

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 >

11/02/2001 FRI 10:19 FAX SHEETS &amp; CROSSFIELD P.C.

2001084913 5 PGS

002/009

**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.
2. That the following tract is located in the District:  
  
Williamson County PID# R345710, being an 8.01 acre tract in the R. Saul Survey  
Said tract has a total lien balance of \$457,332.08.
3. That said tract has be re-subdivided into the following new tracts:  
  
Tract One: Lot 1, Block A, Conn's at Lakeline Subdivision  
Tract Two: R345710 4.84 acres in the R. Saul Survey
4. That the assessments are hereby reallocated to the said tracts as follows:  
  
Tract One: Lot 1, Block A, Conn's at Lakeline Subdivision - \$205,799.44  
Tract Two: R345710 4.84 acres in the R. Saul Survey - \$251,532.64

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

5. 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

11/02/2001 FRI 10:19 FAX SHEETS &amp; CROSSFIELD P.C.


003/009

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 Oct, 2001.

  
JOHN DOERFLER  
SOUTHWEST WILLIAMSON  
COUNTY ROAD DISTRICT NO. 1

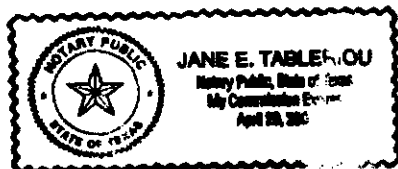
#### ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME THE UNDERSIGNED AUTHORITY, on this day personally appeared John C. Doerfler 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 October 2001.



  
Notary Public

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004/009

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, Block A (3.16 acres) being Conn's at Lakeline Subdivision and the balance of the account containing 4.85 acres. Based on my analysis, the reassessment are calculated as follows:

## REASSESSMENT OF R345710

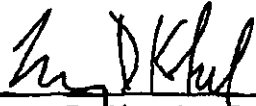
Account	Legal	Acreage	Ratio	% Assessment	Lien Balance*	Annual Payment
To be assigned	Lot 1, Block A, Conn's at Lakeline Subdivision	3.16	1.25	45%	\$205,799.44	\$ 33,425.38
R345710	R. Saul Survey	4.85	1.0	55%	\$261,532.64	\$ 40,853.24
	Total	8.01		100%	\$467,332.08	\$ 74,278.62

\* Lien balance is calculated prior to 2001 assessment payment based on payment of delinquent 2000 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

## RECORDERS MEMORANDUM

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



11/02/2001 FRI 10:20 FAX SHEETS & CROSSFIELD P.C.

FIELDNOTE DESCRIPTION

OF A 3.160 ACRE TRACT OF LAND OUT OF THE RACHEL SALL SURVEY, NO. 101, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING THAT SAME 3.16 ACRE TRACT DESCRIBED AS TRACT 12 CONVEYED TO T.S.-S.D., LTD. BY DEED OF RECORD IN VOLUME 2717, PAGE 262 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.160 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF PECAN PARK BOULEVARD (D.R.W. VARIES), BEING A 0.33 ACRE RIGHT-OF-WAY DEDICATION TO WILLIAMSON COUNTY OF RECORD IN VOLUME 1332, PAGE 733 OF SAID DEED RECORDS AND A 0.403 ACRE RIGHT-OF-WAY DEDICATION TO WILLIAMSON COUNTY OF RECORD IN VOLUME 100, PAGE 790 OF SAID DEED RECORDS, SAME BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 4.86 ACRE TRACT CONVEYED TO T.S.-S.D., LTD. DESCRIBED AS TRACT 14 BY SAID DEED OF RECORD IN VOLUME 2717, PAGE 262, AND ALSO BEING THE NORTHEASTERLY CORNER OF SAID 3.16 ACRE TRACT AND HEREOF;

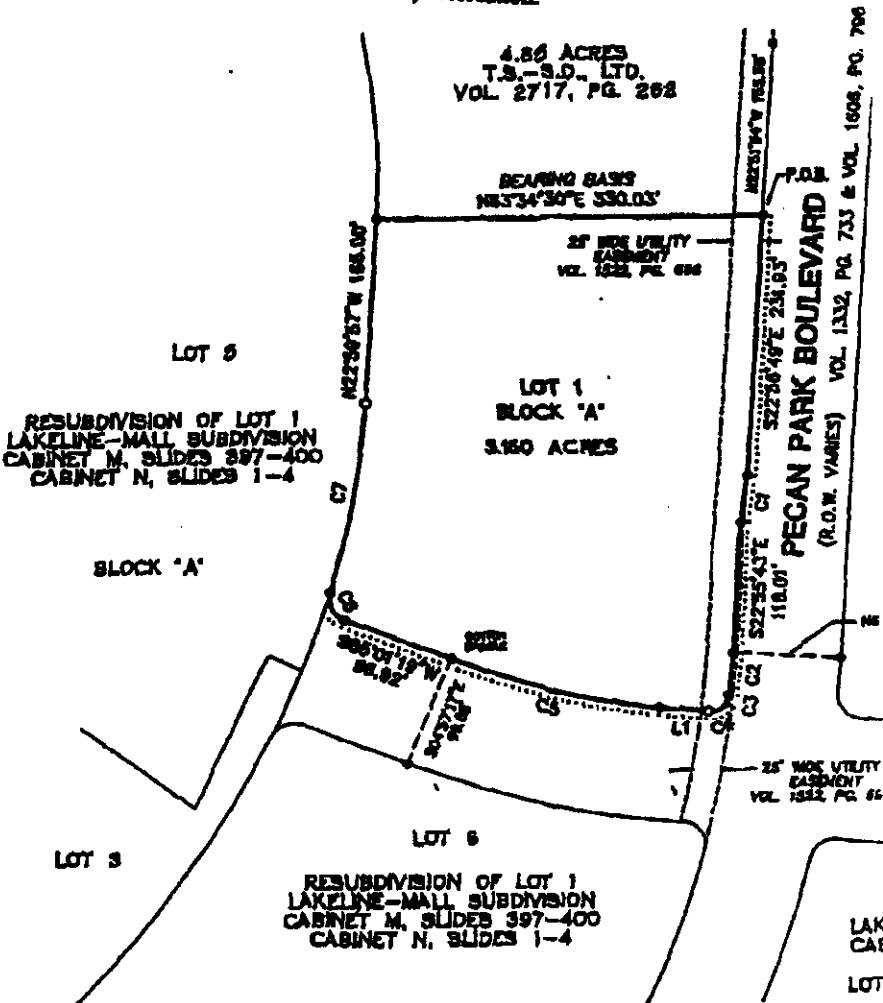
THENCE, LEAVING THE SOUTHEASTERLY CORNER OF SAID 4.86 ACRE TRACT, LONG THE WESTERLY LINE OF PECAN PARK BOULEVARD, BEING THE WESTERLY LINE OF SAID 3.16 ACRE TRACT AND HEREOF, THE FOLLOWING (4) COURSES AND DISTANCES:

- S22°04'40"E, A DISTANCE OF 238.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 301.50 FEET, A CENTRAL ANGLE OF 09°04'24", AN ARC LENGTH OF 42.48 FEET AND A CHORD WHICH BEARS S82°04'24"E, A DISTANCE OF 42.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;
- S22°25'43"E, A DISTANCE OF 118.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 892.39 FEET, A CENTRAL ANGLE OF 02°25'48", AN ARC LENGTH OF 37.84 FEET AND A CHORD WHICH BEARS S21°37'37"E, A DISTANCE OF 37.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 18°09'03", AN ARC LENGTH OF 8.45 FEET AND A CHORD WHICH BEARS S22°04'24"E, A DISTANCE OF 8.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 00°44'30", AN ARC LENGTH OF 17.89 FEET AND A CHORD WHICH BEARS S42°04'41"W, A DISTANCE OF 17.13 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF TANGENCY BEING IN THE NORTHERLY LINE OF LAKELINE MALL DRIVE (100' R.O.W.), A 0.30 ACRE RIGHT-OF-WAY DEDICATION TO WILLIAMSON COUNTY BY DEED OF RECORD IN VOLUME 1882, PAGE 800 OF SAID DEED RECORDS, SAME BEING THE MOST SOUTHEASTERLY CORNER HEREOF;
- THENCE, ALONG THE NORTHERLY LINE OF LAKELINE MALL DRIVE, BEING THE SOUTHERLY LINE OF SAID 3.16 ACRE TRACT AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
- S87°17'37"W, A DISTANCE OF 40.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 678.08 FEET, A CENTRAL ANGLE OF 15°47'08", AN ARC DISTANCE OF 184.88 FEET, AND A CHORD WHICH BEARS S77°08'07"W, A DISTANCE OF 184.32 FEET TO A COTTON SPRINGLE FOUND FOR THE END OF SAID NON-TANGENT CURVE TO THE RIGHT;
- S68°01'19"W, A DISTANCE OF 98.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 04°04'00", AN ARC DISTANCE OF 28.88 FEET, AND A CHORD WHICH BEARS N08°51'24"W, A DISTANCE OF 28.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF A NON-RADIAL REVERSE CURVATURE TO THE LEFT, BEING IN THE EASTERLY LINE OF LOT 6, BLOCK 'A', RESUBDIVISION OF LOT 1 LAKELINE-MALL SUBDIVISION OF RECORD IN CABINET M, SLIDES 397-400 AND CABINET N, SLIDES 1-4 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWESTERLY CORNER OF SAID 0.30 ACRE RIGHT-OF-WAY DEDICATION, ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID 3.16 ACRE TRACT AND HEREOF;
- THENCE, LEAVING THE NORTHWESTERLY CORNER OF SAID 0.30 ACRE TRACT, LONG THE EASTERLY LINE OF SAID LOT 6, BLOCK 'A', BEING THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- ALONG SAID NON-RADIAL REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 774.48 FEET, A CENTRAL ANGLE OF 12°58'05", AN ARC LENGTH OF 174.81 FEET AND A CHORD WHICH BEARS N10°31'24"W, A DISTANCE OF 174.28 FEET TO A 1/2 INCH IRON ROD SET WITH CAP FOUND FOR THE END OF SAID REVERSE CURVE TO THE LEFT;
- N22°38'57"W, A DISTANCE OF 148.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 4.86 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF SAID 3.16 ACRE TRACT HEREOF;
- THENCE, N63°34'30"E, LEAVING THE EASTERLY LINE OF SAID LOT 6, TO THE COMMON LINE OF SAID 4.86 ACRE TRACT AND SAID 3.16 ACRE TRACT, BEING THE NORTHERLY LINE HEREOF, A DISTANCE OF 330.83 FEET THE POINT OF BEGINNING, CONTAINING AN AREA OF 3.160 ACRES (852 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

CONN'S AT LAKELINE SUBDIVISION

RECORDERS MEMORANDUM

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



BEARING BASE:

THE BASE OF BEARINGS OF THE SURVEY SHOWN HEREON IS THE NORTHERLY LINE OF THAT 3.16 ACRE TRACT OF RECORD IN VOLUME 2717, PAGE 262 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AS FOUND MONUMENTED ON THE GROUND AT THE TIME OF THE SURVEY.

Course	Distance	Bearing
1	238.93	S22°04'40"E
2	42.48	S82°04'24"E
3	118.01	S22°25'43"E
4	37.84	S21°37'37"E
5	8.42	S22°04'24"E
6	17.13	S42°04'41"W
7	184.32	S77°08'07"W
8	98.82	S68°01'19"W
9	28.88	N08°51'24"W
10	174.28	N10°31'24"W
11	148.00	N22°38'57"W
12	330.83	N63°34'30"E

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Nancy E. Rister*

11-16-2001 04:16 PM 2001084913  
ANDERSON \$17.00  
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

② *Taysha Howe*  
*Tax Office*

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REALLOCATION OF OUTSTANDING ASSESSMENT  
FOR  
ACCOUNT R345710 (TS-SD, LTD.)  
LOCATED IN THE  
SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT

EFFECTIVE DATE - OCTOBER 30, 2001

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KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

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10/30/2001

**KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.**

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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 R345710 (TS-SD, Ltd.)  
located in the Southwest Williamson County Road District.

Dear Sirs:

Pohl, Brown & Associates managing partner for TS-SD, Ltd. has requested that we conduct a reallocation of the outstanding balance on R345710. This account has a current lien balance of \$457,332.08 after payment of the 2000 assessment which has been overdue since January 31, 2001.

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 R345710 (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, Block A (3.16 acres) being Conn's at Lakeline Subdivision and the balance of the account containing 4.85 acres. Based on my analysis, the reassessment are calculated as follows:

## REASSESSMENT OF R345710

Account	Legal	Acreage	Ratio	% Assessment	Lien Balance *	Annual Payment
To be assigned	Lot 1, Block A, Conn's at Lakeline Subdivision	3.16	1.25	45%	\$205,799.44	\$ 33,425.38
R345710	R. Saul Survey	4.85	1.0	55%	\$251,532.64	\$ 40,853.24
	<b>Total</b>	<b>8.01</b>		<b>100%</b>	<b>\$457,332.08</b>	<b>\$ 74,278.62</b>

\* Lien balance is calculated prior to 2001 assessment payment based on payment of delinquent 2000 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.



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Larry D. Kokel, ARA, MAI  
President  
Texas State Certified  
TX-1321079-G

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

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**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:**

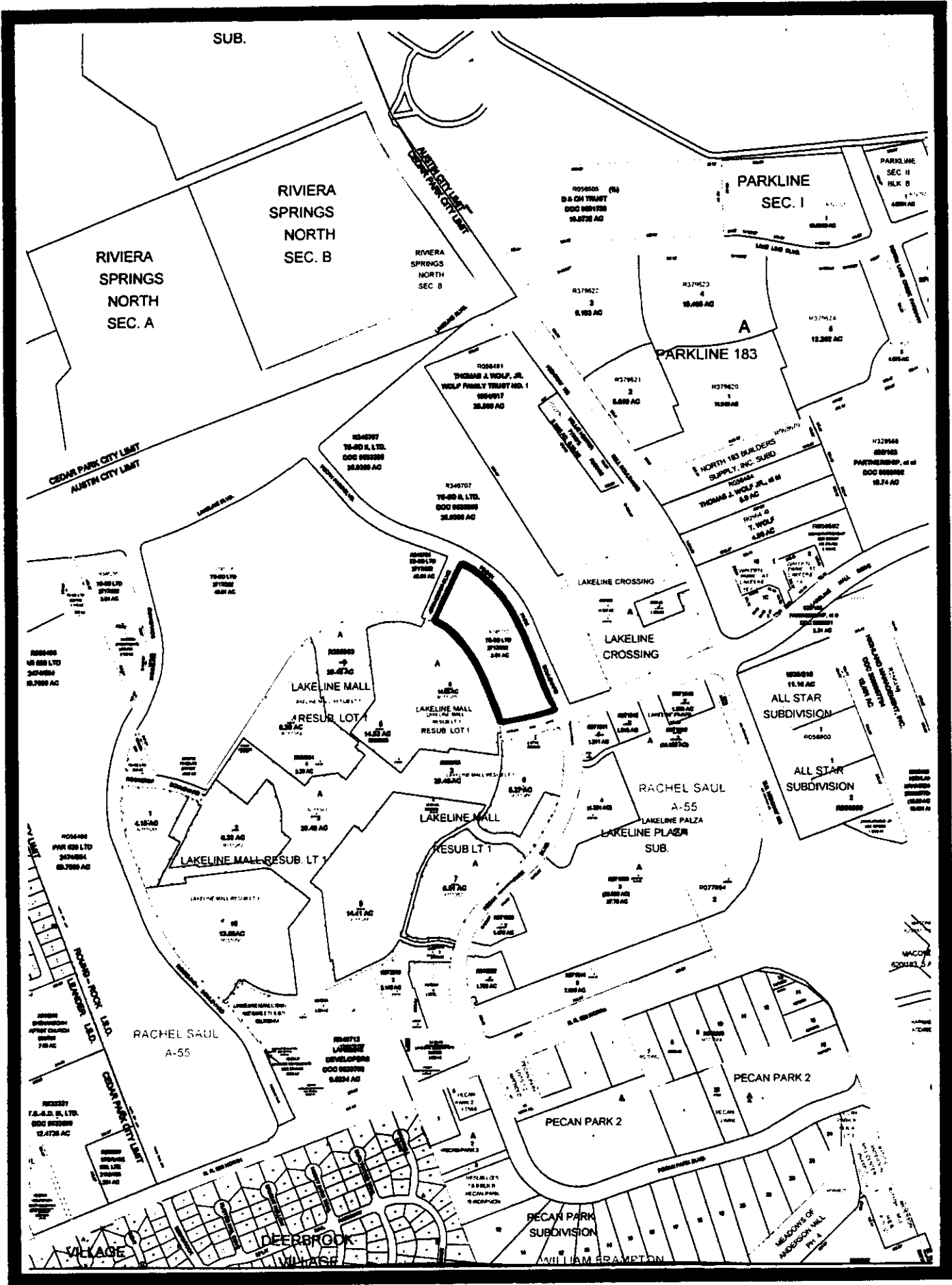
Member, Appraisal Institute  
South Texas Chapter No. 29: Admissions Committee; Member of Regional Ethics and Counseling Panel.  
American Society of Farm Managers and Rural Appraisers  
Accredited Member, Texas Chapter President, 1988; Past Chairman of ASFMRA Accrediting Committee.  
Society of Texas 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.

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Plat Map





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

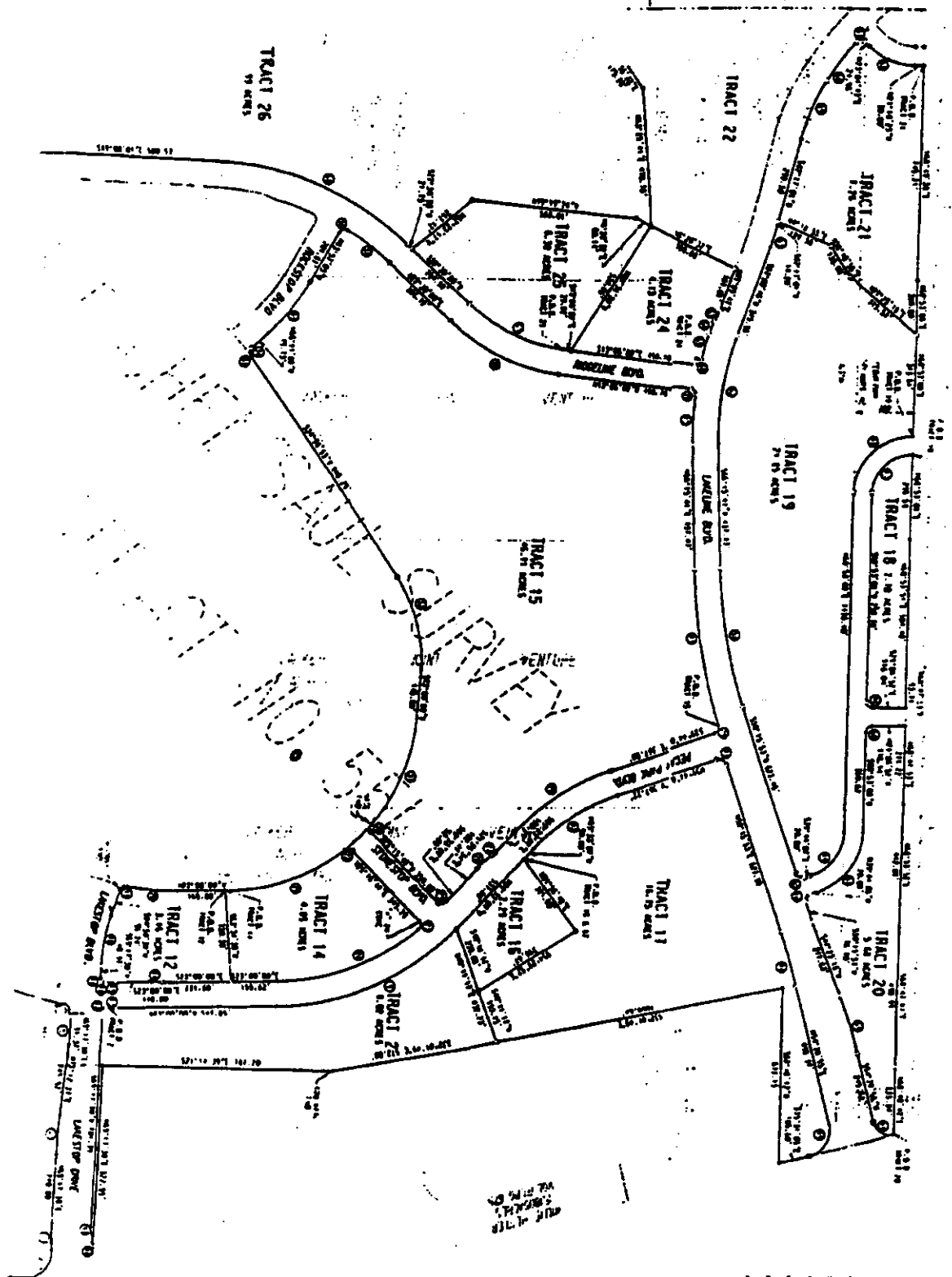
Grantor: Madron Investments, Ltd  
Grantee: T.S.-S.D., Ltd  
Date: April 7, 1995  
Document No.: 9517853  
Legal  
Description: 1) 3.16 acres out of the Rachel Saul Survey, A-551 (Tract 12) \*  
2) 4.85 acres out of the Rachel Saul Survey, A-551 (Tract 14) \*  
3) 46.71 acres out of the Rachel Saul Survey, A-551 (Tract 15)  
4) 4.13 acres out of the Rachel Saul Survey, A-551 (Tract 15)

Note: \* indicates subject property.

Grantor: Southwestern Madron Joint Venture  
Grantee: Madron Investments, Ltd  
Date: March 27, 1995  
Document No.: 9513405  
Legal  
Description: 1) 8.02 acres out of the Rachel Saul Survey, A-551 (Tract 2)  
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)  
7) 2.70 acres out of the Rachel Saul Survey, A-551 (Tract 18)  
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.

EXHIBIT 'A'



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

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**Southwest Williamson County Road District**

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

September 13, 2001

*TS-SD, LTD*

Property ID: R345710

Pecan Park Blvd RR AW0551 Saul, R. Sur., Acres 8.01

Lien Balance: \$457332.08

Annual Payment: \$74278.62 due next January 31.

To Whom It May Concern:

The following outstanding invoices are due on the above property:

Invoice number SWN676 (overdue as of 1/31/01) currently requires \$~~91,092.33~~ to be paid (including penalties).  
*91,092.33*

  
Road District Administrator



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## 2001 Tax Statement

**Statement # 115552**

Situs: PECAN PARK BLVD RR AUSTIN, TX 78750  
XRef ID: R-16-0551-0000-0035H

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

Statement # 115552  
2001 Tax Statement  
Owner ID: 420486  
TS-SD LTD  
% POHL BROWN & ASSC INC  
13809 N HIGHWAY 183 STE 1000  
AUSTIN, TX 78750-1200

Property ID: R345710  
XRef ID: R-16-0551-0000-0035H  
Situa: PECAN PARK BLVD RR  
AUSTIN, TX 78750  
AW0551 SAUL, R. SUR., ACRES  
8.01

If Taxes Are Paid in:	Less (-) Discount or Plus (+) Penalty/Interest and Any Fees	Total Due
OCTOBER	0.00	98,144.18
NOVEMBER	0.00	98,144.18
DECEMBER	0.00	98,144.18
JANUARY	0.00	98,144.18
FEBRUARY	6,870.09	105,014.27
MARCH	8,832.98	106,977.16
APRIL	10,795.86	108,940.04
MAY	12,758.74	110,902.92
JUNE	14,721.63	112,865.81

Amount Paid: \_\_\_\_\_

199935743 3 P98

Y. Vol 0081 PM 882

July 2, 1996

2

Consider approving re-allocation of debt on Cunningham Vacker tract, Southwest Williamson County Road District.

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 re-allocation 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 re-allocation.

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# 056511.

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.

4. 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

C:\TEXT\WILLIAMSON\WV0046

CERTIFIED TO BE A TRUE AND  
CORRECT COPY



RANCY E. RISTER, County Clerk  
Williamson County

Vol. 0081, Part 883

TS-SD II, Ltd.	2	8.02	R345707
TS-SD, Ltd.	12	3.16	R345710
TS-SD, Ltd.	14	4.85	R345710 (Combined with Tract 12, above)
TS-SD, Ltd.	15	46.01	R345706
TS-SD II, Ltd.	16	2.29	R345707 (Combined with Tracts 2 and 17)
TS-SD II, Ltd.	17	16.75	R345707 (Combined with Tracts 2 and 16)
TS-SD II, Ltd.	18	2.70	R346304
TS-SD II, Ltd.	19	20.92	R346301
TS-SD II, Ltd.	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	\$638,177.39
6	R345712	\$335,113.07
2, 16, & 17	R345707	\$863,327.26
12 & 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

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NANCY E. RHETER, County Clerk  
Williamson County

7-0081-1884

24	R346295	\$68,022.75
25	R345703	<u>\$45,148.22</u>
<b>TOTAL</b>		<b>\$4,283,763.78*</b>

\* Including \$163,564.68 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, Texas Revised 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  
SOUTHWEST WILLIAMSON  
COUNTY ROAD DISTRICT NO. 1

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

Witness my hand and seal of office on 5-28-99  
NANCY E. PETER, COUNTY CLERK,  
WILLIAMSON COUNTY, TEXAS  
By L. J. ... Deputy



THE ROAD DISTRICT MEETING ADJOURNED AT 11:35 ON TUESDAY, OCTOBER 30, 2001.

THE FOREGOING MINUTES recorded on Minutes Pages 1 through 185, inclusive had at a Special Session of Commissioners' Court of Williamson County, Texas, having been read are hereby approved this 6th day of November, 2001.

  
\_\_\_\_\_  
John C. Doerfler, County Judge

ATTEST: Nancy E. Rister, Clerk County Court & Ex-officio Clerk,  
Commissioners' Court, Williamson County, Texas

By:   
\_\_\_\_\_  
Deputy Clerk