

**AGENDA ITEM 28**

Discuss and take appropriate action regarding the creation of a Library District in Liberty Hill, including setting date for public hearing, setting election date and authorizing publication of proper notices.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To accept the petition for election and to set the election date for September 14, 2002 for the creation of a Library District within the Liberty Hill School District boundary, with 0.25 percent of the sales tax generated in that district to be collected for the Library District.

Vote: 4 - 0

**AGENDA ITEM 29**

Consider granting variance to subdivision regulations regarding duplex lot in Riley Estates.

No action was taken on this agenda item.

**AGENDA ITEM 30**

Hold public hearing for resubdivision of Lot 1A, Block A, of amended plat Lots 1, 2, & 3, Block A, Four-T Ranch Section 1.

Judge Doerfler announced the public hearing on the proposed resubdivision of Lot 1A, Block A, of amended plat Lots 1, 2, & 3, Block A, Four-T Ranch, Section One, open at 10:10 a.m. on Tuesday, July 23, 2002.

County Engineer Joe England addressed the court concerning the proposed resubdivision and answered questions. He stated that deed restrictions require approval from the board for resubdivision of lots. Mr. England stated that there is no evidence that a board was ever established.

Judge Doerfler asked if there was anyone present for the hearing who was opposed to the resubdivision. There was no response, except from Dwight Benford, owner of the property in question, who stated that he was in favor of the resubdivision.

Dale Rye stated that since the other property owners in the subdivision had been notified and no one attended the hearing to speak against the resubdivision, that the county could assume that whoever would have been on the board—if there had been a board—would not have voted against it.

Judge Doerfler announced the public hearing on the proposed resubdivision of Lot 1A, Block A, of amended plat Lots 1, 2, & 3, Block A, Four-T Ranch, Section One, closed at 10:18 a.m. on Tuesday, July 23, 2002.

**AGENDA ITEM 31**

Discuss and consider plat approval resubdivision of Lot 1A, of amended plat Lots 1, 2, & 3 Block A, Four-T Ranch Section One.

Moved: **Commissioner Hays**

Seconded: **Commissioner Boatright**

Motion: To approve the plat of Resubdivision of Lot 1A, Block A, Amended Plat of Lots 1, 2, 3, Block A, Four-T Ranch Section One.

Vote: 4 - 0

< Attachment >

## RECORDERS MEMORANDUM

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

PHOTOGRAPHIC MYLAK

**RESUBDIVISION OF LOT 1A, BLOCK A,  
AMENDED PLAT OF LOTS 1, 2, 3, BLOCK A,  
FOUR-T RANCH SECTION ONE**

**CURVE DATA**

1 = 4°35'15"  
R = 1870.06'  
T = 40.35'  
A = 180.61'  
C = 180.56'

**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT FOUND

**SCALE** 1"=100'

**NOTES:**

- TOTAL ACRES: 2.432
- NUMBER OF LOTS: 2
- NUMBER OF BLOCKS: 0
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- EACH LOT WILL BE SERVED BY AN ON-SITE WASTEWATER SYSTEM. WATER IS AVAILABLE FROM THE CINDAL TRAIL SPECIAL UTILITY DISTRICT.
- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. AN APPROVED WATER POLLUTION ABATEMENT PLAN IS REQUIRED BY THE TEXAS WATER COMMISSION PRIOR TO CONSTRUCTION.
- NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR.
- ALL DWELLINGS, TRAILER, OR MOBILE HOMES PLACED ON SUBDIVISION LOTS OR RANCHETTES MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF APPLICATION.
- THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON, OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATIONS THEREOF TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- OSDF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITATION.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

**FIELD NOTES**

BEING 2.432 ACRES OF LAND OUT OF THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1A, BLOCK A, AMENDED PLAT OF LOTS 1, 2, 3, BLOCK A, RANCH SECTION ONE, AS RECORDED IN CABINET O, SLIDES 113, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1A, BLOCK A, AMENDED PLAT OF LOTS 1, 2, 3, BLOCK A, FOUR-T RANCH SECTION ONE, BEING IN THE NORTH R.O.W. LINE OF R.M. 2338, FOR THE SOUTHWEST CORNER HEREOF, AND FROM WHICH CORNER THE SOUTHWEST CORNER OF THE SAID FREDERICK FOY SURVEY, ABSTRACT NO. 229, BEARS APPROXIMATELY S 18°30'E, 2777';

THENCE N 16°35'W FOR A DISTANCE OF 290.40 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1A, BLOCK A, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF LOTS 1A, BLOCK A, N 70°32'E FOR A DISTANCE OF 188.34 FEET TO AN IRON ROD FOUND, AND N 71°52'E FOR A DISTANCE OF 108.59 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1A, BEING THE NORTHWEST CORNER OF LOT 1A, BLOCK A, AMENDED PLAT OF LOTS 1, 2, 3, BLOCK A, FOUR-T RANCH SECTION ONE, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 09°47'E FOR A DISTANCE OF 485.12 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1A, BEING THE SOUTHWEST CORNER OF LOT 1A, BLOCK A, AMENDED PLAT OF LOTS 1, 2, 3, BLOCK A, FOUR-T RANCH SECTION ONE, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE NORTH R.O.W. LINE OF R.M. 2338, N 70°51'W FOR A DISTANCE OF 136.65 FEET TO A CONCRETE MONUMENT FOUND AT A POINT OF CURVE;

THENCE CONTINUING WITH THE NORTH R.O.W. LINE OF R.M. 2338, ALONG A CURVE TO RIGHT, WHOSE RADIUS IS 1,870.06 FEET, AND WHOSE CHORD BEARS N 88°26'W FOR A DISTANCE OF 180.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.432 ACRES OF LAND, MORE OR LESS.

**SURVEYORS CERTIFICATE**

- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION MAY BEGUN UNTIL THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION HAS APPROVED IN WRITING THE POLLUTION ABATEMENT PLAN. (SEE NOTES)
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS BOUNDED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 481078 0225 C, EFFECTIVE SEPTEMBER 27, 1991.
- THIS PLAT IS AN ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION, ON THE GROUND, AND IS TRUE AND CORRECT.
- THE SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM REQUIREMENTS AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
- I HEREBY CERTIFY THAT THE FIELD NOTE DESCRIPTION SHOWN HEREON DOES CLOSE.

**STATE OF TEXAS:**  
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DWIGHT BENFORD AND ARLETHA B. BENFORD, CO-OWNERS OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT #8807855 AND DOCUMENT #8807849, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL OPERATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "RESUBDIVISION OF LOT 1A, BLOCK A, AMENDED PLAT OF LOTS 1, 2, 3, BLOCK A, FOUR-T RANCH SECTION ONE". WE ACKNOWLEDGE THAT WE ARE THE SOLE OWNERS OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LEASEHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

*Dwight Benford*  
DWIGHT BENFORD  
31 4-T RANCH ROAD  
GEORGETOWN, TEXAS 78628

*Arletha B. Benford*  
ARLETHA B. BENFORD  
31 4-T RANCH ROAD  
GEORGETOWN, TEXAS 78628

**STATE OF TEXAS:**  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DWIGHT BENFORD AND WIFE, ARLETHA B. BENFORD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF *July*, 1999, A.D.

*Long E. Vitale*  
LONG E. VITALE  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES January 31, 2004

**COMMISSIONERS' COURT APPROVAL**

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60 PERCENT OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN OBTAINED OR THE ELAPSEMENT OF 2 YEARS FROM THE DATE OF COMPLETION, AND ALL DRIVEWAY DRAMPSES HAVE BEEN INSTALLED, ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONERS' COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

I, JOHN DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH FIELD NOTES AND SURVEYORS CERTIFICATE APPEARING HEREON, OF "REPLAT OF LOT 37, WHITEHALL, A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, AND THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE RECORDED AND REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

JOHN DOERFLER COUNTY JUDGE DATE

*Paulo Pinto*  
PAULO PINTO  
DIRECTOR OF ENVIRONMENTAL SERVICES

**STATE OF TEXAS:**  
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE *15* DAY OF *July*, A.D., 1999, AT *0* O'CLOCK *M.* AND DULY RECORDED ON THE *15* DAY OF *July*, A.D., 1999, AT *0* O'CLOCK *M.* IN THE PLAT RECORDS OF SAID COUNTY IN CABINET *SLIDES*.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY E. RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

*DOUGLAS A. BEELIG*  
DOUGLAS A. BEELIG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908  
3802 MANCHACA ROAD  
AUSTIN, TEXAS 78704  
JULY 7, 1999

**STATE OF TEXAS**  
COUNTY OF WILLIAMSON  
DOUGLAS A. BEELIG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
1908

W.O. #19523

**AGENDA ITEM 32**

Discuss and take appropriate action on revised SH 45 Right of Way Funding Agreement.

Road Bond Manager Mike Weaver, Bob Day of the Texas Turnpike Authority Division of TxDOT, and attorney Charlie Crossfield addressed the court concerning the funding agreement.

Mr. Crossfield stated that he made a change to the agreement that allows the County to appeal an award approved by the State that is not approved by the County. The appeal would be filed at the County's expense. He also stated that he reworded a section on page 9 to say that if the County acquires property, it will acquire it in the County's name and then later transfer it to the State when it is warranted.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve the SH 45 Right of Way Funding Agreement with changes made by Charlie Crossfield.

Vote: **4 - 0**

< Attachment >