

MINUTESof theWILLIAMSON COUNTY ROAD DISTRICT MEETINGApril 9, 2002

STATE OF TEXAS)(

COUNTY OF WILLIAMSON)(

BE IT REMEMBERED that at 12:55 p.m. on April 9, 2002, a REGULAR SESSION of the Commissioners Court of Williamson County, Texas, was held pursuant to V.A.C.S. art. 6702, acting as ex-officio road commissioners of their respective precincts, the following members being present, to-wit:

JOHN C. DOERFLER, County Judge
MICHAEL L. HEILIGENSTEIN, Commissioner, Precinct 1
GREGORY W. BOATRIGHT, Commissioner, Precinct 2
DAVID HAYS, Commissioner, Precinct 3
FRANKIE LIMMER, Commissioner, Precinct 4
NANCY E. RISTER, County Clerk

I.Read and approve the minutes of the last meeting.Moved: **Judge Doerfler**Seconded: **Commissioner Limmer**

Motion: To approve the minutes of the April 2, 2002 meeting.

Vote: **5 – 0**II.Discuss and take appropriate action on the Southeast Williamson County Road District #1, including, but not limited to payment of bills.

No action was taken on this agenda item.

III.Discuss and take appropriate action on the Southwest Williamson County Road District #1, including, but not limited to payment of bills.

No action was taken on this agenda item.

IV.Discuss and take appropriate action on the Northeast Round Rock Road District #1, including, but not limited to payment of bills.

No action was taken on this agenda item.

V.Consider release of a 0.918 acre tract, Lot 1, Block A, Tim's Auto Wash, out of R345710. (Southwest Williamson County Rd. Dist.)Moved: **Commissioner Hays**Seconded: **Commissioner Boatright**

Motion: To approve the release of a 0.918-acre tract, Lot 1, Block A, Tim's Auto Wash, out of R345710 in the Southwest Williamson County Road District, in the amount of \$52,622.95.

Vote: **5 – 0**

RELEASE ANALYSIS OF PENDING PLAT OF 0.918 ACRE
BEING TIM'S AUTO WASH
OUT OF THE OUTSTANDING ASSESSMENT
APPLICABLE TO 4.85 ACRES
ACCOUNT R345710 (TS-SD, LTD.)
LOCATED IN THE
SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT

EFFECTIVE DATE - APRIL 9, 2002

KOKEL-OBERRENDER-WOOD APPRAISAL, LTD. _____

04/09/2002

KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

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Larry D. Kokel, ARA, MAI
David W. Oberrender, MAI
Wendell C. Wood
Sam Williams
Wade L. Kubecka

Real Estate Appraisers & Consultants
Belford Square - Building B
706 Rock Street
Georgetown, Texas 78626

208 E. Central, Suite 108
P.O. Box 687
Belton, Texas 76513

Georgetown (512) 863-6428
Austin (512) 930-3499
Belton/Temple (254) 939-1508

FAX (512) 930-5348
e-mail: kokel@gtwn.net

April 9, 2002

Williamson County Commissioners Court
John Doerfler, County Judge
Mike Heiligenstein, Commissioner Precinct 1
Greg Boatright, Commissioner Precinct 2
David Hays, Commissioner Precinct 3
Frankie Limmer, Commissioner Precinct 4
Williamson County Courthouse
710 South Main
Georgetown, Texas 78626

RE: Release analysis of pending plat of 0.918 acre being Tim's Auto Wash out of the outstanding assessment applicable to 4.85 acre R345710 (TS-SD, Ltd.) located in the Southwest Williamson County Road District.

Dear Sirs:

Pohl, Brown & Associates managing partner of TS-SD, Ltd. has requested that we conduct a release analysis applicable to 0.918 acre to be platted as Lot 1, Block A of Tim's Auto Wash. The land is within the Southwest Williamson County Road District and is out of an account previously referred to as R345710 containing 8.01 acres.

This account was reallocated in October 2001 into two accounts: R345710 containing 4.85 acres and R417927 being Lot 1, Block A, Conn's at Lakeline Subdivision containing 3.16 acres (See current account summary). The pending plat of 0.918 acre is out of the 4.85 acres of R345710 (See Plat).

The 0.918 acre is land immediately north of the Conn's reallocation. The land to be platted as Tim's Auto Wash has a value proportionate to the remaining land. The release factor of 120% as defined in the assessment release provisions of the road district apply. Based on this analysis, the release price is as follows:

Letter to Williamson County Commissioners Court
April 9, 2002
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Lien Balance	\$231,682.38
Acres in Account	4.85
Lien Balance Per Acre	\$47,769.56/Acre
Land in Lot 1, Blk. A, Tim's Auto Wash	0.918
Proportionate Share of Lien	\$43,852.46
Release Factor	1.20
Release Price	\$52,622.95*

*(Does not include accrued interest)

Based on these calculations, the release price is \$52,622.95 (plus accrued interest). The outstanding lien balance is \$179,059.43 (\$231,682.38 - \$52,622.95) on 3.932 acres (4.85 - 0.918) or a balance of \$45,539.02 per acre. The remaining land adequately secures the outstanding assessment.

Please feel free to contact me if you have any questions.

Respectfully,

Kokel-Oberrender-Wood Appraisal, Ltd.
By Kokel-Oberrender-Wood Appraisal Management, L.C.



Larry D. Kokel, ARA, MAI
President
Texas State Certified
TX-1321079-G

Letter to Williamson County Commissioners Court
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CERTIFICATION

I certify that, to the best of my knowledge and belief,...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice specifically concerning to Standards 4 and 5 relating to real property consulting services.
- I have made a personal inspection of the property that is the subject of this report.

Kokel-Oberrender-Wood Appraisal, Ltd.
By Kokel-Oberrender-Wood Appraisal Management, L.C.



Larry D. Kokel, ARA, MAI
President
Texas State Certified
TX-1321079-G

Appraisal Qualifications of Larry D. Kokel, ARA, MAI

Education:

Graduate, Georgetown High School, 1971
Bachelor's Degree, Recreation and Parks Administration, Texas A&M University, 1975
Master's Degree, Land Economics & Real Estate, Texas A&M University, 1976

Technical Training:

American Institute of Real Estate Appraisers:
Course 1-A, Basic Appraisal Principles
Course 1-B, Capitalization Theories and Techniques
Case Studies in Real Estate Valuation
Valuation Analysis and Report Writing
Standards of Professional Practice
Litigation Valuation
American Society of Farm Managers and Rural Appraisers:
Advanced Ranch Appraisal
Report Writing
Texas A&M University:
Graduate Program in Land Economics and Real Estate
Continuing Education Seminars: Mineral Valuation; Condemnation Procedures; Real Estate Investment Analysis; Hewlett-Packard Financial Calculator; Valuation of Pipelines and Public Utilities; Legal and Ethical Responsibilities in the Real Estate Industry; R-41b Seminar by AIREA; Cost Approach Seminar by ASFMRA; Reviewing Appraisals Seminar by AIREA; Outlook for Texas Rural Land Markets; American Disabilities Act. Various economic seminars on topics related to real estate use and value.

Designations and Certifications:

ARA, Accredited Rural Appraiser, American Society of Farm Managers and Rural Appraisers; Certificate No. 667
MAI, Member, Appraisal Institute; Certificate No. 7775
Texas Real Estate Broker's License No. 216754
Texas State Certified General Real Estate Appraiser; Certificate No. TX-1321079-G
Texas Senior Property Tax Consultant, Registration No. 00000592

Professional Associations:

Member, Appraisal Institute
South Texas Chapter No. 29: Admissions Committee; Member of Regional Ethics and Counseling Panel.
American Society of Farm Managers and Rural Appraisers
Accredited Member, Texas Chapter President, 1988; Past Chairman of ASFMRA Accrediting Committee.
Society of Texas A&M Real Estate Professionals (Past President)
Member, Williamson County Board of Realtors
Member, International Right of Way Association, No. 07444351

Experience:

Graduate Research Assistant, Texas Real Estate Research Center, Texas A&M University, 1976
Southwest Appraisal Company, Inc.; Ag. Use Specialist, 1977
General Land Office of Texas; Appraisal of Texas Veterans tracts and appraisal of Permanent School Lands throughout Texas. Coordinated land trades resulting in the acquisition and disposal in excess of 64,000 acres totaling \$14 million. October 1977 to August 1983.
TexAg Real Estate Services, Inc.; President; April, 1985
Kokel Appraisal Associates; Georgetown, Texas; September, 1983 to August 2001
Kokel-Oberrender-Wood Appraisal, Ltd.; Georgetown, Texas; August 2001 to present.

SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT
710 S. Main, Ste 102
Georgetown, Texas 78626
(512)-943-1603

4/8/02

Property ID: R345710
AWO551, Saul, R. Sur., acres 8.01 - LESS 3.16 acres allocated to R417927

Lien Balance: \$231,682.38
Annual Payment: \$40,853.24

To Whom It May Concern:

The above figures are for 2002 taxes. 2001 taxes were paid before reallocation of this lot.


Road District Administrator

04/09/2002

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SOUTHWEST WILLIAMSON COUNTY ROAD DISTRICT
710 S. Main, Ste 102
Georgetown, Texas 78626
(512)-943-1603

4/8/02

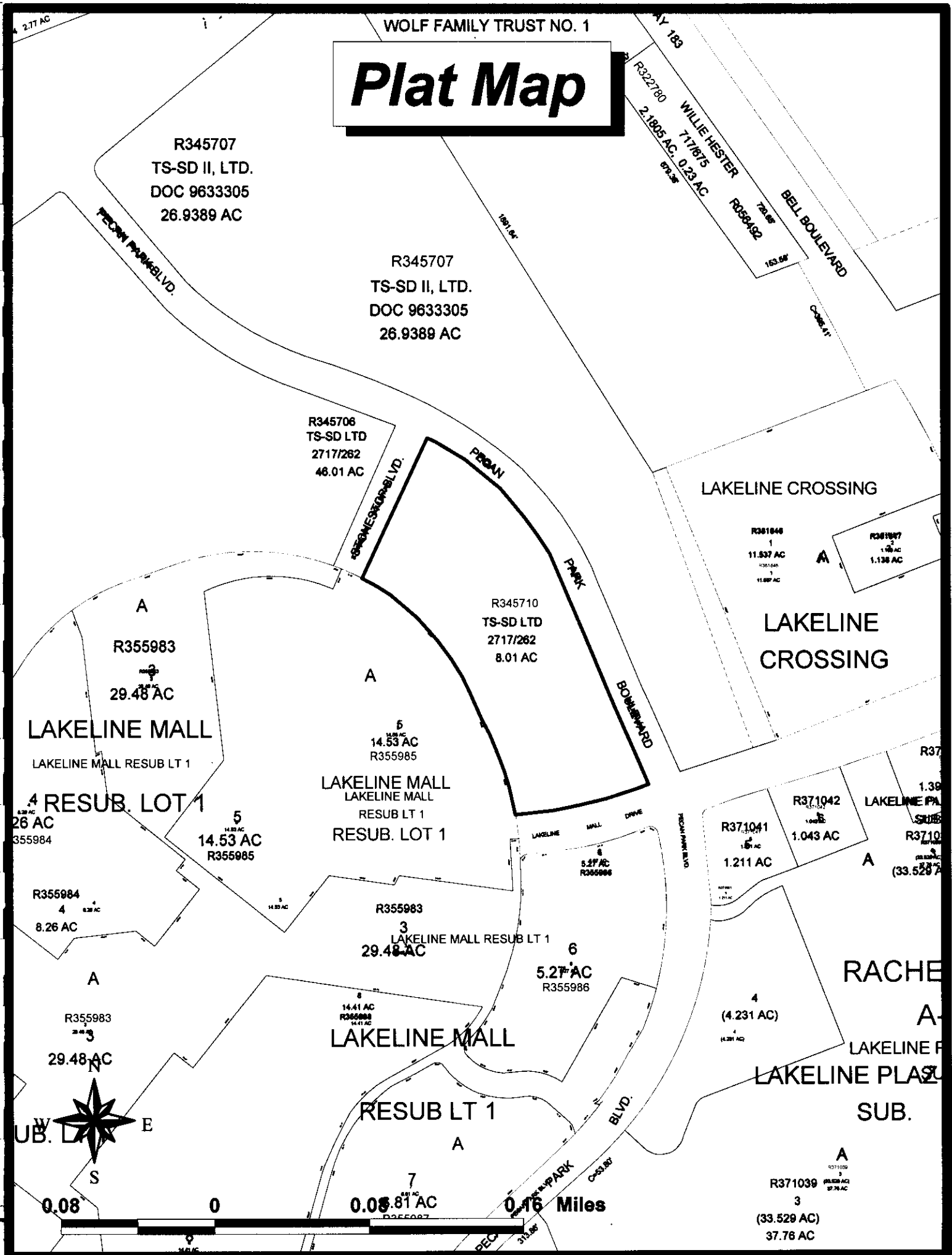
Property ID: R417927
Lot 1, Block A, Conn's at Lakeline Subdivision
3.16 acres

Lien Balance: \$189,558.32
Annual Payment: \$33,425.38

To Whom It May Concern:

The above figures are for 2002 taxes. 2001 taxes were paid before reallocation of this lot.


Road District Administrator



TIM'S AUTO WASH
CITY OF AUSTIN, WILLAMSON COUNTY

04/09/2002

SCALE IN FEET
50 0 100

SCALE: 1" = 100'

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- * COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- ... PROPOSED SIDEWALK LOCATION

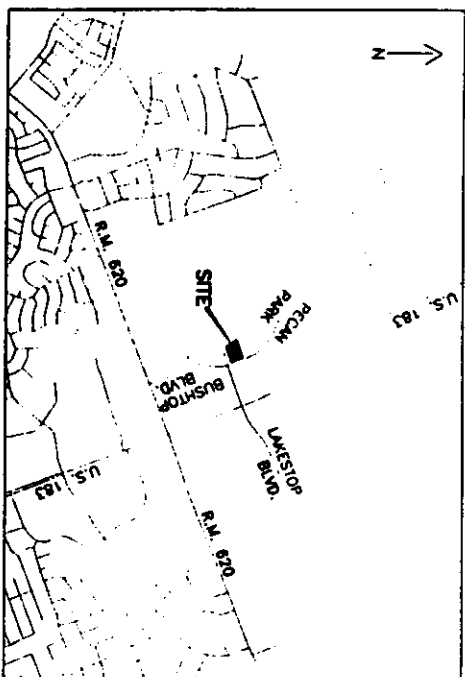
LAKESTOP BLVD.

RESUBDIVISION OF LOT 1
LAKELINE-WALL SUBDIVISION
C&G, N. SLIDES 387-400
AND
C&G, N. SLIDES 1-4
MAY 7, 1996

REMAINDER OF
4.85 ACRES
MADRON INVESTMENTS, LTD.
TO
T.S.-S.D., LTD.
SPECIAL WARRANTY DEED
APRIL 7, 1995
2717/262
EXHIBIT A-2

LOT 1, BLOCK A
0.918 AC.
25' UTILITY EASMT.
(1522/696)
P.O.B.
DOC. NO. 2001084753
EXHIBIT C
30' ACCESS EASEMENT
LOT 1, BLOCK "A"
CONN'S AT LAKELINE SUBDIVISION
CABINET V, SLIDE 125-126
DOC. # 2001079913
OCTOBER 31, 2001

PECAN PARK BLVD.
(R.O.W. VARIES)
(1532/733 & 1806/796)



ENGINEER'S CERTIFICATION:

I, CHRIS MCCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48491C0308 D, DATED JANUARY 3, 1997 FOR WILLAMSON COUNTY AND INCORPORATED AREAS.

CHRIS MCCOMB, P.E. NO. 80442

ENGINEERING BY:
AUSTIN MCCOMB COMMERCIAL, INC.
8008 BURELSON ROAD
AUSTIN, TEXAS 78744
(512) 385-2911



SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN NOVEMBER, 2001.

ROBERT C. WATTS JR., R.P.L.S. 1995

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
510 SOUTH CONGRESS, SUITE B-100
AUSTIN, TEXAS 78704
(512) 476-7103



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF WILLAMSON, THIS 7th DAY OF 2002.

Michael J. Helz, Director
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

FIELDNOTE DESCRIPTION

A DESCRIPTION OF 0.918 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLAMSON COUNTY, AND BEING A PORTION OF A 4.85 ACRE TRACT OF LAND CONVERTED TO T.S.-S.D., LTD. IN SPECIAL WARRANTY DEED DATED APRIL 7, 1995 AND RECORDED IN VOLUME 2717, PAGE 262 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS; SAID 0.918 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CONN'S AT LAKEVIEW SUBDIVISION

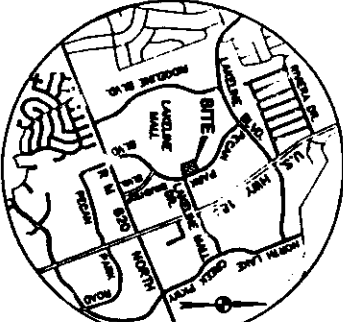
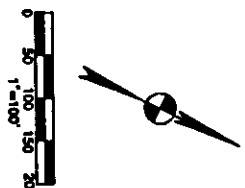
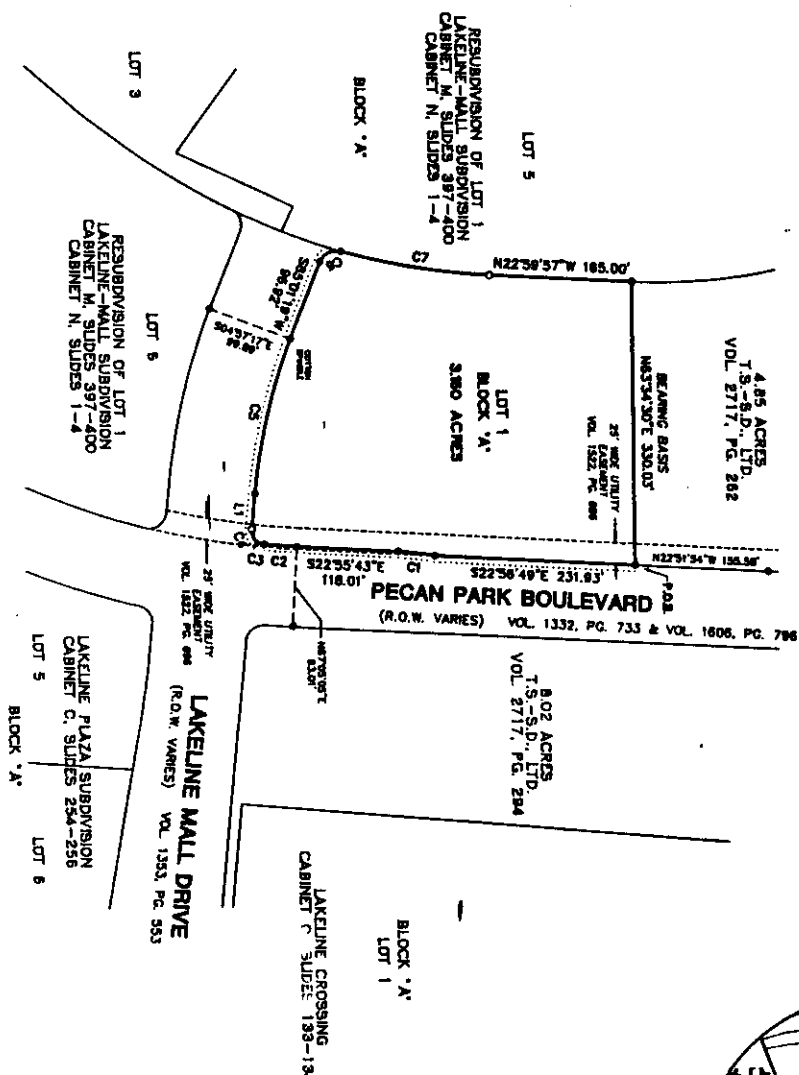
FIELDNOTE DESCRIPTION

[illegible]

- [illegible]

- 1) MEASURING A DISTANCE OF 45 FT FEET TO A 1/2 MOON ROOM AND TYPING FOR THE POINT OF ORIGIN AND A NON-TANGENT CLINE TO THE RIGHT.
- 2) ALSO SAID NON-TANGENT CLINE TO THE RIGHT HAVING A RADIOS OF 50 FT FEET, A CIRCULAR ANGLE OF 150 DEGREES, AN AC DISTANCE OF 100 FT FEET, AND A CROOK WHICH BEARS STRAIGHTLY TO THE RIGHT OF THE POINT OF ORIGIN. ALSO SAID THE POINT OF ORIGIN WAS 100 FT FEET TO THE RIGHT.
- 3) MEASURING A DISTANCE OF 50 FT FEET TO A 1/2 MOON ROOM AND TYPING FOR THE POINT OF ORIGIN AND A NON-TANGENT CLINE TO THE RIGHT.
- 4) ALSO SAID NON-TANGENT CLINE TO THE RIGHT HAVING A RADIOS OF 50 FT FEET, A CIRCULAR ANGLE OF 150 DEGREES, AN AC DISTANCE OF 100 FT FEET, AND A CROOK WHICH BEARS STRAIGHTLY TO THE RIGHT OF THE POINT OF ORIGIN. ALSO SAID THE POINT OF ORIGIN WAS 100 FT FEET TO THE RIGHT.

- [illegible]

VICINITY MAP
N.T.S.

CONCLUSIONS

- ◆ 1/2" HIGH ROD FOUND (WALSH'S NOTED)
- 1/2" HIGH ROD SET
- ▲ 3/4" HIGH, FOUND
- PROPOSED SIDEWALK
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	DESCRIPTION	QUANTITY
1

CURVE TABLE

No.	Date	Stations	Card Length	Card Weight
1	06/04/24	300.50	49.45	5185.50 g
2	06/05/24	300.50	47.42	5176.50 g
3	06/06/24	299.20	57.84	5176.50 g
4	16/08/24	285.50	58.55	5176.50 g
5	16/09/24	285.50	6.22	5176.50 g
6	30/07/20	20.00	17.12	3776.50 g
7	15/07/09	63.09	18.48	3776.50 g
8	04/04/06	20.00	22.50	3776.50 g
9	12/05/00	174.48	174.81	4675.14 g
10	12/05/00	174.48	174.81	4675.14 g

CONN'S AT LAKELINE
SUBDIVISION
A ONE (1) LOT SUBDIVISION
CONSISTING OF 3.160 ACRES
DATE: MAY 2001
PREPARED BY:

Bury+Partners
Consulting Engineers and Surveyors
Australia, Texas Tel 012/223-0011 Fax 012/223-0025
Bury+Partners, Inc. ©Copyright 2001
Project No. _____
D File # _____

THE ROAD DISTRICT MEETING ADJOURNED AT 12:56 P.M. ON TUESDAY, APRIL 9, 2002.

THE FOREGOING MINUTES recorded on Minutes Pages 1 through 159, inclusive had at a Special Session of Commissioners' Court of Williamson County, Texas, having been read are hereby approved this 16th day of April, 2002.



John C. Doerfler, County Judge

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

By: 

Deputy Clerk