

Sheets & Crossfield, P.C.

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April 13, 2016

Via e-mail mattjones78641@yahoo.com and regular mail

Carrington Ranch Property Owners Association

c/o Lynda Jones

81 Possum Trot

Liberty Hill, Texas 78642

RE: Williamson County—CR 258 improvement Project
Revised Offer Letter
Parcel: CRPOA

Dear Lynda:

As I believe you are already aware, Williamson County (the “County”) has plans to make improvements to County Road 258 (“Project”) in the area of Carrington Ranch subdivision, and although there is no real property interest owned by the Carrington Ranch Property Owners Association (“CRPOA”) which needs to be acquired, it has been determined that it will be necessary to acquire or remove certain improvements owned the CRPOA which are located in platted right of way and are in conflict with the proposed construction of the roadway and related facilities associated with the Project.

By letter dated July 24, 2015 we previously made an offer to purchase the CRPOA improvements which were located outside of the right of way which had previously been dedicated by plat at Rock House Drive. However, we have recently been instructed by the Commissioner Long to revise our purchase offer to include the subdivision improvements within the existing Rock House Drive/CR258 entry area that are in conflict with the proposed Project. These improvements include fencing and certain entry way columns and landscaping described in more detail in the valuation letter enclosed.

Therefore, based on an opinion from an independent appraiser hired by the County we have been authorized to revise our offer to the sum of **\$29,040** for acquisition of the improvements. A copy of the appraisal valuation opinion is included for your review.

Although as you will recall some of those improvements are in an existing public right of way area maintained by the County, and those items could technically be removed at any time for the County’s use of the public right of way without any additional compensation, the County at this time desires to offer compensation for their removal.

If you wish to accept the offer based upon this appraisal, please contact me at your earliest convenience so that we may proceed with the completion of this purchase. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the supported basis for such amount. We ask that any such settlement request be received in writing within 30 days from the date of this letter.

Please be advised that you have the right to discuss with others any offer or agreement regarding the City's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Information Act) as it may apply to the County. For your additional information about the procedures for this acquisition you can also see the previously provided Texas Landowner Bill of Rights. The appraisal which made the basis of this offer is the only appraisal report relating to your property being acquired which was prepared in the ten (10) years preceding the date of this offer and which was produced or acquired by the County, other than what has been previously provided in connection with this project.

Please feel free to call me at (512) 255-8877 with any questions regarding the details of the proposed transaction, or anything else regarding the acquisition process.

Very Truly Yours,



Don Childs
Sheets & Crossfield, P.C.

Enclosure:
Appraisal Letter

KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

Larry D. Kokel, ARA, MAI
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July 1, 2015

Williamson County
c/o Mr. Charlie Crossfield
Attorney at Law
Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

Re: Cost estimate to replace improvements owned by the Carrington Ranch Homeowners Association situated on Parcels 8 – 13 as well as the entrance to the subdivision along Rock House Drive which are to be acquired by Williamson County as a part of the proposed CR 258 project west of Ronald Reagan Boulevard by Williamson County.

Dear Mr. Crossfield:

As requested, we are providing your office with the estimated cost new of improvements owned by the Carrington Ranch Homeowners Association (HOA) situated on Parcels 8 – 13 as well as in existing CR 258/Rock House Drive right of way at the entrance to the subdivision, and which are to be acquired as part of the CR 258 road widening project.

The restrictive covenants indicate the HOA shall maintain a three rail fence along CR 258 in the Carrington Ranch subdivision. While conducting site visits on Parcels 8 – 13, a three rail vinyl fence was observed as being located along the existing CR 258 right of way. In addition, stone columns and rock flower beds were observed. There is a total of approximately 1,240 linear feet of existing vinyl fencing located within the proposed right of way. The existing vinyl fencing is four foot tall. In addition, there are eight stone columns located within the part to be acquired, each have dimensions of 2' x 2' x 5' tall. At the entrance to the subdivision, there is approximately 1,040 SF of rock flower beds which are landscaped with various sizes of shrubs and having an irrigation system in place. Pictures of the three rail vinyl fencing, the stone columns, and the rock flower beds are attached to this letter.

The HOA improvements situated on Parcels 8 – 13 were viewed during the site visits to each of those parcels. The HOA improvements located in existing right of way (CR 258 and Rock House Drive) are based on general observations when conducting the site visits on the parcels, as well as aerial photography (Google Earth). The estimated cost to replace these improvements is presented on the following page. These costs are based on replacement cost new data obtained from Marshall Valuation Service. An additional cost included in the estimate is for clearing along a portion of the proposed right of way line. The estimated cost to replace the improvements owned by the Carrington Ranch HOA located in the acquisitions of Parcels 8 – 13 as well as in existing CR 258/Rock House Drive right of way, is calculated as follows.

Replacement Cost New – Carrington Ranch HOA

| Item | Quantity | Cost/Unit | Replacement Cost New |
|--------------------|----------|------------|----------------------|
| 3 Rail Vinyl Fence | 1,240 LF | \$15.80/LF | \$19,600 |
| Stone Columns | 8 | \$600 | \$4,800 |
| Rock Flower Bed | 1,040 SF | \$3.50/SF | \$3,640 |
| Clearing ROW | | | \$1,000 |
| | | | |
| Total | | | \$29,040 |

If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

Kokel-Oberrender-Wood Appraisal, Ltd.

By Kokel-Oberrender-Wood Appraisal Management, L.C.



David W. Oberrender, MAI
State Certified
TX-1321141-G



Michael D. Mays, MAI
State Certified
TX-1335777-G

Attachments

CARRINGTON RANCH HOMEOWNERS ASSOCIATION IMPROVEMENTS



View Of The Vinyl Fencing Located In The Acquisition Owned By Carrington Ranch HOA.



View Of The Stone Columns And Rock Flower Bed.