

AGENDA ITEM # 12

March 10, 1998

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Consider authorizing, advertising and setting date for public hearing for "No Parking" signs on Hidden Meadow.

Moved: Commissioner Boatright

Seconded: Commissioner Heiligenstein

Motion: To authorize the office of the County Engineer to advertise 10 o'clock a.m. on April 14, 1998, to hold public hearing for "No Parking" signs on Hidden Meadow.

Vote: Motion carried 5 - 0

AGENDA ITEM # 13

March 10, 1998

*

Consider granting a variance to land-locked tract to allow access to County Road 239 from easement.

Jack Buchanan advised he and Powell Calder of Calder-Buchanan Joint Venture had made a mistake in dividing 350 acres into 14 lots all above 10 acres the largest of which is 100 acres. When 13 lots had been sold and negotiations began on the last lot consisting of 17.927 acres, they realized they had failed to provide the 30' ownership out to the county road.

He requested a variance from the 30' access requirement allowing the use of easement off County Road 239. The property owners will maintain the road through a road maintenance agreement.

Commissioner Mehevec advised the road maintenance agreement should be filed with the County Clerk's office.

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion: To approve granting variance to land-locked tract to allow access to County Road 239 from easement.

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Moved: Commissioner Hays

Seconded: Judge Doerfler

Amended motion: To approve granting variance to land-locked tract to allow access to County Road 239 from easement upon the condition that a perpetual road maintenance by the land owners agreement be recorded in the office of the Williamson County Clerk.

Vote: Motion carried 5 - 0 < Clerk copy here >

VOL 604

105.7882
ACRES

50.00
ACRES

54.402
ACRES

20.00 +/-
ACRES

12.927
ACRES

15.987
ACRES

11.726
ACRES

14.807
ACRES

12.722
ACRES

1

10.00
ACRES

2

10.00
ACRES

3

10.00
ACRES

4

10.00
ACRES

5

10.00
ACRES

COUNTY ROAD 239

COUNTY ROAD 239

SCALE 1" = 600'

SURVEY

J. A. F. GRAVES
A - 244

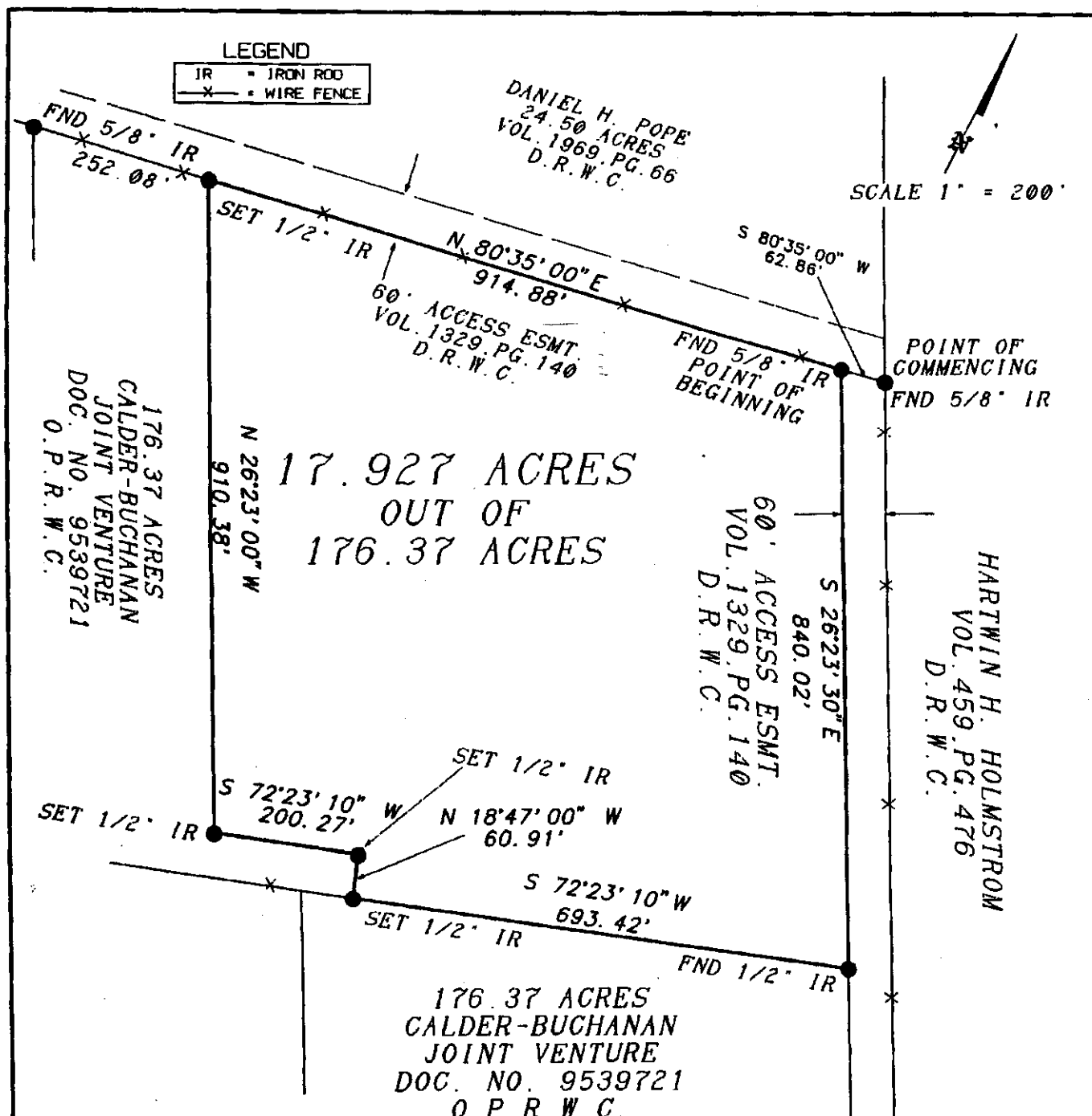
RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

14 TRACTS OF LAND
LOCATED IN THE
J. A. F. GRAVES SURVEY
A - 244
WILLIAMSON COUNTY, TEXAS

CALDER - BUCHANAN

A JOINT VENTURE

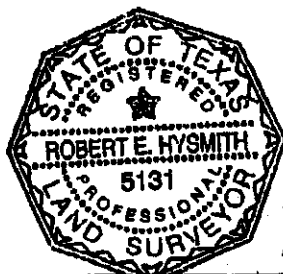


BASE OF BEARING IS PER DEED RECORDED IN DOCUMENT NO. 9539721, O.P.R.W.C.

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS THIS DAY MADE ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

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PLAT



Robert E. HySmith
 ROBERT E. HYSMITH, RPLS NO. 5131

DATE: FEBRUARY 9, 1998



CENTRAL TEXAS SURVEYING

6024 WILLIAMS DRIVE SUITE 206

GEORGETOWN, TEXAS 78628

(512) 863-3053

FAX (512) 863-8891

JOB NO. 95090101

GF NO. 98018677

BUYER:

TITLE COMPANY: LONGHORN TITLE CO. 8

LEGAL DESCRIPTION: 17.927 ACRES OF LAND LOCATED IN THE J.A.F. GRAVES SURVEY, A - 244, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN 176.37 ACRES RECORDED IN DOCUMENT NO. 9539721, O.P.R.W.C.

STREET ADDRESS: COUNTY ROAD 233

THIS LOT IS NOT IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NO. 48481CD125C DATED: SEPTEMBER 27, 1991

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**FIELD NOTES
17.927 ACRES**

Being 17.927 acres of land located in the J.A.F. Graves Survey, Abstract No. 244, Williamson County, Texas, being out of and part of that certain 176.37 acres conveyed to Calder- Buchanan, Joint Venture, in deed recorded in Document No. 9539721, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the northeast corner of the said 176.37 acres, being the southeast corner of that certain 24.50 acres conveyed to Daniel H. Pope in deed recorded in Volume 1969, Page 66, Deed Records of Williamson County, Texas, being in the west line of that certain tract of land conveyed to Hartwin H. Holmstrom in deed recorded in Volume 459, Page 476, D.R.W.C., and being in the east line of a 60-foot access easement recorded in Volume 1329, Page 140, D.R.W.C.;

THENCE, S 80°35'00" W, along the north line of said 176.37 acres, a distance of 62.86 feet to a 5/8" iron rod found for the POINT OF BEGINNING of the herein described tract;

THENCE, S 26°23'30" E, along the west line of said access easement, a distance of 840.02 feet to a 1/2" iron rod found for the southeast corner of the herein described tract;

THENCE, S 72°23'10" W, a distance of 693.42 feet to a 1/2" iron rod set for the most southerly southwest corner of the herein described tract;

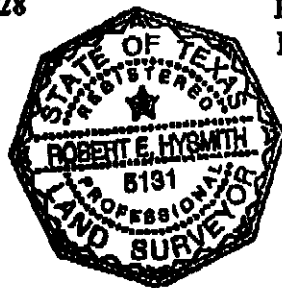
THENCE, N 18°47'00" W, a distance of 60.91 feet to a 1/2" iron rod set for an interior corner of the herein described tract;

THENCE, S 72°23'10" W, a distance of 200.27 feet to a 1/2" iron rod set for the most northerly southwest corner of the herein described tract;

THENCE, N 26°23'00" W, a distance of 910.38 feet to a 1/2" iron rod set for the northwest corner of the herein described tract, being in the north line of the said 176.37 acres, the south line of the said 24.50 acres, and being in a south line of the said 60-foot access easement, a 5/8" iron found for the most northerly northwest corner of the 176.37 acres bears S 80°35'00" W, 252.08 feet;

THENCE, N 80°35'00" E, a distance of 914.88 feet to the POINT OF BEGINNING, containing 17.927 acres of land, more or less.

CENTRAL TEXAS SURVEYING
6024 Williams Drive Suite 206
Georgetown, Texas 78628
(512) 863-3053



Robert E. Hyamith
Robert E. Hyamith, RPLS No. 5131
February 9, 1998

TERMINATION AND RELEASE OF EASEMENT
AND DEDICATION OF EASEMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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10826

THAT, WHEREAS, by instruments dated April 10, 1985, Hartwin H. Holmstrom, et al, conveyed two certain tracts totaling 351 acres located in the J. A. P. Graves Survey, Abstract 244, Williamson County, Texas, to Donald L. Harrell and wife, Eugenia M. Harrell, more particularly described in two Warranty Deeds With Vendor's Liens, recorded in Volume 1177, Page 164 and Volume 1196, Page 501, Official Records, Williamson County, Texas; and,

WHEREAS, by instruments dated April 10, 1985, Hartwin H. Holmstrom, et al, conveyed two certain tracts totaling 99.00 acres located in the J. A. P. Graves Survey, Abstract 244, Williamson County, Texas, to L. A. Crabb, III, more particularly described in two Warranty Deeds With Vendor's Liens, recorded in Volume 1177, Page 192, and Volume 1177, Page 205, Official Records, Williamson County, Texas; and,

WHEREAS, L. A. Crabb, III, conveyed 24.50 acres out of the said 99.00 acre tract by deed dated January 23, 1986, to Michael Grisham and wife, Nancy Grisham, and Ronald L. Skaggs and wife, Gayland S. Skaggs, recorded in Volume 1304, Page 707, Official Records, Williamson County, Texas; and,

WHEREAS, at the time of the conveyance of the total tracts to Donald L. Harrell, Eugenia M. Harrell, and L. A. Crabb, III, from Hartwin H. Holmstrom, et al, a 60 foot wide road easement was conveyed to the Harrells and Crabb along with the real property described therein; and,

WHEREAS, the undersigned, being all of the record owners of the property described in said conveyances above, do hereby wish to abandon and terminate said easement described in said conveyances; and,

WHEREAS, the undersigned do further wish to establish a 60 foot wide easement for the purpose for providing pedestrian and

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RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

**OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS**

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vehicular ingress and egress to each respective owner's property;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, we do hereby abandon, release, discharge and forever terminate the 60 foot road easement conveyed by Hartwin H. Bolmstrom, et al, in the instruments dated April 10, 1985, as set forth above; and,

WHEREAS, we do hereby grant, sell and convey to each other, their heirs and assigns, the following described easements as set forth on Exhibits "A", "B" and "C" herein.

The undersigned do hereby bind themselves, their heirs and assigns to warrant and forever and defend the above-described easement and rights unto each other, their heirs, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hand this 7th day of March, 1986.

Donald L. Harrell
DONALD L. HARRELL

Eugenia M. Harrell
EUGENIA M. HARRELL

L. A. Crabb, III
L. A. CRABB, III

Michael J. Grisham
MICHAEL GRISHAM

Nancy Grisham
NANCY GRISHAM

Ronald L. Skaggs
RONALD L. SKAGGS

Gayland S. Skaggs
GAYLAND S. SKAGGS

STATE OF TEXAS

COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 17th day of March, 1986, by Donald L. Harrell.



NOTARY PUBLIC
State of Texas
My Commission Expires Jan. 28, 1988

Mark Shannon
Notary Public, State of Texas

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RECORDERS' MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 17th day of March, 1986, by Eugenia M. Harrell.



CARLA DAVIS
Notary Public, State of Texas
My Commission Expires Oct. 1, 1989

Carla Davis
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 14th day of March, 1986, by L. A. Crabb, III.



CARLA DAVIS
Notary Public, State of Texas
My Commission Expires Oct. 1, 1989

Carla Davis
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 14th day of March, 1986, by Michael Grisham.



CARLA DAVIS
Notary Public, State of Texas
My Commission Expires Oct. 1, 1989

Carla Davis
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 14th day of March, 1986, by Nancy Grisham.



CARLA DAVIS
Notary Public, State of Texas
My Commission Expires Oct. 1, 1989

Carla Davis
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18th day of March, 1986, by Ronald L. Skaggs.



J. PARKER MCCOLLOUGH
Notary Public, State of Texas
My Commission Expires Aug. 21, 1989

J. Parker McCollough
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18th day of March, 1986, by Gayland S. Skaggs.



J. PARKER MCCOLLOUGH
Notary Public, State of Texas
My Commission Expires Aug. 21, 1989

J. Parker McCollough
Notary Public, State of Texas

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FIELD NOTES
60' ACCESS EASEMENT
6.38 ACRES

BEING a part of that certain lot, tract of parcel of land situated in the J.A.F. Graves Survey, A-244 in Williamson County, Texas; said land being a part of a 176.00 acre tract conveyed by deed to Donald L. Barrell and wife, Eugenia M. Barrell from Hartwin E. Holmstrom, and wife, Jean McGee Holmstrom, of record in Volume 1177, Page 173 of the Deed Records of Williamson County Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the west line of County Road 239, said point being the most easterly northeast corner of said 176.00 acres;

THENCE S 18 34'10" E, 60.19 feet along the west line of County Road 239 to an iron rod set for corner;

THENCE S 75 57'05" W, 704.42 feet to an iron rod set for corner;

THENCE N 54 39'30" W, 908.63 feet to an iron rod set for corner;

THENCE N 22 25'30" W, 112.66 feet to an iron rod set for corner;

THENCE N 23 10'20" W, 274.09 feet to an iron rod set for corner;

THENCE N 23 13'00" W, 1844.33 feet to an iron rod set for corner;

THENCE N 26 22'50" W, 841.36 feet to an iron rod set in the north line of said 176.00 acre tract for corner;

THENCE N 80 35'00" E, 62.73 feet along the north line of said 176.00 acre tract to an iron rod found for corner, said iron being the most northerly northeast corner of said 176.00 acre tract;

THENCE S 26 22'50" E, 824.71 feet to an iron rod found for corner;

THENCE S 23 13'00" E, 1846.01 feet to an iron rod found for corner;

THENCE S 23 10'20" E, 274.50 feet to an iron rod found for corner;

THENCE S 22 25'30" E, 95.71 feet to an iron rod found for corner;

THENCE S 54 39'30" E, 863.70 feet to an iron rod found for corner;

THENCE N 75 57'05" E, 672.08 feet to the PLACE OF BEGINNING and containing approximately 6.38 acres of land.

RECORDERS MEMORANDUM

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FIELD NOTES
60' ACCESS EASEMENT
2.17 ACRES

BEING a part of that certain lot, tract or parcel of land situated in the J.A.F.Graves Survey, A-244, in Williamson County, Texas; said land being a part of a 49.00 acre tract conveyed by deed to L.A. Crabb III from Hartwin H. Holmstrom and wife, Jean McGee Holmstrom, of record in Volume 1177, Page 192 in the Deed Records of Williamson County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found, said iron being the southeast corner of said 49.00 acre tract and the most northerly northeast corner of a called 176.00 acre tract conveyed to Donald L. Harrell and wife, Eugenia M. Harrell and described in Volume 1177, Page 173 of the Deed Records of Williamson County, Texas;

THENCE S 80° 35' 00" W, 1230.33 feet along the south line of said 49.00 acre tract and the north line of said 176.00 acre tract, to an iron rod found for corner, said iron being the northeast corner of a 2.0 acre tract conveyed to Otto Grumbles and wife, Mamie Grumbles and described in Volume 20, Page 243 in the Deed Records of Williamson County, Texas;

THENCE S 78° 00' 00" W, 347.60 feet along the south line of said 49.00 acre tract and the north line of said 2.0 acre tract to an iron rod found for corner, said iron being the southwest corner of said 49.00 acre tract and the northwest corner of said 2.0 acre tract;

THENCE N 18° 39' 10" W, 60.41 feet along the west line of said 49.00 acre tract to an iron rod set for corner;

THENCE N 78° 00' 00" E 355.95 feet to an iron rod set for corner;

THENCE N 80° 35' 00" E, 1213.38 feet to an iron rod set for corner;

THENCE S 26° 22' 50" E, 62.73 feet along the east line of said 49.00 acre tract to the PLACE OF BEGINNING and containing approximately 2.17 acres of land.

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RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

1329 145

FIELD NOTES
60' ACCESS EASEMENT
0.94 ACRES

BEING a part of that certain lot, tract of parcel of land situated in the J.A.F. Graves Survey, A-244 in Williamson County, Texas; said land being a part of a 175.00 acre tract conveyed by deed to Donald L. Harrell and wife, Eugenia M. Harrell from Hartwin H. Holmstrom, and wife Jean McGee Holmstrom, of record in Volume 1177, Page 164 of the Deed Records of Williamson County Texas, and being more particularly described as follows:

BEGINNING at an iron rod found, said iron being the southwest corner of a called 49.00 acre tract conveyed by deed to L.A. Crabb III from Hartwin H. Holmstrom and wife, Jean McGee Holmstrom, of record in Volume 1177, Page 192 in the Deed Records of Williamson County, Texas and being the northwest corner of a 2.0 acre tract conveyed to Otto Grumbles and wife, Mamie Grumbles and described in Volume 20, Page 243 in the Deed Records of Williamson County, Texas, said iron also being in the east line of said 175.00 acre tract;

THENCE S 71 20'50" W, 30.00 feet to an iron rod set for corner;

THENCE N 18 39'10" W, 1363.86 feet to an iron rod set for corner;

THENCE N 71 20'50" E, 30.00 feet to an iron rod found for corner, said iron being the southwest corner of a called 50.00 acre tract conveyed by deed to L. A. Crabb III, of record in Volume 1177, Page 205 of the Deed Records of Williamson County, Texas, and the northwest corner of said 49.00 acre tract;

THENCE S 18 39'10" E, 1363.86, feet with the east line of said 175.00 acre tract and the west line of a said 49.00 acre tract, to the PLACE OF BEGINNING and containing approximately 0.94 acres of land.

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FILED FOR RECORD
WILLIAMSON COUNTY, TX.

1986 MAR 21 PM 3:41

James S. Rappleton
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on



MAR 24 1986
James S. Rappleton
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

AGENDA ITEM # 14March 10, 1998

*

Hold public hearing on Resubdivision of Lots 1 & 2, Durham Park, Section Six.

At 10:38 a.m. Judge Doerfler opened public hearing on Resubdivision of Lots 1 & 2, Durham Park, Section 6.

County Engineer Joe England advised Durham Park is located in Precinct 2 west of Liberty Hill. This is a resubdivision of Lots 1 & 2 in the old Section 6 which is not located in the extra territorial jurisdiction of any city. Roads will need to be built and extended into this subdivision. The developer is in the process of addressing the Engineer's comments at this time. The restrictions for Durham Park, Section 6 will apply to this resubdivision.

Engineer Charles Steger advised he was in attendance to answer any questions along with developer Ed Courtney. Durham Park Water Supply Corporation will provide each lot with an individual water meter. Farmers Home Administration requires one meter to each tract.

David Duderstadt discussed drainage and restrictions. Mr. Courtney advised he had no intention of not abiding by the restrictions for Section 6 recorded in Volume 1027, page 536, on this 61.50 acre tract. He and his son are both planning to build homes in this residential subdivision whose lots are between 3 and 13 acres each. He has met with the Architectural Control Committee.

Judge Doerfler announced he had received 2 letters in protest of this resubdivision from James and Linda Coe and Mark and Deanna Barker.

Paulo Pinto advised he could not refuse to issue a septic tank permit but could require a system which would be functional.

At 10:50 a.m. Judge Doerfler closed public hearing on Resubdivision of Lots 1 & 2, Durham Park, Section 6.

< Clerk copy here >