

**RESOLUTION CALLING A PUBLIC HEARING REGARDING ESTABLISHMENT OF  
PEARSON PLACE ROAD DISTRICT**

**WHEREAS**, under and pursuant to the authority conferred by Article III, Section 52 of the Texas Constitution, and Chapter 257 of the Texas Transportation Code, as amended and Subchapter B of Chapter 1471 of the Texas Government Code, as amended, the Commissioners Court of Williamson County, Texas (the "County") is authorized to establish one or more road districts in the County as a governmental entity and body politic; and

**WHEREAS**, Pearson Place at Avery Ranch, Ltd., the sole landowner within the proposed district, and the majority of registered voters within the proposed Pearson Place Road District (the "District") have requested that the County create the District consisting of approximately 195.563 acres within the boundaries set forth in Exhibit "A" attached hereto, and the County will enter into a Development Agreement (the "Development Agreement") in furtherance of such request; and

**WHEREAS**, the construction of a portion of Neenah Avenue where such portion is located both inside and outside of the boundaries of the District and the engineering costs related to the north-south road access road south of Neenah Avenue (currently referred to as "Pearson Ranch Road") as set forth in the Development Agreement will serve the public good and benefit the residents of the District and all taxable property within the District; and

**WHEREAS**, pursuant to Section 257.021 of the Texas Transportation Code, before establishing a road district the Commissioners Court must conduct a public hearing on the matter.

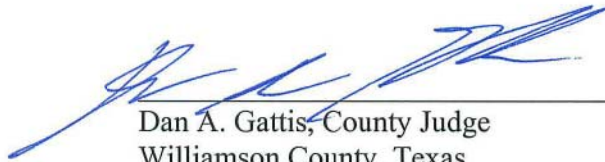
**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:**

**Section 1.** The County hereby finds that it is advisable to consider the creation of the District to assist with the development of roads within the County and in furtherance thereof will hold a public hearing on August 11, 2009 at 10:00 a.m. CDT at the Commissioner's Courtroom, 710 Main Street, Georgetown, TX 78626.

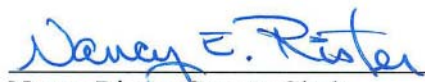
**Section 2.** Notice of the public hearing in substantially the form attached hereto as Exhibit "B" shall be (i) published in a newspaper of general circulation in the District and County not less than 10 nor more than 30 days prior to the date of the public hearing, (ii) mailed to each registered voter in the District and (iii) posted at the County Courthouse door and at least three public places in the District.

**Section 3.** The agents, employees and consultants of the County are authorized and directed to do any and all things necessary or convenient to carry out the terms of this Resolution.

**PASSED AND ADOPTED**, this 21st day of July, 2009.

  
\_\_\_\_\_  
Dan A. Gattis, County Judge  
Williamson County, Texas

ATTEST:

  
\_\_\_\_\_  
Nancy Rister, County Clerk  
Williamson County, Texas

**EXHIBIT A**  
**BOUNDARIES**



## Landesign Services, Inc.

555 Round Rock West Drive  
Bldg. D, Suite 170  
Round Rock, Texas 78681  
512-238-7901 office  
512-238-7902 fax

### EXHIBIT "A "

#### METES AND BOUNDS DESCRIPTION

BEING 1.256 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION A OF 390.22 ACRE TRACT CONVEYED TO CLARETTA ENGLAND IN VOLUME 597, PAGE 553 RECORDED IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2" Iron rod with cap marked "LANDESIGN" set in the existing south right-of-way line of Avery Ranch Boulevard (120' R.O.W.), and the west line of a 295.73 acre tract conveyed to Ivalene Pearson Banks, Jeffery Banks, Ivalene Pearson Banks as trustee for Kyle Jeffrey Banks and Brian Elam Banks in Volume 1844, Page 392 recorded in the Official Records of Williamson County, Texas, and being the southwest corner of a called 1.690 acre tract conveyed to Williamson County, recorded in Document Number 2000055509 of the Official Public Records of Williamson County, Texas and also being the northeast corner of Lot 16, Block B, Avery South Section One, Phase One a subdivision of record in Cabinet V, Slide 160 of the Plat Records of Williamson County, Texas;

THENCE North 68°15'59" East a distance of 1374.86 feet with the existing south right-of-way line of said Avery Ranch Boulevard, the south line of said 1.690 acre tract and with the north line of the remainder of the said 295.73 acre tract, to a 1/2" Iron rod with cap marked "LANDESIGN" set in the east line of said 295.73 acre tract and the west line of said 390.22 acre tract and POINT OF BEGINNING;


THENCE North 68°15'59" East with the existing south right-of-way line of said Avery Ranch Boulevard and the south line of said 1.690 acre tract, a distance of 16.86 feet to a 1/2" Iron rod found for the southeast corner of said 1.690 acre tract;

THENCE South 18°20'42" East with the new boundary line per this agreement a distance of 2338.61 feet to a 3/4" Iron pipe found, from which a 5/8" Iron rod in rock mound found for an easterly corner of said 295.73 acre tract and westerly corner of said 390.22 acre tract bears North 69°05'40" East a distance of 155.00 feet;

THENCE South 69°05'40" West with the east line of said 295.73 acre tract and the west line of said 390.22 acre tract a distance of 30.00 feet to a 1/2 Inch Iron rod with cap marked "LANDESIGN" set;

THENCE North 18°01'24" West a distance of 2338.99 feet with the east line of said 295.73 acre tract and the west line of said 390.22 acre tract to the POINT OF BEGINNING;

This parcel contains 1.256 acres of land, more or less, out of the Rachel Saul Survey, Abstract Number 551, in Williamson County, Texas. Description prepared from an on-the-ground survey made during February, 2008. All bearings are based on the Texas State Plane Coordinate System, Central, with all distances and coordinates being NAD 83 datum and adjusted to the surface by project surface factor of 1.00012.

 22 APR 08  
Joseph Beavers Date  
Registered Professional Land Surveyor  
State of Texas No. 4938



Project Number: 018-08-004  
Attachments: Survey Drawing L:\PEARSON PLACE\DGNS\018004-01-SKETCH.dgn  
L:\PEARSON PLACE\FNOTES\01800402-BLA.doc



## Landesign Services, Inc.

555 Round Rock West Drive  
Bldg. D, Suite 170  
Round Rock, Texas 78681  
512-238-7901 office  
512-238-7902 fax

### EXHIBIT "A"

#### METES AND BOUNDS DESCRIPTION

BEING 194.307 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 WILLAMSON COUNTY, TEXAS, AND BEING A PORTION A OF 295.73 ACRE TRACT CONVEYED TO IVALENE PEARSON BANKS, JEFFERY BANKS, IVALENE PEARSON BANKS AS TRUSTEE FOR KYLE JEFFREY BANKS AND BRIAN ELAM BANKS IN VOLUME 1844, PAGE 392 RECORDED IN THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING in the existing south right-of-way line of Avery Ranch Boulevard (120' R.O.W.), and the west line of said 295.73 acre tract, being the southwest corner of a called 1.690 acre tract conveyed to Williamson County, recorded in Document Number 2000055509 of the Official Public Records of Williamson County, Texas and being the northeast corner of Lot 16, Block B, Avery South Section One, Phase One a subdivision of record in Cabinet V, Slide 160 of the Plat Records of Williamson County, Texas;

THENCE North 68°15'59" East a distance of 1374.96' with the existing south right-of-way line of said Avery Ranch Boulevard, the south line of said 1.690 acre tract and with the north line of the remainder of said 295.73 acre tract to a 1/2" iron rod with cap marked "LANDESIGN" set in the east line of said 295.73 acre tract and the west line of a called 390.22 acre tract conveyed to Claretta England of record in Volume 597, Page 553 of the Deed Records of Williamson County, Texas, from which a 1/2" iron rod found for the southeast corner of said 1.690 acre tract bears North 68°15'59" East a distance of 16.86';

THENCE South 18°01'24" East a distance of 2338.99' with the east line of said 295.73 acre tract and the west line of said 390.22 acre tract to a 1/2 inch iron rod with cap marked "LANDESIGN" set;

THENCE North 69°05'40" East (record: North 70°55'00" East, 185.00') with the east line of said 295.73 acre tract and the west line of said 390.22 acre tract, passing at a distance of 30.00' a 3/4" iron pipe found, and continuing for a total distance of 185.00' to a 5/8" iron rod in rock mound found, from which the face of a concrete and stone water tank bears a distance of 170.0' (170');

THENCE South 20°14'28" East (record: South 18°25'00" East, 3748.70') with the east line of said 295.73 acre tract and the west line of said 390.22 acre tract, passing at a distance of 1084.27' a 5/8" iron rod in rock mound found, then passing at a distance a of 903.08' a 5/8" iron rod in rock mound found, then passing at a distance of 872.36' a 5/8" iron rod in rock mound found, and continuing for a total distance of 3748.70' to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

THENCE South 88°21'02" West a distance of 997.80' (record: North 89°30'00" West, 968.50') with the east line of said 295.73 acre tract and the west line of said 390.22 acre tract to a 1/2" iron rod found;

THENCE South 10°34'57" East a distance of 356.36' with the east line of said 295.73 acre tract and the west line of said 390.22 acre tract to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

THENCE South 84°49'42" West a distance of 931.16' crossing through said 295.73 acre tract to a 1/2" iron rod found at fence corner post in the west line of said 295.73 acre tract and in the east line of a remainder of a called 45.14 acre tract conveyed to Ilean Pearson recorded in Volume 2100, Page 501 of the Official Records of Williamson County, Texas and described in Volume 667, Page 315 of the Deed Records of Williamson County, Texas, from which a fence post in tree found for an angle point in the west line of said 295.73 acre tract bears South 80°57'13" West a distance of 109.43' (record: South 83°00'00" West, 109.50');

THENCE North 17°53'57" West a distance of 1138.11' with the west line of said 295.73 acre tract and the east line of said remainder of a called 45.14 acre tract to a 1/2 inch iron rebar with cap marked "LANDESIGN" set in the south line of a 45.20 acre tract conveyed to the Diocese of Austin recorded in Document Number 2004071186 of the Official Public Records of Williamson County, Texas;

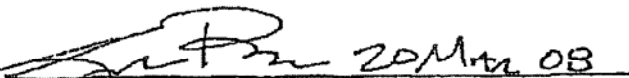
THENCE North 69°00'00" East a distance of 596.79' with the south line of said 45.20 acre tract to a 1/2" iron rod found for the southeast corner of said 45.20 acre tract;

THENCE North 21°02'34" West a distance of 1560.02' (record: North 18°54'32" West, 1560.00') with the east line of said 45.20 acre tract to a cotton spindle found for the northeast corner of said 45.20 acre tract;

THENCE South 68°57'34" West a distance of 169.94' with the north line of said 45.20 acre tract to 40d nail in base of fence post found in the west line of said 295.73 acre tract and the southeast corner of a Drainage and Water Quality Lot/Easement, Block K, Avery South Section Two, Phase Six a subdivision of record in Cabinet AA, Slide 353 of the Plat Records of Williamson County, Texas;

THENCE North 21°02'48" West a distance of 3146.40' with the west line of said 295.73 acre tract and the east line of said Avery South Section Two, Phase Six, Avery South Section One, Phase Two a subdivision of record in Cabinet V, Slide 390 of the Plat Records of Williamson County, Texas and said Avery South Section One, Phase One to the POINT OF BEGINNING.

This parcel contains 194.307 acres of land, more or less, out of the Rachel Saul Survey, Abstract Number 551, in Williamson County, Texas. Description prepared from an on-the-ground survey made during February, 2008. All bearings are based on the Texas State Plane Coordinate System, Central, with all distances and coordinates being NAD 83 datum and adjusted to the surface by project surface factor of 1.00012.

 20 Mar 08

Joseph Beavers  
Registered Professional Land Surveyor  
State of Texas No. 4938



Project Number: 018-08-004  
Attachments: Survey Drawing L:\PEARSON PLACE\DGNS\018004-01-TTL.dgn  
L:\PEARSON PLACE\NOTES\01800401-TTL.doc

## **EXHIBIT B**

### **NOTICE OF PUBLIC HEARING ON ESTABLISHMENT OF PEARSON PLACE ROAD DISTRICT**

Notice is hereby given of the public hearing to be held by the Commissioners Court of Williamson County, Texas in accordance with Section 257.021(c) to consider establishing the Pearson Place Road District (the "District"). The public hearing is to be held on August 11, 2009 at 10:00 a.m. CDT at the Commissioner's Courtroom, 710 Main Street, Georgetown, TX 78626. The boundaries of the proposed District is reflected on the map set forth herein as Exhibit "A". The metes and bounds description of the District is on file with the County.

If created, the purpose of the District is to issue bonds in an amount not to exceed \$10,000,000 for the purposes of constructing, improving, acquiring, or reimbursing for the costs of constructing, improving or acquiring, maintaining, financing and operating macadamized, graveled or paved roads and turnpikes and related bridges, trails, drainage works and other similar improvements and carrying out other improvements that are necessary, convenient, related or in aid thereto or that are otherwise permitted to be done under applicable laws at the time of issuance of such bonds, both within and outside the boundaries of the District, or in aid of those purposes, and to refund any bonds or other evidences of indebtedness issued for any of the foregoing purposes in an amount not to exceed one and one-half times the amount of bonds or other evidences of indebtedness issued, such bonds to be issued in one or more series or issues, to mature serially or otherwise not more than thirty (30) years from their date and to bear interest at such rate or rates (not to exceed the maximum rate permitted by law at the time of issuance of the bonds). Any bonds issued by the District will be payable from ad valorem taxes levied on all taxable property within the District.

All interested parties may appear before the Court at the time and place herein mentioned to contend for or protest the establishment of the District.

Williamson County, Texas