

NOTICE TO THE PUBLIC

AVERY RANCH ROAD DISTRICT No. 1
PEARSON PLACE ROAD DISTRICT
NORTHWOODS ROAD DISTRICT No. 1
SOMERSET HILLS ROAD DISTRICT No. 3
SOMERSET HILLS ROAD DISTRICT No. 4

September 19, 2023
10:00 A.M.

The Commissioners Court of Williamson County, Texas, under the authority and pursuant to Texas Transportation Code, Chapter 257, will meet in regular session on Tuesday, September 19, 2023, at 10:00 a.m. the place being the Commissioners 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 Avery Ranch Road District, the Pearson Place Road District, the Northwoods Road District and the Somerset Hills Road Districts 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 2023 for the Williamson County Tax Assessor/Collector.

Bill Gravell, Jr., County Judge

Road District**2.****Meeting Date:** 09/19/2023

Road District Invoices

Submitted For: Ganae Hempe**Submitted By:** Ganae Hempe, County Auditor**Department:** County Auditor

Information**Agenda Item**

Discuss and take appropriate action on the Avery Ranch Road District, the Pearson Place Road District, the Northwoods Road District and the Somerset Hills Road Districts including, but not limited to payment of bills.

Background

The individual bills are attached for the fourth quarter payment due to Williamson Central Appraisal District (WCAD). Also included are individual invoices from Williamson County Sun for the property tax rate ads and individual bills are attached for the payments due from Somerset District #3 and Somerset District #4 to Williamson County in the amount of \$4,749,705.49, Pulte in the amount of \$103,742.38 and Sin Tierra, LLC in the amount of \$618,551.31. These payments include the principal and interest amounts and represent the original sunk costs for the developers and the County.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Invoices Road Districts

Pulte Invoice

Sin Tierra LLC Invoice

Williamson County Invoice

Form Review**Inbox**

County Judge Exec Asst.

County Auditor (Originator)

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/14/2023

Reviewed By

Becky Pruitt

Ganae Hempe

Becky Pruitt

Date

09/14/2023 09:04 AM

09/14/2023 09:53 AM

09/14/2023 10:06 AM

Started On: 09/01/2023 11:17 AM

WILLIAMSON COUNTY SUN, INC.
P. O. Box 39
Georgetown, TX 78627-0039

Invoice

Bill To:
WMCO Auditor ***Email****(wcalg) Attn: Julie Kiley 710 S Main St Ste 301 Georgetown , TX 78626

Date	Invoice No.	P.O. Number	Terms	Project
08/23/23	61012	Jonothan Fiske		

Item	Description	Quantity	Rate	Amount
Public Notice	Public Notice/ 3x10.5/Somerset Hillis Road District # 4		409.50	409.50
			Total	\$409.50

WILLIAMSON COUNTY SUN, INC.
P. O. Box 39
Georgetown, TX 78627-0039

Invoice

Bill To:
WMCO Auditor ***Email*** (wcalg) Attn: Julie Kiley 710 S Main St Ste 301 Georgetown , TX 78626

Date	Invoice No.	P.O. Number	Terms	Project
08/23/23	61011	Jonothan Fiske		

Item	Description	Quantity	Rate	Amount
Public Notice	Public Notice/ 3x10.5/Pearson Place Road District		409.50	409.50
			Total	\$409.50

Invoice

WILLIAMSON COUNTY SUN, INC.
P. O. Box 39
Georgetown, TX 78627-0039

Bill To:

WMCO Auditor ***Email****(wcalg)
Attn: Julie Kiley
710 S Main St Ste 301
Georgetown , TX 78626

Date	Invoice No.	P.O. Number	Terms	Project
08/23/23	61010	Jonothan Fiske		

Item	Description	Quantity	Rate	Amount
Public Notice	Public Notice/ 3x10.5/ Notthwoods Road District #1		409.50	409.50
			Total	\$409.50

WILLIAMSON COUNTY SUN, INC.
P. O. Box 39
Georgetown, TX 78627-0039

Invoice

Bill To:

WMCO Auditor ***Email*** (wcalg)
Attn: Julie Kiley
710 S Main St Ste 301
Georgetown, TX 78626

Date	Invoice No.	P.O. Number	Terms	Project
08/23/23	61009	Jonathan Fiske		

Item	Description	Quantity	Rate	Amount
Public Notice	Public Notice/3x10.5/Avery Ranch Road District#1		409.50	409.50
			Total	\$409.50



"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."

September 1, 2023

Avery Ranch Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Ms. Kiley:

As you know, the Property Tax Division of the State Comptroller's Office periodically audits the Appraisal District. One area of audit is in the proper receipt and processing of each taxing unit's payment to the district.

Section 6.06(e) of the Property Tax Code states, "Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due." Section 6.06(f) of the Property Tax Code states, "Payments shall be made to a depository designated by the district board of directors."

Please make note of your **fourth quarterly** payment in the amount of **\$1,192.25**...**Invoice #2023-367** that is due **prior to October 1, 2023**.

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

In the past the district has sent each taxing unit a courtesy letter reminding them of its obligation approximately six weeks prior to the due date. We will continue to provide you with this courtesy letter.

Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/krq



"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."

September 1, 2023

Pearson Place Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Ms. Kiley:

As you know, the Property Tax Division of the State Comptroller's Office periodically audits the Appraisal District. One area of audit is in the proper receipt and processing of each taxing unit's payment to the district.

Section 6.06(e) of the Property Tax Code states, "Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due." Section 6.06(f) of the Property Tax Code states, "Payments shall be made to a depository designated by the district board of directors."

Please make note of your **fourth quarterly** payment in the amount of **\$378.75...Invoice #2023-419** that is due **prior to October 1, 2023.**

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

In the past the district has sent each taxing unit a courtesy letter reminding them of its obligation approximately six weeks prior to the due date. We will continue to provide you with this courtesy letter.

Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/krq



"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."

September 1, 2023

Northwoods Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Ms. Kiley:

As you know, the Property Tax Division of the State Comptroller's Office periodically audits the Appraisal District. One area of audit is in the proper receipt and processing of each taxing unit's payment to the district.

Section 6.06(e) of the Property Tax Code states, "Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due." Section 6.06(f) of the Property Tax Code states, "Payments shall be made to a depository designated by the district board of directors."

Please make note of your **fourth quarterly** payment in the amount of **\$894.00...Invoice #2023-412** that is due **prior to October 1, 2023.**

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

In the past the district has sent each taxing unit a courtesy letter reminding them of its obligation approximately six weeks prior to the due date. We will continue to provide you with this courtesy letter.

Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/krq



"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."

September 1, 2023

Somerset Hills Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Ms. Kiley:

As you know, the Property Tax Division of the State Comptroller's Office periodically audits the Appraisal District. One area of audit is in the proper receipt and processing of each taxing unit's payment to the district.

Section 6.06(e) of the Property Tax Code states, "Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due." Section 6.06(f) of the Property Tax Code states, "Payments shall be made to a depository designated by the district board of directors."

Please make note of your **fourth quarterly** payment in the amount of **\$1,036.25**...**Invoice #2023-429** that is due **prior to October 1, 2023**.

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

In the past the district has sent each taxing unit a courtesy letter reminding them of its obligation approximately six weeks prior to the due date. We will continue to provide you with this courtesy letter.

Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/krig

V#5100, E-REMIT
01.0857.0858.004100
D=MID#1027.0810-04,
SOMERSET RD DISTRICT 4,
JULY 27/23

INVOICE

Sheets & Crossfield, PLLC
309 E. Main Street
Round Rock, TX 78664

Invoice #: 59130
Date: 08-31-2023

Williamson County - MASTER
Williamson County Commissioners Court Honorable Judge Bill Gravell Jr. 710 Main Street
Georgetown, TX 78626

Matter: WMCO/Bonds/Somerset Road District 4 - 1027.0810-04

Fees

Date	Atty	Description	Hrs/Qty	Total
07-27-23	CDC	Read and respond to email from Carol Pumbo regarding Somerset Hills Road District No. 4.	0.20	\$57.00

Fees Subtotal: \$57.00

Sub-total	\$57.00
Total Current Billing	\$57.00
Payment	\$0.00
Total Now Due	\$57.00

Statement Account Summary

Previous Balance		New Charges		Payments Received		Total Amount Outstanding
\$0.00	+	\$57.00	-	\$0.00	=	\$57.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Charlie Crossfield	CDC	0.20	285.00	\$57.00

Please make all amounts payable to: Sheets & Crossfield, PLLC

RECEIVED

By Dominic Johnson at 12:36 pm, Sep 12, 2023

V#5100, E-REMIT
01.0857.0858.004100
D=MID#1027.0810-03,
SOMERSET RD DISTRICT 3,
AUGUST 3-10/23

INVOICE

Sheets & Crossfield, PLLC
309 E. Main Street
Round Rock, TX 78664

Invoice #: 59101
Date: 08-31-2023

Williamson County - MASTER
Williamson County Commissioners Court Honorable Judge Bill Gravell Jr. 710 Main Street
Georgetown, TX 78626

Matter: WMCO/Bonds/Somerset Road District 3 - 1027.0810-03

Fees

Date	Atty	Description	Hrs/Qty	Total
08-03-23	CDC	Read and respond to email from Sara White regarding Somerset Hills Road District No. 3 bond issuance.	0.20	\$57.00
08-10-23	CDC	Phone conference with Ercel Brashear regarding Somerset Road District and John Yearwood; sent latest Development Agreement and map to Ercel.	0.90	\$256.50

Fees Subtotal: \$313.50

Sub-total	\$313.50
Total Current Billing	\$313.50
Payment	\$0.00
Total Now Due	\$313.50

Statement Account Summary

Previous Balance		New Charges		Payments Received		Total Amount Outstanding	
\$57.00	+	\$313.50	-	\$0.00	=	\$370.50	

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Charlie Crossfield	CDC	1.10	285.00	\$313.50

Please make all amounts payable to: Sheets & Crossfield, PLLC

RECEIVED

By Dominic Johnson at 1:45 pm, Sep 12, 2023



Julie M. Kiley
Auditor's Office
Williamson County Courthouse
710 Main Street, Suite 301
Georgetown, Texas 78626

September 11, 2023

Re: Somerset Road District Pulte Sunk Costs Reimbursement for District #4

Dear Julie Kiley:

Please wire \$95,000 plus interest using the instructions provided. If you need anything else feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Ashlock". The signature is fluid and cursive, written over a light blue horizontal line.

Stephen Ashlock
Vice President of Land Development
512-532-3355

September 11, 2023

Auditor's Office
c/o Tomika Lynce
Williamson County Courthouse
710 Main Street, Suite 301
Georgetown, Texas 78626
Phone: 512/943-1500
Fax: 512/943-1567

Sin Tierra, LLC (successor in interest from Somerset Hills, Ltd.)
c/o Glenn H. Aaronson (Managing Member)
801 W 5th St Ste 206
Austin, Texas 78703

RE: Somerset Hills Road District No. 3 & 4, Williamson County, Georgetown, Texas

Dear Ms. Lynce,

Sin Tierra, LLC again confirms the receipt of the executed 'First Amendment to Amended and Restated Development Agreement with Somerset Hills Road Districts No.'s 3 and 4' as well as the 'Somerset Letter' (since corrected) received by the Sin Tierra, LLC partnership; which both detail the terms of provisions of the amounts due from Somerset District #3 and #4 as reimbursable proceeds to both Sin Tierra, LLC and Pulte Homes of Texas.

On this basis, Sin Tierra, LLC kindly requests the final disbursement of Five Hundred Sixty-Six Thousand, Four Hundred Twenty-Five Dollars and Ninety-Six Cents (\$566,425.96) (as Sin Tierra's share of the Developer Sunk Costs from District #3) in addition to Fifty-Two Thousand, One Hundred Twenty-Five Dollars and Thirty-Five Cents (\$52,125.35) (for interest due on said Developer Sunk Cost) for a **total distribution of Six Hundred Eighteen Thousand, Five Hundred and Fifty-One Dollars and Thirty-One Cents (\$618,551.31)**, as reimbursement proceeds for Somerset District #3 in total.

Sin Tierra, LLC acknowledges that with this payment, Sin Tierra, LLC has received full payment for all of the Developer Sunk Cost and interest due on the payment of the Developer Sunk Costs for both Somerset Hills Road Districts No.'s 3 and 4.

Sin Tierra, LLC's wire instructions are as follows:

Beneficiary Name: Sin Tierra, LLC
Beneficiary Address: 801 W 5th St Ste 206, Austin, Texas 78703

[REDACTED]

Thank you for your attention to this matter.

Sincerely,


Glenn. H Aaronson



September 13, 2023

Williamson County acknowledges the recently executed 'First Amendment to the Amended and Restated Development Agreement' with Somerset Hills Road Districts 3 and 4. The amendment details the terms of provisions of the amounts due from the Somerset Districts to Williamson County, Sin Tierra, LLC, and Pulte Homes of Texas.

Pursuant to the agreement, Williamson County requests \$2,380,848.74 from Somerset Hills Road District 3. The funds will be transferred to the Williamson County Capital Projects Fund to credit Ronald Reagan Boulevard projects.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. B. Daigh', with a long, sweeping flourish extending to the right.

Robert B. Daigh P.E.
Senior Director of Infrastructure



September 13, 2023

Williamson County acknowledges the recently executed 'First Amendment to the Amended and Restated Development Agreement' with Somerset Hills Road Districts 3 and 4. The amendment details the terms of provisions of the amounts due from the Somerset Districts to Williamson County, Sin Tierra, LLC, and Pulte Homes of Texas.

Pursuant to the agreement, Williamson County requests \$2,368,856.75 from Somerset Hills Road District 4. The funds will be transferred to the Williamson County Capital Projects Fund to credit Ronald Reagan Boulevard projects.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Daigh', is written over the printed name and title.

Robert B. Daigh P.E.
Senior Director of Infrastructure

Road District**3.****Meeting Date:** 09/19/2023

Road District Collections – August 2023

Submitted For: Larry Gaddes**Submitted By:** Renee Clark, County Tax Assessor
Collector**Department:** County Tax Assessor Collector

Information**Agenda Item**

Discuss, consider, and take appropriate action on approving road district collections for the month of August 2023 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

080123-083123 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 09/13/2023

Reviewed By

Becky Pruitt

Date

09/13/2023 10:21 AM

Started On: 09/13/2023 10:08 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
August 30, 2023

Avery Ranch Road District	Annual Assessment Liens	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
2022	\$922,297.23	(\$2,658.05)	\$919,639.18	\$716.57	\$111.53	\$0.00	\$1,426.51	\$918,212.67	99.84%	99.96%	100.06%
2021 & Prior	\$5,629.72	(\$69.16)	\$5,560.56	\$1.70	\$0.52	\$0.00	\$4,819.73	\$740.83	13.32%	16.67%	
Total All	\$927,926.95	(\$2,727.21)	\$925,199.74	\$718.27	\$112.05	\$0.00	\$6,246.24	\$918,953.50	99.32%	99.46%	

Sommerset Hills Road District #4	Annual Assessment Liens	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
2022	\$801,632.64	\$436.28	\$802,068.92	\$558.44	\$47.61	\$0.00	\$7,822.05	\$794,246.87	99.02%	100.09%	100.13%
2021 & Prior	\$2,549.04	\$0.00	\$2,549.04	\$105.90	\$32.83	\$0.00	\$2,490.73	\$58.31	0.00%	0.00%	
Total All	\$804,181.68	\$436.28	\$804,617.96	\$664.34	\$80.44	\$0.00	\$10,312.78	\$794,305.18	98.72%	99.81%	

Pearson Place Road District	Annual Assessment Liens	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
2022	\$292,789.80	\$92.24	\$292,882.04	\$127.46	\$9.16	\$0.00	\$0.00	\$292,882.04	100.00%	100.11%	100.11%
2021 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$292,872.79	\$92.24	\$292,965.03	\$127.46	\$9.16	\$0.00	\$82.99	\$292,882.04	99.97%	100.08%	

Northwoods Road District #1	Annual Assessment Liens	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
2022	\$691,540.22	(\$4,183.86)	\$687,356.36	\$303.33	\$0.00	\$0.00	\$849.15	\$686,507.21	99.88%	99.98%	99.96%
2021 & Prior	\$3,700.40	(\$145.36)	\$3,555.04	\$20.96	\$0.00	\$0.00	\$3,689.76	(\$134.72)	0.00%	0.00%	
Total All	\$695,240.62	(\$4,329.22)	\$690,911.40	\$324.29	\$0.00	\$0.00	\$4,538.91	\$686,372.49	99.34%	99.44%	