

Williamson County, Texas, Resolution No. _____

A RESOLUTION OF THE WILLIAMSON COUNTY COMMISSIONER'S COURT EXPRESSING NO OBJECTION TO AN APPLICATION FOR NON-COMPETITIVE 4% FEDERAL TAX CREDITS FOR THE DEVELOPMENT OF AND CONSTRUCTION OF THE PRESERVE AT MUSTANG CREEK, AN AFFORDABLE MULTI-FAMILY RENTAL COMMUNITY TO BE LOCATED NEAR 1425 COUNTY ROAD 118 IN WILLIAMSON COUNTY, TEXAS, LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK, TEXAS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, the Commissioner's Court (the "Commissioner's Court") of Williamson County (the "County") finds that LSB D Round Rock 118, LLC ("Applicant") has proposed to develop and construct an affordable multi-family rental community to be located near 1425 County Road 118 in Williamson County, Texas, located within the extraterritorial jurisdiction of the City of Round Rock, Texas, legally described on Exhibit A, attached hereto, to be called The Preserve at Mustang Creek (the "Proposed Project"); and

WHEREAS, the Commissioner's Court finds that the Applicant has advised that it intends to submit, directly or through an affiliate, an application to the Texas Department of Housing and Community Affairs (the "TDHCA") for non-competitive 4% 2022 Housing Tax Credits for the Proposed Project (the "Application").

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY: that in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §11.204(4), the Commissioner's Court finds that:

1. The Applicant has provided the Commissioner's Court, as the governing body of Williamson County (the "Governing Body"), notice of its intent to file the Application in accordance with Texas Government Code §2306.67071(a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the Proposed Project; and
3. The Governing Body has held a hearing at which public comment could be made on the Proposed Project in accordance with Texas Government Code §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application; and
5. The Applicant has entered into a Development Agreement with the County which outlines some obligations and responsibilities Applicant has committed to regarding the Applicant's development. Applicant understands that the promises made in this Agreement are specifically contingent upon Applicant or its successors fully complying with the terms of said. Agreement

BE IT FURTHER RESOLVED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY that for and on behalf of the Governing Body, the Williamson County Judge,

undersigned, is hereby authorized, empowered, and directed to certify these resolutions to the Authority and TDHCA.

BE IT FURTHER RESOLVED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY:

1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.
2. That the Commissioner's Court hereby expresses that it has no objection to the Proposed Project, the development and construction of the Proposed Project, the Application, or the proposed allocation of Housing Tax Credits for the Proposed Project.
3. That this Resolution shall take effect immediately upon its passage and approval by the Judge.

PASSED AND ADOPTED this ____ day of _____, 2022.

Bill Gravel Jr., Williamson County Judge

ATTEST:

Nancy Rister, County Clerk

Exhibit A
(Legal Description)

Parcel 1:

DESCRIPTION, of a 5.000 acre (217,779 square foot) tract of land situated in the George Keith Survey, Abstract No. 371; City of Hutto, Williamson County, Texas; said tract being all of that tract of land described in Warranty Deed With Vendor's Lien to Gary H. Lawrence and Denise R. Lawrence recorded in Instrument No. 2005016086 of the Official Records of Williamson County, Texas; said 5.000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with yellow cap found for the northwest corner of said Gary Lawrence tract and southwest corner of that tract of land described in Warranty Deed to Store Master Funding XIV, LLC recorded in Instrument No. 2019061873 of said Official Records; said point being in the northeast line of County Road 118 (a variable width right-of-way); from said point a 1/2-inch iron rod found bears North 21 degrees, 35 minutes, 18 seconds West, a distance of 879.39 feet for the northwest corner of said Store Master Funding XIV, LLC tract;

THENCE, North 68 degrees, 30 minutes, 13 seconds East, along the northwest line of said Gary H. Lawrence and Denise R. Lawrence tract and the southeast line of said Store Master Funding XIV, LLC tract, a distance of 593.68 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the corner in the southwest line of that tract of land described in General Warranty Deed to Equipmentsshare.com, Inc. recorded in Instrument No. 2019024491 of the said Official Records;

THENCE, South 21 degrees, 34 minutes, 52 seconds East, along said southwest line of Equipmentsshare.com, Inc. tract and the southeast line, a distance of 366.56 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the southeast corner of said Gary H. Lawrence and Denise R. Lawrence tract and the northeast corner of that tract of land described in Warranty Deed With Vendor's Lien to David G. Abernethy and Pamela L. Abernethy recorded in Volume 1572, Page 727 of the Deed Records of Williamson County, Texas; from said point a 1/2-inch iron rod found bears South 21 degrees, 27 minutes, 39 seconds East, a distance of 315.51 feet for the southeast corner of said David G. Abernethy tract;

THENCE, South 68 degrees, 28 minutes, 34 seconds West, a distance of 594.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the southwest corner of said Gary H. Lawrence and Denise R. Lawrence tract and the northwest corner of said David G. Abernethy and Pamela L. Abernethy tract; said point being in said northeast line of County Road 118;

THENCE, North 21 degrees, 31 minutes, 09 seconds West, along said northeast line of County Road 118, a distance of 366.85 feet to the **POINT OF BEGINNING**;

CONTAINING: 217,778.56 square feet or 5.000 acres of land, more or less.

Parcel 2:

DESCRIPTION, of a 4.369 acre (190,321 square foot) tract of land situated in the George Keith Survey, Abstract No. 371; City of Hutto, Williamson County, Texas; said tract being all of that tract of land described in Warranty Deed With Vendor's Lien to David G. Abernethy and Pamela L. Abernethy recorded in Volume 1572, Page 727 of the Official Records of Williamson County, Texas; said 4.369 acre (190,321 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "CRICHTON 4046" cap found for the southeast corner of said David G. Abernethy and Pamela L. Abernethy tract and the southwest corner of that tract of land described in General Warranty Deed to Equipmentsshare.com, Inc. recorded in Instrument No. 2019024491 of the said Official Records; said point being in the north right-of-way line of County Road 118 (a variable width right-of-way);

THENCE, South 67 degrees, 31 minutes, 21 seconds West, along the southeast line of said David G. Abernethy and Pamela L. Abernethy tract and said north line of County Road 118, a distance of 593.84 feet to a PK-Nail set in asphalt for the southwest corner of said David G. Abernethy and Pamela L. Abernethy tract;

THENCE, North 21 degrees, 31 minutes, 09 seconds West, along the southwest line of said David G. Abernethy and Pamela L. Abernethy tract and the northeast line of said County Road 118, a distance of 325.39 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the northwest corner of said David G. Abernethy and Pamela L. Abernethy tract and the southwest corner of that tract of land described in Warranty Deed With Vendor's Lien to Gary H. Lawrence and Denise R. Lawrence recorded in Instrument Number 20050160886 of the said Official Records; from said point a 1/2-inch iron rod found bears North 21 degrees, 31 minutes, 09 seconds West, a distance of 368.85 feet for the northwest corner of said Gary H. Lawrence and Denise R. Lawrence tract;

THENCE, North 68 degrees, 28 minutes, 34 seconds East, along the northwest line of said David G. Abernethy and Pamela L. Abernethy tract and the southeast line of said Gary H. Lawrence and Denise R. Lawrence tract, a distance of 594.08 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the northeast corner of said David G. Abernethy and Pamela L. Abernethy tract and the southeast corner of said Gary H. Lawrence and Denise R. Lawrence tract; said point being in the southwest line of that tract of land described in General Warranty Deed to Equipmentsshare.com, Inc. recorded in Instrument No. 2019024491 of said Official Records

THENCE, South 21 degrees, 27 minutes, 39 seconds East, along the northeast line of said David G. Abernethy and Pamela L. Abernethy tract and said southwest line of the Equipmentsshare.com, LLC tract, a distance of 315.51 feet to the **POINT OF BEGINNING**;

CONTAINING: 190,321 square feet or 4.369 acres of land, more or less.