## NOTICE TO THE PUBLIC

# AVERY RANCH ROAD DISTRICT No. 1 PEARSON PLACE ROAD DISTRICT NORTHWOODS ROAD DISTRICT No. 1

## OCTOBER 11TH, 2016 10:00 A.M.

The Commissioner's Court of Williamson County, Texas pursuant to V.A.C.S. art. 6702-1, acting as ex-officio road commissioners of their respective precincts, will meet in regular session on Tuesday, October 11thm 2016, at 10:00 a.m. or immediately following special session, the place being the Commissioner's Courtroom, 710 Main Street, in Georgetown, Texas to consider the following items:

- 1. Review and approval of minutes.
- 2. Discuss and take appropriate action on the <u>Avery Ranch Road District</u> including, but not limited to payment of bills.
- 3. Discuss, consider and take appropriate action on approving road district collections for the month of August 2016 for the Williamson County Tax Assessor/Collector.
- 4. Discuss, consider and take appropriate action on approving road district collections for the month of September 2016 for the Williamson County Tax Assessor/Collector.
- 5. Discuss and take appropriate action regarding approval of the Reimbursement Audit, Disbursement to Developers, Bill of Sale, and any other Conveyance Documents for Neenah Avenue in the Pearson Ranch Road District.

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	Dan	A.	Gattis,	County	Judge

**Road District** 

**Meeting Date:** 10/11/2016

Road District Collections - August 2016

Submitted For: Deborah Hunt

Submitted By: Sandra Surratt, County Tax Assessor Collector

**Department:** County Tax Assessor Collector

#### Information

#### Agenda Item

3. Discuss, consider and take appropriate action on approving road district collections for the month of August 2016 for the Williamson County Tax Assessor/Collector.

#### **Background**

#### **Fiscal Impact**

From/To	Acct No.	Description	Amount

#### **Attachments**

#### 080116-083116 Road Dist

#### Form Review

Inbox Reviewed By Date

County Judge Exec Asst. Wendy Coco 09/15/2016 11:46 AM

Form Started By: Sandra Surratt
Started On: 09/15/2016 11:07 AM
Final Approval Date: 09/15/2016

## YEAR TO DATE - COLLECTION REPORT Williamson County Road District August 31, 2016

Avery Ranch Road District		Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2015 2014 & Prior	\$1,243,469.87 \$5,706.75	\$1,057.38 (\$50.32)	\$1,244,527.25 \$5,656.43	\$406.65 \$7.62	\$75.93 \$2.37	\$0.00 \$0.00	\$810.83 \$2,795.06	\$1,243,716.42 \$2,861.37	99.93% 50.59%	100.08% 65.52%	100.38%
Total All	\$1,249,176.62	\$1,007.06	\$1,250,183.68	\$414.27	\$78.30	\$0.00	\$3,605.89	\$1,246,577.79	99.71%	99.93%	

**Road District** 

**Meeting Date:** 10/11/2016

Road District Collections - September 2016

Submitted For: Deborah Hunt

Submitted By: Sandra Surratt, County Tax Assessor Collector

**Department:** County Tax Assessor Collector

#### Information

#### Agenda Item

4. Discuss, consider and take appropriate action on approving road district collections for the month of September 2016 for the Williamson County Tax Assessor/Collector.

#### **Background**

#### **Fiscal Impact**

From/To	Acct No.	Description	Amount

#### **Attachments**

#### 090116-093016 Road Dist

#### Form Review

Inbox Reviewed By Date

County Judge Exec Asst. Wendy Coco 10/06/2016 11:22 AM

Form Started By: Sandra Surratt
Started On: 10/05/2016 04:32 PM
Final Approval Date: 10/06/2016

## YEAR TO DATE - COLLECTION REPORT Williamson County Road District September 30, 2016

Avery Ranch Road District		Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2015 2014 & Prior	\$1,243,469.87 \$5,706.75	\$1,057.38 (\$50.32)	\$1,244,527.25 \$5,656.43	\$277.39 \$7.57	\$54.18 \$2.42	\$0.00 \$0.00	\$533.44 \$2,787.49	\$1,243,993.81 \$2,868.94	99.96% 50.72%	100.11% 65.70%	100.41%
Total All	\$1,249,176.62	\$1,007.06	\$1,250,183.68	\$284.96	\$56.60	\$0.00	\$3,320.93	\$1,246,862.75	99.73%	99.95%	

**Road District** 

Meeting Date: 10/11/2016

Pearson Ranch Disbursement to Developer and Bill of Sale

Submitted For: Julie Kiley Submitted By: Julie Kiley, County Auditor

**Department: County Auditor** 

#### Information

#### Agenda Item

5. Discuss and take appropriate action regarding approval of the Reimbursement Audit, Disbursement to Developers, Bill of Sale, and any other Conveyance Documents for Neenah Avenue in the Pearson Ranch Road District.

#### **Background**

Attached is a letter regarding the results of the reimbursement audit performed by county staff for Neenah Avenue. The amount being recommended for reimbursement to the developer, Century Land Holdings II, LLC is \$4,564,346.30. The Bill of Sale and Assignment for Neenah Avenue is also attached and requires approval and execution as well.

#### **Fiscal Impact**

From/To	Acct No.	Description	Amount

#### **Attachments**

**Disbursement Audit Letter** Bill of Sale and Assignment

#### Form Review

Inbox **Reviewed By** Date

10/06/2016 11:23 AM County Judge Exec Asst. Wendy Coco

Form Started By: Julie Kiley Started On: 10/06/2016 09:43 AM

Final Approval Date: 10/06/2016



### AUDITOR'S OFFICE Williamson County Courthouse 710 Main Street, Suite 301

Georgetown, Texas 78626 Phone: 512/943-1500 Fax: 512/943-1567

October 6, 2016

Pearson Place Road District Williamson County Georgetown, Texas

I have performed the procedures below with respect to the amount to be reimbursed to the developer. This report provides information relating to the use of bond proceeds and is not to be used for any other purpose. The procedures performed are summarized as follows:

- 1. Information for the costs to be reimbursed to the developer was obtained from review of reimbursable costs. This information included all invoices paid by the developer on behalf of the District and related canceled checks.
- 2. Review of construction and other significant documents.
- 3. Review with the District's consultants, including County Engineer and attorney, regarding eligibility of items submitted for reimbursement.

As a result of these procedures, the following amount is reimbursable to the developer:

## Neenah Avenue Extension

Civil Engineering
Landscape Design
Surveying
Street Improvements
Drainage Improvements
Erosion Controls
Street Lights/Signs
Irrigation
Landscaping
Inspection fees

Amount to be reimbursed to Developer

\$4,564,346.30

Respectfully,

Jalyn Morris, CIA, CGAP

Assistant Internal Audit Director

#### BILL OF SALE AND ASSIGNMENT

This Bill of Sale and Assignment (this "Bill of Sale") is executed by Century Land Holdings II, LLC, a Colorado limited liability company, D/B/A Century LH II, LLC, as the developer of Pearson Place at Avery Ranch ("Developer") and the Pearson Place Road District ("District");

WHEREAS, on the 20th day of July, 2016, the Commissioners' Court of Williamson County has authorized the creation of the Pearson Place Road District (the "District"); and

WHEREAS, as consideration for the creation of the District, the Developer agreed to the construction of the four-lane divided portion of Neenah Avenue from the Davis Springs Subdivision to the Brushy Creek MUD and related improvements (the "Project") within the District, as set forth in the Development Agreement executed by and between the Developer's predecessor and Williamson County (the "County"), dated April 13, 2010, and the First Amendment to the Development Agreement dated May 17, 2013 (collectively, the "Development Agreement");

WHEREAS, the Developer will dedicate or cause to be dedicated in fee simple to the County the necessary right-of-way for the Project;

WHEREAS, the Developer has completed construction of the Project (being the right-of-way described in Exhibit "A" attached hereto), including all landscaping, irrigation, fencing, and related improvements in accordance with the Development Agreement;

WHEREAS, that portion of the right-of-way for the Project, which is described on Exhibit "A" attached hereto, is sometimes referred to as the "Applicable Right-of-Way";

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer does hereby ASSIGN, TRANSFER, SET OVER AND DELIVER to District the following described property (the "Assigned Property") to the extent that the same is located on, in, or under the Applicable Right-of-Way;

- (a) all public improvements for the Project including the road and related irrigation, landscaping, fencing, and drainage facilities as further provided in the Order of the County creating the District, to the extent that the same related to and are part of the four-lane divided portion of Neenah Avenue;
- (b) all plans and specifications for construction, development, or improvement of the four-lane divided portion of Neenah Avenue;
- (c) all Developer's rights under any construction contracts as they relate to the fourlane divided portion of Neenah Avenue (and all payment and performance bonds, statutory or otherwise, issued by any surety in connection with the construction contracts, and the proceeds of such bonds) providing for the construction, development or improvement of the four-lane divided portion of Neenah Avenue;

(d) all Developer's rights under any engineering contracts as they relate to the fourlane divided portion of Neenah Avenue providing for the design, engineering or supervision of the construction, development or improvement of the four-lane divided portion of Neenah Avenue.

TO HAVE AND TO HOLD the personal property of the Project (the "Personal Property") unto the District, and the District's successors or assigns, forever.

The Developer expressly retains the right and a license to enforce, sue upon, make claim under and upon, and otherwise exercise all rights and remedies of the Developer under the Personal Property listed and described in paragraphs (b), (c) and (d) above.

The Developer expressly retains an irrevocable license to enter upon the Applicable Right-of-Way to maintain, replace, upgrade, and repair the wall and fencing, landscaping, irrigation systems, and related improvements constructed or to be constructed by the Developer therein, conditioned upon the County's reasonable approval of a standard license agreement, such approval not to be unreasonably withheld, conditioned, or delayed.

EXECUTED as	s of the	day of	, 2016.
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#### **DEVELOPER:**

CENTURY LAND HOLDINGS II, LLC, a Colorado limited liability company, D/B/A Century LH II, LLC

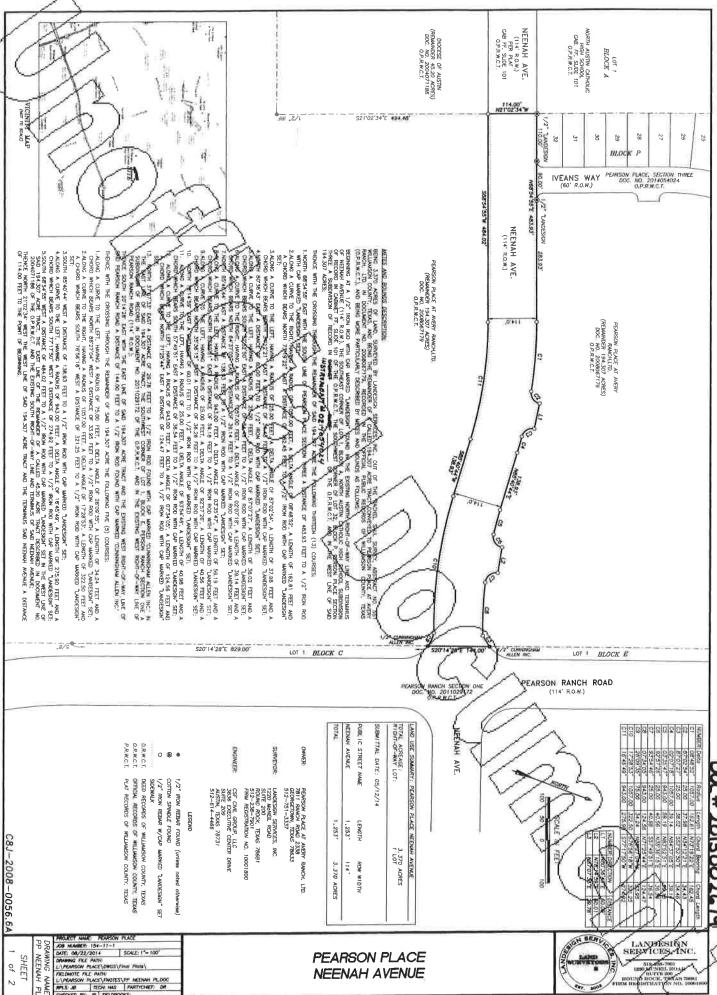
By: Stepident

#### **DISTRICT:**

By:\_\_\_\_\_\_ Its:

## Exhibit A





COUNTY OF WILLIAMSON HESENTS:

NOW ALL MEN BY THESE PRESENTS: CENTURY LAND HOLDINGS II, LIC, A COLORADO LIMTED COMPANY, ACTING HEREIN BY AND THROUGH KEVIN FLEMING, EXECUTIVE VIXE-PRESIDENT OF LAND,

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A COLORADO LIMITED MABILITY COMPANY

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STATE OF TEXAS \${
COUNTY OF WILLIAMSON \${

NOTARY'S STATEMENT

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TIMESS, MY HAVID, THE THE \_3 DAY OF DECEMBED 2014

MY COMMISSION EXPIRES: MAY 09, 2016

PRINTED NAME: John H. South

ENGINEER'S STATEMENT

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USTIN, TEXAS 78731

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LAND SURVEYOR'S STATEMENT

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CITY APPROVAL MOTE

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DAY OF DE ZONNIG & PLATING

THIS SUBDIVISION PLAT IS LOCATED HIPPIN THE PLATFUNDES JURISDICTION OF THE CITY OF AUSTIN

CITY APPROVAL NOTE

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GREG GUERNSEY, ORRESTOR REVEW DEPARTMENT PLANNING & DEVELOPMENT REVEW DEPARTMENT

STATE OF TEXAS \{\} COUNTY CLERK'S STATEMENT

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NAME RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

20. THIS SITE IS SUBJECT TO

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AND HATER FLOW MITIGATION RULE

GENERAL PLAT NOTES

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GENERAL PLAT NOTES (cont.)

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PEARSON PLACE NEENAH AVENUE

C8J-2008-0056.

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PP NEENAH PL