

# **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**  
**AVERY CENTRE ROAD DISTRICT No. 1**

**Commissioners Courtroom**  
**710 S. Main Street, Georgetown**  
**November 19, 2024**  
**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 at the above location, date and time to consider the items set forth below. It is the intent of the Commissioners Court to have a quorum physically present at the meeting. Up to two (2) Commissioners Court members may participate by videoconference call in accordance with the Texas Open Meetings Act.

1. Review and approval of minutes.
2. Discuss, consider and take action to approve payment to Pulte Group and Williamson County for reimbursement of expenses related to the Original Developer Sunk Costs per the Developer Agreement within the Somerset Hills Road District #3.
3. Discuss, consider and take action to approve payment to GTB Development, Inc. for reimbursement of expenses related to the construction of roadways and roadway improvements in Highland Village Phases I and II within the Somerset Hills Road District No. 3 in the amount of \$1,404,617.21.
4. Discuss, consider and take action to approve payment to Avery Centre Devco, Inc. for reimbursement of expenses related to the construction of College Park Dr, Phase II and Wallin Bradley Dr in the amount of \$5,599,031.35.
5. Discuss, consider, and take appropriate action on approving road district collections for the month of September 2024 for the Williamson County Tax Assessor/Collector.
6. Discuss, consider, and take appropriate action on approving road district collections for the month of October 2024 for the Williamson County Tax Assessor/Collector.



**Road District****2.****Meeting Date:** 11/19/2024

Somerset Road District #3 Reimbursement

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

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**Information****Agenda Item**

Discuss, consider and take action to approve payment to Pulte Group and Williamson County for reimbursement of expenses related to the Original Developer Sunk Costs per the Developer Agreement within the Somerset Hills Road District #3.

**Background**

The balance due Pulte is \$67,190.15 and the balance due Williamson County is \$1,192,578.86. This per the Developer Agreement represents original sunk costs for Reagan Blvd thru the Somerset Hills Road District #3. All expenses have been reviewed and audited by both Engineering and the Auditors office for compliance with the agreement. Memos are attached. The Williamson County Funds will be placed in the Capital Project Funds to the credit of the Ronald Reagan Blvd Projects.

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Missing Custom Expenditures Program, please contact Destiny Software

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Pulte Balance of Sunk Costs Nov 2024

Wilco Balance of Sunk Costs Nov 2024

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 11/14/2024

**Reviewed By**

Becky Pruitt

**Date**

11/14/2024 08:35 AM

Started On: 11/14/2024 07:30 AM



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

November 11, 2024

Re: Somerset Road District Reimbursement for District #3 - *Balance Developer Sunk Costs*

Dear Julie Kiley:

Please wire \$67,190.15 plus interest using the instructions provided. If you need anything else feel free to contact me.

Sincerely,

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



Williamson County  
Department of  
Infrastructure

3151 SE Inner Loop

Georgetown, TX 78626

512.943.3330

[wilcotx.gov](http://wilcotx.gov)

November 12, 2024

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 Somerset Districts to Williamson County, Sin Tierra, LLC, and Pulte Homes of Texas.

Pursuant to the agreement, Williamson County requests \$1,192,578.86 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

**Road District****3.****Meeting Date:** 11/19/2024

Somerset Hills No. 3 Developer Reimbursement

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

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**Information****Agenda Item**

Discuss, consider and take action to approve payment to GTB Development, Inc. for reimbursement of expenses related to the construction of roadways and roadway improvements in Highland Village Phases I and II within the Somerset Hills Road District No. 3 in the amount of \$1,404,617.21.

**Background**

All expenses have been reviewed and audited by the Williamson County Auditors Office and reviewed by Engineering for compliance with the Developer Agreement and Bond Covenants for the Somerset Hills Road District No. 3. The reimbursement is related to construction and improvement of roadways within Highland Village Phases I and II within the Road District. The amount due the developer is \$4,686,329.34. The current funds available are \$1,404,617.21. The balance will be reimbursed through a future bond sale(s).

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Missing Custom Expenditures Program, please contact Destiny Software

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

GTB Reimbursement Nov 2024

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 11/14/2024

**Reviewed By**

Becky Pruitt

**Date**

11/14/2024 08:08 AM

Started On: 11/14/2024 07:47 AM

# GTB Development, Inc.

2005 Birdcreek Drive, Ste 211  
Temple, TX 76502

November 11, 2024

Somerset Hills #3 Road District  
c/o Julie Kiley, County Auditor  
710 S. Main Street, Ste 301  
Georgetown, TX 78626

Ladies & Gentlemen:

The undersigned, GTB Development, Inc., hereby requests and instructs Somerset Hills #3 Road District to disburse and distribute the funds payable to the Developer from the above-referenced bond issuance by wire transfer to the following account:

Send wire to:

First National Bank Texas/First Convenience Bank  
Killeen, TX 76540  
Routing #: [REDACTED]

Credit to:

GTB Development, Inc.  
2005 Birdcreek Drive, Ste 211  
Temple, TX 76502  
Account #: [REDACTED]

Under this request, the Developer currently seeks reimbursement in the amount of **\$1,404,617.21** (one million, four-hundred four thousand, six-hundred seventeen dollars and twenty-one cents) for eligible costs relating to road improvements associated with Highland Village, Phases I and II.

The total reimbursement due to the Developer is \$4,686,329.34 (four million, six hundred eighty-six thousand, three hundred twenty-nine dollars and thirty-four cents), which has been substantiated by the Williamson County Auditor's office.

If you have any questions about this matter, please contact Joe Birdwell at 512-943-1694 or Lu Ann Popelka at 254-771-1157 x4.

Sincerely,



Vernon W. Barge, III  
President

**Road District****4.****Meeting Date:** 11/19/2024

Avery Centre Road District #1 Developer Reimbursement

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

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**Information****Agenda Item**

Discuss, consider and take action to approve payment to Avery Centre Devco, Inc. for reimbursement of expenses related to the construction of College Park Dr, Phase II and Wallin Bradley Dr in the amount of \$5,599,031.35.

**Background**

All expenses have been reviewed and audited by the Williamson County Auditors Office and reviewed by Engineering for compliance with the Developer Agreement and Bond Covenants for the Avery Centre Road District No. 1. The reimbursement is related to the construction of College Park Dr, Phase II and Wallin Bradley Dr within the Road District. The amount due the Developer is \$5,968,747.87. The amount available for current reimbursement is \$5,599,031.35. The balance and any additional expenses will be looked in a future bond sale.

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Missing Custom Expenditures Program, please contact Destiny Software

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Avery Centre Devco Reimbursement Nov 2024

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 11/14/2024

**Reviewed By**

Becky Pruitt

**Date**

11/14/2024 08:35 AM

Started On: 11/14/2024 08:18 AM



**Avery Centre Devco, Inc**

2803 Pecos St  
Austin, Texas 78703

November 12, 2024

Avery Centre Road District No. 1  
C/O Julie Kiley, County Auditor  
710 S. Main St., Ste 301  
Georgetown, Tx 78626

Ladies and Gentlemen:

The undersigned, Avery Centre Devco Inc (Developer"), hereby requests and instructs Avery Centre Road District No. 1 to disburse and distribute funds payable to the Developer from the above referenced bond issuance by ACH to the following account:

Send ACH to:

Plains Capital Bank, Round Rock, Texas  
Routing Number: [REDACTED]

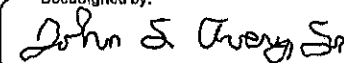
Credit to:

Avery Centre Devco Inc  
2803 Pecos St  
Austin, Texas 78703

Account Number: [REDACTED]

Under this request, the Developer seeks reimbursement on College Park Dr, Phase II and Wallin Bradley Dr in the amount of \$5,599,031.35 for eligible costs related to road improvements, as substantiated by Williamson County Auditor's office.

Sincerely,

DocuSigned by:  
  
61AC4A59A37741A...

John Avery Sr, President  
Avery Centre Devco, Inc.

**Road District****5.****Meeting Date:** 11/19/2024

Road District Collections – September 2024

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

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**Information****Agenda Item**

Discuss, consider, and take appropriate action on approving road district collections for the month of September 2024 for the Williamson County Tax Assessor/Collector.

**Background**

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Missing Custom Expenditures Program, please contact Destiny Software

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

090124-093024 Road Dist

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 10/23/2024

**Reviewed By**

Becky Pruitt

**Date**

10/23/2024 11:13 AM

Started On: 10/22/2024 02:21 PM

**YEAR TO DATE - COLLECTION REPORT**  
**Williamson County Road Districts**  
**September 30, 2024**

<b>Avery Ranch Road District</b>	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
2023	\$719,989.02	(\$483.78)	\$719,505.24	\$36.28	\$6.61	\$0.00	\$1,162.92	\$718,342.32	99.84%	99.96%	99.79%
2022 & Prior	\$5,997.86	(\$1,540.11)	\$4,457.75	\$1.78	\$0.57	\$0.00	\$5,711.01	(\$1,253.26)	-28.11%	-26.87%	
<b>Total All</b>	<b>\$725,986.88</b>	<b>(\$2,023.89)</b>	<b>\$723,962.99</b>	<b>\$38.06</b>	<b>\$7.18</b>	<b>\$0.00</b>	<b>\$6,873.93</b>	<b>\$717,089.06</b>	<b>99.05%</b>	<b>99.18%</b>	
<b>Sommerset Hills Road District #3</b>	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
2023	\$294,123.64	(\$7,801.55)	\$286,322.09	\$0.00	\$0.00	\$0.00	\$0.00	\$286,322.09	100.00%	100.55%	100.55%
2022 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
<b>Total All</b>	<b>\$294,123.64</b>	<b>(\$7,801.55)</b>	<b>\$286,322.09</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$286,322.09</b>	<b>100.00%</b>	<b>100.55%</b>	
<b>Sommerset Hills Road District #4</b>	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
2023	\$1,187,168.42	\$12,972.13	\$1,200,140.55	\$944.56	\$188.91	\$0.00	\$26,815.88	\$1,173,324.67	97.77%	97.90%	97.86%
2022 & Prior	\$9,448.32	(\$4,150.21)	\$5,298.11	\$0.00	\$0.00	\$0.00	\$6,279.67	(\$981.56)	-18.53%	-11.16%	
<b>Total All</b>	<b>\$1,196,616.74</b>	<b>\$8,821.92</b>	<b>\$1,205,438.66</b>	<b>\$944.56</b>	<b>\$188.91</b>	<b>\$0.00</b>	<b>\$33,095.55</b>	<b>\$1,172,343.11</b>	<b>97.25%</b>	<b>97.43%</b>	
<b>Pearson Place Road District</b>	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
2023	\$264,712.13	\$48.21	\$264,760.34	\$0.00	\$0.00	\$0.00	\$0.00	\$264,760.34	100.00%	100.04%	100.04%
2022 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
<b>Total All</b>	<b>\$264,795.12</b>	<b>\$48.21</b>	<b>\$264,843.33</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$82.99</b>	<b>\$264,760.34</b>	<b>99.97%</b>	<b>100.01%</b>	
<b>Northwoods Road District #1</b>	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
2023	\$681,233.03	\$525.66	\$681,758.69	\$0.00	\$0.00	\$0.00	\$888.37	\$680,870.32	99.87%	100.04%	100.04%
2022 & Prior	\$4,538.91	\$0.00	\$4,538.91	\$0.00	\$0.00	\$0.00	\$4,538.91	\$0.00	0.00%	0.00%	
<b>Total All</b>	<b>\$685,771.94</b>	<b>\$525.66</b>	<b>\$686,297.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,427.28</b>	<b>\$680,870.32</b>	<b>99.21%</b>	<b>99.38%</b>	

**Road District****6.****Meeting Date:** 11/19/2024

Road District Collections – October 2024

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

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**Information****Agenda Item**

Discuss, consider, and take appropriate action on approving road district collections for the month of October 2024 for the Williamson County Tax Assessor/Collector.

**Background**

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Missing Custom Expenditures Program, please contact Destiny Software

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

100124-103124 Road District

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 11/14/2024

**Reviewed By**

Becky Pruitt

**Date**

11/14/2024 01:05 PM

Started On: 11/14/2024 11:14 AM

**YEAR TO DATE - COLLECTION REPORT**  
**Williamson County Road Districts**  
**October 31, 2024**

<b>Avery Ranch Road District</b>	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
2024	\$640,257.10	\$0.00	\$640,257.10	\$17,864.83	\$0.00	\$0.00	\$622,392.27	\$17,864.83	2.79%	2.79%	2.94%
2023 & Prior	\$6,873.93	(\$20.56)	\$6,853.37	\$736.44	\$212.31	\$0.00	\$6,116.93	\$736.44	10.75%	13.84%	
Total All	\$647,131.03	(\$20.56)	\$647,110.47	\$18,601.27	\$212.31	\$0.00	\$628,509.20	\$18,601.27	2.87%	2.91%	

<b>Sommerset Hills Road District #3</b>	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
2024	\$500,006.58	\$0.00	\$500,006.58	\$6,723.39	\$0.00	\$0.00	\$493,283.19	\$6,723.39	1.34%	1.34%	1.34%
2023 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
Total All	\$500,006.58	\$0.00	\$500,006.58	\$6,723.39	\$0.00	\$0.00	\$493,283.19	\$6,723.39	1.34%	1.34%	

<b>Sommerset Hills Road District #4</b>	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
2024	\$1,480,277.95	\$0.00	\$1,480,277.95	\$57,176.02	\$0.00	\$0.00	\$1,423,101.93	\$57,176.02	3.86%	3.86%	3.87%
2023 & Prior	\$13,612.02	\$0.00	\$13,612.02	\$82.45	\$17.31	\$0.00	\$13,529.57	\$82.45	0.61%	0.73%	
Total All	\$1,493,889.97	\$0.00	\$1,493,889.97	\$57,258.47	\$17.31	\$0.00	\$1,436,631.50	\$57,258.47	3.83%	3.83%	

<b>Avery Centre Road District #1</b>	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
2024	\$396,747.89	\$0.00	\$396,747.89	\$3,340.56	\$0.00	\$0.00	\$393,407.33	\$3,340.56	0.84%	0.84%	0.84%
2023 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
Total All	\$396,747.89	\$0.00	\$396,747.89	\$3,340.56	\$0.00	\$0.00	\$393,407.33	\$3,340.56	0.84%	0.84%	

<b>Pearson Place Road District</b>	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
2024	\$267,601.66	\$0.00	\$267,601.66	\$5,420.46	\$0.00	\$0.00	\$262,181.20	\$5,420.46	2.03%	2.03%	2.03%
2023 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$267,684.65	\$0.00	\$267,684.65	\$5,420.46	\$0.00	\$0.00	\$262,264.19	\$5,420.46	2.02%	2.02%	

<b>Northwoods Road District #1</b>	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
2024	\$695,615.00	\$0.00	\$695,615.00	\$25,621.82	\$0.00	\$0.00	\$669,993.18	\$25,621.82	3.68%	3.68%	3.68%
2023 & Prior	\$5,427.28	\$0.00	\$5,427.28	\$0.00	\$0.00	\$0.00	\$5,427.28	\$0.00	0.00%	0.00%	
Total All	\$701,042.28	\$0.00	\$701,042.28	\$25,621.82	\$0.00	\$0.00	\$675,420.46	\$25,621.82	3.65%	3.65%	