

AGENDA ITEM 23

Consider granting variance from platting of 9.990 acre tract out of Thomas Graves Survey.

Moved: Commissioner Limmer

Seconded: Commissioner Hays

Motion: To approve granting variance to Edwin and Mary Almquist from platting of 9.990 acre tract out of the Thomas Graves Survey, Abstract No. 252, which is being sold to Brian A. and Julie Murphy.

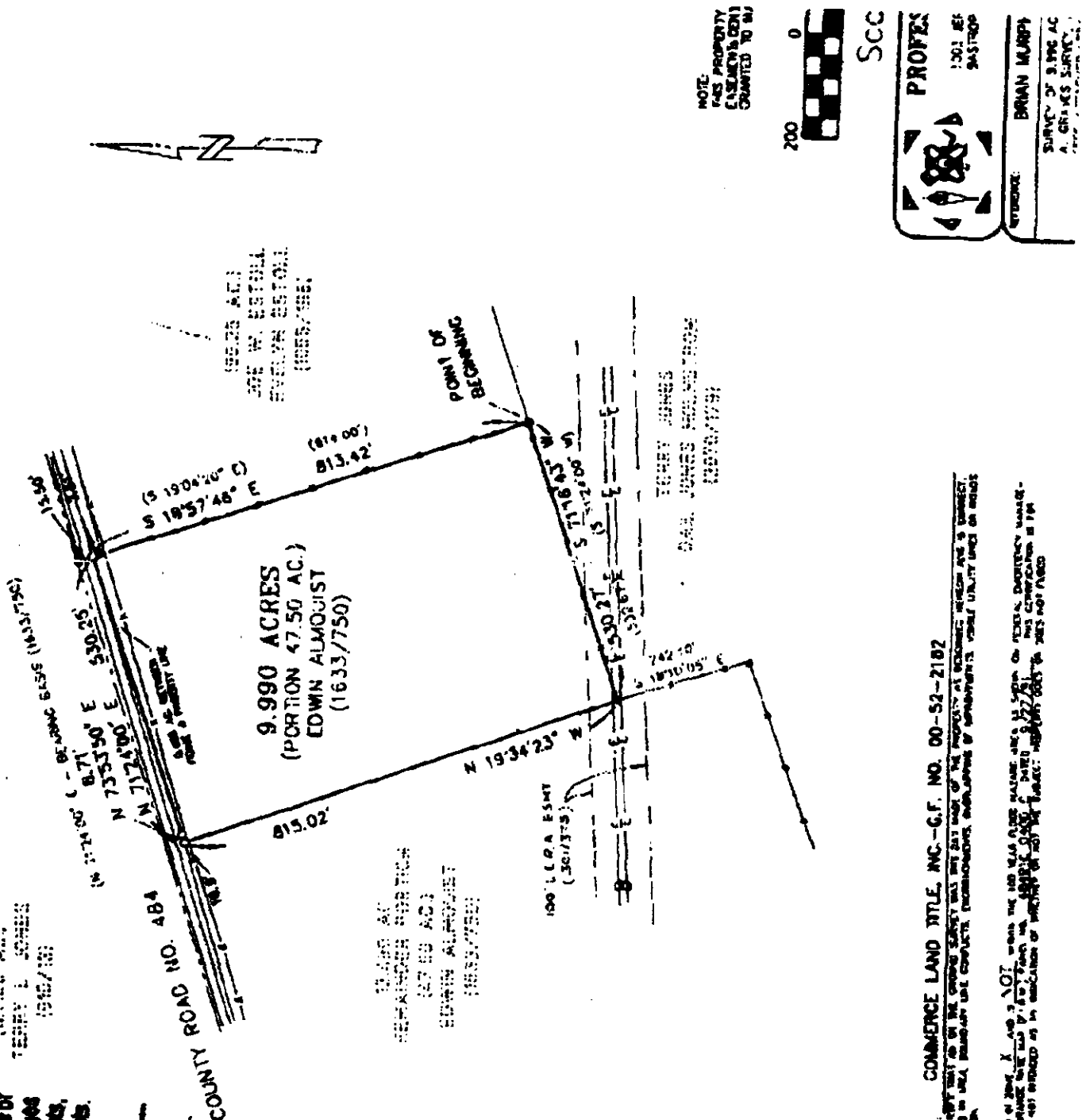
Vote: Motion carried 4 -0.

< Clerk copy here >

07/12/2000 07:58 5123521536

LIMMER

PAGE 03



We have reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages area or inventory lines or any encroachments, provisions or any outstanding improvements.

In: _____ Date: _____	In: _____ Date: _____
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COMMERCE LAND TITLE, INC. - G.F. NO. 00-52-2182

COMMERCIAL LAND TITLE, INC.-G.F. NO. 00-52-2182

[illegible]

WARRANTY DEED WITH VENDOR'S LIEN

Recorded By: **500**
 Commercial Land Title Co. **5**
 00-522782

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§
 § KNOW ALL MEN BY THESE PRESENTS:
 §

THAT EDWIN ALMQUIST and spouse, MARY ALMQUIST (Grantor), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by BRIAN A. MURPHY and spouse, JULIE MURPHY (Grantee) herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of one certain promissory note of even date herewith in the principal sum of ONE HUNDRED NINETEEN THOUSAND ONE HUNDRED AND 70/100 DOLLARS (\$119,100.70), payable to the order of CONSECO FINANCE SERVICING CORP., at its offices in San Antonio, Bexar County, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which Note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to TERENCE A. WILLIS, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto BRIAN A. MURPHY and spouse, JULIE MURPHY of the County of Williamson, and State of Texas, all of the following described real property in Williamson County, Texas, to-wit:

Legal Description as set forth in Exhibit "A," attached hereto and made a part hereof;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and/or assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's heirs, successors and/or assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title In and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

CONSECO FINANCE SERVICING CORP., at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property, \$34,000.00, as is evidenced by a portion of the principal of the hereinbefore described \$119,100.70 Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said CONSECO FINANCE SERVICING CORP. and the same are hereby TRANSFERRED and ASSIGNED to said CONSECO FINANCE SERVICING CORP.

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, running to the herein above described property, but only to the extent that they are still in effect, shown of record in the herein above mentioned County and State and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect relating to the herein above described property, and further subject to all easements and setback lines as reflected on the herein above mentioned plat.

EXECUTED this, the 16th day of June, 2000.

GRANTOR:

Edwin Almquist
EDWIN ALMQUIST

Mary Almquist
MARY ALMQUIST

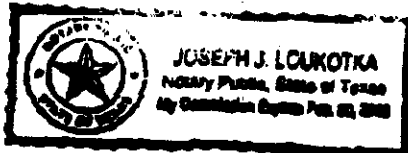
MAILING ADDRESS OF GRANTEE:

BRIAN A. MURPHY and spouse,
JULIE MURPHY
2600 County Road 484, Elgin, Texas, 78621

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 16th day of June, 2000, by EDWIN ALMQUIST.

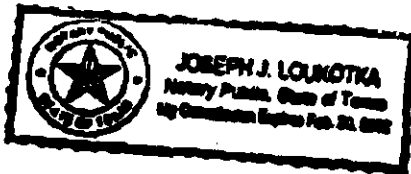


[Signature]
Notary Public in and for the State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 16th day of June, 2000, by MARY ALMQUIST.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

BRIAN A. MURPHY and spouse,
JULIE MURPHY
2600 County Road 484, Elgin, Texas, 78621

PREPARED IN THE LAW OFFICES OF:

WILLIS & HOUGHAM
103 Biltmore, Suite 100
San Antonio, Texas 78213
Telephone: (210) 375-7570

**PROFESSIONAL
LAND SURVEYORS**

EXHIBIT "A"

1003 Jefferson Street
Bastrop, Texas 78002
(512) 303-0852
Fax: (512) 332-0961

LEGAL DESCRIPTION

9.990 ACRES OF LAND OUT OF THE THOMAS A. GRAVES SURVEY, ABSTRACT NO. 252 IN WILLIAMSON COUNTY, TEXAS, COMPRISED OF A PORTION OF THAT TRACT CONVEYED AS 47.50 ACRES TO EDWIN ALMQUIST BY DEED RECORDED IN VOLUME 1633, PAGE 750, WILLIAMSON COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF C. RICHARD RALPH, REGISTERED PROFESSIONAL LAND SURVEYOR DURING JUNE, 2000:

BEGINNING at an iron rod found for the southeast corner hereof and of said 47.50 acres, the southwest corner of that tract conveyed as 90.25 acres to Joe Estoll by deed recorded in Volume 1055, Page 198 of said Deed Records and a point on the north line of that tract conveyed to Terry Jones and Gail Jones Holmstrom by deed recorded in Volume 2070, Page 179 of said Deed Records;

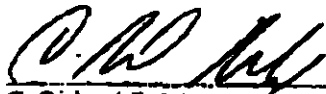
THENCE S 71°16'43" W, 530.27 feet along the common line of said 47.50 acres and said Jones / Holmstrom tract to a nail found in a fence corner post for the southwest corner hereof, the southeast corner of a 12.490 acre tract out of said 47.50 acres surveyed this day, an ell corner along the south line of said 47.50 acres and an ell corner along north line of said Jones / Holmstrom tract.

THENCE N 10°34'23" W, pass at 804.1 feet the fenced south line of County Road No. 484, continue for a total of 813.02 feet to an iron rod set for the northwest corner hereof, the northeast corner of said 12.490 acres and a point on the common line of said 47.50 acres and that tract conveyed as 127.00 acres to Terry L. Jones by deed recorded in Volume 910, Page 13 of said Deed Records.

THENCE N 72°53'50" E, 8.71 feet to an iron rod set and N 71°24'00" E, 530.25 along the common line of said 47.50 acres and said 127.00 acres to an iron rod set for the northeast corner hereof;

THENCE S 18°57'46" E, pass at 7.51 feet an iron rod found along the fenced south line of said County Road No. 484 for the northwest corner of said Estoll tract, continue for a total of 813.42 feet to the POINT OF BEGINNING, containing 9.990 acres of land, more or less, with 0.088 acre contained between the fenced south line of said County Road No. 484 and the north line hereof and shown on the survey map prepared herewith

Surveyed by.



C. Richard Ralph
Registered Professional Land Surveyor No. 4758

Project No. 0012217 - 17/67



BASTROP



TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS*Nancy E. Rister*06-27-2000 09:18 AM 2000041037
FEE \$15.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

AGENDA ITEM 24

Discuss and take appropriate action on final plat for Windmill Ridge.

Moved: **Commissioner Limmer**

Seconded: **Judge Doerfler**

Motion: To approve final plat for Windmill Ridge.

Vote: Motion carried 4 – 0

AGENDA ITEM 25

Discuss and take appropriate action on final plat for The Plantation.

Moved: **Commissioner Limmer**

Seconded: **Judge Doerfler**

Motion: To approve final plat for The Plantation.

Vote: Motion carried 4 – 0

AGENDA ITEM 26

Discuss and take appropriate action on final plat for Creekview Subdivision.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve final plat for Creekview Subdivision.

Vote: Motion carried 4 – 0

AGENDA ITEM 27

Discuss and take appropriate action on final plat for Block House Creek Phase D, Section 3.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve final plat for Block House Creek Phase D, Section 3 **contingent upon note being added to plat stating Block House MUD will accept maintenance responsibility of all drainage easements.**

Vote: Motion carried 3 – 0 with Commissioner Limmer absent from the dais.

AGENDA ITEM 28

Discuss and take appropriate action on final plat for Block House Creek Phase D, Section 4

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve final plat for Block House Creek, Phase D. Section 4. **contingent upon note being added to plat stating Block House Mud will accept maintenance responsibility of all drainage easements.**

Vote: Motion carried 3 – 0 with Commissioner Limmer absent from the dais.

AGENDA ITEM 29

Discuss and take appropriate action on final plat for Block House Creek Phase D, Section. 5.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve final plat for Block House Creek, Phase D, Section 5 **contingent upon note being added to plat stating Block House MUD will accept maintenance responsibility of all drainage easements.**

Vote: Motion carried 3 – 0 with Commissioner Limmer absent from the dais.