

VI.

Consider reallocation of debt for Lots 1,2,3,4,5 & 6, Block B, Pecan Park Subdivision.

Attorney Charles Crossfield and Kokel Appraisal Associates Larry Kokel addressed the court answering all questions.

Moved: **Commissioner Hays**

Seconded: **Commissioner Limmer**

Motion: To approve reallocation of debt for Lots 1,2,3,4,5 & 6, Block B, Pecan Park Subdivision **contingent upon receipt of letters from surrounding property owners agreeing to the reallocation and any and all delinquent assessments being paid to current status.**

Vote: Motion carried 4 - 0

< Clerk copy here >

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May 31, 2000

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 and Release Analysis of the combined outstanding assessment applicable to five accounts being R070686, R070687, R070688, R070689 and R070690 located in the Southwest Williamson County Road District.
(KAA# 00-020)

Dear Sirs:

The following allocation is conducted on five (5) original accounts of the Southwest Williamson County Road District. Exhibit 1 gives the original allocation which was subsequently reduced resulting in a "new assessment" utilized to arrive at the payment schedule. Exhibit 2 is the five current assessment accounts as provided by Nickey Lawrence on May 19, 2000. Exhibit 3 shows the five original accounts. Exhibit 4 shows the first replat creating Pecan Park II. Exhibit 5 shows a further replat which gives the current four lot configuration of ownership.

The assessment applicable to the five (5) accounts is as follows:

Legal (Per Road District Records)	Property ID	Original Lien (New Assessment)	Current Balance*	Annual Payment
Lot 1, Block B, Pecan Park	R070686	\$ 41,709.72	\$ 35,532.05	\$ 5,379.23
Lot 2, Block B, Pecan Park	R070687	\$ 35,705.58	\$ 30,417.20	\$ 4,604.88
Lots 3&4, Block B, Pecan Park	R070688	\$ 75,645.22	\$ 64,441.33	\$ 9,755.82
Lot 5, Block B, Pecan Park	R070689	\$ 37,823.04	\$ 32,221.05	\$ 4,877.96
Lot 6, Block B, Pecan Park	R070690	\$ 37,823.04	\$ 32,221.05	\$ 4,877.96
Totals		\$ 228,706.60	\$ 194,832.68	\$ 29,495.85

*After 1999 payment which was due January 31, 2000.

approved 6-13-00
J. A. Doerfler

These five (5) accounts are resubdivided into four platted lots currently under three ownerships. (See History Exhibit 6). Lot 6, Block A, Pecan Park II and Lot 1, Block A, Pecan Park III are to be released and paid off thus requesting a release. As per Volume 59, Page 647 of the Commissioner Court Records which established the Assessment District, a 1.20 release payment applies. The pro rata share of the outstanding assessment was based on the total land area of 5.8684 acres. The remaining balance is then distributed over Lots 2 and 3.

Based on this allocation, the outstanding balance is reallocated as follows:

Legal	Property ID	Lien Balance	Annual Payment
Lot 6, Block A, Pecan Park II (1.1374 Ac.)	Account #R386322	\$ 45,314.43*	To Be Paid in Full
Lot 1, Block A, Pecan Park III (1.495 Ac.)	Plat Filed 5-25-00 Accnt. # Not Assigned	\$ 59,561.35*	To Be Paid in Full
Lot 2, Block A, Pecan Park III (2.695 Ac.)	Plat Filed 5-25-00 Accnt. # Not Assigned	\$ 74,917.75*	\$ 11,341.85
Lot 3, Block A, Pecan Park III (0.541 Ac.)	Plat Filed 5-25-00 Accnt. # Not Assigned	\$ 15,039.15*	\$ 2,276.79
Total 5.8684 Ac.		\$ 194,832.68*	

(*The above reallocation and pay-off does not include the 1999 payment which was due January 31, 2000.)

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

Respectfully,



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

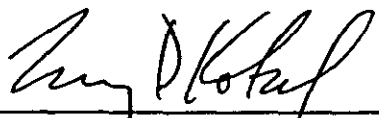
Approved 6-13-00
John C. Daehler

Letter to Williamson County Commissioners Court
May 31, 2000
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CERTIFICATION

I certify that, to the best of my knowledge and belief,...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice specifically concerning to Standards 4 and 5 relating to real property consulting services.
- I have made a personal inspection of the property that is the subject of this report.
- I acknowledge the professional assistance of Sam Williams for sales research.



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

THE ROAD DISTRICT COURT ADJOURNED AT 11:33 A.M. ON TUESDAY, JUNE 13, 2000.

THE FOREGONG MINUTES recorded in Minutes Pages 1 through 137 , inclusive had at a Special Session of Commissioners Court of Williamson County, Texas, having been read are hereby approved this 20th day of June, 2000.

John C. Doerfler, County Judge

ATTEST: Nancy Rister, Clerk County Court & Ex-officio Clerk,
Commissioners Court, Williamson County, Texas

By: Lillie Hargett
Lillie Hargett, Deputy Clerk