

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
July 15, 2025
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 appropriate action on approving road district collections for the month of June 2025 for the Williamson County Tax Assessor/Collector.
3. Consideration and action with respect to "Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement; Engagement of Financial Advisor Relating to Avery Centre Road District No. 1 Bond Issues and Approving Other Related Matters"
4. Consideration and action with respect to "Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement; Engagement of Financial Advisor Relating to Somerset Hills Road District No. 3 Bond Issues and Approving Other Related Matters"
5. Consideration and action with respect to "Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement; Engagement of Financial Advisor Relating to Somerset Hills Road District No. 4 Bond Issues and Approving Other Related Matters."

Road District

2.

Meeting Date: 07/15/2025

Road District Collections – June 2025

Submitted For: Larry Gaddes

Submitted By: Rebecca Bruton, 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 June 2025 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

060125-063025 Road Dist

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Rebecca Bruton

Final Approval Date: 07/09/2025

Reviewed By

Delia Colon

Date

07/09/2025 03:55 PM

Started On: 07/09/2025 03:40 PM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
June 30, 2025

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
2024	\$640,257.10	(\$289.87)	\$639,967.23	\$220.45	\$27.03	\$0.00	\$3,190.12	\$636,777.11	99.50%	99.63%	99.80%
2023 & Prior	\$6,873.93	(\$341.30)	\$6,532.63	\$0.00	\$0.00	\$0.00	\$5,719.28	\$813.35	12.45%	16.58%	
Total All	\$647,131.03	(\$631.17)	\$646,499.86	\$220.45	\$27.03	\$0.00	\$8,909.40	\$637,590.46	98.62%	98.79%	

Sommerset Hills Road District #3	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	(\$1,390.38)	\$498,616.20	\$3,352.24	\$389.64	\$0.00	\$4,244.05	\$494,372.15	99.15%	99.33%	99.33%
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	(\$1,390.38)	\$498,616.20	\$3,352.24	\$389.64	\$0.00	\$4,244.05	\$494,372.15	99.15%	99.33%	

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
2024	\$1,480,277.95	\$8,116.27	\$1,488,394.22	\$3,342.60	\$107.91	\$0.00	\$40,839.90	\$1,447,554.32	97.26%	97.33%	97.34%
2023 & Prior	\$13,612.02	\$0.00	\$13,612.02	\$0.00	\$0.00	\$0.00	\$13,529.57	\$82.45	0.61%	0.73%	
Total All	\$1,493,889.97	\$8,116.27	\$1,502,006.24	\$3,342.60	\$107.91	\$0.00	\$54,369.47	\$1,447,636.77	96.38%	96.46%	

Avery Centre 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
2024	\$396,747.89	(\$4,395.71)	\$392,352.18	\$0.00	\$0.00	\$0.00	\$1,320.21	\$391,031.97	99.66%	99.81%	99.81%
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	(\$4,395.71)	\$392,352.18	\$0.00	\$0.00	\$0.00	\$1,320.21	\$391,031.97	99.66%	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
2024	\$267,601.66	\$49.00	\$267,650.66	\$2.91	\$0.44	\$0.00	\$609.45	\$267,041.21	99.77%	99.94%	99.92%
2023 & Prior	\$82.99	(\$37.56)	\$45.43	\$0.00	\$0.00	\$0.00	\$82.99	(\$37.56)	-82.68%	-82.68%	
Total All	\$267,684.65	\$11.44	\$267,696.09	\$2.91	\$0.44	\$0.00	\$692.44	\$267,003.65	99.74%	99.91%	

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
2024	\$695,615.00	\$0.00	\$695,615.00	\$1,656.53	\$248.48	\$0.00	\$5,836.20	\$689,778.80	99.16%	99.35%	99.35%
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	\$1,656.53	\$248.48	\$0.00	\$11,263.48	\$689,778.80	98.39%	98.58%	

Road District

3.

Meeting Date: 07/15/2025

Avery Centre Road District No. 1 Unlimited Tax Road Bonds Series 2025

Submitted For: Julie Kiley

Submitted By: Julie Kiley, County Auditor

Department: County Auditor

Information

Agenda Item

Consideration and action with respect to "Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement; Engagement of Financial Advisor Relating to Avery Centre Road District No. 1 Bond Issues and Approving Other Related Matters"

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Preliminary Official Statement AVery Rancy 2025 Issuance

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 07/10/2025

Reviewed By

Delia Colon

Date

07/10/2025 11:59 AM

Started On: 07/10/2025 11:52 AM

**RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT;
AUTHORIZING DISTRIBUTION OF PRELIMINARY OFFICIAL
STATEMENT; ENGAGEMENT OF FINANCIAL ADVISOR RELATING
TO AVERY CENTRE ROAD DISTRICT NO. 1 BOND ISSUES AND
APPROVING OTHER RELATED MATTERS**

WHEREAS, Williamson County, Texas (the "County") executed a Development Agreement (the "Development Agreement") with Avery Centre DevCo, Inc. (the "Owner") and RDW Holdings, Inc., d/b/a Waterstone Development Group or Assigns (the "Developer"), relating to the reimbursement of the Owner and the Developer through the Avery Centre Road District No. 1 (the "District") for certain road costs related to the College Park Drive Phase 2 and Wallin Bradley West through the issuance of bonds from time to time by the District in accordance with the Development Agreement (the "Project"); and

WHEREAS, the District desires to issue one or more series of its Unlimited Tax Road Bonds, Series 2025 (collectively, the "Bonds") to reimburse the Developer for certain costs incurred related to the Project; and

WHEREAS, the District has authorized its financial advisor, Specialized Public Finance Inc. (the "Financial Advisor"), to prepare a Preliminary Official Statement (the "Preliminary Official Statement") for the issuance of the Bonds; and

WHEREAS, the Commissioners Court, acting in its role as the governing body of the District, deems it appropriate to approve the Preliminary Official Statement and authorize the engagement of consultants and the distribution of the Preliminary Official Statement as further set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS ACTING AS THE GOVERNING BODY OF AVERY CENTRE ROAD DISTRICT NO. 1 THAT:

Section 1. APPROVAL AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT. The Commissioners Court, acting in its role as the governing body of the District, hereby approves the Preliminary Official Statement substantially in the form attached hereto as Exhibit "A" with such changes, additions or deletions as directed by the County Auditor. The District's Financial Advisor is hereby authorized and directed to distribute the Preliminary Official Statement and to do all things necessary to market the Bonds, including making application for ratings and bond insurance, if applicable.

Section 2. ENGAGEMENT OF FINANCIAL ADVISOR. The Commissioners Court, acting in its role as the governing body of the District, hereby confirms and approves the engagement of Specialized Public Finance Inc. to serve as financial advisor to the District in connection with the Bonds at a fee of 1% of the principal amount of the Bonds, subject to a \$25,000 minimum, plus reasonable out-of-pocket. Fees for financial advisor are contingent upon the issuance of the Bonds.

Section 3. OTHER MATTERS. The County Judge is authorized to do all things proper and necessary to carry out the intent hereof, including the approval of appropriate changes to the Preliminary Official Statement.

Section 4. PAYMENT OF ATTORNEY GENERAL FEE. The Commissioners Court hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of the Bonds or (ii) \$9,500, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the County's staff is hereby instructed to take the necessary measures to make this payment. The County is also authorized to reimburse the appropriate funds for such payment from proceeds of the Bonds.

Section 5. PAYING AGENT/REGISTRAR. The District hereby designates BOKF, NA as the Paying Agent/Registrar for the Bonds.

EXHIBIT "A"

Preliminary Official Statement

[See Separate Tab of Transcript]

Road District

4.

Meeting Date: 07/15/2025

Somerset Hiills No. 3 Unlimited Tax Series 2025 Issuance

Submitted For: Julie Kiley

Submitted By: Julie Kiley, County Auditor

Department: County Auditor

Information

Agenda Item

Consideration and action with respect to "Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement; Engagement of Financial Advisor Relating to Somerset Hills Road District No. 3 Bond Issues and Approving Other Related Matters"

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Somerset No. 3 Approval Resolution Series 2025

Form Review

Inbox

County Judge Exec Asst.

County Auditor (Originator)

Form Started By: Julie Kiley

Final Approval Date: 07/10/2025

Reviewed By

Delia Colon

Julie Kiley

Date

07/10/2025 12:06 PM

07/10/2025 12:38 PM

Started On: 07/10/2025 11:58 AM

**RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT;
AUTHORIZING DISTRIBUTION OF PRELIMINARY OFFICIAL
STATEMENT; ENGAGEMENT OF FINANCIAL ADVISOR RELATING
TO SOMERSET HILLS ROAD DISTRICT NO. 3 BOND ISSUES AND
APPROVING OTHER RELATED MATTERS**

WHEREAS, Williamson County, Texas (the "County") has previously executed a Development Agreement dated May 8, 2006, which was amended and restated dated as of January 31, 2012, and amended by a First Amendment to the Amended and Restated Development Agreement dated as of August 9, 2022, (collectively, the "Development Agreement") with Sin Tierra, LLC, as successor in interest of Somerset Hills, Ltd. ("Sin Tierra"), Pulte Homes of Texas, L.P. ("Pulte") and GTB Development, Inc. (collectively, the "Developers") relating to the reimbursement of the Developers and the County through the Somerset Hills Road District No. 3 (the "District") for certain costs related to the construction of road improvements for Ronald Reagan Boulevard from Farm to Market Road 2238 to State Highway 195 through the issuance of bonds from time to time by the District in accordance with the Development Agreement (the "Project"); and

WHEREAS, the District desires to issue one or more series of its Unlimited Tax Road Bonds, Series 2025 (collectively, the "Bonds") to reimburse the Developers for certain costs incurred related to the Project; and

WHEREAS, the District has authorized its financial advisor, Specialized Public Finance Inc. (the "Financial Advisor"), to prepare a Preliminary Official Statement (the "Preliminary Official Statement") for the issuance of the Bonds; and

WHEREAS, the Commissioners Court, acting in its role as the governing body of the District, deems it appropriate to approve the Preliminary Official Statement and authorize the engagement of consultants and the distribution of the Preliminary Official Statement as further set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS ACTING AS THE GOVERNING BODY OF SOMERSET HILLS ROAD DISTRICT NO. 3 THAT:

Section 1. APPROVAL AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT. The Commissioners Court, acting in its role as the governing body of the District, hereby approves the Preliminary Official Statement substantially in the form attached hereto as Exhibit "A" with such changes, additions or deletions as directed by the County Auditor. The District's Financial Advisor is hereby authorized and directed to distribute the Preliminary Official Statement and to do all things necessary to market the Bonds, including making application for ratings and bond insurance, if applicable.

Section 2. ENGAGEMENT OF FINANCIAL ADVISOR. The Commissioners Court, acting in its role as the governing body of the District, hereby confirms and approves the engagement of Specialized Public Finance Inc. to serve as financial advisor to the District in connection with the Bonds at a fee of 1% of the principal amount of the Bonds, subject to a \$25,000 minimum, plus reasonable out-of-pocket. Fees for financial advisor are contingent upon the issuance of the Bonds.

Section 3. OTHER MATTERS. The County Judge is authorized to do all things proper and necessary to carry out the intent hereof, including the approval of appropriate changes to the Preliminary Official Statement.

Section 4. PAYMENT OF ATTORNEY GENERAL FEE. The Commissioners Court hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of the Bonds or (ii) \$9,500, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the County's staff is hereby instructed to take the necessary measures to make this payment. The County is also authorized to reimburse the appropriate funds for such payment from proceeds of the Bonds.

Section 5. PAYING AGENT/REGISTRAR. The District hereby designates BOKF, NA as the Paying Agent/Registrar for the Bonds.

EXHIBIT "A"

Preliminary Official Statement

[See Separate Tab of Transcript]

Road District

5.

Meeting Date: 07/15/2025

Somerset No. 4 Uniltimited Tax Road Bonds Series 2025

Submitted For: Julie Kiley

Submitted By: Julie Kiley, County Auditor

Department: County Auditor

Information

Agenda Item

Consideration and action with respect to "Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement; Engagement of Financial Advisor Relating to Somerset Hills Road District No. 4 Bond Issues and Approving Other Related Matters."

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Somerset No. 4 Series 2025 Resolution

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 07/10/2025

Reviewed By

Delia Colon

Date

07/10/2025 12:35 PM

Started On: 07/10/2025 12:23 PM

**RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT;
AUTHORIZING DISTRIBUTION OF PRELIMINARY OFFICIAL
STATEMENT; ENGAGEMENT OF FINANCIAL ADVISOR RELATING
TO SOMERSET HILLS ROAD DISTRICT NO. 4 BOND ISSUES AND
APPROVING OTHER RELATED MATTERS**

WHEREAS, Williamson County, Texas (the "County") has previously executed a Development Agreement dated May 8, 2006, which was amended and restated dated as of January 31, 2012, and amended by a First Amendment to the Amended and Restated Development Agreement dated as of August 9, 2022 (collectively, the "Development Agreement") with Sin Tierra, LLC, as successor in interest of Somerset Hills, Ltd., Pulte Homes of Texas, L.P. and GTB Development Inc. (collectively, the "Developers"), relating to the reimbursement of the Developers and the County through the Somerset Hills Road District No. 4 (the "District") for certain costs related to the construction of road improvements for Ronald Reagan Boulevard from Farm to Market Road 2238 to State Highway 195 through the issuance of bonds from time to time by the District in accordance with the Development Agreement (the "Project"); and

WHEREAS, the District desires to issue one or more series of its Unlimited Tax Road Bonds, Series 2025 (collectively, the "Bonds") to reimburse certain Developers for certain costs incurred related to the Project; and

WHEREAS, the District has authorized its financial advisor, Specialized Public Finance Inc. (the "Financial Advisor"), to prepare a Preliminary Official Statement (the "Preliminary Official Statement") for the issuance of the Bonds; and

WHEREAS, the Commissioners Court, acting in its role as the governing body of the District, deems it appropriate to approve the Preliminary Official Statement and authorize the engagement of consultants and the distribution of the Preliminary Official Statement as further set forth below.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT
OF WILLIAMSON COUNTY, TEXAS ACTING AS THE GOVERNING BODY OF
SOMERSET HILLS ROAD DISTRICT NO. 4 THAT:**

Section 1. APPROVAL AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT. The Commissioners Court, acting in its role as the governing body of the District, hereby approves the Preliminary Official Statement substantially in the form attached hereto as Exhibit "A" with such changes, additions or deletions as directed by the County Auditor. The District's Financial Advisor is hereby authorized and directed to distribute the Preliminary Official Statement and to do all things necessary to market the Bonds, including making application for ratings and bond insurance, if applicable.

Section 2. ENGAGEMENT OF FINANCIAL ADVISOR. The Commissioners Court, acting in its role as the governing body of the District, hereby confirms and approves the engagement of Specialized Public Finance Inc. to serve as financial advisor to the District in connection with the Bonds at a fee of 1% of the principal amount of the Bonds, subject to a \$25,000 minimum, plus reasonable out-of-pocket. Fees for financial advisor are contingent upon the issuance of the Bonds.

Section 3. OTHER MATTERS. The County Judge is authorized to do all things proper and necessary to carry out the intent hereof, including the approval of appropriate changes to the Preliminary Official Statement.

Section 4. PAYMENT OF ATTORNEY GENERAL FEE. The Commissioners Court hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of the Bonds or (ii) \$9,500, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the County's staff is hereby instructed to take the necessary measures to make this payment. The County is also authorized to reimburse the appropriate funds for such payment from proceeds of the Bonds.

Section 5. PAYING AGENT/REGISTRAR. The District hereby designates BOKF, NA as the Paying Agent/Registrar for the Bonds.

EXHIBIT "A"

Preliminary Official Statement

[See Separate Tab of Transcript]