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July 24, 2015

Via CMRRR 7014 3490 0000 3051 8614

Kristen Adams

President—Carrington Ranch Property Owners Association

200 Possum Trot

Liberty Hill, Texas 78642

RE: Williamson County—CR 258 improvement Project
Parcel: CRPOA

Dear Ms. Adams:

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 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 certain improvements from the CRPOA which are in conflict with the proposed construction of the roadway and related facilities associated with the Project. Our law firm has been hired by the County to assist with the acquisition process for the property interests required for the Project. The improvements to be acquired from CRPOA include fencing and certain entry way columns and landscaping described in more detail in the valuation letter enclosed.

We believe at this stage of the purchase process it is mutually beneficial to confirm that based on an opinion from an independent appraiser hired by the County we have been authorized to offer the sum of **\$22,340** for acquisition of the improvements. A copy of the appraisal valuation opinion is included for your review. This amount is the total amount of compensation for the improvements sought to be acquired, as determined in accordance with State law.

As stated above, the amount of this offer is based on the independent appraisal obtained by the County to determine the value of the property to be acquired. It should be noted that the valuation does not include certain improvements that are located within the existing Rock House Drive/CR 258 right of way. Because this is an existing public right of way area maintained by the County, those items could technically be removed at any time for the County’s use of the public right of way without any additional compensation. So unless there was a previous license agreement in place which contemplates payment for future removal of subdivision improvements within right of way used and maintained by the County it is the more typical policy not to

include additional compensation for those items, and that is what we have specifically been instructed by the commissioners' court in this particular case as well.

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.

If you do not wish to accept this offer and a negotiated settlement cannot be reached, or if we do not otherwise hear from you in response to this offer within the time specified herein or you do not receive a written extension to the time to respond, then the County will possibly proceed with the statutory requirements to move toward condemnation suit to acquire the improvements in conflict with the proposed Project.

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 please also see the enclosed copy of the 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.

Lastly, pursuant to the Texas Property Code Section 21.0112 and Texas Government Code Section 402.031, I am enclosing a copy of the Landowner's Bill of Rights which has been prepared by the Office of the Attorney General. This Bill of Rights explains the acquisition process in even greater detail, and is meant to inform you of your legal rights as they apply to any attempt by the government or a private entity to acquire your property.

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

Very Truly Yours,



Don Childs
Sheets & Crossfield, P.C.

Enclosure:
Appraisal Letter
Landowner's Bill of Rights

KOKEL-OBERRENDER-WOOD APPRAISAL, LTD.

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April 30, 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 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 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, a total of four stone columns and 20 SF of rock flower beds was observed as well. Parcels 8 – 13 have a total of 1,196 linear feet of existing vinyl fencing, and 1,196 linear feet of fencing will be required along the proposed right of way line. The existing vinyl fencing is four foot tall. The four stone columns located within the part to be acquired each have dimensions of 2' x 2' x 5' tall. Pictures of the three rail vinyl fencing, the stone columns, and the rock flower beds are attached to this letter.

The estimated cost to replace these improvements along the proposed right of way line is presented below. 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 which are located in the acquisitions of Parcels 8 – 13 are calculated as follows.

Replacement Cost New – Carrington Ranch HOA


Item	Quantity	Cost/Unit	Replacement Cost New
3 Rail Vinyl Fence	1,196 LF	\$15.80/LF	\$18,900
Stone Columns	4	\$600	\$2,400
Rock Flower Bed	20 SF	\$2.10/SF	\$40
Clearing ROW			\$1,000
Total			\$22,340

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

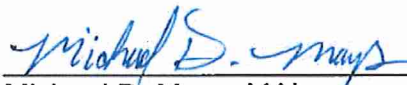
Respectfully submitted,

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.



THE STATE OF TEXAS
LANDOWNER'S
BILL OF RIGHTS

PREPARED BY THE



OFFICE OF THE
ATTORNEY GENERAL OF TEXAS



STATE OF TEXAS LANDOWNER'S BILL OF RIGHTS

This Landowner's Bill of Rights applies to any attempt by the government or a private entity to take your property. The contents of this Bill of Rights are prescribed by the Texas Legislature in Texas Government Code Sec. 402.031 and Chapter 21 of the Texas Property Code.

1. You are entitled to receive adequate compensation if your property is taken for a public use.
2. Your property can only be taken for a public use.
3. Your property can only be taken by a governmental entity or private entity authorized by law to do so.
4. The entity that wants to take your property must notify you that it wants to take your property.
5. The entity proposing to take your property must provide you with a written appraisal from a certified appraiser detailing the adequate compensation you are owed for your property.
6. The entity proposing to take your property must make a bona fide offer to buy the property before it files a lawsuit to condemn the property – which means the condemning entity must make a good faith offer that conforms with Chapter 21 of the Texas Property Code.
7. You may hire an appraiser or other professional to determine the value of your property or to assist you in any condemnation proceeding.
8. You may hire an attorney to negotiate with the condemning entity and to represent you in any legal proceedings involving the condemnation.
9. Before your property is condemned, you are entitled to a hearing before a court appointed panel that includes three special commissioners. The special commissioners must determine the amount of compensation the condemning entity owes for the taking of your property. The commissioners must also determine what compensation, if any, you are entitled to receive for any reduction in value of your remaining property.
10. If you are unsatisfied with the compensation awarded by the special commissioners, or if you question whether the taking of your property was proper, you have the right to a trial by a judge or jury. If you are dissatisfied with the trial court's judgment, you may appeal that decision.

CONDEMNATION PROCEDURE

Eminent domain is the legal authority that certain entities are granted that allows those entities to take private property for a public use. Private property can include land and certain improvements that are on that property.

Private property may only be taken by a governmental entity or private entity that is authorized by law to do so. Your property may be taken only for a public purpose. That means it can only be taken for a purpose or use that serves the general public. Texas law prohibits condemnation authorities from taking your property to enhance tax revenues or foster economic development.

Your property cannot be taken without adequate compensation. Adequate compensation includes the market value of the property being taken. It may also include certain damages if your remaining property's market value is diminished by the acquisition itself or by the way the condemning entity will use the property.

HOW THE TAKING PROCESS BEGINS

The taking of private property by eminent domain must follow certain procedures. First, the entity that wants to condemn your property must provide you a copy of this Landowner's Bill of Rights before - or at the same time - the entity first represents to you that it possesses eminent domain authority.

Second, if it has not been previously provided, the condemning entity must send this Landowner's Bill of Rights to the last known address of the person who is listed as the property owner on the most recent tax roll. This requirement stipulates that the Landowner's Bill of Rights must be provided to the property owner at least seven days before the entity makes a final offer to acquire the property.

Third, the condemning entity must make a bona fide offer to purchase the property. The requirements for a bona fide offer are contained in Chapter 21 of the Texas Property Code. At the time a purchase offer is made, the condemning entity must disclose any appraisal reports it produced or acquired that relate specifically to the property and were prepared in the ten years preceding the date of the purchase offer. You have the right to discuss the offer with others and to either accept or reject the offer made by the condemning entity.

CONDEMNATION PROCEEDINGS

If you and the condemning entity do not agree on the value of your property, the entity may begin condemnation proceedings. Condemnation is the legal process that eligible entities utilize to take private property. It begins with a condemning entity filing a claim for your property in court. If you live in a county where part of the property being condemned is located, the claim must be filed in that county. Otherwise, the condemnation claim can be filed in any county where at least part of the property being condemned is located. The claim must describe the property being condemned, state with specificity the public use, state the name of the landowner, state that the landowner and the condemning entity were unable to agree on the value of the property, state that the condemning entity provided the landowner with the Landowner's Bill of Rights, and state that the condemning entity made a bona fide offer to acquire the property from the property owner voluntarily.

SPECIAL COMMISSIONERS' HEARING

After the condemning entity files a condemnation claim in court, the judge will appoint three local landowners to serve as special commissioners. The judge will give you a reasonable period to strike one of the special commissioners. If a commissioner is struck, the judge will appoint a replacement. These special commissioners must live in the county where the condemnation proceeding is filed, and they must take an oath to assess the amount of adequate compensation fairly, impartially, and according to the law. The special commissioners are not legally authorized to decide whether the condemnation is necessary or if the public use is proper. Their role is limited to assessing adequate compensation for you. After being appointed, the special commissioners must schedule a hearing at the earliest practical time and place. The special commissioners are also required to give you written notice of the condemnation hearing.

You are required to provide the condemning entity any appraisal reports that were used to determine your claim about adequate compensation for the condemned property. Under a new law enacted in 2011, landowners' appraisal reports must be provided to the condemning entity either ten days after the landowner receives the report or three business days before the special commissioners' hearing - whichever is earlier. You may hire an appraiser or real estate professional to help you determine the value of your private property. Additionally, you can hire an attorney to represent you during condemnation proceedings.

At the condemnation hearing, the special commissioners will consider your evidence on the value of your condemned property, the damages to remaining property, any value added to the remaining property as a result of the condemnation, and the condemning entity's proposed use of your condemned property.

SPECIAL COMMISSIONERS' AWARD

After hearing evidence from all interested parties, the special commissioners will determine the amount of money that you should be awarded to adequately compensate you for your property. The special commissioners' decision is significant to you not only because it determines the amount that qualifies as adequate compensation, but also because it impacts who pays for the cost of the condemnation proceedings. Under the Texas Property Code, if the special commissioners' award is less than or equal to the amount the condemning entity offered to pay before the proceedings began, then you may be financially responsible for the cost of the condemnation proceedings. However, if the special commissioners' award is more than the condemning entity offered to pay before the proceedings began, then the condemning entity will be responsible for the costs associated with the proceedings.

The special commissioners are required to provide the court that appointed them a written decision. That decision is called the "Award." The Award must be filed with the court and the court must send written notice of the Award to all parties. After the Award is filed, the condemning entity may take possession of the property being condemned, even if either party appeals the Award of the special commissioners. To take possession of the property, the condemning entity must either pay the amount of the Award or deposit the amount of the Award into the court's registry. You have the right to withdraw funds that are deposited into the registry of the court.

OBJECTION TO THE SPECIAL COMMISSIONERS' AWARD

If either the landowner or the condemning entity is dissatisfied with the amount of the Award, either party can formally object to the Award. In order to successfully make this valuation objection, it must be filed in writing with the court. If neither party timely objects to the special commissioners' Award, the court will adopt the Award as the final judgment of the court.

If a party timely objects to the special commissioners' Award, the court will hear the case in the same manner that other civil cases are heard. Landowners who object to the Award and ask the court to hear the matter have the right to a trial and can elect whether to have the case decided by a judge or jury. The allocation of any trial costs is decided in the same manner that costs are allocated with the special commissioners' Award. After trial, either party may appeal any judgment entered by the court.

DISMISSAL OF THE CONDEMNATION ACTION

A condemning entity may file a motion to dismiss the condemnation proceeding if it decides it no longer needs your condemned property. If the court grants the motion to dismiss, the case is over and you are entitled to recover reasonable and necessary fees for attorneys, appraisers, photographers, and for other expenses incurred to the date of the hearing on the motion to dismiss.

If you wish to challenge the condemning entity's authority to take your property, you can lodge that challenge by filing a motion to dismiss the condemnation proceeding. Such a motion to dismiss would allege that the condemning entity did not have the right to condemn your property. For example, a landowner could challenge the condemning entity's claim that it seeks to take the property for a public use. If the court grants the landowner's motion, the court may award the landowner reasonable and necessary fees for attorneys, appraisers, photographers, and for other expenses incurred to the date of the hearing or judgment.

RELOCATION COSTS

If you are displaced from your residence or place of business, you may be entitled to reimbursement for reasonable expenses incurred while moving personal property from the residence or relocating the business to a new site. However, during condemnation proceedings, reimbursement for relocation costs may not be available if those costs are separately recoverable under another law. Texas law limits the total amount of available relocation costs to the market value of the property being moved. Further, the law provides that moving costs are limited to the amount that a move would cost if it were within 50 miles.

RECLAMATION OPTIONS

If private property was condemned by a governmental entity, and the public use for which the property was acquired is canceled before that property is used for that public purpose, no actual progress is made toward the public use within ten years or the property becomes unnecessary for public use within ten years, landowners may have the right to repurchase the property for the price paid to the owner by the entity at the time the entity acquired the property through eminent domain.

DISCLAIMER

The information in this statement is intended to be a summary of the applicable portions of Texas state law as required by HB 1495, enacted by the 80th Texas Legislature, Regular Session. This statement is not legal advice and is not a substitute for legal counsel.

ADDITIONAL RESOURCES

Further information regarding the procedures, timelines and requirements outlined in this document can be found in Chapter 21 of the Texas Property Code.