

V.

January 13, 1998

*

Consider re-allocation of assessment debt for Lot 2, Block B, Crystal Park in the Northeast Round Rock Road District #1.

Attorney Charles Crossfield addressed the court regarding re-allocation of assessment debt for Lot 2, Block B, Crystal Park (17.895 acres) owned and owed by TRK Investments, LLC.

Lot 2, Block B, Crystal Park has been subdivided into 4 lots. Kokel Appraisals has recommended the \$172,642.89 be allocated as follows:

Lot 1 Block A, Crystal Park	\$70,438.30	with annual payment of \$6,603.33
Lot 1B Block B, TRK Addition	51,447.58	with annual payment of \$4,428.61
Lot 2B Block B, TRK Addition	16,919.00	with annual payment of \$1,456.39
Lot 3B Block B, TRK Addition	33,838.01	with annual payment of \$2,912.78

Mr. Crossfield submitted a letter from TRK Investments, LLC acknowledging the reallocation.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To approve re-allocation of assessment of debt for Lot 2, Block B, Crystal Park (17.895 acres) in the Northeast Round Rock Road District #1 as designated above.

Vote: Motion carried 4 - 0

< Clerk copy here > NERD

AN ORDER APPROVING THE RE-ALLOCATION OF ASSESSMENT DEBT FOR CERTAIN PROPERTY LOCATED WITHIN THE NORTHEAST ROUND ROCK ROAD DISTRICT NO. 1; AND CONTINUING TO LEVY SPECIAL ASSESSMENTS AGAINST SAID PROPERTY AS PREVIOUSLY ORDERED.

RECITALS

The Northeast Round Rock Road District No. 1 (the "District") has received a request from the owner of certain taxable real property within the District to consider the re-allocation of District assessment debt against said property. An appraisal firm, Kokel & Assoc., Inc., has submitted to the Commissioners Court of Williamson County, Texas, sitting as the Board of Directors of the District, an appraisal that depicts the ratio of the appraised value of the property in question.

The District convened a hearing on the 13th day of January, 1998, at the request of the owner. The representative of the owner, TRK Investments, LLC, appeared in person and was given an opportunity to speak or present evidence regarding the proposed re-allocation.

FINDINGS

After considering all evidence presented at said hearing, both oral and documentary, the Board of Directors of the District finds and determines as follows:

1. That all conditions, provisions and actions taken in the amended and Restated Order Approving the Assessment Plan for the Northeast Round Rock Road District No. 1, adopted on January 4, 1993, remain in full force and effect.
2. That the following described real property is located within the District:

Formerly Lot 2, Block B, Crystal Park Subdivision, a subdivision in the City of Round Rock, Williamson County, Texas
3. Said Property having a combined current assessment of \$172,642.89.
4. Said Property has now been re-subdivided as follows:
 - a. Lot 1, Block A, Crystal Park, Lot 1B, Block B, TRK Addition, Lot 2B, Block B, TRK Addition, Lot 3B, Block B, TRK Addition, a subdivision in the City of Round Rock, Williamson County, Texas.
5. The Board hereby finds that the re-allocation of the assessment for the property formerly known as Lot 2, Block B, Crystal Park Subdivision, a subdivision in the City of Round Rock, Williamson County, Texas shall be as shown in Exhibit "A" attached hereto and incorporated herein.

6. The Board further finds that this re-assessment shall not become effective until all plats are recorded with the Williamson County Clerk's office and administrative costs of \$200.00 are remitted to the District.
7. The Board of the District officially finds, determines and declared that a sufficient written notice of the date, place and subject of this meeting of the District was posted at the Williamson County Courthouse for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Tex. Gov't Code Ann., and that this meeting has been open to the public as required by law at all times during which this Order has been discussed and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and postings thereof.

PASSED AND ADOPTED the 13th day of January, 1998.

John C. Doerfler 1-13-98
JOHN DOERFLER
NORTHEAST ROUND ROCK ROAD
DISTRICT NO. 1

EXHIBIT "A"

ALLOCATION OF LOT 2, BLOCK B
CRYSTAL PARK
(R311414)

Legal	# Acres	% Allocation	Remaining Balance*	Annual Payment
Lot 1, Block A** Crystal Park	7.301	40.8%	\$ 70,438.30	\$ 6,063.33
Lot 1B, Block B*** TRK Addition	5.330	29.8%	\$ 51,447.58	\$ 4,428.61
Lot 2B, Block B*** TRK Addition	1.750	9.8%	\$ 16,919.00	\$ 1,456.39
Lot 3B, Block B*** TRK Addition	3.514	19.6%	\$ 33,838.01	\$ 2,912.78
Totals	17.895	100.0%	\$ 172,642.89	\$ 14,861.11

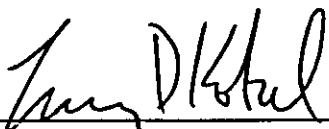
* Does not account for any accrued interest or payment for 1997.

** Replat of Lot 2, Block B, Crystal Park.

*** Replat of Lot 2, Block B of Replat of Lot 2, Block B, Crystal Park.

Please feel free to call if you have any questions.

Respectfully,



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

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TRK INVESTMENTS, LLC

January 8, 1998

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
c/o Charlie Crossfield, Attorney
309 East Main Street
Round Rock, Texas 78664

RE: Allocation of the outstanding assessment of \$172,642.89 contained in one account
(R311414) within the Northeast Round Rock Road District #1

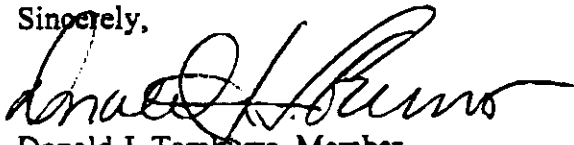
Dear Sirs:

On January 8, 1998, Kokel Appraisal Associates submitted a document entitled Allocation of Outstanding Assessment for account No. R311414, being Lot 1, Crystal Park and Lots 1B, 2B, and 3B,, Block "B", TRK Addition Located Within the Northeast Round Rock Road District No. 1. The objective of the analysis submitted is to allocate the outstanding assessment of \$172,642.89 to four (4) parcels which resulted from a replats of Lot 2, Block "B", Crystal Park. This letter is to inform you that TRK Investments, LLC, consents to the allocation submitted to you by Kokel Appraisal Associates.

This letter is to also inform you that Dan R. McNery of McNery & Voelker, P.C., will represent TRK Investments, LLC, in regards to this matter.

If you have any questions, please contact Mr. McNery.

Sincerely,



Donald J. Tamburro, Member

ALLOCATION OF OUTSTANDING ASSESSMENT
FOR
ACCOUNT NO. R311414
BEING LOT 1, BLOCK A, CRYSTAL PARK, AND
LOTS 1B, 2B, AND 3B, BLOCK B, TRK ADDITION
LOCATED WITHIN THE
NORTHEAST ROUND ROCK ROAD DISTRICT NO. 1

EFFECTIVE DATE - JANUARY 13, 1998

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KOKEL APPRAISAL ASSOCIATES

KOKEL APPRAISAL ASSOCIATES

Larry D. Kokel, ARA, MAI
Melvin P. Noack
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Austin (512) 930-3499
Belton/Temple (817) 939-1508
FAX (512) 930-5348

January 8, 1998

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 the outstanding assessment of \$172,642.89 contained in one account (R311414) within the Northeast Round Rock Road District #1.
(KAA# 97-114)

Dear Sirs:

At the request of Dan R. McNery, attorney for TRK Investments, LLC, we have conducted an analysis in order to allocate the outstanding assessment applicable to Lot 2, Block B of Crystal Park. This allocation is of a single account R311414 which had an original assessment of \$187,296.95 (Exhibit A). The objective of this analysis is to allocate the outstanding assessment of \$172,642.89 (Exhibit B) to four parcels as shown on Exhibit C being a replat of Lot 2, Block B, Crystal Park and on Exhibit D being the proposed Final Plat of TRK Addition, which is a replat of Lot 2, Block B of the replat of Lot 2, Block B, Crystal Park.

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
January 8, 1998

ALLOCATION OF LOT 2, BLOCK B
CRYSTAL PARK
(R311414)

Legal	# Acres	% Allocation	Remaining Balance*	Annual Payment
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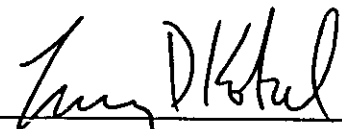
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Respectfully,



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

VI.

January 13, 1998

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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 12:11 P.M. ON TUESDAY, JANUARY 13, 1998.

THE FOREGOING MINUTES in Volume 94 on pages 693 through 906 inclusive had at a Special Session of Commissioners Court of Williamson County, Texas, having been read are hereby approved this 20th day of January, 1998.

John C. Doerfler
John C. Doerfler, County Judge

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

by: Lillie Hargrett
Deputy Clerk