

## **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 18, 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 on the Pearson Place Road District, the Northwoods Road District, Somerset Hills No. 3 Road District, Somerset Hills No. 4 Road District, and the Avery Centre No. 1 Road District, including, but not limited to payment of bills.
3. Discuss, consider and take action to approve payment to Avery Centre Devco, Inc. for reimbursement of expenses related to the construction of East Phase 1 Section 1 of Wallin Bradley Drive and Ekvall Drive, East Phase 2 of Colony Drive, and Medical Center Parkway, in the amount of \$3,393,000.

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Steven Snell, County Judge

**Road District**

**2.**

**Meeting Date:** 11/18/2025

Road District Invoices

**Submitted For:** Ganae Hempe

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

**Department:** County Auditor

**Information**

**Agenda Item**

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

**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: 11/07/2025

**Reviewed By**

Delia Colon

**Date**

11/07/2025 08:36 AM

Started On: 10/07/2025 04:21 PM

**INVOICE**

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

accounting@wilcosun.com

Williamson County Tax Assessor  
Bill to  
WCTAX  
WM CO TAX ASSESSOR  
904 S Main St  
Georgetown, TX 78626

**Invoice details**

P.O. Number: 3742

Invoice no.: 66835  
Terms: Net 30  
Invoice date: 09/07/2025  
Due date: 10/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Public Notice	Public Notice/Notice of Public Hearing on Tax Increase - Avery Centre Rd Dist #1	1	\$409.50	\$409.50
				<b>Total</b>	<b>\$409.50</b>

# INVOICE

WILLIAMSON COUNTY SUN, INC.

accounting@wilcosun.com

PO Box 39

Georgetown, TX 78627-0039

Williamson County Tax Assessor

Bill to

WCTAX

WM CO TAX ASSESSOR

904 S Main St

Georgetown, TX 78626

## Invoice details

P.O. Number: 3743

Invoice no.: 66836

Terms: Net 30

Invoice date: 09/07/2025

Due date: 10/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Public Notice	Public Notice/Notice of Meeting to Vote on Tax Rate - Northwoods Road District #1	1	\$409.50	\$409.50
				<b>Total</b>	<b>\$409.50</b>

# INVOICE

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

accounting@wilcosun.com

Williamson County Tax Assessor

Bill to

WCTAX

WM CO TAX ASSESSOR

904 S Main St

Georgetown, TX 78626

## Invoice details

P.O. Number: 3744

Invoice no.: 66837

Terms: Net 30

Invoice date: 09/07/2025

Due date: 10/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Public Notice	Public Notice/Notice of Meeting to Vote on Tax Rate - Pearson Place Road District	1	\$409.50	\$409.50
				<b>Total</b>	<b>\$409.50</b>

# INVOICE

WILLIAMSON COUNTY SUN, INC.      accounting@wilcosun.com  
PO Box 39  
Georgetown, TX 78627-0039

Williamson County Tax Assessor

Bill to  
WCTAX  
WM CO TAX ASSESSOR  
904 S Main St  
Georgetown, TX 78626

**Invoice details**

P.O. Number: 3745

Invoice no.: 66838  
Terms: Net 30  
Invoice date: 09/07/2025  
Due date: 10/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Public Notice	Public Notice/Notice of Public Hearing on Tax Increase - Somerset Hills Road District #3	1	\$409.50	\$409.50
<b>Total</b>					<b>\$409.50</b>

# INVOICE

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

accounting@wilcosun.com

Williamson County Tax Assessor

Bill to:

WCTAX

WM CO TAX ASSESSOR

904 S Main St

Georgetown, TX 78626

## Invoice details

P.O. Number: 3746

Invoice no.: 66839

Terms: Net 30

Invoice date: 09/07/2025

Due date: 10/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Public Notice</b>	Public Notice/Notice of Meeting to Vote on Tax Rate - Somerset Hills Road District #4	1	\$409.50	\$409.50
				<b>Total</b>	<b>\$409.50</b>

England Engineering, PLLC.

480 Private Road 4037  
Lampasas, TX 76550

# Invoice

Date	Invoice #
10/12/2025	86

Bill To
Williamson County Steven Snell 701 S. Main St. Suite 101 Georgetown, TX 78626

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
0.5	Medical Facility Research (Avery #1)	125.00	62.50
		<b>Total</b>	\$62.50

**Road District**

**3.**

**Meeting Date:** 11/18/2025

Avery Centre Road District #1 Developer Reimbursement

**Submitted By:** Jalyn Morris, 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 East Phase 1 Section 1 of Wallin Bradley Drive and Ekvall Drive, East Phase 2 of Colony Drive, and Medical Center Parkway, in the amount of \$3,393,000.

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**Fiscal Impact**

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

Avery Centre Letter

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**Form Review**

**Inbox**

County Judge Exec Asst.

Form Started By: Jalyn Morris

Final Approval Date: 11/10/2025

**Reviewed By**

Delia Colon

**Date**

11/10/2025 01:37 PM

Started On: 11/10/2025 09:11 AM

**Avery Centre Devco, Inc**

2803 Pecos St  
Austin, Texas 78703

November 6, 2025

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

Ladies and Gentlemen:

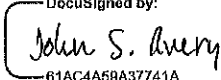
The undersigned, Avery Centre Devco Inc (Developer"), hereby requests and instructs Avery Centre Road District No. 1 to disburse and distribute funds payable to the Developer from the above referenced bond issuance by ACH to the following account:

Send ACH to:

Credit to:

Under this request, the Developer seeks reimbursement on Wallin Bradley Dr (aka Avery Centre East, Section 1, Phase 1) in the amount of \$3,393,000.00 for eligible costs related to road improvements, as substantiated by Williamson County Auditor's office.

Sincerely,

DocuSigned by:  
  
61AC4A6BA37741A...

John Avery Sr, President  
Avery Centre Devco, Inc.