel-Oberrender-Wood Appraisal, Ltd.; Georgetown, Texas; August 2001 to present.





# HISTORY OF T.S.-S.D. II, Ltd. Property

Grantor:

T.S.-S.D. II, Ltd

Grantee:

VTC Real Estate, L.L.C.

Date:

September 17, 2001

Document No.:

2001069680

Legal

Description:

Lot 1, Tony Roma's (80,567 SF) Recorded in Cabinet V, Slide

59-60, Williamson County Plat Records

Grantor:

Madron Investments, Ltd

Grantee: Date: T.S.-S.D. II, Ltd April 7, 1995

Document No.:

9517854

Legal

Description:

1) 8.02 acres out of the Rachel Saul Survey, A-551 (Tract 2)\*

2) 13.78 acres out of the Rachel Saul Survey, A-551 (Tract 5)

3) 1.14 acres out of the Rachel Saul Survey, A-551 (Tract 5A)

4) 9.63 acres out of the Rachel Saul Survey, A-551 (Tract 6)

5) 1.35 acres out of the Rachel Saul Survey, A-551 (Tract 6A)

6) 2.29 acres out of the Rachel Saul Survey, A-551 (Tract 16)\*

7) 16.75 acres out of the Rachel Saul Survey, A-551 (Tract

17)\*

8) 2.70 acres out of the Rachel Saul Survey, A-551 (Tract 8A)

9) 21.85 acres out of the Rachel Saul Survey, A-551 (Tract 9A)

10) 5.68 acres out of the Rachel Saul Survey, A-551 (Tract 20)

Note: \* indicates subject property.

Grantor:

Southwestern Madron Joint Venture

Grantee:

Madron Investments, Ltd

Date:

March 27, 1995

Document No.: Legal

D----

9513405

Description:

1) 8.02 acres out of the Rachel Saul Survey, A-551 (Tract 2)\*

50000

2) 3.16 acres out of the Rachel Saul Survey, A-551 (Tract 12)

3) 4.85 acres out of the Rachel Saul Survey, A-551 (Tract 14)

4) A portion of Tract 21

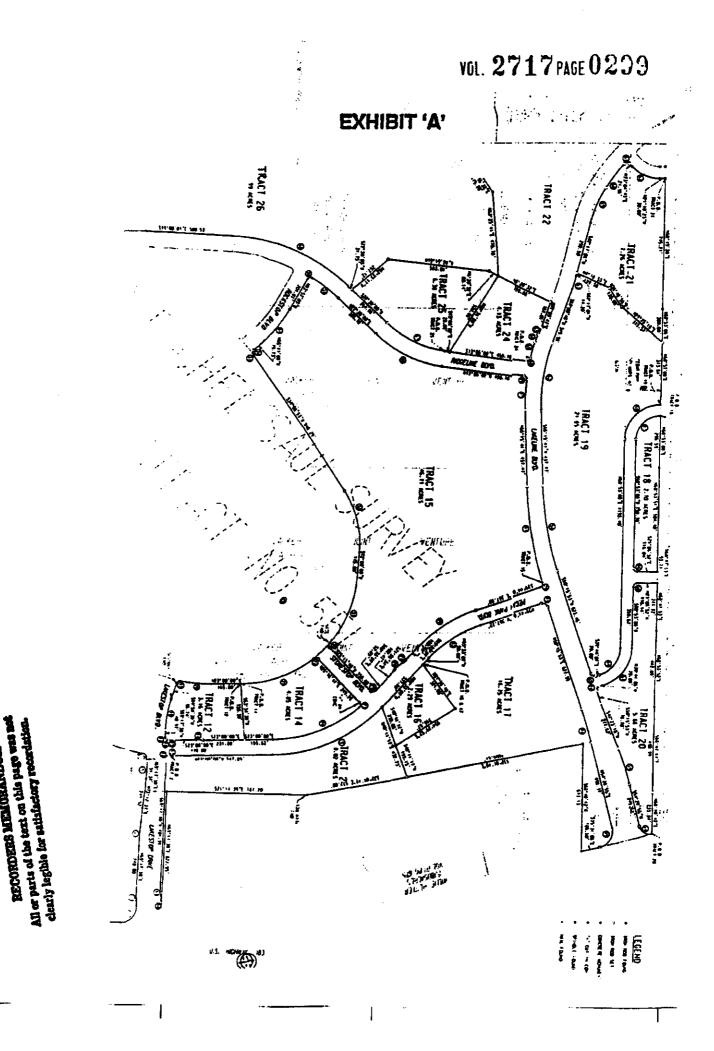
5) 2.29 acres out of the Rachel Saul Survey, A-551 (Tract 16)\*

6) 16.75 acres out of the Rachel Saul Survey, A-551 (Tract

17)\*

- 8) 5.68 acres out of the Rachel Saul Survey, A-551 (Tract 20)
- 9) 46.71 acres out of the Rachel Saul Survey, A-551 (Tract 15)
- 10) 4.13 acres out of the Rachel Saul Survey, A-551 (Tract 24)
- 11) 6.3 acres out of the Rachel Saul Survey, A-551 (Tract 25)
- 12) 21.85 acres out of the Rachel Saul Survey, A-551 (Tract 19)

Note: \* indicates subject property.



# Southwest Williamson County Road District

710 Main St., Suite 102 Georgetown, Texas 78626 (512)-943-1603

September 13, 2001

75-50 II, LTD Property ID: R345707

Lake Line Blvd RR AW0551 Saul, R. Sur., Acres 27.2189

Lien Balance: \$685528.34

Annual Payment: \$111341.62 due next January 31.

To Whom It May Concern:

The following outstanding invoices are due on the above property:

Invoice number SWN678 (overdue as of 1/31/01) currently requires \$136,532.28 to be paid (including penalties).

\$ 115917.30 was pain 6/30/01 See attached Receipt This account is current for 2000

Road District Administrator

# Deborah M. Hunt, Tax Assessor/Collector

# 2001 Tax Statement

Williamson County Tax Office 710 S. Main St. Suite 102 Georgetown, TX 78626

Statement Date October 23, 2001

Statement # 115541

Owner ID: 420357

TS-SD II LTD % POHL BROWN & ASSOC INC 13809 N HIGHWAY 183 STE 1000 AUSTIN, TX 78750-1200

Property ID: R345707

AW0551 SAUL, R. SUR., ACRES 26.9389

Situs: LAKE LINE BLVD RR AUSTIN, TX 78750

XRef ID: R-16-0551-0000-0035F

Entity	Exemptions	Taxable	Tax Rate	Tax Amount	Amount Paid
CETY OF AUSTIN		5,867,290	07,459700	26,971,93	0.00
WILLIAMSON COUNTY GENERAL	0	5,867,290	0.354290	T	0.00
S W WM CO RD DIST	5,867,290	0	0.00000	111,141.62	
FM/RD WMSON CO	0	5,867,290	0.041000	2,405.59	0.00
					0.00
			Total	161,506.36	<b>V.V.</b>

Property Values		
Land NHS	5,867,290	
Land HS	0	
Imp NHS	0	
Imp HS	0	
Ag Mkt	0	
Ag Use	0	
Appraised	5,867,290	
HS Cap Adj	0	
Assessed	5,867,290	

Total Due 161, 506.36

Lein Balance after 2001 Fox is pd-\$631,428.34

---- Please detach and return this portion with payment ----

Statement # 115541 2001 Tax Statement Owner ID: 420357 TS-SD II LTD % POHL BROWN & ASSOC INC 13809 N HIGHWAY 183 STE 1000 AUSTIN, TX 78750-1200

Property ID: R345707 XRef ID: R-16-0551-0000-0035F Situs: LAKE LINE BLVD RR **AUSTIN, TX 78750** AW0551 SAUL, R. SUR., ACRES 26.9389

If Taxes Are Paid in:	Lass (-) Discount or Plus (+) Penalty/Interest and Atty Feet	Total Due
OCTOBER	0.00	161,506.36
NOVEMBER	0.00	161,506.36
DECEMBER	0.00	161,506.36
JANUARY	0.00	161,506.36
FEBRUARY	11,305.45	172,811.81
MARCH	14,535.57	176,041.93
APRIL	17,765.70	179,272.06
MAY	20,995.82	182,502.18
JUNE	24,225.95	185,732.31

Amount Paid: \_

© 2001 The Software Group, Inc.

Exemptions:

V. VOL 0081 MC1 882

July 2, 1996

•

Consider approving re-allocation of debt on Cunningham Vacker tract.

Moved: Commissioner Boatright Seconded: Commissioner Hays Motion: To approve re-allocation of debt on Cunningham Vacker tract located in the Southwest Williamson County Road District. Vote: Motion carried 5 - 0

< Clerk copy here > SWRD

AN ORDER APPROVING THE RE-ALLOCATION OF ASSESSMENT DEBT FOR CERTAIN PROPERTY LOCATED WITHIN THE SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT NO. 1; AND CONTINUING TO LEVY SPECIAL ASSESSMENTS AGAINST SAID PROPERTY AS PREVIOUSLY ORDERED.

#### RECITALS

WHEREAS, the Southwest Williamson County Road District No. 1 (the "District") has received a request from the owners of certain real property within the District to consider the reallocation of District assessment debt against said property, and,

WHEREAS, the District convened a hearing on the 2nd day of July, 1996, at the request of the owners. The representatives of the owners, Tom Schneider and Michael Hess, appeared in person and were given an opportunity to speak or present evidence regarding the proposed reallocation.

#### FINDINGS

After considering all evidence presented at said hearing, both oral and documentary, the Board of Directors of the District finds and determines as follows

- 1 That all conditions, provisions and actions taken in the Order Approving the Assessment Plan for the Southwest Williamson County Road District no. 1, recorded in Volume 0059, Page 640 of the Commissioners Court minutes of Williamson County, Texas remain in full force and effect.
  - 2 That the following described real property is located within the District:

149.454 acres, more or less, out of the Rachel Saul Survey. Abstract No. 551, Williamson County, Texas, being described by the Williamson County Appraisal District by PID#

- 3. That the original assessment on said tract was \$4,847,222 44 The current assessment balance on said tract is \$4,120,139 07.
- That the above-described 149,454 acre tract is now divided into the following separate tracts, with the corresponding new PID #'s:

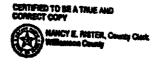
Owner	Tract #	Acres	PID#
Southwestern Simon, Inc.	3	4 065	R056482 (Combined with Lot 1)
Lakeline Developers, Inc	5	13 92	R345711
Lakeline Developers, Inc.	6	10 98	R345712
CUTTOMANA			

CENTIFIED TO BE A TRUE AND
CONSECT COPY
MANCY E. REFER, Churchy Glob
Millianson Churchy

•			vol 0081 rate 883
TS-SD II, Ltd.	2	8 02	R345707
TS-SD, Ltd.	12	3 16	R345710
TS-SD, Ltd.	14	4 85	R345710 (Comband with Treat (2, above)
TS-SD, Ltd.	15	46 91	R345706
TS-SD II, Ltd.	16	2.29	R345707 (Combined with Timus 2 and 17)
TS-SD II, Ltd	17	16 75	R345707 (Combined with Tracts 2 and 16)
TS-SD II. Lid	18	2.70	R346304
TS-SD II, Ltd.	19	20.92	R346301
TS-SD II, Lid	20	5.68	R346306
TS-SD, Ltd.	24	4.13	R346295
Par 620, Ltd.	25	2.162	R345705

5 The Board hereby finds that the re-allocation of the assessment for the above-described Tracts shall be as follows:

Tract#	PID#	Proposed Re-Allocation
3	R056482	\$392,368 23 (Combined with Lot 1)
5	R345711	\$638,177.59
6	R345712	\$535,113 07
2, 16, & 17	R345707	\$863,327 26
l2 & 14	R345710	\$575,945.95
15	R345706	\$709,498.61
18	R346304	\$19,787.91
19	R346301	\$379,691.30
20	R346306	\$56.478.81



# VM 0081 rac 884

R346295

\$68,022.75

25

R345705

\$45,348,22

TOTAL

\$4,283,783,78° \* Including \$163,564.65 for Lot 1

6. The Board of the District officially finds, determines and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the District was posted at the Williamson County courthouse for the time required by law preceding this meeting, as required by the Open Meetings Act, Article 6252-17, TexasRevised Civil Statutes, and that this meeting has been open to the public as required by law at all times during which this Order has been discussed and formally acted upon The Board further ratifies, approves, and confirms such written notice and the contents and postings thereof.

PASSED AND ADOPTED the 2nd day of July, 1996

John Doerfler 7-2-96
John Doerfler WILLIAMSON COUNTY ROAD DISTRICT NO 1

STATE OF TEXAS
COUNTY OF WILLIAMSON
I, NANCY E. RISTER, COUNTY CLERK, DO
HEREBY CERTIFY THAT THE IS A TRUE AND
CORRECT COPY AS SAME APPEARS OF RECORD
IN MY CUSTODY.

10/30/2001 Page 165

# VII.

Consider reallocation of debt for 8.01 acres, Williamson County PID #R345710 for Southwest Williamson County Road District.

Charlie Crossfield addressed the court regarding the proposed reallocation of debt.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To approve reallocation of debt for 8.01 acres, Williamson County PID #R345710 for Southwest

Williamson County Road District.

Vote: 4 - 0

< Attachment >