

AGENDA:

MINUTES

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of the

WILLIAMSON COUNTY ROAD DISTRICT MEETINGFebruary 24, 1998

THE STATE OF TEXAS) (

COUNTY OF WILLIAMSON) (BE IT REMEMBERED that at 11:56 AM on this the 24th day of February A.D., 1998, 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:

Absent..... 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. February 24, 1998Read and approve the minutes of the last meeting.

Moved: Commissioner Mehevec

Seconded: Commissioner Hays

Motion: To approve the minutes of the meeting for February 10, 1998.

Vote: Motion carried 4 - 0

II. February 24, 1998

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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. February 24, 1998

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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.

No action was taken on this agenda item.

IV. February 24, 1998

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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. February 24, 1998

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Consider re-allocation of assessment for Lots 1 & 2, Block C, Crystal Park, now being lot 1A, replat of Block C, and Lots 1,2,3 and 4 of the replat of Block C, Crystal Park.

Attorney Charles Crossfield and Bryan Finch representative for owner Opus South Corporation addressed the court requesting the re-allocation and answered all questions.

Moved: Commissioner Heiligenstein

Seconded: Commissioner Hays

Motion: To approve re-allocation of assessment for Lots 1 & 2, Block C, Crystal Park, now being Lot 1A, replat of Block C, and Lots 1,2,3 and 4 of the replat of Block C, Crystal Park and to authorize Judge Doerfler to sign the order.

Vote: Motion carried 4 - 0

< Clerk copy here >

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 24th day of February, 1998, at the request of the owner, Opus South Corporation. The representative of the owner, Opus South Corporation, 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 Lots 1 & 2, Block C, Crystal Park Subdivision, a subdivision in the City of Round Rock, Williamson County, Texas
3. Said Property having a combined current assessment of \$344,508.85
4. Said Property has now been re-subdivided as follows:
 - a. Lot 1A, Replat of Block C, Block A, Crystal Park, and Lots 1,2,3, & 4 of the Replat of Lot 2A of Replat of Block C, Crystal Park, 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.

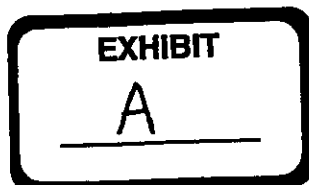
PASSED AND ADOPTED the 24th day of February, 1998.



JOHN DOERFLER
NORTHEAST ROUND ROCK ROAD
DISTRICT NO. 1

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Letter to Williamson County
Commissioners Court
February 18, 1998

**DRAFT**

ALLOCATION OF LOTS 1 AND 2, BLOCK C
CRYSTAL PARK
(R311416 & R312295)

RE-ALLOCATED TO LOT 1A, REPLAT OF BLOCK C, CRYSTAL PARK
AND

LOTS 1, 2, 3 & 4 OF THE REPLAT OF LOT 2A OF
REPLAT OF BLOCK C, CRYSTAL PARK

Legal	# Acres	% Allocation	Remaining Balance*	Annual Payment
Lot 1A, Block C** Crystal Park	18.069	53%	\$ 182,589.69	\$ 16,113.39
Lot 1 (2A), Block C*** Crystal Park	7.214	19%	\$ 65,456.68	\$ 5,776.50
Lot 2 (2A), Block C*** Crystal Park	5.235	15%	\$ 51,676.33	\$ 4,560.39
Lot 3 (2A), Block C*** Crystal Park	5.433	13%	\$ 44,786.15	\$ 3,952.34
Lot 4 (2A), Block C*** Crystal Park	2.529	0%	\$ 0.00	\$ 0.00
Totals	38.48	100.0%	\$ 344,508.85	\$ 30,402.62

* Does not account for any accrued interest for 1998.

** Replat of Block C, Crystal Park (Exhibit C).

*** Replat of Lot 2A of the Replat of Block C, Crystal Park (Exhibit D).

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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VI.

February 24, 1998

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Consider re-allocation of assessment for lots 1 & 2, Block E, Crystal Park, now being Lots 1, 2, and 3, Block, Crystal Park.

Dan McNery representing the two property owners TRK Investments LLC and Classic Oldsmobile Pontiac GMC Truck requested the re-allocation.

Moved: Commissioner Boatright

Seconded: Commissioner Heiligenstein

Motion: To approve re-allocation of assessment for Lots 1 & 2, Block E, Crystal Park, now being Lots 1, 2, and 3, Block E, Crystal Park and to authorize Judge Doerfler to sign the order.

Vote: Motion carried 4 - 0

< Clerk copy here >

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The District convened a hearing on the 24th day of February, 1998, at the request of the owners, TRK Investments, LLC and Classic Oldsmobile-Pontiac-GMC Truck, Inc. The representative of the owners, TRK Investments, LLC, and Classic Oldsmobile-Pontiac-GMC Truck, Inc. 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 Lots 1 & 2, Block E, Crystal Park Subdivision, a subdivision in the City of Round Rock, Williamson County, Texas
3. Said Property having a combined current assessment of \$117,158.39
4. Said Property has now been re-subdivided as follows:
 - a. Lots 1, 2, & 3, Block E, Crystal Park, 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.