

AGENDA ITEM # 13**July 28, 1998****Consider granting release of drainage easement in Lakeline Plaza.****Moved: Commissioner Boatright****Seconded: Judge Doerfler****Motion: To grant release of drainage easement in Lakeline Plaza.****Vote: Motion carried 4 - 0 with Commissioner Hays absent from the dais.**

*** Drainage easement recorded August 20, 1998 Document #9848111
in the Real Property Records of the office of the Williamson County Clerk.

TOTAL RELEASE OF DRAINAGE EASEMENT**THE STATE OF TEXAS §****COUNTY OF WILLIAMSON §**

WHEREAS, a certain drainage easement was provided according to deed recorded in Volume 1577, Page 567, of the deed Records of Williamson County, Texas, said easement affecting Lakeline Plaza, a subdivision in Williamson County, Texas, of record in Cabinet O, Slides 254-256 of the plat records of Williamson County, Texas; and

WHEREAS, the owner of the above-described property, **LAKELINE PLAZA DEVELOPERS** whose address is 115 W. Washington, Indianapolis, IN, 46204, has requested the County of Williamson to release the hereinafter described easement; and

WHEREAS, the County has determined that the hereinafter described easement is not now needed and will not be required in the future, since said easement is surplus and of no value to the County,

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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That the County of Williamson, a governmental entity situated in Williamson County, Texas, acting by and through its Judge or his designee, hereunto duly authorized, has released and by these presents does hereby release the above-described easement, to wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Williamson, State of Texas, described in deed as recorded in Volume 1577, Pages 567 of the deed records of Williamson County, Texas, attached hereto and made a part hereof for all purposes, to which reference is hereby made for a more particular description of said property.

IN WITNESS WHEREOF, the County of Williamson has hereunto set its hand, acting by and through its Judge or his designee, hereunto duly authorized, on this the 28th day of July, 1998.

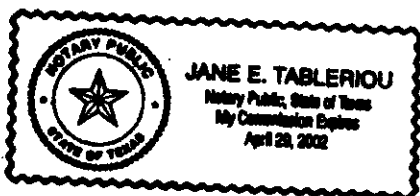
COUNTY OF WILLIAMSON
1900 Georgetown Inner Loop
Georgetown, Texas 78626

John C. Doerfler 7-28-98

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the 28 day of July, 1998, by John C. Doerfler, Judge, Williamson County, Texas, a governmental entity, on behalf of the entity.



Jane E. Tableriou
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Forrest Powers
POWERS ENGINEERING GROUP, INC
606 RIO GRANDE STREET
AUSTIN, TEXAS 78701-2718
(512) 472-0596

Powers Engineering Group, Inc.
Land Planning, Surveying,
& Consulting

June 24, 1998

Joe England
County Engineer
1900 Georgetown Interloop
Georgetown, TX 78626

Re: Surplus Drainage Easements
Lakeline Plaza Subdivision

Dear Mr. England:

The drainage easements of record in Volume 1577, Page 572, and Volume 1577, Page 567 of the Deed Records of Williamson County, Texas, are surplus and no longer needed.

The owner of the above described property, LAKELINE PLAZA DEVELOPERS, is requesting that the County of Williamson release these easements.

Thank you for your assistance in this matter.

Sincerely,
POWERS ENGINEERING GROUP, INC.

Forrest T. Powers

Forrest T. Powers, P.E.
President

63

34706

VON 1577 PAGE 567

DRAINAGE EASEMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That Cunningham/Vackar Joint Venture, a Texas joint venture ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Williamson County, Texas ("Grantee") a nonexclusive drainage easement, pursuant to the terms, conditions, and limitations described below, on and across that certain real property in Williamson County, Texas, more fully described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Easement Property").

TO HAVE AND TO HOLD the said easement unto Grantee, its successors and assigns, forever, subject to the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to all liens, encumbrances, restrictions, covenants, conditions, easements, and other matters of record in Williamson County, Texas, or visible or apparent on the ground which are applicable to the Easement Property and the agreements, conditions, and restrictions set forth below. The easement hereby conveyed is granted for the purpose of providing to Grantee the right to construct and maintain drainage facilities ("Drainage Facilities") within the Easement Property. It is contemplated that the Drainage Facilities may be relocated and/or that the size of the necessary drainage easement may be decreased when development of the adjacent property occurs. Upon completion of such development and the approval by the County Judge of Williamson County, Texas of any proposed relocation of the Drainage Facilities and/or any reduction in size of the Easement Property, the Grantee, acting by and through its County Judge, shall agree to amendments to this easement document relocating or reducing the size of the Easement Property. The easement conveyed hereby is nonexclusive. Grantor reserves the right to grant easements across the Easement Property to other persons or entities. Grantee shall have no right to assign its rights hereunder.

Grantee's address: Williamson County
c/o Williamson County Commissioner's
Court
Williamson County Courthouse
Georgetown, Texas 78626

64

Executed this the 4th day of September, 1987.

CUNNINGHAM/VACKAR JOINT VENTURE,
a Texas joint venture

By: THE VACKAR PARTNERSHIP,
a Texas general partnership,
Managing Joint Venturer

By: [Signature]
Walter Vackar,
Managing Partner

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

OFFICE RECORDS
WILLIAMSON COUNTY, TEXAS

1577 PAGE 568

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 4th day of September, 1987 by Walter Vackar, Managing Partner of The Vackar Partnership, a Texas general partnership, Managing Joint Venturer of Cunningham/Vackar Joint Venture, a Texas joint venture, on behalf of said partnership and joint venture.

Martha Johnson
Notary Public, State of Texas

Name Printed: MARTHA JOHNSONCommission Expires: 4-13-88

2-587.163

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.

65

PEGAN PARK BLVD.
WILLIAMSON COUNTY, TEXAS
10.32 AC. VOL. 1532, PG. 735

A 3.57 ACRE REMAINING PORTION OF
CUNNINGHAM / SNIFLET / VACKAR JOINT
VENTURE
VOL. 1038, PG. 390

1577 PAGE 569

N 73° 04' 28" E
140.07'
N 73° 04' 28" W
130.70'

N 67° 56' 06" E 177.00'

S 67° 56' 06" W
117.62'

SCALE: 1" = 50'

PLAT TO ACCOMPANY DESCRIPTION OF
2.08 ACRES OF LAND
IN THE
RACHEL SAUL SURVEY,
ABSTRACT No. 551
WILLIAMSON COUNTY, TEXAS

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.



PREPARED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3309 HANCOCK DRIVE
AUSTIN, TEXAS 78731 (512) 451-8591

Dennis McGray 6-22-87
DENNIS McGRAY
REGISTERED PUBLIC SURVEYOR No. 4336
8702746P JWM DATE

LOT 4, LAKE LINE SECTION ONE CAB. H., SLIDE 173-175

WINDMILL CENTER NORTH II CAB. E., SLIDE 26-27

2.08 AC.

LOT 4

LOT 2

N 21° 38' 27" W
61.41'

S 21° 38' 27" E
62.33'

N 22° 03' 54" W

S 22° 03' 54" E

699.08'

392.62'

N 22° 03' 54" W

422.58'

177.00'

F.M. 620

S 68° 51' 53" W
70.00'

P.O.B.

VOL 1577 PAGE 570

2.08 Acres
Drainage Easement

DESCRIPTION

DESCRIPTION OF 2.08 ACRES OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, SAID 2.08 ACRES BEING A PORTION OF LOT 4, LAKELINE SECTION ONE, A SUBDIVISION OF RECORD IN CABINET H, SLIDE 173-175, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.08 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southeast corner of this tract, same being the southeast corner of said Lot 4, same also being in the west line of Lot 2, Windmill Center North II, a subdivision of record in Cabinet E, Slide 26-27, Plat Records of Williamson County, Texas, said point being in the north line of F.M. 620;

THENCE, from said POINT OF BEGINNING with a south line of this tract, same being the south line of said Lot 4, same also being the north line of said F.M. 620, S68°51'53"W 70.00 feet to the southwest corner of this tract;

THENCE, with the west and south lines of this tract, and crossing said Lot 4, the following six (6) courses:

- 1) N21°38'27"W 61.41 feet;
- 2) N22°08'04"W 699.08 feet;
- 3) N22°03'54"W 392.62 feet
- 4) S67°56'06"W 117.62 feet
- 5) N73°04'26"W 150.70 feet; and

6) N16°55'34"E 30.00 feet to the most northerly northwest corner of this tract, said point being in the north line of said Lot 4, same being the south line of a 3.57 acre remaining portion of that certain tract of land described as 99.64 acres in a deed to Cunningham/Shiflet/Vacker Joint Venture, of record in Volume 1038, Page 380, Deed Records of Williamson County, Texas;

THENCE, with the north line of this tract, same being the north line of said Lot 4, same also being a south line of said remaining portion of said 99.64 acre tract, the following two (2) courses:

- 1) S73°04'26"E 140.07 feet; and

2) N67°56'06"E 177.00 feet to the northeast corner of this tract, same being the northeast corner of said Lot 4, same also being a southeast corner of said remaining portion of said 99.64 acre tract, said point also being in the west line of Lot 4 of said Windmill Center North II;

THENCE, with the east line of this tract, same being the east line of said Lot 4, (Lakeline Section One), same also being the west line of said Lots 4 and 2, (Windmill Center North II) the following three (3) courses:

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RECORDERS MEMORANDUM

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VOL 1577 PAGE 571

2.08 Acres
Drainage Easement

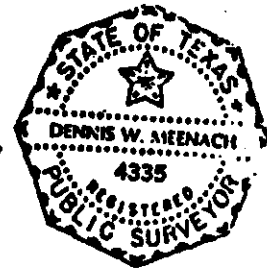
- 1) S22°03'54"E 422.58 feet;
- 2) S22°08'04"E 699.34 feet; and
- 3) S21°38'27"E 62.33 feet to the POINT OF BEGINNING and containing 2.08 acres within these metes and bounds.

PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3309 Hancock Drive
Austin, Texas 78731 451-8591

Dennis W. Maenach

Dennis W. Maenach, Registered Public Surveyor No. 4335 Date
8702746p



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

SEP 8 1987



James H. Ruffalo
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

James H. Ruffalo
COUNTY CLERK

FILED FOR RECORD
WILLIAMSON COUNTY, TX
SEP 8 4 PM 4:24

68

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.

Stacy Cash
was:
Return to:
Land Bank
Mike Riehart
1301 Cap St
Ste A300
Austin, TX
78746

1577-572

34707

VOL 0099 PAGE 173

DRAINAGE EASEMENT

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

That Cunningham/Vackar Joint Venture, a Texas joint venture ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Williamson County, Texas ("Grantee") a nonexclusive drainage easement, pursuant to the terms, conditions, and limitations described below, on and across that certain real property in Williamson County, Texas, more fully described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Easement Property").

TO HAVE AND TO HOLD the said easement unto Grantee, its successors and assigns, forever, subject to the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to all liens, encumbrances, restrictions, covenants, conditions, easements, and other matters of record in Williamson County, Texas, or visible or apparent on the ground which are applicable to the Easement Property and the agreements, conditions, and restrictions set forth below. The easement hereby conveyed is granted for the purpose of providing to Grantee the right to construct and maintain drainage facilities ("Drainage Facilities") within the Easement Property. It is contemplated that the Drainage Facilities may be relocated and/or that the size of the necessary drainage easement may be decreased when development of the adjacent property occurs. Upon completion of such development and the approval by the County Judge of Williamson County, Texas of any proposed relocation of the Drainage Facilities and/or any reduction in size of the Easement Property, the Grantee, acting by and through its County Judge, shall agree to amendments to this easement document relocating or reducing the size of the Easement Property. The easement conveyed hereby is nonexclusive. Grantor reserves the right to grant easements across the Easement Property to other persons or entities. Grantee shall have no right to assign its rights hereunder.

Grantee's address: Williamson County
c/o Williamson County Commissioner's
Court
Williamson County Courthouse
Georgetown, Texas 78626

69

Executed this the 4th day of September, 1987.

CUNNINGHAM/VACKAR JOINT VENTURE,
a Texas joint venture

By: THE VACKAR PARTNERSHIP,
a Texas general partnership,
Managing Joint Venturer

By: [Signature]
Walter Vackar,
Managing Partner

RECORDERS MEMORANDUM

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OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

VOL 1577 PAGE 573

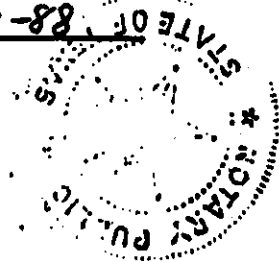
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this 4th day of September, 1987 by Walter Vackar, Managing Partner of the Vackar Partnership, a Texas general partnership, Managing Joint Venturer of Cunningham/Vackar Joint Venture, a Texas joint venture, on behalf of said partnership and joint venture.

Marta Johnson
Notary Public, State of Texas

Name Printed: MARTA JOHNSONCommission Expires: 4-13-88

2-587.163



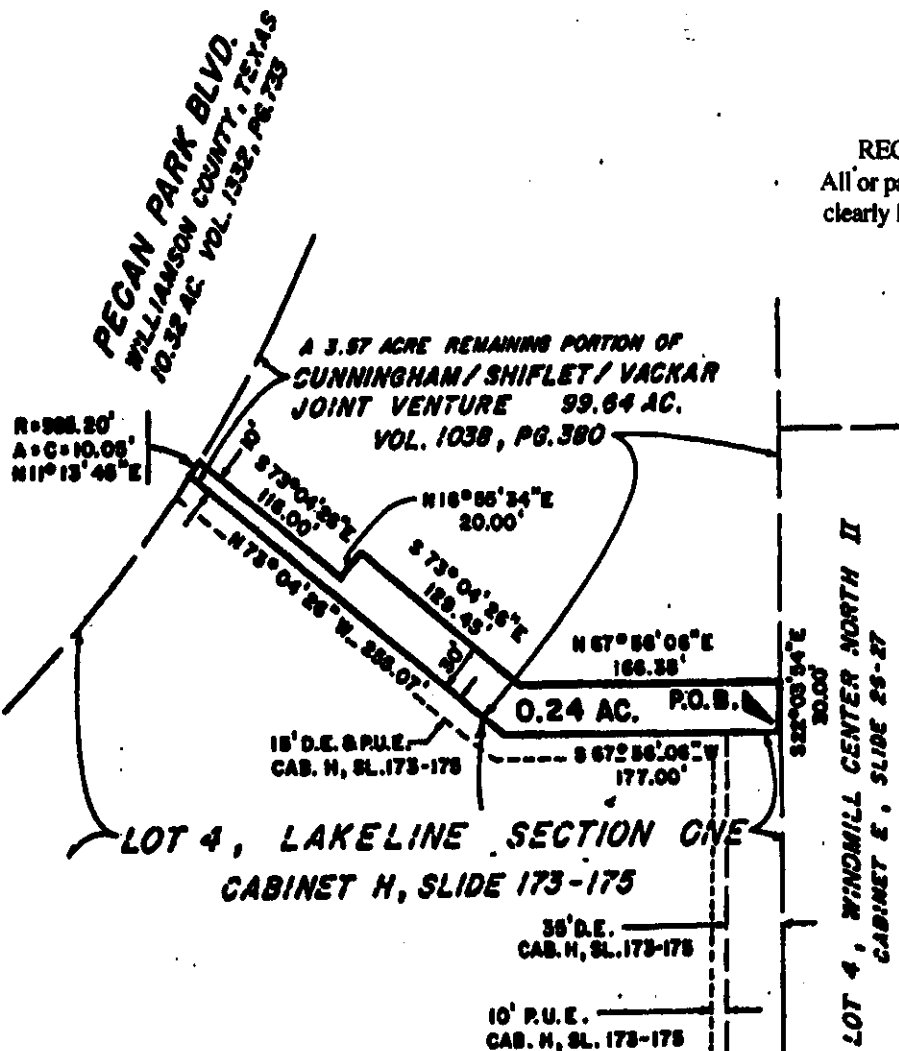
RECORDERS MEMORANDUM
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VOL 1577 PAGE 574

PLAT TO ACCOMPANY DESCRIPTION OF
0.24 OF ONE ACRE OF LAND
IN THE
RACHEL SAUL SURVEY, ABSTRACT No. 551
WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 100'



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

71

PREPARED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3309 HANCOCK DRIVE
AUSTIN, TEXAS 78731 (512) 451-8591

Dennis Meenach
DENNIS MEENACH
REGISTERED PUBLIC SURVEYOR No. 4338
8702745P JWM

6-22-87
DATE



0.24 of One Acre
Drainage Easement

DESCRIPTION

DESCRIPTION OF 0.24 OF ONE ACRE OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, SAID 0.24 OF ONE ACRE BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 99.64 ACRES IN A DEED TO CUNNINGHAM/SHIFLET/VACKAR JOINT VENTURE, OF RECORD IN VOLUME 1038, PAGE 380, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.24 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southeast corner of this tract, same being a southwest corner of a 3.57 acre remaining portion of said 99.64 acre tract, same also being the northeast corner of Lot 4, Lakeline Section One, a subdivision of record in Cabinet H, Slide 173-175, Plat Records of Williamson County, Texas, said point also being in the west line of Lot 4, Windmill Center North II, a subdivision of record in Cabinet E, Slide 26-27, Plat Records of Williamson County, Texas;

THENCE, with the south line of this tract, same being a south line of said remaining portion of said 99.64 acre tract, same also being the north line of said Lot 4, (Lakeline Section One) the following two (2) courses:

- 1) S67°56'06"W 177.00 feet; and
- 2) N73°04'26"W 255.07 feet to the most westerly southwest corner of this tract, said point being a southwest corner of said remaining portion of said 99.64 acre tract, same being the most northerly corner of said Lot 4 (Lakeline Section One), said point being in the curving east line of Pecan Park Boulevard, a dedicated roadway, of record in Volume 1332, Page 733, Deed Records of Williamson County, Texas;

THENCE, with a west line of this tract, same being a west line of said remaining portion of said 99.64 acre tract, same being the east line of said Pecan Park Boulevard, with said curve having a radius of 985.20 feet, to the left, an arc distance of 10.05 feet the chord of which bears N11°13'45"E 10.05 feet to the most northerly northwest corner of this tract;

THENCE, with the north and west lines of this tract and crossing said remaining portion of said 99.64 acre tract, the following four (4) courses:

- 1) S73°04'26"E 116.00 feet;
- 2) N16°55'34"E 20.00 feet;
- 3) S73°04'26"E 129.45 feet; and
- 4) N67°56'06"E 166.38 feet to the northeast corner of this tract, said point being in the east line of said 99.64 acre tract same being in the west line of said Lot 4, (Windmill Center North II);

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RECORDERS MEMORANDUM
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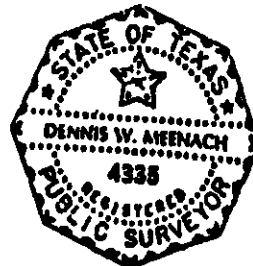
1577 PAGE 570

0.24 of One Acre
Drainage Easement
Page Two

THENCE, with the east line of this tract, same being the east line of said 99.64 acre tract, same being the west line of said Lot 4, (Windmill Center North II), S22°03'54"E 30.00 feet to the POINT OF BEGINNING and containing 0.24 of one acre of land within these metes and bounds.

PREPARED FROM A PARTIAL GROUND SURVEY AND OFFICE CALCULATIONS BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3309 Hancock Drive
Austin, Texas 78731 451-8591



Dennis W. Meenach 6-22-87
Dennis W. Meenach, Registered Public Surveyor No. 4335 Date
8702745p

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

SEP 8 1987



James H. Ruppel
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

James H. Ruppel
COUNTY CLERK

FILED FOR RECORD
WILLIAMSON COUNTY, TX.
SEP 8 4 PM 4:24

73

Release
war
Return 20:
hard case
Mike Ruppel
1301 Cap TX Hwy 9
St A 300
Austin
78746

RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

AGENDA ITEM # 14

July 28, 1998

Consider granting preliminary plat approval to Glenwood Park Subdivision, Section Two.

County Engineer Joe England advised this plat had been presented for preliminary approval once before and this time to straighten out County Road 142 to run to Farm-to-Market 972. The developer will build County Road 142 through the subdivision at his expense.

Water will be furnished by Jonah Water Special Utility District to this subdivision located off Farm-to-Market 972.

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion: To grant preliminary plat approval to Glenwood Park Subdivision, Section Two.

Vote: Motion carried 5 - 0

AGENDA ITEM # 15

July 28, 1998

Consider granting preliminary plat approval to Ranch at Cypress Creek, Section Nine.

Access was discussed with Kimbra Lane feeding into Sun Chase Boulevard which already has traffic problems. Commissioner Boatright expressed concern over this issue and asked the developer to call him.

Water and wastewater service will be provided by Williamson/Travis Counties W.C.I.D. Number 1 which shall be connected to the City of Cedar Park water and wastewater facilities.

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To grant preliminary plat approval to Ranch at Cypress Creek, Section Nine.

Vote: Motion carried 5 - 0

COMMISSIONERS COURT RECESSED AT 11:15 A.M.

COMMISSIONERS COURT RECONVENED AT 11:25 A.M.

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AGENDA ITEM # 16

July 28, 1998

Discuss and take appropriate action on removing stop sign at the corner of Hunters Chase and Tantivy Drive.

Commissioner Heiligenstein advised the Neighborhood Association had requested the removal of this stop sign. He requested County Engineer Joe England have radar placed at an appropriate location for this intersection.

Moved: Commissioner Boatright

Seconded: Commissioner Heiligenstein

Motion: To approve removal of stop sign at the corner of Hunters Chase and Tantivy Drive.

Vote: Motion carried 5 - 0