

III.

April 22, 1997

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Consider re-allocation of debt on property owned by Alborz Corporation and Mike Hassibi in Southeast Williamson County Road District.

Moved: Judge Doerfler

Seconded: Commissioner Mehevec

Motion: To approve re-allocation of \$517,611.66 original assessment contained in five accounts within the Southeast Williamson County Road District having a current remaining balance of \$397,816.51 with no re-allocation going into effect until subdivision plat is filed on property owned by the Alborz Corporation and Mike Hassibi.

Vote: Motion carried 5 - 0

< Clerk copy here > SERD

ALLOCATION OF ORIGINAL ASSESSMENT  
FOR  
FIVE ACCOUNTS  
WITH  
SOUTHEAST WILLIAMSON COUNTY ROAD DISTRICT NO. 1

BY  
LARRY D. KOKEL, ARA, MAI

EFFECTIVE DATE

APRIL 22, 1997

*Charlie getting order  
approved 4-22-97  
John C. Daefler*

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April 14, 1997

Williamson County Commissioners Court  
John Doerfler, County Judge  
Mike Heiligenstein, Commissioner Precinct 1  
Greg Boatright, Commissioner Precinct 2  
David Hays, Commissioner Precinct 3  
Jerry Mehevec, Commissioner Precinct 4  
Williamson County Courthouse  
710 South Main  
Georgetown, Texas 78626

Re: Allocation of \$517,611.66 original assessment contained in five accounts within the Southeast Williamson County Road District. (KAA# 96-075)

Dear Sirs:

At the request of Mike Hassibi, President of Alborz Corporation and partners in Bydry, Ltd., we have conducted an analysis to allocate the outstanding assessments applicable to the proposed development of Spring Ridge. Spring Ridge is an assemblage of five tax parcels given specific assessments when the Southeast Williamson County Road District was converted from a taxing district to an assessment district. The objective of this analysis is to allocate the outstanding assessment equally, based on the relationship of market value between the three proposed sections and drainage area and then between the various platted lots of Spring Ridge Section One. It is noted that Alborz Corporation donated to Williamson County (Exhibit C) 11.142 acres of land on December 20, 1994 for future roadway purposes. As part of this conveyance, Williamson County assumed the roadway assessments applicable to this acreage for 1994 and subsequent years. This allocation utilizes the allocation outlined in records of the Southeast Williamson County Road District as shown in Exhibit B which takes into account Williamson County's assumption of assessment for right-of-way.

Letter to Williamson County  
Commissioners Court  
April 14, 1997

Based on our analysis of highest and best use and market value relationship as outlined in this report, the following allocation is concluded.

#### ORIGINAL ASSESSMENTS

<i>Property ID</i>	<i>Property Description</i>	<i>Donated to ROW</i>	<i>Remaining Acres</i>	<i>Original Assessment</i>	<i>1997 Remaining Balance</i>	<i>Annual Payment</i>
R055096	AW0107 Barker, Wm. Sur., Acres 57.031 (55.66)	3.746 ac.	53.285 ac.	\$403,324.34	\$339,173.17	\$41,923.19
R329161	AW0314 Hunt, M. Sur., Acres 9.00	2.016 ac.	6.984 ac.	\$ 65,215.94	\$ 45,550.02	\$ 5,630.17
R056677	AW0871 Rowe, C.E., Sur., Acres 1.80	1.80 ac.	0.0 ac.	\$ 13,043.19	\$ 0.00	\$ 0.00
R329608	AW0107 Barker, Wm. Sur., Acres 3.58 (3.575)	1.69 ac.	1.89 ac.	\$ 25,912.47	\$ 12,312.90	\$ 1,521.93
R329612	AW0107 Barker, Wm. Sur., Acres 1.4 (1.396)	1.28 ac.	0.12 ac.	\$ 10,115.72	\$ 780.42	\$ 96.46
<b>TOTALS</b>	<b>72.81 Acres</b>	<b>10.532 ac.*</b>	<b>62.279 ac.**</b>	<b>\$517,611.66</b>	<b>\$397,816.51</b>	<b>\$49,171.75</b>

\* 10.532 acres donated are deducted from assessment acreage which corresponds to the map on Exhibit D. Variations in deeded acreage and credited acreage are due to old county road right-of-way.

\*\* Acres subject to reallocation is 63.07 acres with variation in area apparently due to resurvey and encompassing area in abandoned county road right-of-way.

Letter to Williamson County  
Commissioners Court  
April 14, 1997

ALLOCATION TO THREE PROPOSED SECTIONS  
OF  
SPRING RIDGE

<i>Section</i>	<i># Acres</i>	<i>Use</i>	<i># Lots (Buildable)</i>	<i>% Allocation</i>	<i>Remaining Balance</i>	<i>Annual Payment</i>
One	23.79	Single Family	108	40.07%	\$159,405.08	\$19,703.12
Tract Two*	17.26	Business Park	N.A.	29.07%	\$115,645.26	\$14,294.23
Tract Three*	18.32	Multi-Family	N.A.	30.86%	122,766.17	\$15,174.40
Tract Four*	3.7	Drainage	N.A.	0.0%		
<b>TOTALS</b>	<b>63.07</b>			<b>100.00%</b>	<b>\$397,816.51</b>	<b>\$49,171.75</b>

- \* Sections One, Two and Three of Spring Ridge were Preliminary Platted (Exhibit E). Only Section One proceeded to Final Plat pending acceptance of roads and utilities prior to recording (Exhibit E). Spring Ridge Section One containing 23.79 acres was transferred to Bydry on October 8, 1996 (Exhibit G). Tract Two of 17.26 acres which is zoned P.U.D. Business Park or single family was transferred to Bydry on September 16, 1996 (Exhibit H). Tract Three of 18.32 acres is planned for Multi-Family but also has an alternate single family zoning. This tract is currently under the ownership of Alborz Corporation and Austin Custom Home Builders. A plat from McMinn Land Surveying is shown on Exhibit I. The 3.7 acres in drainage area was transferred in a deed shown in Exhibit J. This area is unusable drainage area and is reportedly to be dedicated to the City of Round Rock.

Letter to Williamson County  
Commissioners Court  
April 14, 1997

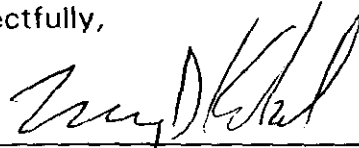
PER LOT ALLOCATION  
OF  
SPRING RIDGE SECTION ONE


23.79 Acres  
Platted As  
108 Single Family Lots

Block	Lots	Remaining Balance Per Lot	Total Remaining Balance	Annual Per Lot Payment	Total Annual Payment
Block A	1-30	\$1,475.98	\$ 44,279.40	\$182.44	\$ 5,473.20
Block B	1-37	\$1,475.98	\$ 54,611.26	\$182.44	\$ 6,750.28
Block C	1-27	\$1,475.98	\$ 39,851.46	\$182.44	\$ 4,925.88
Block D	1-14	\$1,475.98	\$ 20,663.72	\$182.44	\$ 2,554.16
TOTAL	108		\$159,405.84		\$19,703.52

Please feel free to call if you have any questions.

Respectfully,

  
Larry D. Kokel, ARA, MAI  
State Certified General Appraiser  
TX-1321079-G

  
David W. Oberrender  
State Certified General Appraiser  
TX-1321141-G

IV.

April 22, 1997

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Discuss and take appropriate action on the Southwest Williamson County Road District # 1, including, but not limited to payment of bills.

Moved: Commissioner Hays

Seconded: Commissioner Mehevec

Motion: To approve reimbursement to Precinct #2 in the amount of \$7.60 for Southwest Williamson County Road District expenses incurred by Road & Bridge #2.

Vote: Motion carried 4 - 0 With Commissioner Heiligenstein absent from dais.  
< Clerk copy here > SWRD