

AGENDA ITEM 13

Discuss and take appropriate action on CR 368 and 369 bids.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Hays**

Motion: To approve a two-week extension on CR 368 and 369 bids from the two lowest bidders.

Vote: **5 - 0**

AGENDA ITEM 14

Consider approving an increase to the authorized fee level for the General Road Program for Smith, Robertson, Elliott & Glen.

Moved: **Commissioner Hays**

Seconded: **Commissioner Limmer**

Motion: To approve an increase to the authorized fee level for the general road program for Smith, Robertson, Elliott & Glen, in the amount of \$75,000.

Vote: **5 - 0**

AGENDA ITEM 15

Discuss and take appropriate action concerning illegally platted lots in Cedar Hollow Crossing.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve a variance on the 2.59-acre tract owned by Sherry Gustainis, and to have the County Attorney's office send a letter to the original property owner, instructing him to file the plats on the subdivided property.

Vote: **5 - 0**

< Attachment >

April 9th, 2002

To: Williamson County Commissioner's Court

Re: Request for a variance

From: Jo Ann Brown, Realtor

*approved 4-9-02
John C. Daerfler*

Property Description:

2.589 Acres of land, being a portion out of Lot 9, Block "B", of Cedar Hollow Crossing, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet J, Slides 338-353, Plat records, Williamson, County, Texas, and being more fully described by metes and bounds in the attached Exhibit "A"

Property Tax ID Number:

20226000080009BA

Location: 4 miles west of IH 35, right on Cedar Hollow Road for 2 miles, property is on the left

**Owner: Sherry L. Gustainis
Address: 108 River Park Lane
Georgetown, TX 78626**

A year and a half ago my client, Sherry Gustainis purchased the property directly from Mr. George Gregory and wife, Jeri Gregory, without any realtors involved. This is one of five parcels subdivided out of Lot 9, a 30 acre tract. Mr. & Mrs. Gregory sold three of the five tracts.

Ms Gustainis purchased this property to build a home and paid it off in only six months. She worked hard clearing under brush and put in a driveway. She decided that the property was a lot to care for as a single mother of three young children and decided to sell it this year.

After receiving a sales contract and obtaining the title commitment, we discovered that the lot was not legally subdivided. At the time of purchase she questioned the sellers if it was legally subdivided and was

told by Mr. Gregory that the property was grandfathered since it was already platted.

Sherry received a title policy at the time of purchase. Last week we discovered that the exception in the title policy did not cover whether the property is in compliance with state laws, rules, regulations or county or city ordinances. We were also informed that an already platted lot needs replatting. Unbeknownst to her, she purchased a lot that was not legally subdivided.

She has a buyer for the property and is scheduled to close on April 15th, 2002 however, the buyer although qualified is unable to get permanent financing because the property is not legally subdivided.

We respectfully request the Commissioner's Court to grant Sherry Gustainis a variance so that she can sell her property.

Thank you for your time and consideration in this matter.

Sincerely,

Sherry L. Gustainis
JoAnn Brown, Realtor

EXHIBIT A

FIELD NOTE DESCRIPTION

BEING 2.589 ACRES OF LAND OUT LOT 9, BLOCK B, CEDAR HOLLOW CROSSING, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN CERTAIN L. SLIDES 118-153 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the center of Cedar Hollow Road, a fifty (50) foot wide public roadway, for the north corner of Lot 8, Block B, Cedar Hollow Crossing and for the east corner of Lot 9, Block B, Cedar Hollow Crossing;

THENCE, along the southeasterly line of said Lot 9, same being the northwesterly line of Lot 8, Block B, Cedar Hollow Crossing, South $72^{\circ} 16' 42''$ West, for a distance of 25.00 feet to a $\frac{1}{4}$ inch steel pin set for witness, and South $74^{\circ} 32' 36''$ West, for a distance of 477.10 feet to a $\frac{1}{4}$ inch steel pin set for the south corner of this 2.589 acre tract of land;

THENCE, entering into Lot 9, with the southwesterly line of this 2.589 acre tract of land, North $75^{\circ} 34' 00''$ West, for a distance of 216.68 feet to a $\frac{1}{4}$ inch steel pin set for the west corner of this 2.589 acre tract of land;

THENCE, with the northwesterly line of this 2.589 acre tract of land, North $74^{\circ} 12' 16''$ East, at 496.62 feet passing a $\frac{1}{4}$ inch steel pin set for witness, in all, for a total distance of 522.21 feet to a point in the center of Cedar Hollow Road for the north corner of this 2.589 acre tract of land;

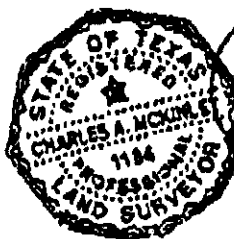
THENCE, along the center of Cedar Hollow Road, the following three (3) courses and distances:

- (1) South $23^{\circ} 49' 00''$ East, for a distance of 65.85 feet to a point of curvature of a curve to the right from which a $\frac{1}{4}$ inch steel pin set bears South $65^{\circ} 11' 00''$ West, 25.00 feet;
- (2) with curve to the right, along an arc distance of 77.18, having a central angle of $35^{\circ} 23' 30''$, a radius of 124.83 feet, whose chord bears South $78^{\circ} 23' 30''$ East, 75.96 feet to point of reverse curve from which a $\frac{1}{4}$ inch steel pin set for witness, bears North $74^{\circ} 21' 30''$ West, 25.00 feet; and
- (3) with a curve to the left, along an arc distance of 78.25 feet, having a central angle of $29^{\circ} 19' 48''$, a radius of 152.86 feet, whose chord bears South $01^{\circ} 03' 24''$ East, 77.40 feet to the POINT OF BEGINNING.

As surveyed on the ground September 8, 2000.

RECORDERS MEMORANDUM

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Charles McKinley
Registered Professional
Land Surveyor #1184 Texas

AGENDA ITEM 16

Discuss and take appropriate action concerning multi-corridor plan and amendment update.

Nancy Ledbetter addressed the court concerning amending the multi-corridor plan to include some roads that are not contained in it. She recommended public hearings on the proposed amendments. The plan update would reflect the new road bond program policy in the multi-corridor plan.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve amendment of the multi-corridor plan, and to have Nancy Ledbetter bring the court a proposal on the plan update process.

Vote: **5 - 0**

< Attachment >

Williamson County Multi-Corridor Transportation Plan Plan Amendment & Plan Update Proposed Process

April 9, 2002

Plan Amendment

Over the past year, a significant amount of work has been done regarding the demographic forecast and update to the Multi-Corridor Transportation Plan (Plan). Revised population and employment 2007, 2017, and 2027 forecasts for Williamson County were developed and recently approved by CAMPO on February 11, 2002. Alliance Texas Engineering Company (ATEC) is finalizing the changes to the transportation network. When this material is complete, it will be time for the Court to consider amending the 1999 Plan.

Specific roadway alignments and pavement sections that are being addressed, because of work on the road bond program and actions by TxDOT, in ATEC's transportation model runs include:

- SH 130 alignment
- Connecting roadways to SH 130
- CR 276
- RM 2243
- CR 214 / CR 214A
- Chandler Road
- Hutto Bypass
- SW segments of Georgetown Inner Loop
- Parmer Lane North segment
- Wyoming Springs (south of RM 620)
- O'Conner/McNeil

These amendments need to be completed as soon as possible to have the Plan consistent with road bond projects.

Proposed Process & Schedule:

Late April	Staff presentation on amendments. Court schedule a public hearing. Circulate information on amendments (to jurisdictions) and make available for public review.
May	Hold Public Hearing(s) – 1 evening hearing and hearing during court. Keep record open for 10 days after last public hearing. Summarize comments and present to court. Court consider amendments.
May/June	Court Consider Plan Amendment