

AGENDA ITEM 25A

Discuss and consider final plat approval of Sarinana Subdivision.

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To approve final plat of Sarinana Subdivision.

Vote: **4 - 0**

REGULAR AGENDA

AGENDA ITEM 25B

Discuss and consider preliminary plat approval of Diaz Acres.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve the preliminary plat of Diaz Acres.

Vote: **4 - 0**

AGENDA ITEM 26

Consider approving variance to subdivision regulations for a 2.665-acre tract of land out of Lot 9, Block B, Cedar Hollow Crossing.

Commissioner Boatright stated that the lot was sold to Mr. Hollembeak as an illegally subdivided lot in a legally platted subdivision. Mr. Hollembeak has asked for a variance in order to sell the lot.

Moved: **Commissioner Hays**

Seconded: **Commissioner Boatright**

Motion: To approve a variance to the subdivision regulations for a 2.665-acre tract of land out of Lot 9, Block B, Cedar Hollow Crossing, owned by Kevin Hollembeak of Georgetown, Texas.

Vote: **4 - 0**

< Attachment >

To:
The Honorable Greg Boatwright
Commissioner, Williamson County, Pct. 2
(512) 260-4284 (fax)

From:
Kevin Hollembeak
4306 Verde Vista
Georgetown, TX 78628
(512) 930-4628 (home)
(512) 463-4490 (work)

I am requesting a variance for my property, a portion of Cedar Hollow Crossing, Block B Lot 9 described in the accompanying field notes and plat drawing.

The facts are as follows.

My lot, along with two other lots, were sold during the last two years by George Gregory of Georgetown, TX. It has been determined by the county that these lots were not properly subdivided by Mr. Gregory prior to sale.

The Commissioner's Court has granted a variance for the 2.5 acre lot adjoining my lot to the south to facilitate resale by the owner Sherrie Gustainis. I

I would like to request the same variance for my lot so that the issue of legal subdivision may be remedied for the purpose of obtaining construction financing.

Yours truly,
Kevin Hollembeak

P.S.

It is my understanding that following the hearing of Sherrie Gustainis in Commissioner's Court the County Attorney expressed an interest in bringing Class D misdemeanor charges against Mr. Gregory for failure to properly subdivide the lots he sold and force Mr. Gregory to meet all of the requirements of proper subdivision. I have, however, been unable to verify that the County Attorney is still planning to bring any charges in this matter.

approved 6-11-02
John A. Dwyer

Dec 04 00:02-12p

KAREN GRIN

512-260-3481

P-1

DEC-2-2000 10:30A FROM: GEORGE GREGORY 512 538 0002

TO: 2603481

P:1-2

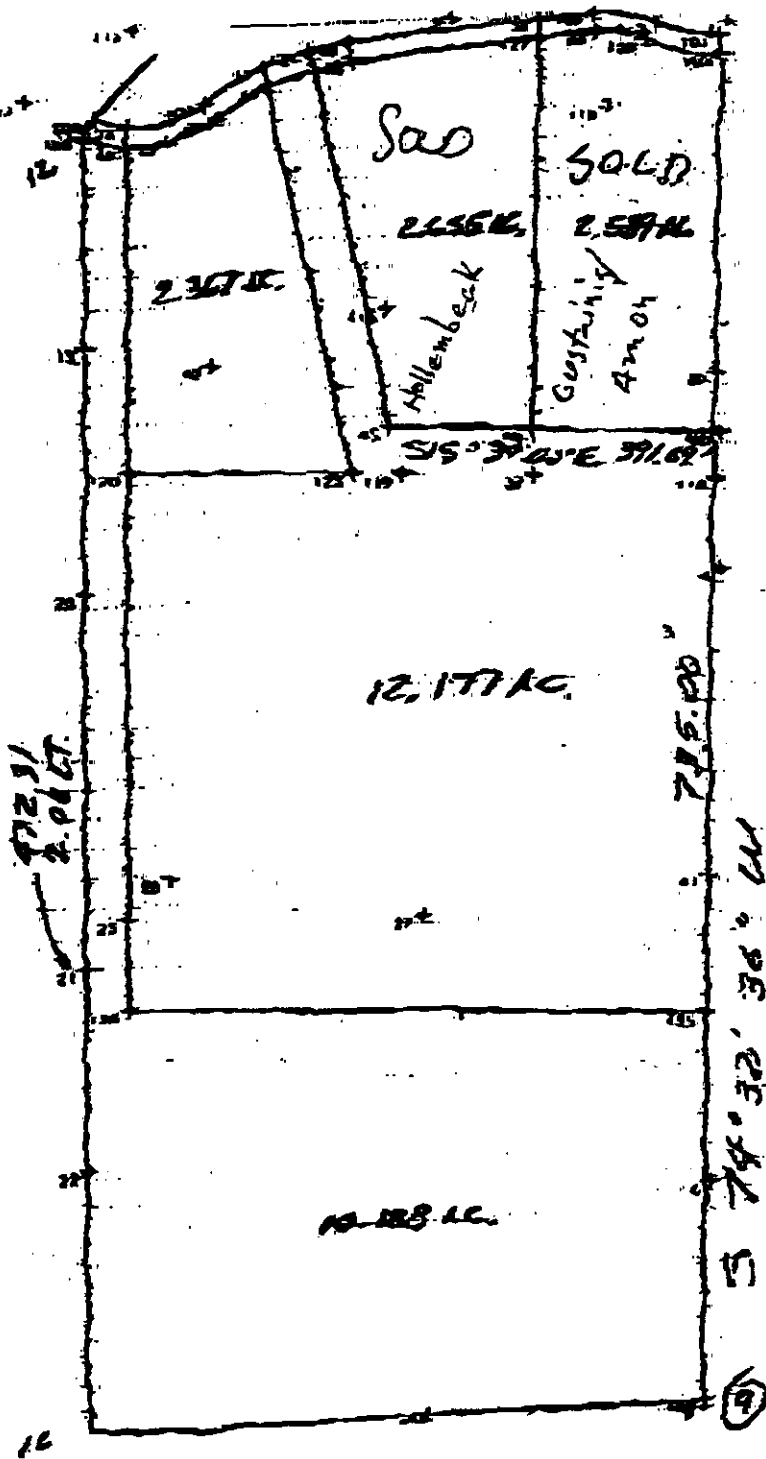


EXHIBIT A

FIELD NOTE DESCRIPTION

BEING 2.655 ACRES OF LAND OUT LOT 9, BLOCK B, CEDAR HOLLOW CROSSING, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN CABINET J, SLIDES 338-353 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point in the center line of Cedar Hollow Road a fifty (50) foot wide public roadway, for the east corner of Lot 12, Block B, Cedar Hollow Crossing Subdivision and for the north corner of Lot 9, Block B, of said Cedar Hollow Crossing, thence, with the center of said Cedar Hollow Road, a curve to the left along an arc distance of 139.84 feet, having a central angle of $62^{\circ} 38' 58''$, a radius of 127.89 feet, whose chord bears South $24^{\circ} 59' 14''$ East, 132.98 feet to point of reverse curve, thence, with curve to the right along an arc distance of 145.11 feet, having a central angle of $24^{\circ} 13' 45''$, a radius of 343.12 feet, whose chord bears South $44^{\circ} 11' 51''$ East, 144.02 feet to the POINT of BEGINNING;

THENCE, continuing with curve to the right of Cedar Hollow Road, along an arc distance of 49.51 feet, having a central angle of $8^{\circ} 16' 04''$, a radius of 343.12 feet, whose chord bears South $27^{\circ} 56' 56''$ East, 49.47 feet to a point of tangency;

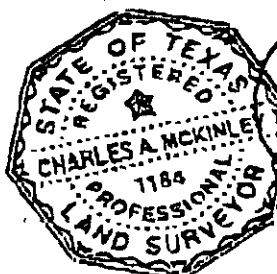
THENCE, continuing along the center of Cedar Hollow Road, South $23^{\circ} 49' 00''$ East, for a distance of 235.69 feet to a point for the east corner of this 2.655 acre tract of land;

THENCE, entering into said Lot 9, with the southeasterly line of this 2.655 acre tract of land, South $74^{\circ} 32' 36''$ West, at 25.27 passing a $\frac{1}{4}$ inch steel pin set for witness, in all, for a total distance of 521.89 feet to a $\frac{1}{4}$ inch steel pin set for south corner of this 2.655 acre tract of land;

THENCE, with the southwesterly line of this 2.655 acre tract of land, North $15^{\circ} 34' 00''$ West, for a distance of 175.01 feet to a $\frac{1}{4}$ inch steel pin set for the west corner of this 2.655 acre tract of land;

THENCE, with the northwesterly line of this 2.655 acre tract of land, North $61^{\circ} 58' 01''$ East, at 463.92 feet to a point on the west margin of Cedar Hollow Drive, in all, for a total distance of 488.99 feet to the POINT OF BEGINNING.

As surveyed on the ground September 8, 2000.



Charles McKinley
Registered Professional
Land Surveyor #1184 Texas

AGENDA ITEM 27

Consider granting a variance to John Riecker to sell 1 acre of property.

Commissioner Hays stated that the one-acre tract is served by Jonah Water.

Moved: **Commissioner Hays**

Seconded: **Commissioner Limmer**

Motion: To grant a variance to John Riecker to sell a one-acre parcel of land out of a larger 23-acre parcel located on County Road 105, described by metes and bounds in the attached field notes.

Vote: 4 - 0

< Attachment >

May 31, 2002

Williamson County Commissioners Court

Dear Commissioners:

On February 19, 2002, I appeared before the Commissioners Court to request a variance from platting requirements to sell a 0.3-acre parcel of land out of a larger 23-acre parcel I own on County Road 105. The Court approved my variance subject to approval by the health department, noting that the Health Department would probably require that I sell a full one-acre parcel. I then met with Mr. Paulo Pinto at the Health Department and he confirmed that I would indeed have to sell one acre to remain in their good graces. I then had the parcel re-surveyed to be one acre in size.

I am now in the process of completing the sale of this one-acre parcel, but there is some concern on the part of the buyers' attorney regarding the wording of the variance as it is recorded in the official Court minutes. His concern is that the minutes do not clearly specify that it is a variance from platting requirements, and also the minutes refer to the 0.3-acre parcel I had intended to sell before my discussions with the Health Department, although the requirement of Health Department approval is mentioned in the minutes. To help resolve these questions, I respectfully ask you to approve the following clarification:

"A variance from the platting requirements is granted to John T. Riecker to allow him to sell a one acre parcel of land out of a larger 23 acre parcel located on County Road 105. The parcel of land is further described by metes and bounds in the attached field notes."

Thank-you very much for your help in clarifying this matter!

Sincerely,



John T. Riecker

*approved 6-11-02
John C. Daefler*