

AGENDA ITEM 13

Discuss and consider final plat approval of The Meadows at Chandler Creek, Section Twenty-Five.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Limmer**

Motion: To approve the final plat of The Meadows at Chandler Creek, Section Twenty-Five.

Vote: **4 – 0. Commissioner Hays was absent from the dais.**

AGENDA ITEM 14

Discuss and consider final plat approval of J. E. Sanchez.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Limmer**

Motion: To approve the final plat of J. E. Sanchez.

Vote: **4 – 0. Commissioner Hays was absent from the dais.**

REGULAR AGENDA

AGENDA ITEM 15

Consider recognizing Janelle Zimmerhanzel for earning her certification from the Board of Tax Professional Examiners, as a Registered Texas Collector and for Carolyn Paulsen for earning her certification from the BTPE, as a Registered Texas Assessor/Collector.

Joe Pondrum commended Janell Zimmerhanzel and Carolyn Paulsen for their dedication and hard work, along with their willingness to earn their certification from the Board of Tax Professional Examiners.

Judge Doerfler expressed his appreciation for their effort.

AGENDA ITEM 16

Discuss and consider preliminary plat approval of Ashley Moore Subdivision.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve the preliminary plat of Ashley Moore Subdivision.

Vote: **3 – 0. Commissioners Hays and Heiligenstein were absent from the dais.**

AGENDA ITEM 17

Hold a public hearing for resubdivision of Lots 2 and 3 of Farris Ranch Subdivision.

Judge Doerfler announced the public hearing on the proposed resubdivision of Lots 2 and 3 of Farris Ranch Subdivision open at 10:10 a.m. on Tuesday, July 02, 2002.

County Engineer Joe England discussed the proposed resubdivision and answered questions.

Judge Doerfler announced the public hearing closed at 10:17 a.m. on Tuesday, July 02, 2002.

AGENDA ITEM 18

Discuss and consider plat approval of resubdivision of Farris Ranch Subdivision, Section 2, Lots 2 and 3.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: To approve the resubdivision plat of Farris Ranch Subdivision, Section 2, Lot 2 and 3.

Vote: **4 – 0. Commissioner Hays was absent from the dais.**

NOTICE OF PUBLIC MEETING
OF THE WILLIAMSON COUNTY COMMISSIONERS' COURT

Notice is hereby given that the Williamson County Commissioners' Court will meet at 10:00 o'clock a.m. on the 2nd day of July, 2002, at its regular meeting place in the Williamson County Courthouse, Georgetown, Texas to consider the proposed Resubdivision Plat for Lot 2 and 3, Farris Ranch Subdivision located on Farris Ranch Road.

As one of the property owners within 400 feet of the proposed subdivision, you are invited to be present at such meeting if you desire to discuss the proposed plan.

SEE ATTACHED LOCATION MAP FOR FURTHER INFORMATION

WILLIAMSON COUNTY COMMISSIONERS' COURT
GEORGETOWN, TEXAS

Dated: June 4, 2002

For further information, phone the Williamson County Precinct No. 3 office at 863-4390.

PROPERTY OWNERS' COMMENT

Project Name: Resubdivision of Lot 2 and 3, Farris Ranch Subdivision

Name of Respondent SANTOS MEDRANO

I am in favor OF THE RESUBDIVISION OF LOTS 2 & 3 INTO 5 ACRES EACH

I object _____

Comments LOTS SHOULD NOT BE LESS THAN 5 ACRES

If you wish to submit written comment, it will be read before the Williamson County Commissioner's Court at the above stated time and place.

PLEASE REPLY TO: Williamson County Commissioners' Court
c/o Judge John C. Doerfler
Williamson County Courthouse
Georgetown, Texas 78626

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WILLIAMSON COUNTY COMMISSIONERS' COURT
GEORGETOWN, TEXAS

Dated: June 4, 2002

For further information, phone the Williamson County Precinct No. 3 office at 863-4390.

PROPERTY OWNERS' COMMENT

Project Name: Resubdivision of Lot 2 and 3, Farris Ranch Subdivision

Name of Respondent Donna & Jeanne Walker

I am in favor John W. G. Jr.

I object _____

Comments _____

If you wish to submit written comment, it will be read before the Williamson County Commissioner's Court at the above stated time and place.

PLEASE REPLY TO: Williamson County Commissioners' Court
c/o Judge John C. Doerfler
Williamson County Courthouse
Georgetown, Texas 78626

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**DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
FOR**

24206

FARRIS RANCH & FARRIS RANCH, SECTION II SUBDIVISION

THIS DECLARATION is made on the date hereinafter set forth by the Magnolia-Lonestar, Inc., a Texas corporation, acting herein by and through its duly authorized officer, hereinafter referred to as "Developer".

WHEREAS, Developer is the owner of all of the property (i.e. all of the lots, tracts and parcels of land) which comprises Farris Ranch, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet J, Slides 217-218, Plat Records of Williamson County, Texas, and Farris Ranch, Section 2, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet K, Slides 246 & 247, Plat Records of Williamson County, Texas; and

WHEREAS, Developer desires to Save and Except the following Lots from these Covenants Conditions and Restrictions for the Subdivision: Lots 2 & 3, Farris Ranch; and

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community; and to this end, desires to subject said property to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community;

NOW THEREFORE, Developer hereby declares that all of the property located in the subdivision described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in said property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

1. "Architectural Control Committee" shall mean the committee created pursuant to Article III of this Declaration. The initial members shall be Ken Burge, Spencer E. Collins, and Charles L. Nicholson.

2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property, including contract Sellers, but excluding those having such interest merely as security for the performance of an obligation.

3. "Property" shall mean and refer to all of Farris Ranch and Farris Ranch, Section 2, save and except Lots 2 & 3, Farris Ranch, including all of the designated lots therein, a subdivision located in Williamson County, Texas, according to the map or plat of record in Cabinet J, Slides 217-218, Plat Records of Williamson County,

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WILLIAMSON COUNTY, TEXAS**

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Texas and Cabinet K, Slides 246 & 247, Plat Records of Williamson County, Texas.

4. "Lot" shall mean and refer to any of the lots shown upon the recorded subdivision map of the Property, including all improvements and easements thereon.

5. "Developer" shall mean and refer to the Magnolia-Lonestar Corporation, its successors and assigns, provided such successors and assigns shall acquire all interest of the Magnolia-Lonestar, Inc. in Farris Ranch and Farris Ranch, Section 2 Subdivision.

ARTICLE II

INSURANCE

1. Insurance by Owners. Each Owner shall be responsible at his own expense and cost for (i) fire and extended coverage insurance (i) on his Lot and any improvements thereon, (ii) on the contents of his own residence; and (iii) on any of his personal property which may be stored elsewhere on the Property.

ARTICLE III

ARCHITECTURAL CONTROL COMMITTEE

1. Members. The Architectural Control Committee shall consist of three members designated by the Developer until such time as seventy-five percent (75%) of the residential Lots have been sold and conveyed from Developer to Owners. Upon the sale of said number of residential Lots, the members of the Committee shall be designated by a majority vote of the Owners. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative, if any, shall be entitled to any compensation for services performed pursuant to this covenant.

2. Review by Committee. No improvement of any kind, including, but not limited to, residences, accessory buildings, swimming pools, wells, septic systems, antennas (on a structure or on a Lot), flag poles, fences, walls, mail boxes, exterior lighting, patios, roof overhangs, sidewalks, stepping stones, driveways, or any other improvement shall be constructed, placed, or maintained upon any Lot and no alteration or repainting of the exterior of any improvement shall be made and no landscaping shall be performed until (1) a complete copy of the plans and specifications for the improvement showing (i) the exterior design, height, building material and color scheme of the improvement, and (ii) the location of the improvement plotted horizontally and vertically, (2) a site plan showing the location of all present and planned improvements, including but not limited to, the well, the septic system, the residence, the driveway, the landscaping, the grading plan, any fencing, and any walls, and (3) the name of the Builder, have been submitted to and approved in writing by the Architectural Control Committee, and a copy of all such plans and specifications as finally approved, has been deposited with the Architectural Control Committee. All builders who are members of either the National Association of Home Builders or the HOW Builders Program shall automatically be approved by the Architectural Control Committee.

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3. **Conformity.** The Architectural Control Committee shall exercise its best judgment to see that the exterior design and location of all improvements, landscaping and alterations of Lots within the Property conform to and harmonize with the surrounding improvements, environment, topography, and finished grade evaluations.

4. **Variances from Restrictions.** The Architectural Control Committee shall consider requests for variances from the restrictions contained in this Declaration and shall grant such requests for variances (1) if the Committee finds the requested variances to be desirable from the standpoint of balancing the needs of the applicant with the needs of the other Lot Owners; (2) the requested variances are generally consistent and harmonious with the remainder of the community; and (3) the requested variances do not adversely affect the value of another Lot.

5. **Procedures.** The Architectural Control Committee shall approve or disapprove all plans and requests within thirty (30) days after submission. In the event the Architectural Control Committee fails to take any action within thirty (30) days after plans or requests have been submitted, approval will be presumed, and this Article will be deemed to have been fully complied with.

6. **Written Records.** The Architectural Control Committee shall maintain written records of (1) all applications and requests submitted to it and (2) of all actions taken.

7. **Majority Vote.** A majority vote of the Architectural Control Committee is required for approval of (1) proposed improvements, and (2) requests for variances.

8. **Non-liability.** The Architectural Control Committee shall not be liable in damages to any person submitting requests for approval or to any Owner within the Property by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove any such requests.

ARTICLE IV

RESTRICTIONS ON LOTS

The following restrictions are imposed as a common scheme upon each Lot for the benefit of every other Lot, and may be enforced by any Owner.

1. **Resubdivision.** No Lot shall be divided or resubdivided or cut into smaller parcels or tracts unless such resubdivision is expressly approved in writing by majority vote of the Owners. Notwithstanding anything to the contrary herein, under no circumstances shall any resubdivision be approved unless (1) all Lots resulting from such resubdivision are five (5) acres in size and have adequate access, and (2) adequate utility easements are created. A minimum of one (1) acre may be released by the lienholder on any Lot.

2. **Residential Use.** Each Lot shall be used for single family residential purposes only and no part of any Lot shall be used for any business or commercial purpose; provided, however, that (1) a home office incidental to a Lot Owners' business may be maintained within the Owner's residence, and (2) Developer may construct, occupy and maintain a temporary sales office on any unsold Lot.

3. **Single Family Dwellings.** No more than one single family dwelling shall be erected on a Lot.

AGENDA ITEM 19

Discuss and consider a resolution to work with Travis County in exploring the creation of a Regional Mobility Authority.

State Representative Mike Krusee addressed the court concerning the creation of a Regional Mobility Authority. He expressed the opinion that Travis and Williamson Counties need each other to make the RMA work.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: To approve a resolution to work with Travis County in exploring the creation of a Regional Mobility Authority.

Vote: **4 – 0. Commissioner Hays was absent from the dais.**

< Attachment >