

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
October 21, 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 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 \$1,772,509.87.
3. Discuss, consider and take action to approve payment to Williamson County for reimbursement of expenses related to the Original Developer Sunk Costs per the Developer Agreement within the Somerset Hills Road District #4.
4. Discuss, consider and take action to approve payment to Pulte Group for reimbursement of expenses related to the construction of roadways and roadway improvements for Ridgeway Vista Phase A and Ridgeway Vista Phase B within the Somerset Hills Road District No. 4 in the amount of \$2,401,257.69.
5. Discuss, consider, and take appropriate action on approving road district collections for the month of September 2025 for the Williamson County Tax Assessor/Collector.

Steven Snell, County Judge

Road District**2.****Meeting Date:** 10/21/2025

Somerset Hills Road District #3

Submitted By: Jalyn Morris, County Auditor**Department:** County Auditor

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 \$1,772,509.87.

Background

All expenses have been reviewed and audited by the Williamson County Auditor's 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 the construction and improvement of roadways within Highland Village Phases I and II within the Road District. The remaining amount due the developer is \$3,281,712.03. The current funds available are \$1,772,509.87. The balance of \$1,509,202.26 will be reimbursed through a future bond sale(s).

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

GTB Reimbursement Oct 2025

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Jalyn Morris

Final Approval Date: 10/09/2025

Reviewed By

Andrea Schiele

Date

10/09/2025 09:52 AM

Started On: 10/08/2025 08:12 AM

GTB Development, Inc.

2005 Birdcreek Drive, Ste 211
Temple, TX 76502

October 7, 2025

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

First National Bank Texas/First Convenience Bank

Credit to:

GTB Development, Inc.
2005 Birdcreek Drive, Ste 211
Temple, TX 76502

GTB Development, Inc.

Under this request, the Developer currently seeks reimbursement in the amount of **\$1,772,509.87** (one million, seven-hundred seventy-two thousand, five-hundred nine dollars and eighty-seven 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**3.****Meeting Date:** 10/21/2025

Somerset Hills Road District #4

Submitted By: Jalyn Morris, County Auditor**Department:** County Auditor

Information**Agenda Item**

Discuss, consider and take action to approve payment to Williamson County for reimbursement of expenses related to the Original Developer Sunk Costs per the Developer Agreement within the Somerset Hills Road District #4.

Background

The amount due Williamson County is \$63,086.71. This, per the Developer Agreement, represents original sunk costs for Reagan Blvd through the Somerset Hills Road District #4. All expenses have been reviewed and audited by both Engineering and the Auditor's office for compliance with the agreement. The memo is attached. The funds will be placed in the Capital Project fund to the credit of the Ronald Reagan Blvd Projects.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Williamson County Sunk Costs Reimb Somerset #4

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Jalyn Morris

Final Approval Date: 10/07/2025

Reviewed By

Andrea Schiele

Date

10/07/2025 07:03 PM

Started On: 10/07/2025 08:36 AM



Williamson County
Department of
Infrastructure

3151 SE Inner Loop

Georgetown, TX 78626

512.943.3330

wilcotx.gov/doi

October 21, 2025

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 \$63,086.71 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. B. Daigh', is written over a light blue background.

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



Road District**4.****Meeting Date:** 10/21/2025

Somerset Hills Road District #4

Submitted By: Jalyn Morris, County Auditor**Department:** County Auditor

Information**Agenda Item**

Discuss, consider and take action to approve payment to Pulte Group for reimbursement of expenses related to the construction of roadways and roadway improvements for Ridgetop Vista Phase A and Ridgetop Vista Phase B within the Somerset Hills Road District No. 4 in the amount of \$2,401,257.69.

Background

Expenses that agree with the amount of \$2,401,257.69 have been reviewed and audited by the Williamson County Auditors Office and reviewed by Engineering in compliance with the Developer Agreement and Bond Covenants for the Somerset Hill Road District No. 4. The reimbursement is related to the construction and improvement of roadways that include Ridgetop Vista Phase A and Ridgetop Vista Phase B within the district. The amount available to fund at this time is \$2,401,257.69. The balance for these projects and any other eligible projects will be reimbursed through a future bond sale(s).

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Somerset Hills #4 Reimbursement Letter

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Jalyn Morris

Final Approval Date: 10/10/2025

Reviewed By

Delia Colon

Date

10/10/2025 02:17 PM

Started On: 10/08/2025 08:56 AM



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

October 10, 2025

Re: Somerset Road District Reimbursement for District #4; Ridgetop Vista Phase A and Ridgetop Vista Phase B.

Dear Julie Kiley:

Please wire \$2,401,257.69 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", is written over a light blue horizontal line.

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

Road District**5.****Meeting Date:** 10/21/2025

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

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

090125-093025 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Bruton

Final Approval Date: 10/14/2025

Reviewed By

Delia Colon

Date

10/14/2025 08:16 AM

Started On: 10/14/2025 07:48 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
September 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	\$304.09	\$60.77	(\$0.06)	\$907.83	\$639,059.40	99.86%	100.00%	100.17%
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	\$304.09	\$60.77	(\$0.06)	\$6,618.93	\$639,880.93	98.98%	99.16%	

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	(\$1,393.20)	\$498,613.38	(\$2.82)	\$0.00	\$0.00	\$0.00	\$498,613.38	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	(\$1,393.20)	\$498,613.38	(\$2.82)	\$0.00	\$0.00	\$0.00	\$498,613.38	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	\$6,748.04	\$1,487,025.99	(\$1,280.44)	\$12.29	\$0.00	\$11,482.29	\$1,475,543.70	99.23%	99.33%	99.27%
2023 & Prior	\$13,612.02	(\$955.44)	\$12,656.58	(\$955.44)	\$0.00	\$0.00	\$13,529.57	(\$872.99)	-6.90%	-6.76%	
Total All	\$1,493,889.97	\$5,792.60	\$1,499,682.57	(\$2,235.88)	\$12.29	\$0.00	\$25,011.86	\$1,474,670.71	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	\$755.40	\$151.09	\$0.00	\$564.81	\$384,897.04	99.85%	100.04%	100.04%
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	\$755.40	\$151.09	\$0.00	\$564.81	\$384,897.04	99.85%	100.04%	

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%	