

V.

Consider reallocation of debt for Road District property to be sold to Capital Metro and release of lien.

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To approve release of lien for Lot 1, Block E, Northwoods in the Southwest Williamson County Road District.

Vote: **3 - 0**

VI:

Consider the release of Lot 1, Block E, Northwoods, being 20.74 acres out of R376670 owned by Langley Ranch Limited Partnership (pending sale to Capital Metro).

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To approve release of lien for Lot 1, Block E, Northwoods in the Southwest Williamson County Road District.

Vote: **3 - 0**

< Attachment >

05/14/2002

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KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

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

Real Estate Appraisers & Consultants
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706 Rock Street
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Austin (512) 930-3499
Belton/Temple (254) 939-1508

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

TO: Taysha Howe
FAX No.: 943-1619
Phone No.: 943-1603 Ext. 7017

FROM: Larry D. Kokel

DATE: April 24, 2002

RE: Release of Lot 1, Block E, Northwoods being 20.74 acres out of
R376670 owned by Langley Ranch Limited Partnership (Pending Sale to
Capital Metro)

Please place the above referenced release on the agenda for the Southwest Williamson
County Road District for the April 30, 2002 meeting. Please call if you have any
questions.

cc: Lee Miks
FAX No.: 335-1309

Charlie Crossfield
FAX No.: 255-8986

approved 5-14-02
John C. Daeyler

Deborah M. Hunt, CTA
Tax Assessor-Collector
Williamson County, Texas
943-1601 x 7015
943-1618 Fax

Memo

To: John Doerfler, County Judge
From: Deborah M. Hunt, Tax Assessor-Collector
Date: 5/7/02
Re: Road District Specialist Budget Monies, FY 2001 & 2002

Per our agreement, we are requesting the money needed for transfer from the Road District/Chase Account to our operating account for final funding of the Road District Specialist for salary, fringes, training, supplies, and equipment for FY 2001 and 2002. These are budgeted monies that have been or are being spent through the TAC budget. A part-time position was approved by the Court, but has not been funded yet and is included in these numbers. The attached spreadsheets show exact allocation of monies.

7May02

Budget For Road District Specialist Moved From Commissioner Boatright's Office to Tax Assessor-Collector's Office FY 2001 & 2002					
001100	Salary	2002 1 Full Time Road District Specialist 18/1	\$ 25,487		
		2002 1 Part-time Employee \$10.50/Hr, 1040 hours per year	\$ 10,920		
	2001 Salary transferred 5/29/01		\$ 36,407 Total	\$	36,407
001101	FICA	Salary x .0765	\$ 2,785		
			\$ 2,785 Total	\$	2,785
002020	Retirement	Salary x .1011	\$ 3,681		
			\$ 3,681 Total	\$	3,681
002030	Insurance	Employee x \$3,600	\$ 3,600		
			\$ 3,600 Total	\$	3,600
		Subtotal of salary items	\$ 46,473		
003005	Office Furniture <\$500	Desk Chair	\$ 250	Total	\$ 250
003006	Office Equipment <\$500	Calculator	\$ 120		\$ 120
003100	Office Supplies	2001 Due 150 2002 Due 300	\$ 150 \$ 300		
			\$ 450 Total	\$	450
003900	Memberships, Dues	TAAO State Dues, 2001 55 TAAO State Dues, 2002 55 TAAO Chapter Dues, 2001 10 TAAO Chapter Dues, 2002 10 BTPE Registration, 2001, Initial reg 100 BTPE Registration, 2002, renewal 50	\$ 55 \$ 55 \$ 10 \$ 10 \$ 100 \$ 50		
			\$ 280 Total	\$	280
004231	Travel	To annexes and as needed, 2001 1 Employee 115 To annexes and as needed, 2002 230	\$ 115 \$ 230		
			\$ 345 Total	\$	345

2001/2002
Budget Request
5/7/02

Approved 5-9-02
John C. Daugherty

004232	Training	TAAO/Regional Mtgs	Various Locations/Mileage	50	\$	
		TAAO Chapt Mtgs (Monthly)	9 x \$5 Meal	45	\$	
			Mileage	20	\$	
		TAAO Chapt Mtgs (Monthly), 2001	2 x \$5 Meal	10	\$	
			Mileage	35	\$	
		BTPE Certification Training	Course 7	190	\$	
			Course 9	200	\$	
		Mileage for Training		150	\$	
		Various Workshops		180	\$	
			Total	880	\$	880
005750	Office Furniture>\$500	Cubicle for Road District Specialist		2,672	\$	2,672
			Subtotal of Training, Supply Items		\$	4,997
			Total		\$	51,470

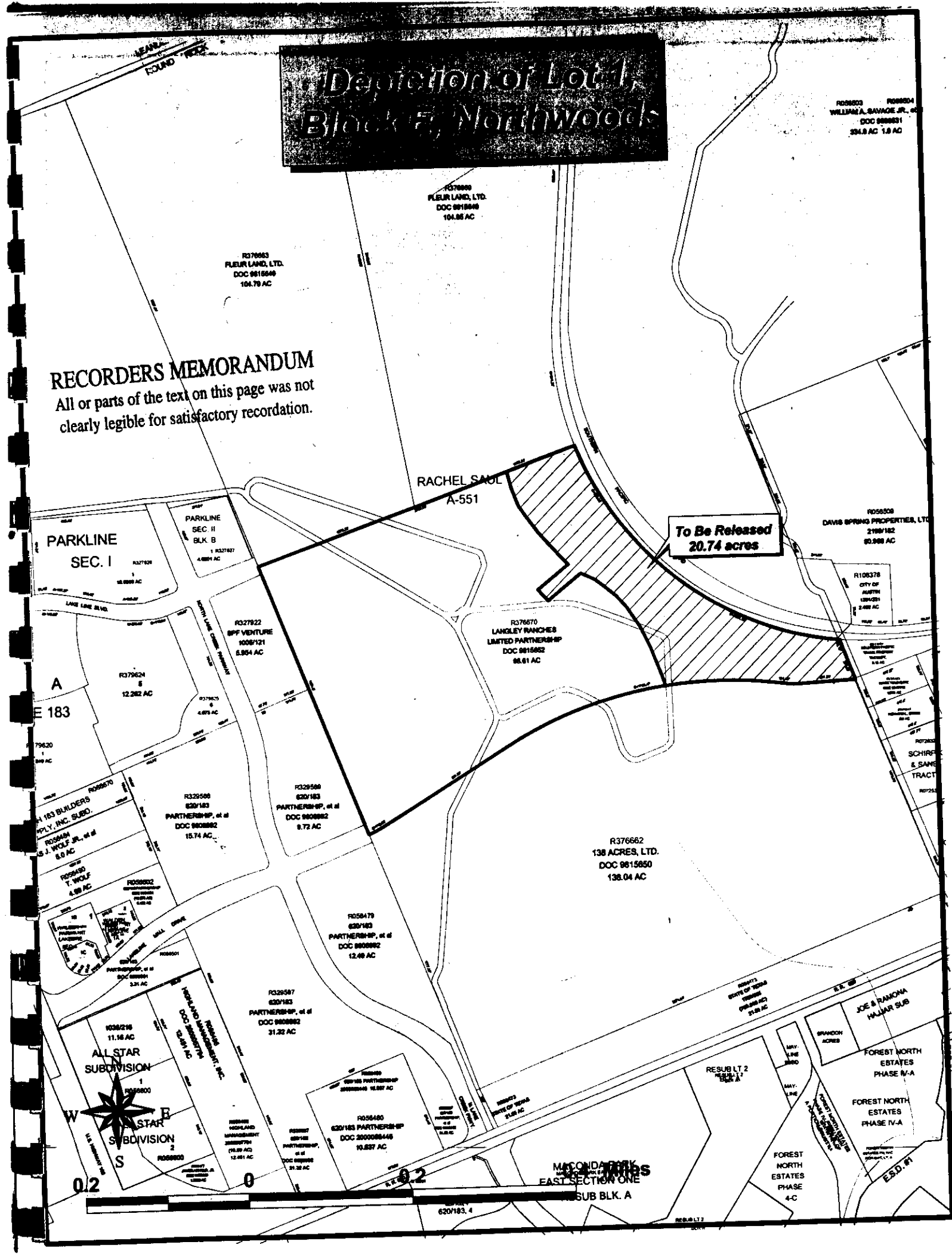
7-May-02

approved 5-14-02
John C. Daayflee

2001/2002
Budget Request
5/7/02

Depiction of Lot 1, Block E, Northwoods

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.



05/14/2002

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KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

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May 7, 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 20.74 acres described in pending plat of Northwoods, Lot 1, Block E out of the outstanding assessment applicable to 98.61 acres R376670 (Langley Ranch Limited Partnership) located in the Southwest Williamson County Road District.

Dear Sirs:

Pohl, Brown & Associates, managing partner of Langley Ranch Limited Partnership, has requested that we conduct an analysis of the release price applicable to 20.74 acres to be platted as Lot 1, Block E of Northwoods. The land is within the Southwest Williamson County Road District and is out of an account referred to as R376670 containing 98.61 acres.

This account is part of 446.4 acres transferred from the State of Texas in March 1998 and reallocated into four accounts in April 2000. The lien balance after taxes due, January 31, 2002 is \$214,270.87 based on Southwest Williamson County Road District records (See Attached Statement).

The release request is related to a pending sale to Capital Metro of Lot 1, Block E, Northwoods. The platting of this lot entails recording of: 1.) Lots 1 & 2, Block E of Northwoods; 2.) Northwoods, Section 1 3.) Northwoods, Phase 1-A. The platting of this land indicates the dedication of 12.24 acres to public right-of-way and 8.36 acres in drainage easement. This results in ± 78.01 acres of useable acreage remaining for R376670. The land being sold to Capital Metro is out of the southeast portion of the account. This land is analyzed as having a proportionate value of the entire tract. For this reason a release rate of 31.9% of the outstanding assessment is concluded, calculated as follows:

Letter to Williamson County Commissioners Court
May 7, 2002
Page 2

Release of Lot 1, Block E, Northwoods (20.74 Acres) out of R376670

Total Acres in Account #R376670	98.61
Acres dedicated to Public Roads	(12.24)
Acres dedicated to Drainage Easements	<u>(8.36)</u>
Useable Acreage	78.01
Acreage Requested for Release	20.74
% Released	26.6%
Release Factor	1.2
% Release of Outstanding Assessment	31.9%

Based on current account records of the Southwest Williamson County Road District the lien balance after the January 31, 2002 payment is \$214,270.87. The release payment for the 20.74 acres is \$68,352.41 (\$214,270.87 x .319) plus interest accrued. Prior delinquent payments are also reported which are not included in the above stated amounts.

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

Total for 01 - was 37783.02
pd - 15553.83
22,229.19 +
thru May P+I 738.01
22967.20

Feb-28
March 31
April 30
May 15
104

$68,352.41 \times .02288\% = 15.64 \text{ pvd/day}$
 $104 \times 15.64 = 1,626.56 \text{ accrued Int.}$

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

5/3/02

Calculation of accrued interest on R376670

Funding date will be May 15, 2002

Release price as calculated by Larry Kokel: \$68,352.41

Interest Rate = 8.35%

Feb. 28 days

March 31 days

April 30 days

May 15 days

= 104 days

Interest is calculated as follows:

Current interest rate is 8.35% per annum or 0.02288% per day (equals 8.35% divided by 365 days)

Release Amount times interest rate (per day) times number of days

 $\$68,352.41 \times .02288\% = \$15.64 \text{ per day} \times 104 \text{ days} = \$1,626.56$

Release price	\$68,352.41
Accrued Interest	1,626.56
2001 Delinquent Road District Taxes	39,037.42

Total Due at Funding: \$109,016.39

approved 5-14-02
John C. Daeyler

THE ROAD DISTRICT MEETING ADJOURNED AT 11:22 A.M. ON TUESDAY, MAY 14, 2002.

THE FOREGOING MINUTES recorded on Minutes Pages 1 through 283, inclusive had at a Regular Session of Commissioners' Court of Williamson County, Texas, having been read are hereby approved this 21st day of May, 2002.


John C. Doerfler, County Judge

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

By: 
Deputy Clerk