

**RESOLUTION CALLING A PUBLIC HEARING REGARDING ESTABLISHMENT OF
A NEW 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 has entered into a Development Agreement (the "Development Agreement") in furtherance of such request; and

WHEREAS, the extension of Neenah Boulevard from the Davis Springs Subdivision to the Brushy Creek MUD, which is both inside and outside the boundaries of the District as further described 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.

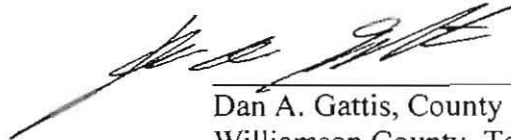
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:

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 July 20, 2010 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.

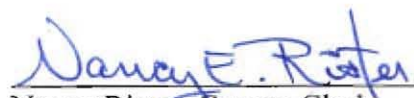
Section 3. The agents, employees and consultants of the County are authorized and directed to do any and all things necessary or convenient to carry out the terms of this Resolution.

PASSED AND ADOPTED, this 29th day of June, 2010.

 7-1-10

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, Jaffery Banks, Ivalene Pearson Banks as trustee for Kyle Jeffray 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 2000065509 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 88°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
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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 WILLIAMSON 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 WILLIAMSON 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 967.80' (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 $10^{\circ}34'57''$ 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 $84^{\circ}49'42''$ 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 867, 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 $80^{\circ}57'13''$ West a distance of 109.43' (record: South $83^{\circ}00'00''$ West, 109.50');

THENCE North $17^{\circ}53'57''$ 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 $69^{\circ}00'00''$ 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 $21^{\circ}02'34''$ West a distance of 1560.02' (record: North $18^{\circ}54'32''$ 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 $68^{\circ}57'34''$ 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;

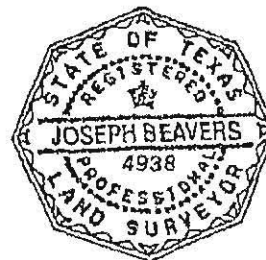
THENCE North $21^{\circ}02'48''$ West a distance of 3146.40' with the west line of said 295.73 acre tract and the east line of said Avery South Section Two, Phase Six, Avery South Section One, Phase Two a subdivision of record in Cabinet V, Slide 390 of the Plat Records of Williamson County, Texas and 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

Date



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

EXHIBIT B

NOTICE OF PUBLIC HEARINGS ON ABOLISHMENT OF THE EXISTING PEARSON PLACE ROAD DISTRICT AND ESTABLISHMENT OF A NEW PEARSON PLACE ROAD DISTRICT

Notice is hereby given of the public hearings to be held by the Commissioners Court of Williamson County, Texas in accordance with Section 257.022(a) to consider abolishing the Pearson Place Road District ("Existing District") and in accordance with Section 257.021(c) to consider establishing the Pearson Place Road District ("Proposed District"). The public hearings are to be held on July 20, 2010 at 10:00 a.m. CDT at the Commissioner's Courtroom, 710 Main Street, Georgetown, TX 78626. The boundaries of the Proposed District will be the same as the Existing District, which is reflected on the map set forth herein as Exhibit "A." The metes and bounds description of the Existing District is the same as the Proposed District and is on file with the County.

If created, the purpose of the Proposed 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 Proposed 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 Proposed District will be payable from ad valorem taxes levied on all taxable property within the Proposed District.

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

Williamson County, Texas

EXHIBIT A

