

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
September 16, 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 and take appropriate action for the Avery Centre No. 1, the Avery Ranch Road District, the Northwoods Road District, the Pearson Place Road District, Somerset Hills No. 3 Road District, and Somerset Hills No. 4 Road District, including, but not limited to, payment of bills.
3. 10:00 a.m. Public Hearing on the proposed 2025 tax rate of .1500 per \$100 valuation for Avery Centre Road District #1.
4. 10:00 a.m. Public Hearing on the proposed 2025 tax rate of .1720 per \$100 valuation for Northwoods Road District #1.
5. 10:00 a.m. Public Hearing on the proposed 2025 tax rate of .0490 per \$100 valuation for Pearson Place Road District.
6. 10:00 a.m. Public Hearing on the proposed 2025 tax rate of .2900 per \$100 valuation for Somerset Hills Road District #3.
7. 10:00 a.m. Public Hearing on the proposed 2025 tax rate of .2900 per \$100 valuation for Somerset Hills Road District #4.

8. Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Avery Centre No. 1 for the tax year 2025.
9. Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Northwoods Road District #1 for the tax year 2025.
10. Discuss, consider and take appropriate action regarding the adoption of the 2025 tax rate for Pearson Place Road District for the tax year 2025.
11. Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Somerset Hills Road District #3 for tax year 2025.
12. Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Somerset Hills Road District #4 for the tax year 2025.
13. Discuss, consider, and take appropriate action on approving road district collections for the month of August 2025 for the Williamson County Tax Assessor/Collector.

Steven Snell, County Judge

Road District**2.****Meeting Date:** 09/16/2025

Road District Invoices

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

Information**Agenda Item**

Discuss and take appropriate action for the Avery Centre No. 1, the Avery Ranch Road District, the Northwoods Road District, the Pearson Place Road District, Somerset Hills No. 3 Road District, and Somerset Hills No. 4 Road District, including, but not limited to, payment of bills.

Background

The individual bills are for the fourth quarter payments due to Williamson Central Appraisal District (WCAD).

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Road District Invoices

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/09/2025

Reviewed By

Delia Colon

Date

09/09/2025 12:27 PM

Started On: 09/05/2025 10:34 AM



Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626
(512) 930-3787
www.wcad.org

Invoice
2025-400
9/5/2025

Due (prior to)
10/1/2025

Bill To
Avery Centre Road Dist Julie Kiley Williamson County Auditor Office 710 S Main Street, Suite 301 Georgetown, TX 78626

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."

Description	Amount
Quarterly Income from Taxing Units	587.00
	\$587.00
Payments/Credits	\$0.00
Balance Due	\$587.00

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



Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626
(512) 930-3787
www.wcad.org

Invoice
2025-401
9/5/2025

Due (prior to)
10/1/2025

Bill To
Avery Ranch Road Julie Kiley Williamson County Auditor Office 710 S. Main Street, Suite 301 Georgetown, TX 78626

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."

Description	Amount
Quarterly Income from Taxing Units	947.75
	\$947.75
Payments/Credits	\$0.00
Balance Due	\$947.75

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



Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626
(512) 930-3787
www.wcad.org

Invoice
2025-446
9/5/2025

Due (prior to)
10/1/2025

Bill To
Northwoods Road District Julie Kiley Williamson County Auditor Office 710 S Main Street, Suite 301 Georgetown, TX 78626

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."

Description	Amount
Quarterly Income from Taxing Units	1,029.50
	\$1,029.50
Payments/Credits	\$0.00
Balance Due	\$1,029.50

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



Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626
(512) 930-3787
www.wcad.org

Invoice
2025-455
9/5/2025

Due (prior to)
10/1/2025

Bill To
Pearson Place Road District Julie Kiley Williamson County Auditor 710 S Main Street, Ste 301 Georgetown, TX 78626

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."

Description	Amount
Quarterly Income from Taxing Units	395.75
	\$395.75
Payments/Credits	\$0.00
Balance Due	\$395.75

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



Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626
(512) 930-3787
www.wcad.org

Invoice
2025-468
9/5/2025

Bill To
Somerset Hills Rd Dist #3 Wilco 710 S Main Street Ste 301 Georgetown, TX 78626

Due (prior to)
10/1/2025

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."

Description	Amount
Quarterly Income from Taxing Units	740.00
	\$740.00
Payments/Credits \$0.00	
Balance Due \$740.00	

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



Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626
(512) 930-3787
www.wcad.org

Invoice
2025-469
9/5/2025

Due (prior to)
10/1/2025

Bill To
Somerset Hills Road District Julie Kiley Williamson County Auditor Office 710 S Main Street, Ste 301 Georgetown, TX 78626

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."

Description	Amount
Quarterly Income from Taxing Units	2,161.75
	\$2,161.75
Payments/Credits	\$0.00
Balance Due	\$2,161.75

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

Road District**3.****Meeting Date:** 09/16/2025

Public Hearing on the Avery Center #1 Tax Rate

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

Information**Agenda Item**

10:00 a.m. Public Hearing on the proposed 2025 tax rate of .1500 per \$100 valuation for Avery Centre Road District #1.

Background

This is a public hearing on the proposed 2025 tax rate. The proposed rate was voted on August 19, 2025, and this is the rate for the debt service budget for the district. The tax rate will be adopted on September 16, 2025.

Proposed Tax Rate: .150000 per \$100

Preceding Year's Tax Rate: .150000 per \$100

No-New-Revenue Tax Rate: .112328 per \$100

Voter-Approval Tax Rate: .150000 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 01:48 PM

Started On: 08/26/2025 12:13 PM

Road District**4.****Meeting Date:** 09/16/2025

Public Hearing on the Northwoods Tax Rate

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

Information**Agenda Item**

10:00 a.m. Public Hearing on the proposed 2025 tax rate of .1720 per \$100 valuation for Northwoods Road District #1.

Background

This is a public hearing on the proposed 2025 tax rate. The proposed rate was voted on August 19, 2025, and this is the rate for the debt service budget for the district. The tax rate will be adopted on September 16, 2025.

Proposed Tax Rate: 0.172000 per \$100

Preceding Year's Tax Rate: 0.187881 per \$100

No-New-Revenue Tax Rate: 0.182524 per \$100

Voter-Approval Tax Rate: 0.172000 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 02:48 PM

Started On: 08/26/2025 12:22 PM

Road District**5.****Meeting Date:** 09/16/2025

Public Hearing on the Pearson Place Tax Rate

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

Information**Agenda Item**

10:00 a.m. Public Hearing on the proposed 2025 tax rate of .0490 per \$100 valuation for Pearson Place Road District.

Background

This is a public hearing on the proposed 2025 tax rate. The proposed rate was voted on August 19, 2025, and this is the rate for the debt service budget for the district. The tax rate will be adopted on September 16, 2025.

Proposed Tax Rate: .049000 per \$100

Preceding Year's Tax Rate: .057265 per \$100

No-New-Revenue Tax Rate: .054522 per \$100

Voter-Approval Tax Rate: .049000 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 02:47 PM

Started On: 08/26/2025 12:19 PM

Road District**6.****Meeting Date:** 09/16/2025

Public Hearing on the Somerset Tax Rate #3

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

Information**Agenda Item**

10:00 a.m. Public Hearing on the proposed 2025 tax rate of .2900 per \$100 valuation for Somerset Hills Road District #3.

Background

This is a public hearing on the proposed 2025 tax rate. The proposed rate was voted on August 19, 2025, and this is the rate for the debt service budget for the district. The tax rate will be adopted on September 16, 2025.

Proposed Tax Rate: 0.290000 per \$100

Preceding Year's Tax Rate: 0.290000 per \$100

No-New-Revenue Tax Rate: 0.270689 per \$100

Voter-Approval Tax Rate: 0.290000 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 02:56 PM

Started On: 08/26/2025 12:27 PM

Road District**7.****Meeting Date:** 09/16/2025

Public Hearing on the Somerset Tax Rate #4

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

Information**Agenda Item**

10:00 a.m. Public Hearing on the proposed 2025 tax rate of .2900 per \$100 valuation for Somerset Hills Road District #4.

Background

This is a public hearing on the proposed 2025 tax rate. The proposed rate was voted on August 19, 2025, and this is the rate for the debt service budget for the district. The tax rate will be adopted on September 16, 2025.

Proposed Tax Rate: 0.290000 per \$100

Preceding Year's Tax Rate: 0.290000 per \$100

No-New-Revenue Tax Rate: 0.296297 per \$100

Voter-Approval Tax Rate: 0.290000 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 02:57 PM

Started On: 08/26/2025 12:30 PM

Road District**8.****Meeting Date:** 09/16/2025

Fiscal Year 2026 Tax Rate - Avery Centre No. 1

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

Information**Agenda Item**

Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Avery Centre No. 1 for the tax year 2025.

Background

The current tax rate (fiscal year 2025) for the district is \$0.1500. In order to meet the debt service obligations of the district, it is being recommended that a tax rate of \$0.1500 be adopted to meet the estimated debt service budget of \$645,247. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Avery Centre #1 Tax Rate Letter

Avery Centre Road District #1 Tax Rate Order

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 04:13 PM

Started On: 08/29/2025 04:28 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

248 Addie Roy Rd., Suite B-103
Austin, TX 78746
512.275.7301
garry@spubfin.com

August 8, 2025

Ms. Julie Kiley
County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Avery Centre Road District #1 – 2025 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have been asked to recommend the tax rate necessary to satisfy the upcoming year's debt service requirements for bonds issued by the Avery Centre Road District #1 (the "District"). We have received the 2025 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.15000 per \$100 valuation for tax year 2025. This calculation is based upon the following values/assumptions:

2025 Certified Net Taxable Value of all property in the District: \$422,630,380.

Fiscal Year 2026 Debt Service Requirements of the District: \$645,247 (includes \$11,300 in other bond-related expenditures).

Use of debt service fund balance: \$11,300.

Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE AVERY CENTRE ROAD DISTRICT NO. 1 FOR THE TAX YEAR 2025

BE IT ORDERED BY THE BOARD OF THE AVERY CENTRE ROAD DISTRICT NO. 1

I.

That there is hereby levied and there shall be collected for the AVERY CENTRE ROAD DISTRICT NO. 1, for the tax year 2025, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.1500 cents on each One Hundred Dollars (\$100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____ day of _____, 2025.

STEVEN SNELL, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Avery Centre Road District No. 1

Road District**9.****Meeting Date:** 09/16/2025

Fiscal Year 2026 Tax Rate - Northwoods

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

Information**Agenda Item**

Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Northwoods Road District #1 for the tax year 2025.

Background

The current tax rate (fiscal year 2025) for the district is \$0.187881. In order to meet the debt service obligations of the district, it is being recommended that a tax rate of \$0.1720 be adopted to meet the debt service budget of \$692,950. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Northwoods Tax Rate Letter

Northwoods Road District #1 Tax Rate Order

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 04:11 PM

Started On: 08/29/2025 04:14 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

248 Addie Roy Rd., Suite B-103
Austin, TX 78746
512.275.7301
garry@spubfin.com

August 8, 2025

Ms. Julie Kiley
County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Northwoods Road District #1 – 2025 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have been asked to recommend the tax rate necessary to satisfy the upcoming year's debt service requirements for bonds issued by the Northwoods Road District #1 (the "District"). We have received the 2025 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.1720 per \$100 valuation for tax year 2025. This calculation is based upon the following values/assumptions:

2025 Certified Net Taxable Value of all property in the District: \$381,419,520

Fiscal Year 2026 Debt Service Requirements of the District: \$692,950 (includes \$13,550 in other bond-related expenditures).

Use of debt service fund balance: \$36,905.

Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE NORTHWOODS ROAD DISTRICT NO. 1 FOR THE TAX YEAR 2025

BE IT ORDERED BY THE BOARD OF THE NORTHWOODS ROAD DISTRICT NO. 1:

I.

That there is hereby levied and there shall be collected for the NORTHWOODS ROAD DISTRICT NO. 1, for the tax year 2025, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.1720 cents on each One Hundred Dollars (\$100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____ day of _____, 2025.

STEVEN SNELL, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Northwoods Road District No. 1

Road District**10.****Meeting Date:** 09/16/2025

Fiscal Year 2026 Tax Rate - Pearson Place

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

Information**Agenda Item**

Discuss, consider and take appropriate action regarding the adoption of the 2025 tax rate for Pearson Place Road District for the tax year 2025.

Background

The current tax rate (fiscal year 2025) for the district is \$0.057265. In order to meet the debt service obligations of the district, it is being recommended that a tax rate of \$0.0490 be adopted to meet the debt service budget of \$334,250. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Pearson Place Tax Rate Letter

Pearson Place Road District Tax Rate Order

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 04:10 PM

Started On: 08/29/2025 04:05 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

248 Addie Roy Rd., Suite B-103
Austin, TX 78746
512.275.7301
garry@spubfin.com

August 8, 2025

Ms. Julie Kiley
County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Pearson Place Road District – 2025 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have been asked to recommend the tax rate necessary to satisfy the upcoming year's debt service requirements for bonds issued by the Pearson Place Road District #1 (the "District"). We have received the 2025 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.0490 per \$100 valuation for tax year 2025. This calculation is based upon the following values/assumptions:

2025 Certified Net Taxable Value of all property in the District: \$491,115,516.

Fiscal Year 2026 Debt Service Requirements of the District: \$334,250 (includes \$10,200 in other bond-related expenditures).

Use of debt service fund balance: \$93,600.

Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE PEARSON PLACE ROAD DISTRICT FOR THE TAX YEAR 2025

BE IT ORDERED BY THE BOARD OF THE PEARSON PLACE ROAD DISTRICT:

I.

That there is hereby levied and there shall be collected for the PEARSON PLACE ROAD DISTRICT, for the tax year 2025, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.0490 cents on each One Hundred Dollars (\$100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____ day of _____, 2025.

STEVEN SNELL, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Pearson Place Road District

Road District**11.****Meeting Date:** 09/16/2025

Fiscal Year 2026 Tax Rate - Somerset Hills #3

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

Information**Agenda Item**

Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Somerset Hills Road District #3 for tax year 2025.

Background

The current tax rate (fiscal year 2025) for the district is \$0.2900. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.2900 be adopted to meet the estimated debt service budget of \$623,470. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Somerset Hills #3 Tax Rate Letter

Somerset Hills Road District #3 Tax Rate Order

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 04:11 PM

Started On: 08/29/2025 04:20 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

248 Addie Roy Rd., Suite B-103
Austin, TX 78746
512.275.7301
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August 8, 2025

Ms. Julie Kiley
County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Somerset Road District #3 – 2025 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have been asked to recommend the tax rate necessary to satisfy the upcoming year's debt service requirements for bonds issued by the Somerset Road District #3 (the "District"). We have received the 2025 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.29000 per \$100 valuation for tax year 2025. This calculation is based upon the following values/assumptions:

2025 Certified Net Taxable Value of all property in the District: \$210,110,180.

Fiscal Year 2026 Debt Service Requirements of the District: \$623,470 (includes \$14,150 in other bond-related expenditures).

Use of debt service fund balance: \$14,150.

Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE SOMERSET HILLS ROAD DISTRICT NO. 3 FOR THE TAX YEAR 2025

BE IT ORDERED BY THE BOARD OF THE SOMERSET HILLS ROAD DISTRICT NO. 3:

I.

That there is hereby levied and there shall be collected for the SOMERSET HILLS ROAD DISTRICT NO. 3, for the tax year 2025, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.2900 cents on each One Hundred Dollars (\$100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____ day of _____, 2025.

STEVEN SNELL, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Somerset Hills Road District No. 3

Road District**12.****Meeting Date:** 09/16/2025

Fiscal Year 2026 Tax Rate - Somerset Hills #4

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

Information**Agenda Item**

Discuss, consider, and take appropriate action regarding the adoption of the 2025 tax rate for Somerset Hills Road District #4 for the tax year 2025.

Background

The current tax rate (fiscal year 2025) for the district is \$0.2900. In order to meet the debt service obligations of the district, it is being recommended that a tax rate of \$0.2900 be adopted to meet the estimated debt service budget of \$1,691,473. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Somerset Hills #4 Tax Rate Letter

Somerset Hills Road District #4 Tax Rate Order

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 09/02/2025

Reviewed By

Delia Colon

Date

09/02/2025 04:12 PM

Started On: 08/29/2025 04:25 PM



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August 8, 2025

Ms. Julie Kiley
County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Somerset Road District #4 – 2025 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have been asked to recommend the tax rate necessary to satisfy the upcoming year's debt service requirements for bonds issued by the Somerset Road District #4 (the "District"). We have received the 2025 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.29000 per \$100 valuation for tax year 2025. This calculation is based upon the following values/assumptions:

2025 Certified Net Taxable Value of all property in the District: \$575,765,573.

Fiscal Year 2026 Debt Service Requirements of the District: \$1,691,473 (includes \$21,750 in other bond-related expenditures).

Use of debt service fund balance: \$21,750.

Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE SOMERSET HILLS ROAD DISTRICT NO. 4 FOR THE TAX YEAR 2025

BE IT ORDERED BY THE BOARD OF THE SOMERSET HILLS ROAD DISTRICT NO. 4:

I.

That there is hereby levied and there shall be collected for the SOMERSET HILLS ROAD DISTRICT NO. 4, for the tax year 2025, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.2900 cents on each One Hundred Dollars (\$100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____ day of _____, 2025.

STEVEN SNELL, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Somerset Hills Road District No. 4

Road District**13.****Meeting Date:** 09/16/2025

Road District Collections – August 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 August 2025 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

080125-083125 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Bruton

Final Approval Date: 09/09/2025

Reviewed By

Delia Colon

Date

09/09/2025 04:00 PM

Started On: 09/09/2025 03:57 PM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
August 31, 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	\$311.10	\$53.46	\$0.00	\$1,211.86	\$638,755.37	99.81%	99.95%	100.12%
2023 & Prior	\$6,873.93	(\$341.30)	\$6,532.63	\$0.00	\$0.00	\$0.00	\$5,711.10	\$821.53	12.58%	16.76%	
Total All	\$647,131.03	(\$631.17)	\$646,499.86	\$311.10	\$53.46	\$0.00	\$6,922.96	\$639,576.90	98.93%	99.10%	

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	\$0.00	\$0.00	\$0.00	\$0.00	\$498,616.20	100.00%	100.25%	100.25%
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	\$0.00	\$0.00	\$0.00	\$0.00	\$498,616.20	100.00%	100.25%	

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	\$2,465.33	\$199.85	\$0.00	\$11,570.08	\$1,476,824.14	99.22%	99.32%	99.33%
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	\$2,465.33	\$199.85	\$0.00	\$25,099.65	\$1,476,906.59	98.33%	98.43%	

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	(\$11,286.04)	\$385,461.85	(\$6,890.33)	\$0.00	\$0.00	\$1,320.21	\$384,141.64	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	(\$11,286.04)	\$385,461.85	(\$6,890.33)	\$0.00	\$0.00	\$1,320.21	\$384,141.64	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	\$0.00	\$0.00	\$0.00	\$0.00	\$267,650.66	100.00%	100.19%	100.17%
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	\$0.00	\$0.00	\$0.00	\$82.99	\$267,613.10	99.97%	100.16%	

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	\$0.00	\$0.00	\$0.00	\$1,768.42	\$693,846.58	99.75%	99.94%	99.94%
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	\$0.00	\$0.00	\$0.00	\$7,195.70	\$693,846.58	98.97%	99.16%	