

COMMISSIONERS COURT MEETING ADJOURNED AT 10:45 A.M. ON TUESDAY, MARCH 18, 1997.

COMMISSIONERS COURT MEETING RECONVENED AT 11 A.M. ON TUESDAY, MARCH 18, 1997.

AGENDA ITEM # 26

March 18, 1997

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Hold public hearing regarding the sufficiency of the petition requesting the creation of Williamson County Development District No. 1 and whether or not said district should be created.

At 11:00 a.m. Judge Doerfler opened the public hearing regarding the sufficiency of the petition requesting the creation of Williamson County Development District No. 1 and whether or not said district should be created.

Attorney Charles Crossfield announced, "This is a public hearing according to the statutes wherein it is now time for any citizens to speak for or against the formation of the Williamson County Development District No. 1".

Williamson County, City of Georgetown and Greg and Betty Hall have presented petitions in favor of the 500 acre district.

At 11:02 a.m. Judge Doerfler closed the public hearing.

AGENDA ITEM # 27

March 18, 1997

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Consider order creating Williamson County Development District No. 1.

Moved: Commissioner Boatright

Seconded: Commissioner Hays

Motion: To approve order creating Williamson County Development District No. 1.

Vote: Motion carried 5 - 0

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ORDER

WHEREAS, on the 11th day of February, 1997, the Commissioners Court of Williamson County, Texas, received a Petition requesting the formation of the Williamson County Development District No. 1, and

WHEREAS, by Order, the Commissioners Court received and accepted said Petition, and

WHEREAS, in accordance with Section 312.607, Texas Tax Code, V.A.T.S. (the "Act"), a public hearing was held on the 18th day of March, 1997, at 11:00 a.m. in the Commissioners Courtroom on the 2nd Floor of the Williamson County Courthouse, 800 Austin Avenue, Georgetown, Texas, at which any interested person was invited to appear before the Court and offer testimony on the sufficiency of the petition and whether or not the District should be created; and

WHEREAS, the Clerk of the Court gave proper notice of the hearing as required by Section 312.608 of the Act; and

WHEREAS, the Commissioners Court has examined the petition to ascertain its sufficiency; and

WHEREAS, the Commissioners Court finds that the petition conforms to the requirements of Section 312.6055 of the Act, that the creation of the District and the proposed project is feasible and necessary and would serve the public purpose of attracting visitors and tourists to Williamson County, and that all other prerequisites required by law have been satisfied;


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

SECTION 1. That Williamson County Development District No. 1, the boundaries of which are further described in Exhibit "A", attached hereto and incorporated herein, is hereby created.


SECTION 2. That the following persons are hereby appointed to serve as Temporary Directors of the Williamson County Development District No. 1:

Reese Blinko
Norm Bray
Tom Nielson
Randy Grimes
Mark Dixon

SECTION 3. That this Order shall take effect immediately from and after its passage and it is accordingly so ordered.



JOHN DOERFLER
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

ATTEST:


ELAINE BIZZEL, COUNTY CLERK

CRICHTON AND ASSOCIATES
 LAND SURVEYORS
 107 NORTH LAMPASAS
 ROUND ROCK, TEXAS 78664
 512-244-3395

FIELD NOTES

FIELD NOTES FOR 542.6481 ACRES OUT OF THE LEWIS J. DYCHES SURVEY ABSTRACT NO. 180, THE F. A. HUDSON SURVEY ABSTRACT 295, THE CLEMENT STUBBLEFIELD SURVEY ABSTRACT NO. 558, THE NICHOLAS PORTER SURVEY ABSTRACT NO. 497 AND THE J. B. PULSIFER SURVEY ABSTRACT NO. 498 IN WILLIAMSON COUNTY, TEXAS BEING DESCRIBED IN TWO TRACTS

TRACT ONE: 283.2075 ACRES BEING ALL OF A 22.6300 ACRE TRACT RECORDED IN DOCUMENT NO. 9702743, ALL OF A 175.52 ACRE TRACT RECORDED IN VOL. 1555 PG. 815, ALL OF A 62.258 ACRE TRACT RECORDED IN VOL. 2651 PG. 808, ALL OF A 20.00 ACRE TRACT RECORDED IN VOL. 2680, PG. 146, ALL OF A 8.299 ACRE TRACT RECORDED IN DOC. NO. 9633166 (SAVE AND EXCEPT A 0.29 ACRE TRACT BEING ENTIRELY WITHIN SAID 8.01 ACRE TRACT RECORDED IN VOL. 527 PG. 640) ALL OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS.

TRACT TWO: ALL OF A 259.4406 ACRE TRACT RECORDED IN VOL. 2471, PG. 379 OF THE WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS.

TRACT ONE:

BEGINNING an iron pin found on the East R.O.W. of U. S. Highway 81, being the Northwest corner of a 2.8 acre tract conveyed to Earnest Joseph in Vol. 605 Pg. 70 of the Williamson County, Texas Deed Records, at the Southwest corner of said 234.48 acre tract for the **POINT OF BEGINNING**.

THENCE N 18° 24' 00" E, 94.88 feet to a point at the intersection of the East R.O.W. of U.S. Highway 81 and the South R.O.W. of Georgetown Inner Loop as dedicated in Vol. 2521 Pg. 284 of the Williamson County, Texas Deed Records for the Northwest corner of this tract.

THENCE with the South R.O.W. of Georgetown Inner Loop the following four courses:

- 1) Along a curve to the right whose elements are $I = 89^\circ 55' 25"$, $R = 25.00$, $L = 39.24$, whose chord bears N $63^\circ 21' 31"$ E, 35.33 feet to a point of tangency.
- 2) S $71^\circ 37' 39"$ E, 846.24 feet to a point of curve to the left.
- 3) Along said curve to the left whose elements are $I = 35^\circ 54' 49"$, $R = 2109.89$, $L = 1322.50$ whose chord bears S $89^\circ 35' 43"$ E, 1300.96 feet to a point of tangency.
- 4) N $72^\circ 26' 58"$ E, 50.40 feet to a point.

THENCE S 17° 33' 02" E through the interior of said 234.48 acre tract, 1037.70 feet to a point on the South line of said 234.48 acre tract, also being on the North line of a 120.30 acre tract conveyed to Raymond A. Reed in Vol. 395 Pg. 620 of the Williamson County, Texas Deed Records.

THENCE S 68° 40' 31" W, 411.34 feet to a point at the Northwest corner of said 120.30 acre tract, also being on the East line of said 175.52 acre tract.

THENCE with the East line of said 175.52 acre tract and the West line of said 120.30 acre tract the following four (3) courses:

- 1) S 21° 24' 42" E, 490.55 feet to a point.
- 2) S 17° 11' 27" E, 47.51 feet to a point.
- 3) S 21° 48' 12" E, 163.77 feet to a point.
- 4) S 21° 15' 57" E, 1112.08 feet to a point being the Southwest corner of said 120.30 acre tract, the Southeast corner of said 175.52 acre tract, also being on the North line of said 62.258 acre tract.

THENCE N 68° 53' 13" E with the common line of said 120.30 acre tract and said 62.258 acre tract, 1026.09 feet to the Northeast corner of said 62.258 acre tract also being the Northwest corner of a 10.09 acre tract recorded in Vol. 701 Pg. 823 of the Official Records of Williamson County, Texas.

THENCE S 19° 24' 52" E, 749.33 feet to the South common corner of said 10.09 acre tract and said 62.258 acre tract, also being on the North line of a 50' Roadway Easement recorded in Vol. 7081 Pg. 626 of the Official Records of Williamson County, Texas .

THENCE S 70° 27' 03" W, 541.27 feet to a the Northwest corner of said Road Easement, also being the Northeast corner of said 20.00 acre tract.

THENCE with the East line of said 20.00 acre tract the following two (2) courses:

- 1) S 19° 14' 52" E, 50.33 feet to the Southwest corner of said Roadway Easement, also being the Northwest corner of a 5.0 acre tract recorded in Vol. 730 Pg. 279 of the Official Records of Williamson County, Texas .
- 2) S 19° 35' 52" E passing the West common corner of said 5.0 acre tract and another 5.0 acre tract recorded in Vol. 1362 Pg. 868 of the Official Records of Williamson County, Texas, in all a distance of 809.34 feet to the South common corner of said 5.0 acre tract recorded in Vol. 1362 Pg. 868 and said 20.00 acre tract, also being on the North line of a 80.00 acre tract recorded in Vol. 2145 PG. 275 of the Official Records of Williamson County, Texas for the Southeast corner of this tract.

THENCE S 68° 44' 08" W with the North line of said 80.00 acre tract, 1013.83 feet to the South common corner of said 20.00 acre tract and said 62.258 acre tract.

THENCE S 68° 44' 08" W, 955.76 feet to the West common corner of said 62.258 acre tract and said 80.00 acre tract, also being on the East line of a 10.09 acre tract recorded in Vol. 701 Pg. 823 of the Official Records of Williamson County, Texas.

THENCE with the West line of said 62.258 acre tract the following five (5) courses:

- 1) N 21° 43' 57" W, 306.93 feet to the Northeast corner of said 10.09 acre tract and the

Southeast corner of a 5.29 acre tract recorded in Vol. 2202 Pg. 167 of the Official Records of Williamson County, Texas.

- 2) N 21° 43' 07" W, 580.49 feet to a point.
- 3) N 22° 44' 52" W, 61.41 feet to a point at the Northeast corner of said 5.29 acre tract and the Southeast corner of a 5.02 acre tract recorded in Vol. 1777 Pg. 386 of the Official Records of Williamson County, Texas.
- 4) N 23° 00' 02" W, 126.10 feet to a point.
- 5) N 20° 12' 52" W, 511.50 feet to the Northeast corner of said 5.02 acre tract, the Northwest corner of said 62.258 acre tract, also being on the South line of said 175.52 acre tract.

THENCE S 69° 42' 18" W with the North line of said 5.02 acre tract, 321.12 feet to a point.

THENCE S 68° 22' 43" W, passing the North common corner of said 5.02 tract and a 5.07 acre tract recorded in Vol. 2190 Pg. 272 of the Official Records of Williamson County, Texas, in all a distance of 195.89 feet to a point.

THENCE S 69° 22' 08" W, 176.47 feet to the North common corner of said 5.07 acre tract and a 5.036 acre tract recorded in Vol. 1803 Pg. 13 of the Official Records of Williamson County, Texas.

THENCE with the common line of this tract and said 5.07 acre tract the following two (2) courses:

- 1) S 68° 45' 43" W, 76.42 feet to a point.
- 2) S 69° 46' 33" W, 443.10 feet to the West common corner of this tract and said 5.036 acre tract said point also being on the East R.O.W. of County Road 116 for the Southwest corner of said 175.52 acre tract and most Westerly Southwest corner of this tract.

THENCE N 21° 34' 32" W with the East R.O.W. of County Road 116, 540.94 feet to the Southwest corner of a 5.00 acre tract recorded in Vol. 221 Pg. 718 of the Official Records of Williamson County, Texas.

THENCE with the South, East and North line of said 5.00 acre tract the following three (3) courses:

- 1) N 68° 17' 43" E, 426.99 feet to a point.
- 2) N 21° 45' 27" W, 511.91 feet to a point.
- 3) S 68° 09' 58" W, 425.41 feet to a point being the Northwest corner of said 5.00 tract, also being on the East R.O.W. of County Road 116.

THENCE with the East R.O.W. of County, Road 116 and the West line of said 175.52 acre tract the following two (2) courses:

- 1) N 21° 27' 12" W, 568.41 feet to a point.
- 2) N 21° 29' 02" W, 499.89 feet to the a point.

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THENCE S 18° 27' 18" W crossing County Road 116, 48.10 feet to a point on the West R.O.W. of County Road 116, also being the on the East line of a 3.59 acre tract recorded in Vol. 1555 Pg. 815.

THENCE S 21° 28' 55" E with the West R.O.W. of County Road 116, 604.86 feet to the Southeast

corner of said 3.59 acre tract also being the Northeast corner of a 17 acre tract recorded in Vol. 390 Pg. 257 of the Williamson County, Texas Official Records.

THENCE S 69° 11' 10" W, 508.64 feet to the West common corner of said 17 and said 3.59 acre tract, also being on the East line of Interstate Highway 35.

THENCE N 18° 25' 14" E with Southeast R.O.W. of Interstate Highway, passing the East corner of said 3.59 acre tract, in all a distance of 841.00 feet to a point being the intersection of the South R.O.W. of Interstate Highway 35 and the East R.O.W. of County Road 116.

THENCE with the Southeast R.O.W. of Interstate Highway and the West line of said 175.52 acre tract the following two (2) courses:

- 1) N 18° 27' 18" E, 550.19 feet to a point.
- 2) N 08° 57' 08" E, 88.60 feet to the Southwest corner of Knuckle Down Subdivision, a subdivision recorded in Cab. L Slide 49 of the Williamson County, Texas Plat Records.

THENCE with the common line of said 175.52 acre tract and Knuckle Down Subdivision the following four (4) courses:

- 1) S 74° 52' 42" E, 360.44 feet to a point.
- 2) N 08° 29' 58" E, 285.00 feet to a point.
- 3) N 74° 45' 52" W, 150.97 feet to a point.
- 4) N 75° 09' 37" W, 208.82 feet to a point on the East R.O.W. of Interstate Highway 35.

THENCE N 08° 34' 33" E, 50.62 feet to a point being the Southwest corner of a 1.0 acre tract recorded in Vol. 676 Pg. 326 of the Official Records of Williamson County, Texas.

THENCE with the common line of said 1.0 acre tract and said 175.52 acre tract the following three (3) courses:

- 1) S 74° 47' 02" E, 174.41 feet to a point.
- 2) N 08° 29' 33" W, 255.28 feet to a point.
- 3) N 80° 05' 52" W, 5.11 feet to a point.

THENCE N 38° 38' 58" E, 351.48 feet to the Northeast corner of a 1.21 acre tract recorded in Vol. 2059 Pg. 804 of the Official Records of Williamson County, Texas also being on the South line of a 2.0 acre tract recorded in Vol. 527 Pg. 731 of the Official Records of Williamson County, Texas.

THENCE with the North line of said 175.52 acre tract and the South line of said 2.0 acre tract the following two (2) courses:

- 1) S 80° 45' 32" E, 245.40 feet to a point.
- 2) N 75° 31' 50" E, 70.14 feet to the Southeast corner of said 2.0 acre tract also being on the South line of said

THENCE N 09° 17' 38" E, 121.83 feet to a point at the Northeast corner of said 2.0 acre tract.

THENCE N 80° 19' 04" W, 261.33 feet to a point at the Southeast corner of a 2.8 said acre tract.

THENCE N 16° 37' 53" E, 396.07 feet to a point for the Northeast corner of said 2.8 acre tract.

THENCE N 80° 19' 10" W with the North line of said 2.8 acre tract, 302.93 feet to the **POINT OF BEGINNING** and containing 283.6215 acres more or less save and except said tract recorded in Vol. 527 Pg. 640 and a remainder portion of a 234.48 acre tract recorded in Vol. 2356 Pg. 131 of the Williamson County, Texas Deed Records located along the South line of said 22.6800 acre tract, for a Net Acreage of 238.2075 acres more or less.

TRACT TWO

BEGINNING at the intersection of the West R.O.W. of Interstate Highway 35 and the center of the North San Gabriel River, also being the Southeast corner of said 259.4406 acre tract for the **POINT OF BEGINNING**

THENCE S 43° 46' 36" W with the West R.O.W. of Interstate Highway 35 and the East line of said 259.4406 acre tract, 994.50 feet to a point.

THENCE with the West R.O.W. of Interstate Highway 35 and the East line of said 259.4406 acre tract along a curve whose elements are $I = 09^\circ 15' 36"$, $R = 6029.48$, $L = 973.40$ whose chord bears S 39° 08' 49" W, 970.41 feet to the South corner of said 259.4406 acre tract, also being the Southeast corner of River Hills Section 4, a subdivision recorded in Cab. H Slide 231-232 of the Williamson County, Texas Plat Records.

THENCE with the North line of said River Hills Section Four, a subdivision recorded in Cab. H, Slide 231 and River Hills Section One, a subdivision recorded in Cab. D Slide 304-305 of the Plat Records of Williamson County, Texas and the South line of said 259.4406 acre tract the following five (5) courses:

- 1) N 18° 02' 19" W, 398.11 feet to a point.
- 2) S 79° 49' 15" W, 443.29 feet to a point.
- 3) S 76° 31' 26" W, 357.57 feet to a point.
- 4) S 71° 16' 37" W, 444.06 feet to a point
- 5) S 68° 56' 35" W, 945.77 feet to a point being the Northwest corner of said River Hills Section One, also being on the East line of a 202.149 acre tract recorded in Vol. 1997 Pg. 953 of the Official Records of Williamson County, Texas.

THENCE N 12° 24' 21" W, 1127.53 feet to a point on the South line of a 96.3224 acre tract recorded in Vol. 232 Pg. 578 of the Official Records of Williamson County, Texas for the most Westerly Northwest corner of this tract.

THENCE with the common line of said 259.4406 acre tract and said 96.3224 acre tract the following twenty (20) courses:

- 1) N 30° 19' 59" E, 133.45 feet to a point.
- 2) N 42° 36' 17" E, 88.49 feet to a point.
- 3) N 15° 00' 18" E, 120.20 feet to a point.
- 4) N 05° 50' 12" E, 114.71 feet to a point.

- 5) N 14° 46' 48" E, 220.01 feet to a point.
- 6) N 06° 44' 56" E, 212.67 feet to a point.
- 7) N 04° 03' 37" E, 212.02 feet to a point.
- 8) N 09° 57' 57" E, 289.03 feet to a point.
- 9) N 32° 16' 39" E, 208.19 feet to a point.
- 10) N 29° 49' 26" E, 163.40 feet to a point.
- 11) N 14° 38' 09" E, 203.99 feet to a point.
- 12) N 43° 51' 26" E, 162.54 feet to a point.
- 13) N 63° 40' 05" E, 36.75 feet to a point.
- 14) N 72° 45' 49" E, 46.76 feet to a point.
- 15) N 37° 41' 48" E, 110.65 feet to a point.
- 16) N 31° 20' 44" E, 107.16 feet to a point.
- 17) N 00° 22' 43" W, 77.98 feet to a point.
- 18) N 13° 20' 49" E, 165.06 feet to a point.
- 19) N 01° 27' 45" E, 276.14 feet to a point.
- 20) N 02° 57' 11" W, 41.16 feet to a point at the Southwest corner of a strip of land between said 259.4406 acre tract and Country Club Acres, a subdivision recorded in Cab. B Slides 8-10 of the Williamson County, Texas Plat Records for the North corner of this tract.

THENCE with the South line of said strip and the North line of said 259.4406 acre tract the following six (6) courses:

- 1) N 87° 18' 12" E, 25.04 feet to a point.
- 2) S 84° 31' 20" E, 708.34 feet to a point.
- 3) N 73° 11' 58" E, 290.08 feet to a point.
- 4) N 63° 31' 52" E, 401.88 feet to a point.
- 5) N 71° 49' 00" E, 466.35 feet to a point.
- 6) N 25° 50' 33" W, 65.04 feet to a point at the Southeast corner of Lot 18 Block E of said Country Club Acres.

THENCE with the South line of Country Club Acres the follow six (6) courses:

- 1) N 47° 06' 25" E, 142.07 feet to a point.

- 2) S 63° 09' 42" E, 93.21 feet to a point.
- 3) N 81° 38' 48" E, 114.34 feet to a point.
- 4) N 50° 07' 26" E, 31.53 feet to a point.
- 5) S 79° 30' 25" E, 90.30 feet to a point.
- 6) S 84° 22' 44" E, 81.85 feet to a point on the South line of Country Club Road.

THENCE N 83° 08' 20" E with the South line of Country Club Road, 182.17 feet to a point.

THENCE with the East line of said 259.4406 acre tract the following five courses:

- 1) S 08° 38' 40" E, 59.28 feet to a point.
- 2) S 23° 52' 50" W, 48.38 feet to a point.
- 3) S 37° 00' 11" E, 176.26 feet to a point.
- 4) S 24° 35' 51" E, 89.19 feet to a point.
- 5) S 18° 12' 51" E, 115.00 feet to a point in the centerline of the North San Gabriel River.

THENCE with the centerline of the North San Gabriel River the following three (3) courses:

- 1) S 41° 39' 19" E, 602.14 feet to a point.
- 2) S 09° 17' 01" W, 800.35 feet to a point.
- 3) S 03° 20' 20" E, 907.86 feet to the **POINT OF BEGINNING** and containing 259.4406 acres more or less.

ACREAGE RECAP

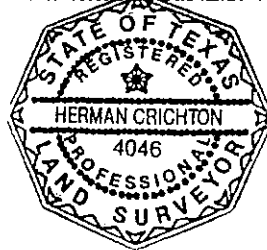
TRACT ONE - 283.2075 ACRES
 TRACT TWO - 259.4406 ACRES
 TOTAL - 542.6481 ACRES

I hereby certify that the foregoing field notes were prepared based on records and not from a survey on the ground, and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal February 7, 1997.



Herman Crichton, R.P.L.S. 4046



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AGENDA ITEM # 28

March 18, 1997

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Discuss and take any appropriate action pertaining to issuance of short term Certificates of Obligation.

Judge Doerfler requested the commissioners come to court in two weeks with a listing of monetary needs for their precincts.

No action was taken on this item which will be added to the agenda of April 1, 1997.

AGENDA ITEM # 29

March 18, 1997

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Consider approving request from Sheriff to increase the number of reserve deputies to thirty (30), and approve newly developed reserve officer policies and procedures.

Chief Deputy Sheriff Richard Elliott addressed the court and answered all questions.

Moved: Judge Doerfler

Seconded: Commissioner Boatright

Motion: To approve request from Sheriff to increase the number of reserve deputies to thirty (30), and approve newly developed reserve officer policies and procedures.

Vote: Motion carried 5 - 0

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