

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

Moved: Commissioner Boatright

Seconded: Judge Doerfler

Motion: To authorize release of lien upon receipt of payment of \$10,341.00 from David Hartman, Trust Keough for Parcel 176A consisting of 0.7625 of an acre in the Rachel Saul Survey, Abstract No. 551 located at the corner of U.S. 183 and Lakeline Boulevard in the Southwest Williamson County Road District No. 1.

Vote: Motion carried 4 - 0

< Clerk copy here >

(See Release filed as Document #2000079050 on 11-29-2000, in Official Records, WCT))

THE ROAD DISTRICT COURT ADJOURNED AT 10:27 A.M. ON TUESDAY, JUNE 06, 2000.

RELEASE OF LIEN

Date: _____

Assessment Lien:

Date: January 1, 1993

Original Amount: \$10,341.00

Payor: DAVID A. HARTMAN, TRUST KEOUGH

Payee: SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT NO. 1

Date of Maturity: as therein provided

Holder of Lien: SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT NO. 1

Holder's Mailing Address (including county):

SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT NO. 1
County Judge
Williamson County Courthouse
Georgetown, Williamson County, Texas 78627

Lien is Described in the Following Documents:

The above-described assessment lien was imposed against the real property described below by an Assessment Order adopted by the Board of Directors of the Southwest Williamson County Road District No.1 dated June 28, 1993, as found in Volume 59, Page 640 of the Williamson County Commissioner's Court minutes. Said assessment lien was validated on August 30, 1993 in Cause No. 93-197-C277 in the 277th Judicial District Court of Williamson County, Texas.

Property (including any improvements) Subject to Lien:

0.765 acres, more or less, out of the RACHEL SAUL SURVEY, Abstract No. 551, in Williamson County, Texas, and being more fully described by metes and bounds in Exhibit "A", attached hereto and made a part hereof.

Holder of the note and lien acknowledges its payment and releases the property from the lien and from all liens held by Holder of the note and lien without regard to how they were created or evidenced.

Holder of the note and lien expressly releases all present and future rights to establish or enforce the lien as security for the payment of any future or other advances.

When the context requires, singular nouns and pronouns include the plural.

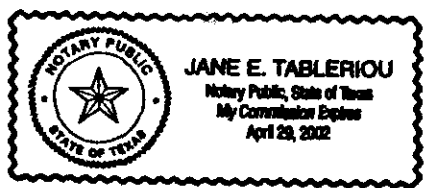
SOUTHWEST WILLIAMSON COUNTY
ROAD DISTRICT NO. 1

By: John C. Doerfler 6-6-00
Printed Name: John C. Doerfler
Title: County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on June 6, 2000, by John Doerfler, County Judge, sitting as Director of Southwest Williamson County Road District No.1, a political subdivision of the State of Texas, on behalf of said political subdivision.



Jane E. Tableriou
Notary Public, State of TEXAS
Printed Name: JANE E. TABLERIOU
My Commission Expires: 4-29-02

PREPARED IN THE OFFICE OF:

Brown McCarroll Sheets & Crossfield,
L.L.P.
309 E. Main St.
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Georgetown Title Co.
702 Rock Street
Georgetown, Texas 78626



Texas Department of Transportation

P.O. DRAWER 15426 • AUSTIN, TEXAS 78761-5426 • (512) 832-7000

FACSIMILE TRANSMITTAL SHEET

To: <u>Charles Crossfield</u>	From: <u>Robert E. Harwood</u>
Phone: <u>255-8877</u>	Phone: <u>832-7219</u>
FAX No. <u>255-8986</u>	FAX No. <u>832-7248</u>
Subj.: <u>D. Hartman Tract</u>	Date: <u>5-30-00</u>
	No. of pages including cover sheet <u>6</u>

Notes/Comments:

We have reached agreement with David Hartman on the purchase of a 0.765 acre tract (whole take) needed for the extension of US 183. The tract is located at the corner of US 183 and Lakeline Blvd. To process this parcel to closing we need for you to provide a release from the road district to Georgetown Title (Attn: Doris Skinner). Closing of this tract has become urgent.

As a matter of information we are now negotiating on several other parcels in this corridor to meet the US 183 expansion. The Hartman tract is the only whole take tract, all others will be partial acquisitions.

We have attached field notes and a sketch for the Hartman tract for your information. Should you need additional information regarding this request you may contact me or John Baylor at 832-7243 of this office.

Thank you for your help on this matter.

BOB

CONFIDENTIALITY NOTICE: The information contained in this facsimile transmission is confidential. It may also be subject to attorney-client privilege, work product or proprietary information. This information is intended for the exclusive use of the addressee named above. If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee named above), copying, or the taking of any action because of this information is strictly prohibited. If you have received this information in error, please immediately notify us by telephone to arrange for the return of the complete documents.

An Equal Opportunity Employer

100/200 002/007 SHEETS & CROSS. ---> WM COUNTY JUDGE

512 255 8986

16:10

06/05/00

EXHIBIT A Page 1 of 5 Pages

County: Williamson
 Highway: U.S. 183
 Limits: North of Lakeline Blvd. to R.M. 620
 CSJ: 0151-05
 Account No: 8014-1-76

Field Notes for Parcel 176A

Being 0.765 of one acre of land, more or less, situated in the Rachel Saul Survey, Abstract No. 551, Williamson County, Texas, and being all of a called 0.7625 acre tract conveyed in deed dated 3 June 1996 from S.P.F. Joint Venture, a Texas Joint Venture to David A. Harman, Trust Keough, recorded in Document Number 9629713 of the Official Records Williamson County, Texas (O.R.W.C.T.); said 0.765 of one acre being more particularly described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, NAD 27, Central Zone:

COMMENCING at a 1/4-inch iron rod found in concrete for the northeasterly corner of a called 18.8732 acre tract conveyed in deed dated 31 August 1995 from Federal Deposit Insurance Corporation as Receiver for Bank of the Hills, Austin, Texas to D and CH Trust as recorded in Document Number 9601739 O.R.W.C.T., also being the northwesterly corner of Lot 1 as shown on the plat of Parkline Section I, a subdivision of record in Cabinet K, Slides 8-10 of the Williamson County Plat Records (W.C.P.R.), also falling on the southerly line of a called 789.508 acre tract conveyed in deed from the Texas Board of Mental Health and Mental Retardation to The State of Texas, State Department of Highways and Public Transportation dated 31 August 1988 recorded in Volume 1723, Page 855 O.R.W.C.T.; thence as follows:

South 01°05'57" East, along the line common to the said D and CH Trust 18.8732 acre tract and said Lot 1 of Parkline Section I, a distance of 481.18 feet to a calculated point for the southerly corner common to said D and CH Trust called 18.8732 acre tract and said Lot 1 of Parkline Section I, also being in the northerly

Par176a.doc

EXHIBIT A Page 2 of 5 Pages

line of a called 1.4346 acre tract (Lakeline Boulevard Dedication) conveyed by deed dated 8 October 1986 from W.R.E.K. Joint Venture, a Texas Joint Venture of Travis County, Texas to the County of Williamson in the State of Texas in Volume 1455, Page 239 O.R.W.C.T.;

South $88^{\circ}54'09''$ West, along the line common to the said D and CH Trust 18.8732 acre tract and the northerly right-of-way line of said Lakeline Boulevard 1.4346 acre tract, a distance of 823.61 feet to a calculated point of curvature of a tangent curve to the left;

Continuing southwesterly, along the line common to said D and CH Trust 18.8732 acre tract and the northerly right-of-way line of said Lakeline Boulevard 1.4346 acre tract and along the arc of said curve to the left (Central Angle = $20^{\circ}56'25''$, Radius = 908.46 feet, Chord Bearing and Distance = South $78^{\circ}25'57''$ West, 330.18 feet) at an Arc Distance of 278.84 feet pass a TxDOT Type II monument set for an angle point in the proposed right of way and continue for a total arc length of 332.02 feet to a $\frac{1}{2}$ -inch iron rod found for the southerly southeast corner of said D and CH Trust 18.8732 acre tract and the most westerly corner of said Williamson County 1.4346 acre tract, also being an angle point in a northerly line of a called 5.7864 acre tract (Lakeline Boulevard Dedication width varies) as conveyed by deed dated 20 October 1986 from SPF Joint Venture, a Texas Joint Venture to the County of Williamson in the State of Texas recorded in Volume 1455, Page 249 O.R.W.C.T. and being the most easterly corner of said David A. Hartman 0.7625 of one acre tract for the POINT OF BEGINNING and being at proposed Engineers Centerline Station 785+37.90, 250.41 feet left;

- 1.) THENCE, southwesterly, along the line common to said David A. Hartman 0.7625 acre tract and said northerly right-of-way line of Lakeline Boulevard 5.7864 acre tract, and continuing along the arc of said curve to the left (Central Angle = $13^{\circ}29'19''$; Radius = 908.46 feet; Chord Bearing and Distance = South $61^{\circ}13'05''$ West, 213.38 feet) an Arc Distance of 213.87 feet to a $\frac{1}{2}$ -inch iron rod found for the end of the curve herein described;

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EXHIBIT A Page 3 of 5 Pages

- 2.) THENCE, South 54°28'26" West, continuing along the line common to the said David A. Hartman 0.7625 acre tract and said northerly right-of-way line of Lakeline Boulevard, a distance of 48.27 feet to a 1/4-inch iron rod found for the point of curvature of a non-tangent curve to the right;
- 3.) THENCE, northwesterly, along the line common to the said David A. Hartman 0.7625 acre tract and said northerly right-of-way line of Lakeline Boulevard and along the arc of said curve to the right (Central Angle = 89°59'36"; Radius = 90.00 feet; Chord Bearing and Distance = North 80°31'46" West, 127.27 feet) an Arc Distance of 141.36 feet to a 1/4-inch iron rod found on the existing northeasterly right-of-way line of U.S. Highway 183 (100 feet wide) for the end of the curve herein described;
- 4.) THENCE, North 35°31'58" West, along the westerly line of said David A. Hartman 0.7625 acre tract, also being the existing northeasterly right-of-way line of U.S. Highway 183, a distance of 125.12 feet to a calculated point for the southwest corner of a called 1.504 acre tract conveyed by deed dated 30 December 1987 from Royce Faulkner, Kenneth S. Wendler, Ed Wendler, Sr. and Walter Hopkins to the County of Williamson in the State of Texas in Volume 1616, Page 887 O.R.W.C.T., from which a found 1/4-inch iron rod bears North 73°20'56" East, 0.36 feet, for the westerly corner of the tract herein described;
- 5.) THENCE, North 88°53'02" East, along the line common to the said David A. Hartman, 0.7625 acre tract and said Williamson County called 1.504 acre tract, a distance of 121.54 feet to a 1/4-inch iron rod found for the southeasterly corner of said Williamson County called 1.504 acre tract, also being the most westerly southwest corner of said D and CH Trust 18.8732 acre tract, and also being on the existing easterly right-of-way line of U.S. highway 183.
- 6.) THENCE, North 88°55'51" East, along the line common to said David A. Hartman, 0.7625 acre tract and said D and CH Trust 18.8732 acre tract, a distance of 303.08 feet the POINT OF BEGINNING, containing 0.765 of one acre of land, more or less.

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EXHIBIT A Page 4 of 5 Pages

I hereby certify that this survey was made on the ground from April to October, 1997, under my supervision and that this plat correctly represents the facts as found at the time of the survey.

D. Anderson
Douglas J. Anderson
Registered Professional Land Surveyor
Texas Registration No. 5128

DATE: 5/12/98



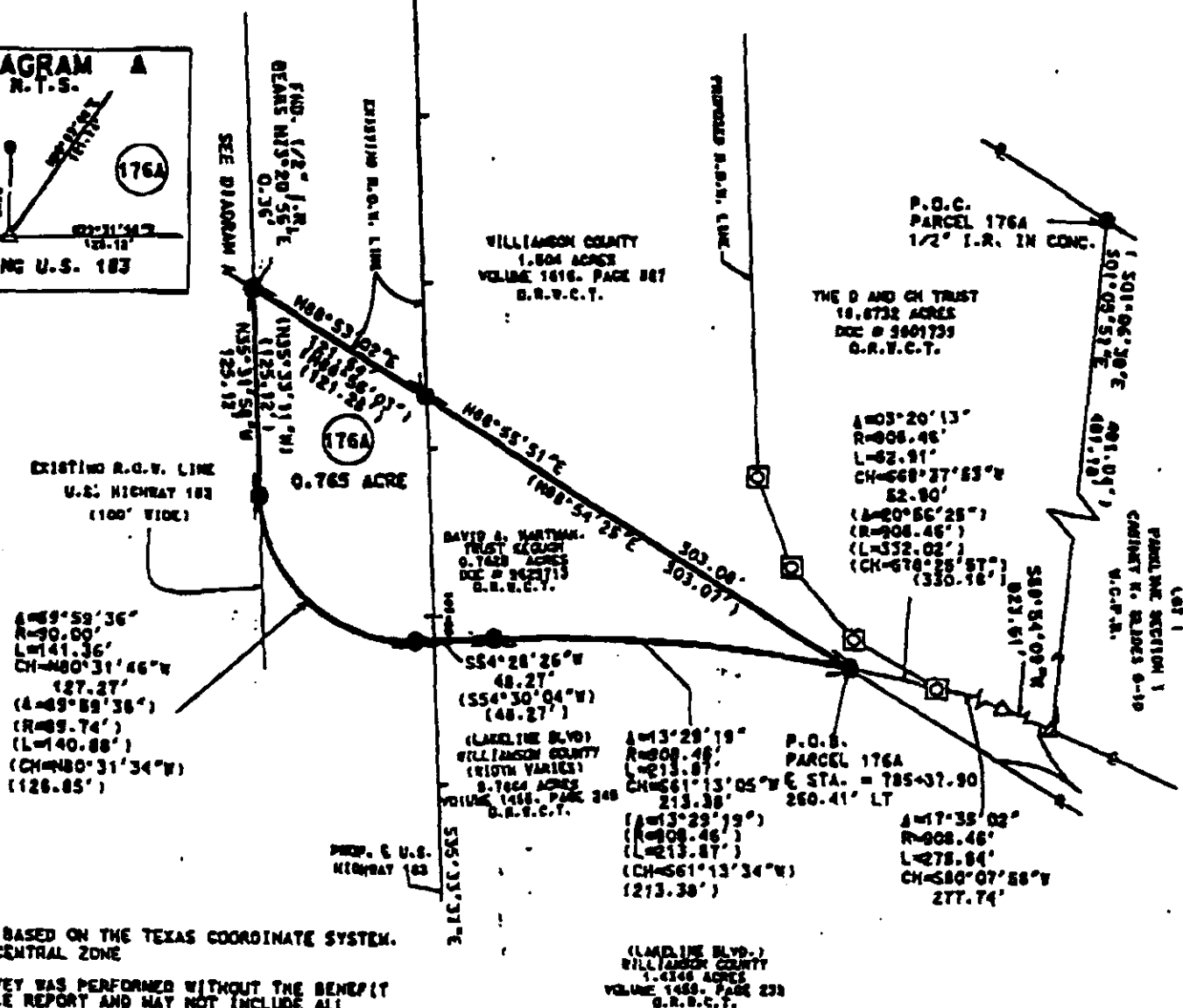
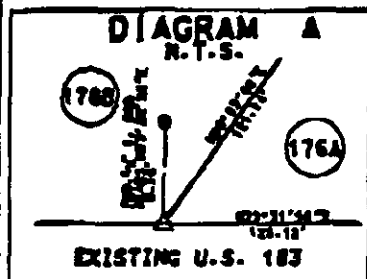
Per 176a.doc

RACHEL SALE SURVEY
A-551

THE STATE OF TEXAS
STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
789.508 ACRES
VOL. 1723, PG. 855
O.R.V.C.T.

LEGEND

- O.R.V.C.T. = OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS.
W.C.P.R. = WILLAMSON COUNTY PLAT RECORDS.
W.C.D.R. = WILLAMSON COUNTY DEED RECORDS.
E = PROPERTY LINE
○ = SET 1/2" IRON ROD WITH ALUMINUM CAP
⊙ = FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
⊠ = SET TYPE II MONUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
Δ = CALCULATED POINT
● = FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

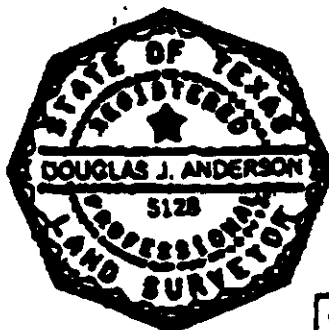


NOTES:

1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NAD 27, CENTRAL ZONE
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THESE TRACTS. RECORD INFORMATION ON THIS DRAWING IS BASED ON PUBLIC RECORDS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN APRIL, 1997, UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

DAVID A. HARTMAN DATE: 5/12/98
DOUGLAS J. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5128



ACCOUNT NO. 8014-1-76
PARCEL 176A

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
DAVID A. HARTMAN
C.S.J. NO. 0161-05
WILLAMSON COUNTY, TEXAS
SCALE: 1" = 100'

SURVCON INC.
PROFESSIONAL SURVEYORS
400 W. 15TH ST., SUITE 500

THE FOREGOING MINUTES recorded in Minutes Pages 1 through 100, inclusive had at a Regular Session of Commissioners Court of Williamson County, Texas, having been read are hereby approved this 13th day of June, 2000

John C. Doerfler, County Judge

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

By: Michelle Hanger
Deputy Clerk