

May 27, 1997 \*

III.

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

Moved: Commissioner Boatright  
Seconded: Judge Doerfler  
Motion: To approve payment in the amount of \$390.00 to Brown McCarroll Sheets & Crossfield.  
Vote: Motion carried 4 - 0

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BROWN MCCARROLL SHEETS &  
CROSSFIELD, L.L.P  
309 EAST MAIN STREET  
ROUND ROCK TX 78664-5246  
(512) 255-8877

April 30, 1997

SW WILLIAMSON COUNTY ROAD DISTRICT  
NO. 1  
C/O JUDGE JOHN DOERFLER  
WILLIAMSON COUNTY COURTHOUSE  
GEORGETOWN TX 78626

Re: Special Counsel  
Attorney - CDC

PROFESSIONAL SERVICES

			<u>Hours</u>	<u>Amount</u>
4/2/97	CDC	Conference with Commissioner Boatright.	0.30	30.00
4/8/97	CDC	Attend Commissioner's Court.	0.10	10.00
4/9/97	CDC	Phone conference with Joe Stallsmith.	0.30	30.00
	CDC	Phone conference with Tom Schneider.	0.20	20.00
4/11/97	CDC	Phone conference with Michael Hess.	0.30	30.00
4/14/97	CDC	Review foreclosure proceedings against TSSD#1 for failure to pay delinquent assessments.	0.50	50.00
	CDC	Phone conference with Texas Commerce Bank, Trustee for District, regarding same.	0.30	30.00
	CDC	Phone conference with Bob Harwood, right-of-way attorney for State, regarding Southwest Simon clip.	0.30	30.00
	CDC	Phone conference with Bob Harwood regarding dedication of Right-of-Way Deed from Southwest Simon.	0.20	20.00
	CDC	Conference with Kurt Kurkendahl regarding acquisition of clip from Simon.	0.20	20.00
4/22/97	CDC	Phone conference with Larry Devocic regarding reallocation of debt in Maconda Park.	0.30	30.00
4/23/97	CDC	Phone conference with Paul Steets.	0.20	20.00
	CDC	Phone conference with Nickey Lawrence regarding Maconda Park.	0.10	10.00

## SW WILLIAMSON COUNTY ROAD DISTRICT

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	<u>Hours</u>	<u>Amount</u>
4/23/97 CDC Phone conference with Tom Schneider.	0.20	20.00
CDC Search Commissioners' Court minutes for Order for Southwest reallocation of debt.	0.40	40.00
For professional services rendered	3.90	\$390.00
PREVIOUS BALANCE		\$315.72
4/17/97- Payment - thank you		(\$315.72)
BALANCE (due upon receipt)		\$390.00

*Approved 5-27-97*  
*John C. Daehler*

IV.

May 27, 1997

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Consider re-allocation of assessment of Lot 1, Maconda Park West in the Southwest Williamson County Road District #1.

Moved: Commissioner Heiligenstein

Seconded: Commissioner Hays

Motion: To approve re-allocation of assessment of Lot 1, Maconda Park West **contingent** upon having a letter from the property owner requesting the re-assessment and the re-assessment **contingent** upon the filing of a new plat in Williamson County and attorney Charlie Crossfield's review.

Vote: Motion carried 4 - 0

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## AMERICAN REALTY CORPORATION

THE WALTER TIPS BUILDING  
712 CONGRESS AVENUE, STE. 200  
AUSTIN, TEXAS 78701  
PHONE 512-477-1312  
FAX 512-477-1593

April 23, 1997

DALLAS - FORT WORTH OFFICE  
3301 W. AIRPORT FWY., STE. 122  
BEDFORD, TEXAS 76021  
PHONE 817-267-1988  
FAX 817-545-4504

Mr. Bill Foose  
Maconda Park Co. LP  
9400 N. Central Expressway, Suite 1620  
Dallas, Texas 75231

RE: (1) Valuation of Lot 2 in Maconda Park West, Section One which is being divided into one large retail tract and 10 retail/restaurant pad sites. Lot 2 was originally valued by our company as a 31.19 acre tract. The division of the site into 11 parcels indicates a total size of 30.67303 acres, and

(2) the reallocation of the assessed values of these tracts based on a total assessment of \$475,654 for Lot 2, Maconda Park West. Maconda Park is located in the southeast quadrant of U.S. 183 and R.M. 620, Williamson County, Texas.

Dear Mr. Foose:

As requested, we have appraised the above referenced properties. The purpose of this appraisal is to estimate a market value of each tract, determine the percentage of value on each tract to the overall value, and apply those percentages to fixed assessments for the Southwest Williamson County Road District Number 1 in order to provide the assessment for each individual lot.

This appraisal qualifies as a "complete" appraisal reported in a "restricted" format. A restricted format reports the value of the property with all the supporting data and analyses being retained in the files of the appraiser. The appraisal, as set forth, is subject to any terms or conditions stated within this letter of transmittal or the Assumptions and Limiting Conditions contained in the addenda.

The effective date of this appraisal is April 1, 1997. The property was inspected on April 1, 1997. April 23, 1997 is the date of transmittal/completion. This report has been prepared in compliance with the U.S.P.A.P., 12 C.F.R. Part 1608, and standards set forth by the Appraisal Institute and Texas Real Estate Commission.

*Market Value* is defined as: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

approved 5-27-97  
John C. Doerflinger

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