

AGENDA ITEM 23

Consider preliminary plat approval for unrecorded Chapparral Subdivision.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve preliminary plat for Chapparral Subdivision which is now an unrecorded subdivision.

Vote: Motion carried 4 – 0

AGENDA ITEM 24

Consider preliminary plat approval for Hughes Subdivision.

County Engineer Joe England and Engineer Don Bizzell addressed the court advising County Road 207 is a 60' roadway. The county now has approximately 51' right-of-way and the dedication of an additional 5' right-of-way on each side of the road would be sufficient.

The Court discussed the 25' drainage easement running through the property not quite parallel to County Road 207. Plat Note 11 states maintenance of drainage easements shall be the responsibility of the property owner.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve preliminary plat of Hughes Subdivision.

Vote: Motion carried 4 – 0

AGENDA ITEM 25

Consider granting variance for ten (10) acre tract division located in the Burrell Eaves Survey, Tract 106 for financial purposes.

Larry A. and Phyllis A. Perkins have sold ten (10) acres under Contract of Sale. The purchasers have obtained a loan in an amount to pay for 6.5 acres. Mr. and Mrs. Perkins are requesting the ten acres be divided into 2 tracts in order to owner finance the remaining 3.5 acres. The variance is requested solely for financing purposes and the whole 10 acres will continue to be used as one unit.

Moved: **Commissioner Hays**

Seconded: **Commissioner Limmer**

Motion: Insofar as Williamson County Subdivision Regulations may apply to this situation, we are granting a variance to Mr. and Mrs. Perkins on ten (10) acre Tract 11 in the Burrell Eaves Survey, which is located on a private road.

Vote: Motion carried 4 – 0

< Clerk copy here >

August 22, 2000

Mr. Joe England
Williamson County Engineer
Unified Road System
1900 Inner Loop
Georgetown, TX 78626

Re: 10 acre tract

Dear Mr. England

We are requesting approval to divide a ten acre tract of land. The land is located on Private Road 914 which is off of County Road 147. It is located in the Burrell Eaves Survey, tract 106. A copy of the last survey is attached. We own the full ten acre tract. A copy of the deed is attached.

We are requesting the ten acre tract be divided into two tracts, one being six and a half acres (6.5 acres) and the other being three and a half acres (3.5 acres). The division of the ten acres is needed due to a contract for sale which is currently pending on the property. The buyers, Jason and Denise Hocutt, have offered \$45,000 for the ten acre tract of land. However, their lender only approved \$30,000 which would pay for 6.5 acres of the land. The Hocutts want to purchase the full ten acre tract. We have agreed to owner finance the remaining 3.5 acres for \$15,000. Two contracts are pending, one for each tract of land. A copy of the contracts are attached.

We want to ensure that we can hold first lien on the 3.5 acre tract that we have agreed to owner finance and the other lender can hold first lien on the 6.5 acre tract that they have agreed to finance. We want to ensure that the tracts can be resold as separate pieces, if the buyer were to default on either loan.

I spoke with your assistant, Belinda, on Friday, August 17, and she thought that the division of the property could be done if the purpose was strictly for financing reasons, which it is. I explained to her that I need written approval to provide to our attorney, Merlin Lester, and the title company, Texas American Title. Belinda explained to me that the buyer will also need written approval in order to obtain a septic system permit. Since a contract for sale is pending and surveying of the property needs to be scheduled, we need a written approval as soon as possible.

We appreciate your assistance and time. You may contact me at work 239-0632 or my husband, at work, 818-1568 or in the evening at 869-4690.

Sincerely,

Phyllis A. Perkins

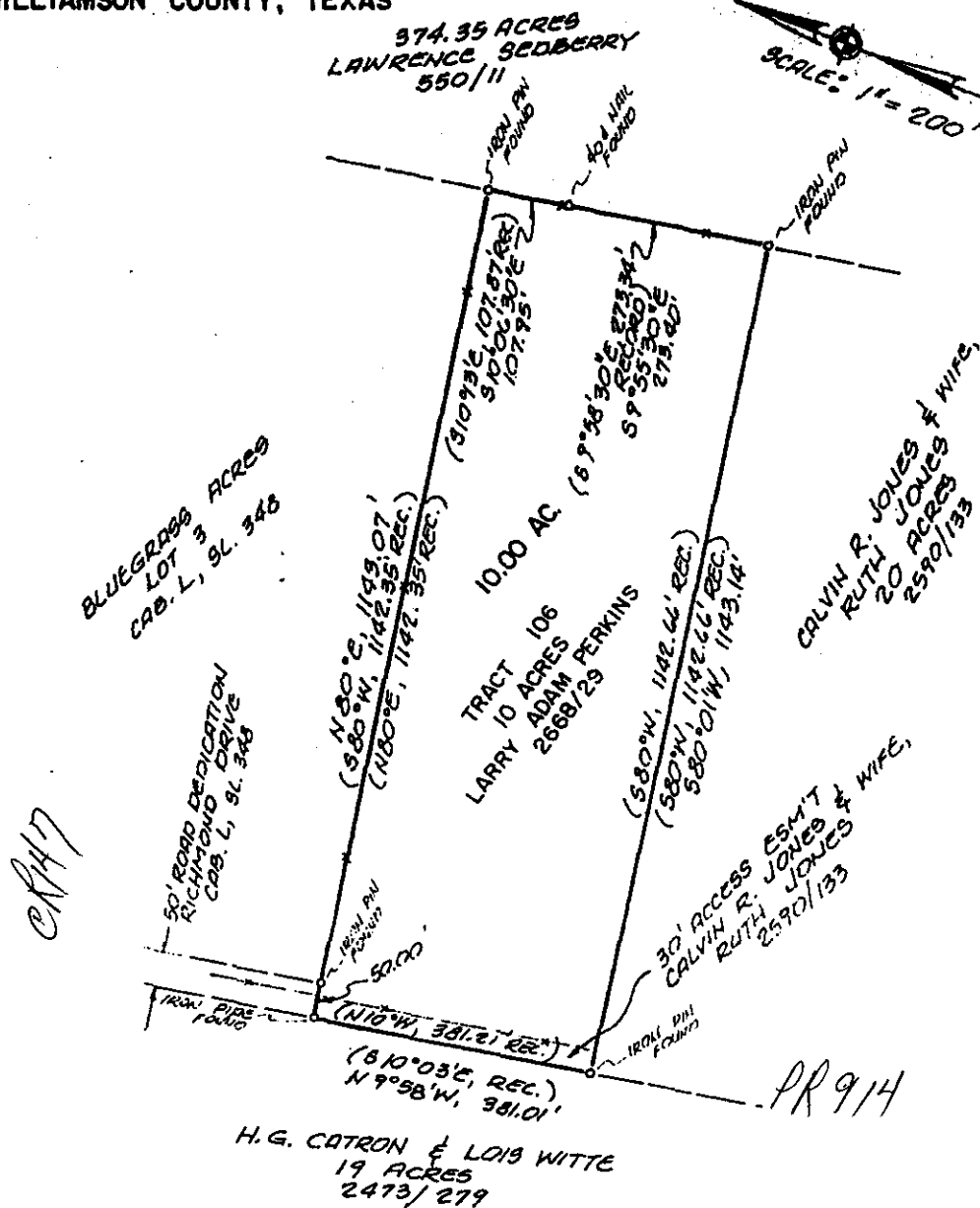
Phyllis A. Perkins
300 Rockmoor Drive
Georgetown, Texas 78628
230-0632

Larry A. Perkins


Larry A. Perkins

approved 9-12-00
John C. Dwyer

LARRY ADAM PERKINS TRACT
BURRELL EAVES SURVEY A-216
WILLIAMSON COUNTY, TEXAS



DON H. BIZZELL, REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT THE ABOVE PLAT CORRECTLY
REPRESENTS THE PROPERTY AS DETERMINED BY
AN ON-THE-GROUND SURVEY PERFORMED UNDER
MY SUPERVISION AND DIRECTION ON THE 30th
DAY OF JUNE, 19 95; THE
PROPERTY PLATTED HEREON IS CORRECT AND
THERE ARE NO APPARENT DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF
IMPROVEMENTS,
VISIBLE UTILITY
LINES OR ROADS IN
PLACE, EXCEPT AS
SHOWN HEREON,
AND SAID PROPERTY
HAS ACCESS TO AND
FROM A DEDICATED
ROADWAY, EXCEPT
AS SHOWN HEREON.

A circular seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "14519" at the bottom. Inside the ring, the word "SURVEYOR" is written in a smaller circle. In the center of the seal is a five-pointed star. Below the star, the name "DON H. BIZZELL" is written in a stylized font. The seal appears to be a stamp or a drawing of a physical seal.

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON
COUNTY, TEXAS, COMMUNITY NO. 43491 EFFECTIVE DATE
OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THIS
PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
AREA) AS SHOWN ON PANEL C0125C OF SAID MAP.
WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL
FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY
THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE
FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS,
GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY
BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD
STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
SURVEYOR.



Steger & Bizzell Engineering, Inc.

Consulting Engineers
P.O. Box 858
1011 N. Main St.

• Surveyors
Georgetown, Texas 78627
Taylor, Texas 78574

JOB NO. 17549

AGENDA ITEM 26**Consider taking over maintenance of Halmar Cove as a county road.**

Commissioner Hays advised the owners will pay Williamson County \$10,000.00 to bring Halmar Cove to county standards.

Moved: **Commissioner Hays**

Seconded: **Commissioner Limmer**

Motion: To accept maintenance of Halmar Cove as a county road **upon receipt of \$10,000.00 from the property owners in order to bring the road to county standards.**

Vote: Motion carried 4 – 0

AGENDA ITEM 27**Set date for public hearing for portions of Harvest Moon to be designated “No Parking” and “Tow Away” zones.**

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To authorize County Engineer advertising 10 o'clock a.m. Tuesday, October 10, 2000, to hold public hearing for consideration of portions of Harvest Moon being designated as “No Parking” and “Tow Away” zones.

Vote: Motion carried 4 – 0

AGENDA ITEM 28**Consider approving resolution regarding Partnerships in Parks grant from LCRA.**

Prime Strategies Pix Howell addressed the court explaining up to \$200,000.00 LCRA grant and answered all questions. If approved, the grant will require no money from Williamson County who will use the Avery Ranch property as their contribution.

Moved: **Judge Doerfler**

Seconded: **Commissioner Limmer**

Motion: To approve resolution regarding Partnerships in Parks grant from LCRA with no monetary contribution being required of Williamson County.

Vote: Motion carried 4 – 0

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