

AGENDA ITEM 11

Discuss and consider setting a date to hold a public hearing on resubdivision on Block C, Lot 1, Live Oak Ranches. Pct. #2

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To set the date December 30, 2003, and time, 10:00 A.M., to hold a public hearing on resubdivision on Block C, Lot 1, Live Oak Ranches. Pct. #2

Vote: 4 - 0

AGENDA ITEM 12

Discuss and consider acceptance of 0.6 acres from Austin Jack, LLC for park use. Pct. #1

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To authorize Charlie Crossfield and Associates to contact the Forest North Group, who is also known as NASWC (Neighborhood Association of Southwestern Williamson County) and the Round Rock ISD, to determine their interest in accepting and maintaining 0.6 acres from Austin Jack, LLC, and a neighboring 13.7 acres, which is currently under the trusteeship of the County, for park use. Pct. #1

Vote: 4 - 0

< Attachment >



November 12, 2003

500 N. Akard Street, Suite 4000
Dallas, Texas 75201-3387
Phone: 214.758.1000
Fax: 214.758.1010

Via Federal Express

Joe M. England, P.E.
Williamson County Engineer
Williamson County Unified Road System
3151 SE Inner Loop, Suite B
Georgetown, TX 78626

Re: AmberOaks Corporate Center

Dear Joe:

In accordance with our conversation, I am enclosing an original Special Warranty Deed (the "Deed"), executed by Austin Jack, L.L.C., as grantor, in favor of Williamson County, as grantee. Please have the Deed placed on the Commissioners' Court agenda and, upon approval, recorded in the Deed Records of Williamson County, Texas, and return a file-stamped copy to me.

Thank you for your assistance. If you should have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Bracewell & Patterson, L.L.P.

A handwritten signature in black ink, appearing to read 'AGK', followed by a long horizontal line extending to the right.

Alfred G. Kyle

AGK/cv
Enclosures

cc: Ms. Christiane M. Stoffer (w/encls.; via facsimile)



DEED

2003118651

9 PGS

SPECIAL WARRANTY DEED**THE STATE OF TEXAS**

§

COUNTY OF WILLIAMSON

§

KNOW ALL PERSONS BY THESE PRESENTS:

§

THAT, AUSTIN JACK, L.L.C., a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by WILLIAMSON COUNTY, a political subdivision of the State of Texas ("Grantee"), and other good and valuable consideration in hand paid to Grantor by Grantee, the receipt and sufficiency of all which are hereby acknowledged by Grantor:

Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED and, by these presents, does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, good and indefeasible title in fee simple to the following described real property located in Williamson County, Texas, together with all right, title and interest in and to all easements, rights-of-way, privileges, and appurtenances relating thereto, the same being a tract of land located in Williamson County, Texas, said tract of land being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof for all purposes (the "Property").

This conveyance is made by Grantor and accepted by Grantee expressly subject to the permitted encumbrances listed or contained in Exhibit B attached hereto and made a part hereof for all purposes ("Permitted Exceptions") to the extent, but only to the extent, the same are valid and subsisting and affect the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and subject to the hereinabove described Permitted Exceptions (but only to the extent said matters are valid and subsisting and affect the Property), Grantor does hereby bind itself, its

successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.


The above conveyance is, however, made subject to the further covenant, consideration and condition that the following restriction shall in all things be observed, followed and complied with: within three years of the date hereof, Grantee shall construct on the Property a public park and landscape area, and thereafter, shall at all times maintain, and cause to be maintained, the Property as a public park and landscape area and cause to be so maintained in a reasonably safe and cleanly state. These restrictions and conditions shall be binding on Grantee for a period of 53 years following the date hereof, and in case of a failure to comply with the preceding restrictions, the title to the Property shall, without entry or suit, immediately revert to and vest in Grantor or its successors and assigns, and this conveyance shall be null and void, and Grantor or its successors and assigns shall be entitled to immediate possession of the Property and its improvements; and no act or omission on the part of Grantor or its successors and assigns shall be a waiver of the operation or enforcement of this condition. Notwithstanding the foregoing, however, with respect to any failure to maintain the Property as a public park in a reasonably safe and cleanly state, such failure shall continue for a period of one year prior to the immediate reversion to Grantor or its successors and assigns in accordance herewith.

EXECUTED by Grantor effective as of the 11th day of November, 2003 ("Effective Date").

GRANTOR:

AUSTIN JACK, L.L.C.,
a Delaware limited liability company


By: AmberJack, Ltd.,
an Arizona corporation

By: 
Name: David Q. Graves
Title: President

By: 
Name: G. Roger Glelew
Title: SECRETARY

Address of Grantor:

c/o AmberJack, Ltd.
One State Farm Plaza, E-10
Bloomington, Illinois 61710
Attention: Mr. John R. Higgins


Greg Boatright
Co. Comm. Pct. 2
12/10/03

THE STATE OF ILLINOIS §
 COUNTY OF MCLEAN §

This instrument was acknowledged before me on November 11, 2003 by
David C. Graves, **President** of AmberJack,
 Ltd., an Arizona corporation, in its capacity as manager of Austin Jack, L.L.C., a Delaware
 limited liability company, on behalf of such limited liability company.

My Commission Expires:

2/8/04

Karen Lee Coit
 Notary Public in and for The State of Illinois

[NOTARIAL SEAL]



Print Name:

KAREN Lee Coit

THE STATE OF ILLINOIS §
 COUNTY OF MCLEAN §

This instrument was acknowledged before me on November 11, 2003 by
G. Roger Glelow, **SECRETARY** of AmberJack,
 Ltd., an Arizona corporation, in its capacity as manager of Austin Jack, L.L.C., a Delaware
 limited liability company, on behalf of such limited liability company.

My Commission Expires:

2/8/04

Karen Lee Coit
 Notary Public in and for The State of Illinois

[NOTARIAL SEAL]



Print Name:

KAREN LEE Coit

EXHIBIT A

FIELD NOTES
FOR DRAINAGE, ACCESS, AND PUE
AUSTIN JACK, LLC

FIELD NOTES FOR 0.6099 ACRES OF LAND OUT OF THE T P DAVY SURVEY, ABSTRACT NO. 169, SAME BEING OUT OF AND PART OF LOT 6, BLK C, STATE FARM SUBDIVISION, SECTION THREE (CAB T, SLIDE 226), AND PART OF THE REMAINDER OF THE 122.871 ACRE, TRACT 4 DESCRIBED IN DOC # 9912216, OFFICIAL DEED RECORDS, WILLIAMSON COUNTY (WCDR), TEXAS, FOR WHICH A MORE PARTICULAR METES AND BOUNDS DESCRIPTION IS AS FOLLOWS:

BEGINNING at a concrete monument found at the southwest corner of the remainder of the 122.871 acre, tract 4 described in Doc # 9912216, WCDR and in the east line of a 13.7 acre tract described in Doc # 2003013011, WCDR and at the northwest corner of 35.060 acre tract described in Vol. 990, Pg 300, WCDR for the southwest corner hereof (said point bears S 20°31'05"E at 2316.48 feet from a ½" rebar found at the northeast ROW of Threadbo Street on the west line of Lot 7, Blk C, State Farm, Sec 3);

THENCE N 20°34'14"W with the west line of the remainder of the 122.871 acre tract 4 and the east line of the 13.7 acre tract for a distance of 97.11 feet to a ½" rebar set with cap at the southwest corner of Lot 6 referenced above and the northwest corner of the remainder of the 122.871 acre, tract 4;

THENCE N 20°34'14"W with the west line of Lot 6 and the east line of the 13.7 acre tract for a distance of 425.41 feet to a ½" rebar set with cap at the most southerly northwest corner of a Drainage & PUE described in Vol. 1551, PG 125, WCDR for the north corner hereof;

THENCE with the west line of the Drainage & PUE 78.93 feet along a curve to the right (R = 320.00', C = 78.73', CB = S35°55'51"E) feet to a ½" rebar set with cap;

THENCE S29°21'46"E with the west line of the Drainage & PUE pass a ½" rebar set with cap at 282.77 feet on the common line of Lot 6 and Tract 4 (remainder of 122.871 acre tract) and continuing on for a total distance of 292.88 feet to a ½" rebar set with cap at a point of curve to the left;

THENCE with the west line of the Drainage & PUE 162.44 feet along a curve to the left (R = 721.15', C = 162.10', CB = S35°45'34"E) feet to a ½" rebar set with cap on the south line of the remainder of the 122.871 acre, tract 4 and in the north line of a 35.060 acre tract for the southeast corner hereof;

THENCE S69°02'25"W with the south line of the remainder of the 122.871 acre tract and the north line of a 35.060 acre tract for a distance of 108.09 feet to the PLACE OF BEGINNING and containing 0.6099 acres of land.

NOTES FOR CLARIFICATION:

- 1) All ½" rebars set have caps labeled WILLIAMSON CNTY.
- 2) See attached Survey Sketch for further orientation.
- 3) Bearing basis - West line of Lot 6

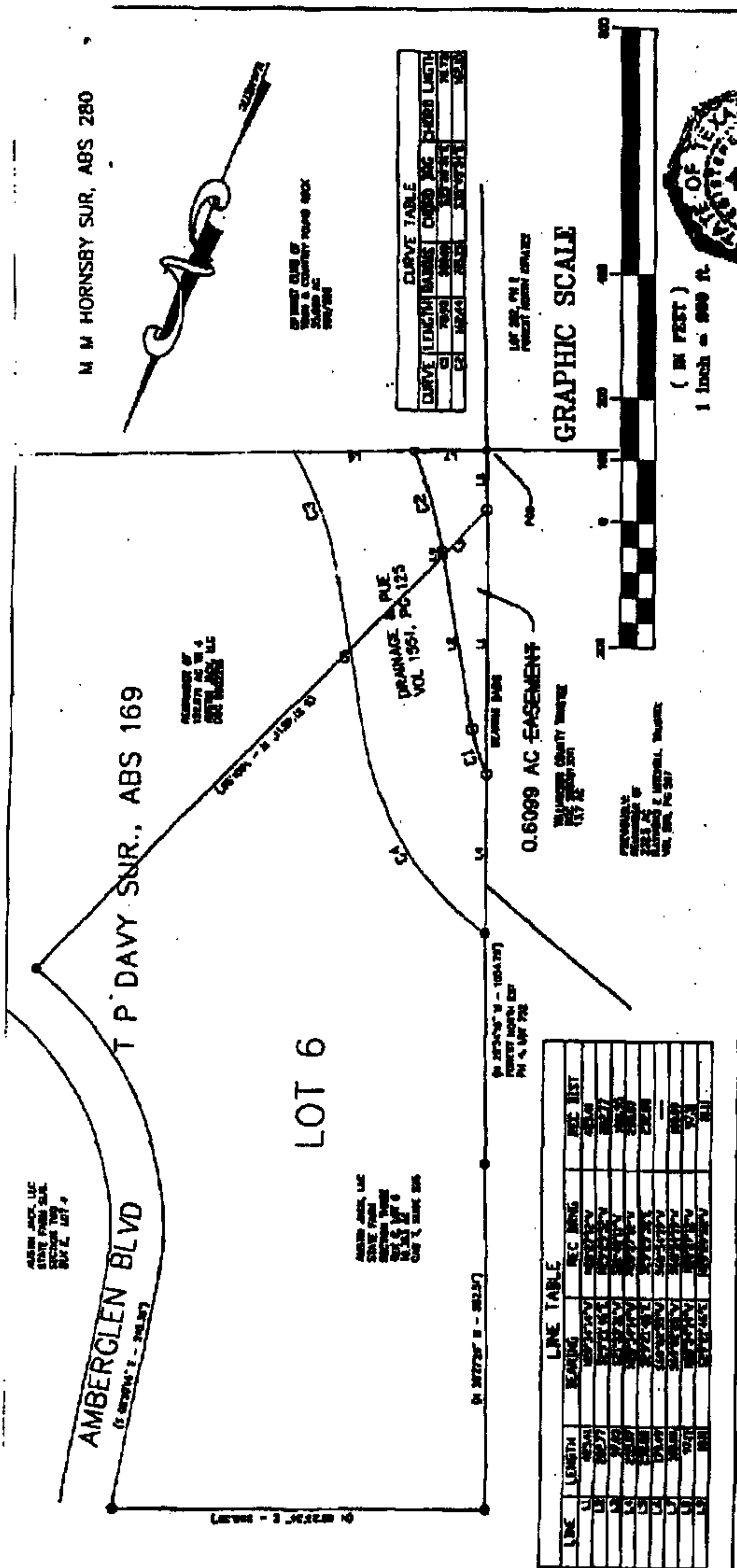
I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge on this the 17th day of July, 2003.

Dwight L. Pittman

Dwight L. Pittman, R.P.L.S. 2442
Williamson County Unified Road System
3151 SE Inner Loop, Suite B
Georgetown, Texas 78626



After recording return to:
Dwight Pittman
Williamson County URS
3151 SE Inner Loop, Suite B
Georgetown, Texas 78626



LINE TABLE				
LINE	LENGTH	BEARING	REC. DRNG.	REC. DIST.
1	423.41	89° 55' 30"	1000.00	423.41
2	100.00	90° 00' 00"	1000.00	523.41
3	200.00	90° 00' 00"	1000.00	723.41
4	300.00	90° 00' 00"	1000.00	1023.41
5	400.00	90° 00' 00"	1000.00	1423.41
6	500.00	90° 00' 00"	1000.00	1923.41
7	600.00	90° 00' 00"	1000.00	2523.41
8	700.00	90° 00' 00"	1000.00	3223.41
9	800.00	90° 00' 00"	1000.00	4023.41
10	900.00	90° 00' 00"	1000.00	4923.41
11	1000.00	90° 00' 00"	1000.00	5923.41
12	1100.00	90° 00' 00"	1000.00	7023.41
13	1200.00	90° 00' 00"	1000.00	8223.41
14	1300.00	90° 00' 00"	1000.00	9523.41
15	1400.00	90° 00' 00"	1000.00	10923.41
16	1500.00	90° 00' 00"	1000.00	12423.41
17	1600.00	90° 00' 00"	1000.00	14023.41
18	1700.00	90° 00' 00"	1000.00	15723.41
19	1800.00	90° 00' 00"	1000.00	17523.41
20	1900.00	90° 00' 00"	1000.00	19423.41
21	2000.00	90° 00' 00"	1000.00	21423.41
22	2100.00	90° 00' 00"	1000.00	23523.41
23	2200.00	90° 00' 00"	1000.00	25723.41
24	2300.00	90° 00' 00"	1000.00	28023.41
25	2400.00	90° 00' 00"	1000.00	30423.41
26	2500.00	90° 00' 00"	1000.00	32923.41
27	2600.00	90° 00' 00"	1000.00	35523.41
28	2700.00	90° 00' 00"	1000.00	38223.41
29	2800.00	90° 00' 00"	1000.00	41023.41
30	2900.00	90° 00' 00"	1000.00	43923.41
31	3000.00	90° 00' 00"	1000.00	46923.41
32	3100.00	90° 00' 00"	1000.00	50023.41
33	3200.00	90° 00' 00"	1000.00	53223.41
34	3300.00	90° 00' 00"	1000.00	56523.41
35	3400.00	90° 00' 00"	1000.00	60023.41
36	3500.00	90° 00' 00"	1000.00	63623.41
37	3600.00	90° 00' 00"	1000.00	67423.41
38	3700.00	90° 00' 00"	1000.00	71323.41
39	3800.00	90° 00' 00"	1000.00	75423.41
40	3900.00	90° 00' 00"	1000.00	79623.41
41	4000.00	90° 00' 00"	1000.00	84023.41
42	4100.00	90° 00' 00"	1000.00	88523.41
43	4200.00	90° 00' 00"	1000.00	93223.41
44	4300.00	90° 00' 00"	1000.00	98023.41
45	4400.00	90° 00' 00"	1000.00	103023.41
46	4500.00	90° 00' 00"	1000.00	108123.41
47	4600.00	90° 00' 00"	1000.00	113423.41
48	4700.00	90° 00' 00"	1000.00	118823.41
49	4800.00	90° 00' 00"	1000.00	124423.41
50	4900.00	90° 00' 00"	1000.00	130123.41
51	5000.00	90° 00' 00"	1000.00	136023.41
52	5100.00	90° 00' 00"	1000.00	142023.41
53	5200.00	90° 00' 00"	1000.00	148223.41
54	5300.00	90° 00' 00"	1000.00	154523.41
55	5400.00	90° 00' 00"	1000.00	161023.41
56	5500.00	90° 00' 00"	1000.00	167623.41
57	5600.00	90° 00' 00"	1000.00	174423.

LEGEND:

- REBAR FOUND
1/2" REBAR SET W/CAP (WILLIAMSON CNTY)
IRON PIPE FOUND
RECORD SHOWN WHERE DIFFERENT
RANCH FENCE
ANGLE POINT
W/CR WILLIAMSON COUNTY PLAT RECORDS
W/CR WILLIAMSON COUNTY DEED RECORDS
BEARING BASIS:
WEST LINE OF LOT 6

LEGAL DESCRIPTION:

SKETCH TO ACCOMPANY FIELD NOTES FOR
0.0099 ACRES OF LAND FOR-BEWARE-
ADVERSE-8-PAGE OUT OF THE T P DAVY
SURVEY, ABSTRACT # 169 AND THE M M
HORNEY SURVEY, ABS # 280 IN WILLIAMSON
COUNTY, TEXAS, SAME BEING OUT OF AND
PART OF LOT 6, BLK C OF STATE FARM
SUBDIVISION, SECTION THREE (CABINET 1, SLIDE
224, WCPR), AND PART OF A 32.090 AC
TRACT DESCRIBED IN VOL. 989, PAGE 500
(WCPR) IN WILLIAMSON COUNTY, TEXAS.

I, DWIGHT L. PITTMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE ON THIS THE 17th DAY OF JULY, 2001.

2001
Dwight L. Pittman
DWIGHT L. PITTMAN, RP 5 2442

WILLIAMSON COUNTY
UNIFIED ROAD SYSTEM
3151 S.E. INNER LOOP, SUITE B
GEORGETOWN, TEXAS 78626
943-3330

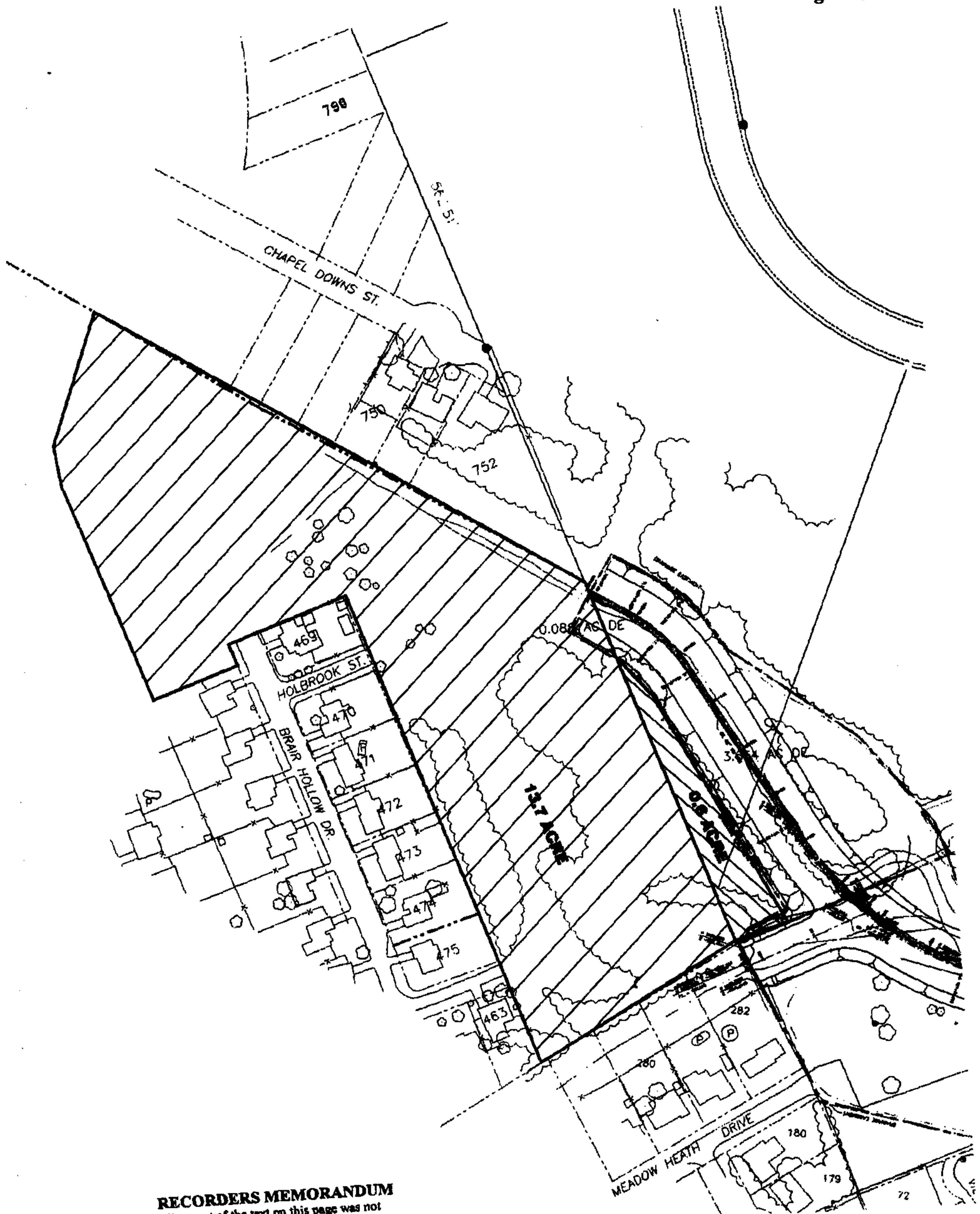
RECORDERS MEMORANDUM

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Exhibit B

Permitted Exceptions

1. Taxes for current and subsequent years, all of which will be assumed and paid by Grantee.
2. All governmental regulations and restrictions, including building and zoning ordinances.
3. Any and all unrecorded leases and/or rental agreements, with rights of tenants in possession.
4. Any and all other exceptions to title recorded in the real property records of Williamson County, Texas.



RECORDERS MEMORANDUM
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 clearly legible for satisfactory recordation.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2003118651

Nancy E. Rister

12/10/2003 04:44 PM

ANDERSON \$0.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

*① JANE Tabor
Judge Superior's Office
Return to Employer
WKS Williamson Co.
Return 1 file stamped copy*