

AGENDA ITEM # 6

March 4, 1997

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Consider granting preliminary plat approval to the Re-subdivision of Lot 4, Creek Side II Subdivision.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To grant preliminary plat approval to the Re-subdivision of Lot 4, Creek Side II, Subdivision.

Vote: Motion carried 3 - 0

AGENDA ITEM # 7

March 4, 1997

\*

Consider granting abandonment of Dry Creek Drive in the Creek Side II Subdivision.

Engineer Don H. Bizzell advised Roy Lee Headrick owned the Creek Side Subdivision II in 1986 when it was platted. Dry Creek Drive was built off Indian Mound Road for which there was no objection since the road did not extend any further.

Berry Creek Partners, having purchased adjoining property, are requesting Dry Creek Drive be closed in order to re-plat with the cul-de-sac entering from the north. The partners will develop additional land for which the new street will provide access.

Mr. Bizzell advised of the opposition to access from Indian Mound Road during the previous City of Georgetown meeting. The owners felt the abandonment and new street would solve the problem.

The County Engineer informed the court Berry Cove, which is coming in through Section 11, has been annexed by the City of Georgetown. (Section 11 is on the agenda for final plat approval at the City of Georgetown Planning and Zoning meeting this evening).

Moved: Judge Doerfler

Seconded: Commissioner Mehevec

Motion: To grant abandonment of Dry Creek Drive in the Creek Side II Subdivision contingent upon the approval of the City of Georgetown of the alternate route into the subdivision.

Vote: Motion carried 3 - 0

AGENDA ITEM # 8

March 4, 1997

\*

Consider granting preliminary plat approval to High View Meadow.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To grant preliminary plat approval to High View Meadow.

Vote: Motion carried 2 - 1 with Commissioner Mehevec voting against the motion

AGENDA ITEM # 9

March 4, 1997

\*

Consider granting abandonment of a 10 foot Public Utility Easement on the south side of Lot 8, Huntington Trails Subdivision.

County Engineer Joe England distributed a surveyor's sketch indicating the home had been built 5' into the easement along with signed copies of letters from the utility companies abandoning their interest in the easement.

29

Moved: Commissioner Boatright

Seconded: Commissioner Mehevec

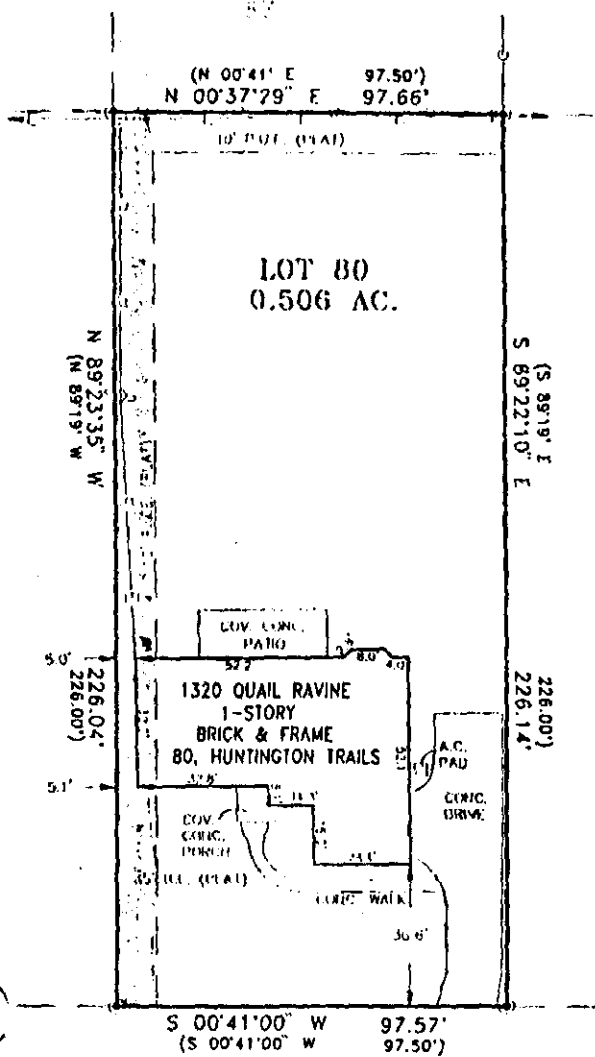
Motion: To grant abandonment of a 10 foot public utility easement on the south side of Lot 8, Huntington Trails Subdivision.

Vote: Motion carried 3 - 0

< Clerk copy here >

Volume/Book/Cabinet F at Page(s)/Slide(s) 343 a subdivision of record in Map or Plat  
County, Texas Plat Records. G.F. # 97017046 of the Williamson  
Ref: Thomas P. Rosipal and Cheryl K. Rosipal Dated: Aug. 30, 1990

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**NOTES:**

- 1) SUBJECT TO RESTRICTIONS RECORDED IN VOL. 969, PG. 692, VOL 1155. PG. 80, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS AND AS REFILED IN VOL. 1520, PG. 167, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, CAB. F, SL. 343, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 2) SUBJECT TO BLANKET EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, RECORDED IN VOL. 582, PG. 128, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
- 3) ELECTRIC EASEMENT TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOL. 827, PG. 471, DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES NOT APPLY TO THIS TRACT.

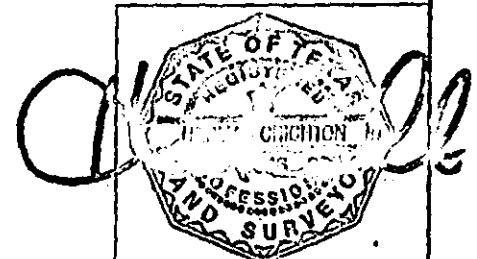
The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

as shown on Community Panel Number 481079 0335 C  
of the FLOOD INSURANCE RATE MAP prepared for Williamson County  
by the Federal Insurance Administration Department, H.U.D.  
Effective Date: Sept. 27, 1991

**CRICHTON**  
AND ASSOCIATES  
LAND SURVEYORS

107 N. LAMPASAS STREET  
ROUND ROCK, TEXAS 78664  
(512) 244-3395  
FAX (512) 244-9500

11. GEND  
 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845.



DATE: 1-29-97

February 20, 1997

Jerry Leroy Mehevec  
County Commissioner  
Williamson County Precinct #4  
P.O. Box 1104  
Taylor, Texas 76574

Dear Mr. Mehevec:

Per my telephone conversation with your office I am sending the required documentation needed to vacate the utility easement at 1320 Quail Ravine in Huntington Trails Subdivision in Round Rock, Texas. It is my understanding this will be put on the Williamson County Commissioners Court Agenda for consideration.

If you have any questions, please do not hesitate to contact me. My home number is 512/989-0735 or I can be reached at my work number 512/305-6816.

Sincerely,

*Cheryl K. Rosipal*  
Cheryl K. Rosipal

*approved 3-4-97*  
*John C. Daehler*

✓ xc: Joe England

**ATTACHMENTS:**

Letter from Southwestern Bell Telephone  
Letter from Austin Cable Vision  
Letter from TU Electric  
Restrictive Covenants (received when lot was purchased)

512-305-7401

**Jerry Leroy Mehevec**  
County Commissioner  
Williamson County Precinct #4

P.O. Box 2105  
Taylor, Texas 76778  
(817)265-2211  
(817)265-1524 Fax

*Copy*

January 31, 1997

To Whom It May Concern:

Williamson County has been notified that there is a request forthcoming to vacate the utility easement at 1320 Quail Ravine in Huntington Trails Subdivision in Round Rock, Texas described as Lot 80, Huntington Trails, Round Rock.

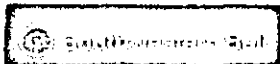
Upon proper documentation, I will put this on the Williamson County Commissioners Court agenda for consideration and approval.

If you have any questions, please feel free to call me.

Sincerely,

  
Jerry Leroy Mehevec  
County Commissioner

JLM:df



February 5, 1997  
1816 Guadalupe, Rm. 406

Cheryl Rosipal  
1320 Quail Ravine  
Pflugerville, Texas 78660  
ROUND ROCK,

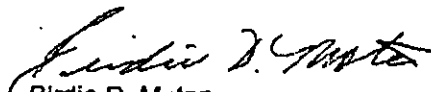
Re: Release of Easement side of 1320 Quail Ravine

Dear Mrs. Rosipal:

I have reviewed your request to release a 10' public utility easement along the south-side lot line of Lot 80 in the Huntington Trails Subdivision. Southwestern Bell Telephone Company has no objection to the release of the P.U.E.

Please call me at 512 870-5295 with any questions you have.

Sincerely yours,

  
Birdie D. Moten  
Manager Engineering Design



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1/31/97

Cheryl Rosipal  
1320 Quail Ravine  
Round Rock, Texas 78664

Subject Easement Release

A request has been received for a release of 5' of the 10' easement located on the south side of lot 80, of Forest Creek Estates (Huntington Trails) Round Rock, Texas. Austin cableVision has no cable in this easement and will release this easement. If there is any question please feel free to contact me at 418-6357.

A handwritten signature in cursive script that reads "Randy Harrison".

Randy Harrison  
Senior Designer

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February 20, 1997

Thomas P. Rosipal  
Cheryl K. Rosipal  
1320 Quail Ravine  
Round Rock, Texas 78664

RE: P.U.E. encroachment

To whom it may concern:

Currently there is an existing encroachment of five (5) feet into a public utility easement (P.U.E.) by a new home. The home is located on lot 16, of the Huntington Trails Addition, recorded in Cabinet F Slide 34, deed 1 of Williamson County, Texas. This letter hereby grants property owners at this address, permission to have Williamson County Commissioners vacate the five (5) foot portion of the P.U.E. affected by the home, as indicated on the attached copy of the lot survey. The remaining portion of the P.U.E. will need to remain intact in order for TU Electric facilities to be serviced.

If any questions arise please feel free to call me at (512) 244-5662.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Paul Elkins'.

Paul Elkins  
Senior Service Planner  
Round Rock District

attachment

P. O. Box 248 Round Rock, Texas 78680-0248

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20-Feb-97 12:19p

RESTRICTIVE COVENANTS

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

KNOW ALL MEN BY THESE PRESENTS:

That Alborz Corporation, a Texas corporation, and Austin Custom Homebuilders, a Texas partnership, being the sole owners of all lots in High Country Subdivision, Section I, a subdivision in Williamson County, Texas, according to the map or plat of said subdivision recorded in Cabinet J, Slides 29-31 of the Plat Records of Williamson County, Texas, hereby imposes the following covenants, conditions, and restrictions upon the following property:

1. LAND USE AND BUILDING TYPE. Each of the 129 lots in the subdivision shall be restricted to single family residential use only. No building shall be erected, altered, placed or permitted to remain on any such single family lot, other than one detached single family dwelling not to exceed 2 1/2 stores in height, and a private garage for no less than two cars and no more than three cars.

2. DWELLING, COST, QUALITY AND SIZE. The total floor area of any single family or duplex dwelling, exclusive of one-story open porches and garages or carports, built on any lot in said subdivision shall contain not less than 1,100 square feet per single family dwelling. It is the intention and purpose of this covenant to assure that all such dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size. Composition roofing material must have a minimum of a 20 year warranty.

\* 3. EASEMENTS. Public utility easements are reserved as shown on the recorded plat and over the rear five feet of each lot. These easements are reserved for installation and maintenance of public utilities and public drainage facilities, and they are also reserved in each block as needed for adequate surface drainage of all lots within each block. Easements five feet in width are also reserved on each side of all side lot lines as needed for adequate surface drainage of all other lots within the block. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction or flow in the drainage channels or swales in the easements or which may obstruct or retard the flow of water through the drainage channels or swales in the easements; provided, however, that a brick return of two feet maximum extension and a fireplace originally constructed as part of the residence shall be allowed on each residence within this easement if adequate surface drainage is maintained. The easement area in each lot and all improvements in it shall be maintained by the owner of the lot except for those

OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS



improvements for which a public authority or utility company is responsible.

\* 4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than five feet to the rear lot line. For the purposes of this covenant, eaves, steps, open porches, and the two-foot brick returns and fireplaces mentioned in Section 3 above, shall not be considered as part of the building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. NUISANCES. No noxious or offensive activity shall be carried upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work, other than minor emergency repair, shall be conducted on any lot or in the street or streets adjoining any lot. No "A" frame, hoist or other device for lifting vehicles or parts thereof, and no disabled vehicle shall be stored or parked in the open on a portion of any lot other than a private driveway constructed with the approval of the Architectural Control Committee.

6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.

7. SIGNS. No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale, or rent, or signs used by a builder to advertise the property during the construction and sales period.

8. UNSIGHTLY OBJECTS. Motorboats, campers, trucks or trailers, and other unsightly vehicles or objects, including satellite dish receivers, shall be parked, stored or installed in the back of the front wall line of the house and shielded by a solid wood or masonry privacy fence or an enclosed building, which screens such objects from ordinary public view; provided, however, that any such fencing and/or enclosures shall comply with applicable state, county and municipal regulations.

AGENDA ITEM # 10

March 4, 1997

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Consider granting preliminary approval of The Place, Tracts 17 & 18.

Moved: Commissioner Boatright

Seconded: Commissioner Mehevec

Motion: To grant preliminary plat approval of The Place, Tracts 17 & 18.

Vote: Motion carried 3 - 0

AGENDA ITEM # 11

March 4, 1997

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Consider granting approval to Re-plat of Re-subdivision of Lot 1 Amended Plat of Citinorth Plaza.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To grant preliminary approval to Re-plat of Re-subdivision of Lot 1 Amended Plat of Citinorth Plaza.

Vote: Motion carried 3 - 0

AGENDA ITEM # 12

March 4, 1997

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Consider approving interlocal agreement with Hutto Independent School District for construction of road to new school.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To take no action on interlocal agreement with Hutto Independent School District for construction of road to new school.

Vote: Motion carried 3 - 0

< Clerk copy here >