



April 21, 2023

Hal Hawes
Williamson County, General Counsel
Office of Williamson County Judge
710 S. Main Street, Suite 101
Georgetown, Texas 78626

Re: Capital Area Housing Finance Corporation
Multifamily Housing Revenue Bonds
(The Preserve at Mustang Creek)

Dear Mr. Hawes:

The Capital Area Housing Finance Corporation (the "*Corporation*") will issue the above captioned Bonds in an aggregate principal amount not to exceed \$50,000,000 in order to provide funds to finance the cost of a residential development that will provide decent, safe and sanitary housing at affordable prices for residents within the Corporation's jurisdiction. The development will be located in the City of Round Rock, Williamson County (the "*Development*"). The Bonds will be a special limited obligation of the Corporation payable solely from the collateral pledged to secure the Bonds. The sponsoring local political subdivisions of the Corporation are not in any way liable for the payment of the Bonds.

In connection with the issuance by the Corporation of the above-referenced Bonds, enclosed herewith are two (2) copies of the (i) General and No Litigation Certificate (the "*General Certificate*") for execution by Judge Bill Gravell as the County Judge of the County of Williamson and (ii) Certificate of Approval (the "*Approval*") for execution by Judge Bill Gravell as the County Judge of Williamson County. I have included below for your convenience a description of the legal requirements behind the General Certificate and the Approval.

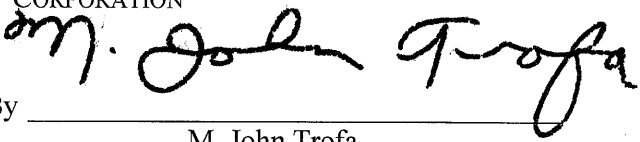
The General Certificate is required by 1 TX A.D.C. §53.229 (or 15 Tex. Reg. 6289) and must be submitted to the Attorney General of the State of Texas, who will approve all documentation relating to the Bonds prior to the issuance of the Bonds. Paragraph 8 of the General Certificate specifically gives the Attorney General the right to date the General Certificate on the date of closing. **Please do not date this Certificate.**

The Approval is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*"). Because the Development will be constructed in Williamson County,

Texas, the Code requires that Judge Bill Gravell, as the County Judge of Williamson County and “applicable elected representative” thereof, approve the issuance of the Bonds after a public hearing following reasonable public notice. The Corporation conducted a public hearing on April 14, 2023, which was held telephonically by dialing into a toll-free number (the “*Public Hearing*”). A notice for the Public Hearing was published in the *Austin American-Statesman* on April 5, 2023. The minutes of the public hearing are enclosed.

Please review the General Certificate and the Approval and call me at (512) 349-9104 with any questions or comments you may have. Otherwise, if all is in order, please execute the signature pages for the General Certificate and the Approval and return them to Chapman and Cutler LLP, Bond Counsel to the Corporation, using the enclosed prepaid Federal Express envelope for delivery no later than Friday, May 26, 2023.

CAPITAL AREA HOUSING FINANCE
CORPORATION

By 
M. John Trofa
General Counsel

Enclosures

cc: Jim Shaw, Executive Director of Capital Area HFC

**CERTIFICATE OF APPROVAL
FOR ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS**

I, the chief elected executive officer of Williamson County, Texas, elected at-large by the voters of Williamson County, Texas, make this certificate solely to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance of one or more series of tax-exempt multifamily housing revenue bonds by the Capital Area Housing Finance Corporation (the "*Corporation*") in an aggregate principal amount of not more than \$50,000,000 (the "*Bonds*"). The Bonds will be issued for the benefit of LSB D Round Rock 118, LLC, or an affiliate thereof (the "*Borrower*"), in connection with the construction of an approximately 252-unit multifamily development to be located at 1401 County Road 118, Round Rock, Williamson County, Texas 78634 (the "*Development*"). The Borrower will own the Development and the land on which the Development will be located.

A public hearing was held on behalf of the Williamson County, Texas, by James E. Shaw, the designated hearing officer, as described in the attached Certificate of Hearing Officer. As the "applicable elected representative" of Williamson County, Texas, I approve the issuance of the Bonds in the amount and for the purpose described above.

This approval is not: (1) a warranty by Williamson County, Texas, the County Judge of Williamson County, Texas, or of any agency, political subdivision, or instrumentality of the State of Texas that the Bonds will be paid or that any of the obligations assumed in connection with issuance of the Bonds will in fact be performed; (2) a pledge of the faith and credit of the State of Texas or of any agency, political subdivision, or instrumentality the State of Texas; or (3) a warranty of the validity of the corporate existence of the Corporation or of the Bonds themselves.

IN WITNESS WHEREOF, I have officially signed my name in Williamson County, Texas, on the date set forth below.

Judge Bill Gravell
Williamson County, Texas

Dated: _____, 2023

CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the "*Hearing Officer*"), do hereby make and execute this certificate for the benefit of all persons interested in the proposed Capital Area Housing Finance Corporation Multifamily Housing Revenue Bonds (The Preserve at Mustang Creek) to be issued in a principal amount not to exceed \$50,000,000 (the "*Bonds*") for the benefit of LSBF Round Rock 118, LLC, or an affiliate thereof, in connection with the acquisition, construction and equipping of an approximately 252-unit multifamily housing development to be located at 1401 County Road 118, Round Rock, Williamson County Texas 78634 (the "*Development*").

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on April 14, 2023, at 10:00 a.m. Central time telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than 7 days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of Williamson County, Texas, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

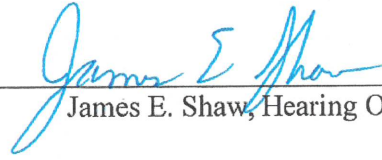
3. That all interested persons appearing at the public hearing were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and comment, the public hearing was declared closed.

5. That a copy of the affidavit of publication of notice of public hearing is set forth in *Exhibit B* attached hereto.

[Remainder of Page Intentionally Left Blank]

WITNESS MY HAND this 14th day of April, 2023.

A handwritten signature in blue ink, appearing to read "James E. Shaw", is written over a horizontal line.

James E. Shaw, Hearing Officer

EXHIBIT A

MINUTES OF PUBLIC HEARING

A public hearing was held by the Capital Area Housing Finance Corporation (the "*Issuer*") telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), on April 14, 2023, beginning at 10:00 a.m. Central time.

The hearing was held with respect to the proposed issuance by the Issuer of not to exceed \$50,000,000 of its Multifamily Housing Revenue Bonds (The Preserve at Mustang Creek) (the "*Bonds*") in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the excludability of the interest on the Bonds from gross income for federal income tax purposes.

The notice of public hearing published in the *Austin American-Statesman* on April 5, 2023 indicated that the proceeds of the Bonds will be used to finance the acquisition, construction and equipping of The Preserve at Mustang Creek (the "*Development*"), located within the geographic limits of Williamson County, Texas, by LSBD Round Rock 118, LLC, or an affiliate thereof (the "*Borrower*").

Present at the hearing on behalf of the Issuer were James E. Shaw, the hearing officer for the Issuer (the "*Hearing Officer*"), M. John Trofa, general counsel to the Issuer, Ryan J. Bowen, Nora O'Brien and Michelle Krofel of Chapman and Cutler LLP, bond counsel and William Boulay and Mike Hudson of LS Black Development LLC, an affiliate of the Borrower.

The Hearing Officer called the meeting to order and asked if there were any interested persons present who wished to express their views with respect to the issuance of the Bonds, or the Development being financed.

No one expressed an interest to speak.

Whereupon the Hearing Officer closed the public hearing at 10:15 a.m.

EXHIBIT B

AFFIDAVIT OF PUBLICATION OF NOTICE OF PUBLIC HEARING

LOCALiQ

Austin
American-Statesman

PO Box 631667 Cincinnati, OH 45263-1667

PROOF OF PUBLICATION

Gus Egloff
Miller Advertising - Legal
909 3rd AVE # 15

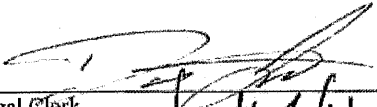
New York NY 10022-4745

STATE OF TEXAS, COUNTIES OF BASTROP, BELL, BLANCO,
BURNET, CALDWELL, COMAL, CORYELL, FAYETTE,
GILLESPIE, GUADALUPE, HAYS, KERR, LAMPASAS, LEE,
LLANO, MILAM, TRAVIS & WILLIAMSON

The Austin American Statesman, a newspaper that is generally
circulated in the counties of Bastrop, Bell, Blanco, Burnet,
Caldwell, Comal, Coryell, Fayette, Gillespie, Guadalupe, Hays,
Kerr, Lampasas, Lee, Llano, Milam, Travis and Williamson, State
of Texas, printed and published and personal knowledge of the
facts herein state and that the notice hereto annexed was
Published in said newspapers in the issues dated on:

ACO American Statesman 04/05/2023

and that the fees charged are legal.
Sworn to and subscribed before on 04/05/2023



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Order No:	8639952	# of Copies:
Customer No:	742969	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**CAPITAL AREA HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING**

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*"), notice is hereby given that the Capital Area Housing Finance Corporation (the "*Corporation*") will hold a public hearing telephonically at 10:00 a.m. Central time on Friday, April 14, 2023. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#) promptly at 10:00 a.m. Central time on Friday, April 14, 2023. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Williamson and the Texas City of San Marcos (the "*Sponsoring Political Subdivisions*").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its Multifamily Housing Revenue Bonds to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the "*Bonds*") in an aggregate principal amount of not more than \$50,000,000. The Bonds will be issued for the benefit of LSBD Round Rock 118, LLC, or an affiliate thereof (the "*Borrower*"), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 1401 County Road 118, Round Rock, Texas 78634 and to consist of approximately 252 units (the "*Development*"). The Borrower will own the Development and the land on which the Development will be located.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions (or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and will be given the opportunity to express their views on the proposed issuance of the Bonds at a designated point in the public hearing. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, no later than 4:00 p.m. Central time on Thursday, April 13, 2023 at 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746, Attention: James E. Shaw at (512) 347-9953.

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AFFORDABLE LAND. WE HAVE SOME OF THE BEST IN TEXAS. HILL COUNTRY, EDWARDS MULLICOCH, SCHLEICHER, COKE, VAL VERDE COUNTY, FREE RANGING EXOTICS, SOUTH TEXAS, KINNEY, DUVAL, LIVE OAK COUNTY - WHITE-TAIL, HOGS, TRANS PECOS, TERRELL, VAL VERDE - WHITE-TAIL, JAVELINA, QUAIL, 30 YEAR FIXED RATE FINANCING, 5% DOWN. ranche@realtyland.com 800-876-7726.

LAND FOR SALE HUNTING, RECREATIONAL, RETIREMENT, HILL COUNTRY, TRANS PECOS REGION, S. TEXAS, 30 YEAR FIXED RATE OWNER FINANCING, 5% DOWN. ranche@realtyland.com 800-876-7726.

Blue Texas 10.2 Beautiful oak trees on rolling hills. New and built, country water meter in place and electric available. Short commute, 40 minutes to Austin. Near Blue Texas in Lee County \$279,000 Call/Text Charlie 512-931615 DENPG.COM

Real Estate

Rentals

PUBLISHER'S NOTICE All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to discriminate on the basis of race, sex, color, religion, or national origin, or to make any such preference, limitation, or restriction on the basis of race, sex, color, religion, or national origin, or to make any such preference, limitation, or restriction on the basis of race, sex, color, religion, or national origin, or to make any such preference, limitation, or restriction on the basis of race, sex, color, religion, or national origin.

Rentals to Share

ROUND ROCK: roommate wanted for furnished house. background check. Must love dogs. \$825/week 512-489-4756

Automotive

Wheels

best deal for you...

Autos Wanted

MOTORCYCLES

WANTED CLASSIC & UNIQUE CARS & MOTORCYCLES! Any Condition - Cash Buy/Trade As Is - Safe & Secure W/Text 512-905-8008 Look Forward To Hearing From You

WANTED

CLASSIC & UNIQUE CARS & MOTORCYCLES! Any Condition - Cash Buy/Trade As Is - Safe & Secure W/Text 512-905-8008 Look Forward To Hearing From You

BEER/LIQUOR LICENSES

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) and a Late Hours Permit (LH) by Quince ATX, LLC dba Quince ATX to be located at 3825 Lake Austin Blvd, Suite 201, Austin, TX 78703. Officer of said LLC is Brian Sneed.

04-04, 04-05/2023

Govt Public Notices

NOTICE OF PUBLIC HEARING Notice is hereby given that the Travis County Commissioners Court will hold a public hearing on April 18, 2023, to receive comments regarding a request to authorize the filing of an instrument to vacate a drainage easement recorded as Document 022004076 of the Official Public Records of Travis County and associated with the Blocker Lake Association project in Precinct Four.

The public hearing will be held at 5:00 p.m. in the Board Room of the Travis County Courthouse located at 700 Austin (first floor), Austin, TX.

Free language assistance can be provided upon request. Avuda gratuita en su idioma se puede proporcionar por petición.

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Public Notices

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Public Notice

Notice of Public Hearing NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT THE CITY OF CEDAR PARK SHALL HOLD PUBLIC HEARINGS ON:

2023-1-0A A City-initiated request to amend the Cedar Park Comprehensive Plan regarding general updates and revisions to the Future Land Use Chapter.

2023-2-0A A City-initiated request to amend the Cedar Park Code of Ordinances Chapter 3, Building Regulations, regarding the electrical code, and Chapter 11, Zoning, regarding permitted uses, residential zoning standards, and non-residential building design standards.

For more information regarding the cases above, call the Planning Division at (512) 401-5056.

For the above referenced cases:

A public hearing will be held by the Planning and Zoning Commission on Tuesday, April 18, 2023 at 6:30 PM.

A public hearing will be held by the City Council on Thursday, April 27, 2023 at 7:30 PM.

Council action and second reading may be considered at the meeting following the public hearing (May 11, 2023).

2023-1-2 A request by Josephine Kincaid to rezone approximately 46.8 acres from Development Reserve (DR) to Planned Development General Business (PD-G), and Planned Development-Semi-Urban Residential (PD-SU) generally located at 1300 Power Lane.

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GENERAL AND NO LITIGATION CERTIFICATE OF WILLIAMSON COUNTY

We hereby certify that we are duly elected or appointed and acting officers of Williamson County, Texas (the "*County*"). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the "*Attorney General*") and all persons interested in the validity of the proceedings of the Capital Area Housing Finance Corporation (the "*Corporation*") related to the issuance by the Corporation of its multifamily housing revenue bonds entitled "Capital Area Housing Finance Corporation Multifamily Housing Revenue Bonds (The Preserve at Mustang Creek)" issued in one or more series (the "*Bonds*").

2. The Commissioners Court (the "*Governing Body*") of the County authorized the membership of the County in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the "*Act*"), and approved the Articles of Incorporation and Bylaws of the Corporation (and all amendments thereto).

3. The County has appointed Commissioner Russ Boles to act as a member of the board of directors of the Corporation. The individual is a resident of a city or county which is a member of the Corporation.

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the County hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this certificate concurrently with the date of his approval of the Bonds and this Certificate shall be

deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the County and the Governing Body and the County shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

WILLIAMSON COUNTY, TEXAS

By _____
Judge Bill Gravell

ATTEST

By _____
[Deputy] County Clerk

DATED: _____
[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]