

NOTICE TO THE PUBLIC

EVERY 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
EVERY CENTRE ROAD DISTRICT No. 1

Commissioners Courtroom
1848 Texas Trail, Georgetown
July 21, 2026
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 May 2026 for the Williamson County Tax Assessor/Collector.
3. Discuss, consider, and take appropriate action on approving road district collections for the month of June 2026 for the Williamson County Tax Assessor/Collector.
4. Discuss and take appropriate action in the Every Centre #1 Road District, the Northwood's Road District, the Pearson Place Road District, the Somerset Hills Road District #3, and the Somerset Hills Road District #4, including, but not limited to, payment of bills.
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. 3 Bond Issues and Approving Other Related Matters" related to the issuance of Unlimited Tax Road Bonds, Series 2026.
6. 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" related to the Unlimited Tax Road Bonds, Series 2026.

Road District**2.****Meeting Date:** 07/21/2026

Road District Collections – May 2026

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 May 2026 for the Williamson County Tax Assessor/Collector.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

050126-053126 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Bruton

Final Approval Date: 07/02/2026

Reviewed By

Delia Colon

Date

07/02/2026 11:04 AM

Started On: 07/02/2026 10:13 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
May 31, 2026

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
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	0.00%
2024 & Prior	\$6,618.93	(\$71.48)	\$6,547.45	\$21.47	\$6.80	\$0.00	\$6,085.02	\$462.43	7.06%	8.70%	
Total All	\$6,618.93	(\$71.48)	\$6,547.45	\$21.47	\$6.80	\$0.00	\$6,085.02	\$462.43	7.06%	8.70%	

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
2025	\$626,305.42	(\$11,157.87)	\$615,147.55	\$2,641.76	\$0.00	\$0.00	\$4,539.77	\$610,607.78	99.26%	99.31%	99.28%
2024 & Prior	\$0.00	(\$204.79)	(\$204.79)	\$0.00	\$0.00	\$0.00	\$0.00	(\$204.79)	100.00%	100.00%	
Total All	\$626,305.42	(\$11,362.66)	\$614,942.76	\$2,641.76	\$0.00	\$0.00	\$4,539.77	\$610,402.99	99.26%	99.31%	

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
2025	\$1,747,589.48	\$30,419.12	\$1,778,008.60	\$32,815.44	\$201.20	\$0.00	\$83,324.31	\$1,694,684.29	95.31%	95.39%	95.42%
2024 & Prior	\$25,011.86	(\$778.60)	\$24,233.26	\$0.00	\$0.00	\$0.00	\$23,964.58	\$268.68	1.11%	1.98%	
Total All	\$1,772,601.34	\$29,640.52	\$1,802,241.86	\$32,815.44	\$201.20	\$0.00	\$107,288.89	\$1,694,952.97	94.05%	94.14%	

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
2025	\$635,295.01	(\$8,626.69)	\$626,668.32	\$12.89	\$0.00	\$0.00	\$575.51	\$626,092.81	99.91%	99.93%	100.04%
2024 & Prior	\$564.81	(\$35.10)	\$529.71	\$0.00	\$0.00	\$0.00	\$0.00	\$529.71	100.00%	125.59%	
Total All	\$635,859.82	(\$8,661.79)	\$627,198.03	\$12.89	\$0.00	\$0.00	\$575.51	\$626,622.52	99.91%	99.95%	

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
2025	\$243,635.33	(\$2.90)	\$243,632.43	\$252.92	\$0.00	\$0.00	\$728.71	\$242,903.72	99.70%	99.79%	99.79%
2024 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$243,718.32	(\$2.90)	\$243,715.42	\$252.92	\$0.00	\$0.00	\$811.70	\$242,903.72	99.67%	99.76%	

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
2025	\$661,613.02	(\$33.02)	\$661,580.00	\$3,871.21	\$101.88	\$0.00	\$5,696.86	\$655,883.14	99.14%	99.31%	99.43%
2024 & Prior	\$7,195.70	(\$311.23)	\$6,884.47	\$0.00	\$0.00	\$0.00	\$6,324.11	\$560.36	8.14%	10.99%	
Total All	\$668,808.72	(\$344.25)	\$668,464.47	\$3,871.21	\$101.88	\$0.00	\$12,020.97	\$656,443.50	98.20%	98.40%	

Road District**3.****Meeting Date:** 07/21/2026

Road District Collections – June 2026

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 2026 for the Williamson County Tax Assessor/Collector.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

060126-063026 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Bruton

Final Approval Date: 07/13/2026

Reviewed By

Delia Colon

Date

07/13/2026 09:37 AM

Started On: 07/13/2026 09:18 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
June 30, 2026

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
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	0.00%
2024 & Prior	\$6,618.93	(\$71.48)	\$6,547.45	\$0.00	\$0.00	\$0.00	\$6,085.02	\$462.43	7.06%	8.70%	
Total All	\$6,618.93	(\$71.48)	\$6,547.45	\$0.00	\$0.00	\$0.00	\$6,085.02	\$462.43	7.06%	8.70%	

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
2025	\$626,305.42	(\$11,163.67)	\$615,141.75	\$1,860.71	\$241.03	\$0.00	\$2,673.26	\$612,468.49	99.57%	99.65%	99.62%
2024 & Prior	\$0.00	(\$204.79)	(\$204.79)	\$0.00	\$0.00	\$0.00	\$0.00	(\$204.79)	100.00%	100.00%	
Total All	\$626,305.42	(\$11,368.46)	\$614,936.96	\$1,860.71	\$241.03	\$0.00	\$2,673.26	\$612,263.70	99.57%	99.65%	

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
2025	\$1,747,589.48	\$30,419.12	\$1,778,008.60	\$4,690.26	\$86.40	(\$0.01)	\$78,634.06	\$1,699,374.54	95.58%	95.66%	95.69%
2024 & Prior	\$25,011.86	(\$778.60)	\$24,233.26	\$0.00	\$0.00	\$0.00	\$23,964.58	\$268.68	1.11%	1.98%	
Total All	\$1,772,601.34	\$29,640.52	\$1,802,241.86	\$4,690.26	\$86.40	(\$0.01)	\$102,598.64	\$1,699,643.22	94.31%	94.40%	

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
2025	\$635,295.01	(\$13,355.89)	\$621,939.12	(\$4,153.69)	\$86.33	\$0.00	\$0.00	\$621,939.12	100.00%	100.04%	100.14%
2024 & Prior	\$564.81	(\$35.10)	\$529.71	\$0.00	\$0.00	\$0.00	\$0.00	\$529.71	100.00%	125.59%	
Total All	\$635,859.82	(\$13,390.99)	\$622,468.83	(\$4,153.69)	\$86.33	\$0.00	\$0.00	\$622,468.83	100.00%	100.06%	

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
2025	\$243,635.33	(\$2.90)	\$243,632.43	\$475.78	\$71.37	\$0.00	\$252.93	\$243,379.50	99.90%	100.02%	100.02%
2024 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$243,718.32	(\$2.90)	\$243,715.42	\$475.78	\$71.37	\$0.00	\$335.92	\$243,379.50	99.86%	99.98%	

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
2025	\$661,613.02	(\$33.02)	\$661,580.00	\$1,468.77	\$184.08	\$0.00	\$4,228.09	\$657,351.91	99.36%	99.56%	99.68%
2024 & Prior	\$7,195.70	(\$311.23)	\$6,884.47	\$0.00	\$0.00	\$0.00	\$6,324.11	\$560.36	8.14%	10.99%	
Total All	\$668,808.72	(\$344.25)	\$668,464.47	\$1,468.77	\$184.08	\$0.00	\$10,552.20	\$657,912.27	98.42%	98.65%	

Road District**4.****Meeting Date:** 07/21/2026

Road

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

Information**Agenda Item**

Discuss and take appropriate action in the Avery Centre #1 Road District, the Northwood's Road District, the Pearson Place Road District, the Somerset Hills Road District #3, and the Somerset Hills Road District #4, including, but not limited to, payment of bills.

Public Background

The individual bills are for the third quarter payments due to England Engineering, PLLC.

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: 07/10/2026

Reviewed By

Delia Colon

Date

07/10/2026 01:07 PM

Started On: 07/06/2026 08:47 AM

480 Private Road 4037
Lampasas, TX 76550

Date	Invoice #
7/4/2026	103

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

P.O. No.	Terms	Project

[illegible]

480 Private Road 4037
Lampasas, TX 76550

Date	Invoice #
7/4/2026	102

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

P.O. No.	Terms	Project

[illegible]

Road District**5.****Meeting Date:** 07/21/2026

Somerset Hills No. 3 Road District POS Resolution Unlimited Tax Road Bonds, Series 2026

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" related to the issuance of Unlimited Tax Road Bonds, Series 2026.

Public Background

The Districts Financial Advisor, Garry Kimball of Specialized Public Finance and Bond Counsel, Jacqueline Hale of McCall, Parkhurst and Horton will be available to answer any questions.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Somerset Hills Road District No. 3 POS Resolution Series 2026

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 08:54 AM

Started On: 07/15/2026 07:16 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 constructing, improving or acquiring, maintaining, financing and operating macadamized, graveled or paved roads and turnpikes and related bridges, trails, drainage works and other similar improvements and carrying out other improvements that are necessary, convenient, related or in aid thereto 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 2026 (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**6.****Meeting Date:** 07/21/2026

Somerset Hills Road District No.4 POS Resolution Unlimited Tax Road Bonds, Series 2026

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" related to the Unlimited Tax Road Bonds, Series 2026.

Public Background

The District Financial Advisor, Garry Kimball of Specialized Public Finance and Bond Counsel, Jacqueline of McCall Parkurst and Horton will be available to answer questions.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 07/15/2026

Reviewed By

Delia Colon

Date

07/15/2026 09:01 AM

Started On: 07/15/2026 07:24 AM