

AGENDA:MINUTES**of theWILLIAMSON COUNTY ROAD DISTRICT MEETINGApril 22, 1997

THE STATE OF TEXAS) (

COUNTY OF WILLIAMSON) (BE IT REMEMBERED that at 11:05 A.M. on this the 22nd day of April A.D., 1997, there was begun and holden a SPECIAL SESSION of the Commissioners Court of Williamson County, Texas, pursuant to V.A.C.S. art. 6702-1, acting as ex-officio road commissioners of their respective precincts, the following members being present, to-wit:

JOHN C. DOERFLER, County Judge
 MICHAEL L. HEILIGENSTEIN, Commissioner, Pct. # 1
 GREGORY W. BOATRIGHT, Commissioner, Pct. # 2
 DAVID S. HAYS, Commissioner, Pct. # 3
 JERRY L. MEHEVEC, Commissioner, Pct. # 4
 ELAINE BIZZELL, County Clerk

I. April 22, 1997Read and approve the minutes of the last meeting.

Moved: Commissioner Heiligenstein

Seconded: Judge Doerfler

Motion: To approve the minutes of the April 8, 1997 meeting.

Vote: Motion carried 5 - 0

II. April 22, 1997 *Discuss and take appropriate action on the Southeast Williamson County Road District #1, including but not limited to payment of bills.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To approve reimbursement to Precinct #2 in the amount of \$24.41 for Southeast Williamson County Road District expenses incurred by Road & Bridge #2.

Vote: Motion carried 5 - 0

119

< Clerk copy here > SERD



600 N. Bell, Suite 202
Cedar Park, TX 78613
(512) 258-3292
FAX (512) 258-1934

Williamson County

TO: Williamson County Commissioners Court
FROM: Nickey Lawrence
RE: Southeast Williamson County Road District expenses incurred by
R & B #2
DATE: April 14, 1997

Road District expenses incurred January 1, 1997 through March 31, 1997

Postage	(200-212-4212)	\$2.88
Copies	196 @ .05 (200-212-3100)	\$9.80
Phone/Fax	(200-212-4211)	\$2.66
Supplies	16%	\$9.07

TOTAL FOR SERD

\$24.41

approved 4-22-97
John C. Dreyfler



1997 2nd Quarter
Postage

Phone/Fax

Supplies

Date	Amt	Rd Dist	Date	Number	Entity	Rd Dist	Amt	Date
01/17/97	0.32	SWRD	01/15/97	713/270-4177	General Homes/Flower Hill	SERD	1.99	01/15/97 1 reem 5.91
01/17/97	0.32	NERD	01/15/97	713/270-9462	General Homes/Flower Hill	SERD	0.67	02/05/97 1 reem 5.91
01/27/97	0.96	NERD	01/17/97	612/370-6411	Kris Oster/Dayton Hudson	SWRD	0.36	2 file folders 22.96
01/28/97	0.32	NERD	01/22/97	817/543-3447	Transamerican RE Tax	NERD	0.67	1 labels 10.41
01/28/97	0.64	SERD	02/07/97	713/629-1230	Sherry/Hardin & Carbone	NERD	1.84	03/18/97 1 file folders 11.48
02/07/97	1.92	NERD	02/18/97	972/447-3268	Christi/Mortgage Co.	NERD	0.21	
02/10/97	0.32	SERD	02/24/97	915/688-4529	Stewart	NERD	0.34	\$56.67
02/10/97	0.32	NERD						
02/12/97	0.64	SERD					\$6.08	
02/13/97	0.32	SERD						
02/14/97	0.32	NERD						
03/05/97	0.64	NERD						
03/05/97	0.32	NERD						
03/10/97	0.64	SERD						
03/10/97	1.60	NERD						
03/24/97	0.32	SERD						
03/31/97	0.32	NERD						

\$10.24

NERD 7.04
SERD 2.88
SWRD 0.32
\$10.24

NERD 3.06
SERD 2.66
SWRD 0.36
\$6.08

NERD 77% 43.64
SERD 16% 9.07
SWRD 7% 3.97
\$56.67

III.

April 22, 1997

*

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*

KOKEL APPRAISAL ASSOCIATES
Belford Square - Building B
706 Rock Street
Georgetown, Texas 78626

(512) 863-6428 (GEORGETOWN PHONE NO.)
(512) 930-3499 (AUSTIN PHONE NO.)

KOKEL APPRAISAL ASSOCIATES

Larry D. Kokel, ARA, MAI
Melvin P. Noack
David W. Oberrender
Sam Williams
Wendell C. Wood

Real Estate Appraisers & Consultants
Belford Square - Building B
706 Rock Street
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208 E. Central, Suite 108
P.O. Box 687
Belton, Texas 76513

Georgetown (512) 863-6428
Austin (512) 930-3499
Belton/Temple (817) 939-1508

FAX (512) 930-5348

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
TOTALS	72.81 Acres	10.532 ac.*	62.279 ac.**	\$517,611.66	\$397,816.51	\$49,171.75

* 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%		
TOTALS	63.07			100.00%	\$397,816.51	\$49,171.75

- * 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

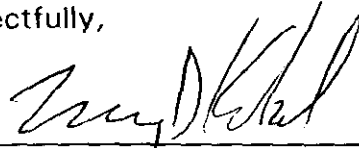
PER LOT ALLOCATION
OF
SPRING RIDGE SECTION ONE


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

*

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

GREG BOATRIGHT
County Commissioner
Precinct Two



Williamson County

VOL 0088 PAGE 269

600 N. Bell, Suite 202
Cedar Park, TX 78613
(512) 258-3292
FAX (512) 258-1934

TO: Williamson County Commissioners Court
FROM: Nickey Lawrence
RE: Southwest Williamson County Road District expenses incurred by
R & B #2
DATE: April 14, 1997

Road District expenses incurred January 1, 1997 through March 31, 1997

Postage	(200-212-4212)	\$.32
Copies	59 @ .05 (200-212-3100)	\$2.95
Phone/Fax	(200-212-4211)	\$.36
Supplies	7%	\$3.97

TOTAL FOR SWRD

\$7.60
approved 4-22-97
John C. Daefler



1997 2nd Quarter
Postage

Phone/Fax

Supplies

Date	Amt	Rd Dist	Date	Number	Entity	Rd Dist	Amt	Date
01/17/97	0.32	SWRD	01/15/97	713/270-4177	General Homes/Flower Hill	SERD	1.99	01/15/97 1 reem
01/17/97	0.32	NERD	01/15/97	713/270-9462	General Homes/Flower Hill	SERD	0.67	02/05/97 1 reem
01/27/97	0.96	NERD	01/17/97	612/370-6411	Kris Oster/Dayton Hudson	SWRD	0.36	2 file folders
01/28/97	0.32	NERD	01/22/97	817/543-3447	Transamerican RE Tax	NERD	0.67	1 labels
01/28/97	0.64	SERD	02/07/97	713/629-1230	Sherry/Hardin & Carbone	NERD	1.84	03/18/97 1 file folders
02/07/97	1.92	NERD	02/18/97	972/447-3268	Christi/Mortgage Co.	NERD	0.21	
02/10/97	0.32	SERD	02/24/97	915/688-4529	Stewart	NERD	0.34	
02/10/97	0.32	NERD						
02/12/97	0.64	SERD					\$6.08	
02/13/97	0.32	SERD						
02/14/97	0.32	NERD						
03/05/97	0.64	NERD						
03/05/97	0.32	NERD						
03/10/97	0.64	SERD						
03/10/97	1.60	NERD						
03/24/97	0.32	SERD						
03/31/97	0.32	NERD						

\$10.24

NERD	7.04	NERD	3.06	NERD	77%	43.64
SERD	2.88	SERD	2.66	SERD	16%	9.07
SWRD	0.32	SWRD	0.36	SWRD	7%	3.97
	\$10.24		\$6.08			\$56.67

V.April 22, 1997*

Discuss and take appropriate action on the Northeast Round Rock Road District #1, including, but not limited to payment of bills.

Moved: Commissioner Boatright

Seconded: Commissioner Mehevec

Motion: To approve reimbursement for Precinct #2 in the amount of \$74.19 for Northeast Round Rock Road District #1 expenses incurred by Road & Bridge #2.

Vote: Motion carried 4 - 0 With Commissioner Heiligenstein absent from dais

< Clerk copy here > NERD

GREG BOATRIGHT
County Commissioner
Precinct Two



Williamson County

600 N Bell, Suite 202
Cedar Park, TX 78613
(512) 258-3292
FAX (512) 258-1934

TO: Williamson County Commissioners Court
FROM: Nickey Lawrence
RE: Northeast Round Rock Road District expenses incurred by
R & B #2
DATE: April 14, 1997

Road District expenses incurred January 1, 1997 through March 31, 1997

Postage	(200-212-4212)	\$7.04
Copies	409 @ .05 (200-212-3100)	\$20.45
Phone/Fax	(200-212-4211)	\$3.06
Supplies	77%	\$43.64

TOTAL FOR NERD

\$74.19

approved 4-22-97
John C. Daefler



1997 2nd Quarter
Postage

Phone/Fax

Supplies

Date	Amt	Rd Dist	Date	Number	Entity	Rd Dist	Amt	Date		
01/17/97	0.32	SWRD	01/15/97	713/270-4177	General Homes/Flower Hill	SERD	1.99	01/15/97	1 reem	5.91
01/17/97	0.32	NERD	01/15/97	713/270-9462	General Homes/Flower Hill	SERD	0.67	02/05/97	1 reem	5.91
01/27/97	0.96	NERD	01/17/97	612/370-6411	Kris Oster/Dayton Hudson	SWRD	0.36		2 file folders	22.96
01/28/97	0.32	NERD	01/22/97	817/543-3447	Transamerican RE Tax	NERD	0.67		1 labels	10.41
01/28/97	0.64	SERD	02/07/97	713/629-1230	Sherry/Hardin & Carbone	NERD	1.84	03/18/97	1 file folders	11.48
02/07/97	1.92	NERD	02/18/97	972/447-3268	Christi/Mortgage Co.	NERD	0.21			
02/10/97	0.32	SERD	02/24/97	915/688-4529	Stewart	NERD	0.34			\$56.67
02/10/97	0.32	NERD								
02/12/97	0.64	SERD					\$6.08			
02/13/97	0.32	SERD								
02/14/97	0.32	NERD								
03/05/97	0.64	NERD								
03/05/97	0.32	NERD								
03/10/97	0.64	SERD								
03/10/97	1.60	NERD								
03/24/97	0.32	SERD								
03/31/97	0.32	NERD								
	\$10.24									
NERD	7.04		NERD			3.06		NERD	77%	43.64
SERD	2.88		SERD			2.66		SERD	16%	9.07
SWRD	0.32		SWRD			0.36		SWRD	7%	3.97
	\$10.24					\$6.08				\$56.67

Consider re-allocation of Section 1B Meadowlake Subdivision in Northeast Round Rock Road District.

Moved: Judge Doerfler

Seconded: Commissioner Hays

Motion: To approve re-allocation of \$322,701.93 original assessment of Section 1B Meadowlake Subdivision having a current principal balance of \$297,453.83 contained within the Northeast Round Rock Road District.

Vote: Motion carried 5 - 0

ALLOCATION OF ORIGINAL ASSESSMENT

FOR

ONE ACCOUNT (R056611)

WITH

NORTHEAST ROUND ROCK ROAD DISTRICT NO. 1

BY

LARRY D. KOKEL, ARA, MAI

EFFECTIVE DATE

APRIL 22, 1997

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

KOKEL APPRAISAL ASSOCIATES

Belford Square - Building B

706 Rock Street

Georgetown, Texas 78626

(512) 863-6428 (GEORGETOWN PHONE NO.)

(512) 930-3499 (AUSTIN PHONE NO.)

KOKEL APPRAISAL ASSOCIATES

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706 Rock Street
Georgetown, Texas 78626

208 E. Central, Suite 108
P.O. Box 687
Belton, Texas 76513

Georgetown (512) 863-6428
Austin (512) 930-3499
Belton/Temple (817) 939-1508

FAX (512) 930-5348

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 \$322,701.93 original assessment having a current principal balance of \$297,453.83 contained in one account (R056611) within the Northeast Round Rock Road District. (KAA# 97-010)

Dear Sirs:

At the request of Ed Velicka of Capital Foresight, we have conducted an analysis to allocate the outstanding assessments applicable to the proposed development of Meadow Lake Section One-B (Revised) subdivision. The objective of this analysis is to allocate the outstanding assessment equally, based on the relationship of market value, between the proposed 157 lots currently in preliminary plat.

This allocation is of a single account being R056611 being originally described as 81.44 acres in the Toby Survey. The original assessment was \$322,701.93 (Exhibit A). According to district records, the balance after the 1996 payment is \$297,453.83 (Exhibit B). The purpose of this allocation is to distribute the remaining balance to 157 lots as per preliminary plat (Exhibit C).

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

Letter to Williamson County
Commissioners Court
April 14, 1997

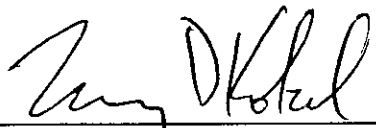
ALLOCATION
(R056611)
TO
157 LOTS
MEADOW LAKE SECTION ONE-B

Block	Lots	# Lots	Remaining Balance Per Lot	Total Remaining Balance	Annual Per Lot Payment	Total Annual Payment
D	1-17	17	\$1,906.76	\$ 32,414.92	\$164.14	\$ 2,790.38
*D	18	1	- 0 -	- 0 -	- 0 -	- 0 -
E	1-29	29	\$1,906.76	\$ 55,296.04	\$164.14	\$ 4,760.06
F	1-57	57	\$1,906.76	\$108,685.32	\$164.14	\$ 9,355.98
G	1-25	25	\$1,906.76	\$ 47,669.00	\$164.14	\$ 4,103.50
H	15-42	28	\$1,906.76	\$ 53,389.28	\$164.14	\$ 4,595.92
TOTAL		157		\$297,454.56		\$25,605.84

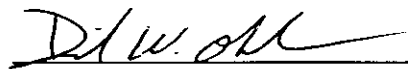
* Block D, Lot 18, is within 100 year flood plain and conservation lake and is to be dedicated as park land to the City of Round Rock.

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

VII.

April 22, 1997

*

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VOL 0088 PAGE 277

Consider authorizing release of lien for any properties in district which have paid assessment in full.

No action take on agenda item.

THE ROAD DISTRICT COURT ADJOURNED AT 11:17 A.M. ON TUESDAY, APRIL 22, 1997.

THE FOREGOING MINUTES in Volume 88 on pages 141 through 278, inclusive, had at a Special Session of the Commissioners Court of Williamson County, Texas having been read are hereby approved this 29th day of April 1997.

John C. Doerfler, County Judge

ATTEST: Elaine Bizzell, Clerk County Court & Ex-officio Clerk,
Commissioners Court, Williamson County, Texas

by: _____
Deputy Clerk