

05/09/2013 13:51:10

TN536 SELECTION SEQUENCE 1413663  
CITY OF ROUND ROCK  
REFUNDS REPORTED FOR INSPECTION ONLY

TAX COLLECTION SYSTEM  
REFUNDS SELECTED REPORT  
FROM: 05/09/2013 TO: 05/09/2013

MINIMUM DOLLAR AMOUNT: \$0

ACCOUNT NUMBER	UNP	TOT	YEAR	UNIT	OWNER NAME	APPR DIST #	SUIT REC TYPE	DEPOSIT RECEIPT	DATE	REMITTANCE#	STAT	AMOUNT	REFUND REASON(S)
3758-000A-0002H			2010	2	INLAND AMERICAN ROUND ROCK U TL	R482582		RF130509	05/09/2013	17698587	DA	4,508.20	
CHECK PAYEE: INLAND AMERICAN ROUND ROCK UNIVERSI													
ATTN: REAL ESTATE LAW													
2901 BUTTERFIELD RD													
OAK BROOK IL60523													
TOTAL AMOUNT DUE FOR ACCOUNT											.00		
3758-000A-0002H			2011	2	INLAND AMERICAN ROUND ROCK U TL	R482582		RF130509	05/09/2013	19894195	DA	6,791.32	
CHECK PAYEE: INLAND AMERICAN ROUND ROCK UNIVERSI													
ATTN: REAL ESTATE LAW													
2901 BUTTERFIELD RD													
OAK BROOK IL60523													
TOTAL AMOUNT DUE FOR ACCOUNT											.00		
3758-000A-0002H			2012	2	INLAND AMERICAN ROUND ROCK U TL	R482582		RF130509	05/09/2013	22497826	DA	4,852.08	
CHECK PAYEE: INLAND AMERICAN ROUND ROCK UNIVERSI													
ATTN: PROPERTY TAX DEPT													
P.O. BOX 9271													
OAK BROOK IL60522													
TOTAL AMOUNT DUE FOR ACCOUNT											.00		
TOTAL ALL ACCOUNTS												16,151.60	
COUNT OF REFUND CHECKS												3.00	



625 F.M. 1460  
Georgetown, Texas 78626

(512) 930-3787 – Austin Metro  
(512) 930-0391 – Facsimile

[www.wcad.org](http://www.wcad.org)

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Rufus Honeycutt

Charles Chadwell

Chief Appraiser

Alvin Lankford  
(512) 931-7826

[alvinl@wcad.org](mailto:alvinl@wcad.org)

*"We will provide quality service with the highest standards of professionalism, integrity and respect. We will uphold these standards while providing an accurate, fair and cost-effective appraisal roll in compliance with the laws of the State of Texas."*

May 8, 2013

Steve Norwood, City Manager  
City of Round Rock (CRR)  
221 E. Main  
Round Rock, TX 78681

Re: Cause No: 10-1091-C368; Inland American Round Rock University Oaks  
Limited Partnership v. Williamson Central Appraisal District

Dear Mr. Norwood:

A settlement has been reached on the attached referenced lawsuit for tax years 2010, 2011, and 2012. The settlement was the result of an Agreed Judgment between the District and the Plaintiff in this suit. The Plaintiff has agreed to waive the interest due, if the refund is paid within sixty (60) days of the change being certified to the tax assessor by the Appraisal District. (See attached Rule 11 Agreement and Agreed Judgment).

If you have any questions, please feel free to call.

Sincerely,

*Alvin Lankford*

Alvin Lankford  
Chief Appraiser

AL/abl

Enclosure

✓ cc: Forrest Child, A/C    cc: Cheryl Delaney, Finance Director CRR

**Williamson Central Appraisal District  
Supplementary Change 2010, 2011, 2012**

Entities: GWI RFM SRR CRR J01 W09  
 Parcel / Record No: R-16-3758-000A-0002H (R482582)

Name: INLAND AMERICAN ROUND ROCK UNIVERSITY OAKS LP  
 Address: ATTN: PROPERTY TAX DEPT  
 Address: P.O. BOX 9271  
 Address: \_\_\_\_\_  
 City, State, ZIP: OAK BROOK, IL 60522

Legal Description: SEE ATTACHED AGREED JUDGMENT

Situs Address: 201 UNIVERSITY OAKS BLVD, ROUND ROCK TX

	2010 Old Value	2010 New Value	2011 Old Value	2011 New Value	2012 Old Value	2012 New Value
Personal Property Value:						
Improvement Non-Homesite Value:	27,360,739	26,280,362	30,512,446	28,907,731	32,137,729	30,983,433
Improvement Homesite Value:						
Land Non-Homesite Value:	6,692,994	6,692,994	6,090,625	6,090,625	6,214,923	6,214,923
Land Homesite Value:						
Ag Market Value:						
Ag Use:						
Total Market Value:	34,053,733	32,973,356	36,603,071	34,998,356	38,352,652	37,198,356
Non-Taxed Exempt:						
Homestead:						
Over 65:						
Disabled Veterans:						
Homestead Disability:						
Total Taxable Value:	34,053,733	32,973,356	36,603,071	34,998,356	38,352,652	37,198,356

Supplement #: \_\_\_\_\_ 33 \_\_\_\_\_ 22 \_\_\_\_\_ 9

Frozen Tax: N/A

Reason for Changes: Per attached Agreed Judgment signed 4/23/13

Alvin Lankford, Chief Appraiser



5/7/2013

CAUSE NO. 10-1091-C368

INLAND AMERICAN ROUND ROCK  
UNIVERSITY OAKS LIMITED  
PARTNERSHIP,

IN THE DISTRICT COURT

Plaintiff,

v.

WILLIAMSON COUNTY, TEXAS

WILLIAMSON CENTRAL APPRAISAL  
DISTRICT,

Defendant.

368<sup>TH</sup> JUDICIAL DISTRICT

AGREED JUDGMENT

The parties, through their attorneys, have agreed to the terms of this judgment as evidenced by the signatures of their attorneys below.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the value of the subject property is as follows:

<u>Account No.</u>	<u>Description</u>	<u>2010 Value</u>	<u>2011 Value</u>	<u>2012 Value</u>
R482582	S9275 – East Chandler Retail Center (Lt 2 Replat), Block A, Lot 2H, Acres 21.95	\$ 32,973,356	\$ 34,998,356	\$ 37,198,356
R482576	S9275 – East Chandler Retail Center (Lt 2 Replat), Block A, Lot 2A, Acres 3.73, (Row Easement)	\$ 1,119	\$ 1,119	\$ 1,119
R482583	S9275 – East Chandler Retail Center (Lt 2 Replat), Block A, Lot 2I, Acres 1.75, (Water Quality Pond)	\$ 525	\$ 525	\$ 525
<b>TOTAL</b>		<b>\$32,975,000</b>	<b>\$35,000,000</b>	<b>\$37,200,000</b>

FILED  
at 1:16 o'clock p.m. HS  
APR 23 2013  
Lisa David  
District Clerk, Williamson Co, TX  
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5/1/13  
WILLIAMSON CAD

This is a final judgment disposing of all parties and issues. Each party ordered to pay its costs.

Signed this 23 day of April, 2013.

  
\_\_\_\_\_  
JUDGE BURT CARNES

Perdue Brandon Fielder Collins & Mott LLP   
ATTORNEYS AT LAW

3301 Northland Dr.  
SUITE 505  
AUSTIN, TEXAS 78731  
TELEPHONE 512-302-0190  
FAX 512-323-6963  
www.pbfcm.com

April 16, 2013

**VIA E-MAIL & FACSIMILE (214) 561-8663**

Ms. Melinda Blackwell  
BLACKWELL & DUNCAN PLLC  
15851 North Dallas Parkway, Suite 600  
Addison, Texas 75001

RE: RULE 11 AGREEMENT; Cause No. 10-1091-C368; Inland American Round Rock University  
Oaks Limited Partnership v. Williamson Central Appraisal District

Dear Melinda:

The parties have agreed to settle this lawsuit by setting the values as follows:

<u>Account No.</u>	<u>Description</u>	<u>2010 Value</u>	<u>2011 Value</u>	<u>2012 Value</u>
R482582	S9275 – East Chandler Retail Center (Lt 2 Replat), Block A, Lot 2H, Acres 21.95	\$ 32,973,356	\$ 34,998,356	\$ 37,198,356
R482576	S9275 – East Chandler Retail Center (Lt 2 Replat), Block A, Lot 2A, Acres 3.73, (Row Easement)	\$ 1,119	\$ 1,119	\$ 1,119
R482583	S9275 – East Chandler Retail Center (Lt 2 Replat), Block A, Lot 2I, Acres 1.75, (Water Quality Pond)	\$ 525	\$ 525	\$ 525
<b>TOTAL</b>		<b>\$32,975,000</b>	<b>\$35,000,000</b>	<b>\$37,200,000</b>

In addition the parties agree that Plaintiff will waive interest on the refund so long as the refund is paid within 60 days of the date the change is certified to the tax assessor by the Appraisal District. Each party will bear their own costs and attorney's fees. The parties will execute the attached agreed judgment reflecting the change in value.

**FILED**  
at \_\_\_\_\_ o'clock \_\_\_\_\_ A

AMARILLO ARLINGTON AUSTIN CONROE HOUSTON LUBBOCK  
M<sup>C</sup>ALLEN MIDLAND SAN ANTONIO TYLER WICHITA FALLS

APR 22 2013

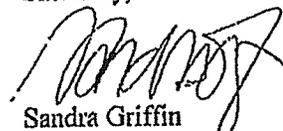
*Lisa Daniel*  
District Clerk, Williamson County  
RECEIVED  
5/1/13  
WILLIAMSON CAD

These stipulations are entered into by the parties solely for the purpose of compromising and settling their various claims, each as to the other. No other use of this stipulation may be made by the parties concerning the claim of either party as to the other, whether having arisen in the past, now pending, or to arise in the future, including subsequent disputes concerning the market or appraised value of the subject property within Defendant's jurisdiction. The agreement is not intended by either party as an admission concerning the issues in dispute nor shall it be represented by either party as to the other as an admission.

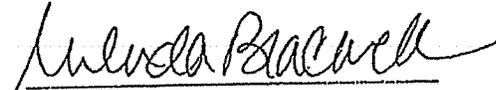
Pursuant to Tax Code sections 42.43(f) and 42.43(g), the property owner has made a designation for refund purposes. See attached completed Form 50-765, Exhibit A.

           If this accurately reflects our agreement, please sign and return this letter and completed Form 50-765 to me for filing.

Sincerely,

  
Sandra Griffin  
Attorney for Defendant

Agreed:

  
Melinda Blackwell  
Attorney for Plaintiff

# EXHIBIT

# A

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5/1/13  
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university oaks  
# 44703



Property Tax  
Form 50-765

Designation of Tax Refund

Pursuant to Texas Tax Code Section 42.43, a property owner who prevails in an appeal of an appraisal review board determination of value to district court may designate to whom and/or where a property tax refund is to be sent. By completing this form, you (Property Owner) designate the following individual to receive the refund resulting from a post appeal judgment. The entire form must be completed for the local tax office to process the refund.

**TAXING UNIT INFORMATION**

Collecting (Taxing Unit) Office Name

ROUND ROCK ISD TAC OFFICE

Mailing Address

1311 ROUND ROCK AVE.

City, Town or Post Office, State, ZIP Code

ROUND ROCK, TX 78681

**PROPERTY OWNER INFORMATION**

Property Owner Name and Address:

Inland American Round Rock University Oaks, LP  
PO BOX 9271  
Oak Brook, IL 60523

Property Description: (Provide legal description or other information from appraisal records sufficient to identify the property or attach a copy of the tax receipt.)

Property Account Number or Statement Number:

R 482582, R 482576, R 482583

Final Judgment Cause Number: (Texas promissory note number)

10-1091-C368

**ASSIGNMENT OF RIGHT TO A REFUND**

I am the property owner or a duly authorized representative of the property owner entitled to a refund of ad valorem taxes arising from an appeal under Texas Tax Code Chapter 42. By executing this Assignment of Right to a Refund, the property owner assigns all rights and interest to receive the tax refund herein.

I, Teledia Morris, VP hereby designate the refund on the above named property be sent to the following:  
as agent

Please check appropriate box (check only one box)

- Property Owner - If using different address than above information, please provide in the space below:
- Business office of attorney of record in the appeal located at the following mailing address:
- Another individual and address as designated in the following information:

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 ZIP \_\_\_\_\_

**SIGN THE APPLICATION**

Teledia Morris  
Property Owner or Duly Authorized Representative

Date 04-17-13

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards.

For more information, visit our Web site:  
[www.window.state.tx.us/taxinfo/proptax](http://www.window.state.tx.us/taxinfo/proptax)

50-765 • 07-09/2

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