

AGENDA ITEM 22

Discuss and consider setting a date to hold a public hearing on a re-subdivision of Lost River Ranches, Section 3, Lots 14B and 15.

Moved: **Judge Doerfler**

Seconded: **Commissioner Boatright**

Motion: To set date and hold a public hearing on the re-subdivision of Lost River Ranches, Section 3, Lots 14B and 15 for Tuesday, April 9, 2002 at 10:00 a.m. in the Commissioners' Courtroom.

Vote: 4 - 0

AGENDA ITEM 23

Consider correcting minutes of February 5, 2002 Item 19 pertaining to a variance for a 33-acre tract off CR 277.

Moved: **Commissioner Heiligenstein**

Seconded: **Commissioner Limmer**

Motion: To correct the minutes of February 5, 2002, Item 19, to read as follows:

Motion: To approve a variance ~~for a 33-acre tract~~ to the subdivision regulations for a 33.79-acre tract off of CR 277 owned by Robert Campbell, to allow the division of the property into three tracts, one 11.29-acre tract and two 11.25-acre tracts, and to allow an existing private road easement known as Liberty Hill Drive to serve ~~a 12-acre tract~~ the tracts, with the stipulation that none of the tracts may be further subdivided unless the easement is brought up to county road standards by the property owner seeking further subdivision.

Vote: 4 - 0

< Attachment >

AGENDA ITEM 19

Consider approving a variance for a 33-acre tract off CR 277.

Realtor Ron Kemper, representing landowner Robert Campbell, addressed the court concerning the requested variance.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve a variance to the subdivision regulations for a 33.79-acre tract off of CR 277 owned by Robert Campbell, to allow the division of the property into three tracts, one 11.29-acre tract and two 11.25-acre tracts, and to allow an existing private road easement known as Liberty Hill Drive to serve the tracts, with the stipulation that none of the tracts may be further subdivided unless the easement is brought up to county road standards by the property owner seeking further subdivision.

Vote: 4 - 0. **Commissioner Heiligenstein was absent from the dais.**

*approved 3-12-02
John C. Doerfler*

03/12/2002

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Subject Property

RO23038
ROBERT W. CAMPBELL
33.79 AC

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.

RO23027
WILSON COCHRAN
DOC 980837
15.87 AC

RO23045
RONNIE GAKS
2078.572
11.17 AC

RO23041
DOYLE & ELSON
PENOLETON
889/221
14.03 AC

RO23043
L. A. BELLARD
2228/705
10.52 AC

RO23040
DICK MC
9765702
3.25 AC

RO23047
DICK MC
9765702
3.25 AC

RO23048
WILLIAM
187-475
1.97 AC

RO23049
WILLIAM
187-475
1.97 AC

RO23050
WILLIAM
187-475
1.97 AC

RO23051
WILLIAM
187-475
1.97 AC

RO23052
WILLIAM
187-475
1.97 AC

RO23053
WILLIAM
187-475
1.97 AC

RO23054
WILLIAM
187-475
1.97 AC

RO23055
WILLIAM
187-475
1.97 AC

RIVERBEND GAKS

REFER TO
10254

RIVERBEND GAKS
RIVERBEND GAKS

REFER
102

03/12/2002

RECORDERS MEMORANDUM

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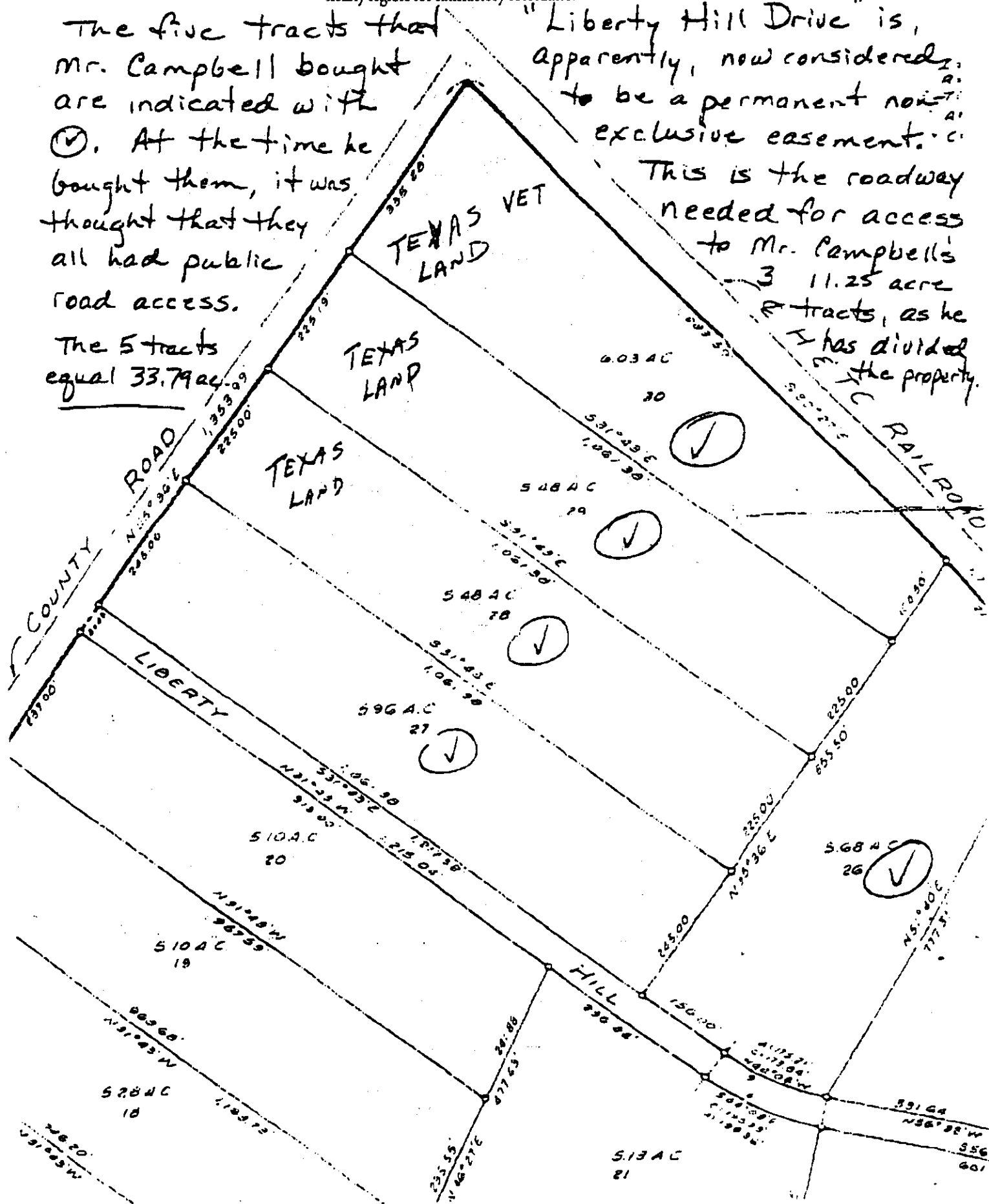
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clearly legible for satisfactory recordation.

The five tracts that
Mr. Campbell bought
are indicated with
⊙. At the time he
bought them, it was
thought that they
all had public
road access.

The 5 tracts
equal 33.79 ac.

"Liberty Hill Drive" is,
apparently, now considered
to be a permanent non-
exclusive easement.

This is the roadway
needed for access
to Mr. Campbell's
3 11.25 acre
tracts, as he
has divided
the property.



HARD WEST

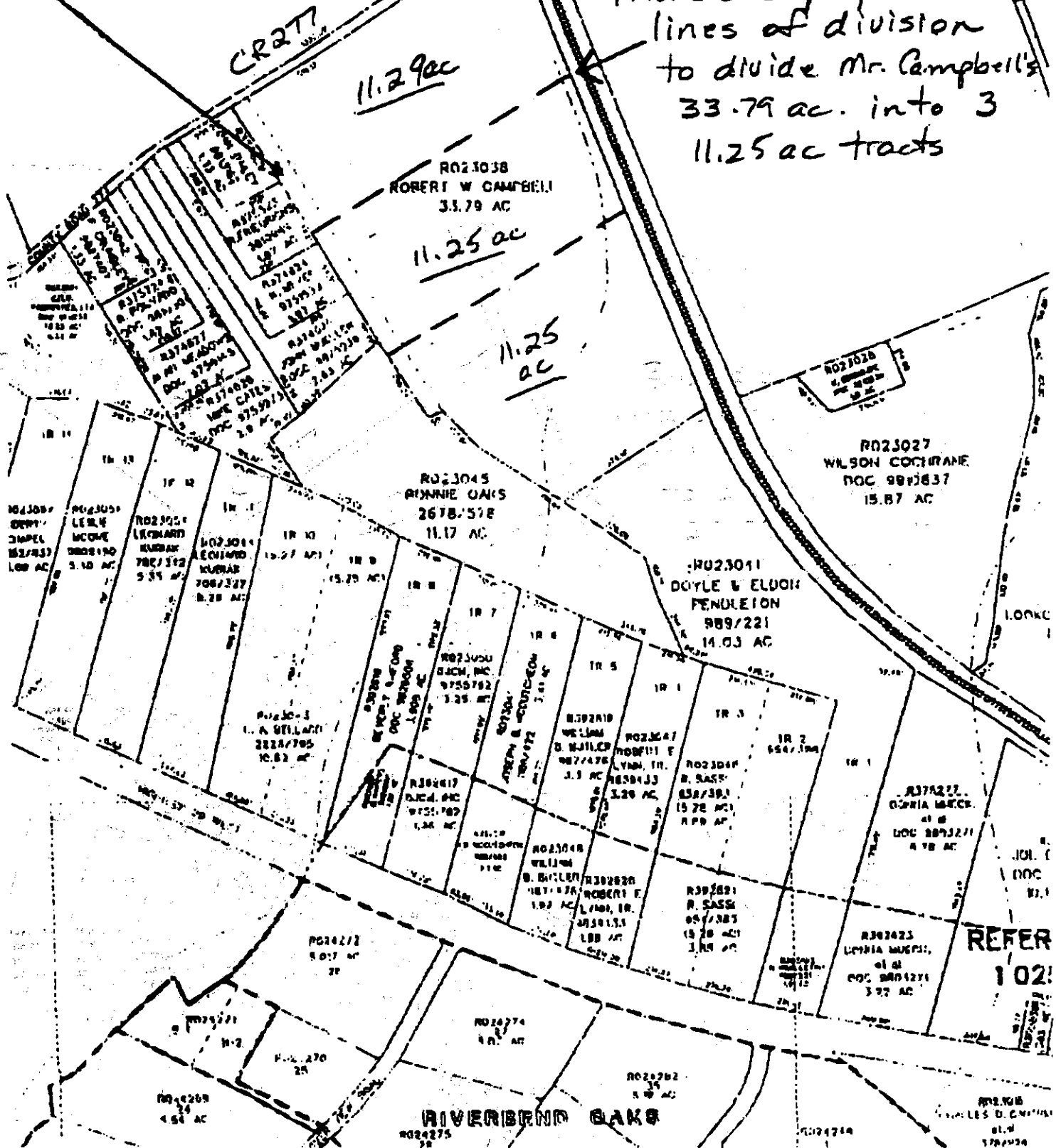
A-643

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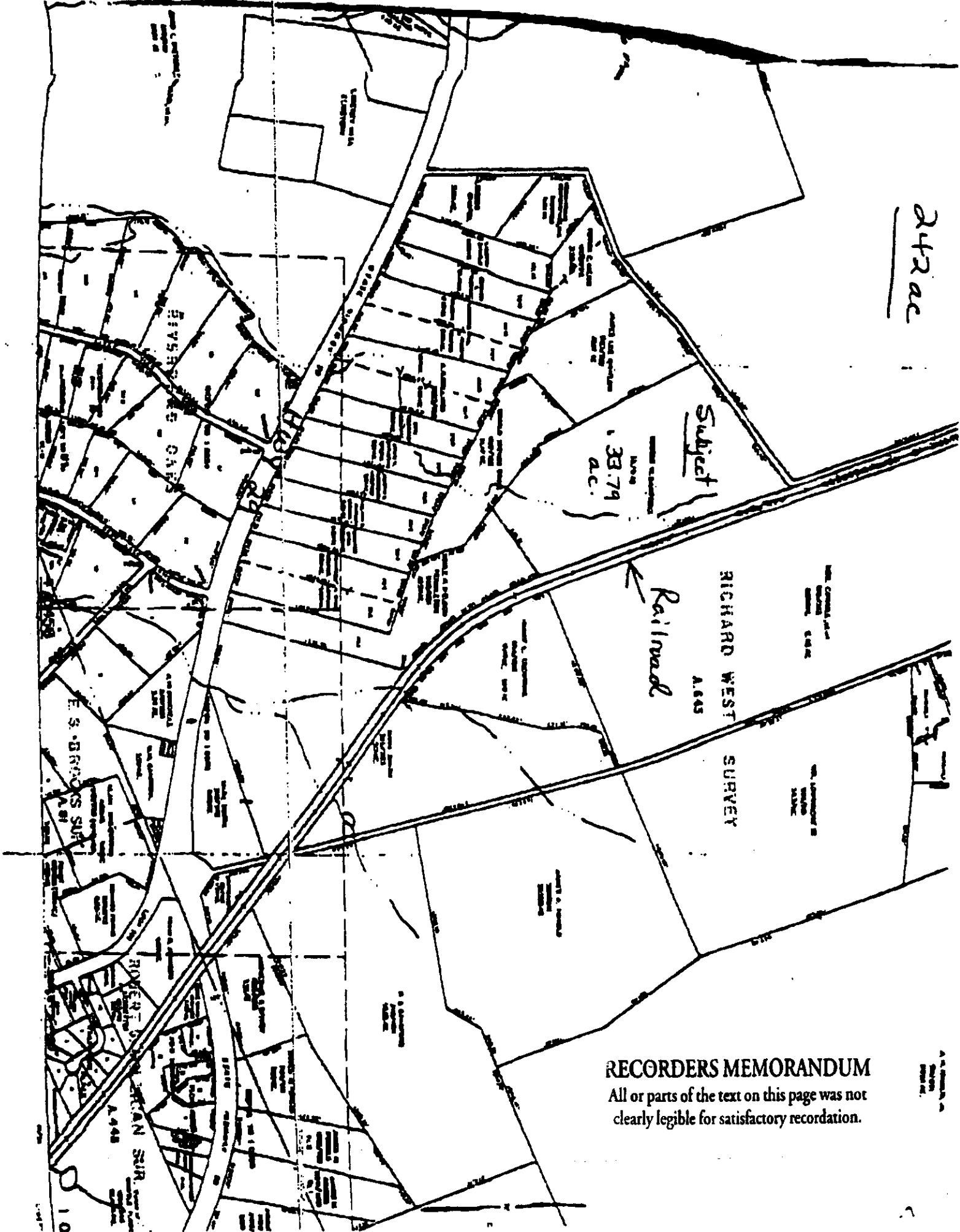
RD23011 RD23012
 MER. CAROLL, et ux
 695/553
 90.0 AC 3.001 AC

Initially "Liberty Hill
Drive"

Bold dash lines
indicate proposed
lines of division
to divide Mr. Campbell's
33.79 ac. into 3
11.25 ac tracts



REFER
102



RECORDERS MEMORANDUM

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AGENDA ITEM 24

Grant a variance to sell 2 acres and a house out of a 47-acre tract with both tracts fronting Hwy. 79.

Moved: Commissioner Limmer

Seconded: Commissioner Heiligenstein

Motion: To grant a variance to the subdivision regulations for owners to sell 2 acres and a house out of a 47-acre tract, with both tracts fronting Hwy 79, and with an additional roadway widening easement for US 79. This would make a total of 200 feet of right-of-way across both tracts, with the stipulation that if it is not needed for widening the highway at that point, it will revert back to the owners of the tracts.

Vote: 4 - 0

< Attachment >

RECORDERS MEMORANDUM

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| Home | | New Search | | Results |

Property Desc. | Ownership | Jurisdiction | Value | Deed History | Improvements |

Property Description	
Tax ID:	Real Estate R006892 R-01-0493-0000-0049
Situs Address	22501 79 HWY TH THRALL, TX 76578 <i>FM 101 TP 16579</i>
Legal:	AW0493 PACE, H. SUR., TRACT UNDIVIDED, ACRES 45.0
Improvements:	[None]

Owner	
Owner Address	Percent Owned
<i>Current Owners</i> STABENO EARL L & DOLORES MAXINE STABENO 321 RANDLE DR WACO, TX 76712-3341 <i>2101 Morning Side Galland TP 75041</i>	100% <i>912 218-34</i>

Taxing Jurisdictions	
Entities	Exemptions
<ul style="list-style-type: none"> • WILLIAMSON CO <i>847220</i> • THRALL ISD <i>1,37788</i> • WMSN CO FM/RD <i>847280</i> 	[None]

Appraised Value	
Type	Value
Improvement (HS + NHS)	(\$0 + \$0) \$0
Land (HS + NHS)	(\$0 + \$0) \$12,000
Total Market	\$12,000

Assessed Value	
Assessed Value:	\$9,360
Last Year's Assessed Value:	\$9,630
School Taxes Freeze Date:	0
Amount Frozen:	\$0

Deed History			
Deed Date	Deed Book	Deed Page	Deed Type
Not avail.	Not avail.	Not avail.	Not avail.
12/3/1991	2086	754	DEED
11/15/1996	DOC#	9660437	PROBATED W
6/5/1991	CAUSE #	13219	PROBATED W

1.79288