

AGENDA:

MINUTES

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of the

WILLIAMSON COUNTY ROAD DISTRICT MEETING

October 28, 1997

THE STATE OF TEXAS) (

COUNTY OF WILLIAMSON) (BE IT REMEMBERED that at 12:21 P.M. on this the 28th day of October 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, Precinct 1
GREGORY W. BOATRIGHT, Commissioner, Precinct 2
DAVID S. HAYS, Commissioner, Precinct 3
JERRY L. MEHEVEC, Commissioner, Precinct 4
ELAINE BIZZELL, County Clerk

I. October 28, 1997

Read and approve the minutes of the last meeting.

Moved: Judge Doerfler
Seconded: Commissioner Boatright
Motion: To approve the minutes of the last meeting.
Vote: Motion carried 5 - 0

II. October 28, 1997 *

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

No action was taken on this agenda item.

III. October 28, 1997 *

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

No action was taken on this agenda item.

IV. October 28, 1997 *

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

No action was taken on this agenda item.

V. October 28, 1997 *

Consider re-allocation of Bradford Park in the Southeast Williamson County Road District #1, including, but not limited to payment of bills.

Moved: Judge Doerfler
Seconded: Commissioner Boatright
Motion: To approve re-allocation of Bradford Park in the Southeast Williamson County Road District #1.
Vote: Motion carried 4 - 0 with Commissioner Hays absent from the dais.

Order for Agenda item III recorded in Volume 82, pages 719 through 722

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III

August 20, 1996

Consider re-allocation of assessment debt for Bradford Park, Southeast Williamson County Road District #1.

Moved: Judge Doerfler

Seconded: Commissioner Mahovec

Motion: To re-allocate debt pursuant to Kokel & Associates appraisal, conditioned upon final recodation of plat for Bradford Park.

Vote: Motion carried 5 - 0

< Clerk copy here > READ

KOKEL APPRAISAL ASSOCIATES

Larry D. Kokel, ARA, MAI
Melvin P. Noyt
David W. Chisler
Don Williams
Wendell C. Wood
Sandra A. Scheraga

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August 13, 1996

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

Re: Allocation of \$693,332.38 original assessment contained in eight accounts within the Southeast Williamson County Road District. (KAA# 96-015)

Dear Sirs:

At the request of Mike Hasybl, the General Partner of Bradford, LTD., I have conducted an analysis to allocate the outstanding assessments applicable to the proposed development of Bradford Park. Bradford Park is an assemblage of eight 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 five proposed sections and then between the various platted lots of Bradford Park. It is noted that R329576 consisting of ±1.0 acre having an original assessment of \$7,246.22 and R329577 consisting of ±1.0 acre having an original assessment of \$7,246.22 are small fragment land parcels cut off from the main area of Bradford Park by Louis Hanne Boulevard and High Country Boulevard. The assessments of these two accounts are reallocated to the platted sections of Bradford Park. It is also noted that 0.278 acre of R329575 (1.0 acre total) was exchanged for 0.278 acre of land being all of R329582 owned by James A. Cruise. The reallocation requests that the Southeast Williamson County Road District acknowledge this land exchange and that each property owner maintain their current outstanding assessment. The assessments of Austin Home Builders J.V. are reallocated as set out in this report.

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

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ALLOCATION TO FIVE SECTIONS
OF
BRADFORD PARK

Section	# Acres	Use	# Lots (Buildable)	% Allocation	Original Assessment	Remaining Balance
One	17.28	Single Family	70	18.73%	\$129,881.16	\$120,555.46
Two	32.62	Single Family	130	33.84%	\$233,237.02	\$216,523.63
Three	8.15	Single Family	12	4.43%	\$30,714.82	\$28,813.65
Three-A	13.03	Single Family	48	12.03%	\$83,407.89	\$77,430.98
Four	22.09	Commercial	Unknown	31.17%	\$218,111.70	\$200,826.40
TOTALS	93.18			100%	\$693,332.58	\$643,849.02

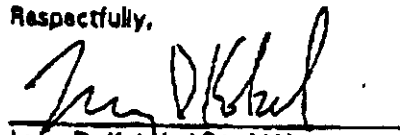
PER LOT ALLOCATION

Section	# Lots	Original Assessment	Remaining Balance	Annual Per Lot	Total Annual Payment
One	70	\$1,858.16	\$1,722.23	\$208.39	\$14,447.30
Two	130	\$1,794.14	\$1,685.67	\$169.60	\$25,948.00
Three	12	\$2,559.56	\$2,376.16	\$244.76	\$2,417.00
Three-A	48	\$1,737.67	\$1,613.16	\$183.32	\$8,279.36
Four	1	\$218,111.70	\$200,826.40	\$24,042.75	\$24,042.75
TOTAL		\$693,332.58	\$643,849.02		\$77,134.41

Section One is in the process of having interior roads and utilities constructed. Section Two, Three and Three-A will follow Section One. These sections have had final plat approval by the City of Round Rock and will have plats filed upon development of infrastructure. Section Four is being reserved for non-single family use being zoned commercial.

Please contact me if you have any questions.

Respectfully,



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

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ORIGINAL ASSESSMENTS

Property ID	Property Owner	Property Description	Original Assessment	Adjusted Payment	Assessed Balance
R328674	FDIC T&OTW/Black, Eddie P.O. Box 802080 Dallas, TX 75380-2080	AWQ107 Berke, V.M. Sur., Acres 20.50	\$148,847.41	\$18,526.12	\$137,902.29
R328648	FDIC T&OTW/Black, Eddie, P.O. Box 802080 Dallas, TX 75380-2080	AWQ347 Jenkins, S. Sur., Acres 21.854	\$188,358.79	\$17,812.88	\$149,811.00
R328678	FDIC T&OTW/Black, Eddie P.O. Box 802080 Dallas, TX 75380-2080	AWQ347 Jenkins, S. Sur., Acres 1.00	\$ 7,248.22	\$ 808.18	\$ 6,736.97
R328677	FDIC T&OTW/Black, Eddie P.O. Box 802080 Dallas, TX 75380-2080	AWQ347 Jenkins, S. Sur., Acres 1.00	\$ 7,248.22	\$ 808.18	\$ 6,736.97
R328647	FDIC T&OTW/Black, Eddie P.O. Box 802080 Dallas, TX 75380-2080	AWQ808 Thompson, A. Sur., Acres 12.88	\$ 83,476.18	\$10,388.36	\$ 66,777.80
R328671	FDIC T&OTW/Black, Eddie P.O. Box 802080 Dallas, TX 75380-2080	AWQ810 Rowe, T.F. Sur., Acres 16.49	\$130,267.17	\$13,382.13	\$111,887.32
R328680	FDIC T&OTW/Black, Eddie P.O. Box 802080 Dallas, TX 75380-2080	AWQ871 Rowe, C.F. Sur., Acres 6.16	\$ 38,958.70	\$ 4,111.98	\$ 34,307.49
R328477	Statewide Capital Inc. 711 W. Bay Area Blvd. Webster, TX 77685- 4000	AWQ347 Jenkins, S. Sur., Acres 16.727, Part of Garita County	\$121,214.89	\$12,488.33	\$112,826.56
TOTALS		86.881 Acres	\$893,332.36	\$77,134.28	\$848,648.02

VI.

October 28, 1997

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

No action was taken on this agenda item.

THE ROAD DISTRICT COURT ADJOURNED AT 12:25 P.M. ON TUESDAY, OCTOBER 28, 1997.

THE FOREGOING MINUTES in Volume 92 on pages 809 through Volume 93, on pages 001 through 718, inclusive had at a Special Session of Commissioners Court of Williamson County, Texas, having been read are hereby approved this 18th day of November, 1997.

John C. Doerfler, County Judge

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

by: _____
Deputy Clerk