

V.

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

No action was taken on this agenda item

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VI.

Consider re-allocation of debt for Boardwalk Center, Ltd Accounts T002, T003 and T004 , reallocated to Lots 1 and 2, Home Depot and Lot 1, Boardwalk 2, Section 6 in the Southeast Williamson County Road District.

Moved Commissioner Hays

Seconded Commissioner Boatright

Motion To approve re-allocation of debt for Boardwalk Center, Ltd Accounts T002, T003 and T004, reallocated to Lots 1 and 2, Home Depot and Lot 1, Boardwalk 2 Section 6 in the Southeast Williamson County Road District.

Vote Motion carried 3 – 0

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December 3, 1999

Williamson County Commissioners Court  
 John Doerfler, County Judge  
 Mike Heiligenstein, Commissioner Precinct 1  
 Greg Boatright, Commissioner Precinct 2  
 David Hays, Commissioner Precinct 3  
 Frankie Limmer, Commissioner Precinct 4  
 Williamson County Courthouse  
 710 South Main  
 Georgetown, Texas 78626

Re: Reallocation of the outstanding assessment applicable to Accounts T002, T003 and T004 located within the Boardwalk Shopping Center in the Southeast Williamson County Road District. (KAA# 99-094)

Dear Sirs:

At the request of Boardwalk Center, Ltd., we have conducted an analysis to allocate the outstanding assessment applicable to the above referenced real estate located within the Southeast Williamson County Road District. Exhibit 1 shows the current parcel layout of the three accounts. Exhibit 2 shows the current platted lot status of the three parcels. The purpose of this allocation is to redistribute the outstanding assessment between the platted lots.

The original assessment for these parcels is part of R056573 (44.262 acres) having an original assessment of \$1,363,909.39 as per Volume 58, Page 732 (Exhibit 3). This original account had two subsequent reallocations with Exhibit 4 giving the current records for the three parcels being reallocated. The three current assessment parcels are summarized giving a consolidated total which is to be reallocated to the three platted lots.

Property I.D.	Acreage	Remaining Balance	Annual Payment
T002	± 14.15	\$ 125,596.45	\$ 15,524.23
T003	± 11.58	\$ 129,053.24	\$ 15,951.50
T004	± 1.83	\$ 39,176.87	\$ 4,842.42
<b>Totals</b>	<b>27.56</b>	<b>\$ 293,826.56</b>	<b>\$ 36,318.15</b>

The three platted lots are fully developed with retail outlets. In order to reallocate the outstanding road district assessment, the rent rolls of the retail centers were analyzed. Based on the prorated share of potential gross rental income, the combined outstanding assessment is reallocated as follows:

*approved 12-4-99  
John C. Dwyer*

WCAD Account #	Legal	% Allocation	Remaining Balance	Annual Payment
	Lot 1, Home Depot	10.2%	\$ 29,970.31	\$ 3,704.45
	Lot 2, Home Depot	24.5%	\$ 71,987.51	\$ 8,897.95
	Lot 1, Boardwalk 2, Section 6	65.3%	\$ 191,868.74	\$ 23,715.75
Totals		100%	\$ 293,826.56	\$ 36,318.15

The above stated remaining balance does not include interest for 1999. The new reallocated parcels will replace T002, T003, and T004 and result in the same outstanding balance and annual payment.

Please feel free to contact me if you have any questions.

Respectfully,



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

VII.

Consider re-allocation of debt for TRM Holdings, Ltd And Williamson County, accounts R329640 and R055100, reallocated to 6.9848 acres owned by Williamson county and 17.152 acres owned by TRM Holdings, Ltd in the Southeast Williamson County Road District

Moved. Commissioner Hays

Seconded. Commissioner Boatright

Motion. To approve re-allocation of debt for TRM Holdings, Ltd And Williamson County, accounts R329640 and R055100, reallocated to 6.9848 acres owned by Williamson county and 17.152 acres owned by TRM Holding, Ltd

Vote Motion carried 3 - 0

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710 South Main  
Georgetown, Texas 78626

Re: Reallocation of the outstanding assessment applicable to Accounts R329640 (12.5 acres) and R055100 (11.6 acres) located in the Southeast Williamson County Road District. (KAA# 99-007)

Dear Sirs:

At the request of Mike Hassibi, manager of TRM Holdings, Ltd., a Texas limited liability company, we have conducted an analysis to allocate the outstanding assessment applicable to the above two referenced parcels of real estate located within the Southeast Williamson County Road District. The reallocation of R329640 (12.5 acres) and R055100 (11.6 acres) is required due to a transfer of 6.948 acres to Williamson County along County Road 170, also known as Louis Henna Boulevard. The conveyance of the 6.948 acres is recorded in Documents 9800881 and 9800878 both dated December 30, 1998 (See History of Ownership Exhibit 5).

Exhibit 1 shows the original two accounts on a tax plat in effect at the date of converting the Southeast Williamson County Road District to an Assessment District. Exhibit 2 gives the original assessment applicable to the two accounts. It is noted that R329639 (69.068 acres) is also under common ownership but the account remains in its original size and, thus, does not require allocation.

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Exhibit 3 gives plats and legal descriptions of the two parcels of real estate conveyed to Williamson County. Two deeds were required since ownership at the time of conveyance was in two different ownerships. It is noted that both deeds convey some acreage out of each account subject to this reallocation. The two separate ownerships are once again common with TRM Holdings, Ltd. and Austin Custom Homes Joint Venture each owning an undivided ½ interest (See Exhibit 5).