



Disclaimer:

This meeting packet is provided for informational purposes only.

The documents and reports contained herein are subject to revision, correction, supplementation, and board approval and may not represent final official products.

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

November 19, 2025

TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PARTIES:

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Wednesday, November 19, 2025. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

PUBLIC INPUT

1. Resident communications and Board member announcements;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

2. Minutes of October 28, 2025 Board meeting;

DISCUSSION/ACTION ITEMS

3. District security and public safety and related action items, including:
 - (a) Report from Travis County Sheriff's Office, including crime statistics;
 - (b) Legal/Security Committee report;
 - (c) Engagement with Flock Safety regarding operation of license plate reading cameras in Brookfield HOA;
 - (d) Renewal of engagement with Travis County Sheriff's Office, including:
 - (i) Application for Secondary Employment of Law Enforcement;
 - (ii) Liability Agreement for Law Enforcement Related Secondary Employment;
 - (iii) Agreement with Regard to Use of Vehicle(s) in Connection with Off Duty Employment of County Peace Officer(s);
4. District operations manager and utility operator's report and related action items, including:
 - (a) Utility operations and repairs and any proposals;
 - (b) Billing report and write-offs
 - (c) Proposal(s) for manhole coating repairs;

5. Landscape maintenance report and related action items or proposals, including:
 - (a) Proposal ID: 10713 – Channel Clean Out – Lot #1 BLK D & E – Deadfall;
 - (b) Proposal ID: 10714 – Wildflower Park Invasive Removal – Creek/Channel;
 - (c) Proposal ID: 10715 – Wildflower Meadow Program;

6. District manager’s report and related action items, including:
 - (a) Legal/Security Committee report, including covenant violations and enforcement actions;
 - (b) Monthly expenditure report;
 - (c) Reservation ledger;
 - (d) Solid waste services, including monthly report;
 - (e) Purchase requests and/or proposals, including:
 1. Proposal from BJ’s Park & Recreation Products for waste receptacles;
 2. Proposal from Alterman for work related to security camera system;
 - (f) Northtown MUD’s 40th Anniversary Community Celebration;
 - (g) Designation of Veterans Day as a holiday for Northtown employees;
 - (h) Report from Studio 16:19;

7. District engineer’s report and related action items, including:
 - (a) Development matters, including:
 - (i) Village at Northtown Multifamily (North Wells Branch/The Parker);
 - (ii) Village at Northtown Multifamily (Edenbrook);
 - (iii) AvalonBay Multifamily;
 - (iv) JD’s Supermarket Dessau;
 - (v) Heatherwilde office, including Declaration of Maintenance Covenants for Stormwater Structural Controls;
 - (b) MS4 permit compliance matters;
 - (c) TCEQ annual report;
 - (d) Matters relating to use of surplus funds;
 - (e) Howard at McCallen Pass/Heatherwilde - COA Proposed Intersection Improvements including Sidewalk, Trail, and Recreation Easement with City of Austin;

8. District bookkeeper’s report and related action items, including:
 - (a) Payment of bills and invoices;
 - (b) Fund transfers;
 - (c) Investments;
 - (d) Developer escrow report and reconciliation;

9. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;

10. Attorney’s report and related action items, including:
 - (a) Letters exchanged regarding wastewater service to Dessau Fountains Estates under Tri-Party Agreement and any action related to true-up of payments;

11. Future agenda items and meeting schedule, including holiday meeting schedule.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices (Section 551.076); or discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.



Attorney for the District

Northtown Municipal Utility District is committed to compliance with the Americans With Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

MEMORANDUM

TO: Brenda Richter
Christopher Capers
Lisa Baker

Colette Downey
R. Lee Hill

FROM: Carlee Reed, Legal Assistant

DATE: November 11, 2025

RE: Northtown Municipal Utility District
November 19, 2025 Board Meeting

Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Wednesday, November 19, 2025, at 5:45 p.m. at 700 East Wells Branch Parkway, Pflugerville, Texas.**

Please let us know if you will be unable to attend the meeting so that we can determine if a quorum of the Board of Directors will be present.

Carter Dean
Lori Bohannon *via email**
Scott Foster
Cheryl Allen *via email*
Carol Polumbo *via email**
Ja-Mar Prince *via email**
Jacqueline Hale *via email**
Noel Barfoot *via email**

Dennis Hendrix *via email*
Crystal Lightfield *via email**
Lupe Serna *via 1st Class US mail**
Allen Douthitt *via email*
Mona Oliver
Richard Fadal *via email**
Colton Yarborough *via email**

*Agenda Only

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 - (ii) Liability Agreement for Law Enforcement Related Secondary Employment;
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 2. Proposal from Alterman for work related to security camera system;
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 - (g) Designation of Veterans Day as a holiday for Northtown employees;
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**MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF
NORTHTOWN MUNICIPAL UTILITY DISTRICT**

October 28, 2025

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on October 28, 2025 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. Copies of the Certificates of Posting of the Notice are attached as **Exhibit “A”**.

The roll was called of the members of the Board:

Brenda Richter	-	President
Christopher Capers	-	Vice President
Colette Downey	-	Secretary
Lee Hill	-	Treasurer
Lisa Baker	-	Assistant Secretary/Treasurer

and all of the Directors were present except Director Richter, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC (“Bott & Douthitt”); Carter Dean of Armbrust & Brown, PLLC (“A&B”); Kyle Fadal of TexaScapes; Scott Foster of 360 Professional Services, Inc. (“360 PSI”); Jonathan Wagner of Studio 16:19; Dennis Hendrix of Crossroads Utility Services LLC; Deputy Ribsen of the Travis County Sheriff’s Office (“TCSO”); and Ryan Drepaul and Mason Bleasdell of the Brookfield Owners Association, Inc. (the “Association”).

Director Capers called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. Director Baker thanked Ms. Oliver for organizing and holding a successful National Night Out.

Director Capers next stated that the Board would consider the consent items on the agenda, including the minutes of the September 23, 2025 Board meeting. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the consent items, as presented.

Director Capers next stated that the Board would receive the security report. Deputy Ribsen provided a brief report to the Board. Ms. Oliver then stated that National Night Out had gone well with over 100 people in attendance. Director Capers then stated that the Legal/Security Committee had considered the Association’s request for the District to assume its contract with Flock Safety (“Flock”) for license plate reading cameras in the Brookfield area and recommended that the District decline the request. He stated that Flock’s customer service had been poor recently, that the service was expensive, and that many entities were canceling their contracts with Flock due to improper or allegedly illegal use of the data collected through the cameras. He added that the Brookfield neighborhood was already sufficiently covered by cameras. Director Hill responded that the Brookfield neighborhood was not sufficiently covered and that the residents in that portion of the District should not have to pay Association fees and

District taxes and not receive coverage. Director Baker stated that there were cameras at the entrance and exit to the Brookfield neighborhood and that Flock had not responded to the District regarding the possibility of assuming the Association's contract. Director Downey stated that she was concerned with the possible misuse of the data collected by the cameras, noting that there were many instances of misuse or alleged illegal use around the country. Director Hill requested that the Legal/Security Committee gather more information regarding the request from the Association and Flock so that the Board could perform a cost-benefit analysis. Director Capers stated that the item would be tabled and reconsidered at the Board's regular November meeting. Ms. Oliver then reviewed the proposal from Combat Bet attached as **Exhibit "B"** and requested Board approval of the portion of the proposal for 43mm ceramic coins, which had pictures of the TCSO's patrol dogs on them and would be provided to children. Discussion ensued. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve the portion of the proposal for the ceramic coins for the deputies on the basis that the coins would promote good public relations with the residents, thus serving a public purpose.

Director Capers next recognized Mr. Hendrix to present the operator's report, attached as **Exhibit "C"**. Mr. Hendrix addressed the Board and stated that water accountability for the month reflected a 11.7% loss. He next stated that the City of Austin's meter on Howard had been repaired and that the one on Camborne was scheduled to be replaced in November, which would result in a brief service disruption. Mr. Hendrix then stated that there were two write-offs for Board consideration. Upon motion by Director Downey and second by Director Baker, the Board voted 4-0 to approve the write-offs listed in the operator's report. Mr. Hendrix concluded his report by stating that he believed Lift Station No. 3 was the cause of the high H₂S gases, and that he had a meeting with the City of Austin to discuss a solution.

Director Capers then stated that the Board would receive the landscape maintenance report, attached as **Exhibit "D"**. Mr. Fadal first presented the "plant of the month"—rosemary. He stated that the plant was evergreen, was used to flavor food, and did well in full sunlight. He next reviewed the landscape maintenance report and stated that the temperatures in September had been relatively mild and that there was little rain. He then reviewed Proposal ID: 10698 for fall ragweed and johnsongrass control attached as **Exhibit "E"** with the Board. Director Hill asked if the ragweed had seeded yet. Mr. Fadal responded that some of it had. Director Hill then asked that a proposal for ragweed removal be presented earlier next year, before the CASE Summer Conference in June. Mr. Fadal responded that he would ensure that this was done. After discussion, upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve Proposal ID: 10698. Mr. Fadal then stated that he had been discussing the wildflower area in Wildflower Park with Studio 16:19 and planned to ask the Facilities Committee if it would like to go ahead and seed native grasses, since fall was the best time to do so.

Director Capers announced that the Board would next receive the District manager's report and recognized Ms. Oliver. Ms. Oliver called the Board's attention to her monthly reports included in the meeting packet attached as **Exhibit "F"**. Ms. Oliver reviewed the restrictive covenant report, monthly expenditure report, and report from Texas Disposal Systems, Inc. with the Board. Mr. Oliver reported that she had received the election equipment from Travis County for the upcoming election, for which the District's office would serve as a polling site. Ms. Oliver next reviewed a proposal from Whittlesey for playground mulch installation and a proposal from Texas First to rent a skid steer attached collectively as **Exhibit "G"**. She stated that she had obtained two proposals for the mulch, but would obtain one more in order to satisfy state procurement law, and requested that the Board approve the lowest proposal for mulch received

and the proposal for a skid steer rental from Texas First for a total amount not to exceed \$37,000. Upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to so authorize Ms. Oliver upon receipt of the third proposal for mulch. Mr. Dean then presented the Water System Maintenance Agreement with Alterman, Inc. for renewal, which he explained was substantively the same as the previous agreement and included no price increases. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the Water System Maintenance Agreement. Ms. Oliver then reviewed the expenses incurred to date organizing the District's 40th Anniversary Community Celebration, noting in particular she had purchased additional liability insurance from TML to cover the bounce house that would be rented for the occasion.

Mr. Wagner then reviewed the report from Studio 16:19 attached as **Exhibit "H"** with the Board. He then presented the following proposals from Studio 16:19 to the Board: (i) Additional Services Request 12 related to Settlers Meadow West; (ii) Additional Services Request 02-01 related to the Trail Gap and Miscellaneous Park Improvements project (iii) Additional Services Request 11 related to implementation of District Signage Master Plan; and (iv) Additional Services Request 10 related to 2025-2026 fiscal year capital improvement projects management services attached collectively as **Exhibit "I"** (collectively, the "*Additional Services Requests*"). After discussion, upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the Additional Service Requests. Mr. Wagner then reported that Shade Sail Project had been about halfway completed and that the structures now needed to be erected. He presented Pay Application No. 1 from Whirlix attached as **Exhibit "J"** to the Board and recommended approval. Upon motion by Director Hill and second by Director Baker, the Board voted 4-0 to approve Pay Application No. 1. Mr. Wagner then presented the letter of recommendation and bid tabulation for the Trails Gaps and Miscellaneous Park Improvements Project attached as **Exhibit "K"**. He recommended award of the contract to Fazzone Construction Company, who was the low bidder. After discussion, upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to authorize the negotiation and execution of a construction contract with Fazzone Construction Company. Mr. Foster noted that he had met with the contractor and explained to them that the District strongly discouraged change orders and that the contractor understood. Director Hill asked Mr. Foster to ensure that the contractor only poured concrete above a certain temperature to avoid cracking.

Director Capers stated that the Board would next receive the engineer's report attached as **Exhibit "L"**. Mr. Foster reviewed his report with the Board. He reported that the construction of Village at Northtown Multifamily (Edenbrook) had been completed; that the Development Committee had been reviewing the draft restrictive covenants for the AvalonBay Multifamily project and was asking the developer questions about the parking plan; and that he was awaiting responses to his comments from the developer of JD's Supermarket.

Director Capers then recognized Mr. Douthitt for purposes of receiving the bookkeeper's report. Mr. Douthitt presented the bookkeeper's report along with the updated cash activity report, attached collectively as **Exhibit "M"**, and reviewed them with the Board. Mr. Douthitt reviewed the checks being presented for approval and recommended approval of the director and vendor payments, as well as the transfers listed on page one of his report. Upon motion by Director Hill and second by Director Downey, the Board voted 4-0 to approve the transfers and director and vendor payments, including payment of the invoice for mulch approved earlier in the meeting upon delivery. Director Hill asked if The Parker had paid their 2024 tax bill yet. Mr. Douthitt stated that they had not. Director Hill asked Mr. Douthitt to contact Travis County to determine where it was in the delinquent tax collection process.

Director Capers next stated that the Board would consider wholesale water and wastewater services, including contract negotiations with the City of Austin. Mr. Dean stated that there was no update on the matter.

Director Capers then recognized Mr. Dean for the purpose of receiving the attorney's report. At 6:52 p.m., Director Capers announced that the Board would convene in executive session to receive legal advice from Mr. Dean pursuant to Section 551.071 of the Open Meetings Act regarding the letter that had been received regarding wastewater service to Dessau Fountains Estates. At 7:15 p.m., Director Capers announced that the Board would reconvene in open session, noting that no action had been taken during executive session. The Board directed Mr. Dean, Mr. Foster, and Mr. Douthitt to negotiate a true-up with Tex Aust Limited Partnership.

Director Capers then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its next meeting on November 19th at 5:45 p.m.

There being no further business to come before the Board, the meeting was adjourned at 7:20 p.m.



Date: November 19, 2025

Colette Downey, Secretary
Board of Directors

Crime Stats

Date	Crime	Location	Notes
10/5/2025	BOV	13XX SLEEPYTIME TRL	Unlocked
10/15/2025	BOV	9XX TAYSIDE DR	Unlocked



THE TRAVIS COUNTY SHERIFF'S OFFICE RESERVES THE RIGHT TO DENY ANY REQUEST
APPLICATION FOR SECONDARY EMPLOYMENT OF LAW ENFORCEMENT

5555 Airport Blvd., Austin, Texas 78751, Desk: (512) 854-7271 - Fax: (512) 854-4554 - E-mail: off.duty@traviscountytx.gov

PERSON/BUSINESS/ORGANIZATION HIRING OFFICER: Northtown M.U.D.
ADDRESS (No PO Box): 700 E. Wells Branch Parkway City: Pflugerville State: TX Zip:
PERSON SUBMITTING APPLICATION: Mona Oliver BUSINESS PHONE: 512-716-0759 PHONE:
E-MAIL: DRIVER'S LICENSE/STATE: SSN OR TAX ID:

TRAFFIC [] SECURITY [x] NO. OF DEPUTIES*: 1 NO. OF VEHICLES*: 1 NO. OF EXPECTED GUESTS:
*WE WILL MAKE THE FINAL DETERMINATION ON NUMBER OF OFFICERS AND UNITS. WILL ALCOHOL BE AVAILABLE: [] Yes [] No
FOR THIS CALENDAR YEAR

TEMPORARY [] PERIODICALLY (throughout year) []
START DATE: 1/1/26 END DATE: 12/31/26 START TIME: Schedule END TIME: EVENT TITLE:
OFFICERS NEEDED FOR: Northtown M.U.D. Parks & Neighborhoods
JOB LOCATION (include facility name and address): Northtown M.U.D.
JOB SITE POINT OF CONTACT: Mona Oliver CELL PHONE:
COMMENTS: Ms. Oliver is the District Manager

FROM THIS POINT FORWARD TRAVIS COUNTY SHERIFF'S OFFICE IS REFERRED TO AS TCSO, APPLICANT IS REFERRED TO AS CONTRACTOR.

ALL REQUESTS ARE SUBJECT TO APPROVAL: The Sheriff, acting personally or through a designee, reserves the right to deny any application for secondary employment of law enforcement. Application approval is subject to guidelines set forth by TCSO Policies and Procedures. Local background checks are done on individuals requesting security for private functions.

- TIMELINE SUBMISSION OF APPLICATION:
• Events under 500 people submit 30 days prior to event.
• Events 500 - 1,000 people submit 60 days prior to event.
• Events over 1,000 people, foot or bike races, submit 90 days prior to event.

OFFICER RESPONSIBILITIES: A TCSO Deputy's primary responsibility while working in a secondary employment capacity, is the enforcement of Federal and State laws and County ordinances; to protect life and property and to keep the peace. DEPUTIES ARE PROHIBITED FROM ENFORCING HOUSE RULES. House rules are defined as rules that are not specifically authorized by state or federal law, and are typically rules of the Contractor. Officers shall follow all TCSO Policies and Procedures.

Officers engaged in a secondary employment job will not refuse to assist any citizen requesting or needing assistance. Officers are expected to take necessary action in an attempt to assist citizens in need of help by calling on-duty officers, taking reports, effecting arrests, or providing any other services related with the duties of a peace officer.

CONTRACTOR'S RESPONSIBILITIES: The Contractor agrees to hold harmless TCSO and all TCSO personnel from losses of any kind caused while at the site of the secondary employment. All traffic control jobs must be approved by the jurisdictional authority, such as and not limited to the Texas Department of Transportation or Travis County Transportation and Natural Resources before we allow our officers to work. If permits are required, the Contractor must show proof of approved permits before officers are allowed to work. A Contractor's signature on this application serves as an acknowledgment of all information provided on our application

REVOCAION OF APPROVED APPLICATIONS: The application/contract can be canceled at any time by the TCSO or the Contractor for no reason. Cancellation notice must be in writing by letter or email. Examples for revocation are for informational purposes only and are not intended to be exclusive of other reasons not contained therein: a conflict of interest develops between the County and the Contractor; non-payment of officers; Contractor is arrested; the Contractor is under investigation by the District or County Attorney's Office, or any Law Enforcement Agency for violations of law; the Contractor refuses to cooperate with an investigation related to the secondary employment job; the job becomes controversial, such as labor or civil disputes.

RATES: Payment due upon service rendered, or no later than 2- weeks for long-term contracts.
COUNTY-OWNED VEHICLES: \$20 per hour with a 2-hour minimum.

OFFICERS: \$70 per hour: General Security. 4-hour minimum for all rates, except Contract Coordinator.
\$73 per hour: Police Bicycle Certified Officers
\$70 per hour: Contract Coordinator. The coordinator may charge this rate for administrative duties performed.
\$80 per hour: Emergency requests received with less than 2 business days notice.
\$80 per hour: Supervisors when required. Requirement is determined by complexity of request.
\$85 per hour: Holidays: New Years Eve, New Years Day, Martin Luther King Jr. Day, President's Day, Juneteenth, Independence Day (July 4th), Labor Day, Veteran's Day, Thanksgiving, Christmas Eve, and Christmas Day.

CANCELLATIONS: Any cancellation made after 4:00 PM Central Standard Time on the business day prior to the Contractor's scheduled event will result in a cancellation fee, equal to 4 hours at applicable Officer Pay Rate per scheduled Officer. Contractor must receive confirmation of receipt of cancellation request from TCSO to avoid cancellation fee.

CONTRACTOR SIGNATURE: PRINT NAME: Mona Oliver DATE:

[THIS SECTION FOR TCSO USE ONLY]
MAJOR SIGNATURE: DATE: APPROVE DENY CONTRACTOR ID:
MAJOR COMMENTS: JOB ID:
COORDINATOR ASSIGNED:

**LIABILITY AGREEMENT FOR
LAW ENFORCEMENT RELATED SECONDARY EMPLOYMENT**

For and in consideration of the permission given by the Travis County Sheriff's Office (hereinafter TCSO) for Northtown M.U.D. (hereinafter called CONTRACTOR) to engage as independent contractors employees of the TCSO (hereinafter EMPLOYEES), while said EMPLOYEES are not on duty with and for the TCSO, it is agreed as follows:

1. It is mutually agreed that while the EMPLOYEE performs services for the CONTRACTOR as an independent contractor, said EMPLOYEE is not acting as an employee of TCSO.

2. The CONTRACTOR, binding its heirs, administrators, executors, estate, successors, and assigns, hereby agrees to indemnify, protect, defend, and hold harmless Travis County, TCSO, and their elected officials, officers, employees and agents (the "Releasees") from any and all damages, including without limitation: interest, court costs, attorney's fees and other expenses which the Releasees may incur or become liable for as the result of any claim, demand, obligation, liability suit or cause of action arising in whole or part from the work of said EMPLOYEES for the CONTRACTOR, whether or not such claim, demand, or suit be frivolous, and whether or not it be made or brought by the CONTRACTOR or by a third person or entity.

3. It is understood by CONTRACTOR that TCSO shall retain the right to withdraw at any time its permission for its EMPLOYEES to work in a private capacity. If the permission of TCSO is withdrawn, the CONTRACTOR agrees to terminate its contracting relationships with said EMPLOYEES. The CONTRACTOR, as part of this agreement binds itself to release and hold harmless the Releasees from any liability or claim for damages in the event such permission is withdrawn by the TCSO.

4. The CONTRACTOR shall maintain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas with minimum amounts of Twenty-Five Thousand Dollars (\$25,000) per occurrence for property damage, One Hundred Thousand Dollars (\$100,000) per person and Three Hundred Thousand Dollars (\$300,000) per occurrence for personal injury.

5. This Agreement shall remain in effect for a period of one (1) year from the date of the last signature below.

TCSO Major Signature

Date

Employer or Authorized Agent of CONTRACTOR

Date



**Agreement With Regard To Use of Vehicle(s) In Connection
With Off Duty Employment of County Peace Officer(s)**

This Agreement is made and entered into by and between the following parties: Travis County, acting by and through the Travis County Sheriff's Office (hereinafter referred to as "COUNTY"), and Northtown M.U.D., (hereinafter referred to as "CONTRACTOR").

CONTRACTOR will employ one or more off-duty officers to provide security services/traffic control services, etc. The services to be provided will involve the use of one or more COUNTY vehicles. The Sheriff has determined that the use of the COUNTY vehicle(s) will serve a public purpose (conserve the peace, protect life and property, ensure the public safety, etc.). To ensure that the public purpose is met, the Sheriff will at all times retain control over the vehicle(s). CONTRACTOR will compensate the off-duty officer(s) directly in accordance with a separate agreement or understanding entered into between the CONTRACTOR and the officer(s). CONTRACTOR will reimburse COUNTY \$20.00 per hour for use of the COUNTY vehicle. The parties agree that such reimbursement shall be deemed a donation to the COUNTY under section 81.032 of the Texas Local Government Code.

Job Date(s): January 1, 2026 - December 31, 2026

Job Location(s): Northtown M.U.D.

CONTRACTOR

COUNTY

Authorized Agent Signature
Mona Oliver

Printed Name
District Manager

Position

Date

Authorized Agent Signature
William Poole

Printed Name
Major

Position

Date

Job No.: _____



UTILITY MANAGER'S REPORT

Northtown Municipal Utility District Board of Directors Meeting



November 19, 2025





To: Northtown MUD Board of Directors
From: Dennis Hendrix, General Manager
Subject: Operations Report

Operations Report

- Operations/Billing report, including water accountability:-.0.66%.
 - **The COA meter on Howard was repaired on 7-23 .**
 - **The COA Camborne meter is scheduled to be replaced Nov 2025**
- **Occupied Connections: 3291**
- **Total Connections: 3292**
 - **All Samples were satisfactory**
 - **All approved sample ports have been installed**
- Review and approve delinquent accounts and write-offs: - **2-\$418.16(2 owner- 2 Renters)**

Monthly Update on District facilities, including non-routine maintenance and repairs:

- **System Maintenance**
 1. Repair logs attached
 2. We are coordinating to inspect the grinder at 13708 Lamping
 3. Coordinating the install of the effluent meters for each lift station- The meters have been installed and we are now working to have the data connection made so that the meter will be on the AMI system.
 4. Proposal of the Phase 2 manhole coating project was submitted and approved the the facility committee on 08Nov25. Please see attached
- **TCEQ-**
 1. Nothing to report at this time
- **AMR Project:**
 1. Phase 2, which will add the wholesale meters to the system. **Pending approval from the City of Austin** for either access to the digital outputs or when they will be replacing the analog meter.

**Northtown Municipal Utility District
Operations Report
For the Month of October 2025**

GENERAL INFORMATION

Occupied Single Family Connections	<u>3201</u>	x 3 =	<u>9603</u>	
Vacant Single Family Connections	<u>27</u>			
Multi Family Connections	<u>2</u>	830 Units x 3 =	<u>2490</u>	
Commercial	<u>9</u>			
Builder Connections	<u>4</u>			
Builder New Taps	<u>3</u>			
Schools	<u>2</u>			
Non-Profit	<u>0</u>			
Fire Hydrants	<u>2</u>			
District Connections	<u>13</u>			
Irrigation Connections	<u>29</u>			
TOTAL CONNECTIONS	<u>3292</u>		<u>12093</u>	Estimated Population

BACTERIOLOGICAL ANALYSES

<u>5</u>	Water sample(s) taken on	<u>10/01/25</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>10/07/25</u>	All bacterial samples were satisfactory.

WATER ACCOUNTING

Pumped through master meter(s)				
from	<u>10/01/25</u>	to	<u>10/31/25</u>	
				<u>27,866,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>08/30/25</u>	to	<u>09/29/25</u>	
				<u>28,630,000</u> Gallons
Total Gallons Billed				
from	<u>08/30/25</u>	to	<u>09/29/25</u>	
				<u>28,761,000</u> Gallons
Flushing	<u>08/30/25</u>	to	<u>09/29/25</u>	
				<u>58,756</u> Gallons
Billing Adjustments				
from	<u>08/30/25</u>	to	<u>09/29/25</u>	
				<u>0</u> Gallons
Gallons gain/loss				<u>189,756</u> Gallons
Percentage gain/loss				<u>0.66%</u>

CUSTOMER BILLING REPORT
 NORTHTOWN MUNICIPAL UTILITY DISTRICT
 September 21, 2025 Through October 20, 2025

Current Billing

Basic Service	143,477.02	
Water	157,305.17	
Sewer	125,699.74	
TCEQ	1,448.54	
Deposit	7,650.00	
Misc	1,191.00	

Total Current Billing		\$436,771.47

Aged Receivables

Thirty (30) Days	4,928.31	
Sixty (60) Days	44,394.39	
Ninety (90) Days	2,678.73	
One Hundred Twenty (120) Days	2,352.51	

Billed Arrears	54,353.94	
Credit Bal Fwd	-5,471.00	

Total Aged Receivables		\$48,882.94

Accounts Receivables

Penalty	7,363.60	
Basic Service	137,992.51	
Water	157,685.36	
Sewer	124,822.26	
TCEQ	1,376.70	
Deposit	\$7,899.24	
Miscellaneous	1,131.51	

	438,271.18	
Total Accounts Receivables		\$438,271.18

Deposit Liability

Balance As Of	09/21/25	\$781,422.21
Collections		7,965.32
Deposits Applied		-6,466.06

Balance As Of	10/20/25	\$782,921.47

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Billing Report
Oct-25

Connections	September	October
Active	3242	3236
Inactive	26	31
Total	3268	3267

New Connects	0	0
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Billing Recap

	September	October
Current Billing	\$436,508.02	\$436,771.47
Water	\$155,951.80	\$157,305.17
Sewer	\$125,038.33	\$125,699.74
State Assessment	\$1,437.63	\$1,448.54
Basic Service	\$143,607.75	\$143,477.02
Miscellaneous	\$2,072.51	\$1,191.00
Deposit	\$8,400.00	\$7,650.00
Arrears	September	October
30 Day	\$42,198.07	\$4,928.31
60 Day	\$77.70	\$44,394.39
90 Day	\$1,137.07	\$2,678.73
120 Day	\$2,541.08	\$2,352.51
Gross Arrears	\$45,953.92	\$54,353.94

Month	September	October
Total Customers	3268	3267
Letters	394	424
Disconnects	0	36

NORTHTOWN MUNICIPAL UTILITY DISTRICT
Water Report
October-25

Total Water Flows

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	21,876	9,926	22,272	24,544	21,970	19,561	23,642	24,179
February	18,713	8,785	18,548	15,091	18,007	17,215	21,287	20,645
March	22,278	21,734	21,764	22,854	22,763	20,550	23,484	24,397
April	23,185	12,957	22,182	23,806	25,955	27,151	24,116	25,383
May	27,596	22,203	24,751	23,113	27,691	19,470	25,103	17,381
June	26,292	22,308	27,650	24,121	31,151	25,098	26,054	14,250
July	27,286	25,733	30,449	24,990	33,802	31,554	29,276	18,065
August	27,286	19,975	37,691	25,512	32,368	33,994	31,055	34,675
September	21,624	27,539	31,636	29,383	34,355	37,001	28,714	27,905
October	12,482	26,984	31,147	25,791	29,539	28,424	32,703	27,866
November	11,181	23,276	32,200	22,580	21,941	24,117	27,645	
December	7,783	23,114	22,754	23,551	20,209	22,094	25,917	
TOTAL	247,582	244,534	323,044	285,336	319,751	306,229	318,996	234,746

Bacteriological Analyses

Samples: Satisfactory taken on 10/1/25 and 10/7/25

Chlorine Residual

	October
Average	1.3
Maximum (4.0)	1.9
Minimum (0.5)	0.7

Total Wastewater Billed

Month	2018	2019	2020	2021	2022	2023	2024	2025
January	15,158	13,169	14,553	16,930	15,630	15,525	13,738	15,957
February	15,759	15,529	15,095	16,110	16,402	17,193	13,187	16,349
March	14,826	14,513	14,047	15,732	17,357	15,299	13,756	15,807
April	15,060	14,881	16,608	16,685	18,421	15,282	14,170	18,480
May	15,883	15,597	16,834	17,978	17,141	15,300	14,490	19,082
June	16,651	15,290	17,042	16,190	16,956	13,857	16,874	18,797
July	15,933	14,310	17,187	18,157	16,565	14,449	16,706	18,820
August	16,304	14,947	18,367	16,734	17,836	15,633	16,940	18,501
September	16,386	14,979	18,735	17,557	17,071	16,881	16,940	18,148
October	14,907	14,626	22,891	18,225	16,991	16,824	16,487	18,244
November	15,737	15,138	15,472	17,006	16,201	15,848	16,055	
December	15,003	14,068	21,766	17,640	16,796	14,736	16,867	
TOTAL	187,607	177,047	208,597	204,944	203,366	186,827	186,210	178,185

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	NTWN CONNECTS	PERCENT GAIN/LOSS
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5		-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0		-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0		-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7		-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7		-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7		-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7		-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6		-8.95%
TOTALS		341,949.0	322,603.0	968.7	-	(18,377.3)		---
AVERAGE		26,303.8	24,815.6	74.5	-	(1,413.6)		-5.37%

09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4		-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4		-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7		4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3		-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6		-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5		-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5		-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0		-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0		-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1		-6.59%
07/28/23	08/29/23	36,271.0	34,174.0	14.0	-	-2083.0		-5.74%
08/30/23	09/27/23	34,519.0	29,015.0	30.4	-	-5473.6	3231	-15.86%
TOTALS		309,155.0	294,149.0	747.3	-	(14,258.7)		---
AVERAGE		25,762.9	24,512.4	62.3	-	(1,188.2)		-4.61%

09/28/23	10/31/23	31,915.0	30,060.0	18.2	-	-1836.8	3231	-5.76%
11/01/23	11/29/23	23,219.0	22,075.0	23.4	-	-1120.6	3231	-4.83%
11/30/23	12/29/23	22,184.0	20,806.0	41.5	-	-1336.6	3231	-6.02%
12/30/23	01/29/24	22,345.0	19,980.0	14.8	-	-2350.3	3231	-10.52%
01/30/24	03/05/24	22,737.0	21,415.0	13.0	-	-1309.0	3231	-5.76%
03/06/24	03/28/24	17,577.0	16,683.0	6.8	-	-887.3	3231	-5.05%
03/29/24	04/29/24	25,480.0	25,111.0	6.4	-	-362.7	3231	-1.42%
04/30/24	05/29/24	24,305.0	22,431.0	8.2	-	-1865.8	3256	-7.68%
05/30/24	06/29/24	27,050.0	25,488.0	8.2	-	-1553.8	3262	-5.74%
06/30/24	07/29/24	27,137.0	24,460.0	18.6	-	-2658.5	3262	-9.80%
07/30/24	08/29/24	31,258.0	29,687.0	12.8	-	-1558.2	3262	-4.98%
08/30/24	09/29/24	28,646.0	28,433.0	26.5	-	-186.5	3262	-0.65%
TOTALS		303,853.0	286,629.0	198.2	-	(17,025.8)		---
AVERAGE		25,321.1	23,885.8	16.5	-	(1,418.8)		-5.60%

09/30/24	10/29/24	32,502.0	29,125.0	40.6	-	-3336.4	3272	-10.27%
10/30/24	11/28/24	27,644.0	25,162.0	54.7	-	-2427.3	3272	-8.78%
11/29/24	12/29/24	26,214.0	24,979.0	41.9	-	-1193.1	3272	-4.55%
12/30/24	01/29/25	24,261.0	23,212.0	52.5	-	-996.5	3272	-4.11%
01/30/25	02/28/25	22,092.0	19,477.0	55.2	-	-2559.8	3292	-11.59%
03/01/25	03/29/25	22,859.0	20,713.0	56.2	-	-2089.8	3292	-9.14%
03/30/25	04/29/25	26,140.0	23,438.0	56.4	-	-2645.6	3292	-10.12%
04/30/25	05/29/25	17,283.0	25,019.0	56.5	-	7792.5	3292	45.09%
05/30/25	06/29/25	14,007.0	25,573.0	48.8	-	11614.8	3292	82.92%
06/30/25	07/29/25	16,831.0	24,768.0	55.6	-	7992.6	3292	47.49%
07/30/25	08/29/25	32,294.0	28,435.0	58.8	-	-3800.2	3292	-11.77%
08/30/25	09/29/25	28,630.0	28,761.0	58.8	-	189.8	3292	0.66%
TOTALS		290,757.0	298,662.0	635.9	-	8,540.9		---
AVERAGE		24,229.8	24,888.5	53.0	-	711.7		2.94%

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
October 2025

DATE	ADDRESS	PROBLEM	COST
01/17/24	886 W. HOWARD LN.	REPLACED CHECK VALVE. ISOLATED LINE ON ARRIVAL UPSTREAM AND DOWNSTREAM OF BACK FLOW. REMOVED OLD BACK FLOW AND HAD TO EXCAVATE OUTSIDE OF VAULT TO TRIM PIPE TO MAKE NEW BACK FLOW FIX. REPLACED 18" GLAND PACK WITH MEGA LUG RESTRAINT OUTSIDE OF VAULT. DROPPED IN NEW BACK FLOW AND PRESSURE TESTED REPAIR. LEFT WATER ON. WILL RETURN TO BACK BILL REPLACED DISTRICT BACK FLOW.	\$15,178.45
01/24/24	IN DISTRICT	PUMPED OUT METER VAULT -READ METER. VAULT FULL OF WATER. CAME OUT AND PUMPED OUT UNTIL EMPTY.	\$705.00
01/25/24	NTWN MM - THE LAKES	WATER SYSTEM WORK COMPLETE. WE CAME OUT TO FIX THE CONCRETE IN THE MM VAULT AFTER A WATER LINE REPAIR WE PUT DOWN 4 BAGS OF CONCRETE AND CLEANED UP CONFINED SPACE ENTRY. MM VAULT	\$1,481.46
02/09/24	13903 MERSEYSIDE DR	REPLACED BROKEN CURBSTOP. FACE OF ANGLE STOP VALVE (TOP) WAS LEAKING. REMOVED METER BOX AND CRIMPED 1" SERVICE. WAITED ON PARTS (1' ANGLE STOP) THEN REPLACED.	\$918.68
02/08/24	IN DISTRICT	MARKED DISTRICT LINE. WENT AND DID WATER AND SEWER LOCATES FOR BORING COMPANY. APPROXIMATELY 2,000 FEET.	\$628.81
02/08/24	1233 TUDOR HOUSE RD	REPLACED BROKEN CURBSTOP. REPLACED BROKEN CURBSTOP. WAS BROKEN UPON ARRIVAL.	\$907.25
02/09/24	IN DISTRICT	FILLED DEPRESSION. WE CAME OUT FILLING AROUND THE METER BOX ON DARJEELING. WE PUT DOWN 1 YARD OF TOP SOIL.	\$1,613.20
02/21/24	IN DISTRICT	RESET/RESEALED MANHOLE RING. REPAIRED CONCRETE AROUND MANHOLES AROUND THE HARRIS BRANCH CREEK. WILL RETURN WITH BOLTS FOR MANHOLE.	\$2,127.61
03/03/24	IN DISTRICT	WATER SYSTEM WORK COMPLETE-LINE LOOCATES	\$1,010.86
03/08/24	812 SWEET LEAF	REPAIRED METER LEAK W/WASHERS. ARRIVED AT ADDRESS FOR POSSIBLE METER LEAK. DISCOVERED REDUCER THREADED TO ANGLE STOP WAS NOT TIGHTENED FULLU. TIGHTENED DOWN AND STOPPED LEAK.	\$527.00
03/14/24	900 TUDOR HOUSE RD IRR	INVESTIGATED POSSIBLE LEAK. CONTRACTOR BROKE WATER LNE WHEN INSTALLING NEW METER AT SCHOOL. DUEG UP AROUND LINE AND MADE ROOM TO WORK LINE ENDED UP BEING BROKEN IN 3 SPOTES AS I KEPT EXPOSING THE MORE BREAKS I FOUND. PRESSUREIZED LINE WHEN DONE AND TAPED OFF JOB SITE. (NEED TO BACK FILL 8 BAGES)	\$1,827.91
03/14/24	IN DISTRICT	EXCAVATED & REPAIRED WATER MAIN. HARRIS RIDGE PARK PAVILLION. EXCAVATED 1"BALL VALVE 3 FT. DEEPUNDER CONCRETE DOUBLE VALVESTACK SLAB REPLACED BALL VAVE. BACK FILLED RESET STACKES AND CONCRETE SLAB. REPLACED BALL VAVE BACK FILLED AROUND AND PUT BACK THE GRASS WE COULD. CLEANED AREA AND TESTED. HARRIS RIDGE PARK PAVILLION.	\$3,406.66

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
October 2025**

DATE	ADDRESS	PROBLEM	COST
04/02/24	13918 RANDALSTONE DR.	REPLACED METER BOXC & LID. DUG OUT THE WHOLE METER BOX AND LIFTED IT HALF A FOOT.	\$542.34
05/01/24	901 TUDOR HOUSE RD	LANDSCAPED AFTER TAPLINE REPAIR. BACK FILLED AND LEVED BOX AFTER SERVICE LINE REPAIR.	\$690.94
05/01/24	301 E WELLS BRANCH PKWY- IRR	REPLACED METER UPGRADE. PUT IN NEW METER.	\$530.33
05/10/24	15305 HYSON CROSSING	REPLACED BROKEN CURBSTOP. REPLACED AND INSTALLED NEW 1"X1"CURB STOP ON COPPER LINE. HAD TO FIND COPER CRIMPER. CLEANED UP AREA AND FLUSHED CURB STOP.	\$989.09
06/10/24	901 Tudor House Rd-2"BLDG	INVESTIGATED POSSIBLE LEAK. HEAVY FLOW OF WATER COMING OUT OF METER BOX ON ARRIVAL. SHUT OFF WATER AND HAND DUG 4FT DOWN TO EXPOSE BROKEN 3" PVC. SERVICE LEAD CUT OUT BAD PIPE AND REPLACE WITH NEW PRESSURE TESTED REPAIR AND SWEEP AND CLEANED SITE. FENCED OFF AREA, WILL RETURN TO BACK FILL.	\$4,826.49
06/10/24	900 TUDOR HOUSE RD IRR	LANDSCAPED AFTER TAPLINE REPAIR. BACK FILL AND LANDSCAPIING AFTER WATER LEAK. BOUGHT 25 BAGS OF PEA GRAVEL. CLEANED STREET, SIDEWALK AND MESS AROUD HERE. HAD TO COME TO SHOP AND GRAB A 2 SKIDSTEER BUCKETS OF BACK FILL WENT BACK TO JOB. SET BOXES TO GRADE AND TOOK FENCE OUT. CAME TO SHOP AND CLEANED TRAILER AND MOVED DIRT.	\$1,544.99
05/30/24	IN DISTRICT NTWN	PURCHASED 11 PAIRS OF SHORT METER ADAPTERS 5/8"	\$835.88
06/26/24	NTWN LS2-TUDOR HOUSE	WATER SYSTEM WORK COMPLETE. LOADED UP 5 BIG METERS INTO TRAILER AND BROUGHT THEM TO THE SHOP AND UNLOADED THEM. 8IN-S/N#745175; 6IN-S/N#745173; 6IN-S/N#745174; 6IN-S/N#745172; 10IN-S/N#745172 THESE ARE ALL COMPOUND METERS WITH 2IN BYPASSES.	\$1,717.00
7/10/2024	13605 CAMBOURNE DR	MAINT NEEDED FOR HYDRANT REPAIR. WE CAME OUT TO PICK UP THE HYDRANT THAT WAS HIT AND CLEANED UP.	\$794.00

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
October 2025

DATE	ADDRESS	PROBLEM	COST
8/21/2024	13605 CAMBOURNE DR	EXCAVATED & REPAIRED FIRE HYDRANT. EXCAVATED AND REPAIRED FIRE HYDRANT. HIT BY CAR, HYDRANT WAS (85) YR. HARD TO FIND PARTS FOR THAT YEAR. DECIDED TO INSTALL NEW HYDRANT 9FT DEEP. (SHORING)	\$ 13,477.19
7/11/2024	IN DISTRICT NTWN	COMPLETE WORK ON FIRE HYDRANT. PICKED UP HYDRANT FROM CORE & MAIN AND INSTALLED IT ON WELLS BRANCH PARKWAY WHERE THERE WAS A MISSING HYDRANT. WELLS BRANCH PARKWAY	\$ 2,912.27
8/21/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE - HAD TO GET MAKE MODEL SERIAL NUMBER OF ALL NTWN MASTER METER FOR NTWN TO CHANGE TO THE AMI METER	\$ 788.00
8/5/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE. PUMPED OUT VAULTS. 502 WEST HOWARD	\$ 533.00
8/5/2024	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE. PUMPED OUT VAULTS. 502 WEST HOWARD	\$ 533.00
8/21/2024	900 TUDOR HOUSE RD-2"BLDG	CRIMPED & REPAIRED TAP LEAK. 2" SCHOOL LINE HAD CRACK ON MALE ADAPTER, CUT IN REPLACED MALE ADAPTER AND RETIED THE LINE, LET GLUE DRY IN FOR A DAY BEFORE TURNING WATER BACK ON.	\$ 1,029.08
8/21/2024	IN DISTRICT NTWN	VERIFIED PIPING FOR LEAD/COPPER. WE CAME OUT TO VERIFY DISTRICT LINES AND CUSTOMER LINES.	\$ 627.00
10/29/2024	14320 TEACUP LN	VERIFIED CALIBRATION OF METER-TOOK OUT OLD METER AND REPLACED IN NEW METER-TOOK OLD METER TO FMS WAITING FOR RESULTS. RECEIVED METER FROM FMS EVERYTHING IS GOOD-INSTALL METER BACK TO ADDRESS	\$ 604.04
9/19/2024	900 TUDOR HOUSE RD 2" BLDG	LANDSCAPED AFTER TAPLINE REPAIR. ARRIVED AND FOUND GROUND WAS UNLEVELED AT LEAST A FOOT. WE TOOK THE BASE THAT WAS LEFTOVER FROM ANOTHER JOB USED THIS TO LEVEL THE GROUND, THEN INSTALLED GRASS PROPERLY. WE LEVELED THE METER BOXES AS WELL TO MAKE JOB LOOK AS IT SHOULD.	\$ 951.22
10/7/2024	IN DISTRICT NTWN	PURCHASED SUPPLIES- (1) 8" x 2" COMPOUND FLOW MASTER METER AND 2" ALLEGRO MASTER METER	\$ 7,633.67
12/20/2024	13919 RANDALSTONE DR	EVACUATION WORK COMPLETED. WE CAME OUT TO DIG UP THE SEWER AND TAKE OUT BCTHWY'S AND REBUILD BACK TO THE CUSTOMERS SIDE AND BACK FILL.	\$ 7,006.52
TOTAL FOR 2024			\$78,898.94
01/20/25	13924 CAMBOURNE DR	REPLACED BROKEN CURBSTOP. OLD ANGLE STOP NOT FULLY CLOSING. REMOVED METER BOX AND FULLY EXPOSED SERVICE LINE. CRIMPED THE LINE AND REMOVED OLD ANGLE STOP. INSTALLED NEW ANGLE STOP TO ENSURE WATER IS FULLY CUT OFF WHEN CLOSING.	\$1,123.31
02/20/25	120 SEGOVIA WAY	REPLACED BROKEN CURBSTOP. ARRIVED TO PROVIDED ADDRESS, OBSERVED DUAL SERVICES INSIDE BOX. REMOVED BOX, CRIMPED LINE AND REPLACED ANGLE STOP. BACK FILLED AND LEVELED BOX. RE-PRESSURIZED SYSTEM AND CONTACTED HOMEOWNERS.	\$1,749.62

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
October 2025**

DATE	ADDRESS	PROBLEM	COST
03/18/25	13919 RANDALSTONE DR	LANDSCAPED AFTER TAPLINE REPAIR. LAID SOD, SPREAD SEED, LANDSCAPE AFTER REPAIR.	\$1,061.14
02/27/25	1633 TEA LEAF DR	FILLED IN DEPRESSION. POTHOLE ON THE CORNER OF STREET CAUSING CARS TO BOTTOM OUT. FILLED IN POTHOLE WITH COLD PATCH AND COMPRESSED DOWN PATCH TO ENSURE IT IS SET IN.	\$767.92
03/12/25	IN DISTRICT NTWN	HAULED OFF DEBRIS AFTER REPAIRS.	\$1,513.49
03/10/25	13800 LETTI LN	TURNED METER OFF - CUSTOMER PROBLEM.	\$810.70
04/02/25	14100 JOHN HENRY FAULK	INSTALLED METER. INSTALLED 8 X 2	\$5,000.30
04/17/25	1525 1/2 TUDOR HOUSE RD	FACILITY WORK COMPLETED. WASHED OUT LIFT STATION TANK. (GREASED AND RUST)	\$618.58
04/17/25	14109B MERSEYSIDE DR	INVESTIGATED POSSIBLE LEAK. WHILE DRIVING FOUND A METER BOX LEAKING INTO THE STREET, SO WE DUG IT UP AND EXPOSED EVERYTHING AND FOUND CUSTOMER'S SIDE LEAK. HAD CUSTOMER FILL UP BATH TUB BEFORE WE TURNED WATER OFF AND TOLD HER TO CALL A PLUMBER.	\$1,084.66
05/12/25	1221 DARJELING DR	MARKED DISTRICT LINE	\$2,246.57
05/14/25	NTWN MM - HARRIS RIDGE	TESTED BACKFLOW PREVENTOR. WATCH FMS CONDUCT TEST ON METER.	\$618.51
05/12/25	NTWN MM - THE LAKES	TESTED BACKFLOW PREVENTOR. WATCHED FMS CONDUCT TEST ON METER.	\$618.51
05/14/25	NTWN MM - 104 E HOWARD LN	TESTED BACKFLOW PREVENTOR. WATCH FMS CONDUCT TEST ON METER.	\$618.51
05/12/25	NTWN MM - 886 W HOWARD LN	TESTED BACKFLOW PREVENTOR. WATCHED FMS CONDUCT TEST ON METER.	\$618.51
05/23/25	IN DISTRICT NTWN	PURCHASED SUPPLIES. QUICK CONNECT SAMPLE RODS FOR NEW SAMPLE STATIONS.	\$808.34

NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
October 2025

DATE	ADDRESS	PROBLEM	COST
05/23/25	IN DISTRICT NTWN	SUBCONTRACT WORK COMPLETED AT FACILITY. FMS WORK AT FACILITIES.	\$808.34
06/04/25	118 WILD SENNA DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORT FOR OPERATIONS IN THE METER BOX. ENSURED THERE WERE NO LEAKS. ADJUSTED THE BOX AND BACKFILLED THE AREA.	\$906.79
06/04/25	1206 OLYMPIC DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATOR OUTSIDE THE METER BOX. ENSURED NO LEAKS, ADJUSTED THE BOX, AND BACKFILLED THE AREA.	\$1,009.79
06/04/25	13720 MERSEYSIDE DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS IN THE METER BOX. ADJUSTED THE METER BOX AND BACKFILLED THE AREA.	\$1,009.79
06/04/25	13811 GREINERT DR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS IN THE METER BOX AND ENSURED THERE WERE NO LEAKS. ADJUSTED THE METER BOX AND BACKFILLED THE AREA.	\$906.79
06/04/25	14024 CEYLON TEA CIR	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS AND ENSURED THERE WERE NO LEAKS. ADJUSTED THE METER BOX AND BACKFILLED THE AREA.	\$906.79
06/04/25	1004 STRICKLING	WATER SYSTEM WORK COMPLETE. INSTALLED SAMPLE PORTS FOR OPERATORS AND ENSURED THERE WERE NO LEAKS. ADJUSTED THE METER BOX AND COMPLETED BACKFILLING.	\$906.79
06/04/25	14201 NARUNA WAY	WATER SYSTEM WORK COMPLETE. DUG OUT THE BOX TO INSTALL THE SAMPLE PORT ON THE METER AND REMOVED ALL MUD COVERING THE METER.	\$958.29
06/04/25	14924 ANTIQUE FINISH DR	WATER SYSTEM WORK COMPLETE. THE METER BOX WAS TOO CLOSE TO THE METER, SO WE ADJUSTED IT TO ENSURE THE SAMPLE PORT WAS ACCESSIBLE AND REMOVED ALL EXCESS DIRT.	\$958.29
06/04/25	15112 VALERIAN TEA DR	WATER SYSTEM WORK COMPLETE. CLEANED OUT EXCESS MUD TO INSTALL THE SAMPLE PORT AND EXCAVATED AROUND THE BOX TO PROPERLY FIT THE LID.	\$958.29
06/04/25	901 MAHOMET	WATER SYSTEM WORK COMPLETE. REMOVED EXCESS DIRT TO EXPOSE THE METER, INSTALLED THE SAMPLE PORT, AND MADE MINOR ADJUSTMENTS TO THE METER BOX.	\$907.22
06/04/25	933 OATMEAL	WATER SYSTEM WORK COMPLETE. EXCAVATED TO EXPOSE THE METER, INSTALLED THE SAMPLE PORT, AND RAISED THE METER BOX TO ENSURE PROPER FIT.	\$907.22
06/06/25	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE MET WITH FMS AND TESTED BACKFLOWS ON DISTRICT MM	\$617.55

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WATER REPAIR LOG > \$500
October 2025**

DATE	ADDRESS	PROBLEM	COST
07/03/25	IN DISTRICT NTWN	FILLED IN DEPRESSION. RECEIVED A CALL REPORTING A LARGE HOLE IN FRONT OF A HYDRANT. UPON ARRIVAL, WE FOUND A SIZABLE HOLE, WHICH WE CLEANED UP AND SQUARED OFF FOR A NEATER APPEARANCE. THE AREA WAS THEN BACKFILLED AND THE SOIL COMPACTED. ADDITIONAL DIRT WAS SPREAD AROUND THE HYDRANT TO COVER EXPOSED ROOTS, AND THE AREA WAS RAKED EVENLY FOR A CLEAN FINISH.	\$621.00
07/11/25	NTWN LS1 HARRIS RIDGE	INSTALLED A NEW 1" WATER SERVICE AT 14223 HARRIS RIDGE, PFLUGERVILLE, TX. EXCAVATED A TRENCH 7 FEET DEEP, 6 FEET WIDE, AND 12 FEET LONG. TUNNELLED 3 FEET UNDER THE FENCE INTO THE LIFT STATION. INSTALLED A 6" SADDLE, 1½" X 1" BRASS BUSHING, 1" INSERT, 1" X 1" ANGLE STOP, AND A SINGLE PLASTIC METER BOX. COVERED THE LINE WITH 2 YARDS OF SAND, BACKFILLED WITH DIRT, AND COMPACTED USING A JUMPING JACK. CLEANED UP THE JOB SITE.	\$7,008.30
07/29/25	NTWN MM - HARRIS RIDGE	FACILITY WORK COMPLETED. WE PULLED THE BROKEN RPZ AND TOOK IT TO FMS TO HAVE REBUILT. WE RECEIVED IT BACK AND INSTALLED IT. THE FMS REBUILD WAS CERTIFIED.	\$2,671.86
07/24/25	IN DISTRICT NTWN	MANHOLE REHAB.	\$57,733.50
08/01/25	IN DISTRICT NTWN	SET VALVE BOX TO GRADE. DEMOLISHED CONCRETE AROUND VALVES. RAISED THE RING AND LID TO FINISHED GRADE AND POURED NEW CONCRETE. CLEANED AND SWEEPED THE SITE, THEN HAULED OFF ALL DEBRIS. TUDOR HOUSE RD & LEMON GRASS, 14212 TEA ROOM COVE, 1328 SWEET LEAF LN, 1001 - 1005 SWEET LEAF LN, 1300 CRETE LN	\$11,775.66
08/03/25	NTWN LS1 HARRIS RIDGE	INSTALLED BACKFLOW PREVENTOR. INSTALLED A MOCK METER FOR SIZING PURPOSES AND ADDED PVC PIPING FROM THE BACK END WITH A 90° ELBOW, EXTENDING UP AND OVER TO THE RPZ, THEN ROUTED IT BACK DOWN AND UP AGAIN TO CONNECT TO A ¾" HOSE BIB. BACKFILLED THE EXCAVATION AREA AND REMOVED THE MOCK METER IN PREPARATION FOR THE PERMANENT METER INSTALLATION AT THIS LOCATION.	\$2,340.50
08/11/25	IN DISTRICT NTWN	REPAIRED METER . TOOK FH METER TO FMS.	\$1,682.52
09/12/25	IN DISTRICT NTWN	PURCHASED SUPPLIES - ROPE AND LADDER	\$654.71
09/11/25	IN DISTRICT NTWN	ANNUAL COMMUNICATIONS RENEWAL	\$1,518.00
10/23/25	1604 DARJEELING DR	REPLACED METER BOX & LID. REPLACED DAMAGED METER BOX AND MISSING LID WITH NEW COMPONENTS.	\$589.40
TOTAL FOR 2025			\$117,616.06

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
October 2025**

DATE	ADDRESS	PROBLEM	COST
01/11/24	NTWN LS2 - TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY - CLEANED WET WELL	\$1,456.39
01/04/24	NTWN LS2 - HARRIS RIDGE	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,594.78
01/04/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,745.06
01/04/24	NTWN LS2 - DESSAU	FACILITY WORK COMPLETED - WASTEWATER TRANSPORT CLEANED WET WELL	\$1,444.51
01/10/24	NTWN LS2 - TUDOR HOUSE	CHECKED LIGHTING. RESPONDED TO INTERIOR LIGHTS NOT WORKING. CHECKED BREAKER, REPLACED BULBS, CLEANED CONTACTS, LIGHTS NOW WORKING GOOD.	\$540.56
01/24/24	NTWN LS2 - DESSAU	FACILITY WORK COMPLETED - CLEANED UP REMAINING DEBRIS AND TRASH PARTS. PRESSURE WASHED PAD TO CLEAN DIRT AND MUD. APPLIED CONCRETE CLEANER, SCRUBBED IN AND WASHED OFF.	\$1,182.13
01/24/24	NTWN LS2 - HARRIS RIDGE	WASTE WATER TRANSPORT CLEANED WET WELL	\$1,592.14
01/24/24	NTWN LS2 - TUDOR HOUSE	WASTE WATER TRANSPORT CLEANED WET WELL	\$1,742.15
01/26/24	NTWN LS2 - TUDOR HOUSE	FACILITY WORK COMPLETED - PUMP 1 BREAKER WAS TRIPPED, CYCLED BREAKER, WATCHED BOTH PUMPS CYCLE IN AUTO. EVERYTHING LOOKS GOOD NOW. UNSURE WHAT TRIPPED THE PUMP.	\$525.00
02/27/24	NTWN LS1 - HARRIS RIDGE	2.12 FACILITY WORK COMPLETED. OPERATOR REPORTED CHEMICAL FEED PUMP NOT WORKING. FOUND PUMP TO BE BAD. ORDERED A REPLACEMENT. REPLACEMENT WAS INTALLED BY OPERATOR. CHEMICAL FEED PUMP.	\$4,351.71

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
October 2025**

DATE	ADDRESS	PROBLEM	COST
02/02/24	NTWN LS2 - TUDOR HOUSE	GENERATOR WAS NOT EXERCISING. CONTACTED FLEET MAINTENANCE FOR REPAIR. THEY REPLACED THE BATTERY AND HOUR METER. GENERATOR IS NOT WORKING.	\$1,031.99
02/13/24	NTWN LS2 - TUDOR HOUSE	BREAKER TRIPPED-RESET BREAKER. TROUBLE SHOOT MOTOR STARTER, SWAPPED CONTACTORS.	\$653.50
02/02/24	NTWN LS1 - HARRIS RIDGE	WASTEWATER CLEANED WET WELL.	\$1,742.15
02/02/24	NTWN LS2 - TUDOR HOUSE	WASTEWATER CLEANED WET WELL.	\$1,442.13
02/02/24	NTWN LS3 - DESSAU	WASTEWATER TRANSPORT CLEANED WET WELL	\$1,442.13
02/16/24	NTWN LS2 - TUDOR HOUSE	PUMPED OUT METER VAULT - READ METER. WE CAME OUT TO PUMP DOWN A VAULT. WILL BE BACK TO FINISH PUMPING IT DOWN. *PUMPED DOWN VAULT COMPLETELY.	\$1,187.00
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03/03/24	IN DISTRICT	SANTARY SYSTEM WORK COMPLETE- LINE LOCATES	\$945.00
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04/04/24	13808 CEYLON TEA CIR	RAN DYE TEST. TELEVISIONING OF STORM LINE AND SEWER PER DISTRICTS REQUEST. ISSUE IS CRACKING OF ASPHALT IN LINE WITH UTILITIES. NO ISSUES FOUND.	\$2,263.08
03/26/24	IN DISTRICT	EXCAVATED & REPAIRED SANITARY LINE. LIFTED HAND HOLE 6" WITH 2 CONCRETE DONUTS. REAPPLIED CONCRETE. DUG DOWN 2" ON THE SIDE OF HAND HOLE AND FRILLED 4 1/2" HOLE. PIPED OUT WITH 4" ABOUT A FOOT LONG 90 ELBOW UP 5' ABOVE GRADE AND ADDED 180 ELBOW CANDY CANE. 12609 DESSAU RD	\$4,821.36
04/25/24	IN DISTRICT	MET WITH AREA MUD, DENNIS AND CROSSROADS MANGER AND WENT THROUGH FACILITIES ABOUT UPGRADES AND FUTURE POSSIBLE PROJECTS.	\$2,117.50
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05/08/24	IN DISTRICT	VACTOR TRUCK WORK- OMPLETE. HELPING THE RENTAL COMPANY TO JET THE SEWER MAIN LINE AT CAYTON TEA CIR. AND TUODOR HOUSE DR. PFLUGERVILLE TX 78660.	\$1,953.56

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
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DATE	ADDRESS	PROBLEM	COST
05/01/24	IN DISTRICT	INSPECTED FOR INFLOW & INFILTRATION. FOLLOWED MAP OF MAN HOLES IN NTWN SURVEYNG I&I DIDN'T FIND ANY CLOGS BUT THERE'S A LOT OF BOLTS TO REPLACE AND ONE OF THEM NEEDS CONCRETE REDONE.	\$2,188.00
06/10/24	13600 #B HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. BROKEN DISCHARGE INSIDE GRINDER. THERE WERE 4 TANKS AND ALL WERE FULL. BOTH DISTRICT SIDE TANKS HAD PROBLEMS. ONE WAS BROKEN ENTIRELY AND THE SECOND WAS A LOOSE UNION. WE HAD TO VACTOR PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER THE WASTE INTO.	\$947.11
06/25/24	13705 CAMBOURNE DR	EXCAVATED & PREPARED SANITARY LINE. EXCAVATED 6 FEET WHOLE EXPOSED 6" SEWER WYE AND FOUND THAT SEWER WYE COLLAPSED. CUT OUT DAMAGED LINE, RETIED LINE THEN BACK FILLED HOLE AND CLEANED AREA	\$9,038.64
06/25/24	13705 CAMBOURNE DR	CONCRETE WORK COMPLETED. ARRIVED TO PROVIDED ADDRESS. BEGAN REMOVING APPROXIMATELY 140 OF ROADBASE TO PREP AND SET FORMS. FINISH STTING FORMS AND BEGAN POURING. OBSERVED CONCRETE DRYING TO ENSURE NO TAMPERING WITH WORK DONE. LANDSCAPED AND CLEANED AFTER POURING CONCRETE.	\$2,902.11
06/10/24	13600-#B HARRIS RIDGE BLVD	VACTOR TRUCK WORK-COMLETE. HAD TO PUMP OUT TANKS BECAUSE THERE WAS NOWHERE TO TRANSFER WASTE INTO. ASSISTED WITH SERVICE ORDER 42610A	\$650.00
06/10/24	NTWN LS1 HARRIS RIDGE	SANITARY SYSTEM WORK COMPLETE. CONTINUED RENTAL.	\$1,599.30
07/06/24	13714 MERSEYSIDE DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. SENT WASTEWATER OUT TO INVESTIGATE POSSIBLE SEWER BACK UP. THEY FOUND A BREAK IN THE 4 INCH LEADING TO SIX INCH. THEY BELIEVE IT WAS BORED THROUGH BY THE NEAR BY BORING CREW.	\$3,361.22
09/05/24	IN DISTRICT NTWN	RAN DYE TEST. WENT TO CHECK DEPRESSION IN ROAD AND FOUND NO SIGN OF DEBRIS IN MANHOLE AND NO SIGN OF LEAK AFTER LISTENING TO ANGLE STOPS BUT DEPRESSION IS ABOUT 8 INCHES LOW AND ABOUT 12 INCHES ACROSS	\$527.00
09/12/24	13608-#A HARRIS RIDGE BLV	GRINDER PUMP PROBLEM. RESPONDED TO PUMP DOWN THE GRINDER TANK, THEN SENT TO HYDRO SOURCE. 9/23/2024 HYDRO SOURCE: CERTIFIED TECHNICIAN SERVICE CALL, RETURN VISIT AND ADDITIONAL TIME ON SITE.	\$3,927.73
08/06/24	NTWN LS1 HARRIS RIDGE	SUBCONTRACT WORK COMPLETED AT FACILITY- CONTRACTOR OUT TO INSTALL (4) 3IN GALVANIZED RIGID POSTS & SUPPORTS. FABRICATED & INSTALL A 9FTX18FT GALVANIZED 2INX2IN ANGLE IRON FRAME W/TRUSSES & SUPPORTS. INSTALLED METAL R PANEL & RIDGE CAP ON GALVANIZED FRAME STRUCTURE.	\$17,577.00
11/04/24	NTWN LS2-TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY- WWTS CLEANED THE LS.	\$1,917.35

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
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DATE	ADDRESS	PROBLEM	COST
TOTAL FOR 2024			\$80,409.29
01/20/25	13919 RANDALSTONE DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVISED CITY SIDE SEWER LINE, THROUGH CUSTOMER SIDE TO INVESTIGATE AN ISSUE WITHIN THE LINE, ISSUE COULD POSSIBLY BE A BLOCK OR BREAK BUT IS ON THE CITY SIDE, INDICATED BY THE TRANSITION TO GREEN PIPE. CUSTOMER HAD A PLUMBER PUT A TEMPORARY FIX BUT WILL NEED TO BE DUG UP SOON.	\$1,272.02
01/02/25	13805 CONNER DOWNS DR	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. REPORTED SEWER BACK UP. WASTE WATER TRANSPORT ARRIVED AND CLEARED 6" DISTRICT SIDE STACK, RAN WATER DOWN HOMEOWNER SIDE. STILL VISUALLY HAD TOILET PAPER OR OTHER MATERIAL BLOCKING LATERAL. ADVISED CUSTOMER TO AVOID TOILET PAPER OR ANY FORM OF PAPER USAGE.	\$3,563.27
02/17/25	13805 CONNER DOWNS DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED SEWER (8FT DEEP). REMOVED BROOM HANDLE. COPPER PIPE, KIDS TOYS, STICKS, ROCKS, DIRT, AND A BUNCH OF RAGS. REPLACED 90 ON LATERAL ALL THE WAY TO THE DOUBLE WYE AND BOTH HOUSE CONNECTIONS. BACK FILLED AFTER REPAIR, LEFT MACHINE OVER THE HOLE WITH FENCE, BECAUSE IT STILL NEEDS HALF A YARD OF SANDY LOAM.	\$9,157.62
02/12/25	IN DISTRICT	SUBCONTRACT WORK ON SANITARY SYSTEM. DAY 2, JETTING BLOCKAGES FOUND DURING NTWN MANHOLE SURVEY. (26 TOTAL MH'S). NORTHTOWN MANHOLE SURVEY BLOCKAGE FOLLOW UP.	\$9,803.20
02/26/25	232 WILD SENNA DR	SANITARY SYSTEM WORK COMPLETE. CUSTOMER REPORTED BROKEN DISTRICT CLEAN OUT CAP (6"). CUT AND REPLACED WITH NEW CAP AND PLUG. SET TO GRADE, AND NOTIFIED CUSTOMER.	\$1,022.25
03/06/25	13917 CONNER DOWNS DR	TELEVISED SEWER LINE. WE CAME OUT TO TELEVISE THE SEWER WE FOUND ROOTS IN THE WYE. CAME OUT TO ASSIST WWTS WITH JETTING CUSTOMER LINE INTO THE MAIN.	\$3,295.17
03/25/25	IN DISTRICT NTWN	MAINT NEEDED FOR REPAIRS. MANHOLE SURVEY FEB 2025 MS4.	\$3,029.81
04/02/25	14850 HARRIS RIDGE 3"	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. BUILD UP IN MANHOLE. HOPPED IN MAN HOLE (ONLY 5 FOOT) AND SHOVELED WASTE INTO TRASH BAG AND HAULED IT OFF.	\$591.65
04/09/25	IN DISTRICT NTWN	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. MULTIPLE SEWER MANHOLES HOLDING DEBRIS AT MANHOLE'S NUMBERS: 1, 4, 9,11,18, 19, 22, AND MANHOLE 24. HARRIS RIDGE BLVD - MULTIPLE BACK UPS.	\$4,608.60

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
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DATE	ADDRESS	PROBLEM	COST
03/31/25	13604A HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. AFTER POWERING ON NEW PUMP & PANEL, DISCOVERED MALE ADAPTER WAS BROKEN . DUG UP TO REPAIR THE BRAKE AND USED A UNION THAT WAS ALREADY IN THE GROUP. DUPLEX A & B.	\$7,935.19
04/29/25	13608A HARRIS RIDGE BLVD	REPLACED BROKEN DISCHARGE. BROKEN PVC LINE INSIDE VAULT (2" REPLACED MALE ADAPTERS ON BOTH SIDES OF CHECK VALVE. BALL VALVE AND CHECK VALVE REPLACED.	\$559.63
04/29/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. PICKED UP NEW MANHOLES AND RETURNED TO THE SITE TO REMOVE THE OLD ONES AND INSTALL THE REPLACEMENTS. NOTED THAT CEMENT HAD BEEN ADDED AROUND THE EXISTING MANHOLE. COMPLETED THE INSTALLATION, CLEANED UP THE WORK AREA, AND ENSURED EVERYTHING WAS LEFT IN GOOD CONDITION.	\$5,449.58
04/30/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. REPAIRED THREE SEPARATE MANHOLES AT THREE DIFFERENT LOCATIONS. POURED CONCRETE AROUND EACH TO ENSURE THE AREAS WERE SAFE AND SECURE. VARIOUS LOCATIONS.	\$3,884.02
06/04/25	IN DISTRICT NTWN	SANITARY SYSTEM WORK COMPLETE. FOLLOWED UP ON THE NTWN MANHOLE SURVEY. INSTALLED BOLTS IN MS4 MANHOLES. LOCATED THE MANHOLE THAT THE SURVEY CREW WAS PREVIOUSLY UNABLE TO FIND. MS4 MANHOLES.	\$1,035.74
06/12/25	IN DISTRICT NTWN	5/5/2025 RAISED AND CLEANED A TOTAL OF 6 UTILITY BOXES, THEN POURED CONCRETE TO BRING THEM LEVEL WITH THE EXISTING GROUND SURFACE. OUT OF 12 TOTAL BOXES, ONLY 6 WERE COMPLETED ON THIS DAY. THE REMAINING 6 WERE RESCHEDULED FOR A RETURN VISIT. 5/9/2025 RETURNED TO COMPLETE THE REMAINING 6 UTILITY BOXES. RAISED AND CLEANED EACH BOX, THEN INSTALLED A FENCE POST IN EACH TO ENSURE VISIBILITY FROM POTENTIAL DAMAGE DURING GRASS MAINTENANCE. THE JOB SITE WAS CLEANED, AND ALL WORK IS NOW COMPLETE. 14101 HONEY GEM DR PFLUGERVILLE TX 78660	\$9,958.71
06/12/25	115 MIST FLOWER DR	SANITARY SYSTEM WORK COMPLETE. EXCAVATED APPROXIMATELY 2 TO 3 FEET TO REMOVE A SECTION OF THE OLD, CRACKED PIPE. THE DAMAGED PORTION WAS REPLACED WITH NEW PIPING, AND A CLEANOUT CAP WAS INSTALLED. THE AREA WAS THEN PROPERLY BACKFILLED.	\$1,352.02
03/19/25	13917 CONNER DOWNS DR	EXCAVATED & REPAIRED SANITARY LINE. DUG DOWN ON THE SEWER STACK DOWN TO THE LATERAL AFTER LOCATING WITH LOCATOR. 10FT DOWN REPLACED FROM THE 90 ELBOW AT BOTTOM AND REBUILT BACK LEAVING SEWER LATERAL BACK AT GROUND LEVEL WITH A CAP. SEWER WAS CLOGGED WITH TREE ROOTS ENTIRELY 8FT DOWN LATERAL TO 90 ELBOW PRIOR.	\$13,220.23
09/19/25	IN DISTRICT NTWN	7/23/2025: RESPONDED TO REPORT OF WOOD CHIPPER STRIKING TWO MANHOLES. FOUND LARGE CONCRETE DEBRIS INSIDE. CLEANED SITE, CONTACTED WWTS, AND PREPPED FOR NEXT-DAY REPAIRS. SECURED AREA WITH PLYWOOD AND FENCING OVERNIGHT. 7/24/2025: INSTALLED NEW EXTENSIONS AND CONCRETE FORMS WITH SEALANT. BACKFILLED AND INSTALLED EXPOSED PVC MARKER. REPAIRED FENCE. WORK COMPLETED.	\$22,781.87

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
October 2025**

DATE	ADDRESS	PROBLEM	COST
08/05/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. ASSISTED LINE MAINTENANCE WITH 2 MANHOLES IN THE WOODS THAT GOT HIT BY CONTRACTOR. MANHOLES HAD CONCRETE ON 1 AND ONE LID FELL IN. USED CRANE TO PULL LID OUT, COVERED MANHOLES WITH PLYWOOD AND FENCED OFF SURROUNDING AREA.	\$1,038.00
10/02/25	NTWN LS1 HARRIS RIDGE	PURCHASED SUPPLIES. ALLEGRO WALL MOUNT RF MODULE WITH 44" BARE WIRE. PTE ENCODALIZER.	\$1,317.58
10/02/25	NTWN LS2 TUDOR HOUSE	PURCHASED SUPPLIES. ALLEGRO WALL MOUNT RF MODULE WITH 44" BARE WIRE. PTE ENCODALIZER.	\$1,317.58
10/02/25	NTWN LS3 DESSAU	PURCHASED SUPPLIES. ALLEGRO WALL MOUNT RF MODULE WITH 44" BARE WIRE. PTE ENCODALIZER.	\$1,317.58
10/10/25	NTWN LS1 HARRIS RIDGE	SUBCONTRACT WORK COMPLETED AT FACILITY.	\$1,468.89
10/10/25	NTWN LS2 TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY.	\$1,618.37
10/10/25	NTWN LS2 TUDOR HOUSE	FACILITY WORK COMPLETED. INVESTIGATED TO SEE WHAT CONDUIT NEEDS TO BE REPAIRED. WE LOCATED THE BROKEN CONDUIT AND MADE THE REPAIR. WE ALSO INSERTED A PULL STRING FOR THE CONTRACTOR	\$1,392.74
10/20/25	NTWN LS2 TUDOR HOUSE	SUBCONTRACT WORK COMPLETED AT FACILITY- WWTS CLEANED LIFT STATION.	\$3,245.89
10/10/25	NTWN LS2 TUDOR HOUSE	FACILITY WORK COMPLETED. RESPONDED TO TRIPPED OUT PUMP. FOUND PUMP 2 TRIPPED OUT. RESET AND TESTED AMP DRAW. WAS IN RANGE AND RUNNING FINE.	\$1,423.58
10/16/25	NTWN LS2 TUDOR HOUSE	FACILITY WORK COMPLETED. RESPONDED TO GATE DRAGGING. USED CRANE TO END GATE. BACK UP. WE WERE ABLE TO GET GATE TO SWING FREE AND NOT DRAG BUT WILL NEED TO ANCHOR POST TO PREVENT FUTURE BAGGING.	\$1,139.58
10/23/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. INSPECTED A SEWER MANHOLE THAT WAS STRUCK. THE MANHOLE COVER, COATING, AND SURROUNDING CONCRETE REQUIRE REPAIR. WELLS BRANCH PKWY & JOHN HENRY FAULK DR.	\$826.41
10/01/25	IN DISTRICT NTWN	MAINT TO REPAIR SANITARY MANHOLE. WE REPLACED A MANHOLE THAT WAS DAMAGED BY THE WOOD CHIPPER. A NEW CONCRETE CONE, MANHOLE RING, AND LID WERE INSTALLED. APPROXIMATELY 3 FEET OF EXCAVATION WAS REQUIRED TO REMOVE THE OLD STRUCTURE AND INSTALL THE NEW COMPONENTS. THE WORK HAS BEEN COMPLETED. WELLS BRANCH & JOHN HENRY FAULK DR	\$6,731.42

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
WASTEWATER REPAIR LOG > \$500
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DATE	ADDRESS	PROBLEM	COST
10/20/25	IN DISTRICT NTWN	PURCHASED SUPPLIES- ORDERED NEW ODOR LOGGERS FOR NTWN WITH ANTENNAS	\$21,022.01
TOTAL FOR 2025			\$146,380.21

NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Oct-25

Account No.	Address	Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
350225607	13923 Conner Downs Dr.		Renter	8/11/2025	\$130.38	\$300.00
350249802	906 Crieff Cross		Owner	9/11/2025	\$182.39	\$150.00
351373011	15216 Mandarin Crossing		Owner	9/4/2025	\$67.52	\$150.00
352589709	1001 Strickling Dr.		Renter	9/5/2025	\$37.87	\$150.00

TOTAL: \$418.16

\$418.16

NORTHTOWN MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
Oct-25

\$418.16

**NORTHTOWN MUD
WRITE-OFFS
FISCAL YEAR TOTALS**

	2022/23	2023/24	2024/25
OCTOBER			
WRITE-OFF	\$ 684.38	\$ 129.42	\$ 229.34
COLLECTED	\$ -	\$ -	\$ -
NOVEMBER			
WRITE-OFF	\$ 633.24	\$ 5,418.93	\$ 1,313.40
COLLECTED	\$ -	\$ -	\$ -
DECEMBER			
WRITE-OFF	\$ 294.65	\$ 120.43	\$ 917.42
COLLECTED			
JANUARY			
WRITE-OFF	\$ 374.77	\$ 1,161.29	\$ 673.73
COLLECTED	\$ -		\$ -
FEBRUARY			
WRITE-OFF	\$ 319.31	\$ 487.32	\$ -
COLLECTED	\$ -		\$ -
MARCH			
WRITE-OFF	\$ 1,124.35	\$ 228.01	\$ 2,044.96
COLLECTED	\$ -	\$ -	\$ -
APRIL			
WRITE-OFF	\$ 492.35	\$ 364.19	\$ 1,117.24
COLLECTED	\$ -	\$ -	\$ -
MAY			
WRITE-OFF	\$ 866.35	\$ 345.56	\$ 73.43
COLLECTED	\$ -	\$ -	\$ -
JUNE			
WRITE-OFF	\$ 307.72	\$ 1,614.30	\$ 317.96
COLLECTED	\$ -		\$ -
JULY			
WRITE-OFF	\$ 227.76	\$ 1,237.42	\$ 1,255.87
COLLECTED	\$ -		\$ -
AUGUST			
WRITE-OFF	\$ 1,233.60	\$ 695.24	\$ 2,065.19
COLLECTED	\$ -	\$ -	\$ -
SEPTEMBER			
WRITE-OFF	\$ 2,507.29	\$ 6,571.48	\$ 635.10
COLLECTED	\$ -		\$ -
TOTAL COLLECTIONS:	\$ 9,065.77	\$ 18,373.59	\$ 10,643.64
TOTAL COLLECTED:	\$ -	\$ -	\$ -

LOCATION

ID

COATING CONDITION

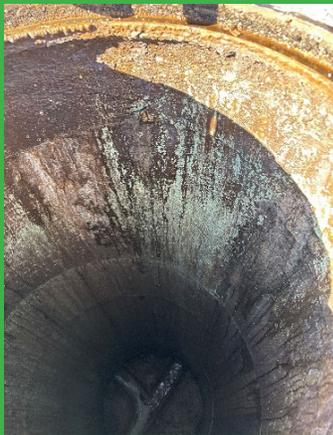
1216 Olympic Dr

113986 CRACKS



1214 Olympic Dr

113991 CRACKS



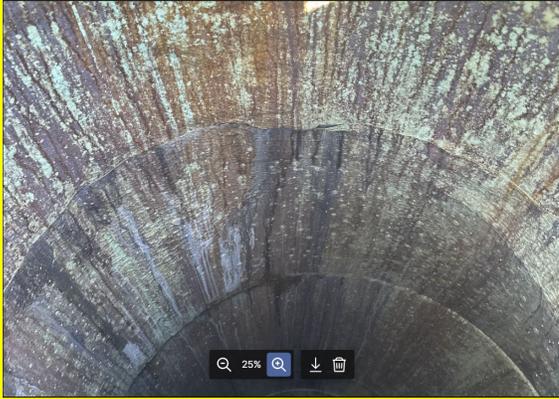
1202 Olympic Dr

114000 CRACKS



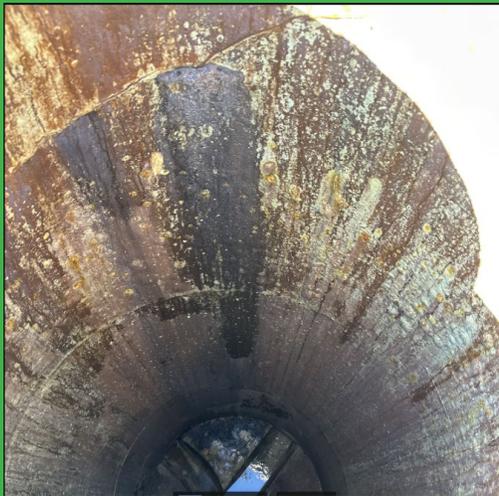
1200 Olympic Dr

114004 CRACKS



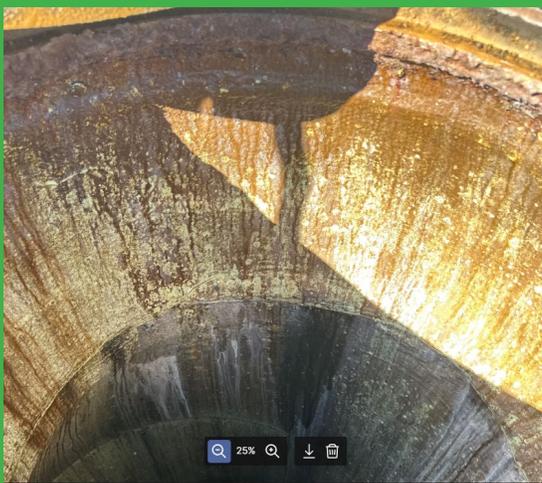
1108 Olympic Dr

114020 CRACKS



1018 Olympic Dr

114037 CRACKS



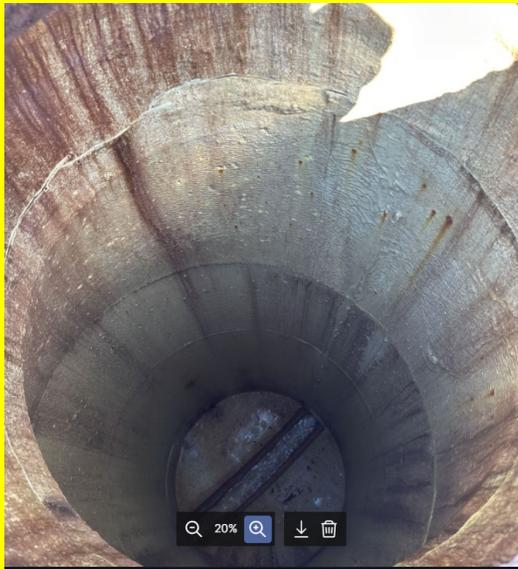
Olympic Dr and Rocking Spur

125131 CRACKS



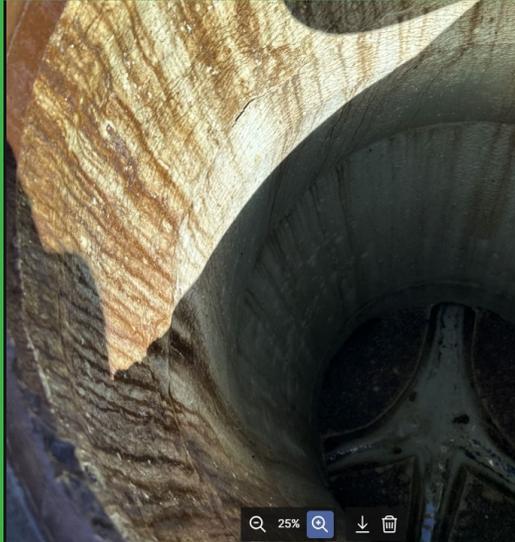
908 Rocking Spur

114078 CRACKS



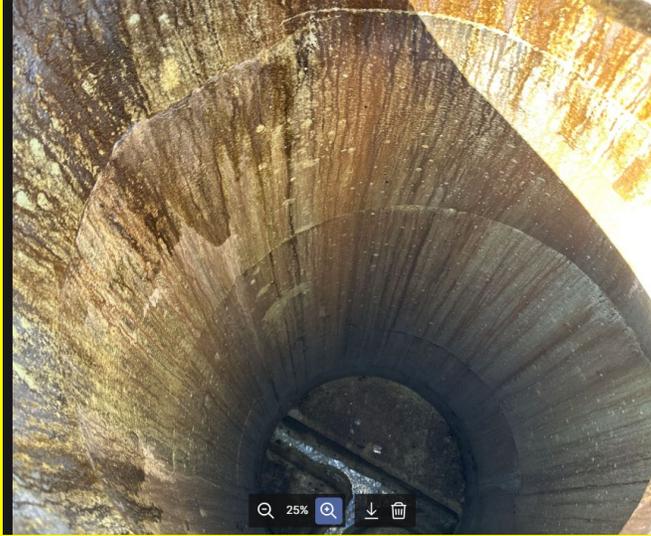
913 Polished Stone CV

114034 CRACKS



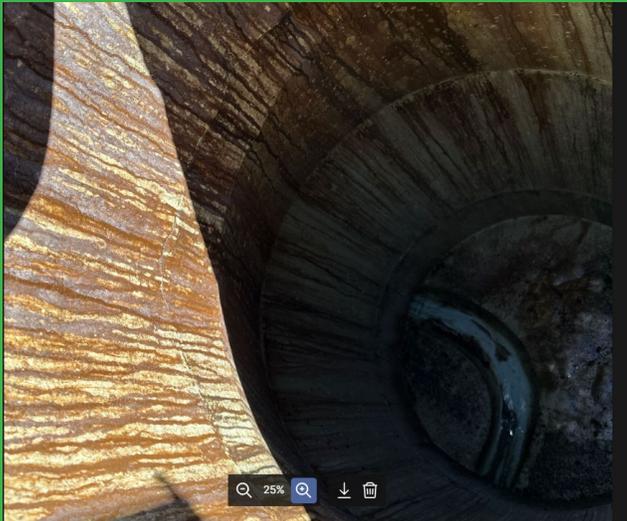
904 Antique Heritage

114010 CRACKS



908 Antique Heritage

114024 CRACKS



909 Friendship Quilt

114205 CRACKS



909 Peppermint Trail

205795 CRACKS



1108 Peppermint Trail

205804 CRACKS



Peppermint Trail and Lady Eli

205808 CRACKS



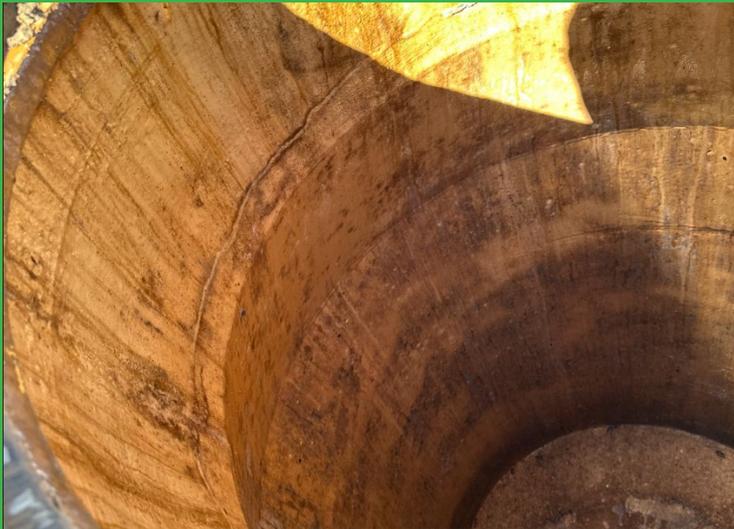
Ginger Spice and Lady Grey

205737 CRACKS



15216 Lady Elizabeth Ln

205768 CRACKS



15305 Lady Elizabeths Ln

205866 CRACKS



13268 Lady Elizabeths Ln

205770 CRACKS



15205 Roseship Ln

205809 CRACKS



15213 Roseship Ln

205811 CRACKS



15221 Roseship Ln

205813 CRACKS



1016 Coronation Way

205870 CRACKS



1020 Coronation Way

205871 CRACKS



1201 Coronation Way

205873 CRACKS



1306 Coronation Way

205875 CRACKS



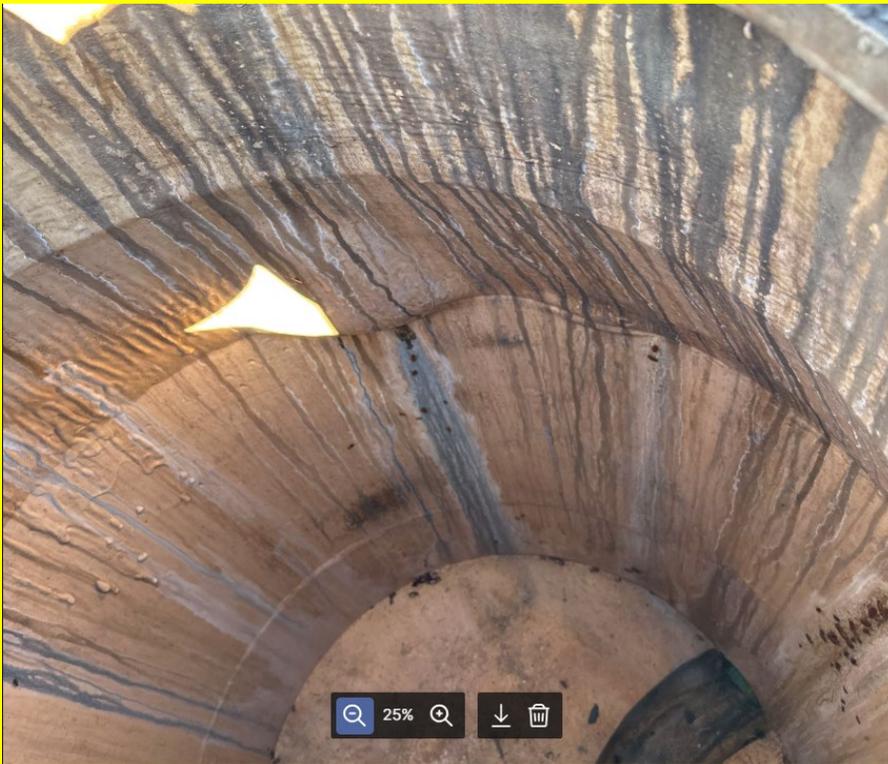
1324 Coronation Way

205877 CRACKS



1413 Lady Grey Ave

205759 CRACKS



14621 Hyson Crossing

133831 CRACKS



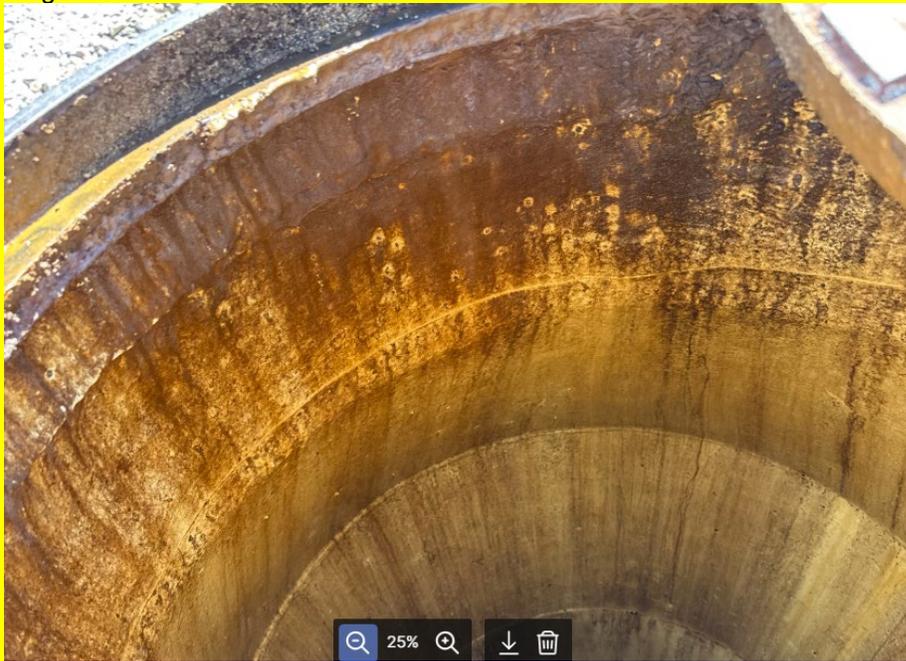
1217 Darjeeling

133826 CRACKS



Darjeeling and Tudor House f

133824 CRACKS



Tudor House and Orange Pel

133813 CRACKS



921 Grey Castle Dr

135641 CRACKS



1512 Darjeeling Dr

205723 CRACKS



1313 Darjeeling Dr

133822 CRACKS



1601 sweet leaf ln

136694 CRACKS



whittard of Chelsea and Halm

136692 CRACKS

[30.418624](tel:30.418624) -[97.631030](tel:97.631030)

136691 CRACKS



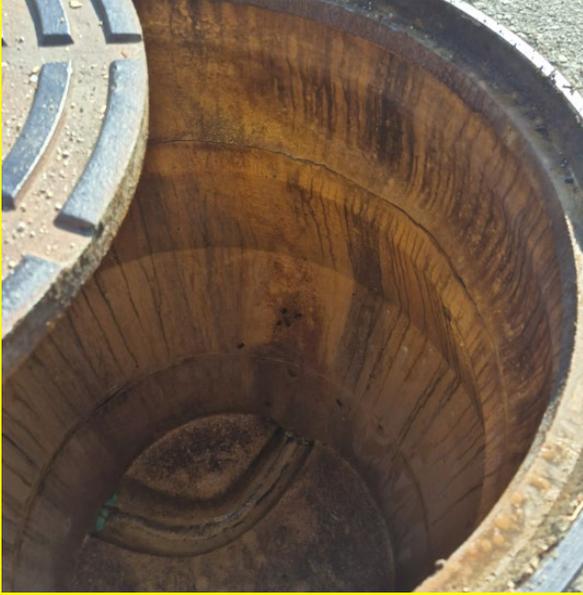
1504 whittard of Chelsea In

201756 CRACKS



1513 vanilla bean

136679 CRACKS



14613 dream time

136687 CRACKS



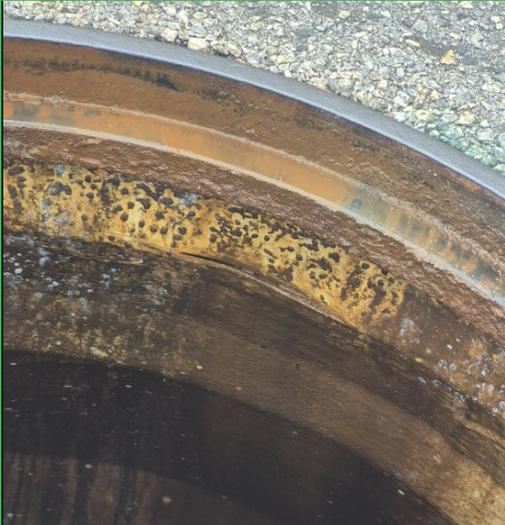
14517 dream time

136682 CRACKS



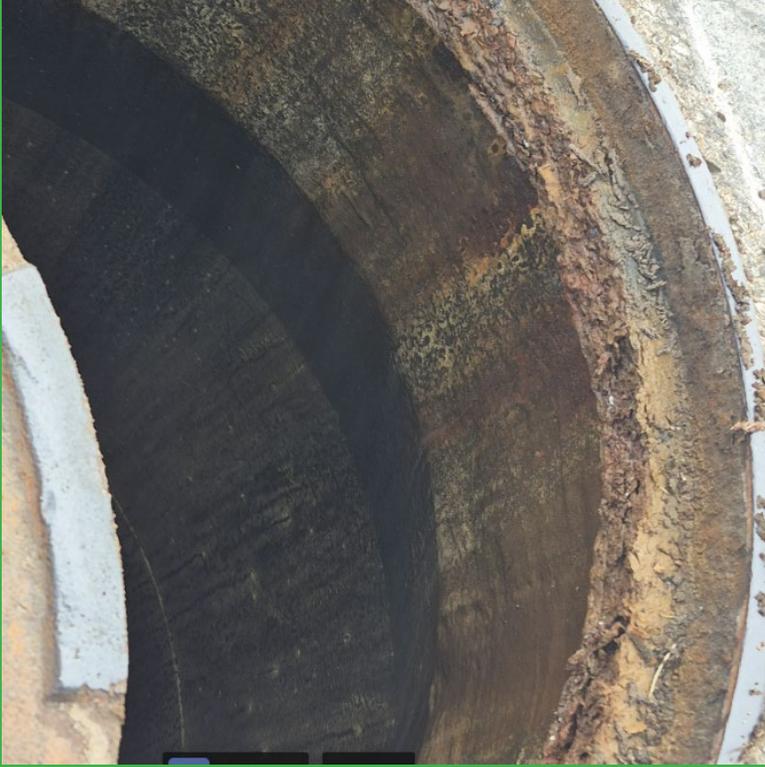
1437 Tudor house

125898 CRACKS



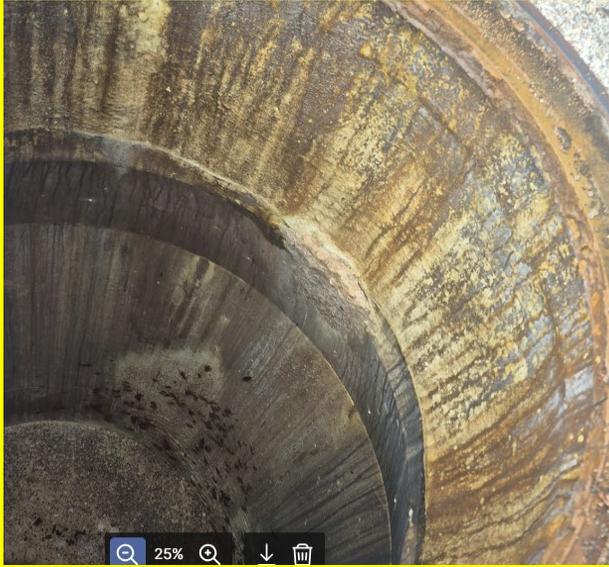
dessau and Tudor house int

241528 CRACKS



14317 Harcourt house In

125868 CRACKS



14201 Sumatra In

12885 CRACKS





DATE: November 19, 2025 – 5:45 PM – MUD Packet Agenda
TO: Northtown MUD
Re: Landscape Monthly Report

AGENDA

Agenda items are listed in preferred order for Board discussion, approval, & scheduling.

1. TEXASCAPES MUD Packet Agenda
 2. Landscape Monthly Report – Northtown MUD – OCTOBER 2025
 3. Proposal # 10713 – Channel Clean Out – Lot#1 BLK D & E
 4. Proposal # 10714 – Wildflower Park Invasive Removal – Channel/Creek Clean Out
 5. Proposal # 10715 – Wildflower Meadow Program – Fall 2025
-



MONTHLY REPORT

Northtown M.U.D.

Report Period: 10/1/2025 - 10/31/2025

Parks & Entrance Grounds Maintenance

The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string-trimming, tree trimming, and shrub pruning) on the following dates:



9/30 - 10/1	10/7 - 10/8	10/14 - 10/15	10/21 - 10/22	10/28 - 10/29
-------------	-------------	---------------	---------------	---------------

Task/Observation/Area Highlights of services performed during regular maintenance

In October, *TexaScapes'* crews spot treated for fire ants and weeds where needed. Crews applied mulch, detailed beds & tree rings, as well as removed any dead fall or broken branches found within the District. Overhanging perennials were also cut back as needed. The District had ant bait applied throughout their properties and we replaced color in beds too. This month, *TexaScapes* overseeded, fertilized and top-dressed approved turf areas.

Greenbelt & Drainage Maintenance	Greenbelt & Drainage maintenance occurred during the week(s) of:	10/8/25
---	--	---------

Task/Observation/Area: Additional services/observations pertaining to the greenbelts & drainage

Crews performed their standard maintenance tasks such as mowing and string trimming of the District's channels and greenbelts located throughout the District's boundaries. This month, crews removed approx. 18-cubic feet of trash from within these same areas. Crews also removed approx. 6-cubic feet of silt.



Trail System Maintenance	9/30 - 10/1	10/7 - 10/8	10/14 - 10/15	10/21 - 10/22	10/28 - 10/29
---------------------------------	-------------	-------------	---------------	---------------	---------------

Task/Observation/Area Additional services/observations pertaining to the trail system

TexaScapes' crews performed weed control and cut back overhanging plant growth along the District's trail system. Crews raked out any rough areas they observed giving the trails an overall neater appearance.



Irrigation System Maintenance	9/30 - 10/1	10/7 - 10/8	10/14 - 10/15	10/21 - 10/22	
--------------------------------------	-------------	-------------	---------------	---------------	--

Task/Observation/Area: Additional services/observations pertaining to the irrigation system

Full two minute check and repair on 10/7, 10/10, 10/15, 10/16, 10/17, 10/21, 10/23, 10/24, 10/28 and 10/29/2025



Status of Proposal Work

PROGRESS REPORT
Proposal # 10660 - Fall Overseed & Topdress Irr Park-Entry Turf 2025
Proposal # 10698 – Fall Ragweed & Johnsongrass Control Program
SEEKING APPROVAL
Proposal # 10713 - Channel Clean Out - Lot #1 BLK D & E - Deadfall
Proposal # 10714 - Wildflower Park Invasive Removal - Creek/Channel
Proposal # 10715 - Wildflower Meadow Program - FALL 2025

Notes / Miscellaneous



TEXASCAPES, INC.
13740 Research Blvd Ste J7
Austin, TX 78750

512-472-0207
(fax) 512-472-0229
www.texascapesc.com

PROPOSAL FOR LANDSCAPE SERVICES

31-Oct-25

TO: NORTHTOWN Municipal Utility District
 ATTN: Mona Oliver, District Manager
 P.O. Box 2405
 Pflugerville TX 78691-24

PROPOSAL ID: 10713
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: Channel Clean Out - Lot #1 BLK D & E - Deadfall

After touring the new Lot maintenance areas several potential flood hazards were discovered. This proposal includes the supervision, labor, equipment and materials to do the following work: 5 days of (1) Remove log jams and dead fall limbs from the drainage channel (2) remove large logs and hazardous piles from wood lot and drainage areas (3) Remove invasive species (4) load and haul off site.

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
LOADER/OPERATOR	16	HOURS
HAUL/DELIVERY FEES	4	LOAD

SUBTOTAL	\$22,830.00
SALES TAX	\$0.00
TOTAL	\$22,830.00

CONTRACT ADDENDUM

This Required Statutory Provisions Addendum ("*Addendum*") is incorporated into the attached Proposal (the "*Proposal*") between **TexaScapes, Inc.** ("*Contractor*") and **Northtown Municipal Utility District** (the "*District*"). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "*Section 2252.908*") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission ("*TEC*"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Contract to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "*Chapter 176*") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Subchapter F, Chapter 2252, Texas Government Code, Relating to Contracts with Sanctioned Companies. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "*Subchapter F*"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Comptroller under Sections 2252.153 or 2270.0201 of the Texas Government Code, as amended. The foregoing representation is made solely to comply with Subchapter F and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Chapter 2271, Texas Government Code, Relating to Contracts with Companies that Boycott Israel. If required under Chapter 2271 of the Texas Government Code (as amended, "*Chapter 2271*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2271. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity," "firearm entity," and "firearm trade association" have the meanings ascribed to them in Section 2274.001 of the Texas Government Code, as amended.

6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, "*Chapter 2276*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

Respectfully Submitted,

District:
Northtown Municipal Utility District

Kyle Fadal, CEO

By: _____
Brenda Richter, President

This proposal expires on: 30-NOV-25

Date: 11-19-2025

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

TexaScapes, Inc.
 Austin, TX United States

Certificate Number:
 2025-1388404

Date Filed:
 11/12/2025

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Northtown Municipal Utility District

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

11-12-2025CCO
 Channel Clean Out_Lot #1 BLK D & E (Deadfall) - Proposal 10713

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Fadal, Kyle	Leander, TX United States	X	
	Fadal, Jennifer	Georgetown, TX United States	X	

5 Check only if there is NO Interested Party.

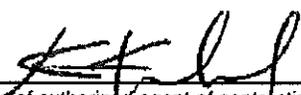
6 UNSWORN DECLARATION

My name is Kyle Fadal, and my date of birth is 01/20/1987.

My address is 13740 Research Blvd, Suite I-7, Austin, TX, 78750, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 12th day of November, 20 25.
(month) (year)



 Signature of authorized agent of contracting business entity
(Declarant)



TEXASCAPES, INC.
13740 Research Blvd Ste J7
Austin, TX 78750

512-472-0207
(fax) 512-472-0229
www.texasclapes.com

PROPOSAL FOR LANDSCAPE SERVICES

31-Oct-25

TO: NORTHTOWN Municipal Utility District
 ATTN: Mona Oliver, District Manager
 P.O. Box 2405
 Pflugerville TX 78691-24

PROPOSAL ID: 10714
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: Wildflower Park Invasive Removal - Creek/Channel
 Remove invasives and hiding spaces in Wildflower Park Creek. 3 days.

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
HAUL/DELIVERY FEES	3	LOAD
SUBTOTAL		\$14,450.00
SALES TAX		\$0.00
TOTAL		\$14,450.00

CONTRACT ADDENDUM

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Respectfully Submitted,

Kyle Fadal, CEO

This proposal expires on: 30-NOV-25

District:
Northtown Municipal Utility District

By: _____
Brenda Richter, President

Date: 11-19-2025

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
TexaScapes, Inc.
Austin, TX United States

Certificate Number:
2025-1388407

Date Filed:
11/12/2025

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Northtown Municipal Utility District

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

11-12-2025WP
Wildflower Park Invasive Removal (Creek/Channel) - Proposal 10714

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Fadal, Kyle	Leander, TX United States	X	
	Fadal, Jennifer	Georgetown, TX United States	X	

5 Check only if there is NO Interested Party.

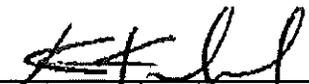
6 UNSWORN DECLARATION

My name is Kyle Fadal, and my date of birth is 01/20/1987.

My address is 13740 Research Blvd., Suite J-7, Austin, TX, 78750, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 12th day of November, 2025.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



TEXASCAPES, INC.
13740 Research Blvd Ste J7
Austin, TX 78750

512-472-0207
(fax) 512-472-0229
www.texasclapes.com

PROPOSAL FOR LANDSCAPE SERVICES

31-Oct-25

TO: NORTHTOWN Municipal Utility District
 ATTN: Mona Oliver, District Manager
 P.O. Box 2405
 Pflugerville TX 78691-24

PROPOSAL ID: 10715
HM PHONE:
WK PHONE: 512-716-0759
FAX:

PROJECT: Wildflower Meadow Program - FALL 2025

This proposal is for the Wildflower Meadow Program FALL Seeding in 2025 as requested by the Board. Wildflower areas will be identified, prepared with a lite and shallow tilling in select locations within the meadows. Broadcast seeded with Bluebonnet & Indian Blanket & Hill Country Wildflower Mix seed sourced from Native American Seed during November and December.(1) Seeding will occur in 3 of the designated wildflower meadow areas per the WILDFLOWER PARK MASTER PLAN [Graphic included with Areas: A 0.3ac, B 0.97ac, C 2.52 ac] (2) Watering will be by normal rainfall events. (3) Germination & Growth will be directly related to the number and significance of rainfall. Wildflower establishment may take repeated years of seeding and good rainfall to become sustainable. Seeding at a heavy rate of 20 lbs per acre for iniatl establishment. **Flower seed variety is supply dependant and may vary slightly.** If the Board desires to have this work scheduled, please return an executed copy of this proposal to our office.

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
TRACTOR MOWER/TILLER/SPREADER	12	HOURS
BLUEBONNET SEED	24	LBS
INDIAN BLANKET SEED	30	LB
NATIVE HILL COUNTRY WILDFLOWER MIX	22	LBS.

SUBTOTAL	\$17,114.40
SALES TAX	\$0.00
TOTAL	\$17,114.40

CONTRACT ADDENDUM

This Required Statutory Provisions Addendum ("*Addendum*") is incorporated into the attached Proposal (the "*Proposal*") between **TexaScapes, Inc.** ("*Contractor*") and **Northtown Municipal Utility District** (the "*District*"). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "*Section 2252.908*") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission ("*TEC*"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Contract to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "*Chapter 176*") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Subchapter F, Chapter 2252, Texas Government Code, Relating to Contracts with Sanctioned Companies. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "*Subchapter F*"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Comptroller under Sections 2252.153 or 2270.0201 of the Texas Government Code, as amended. The foregoing representation is made solely to comply with Subchapter F and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Chapter 2271, Texas Government Code, Relating to Contracts with Companies that Boycott Israel. If required under Chapter 2271 of the Texas Government Code (as amended, "*Chapter 2271*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2271. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity," "firearm entity," and "firearm trade association" have the meanings ascribed to them in Section 2274.001 of the Texas Government Code, as amended.

6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, "*Chapter 2276*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

Respectfully Submitted,

Kyle Fadal, CEO

This proposal expires on: 30-NOV-25

District:
Northtown Municipal Utility District

By: _____
Brenda Richter, President

Date: 11-19-2025

WILDFLOWER PARK MASTER PLAN

MASTER PLAN



KEY LEGEND

- 1 MAIN ENTRY
 - 2 PARKING LOT EXPANSION
 - 3 EXISTING PLAYGROUND
 - 4 NATURE PLAY AREA
 - 5 NINE-HOLE DISC GOLF COURSE
 - 6 SPORTS FIELD IMPROVEMENTS
 - 7 SECONDARY ENTRY
 - 8 EXISTING PLAYGROUND IMPROVEMENTS
 - 9 INFORMAL PATHS
 - 10 WILDFLOWER MEADOWS (NO MOW)
 - 11 FITNESS PAD FOR RELOCATION (TYP.)
-
- 100-YEAR FLOODPLAIN
 - ... CREEK CENTER LINE
 - .- 8' CONCRETE FENCE (3,838 LINEAR FEET)

SCALE: N.T.S.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
 CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

TexaScapes, Inc.
 Austin, TX United States

Certificate Number:
 2025-1388411

Date Filed:
 11/12/2025

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Northtown Municipal Utility District

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

11-12-2025WM
 Wildflower Meadow Program (Fall 2025) - Proposal 10715

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Fadal, Kyle	Leander, TX United States	X	
Fadal, Jennifer	Georgetown, TX United States	X	

5 Check only if there is NO Interested Party.

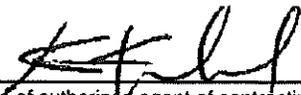
6 UNSWORN DECLARATION

My name is Kyle Fadal, and my date of birth is 01/20/1987.

My address is 13740 Research Blvd., Suite J-7, Austin, TX, 78750, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 12th day of November, 20 25.
(month) (year)



 Signature of authorized agent of contracting business entity
 (Declarant)

NORTHTOWN MUD

MAINTENANCE MONTHLY REPORT October 14, 2025 – November 10, 2025

- Weekly general cleaning at office, pavilion, parks and ponds.
 - Removed and posted next meeting agenda.
 - Posted next monthly board meeting date on entry signs.
 - Changed out memory cards and replaced batteries as needed in game cameras.
 - Assisted with covenant inspections and general administration.
 - Flushed well valves weekly as preventative maintenance recommended by Alterman.
 - Removed 10 bandit signs throughout the district and flyers posted around district.
 - Cleaned out water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
 - Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
 - Removed various debris from district creeks and ponds.
 - Cleaned and sharpened all chainsaw chains several times and made required repairs.
 - Performed preventive maintenance on all motorized equipment.
 - Monitored Wildflower well status and entered data in log.
 - Washed all shop rags, Ford F150 and ATV's.
 - Picked up and disposed of dumped debris on various alleys & roadways in the District.
 - Stocked wood pile for free disbursement in 50 Acre Park and Wildflower Park.
 - Continue raising canopy in various park areas to maintain an open line of sight.
 - Continue cutting down dead trees marked for removal.
 - Cleaned all security camera covers at all facilities.
 - Marked dead trees for removal throughout park system
 - Notified Crossroads about serious water leak at Settler's Meadow by gate. 2 leaks found - Repaired (*closed item*)
 - Finished ongoing property border post project
 - Posted that the course would be CLOSED during disc golf tournament.
 - Altermann working on electrical, Wi-Fi reception and solar panel issues related to security cameras at Stoney Creek Park and garage area. Waiting on part. (*open item*)
 - Informed Alterman of issue with filling pond & Auto function at Wildflower (#3)well. (*monitoring issue*)
 - Dug out and concreted in multiple PVC posts to use as property markers on NT vacant land across the street from The Parker. (Lot 6 Block D) (*closed item*)
-
- Reported dangerous sidewalk fail by hydrant on Wells Branch Parkway to Crossroads. Repaired. (*closed item*)
 - Arranged for Generac warranty service visit.
 - Ordered new bottle filler sensor for Settlers Meadow drinking fountain.
 - Met with TexaScapes to evaluate & visit Park Master Plan proposed wildflower areas.
 - Attempted to contact FLOCK reps regarding Brookfield HOA cameras. (*no response to date*)
 - Met with Security committee.
 - Arranged joint meeting with Facilities Comm. & Communications Comm. regarding park sign designs.
 - Attended construction sidewalk trail gap meeting with contractor and Studio 16:19.
 - Met with election judge for day of voting. Also scheduled equipment pick-up date & time.
 - Migrated all security cameras to Axis Camera Station Pro and updated licensing as required.
 - Working with Committee & attorney for new FLOCK cameras and contract terms. (*open item*)
 - Meetings with Studio 16:19, Facilities committee & district engineer to discuss Park Master Plan specifics. (*open item*)
 - Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends. (*ongoing*)

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – NOVEMBER 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
1101 Strickling Drive	Fence in disrepair, Debris in view, Trash/recycling containers in view	2/10/2025	3/11/2025	4/11/2025	5/1/2025		Deadline for compliance is as of 5/15/2025 ** Monitoring
909 Rocking Spur Cove	Debris in view, Trash/Recycling containers in view	3/24/2025	4/16/2025	6/30/2025	7/30/2025		Deadline for compliance is as of 8/13/2025 **Monitoring
15020 Saddlegirth Lane	Debris in view, Fence in disrepair, Lawn in need of maintenance	3/3/2025	4/23/2025	5/19/2025	7/30/2025		Deadline for compliance is as of 8/13/2025 **Monitoring
610 E. Wells Branch Parkway	Debris in view, Landscape in need of maintenance	6/25/2025	7/22/2025	8/18/2025	9/23/2025		Deadline for compliance is as of 10/7/2025
115 Mist Flower Drive	Debris in view, Lawn in need of Maintenance	7/17/2025	8/7/2025	10/2/2025			Deadline for compliance is as of 10/17/2025 ** Monitoring
13901 Golden Flax	Lawn in need of Maintenance, Debris in View	8/7/2025	9/4/2025	10/2/2025	10/23/2025		Deadline for compliance is as of 11/6/2025
125 Segovia	Lawn in need of Maintenance, Debris in View, Trash Cans in View	8/7/2025	9/4/2025	10/02/2025	10/22/2025		Deadline for compliance is as of 11/5/2025

Item No. 6(a)

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – NOVEMBER 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
13806 Cambourne	Fence/gate in disrepair	8/12/2025	9/8/2025	10/6/2025			Deadline for compliance is as of 10/21/2025
13901 Golden Flax	Debris (plant waste) in view	9/3/2025	10/02/2025				Deadline for compliance is as of 10/17/2025
13816 Golden Flax	Debris (plant waste) in view	9/3/2025	10/03/2025				Deadline for compliance is as of 10/18/2025
1000 Battenburg	Debris (plant waste) in view	9/4/2025	10/03/2025	10/30/2025			Deadline for compliance is as of 11/14/2025
13900 Golden Flax	Derelict Vehicle in View	9/24/2025	10/15/2025				Deadline for compliance is as of 10/30/2025
912 Twisted Fence	Lawn in need of Maintenance, Trash Cans in View	9/26/2025	10/16/2025				Deadline for compliance is as of 10/31/2025
15209 Lantern	Trailer in View, Debris in View, and Trash Cans in View	9/23/2025	10/17/2025				Deadline for compliance is as of 11/01/2025 ** Monitoring
808 Battenburg	Derelict Vehicle in View	9/26/2025	10/28/2025				Deadline for compliance is as of 11/12/2025

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS – NOVEMBER 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed	Status
1420 Jasimine Tea Trail	Lawn in need of Maintenance,	9/26/2025	10/28/2025				Deadline for compliance is as of 11/12/2025
14800 Sassafras	Trailer in View	9/26/2025	10/28/2025				Deadline for compliance is as of 11/12/2025
13921 Conner Down	Garage Door in Disrepair	9/26/2025	11/4/2025				Deadline for compliance is as of 11/19/2025
603 Logan James	Semi-Truck in View	9/22/2025	11/4/2025				Deadline for compliance is as of 11/19/2025
14513 Dreamtime	Debris in view, Trash cans in view, and Fence/gate in disrepair.	10/10/2025	11/4/2025				Deadline for compliance is as of 11/19/2025
177 Segovia	Debris in View, Trash Cans in View	10/21/2025	11/4/2025				Deadline for compliance is as of 11/19/2025
114 Blue Flax	Lawn in need of Maintenance,	10/21/2025	11/4/2025				Deadline for compliance is as of 11/19/2025

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – NOVEMBER 2025**

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Lawsuit Filed
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	10/28/2020	12/10/2020	1/20/2022
214 Wild Senna Drive West	Debris in view, Trash/Recycling bins in view, Fence in disrepair, Derelict vehicle in view, Lawn in need of maintenance	1/6/2025	2/13/2025	3/6/2025	3/25/2025	5/20/2025
1212 Staple Cove	Fence in disrepair, lawn in disrepair, debris in view, derelict vehicles in view	3/27/2025	4/16/2025	5/13/2025	6/10/2025	7/17/2025
13800 Conner Downs Drive	Debris in view	3/7/2025	3/28/2025	4/22/2025	5/19/2025	
13910 Lampting Drive	Debris in view	12/13/2024	1/22/2025	3/11/2025	4/11/2025	10/20/2025

NEW VIOLATIONS SENT A COURTESY CARD

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor black Silverado	13708 Cambourne	11/4/2025	N			1. Vehicle parked on front lawn 2. Lawn overgrown
	14129 Ceylon Tea	10/25/2025	N			Bush blocks sidewalk from passage
	1601 Darjeeling	11/4/2025	N			Trailer parked in view of street
monitor	1624 Darjeeling	10/7/2025	N			1. Trailer parked in view
	14620 Dreamtime	10/14/2025	N			Semi truck parked in view of street
	13720 Greinert	11/4/2025	N			1. Lawn is overgrown 2. Trash cans
monitor	13909 Greinert	10/29/2025	N			1. Lawn is overgrown 2. Fence/gate disrepair 3. Trash cans
	13910 Greinert	11/10/2025	N			1. Lawn is overgrown 2. Trash cans
	13916 Greinert	11/10/2025	N			1. Bulky debris in view 2. Trash cans in view
	14504 Jackson Browning	11/10/2025	N			Derelict vehicle w/flat tire parked in view
monitor	14228 Lake Victor	10/20/2025	N	a		Trailer parked in view of street
	13800 Lampting	11/4/2025	N			Semi truck is not permitted in district
monitor	13805 Lampting	9/2/2025	N			Trailer parked in view of street
	13813 Lampting	10/29/2025	N			Lawn is overgrown and in need of maintenance
	13901 Lampting	11/4/2025	N			Bulky; Various debris must be stored out of view
	13903 Lampting	11/4/2025	N			Bulky; Various debris must be stored out of view
	13905 Lampting	11/4/2025	N			Lawn is overgrown and in need of maintenance
	14004 Lampting	11/4/2025	N			1. Lawn is overgrown 2. Debris in view 3. Trash cans
	14024 Lampting	11/10/2025	N			1. Debris in view 2. Trash cans
	14026 Lampting	11/10/2025	N			Lawn is overgrown and in need of maintenance
	13903 Lothian	10/20/2025	N			Bulky; Various debris must be stored out of view
	15120 Mandarin	10/20/2025	N			Trailer parked in view of street
parks in front of 15204 Plowshare	900 Melted Candle	10/14/2025	N			Trailer parked in view of street
white Honda	13728 Merseyside	10/29/2025	N			Vehicle parked on front lawn
monitor	13802 Merseyside	11/4/2025	N			1. Trailer in view 2. Debris in view 3. Trash cans
monitor	14221 Naruna	10/7/2025	N			Trailer parked in view of street
	14305 Naruna	11/4/2025	N			Lawn is overgrown and in need of maintenance
	13810 Randalstone	10/29/2025	N			1. Lawn is overgrown 2. Trash cans
	13905 Randalstone	11/4/2025	N			Bulky; Various debris must be stored out of view
	13908 Randalstone	10/29/2025	N			Bulky; Various debris must be stored out of view
	13917 Randalstone	10/29/2025	N			Lawn is overgrown and in need of maintenance
	13922 Randalstone	10/29/2025	N			1. Bulky debris in view 2. Trash cans in view
	1213 Staple Cv	11/10/2025	N			Debris /rocks in the back form new fence construction

monitor-sometimes parks across the street	900 Thayer	10/14/2025	N			Trailer parked in view of street
monitor & orange cones	624 Tudor House	9/2/2025	N			Various debris must be stored out of view
	15205 Valerian Tea	11/10/2025	N			1. Fence/gate disrepair 2. Various debris in view
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	924 Bethel	10/7/2025	Y			Trailer parked in view of street
	13916 Cambourne	10/1/2025	Y			Bulky; Various debris must be stored out of view
	901 Castleton	10/20/2025	Y			Bulky; Various debris must be stored out of view
unenforceable	13809 Conner Downs	5/13/2025	Y			Lawn is overgrown and in need of maintenance
monitor	1624 Darjeeling	10/7/2025	Y			2. Bulky debris in view
	921 Friendship Quilt	10/14/2025	Y			1. Derelict vehicle w/on jacks 2. Debris in view 3. Trash cans
back BMW	14700 Lantern	9/24/2025	Y			1. Derelict vehicle w/on blocks parked in view 2. Debris in view
	15216 Mandarin	10/14/2025	Y			
black BMW LP#PYZ 6808	13800 Merseyside	11/6/2025	Y			1. Vehicle parked on lawn 2. Trash cans in view
	13806 Randalstone	10/7/2025	Y			1. Lawn is overgrown 2. Debris in view 3. Trash cans
monitor/moving 11/1	902 Rocking Spur	8/6/2025	Y			1. Lawn overgrown 2. Debris in view 3. Trash cans in view
	721 Sweet Leaf	9/24/2025	Y			Boat parked in view of street and residents
	1005 Sweet Leaf	10/14/2025	Y			1. Debris in view 2. Trash cans
CONTINUING VIOLATIONS SENT TO LEGAL						
	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
red Fiera LP# 004TAJ	808 Battenburg	9/11/2025	Y	Same	10/27/2025	1. Derelict vehicle w/flat tire parked in view 2. Debris in view
	1000 Battenburg	8/14/2025	Y	Same	9/29/2025	1. Bulky debris in view
	13806 Cambourne	7/14/2025	Y	Same	9/4/2025	Front & side fence/gate is in a state of disrepair
unenforceable unless exp.	13800 Conner Downs	2/17/2025	Y	Same	3/27/2025	1. Vehicles parked on lawn
LSA 8/26/25	13800 Conner Downs	2/17/2025	Y	Same	3/27/2025	1. Lawn overgrown 2. Various debris in view
	13921 Conner Downs	9/11/2025	Y	Same	10/31/2025	Garage door is in disrepair
Default Judgement awarded \$2000.	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2. Debris in view

	14513 Dreamtime	10/10/2010	Y	Same	10/31/2025	1. Various debris in view 2. Fence/gate disrepair 3. Trash cans in view
	1420 Jasmine Tea	9/2/2025	Y	Same	10/27/2025	Lawn is overgrown and in need of maintenance
LSA 8-26-25	13910 Lampting	10/28/2024	Y	Same	1/17/2025	1. Six foot fence on porch is not permitted 2. Debris in view 3. Trash cans in view
monitor	15209 Lantern	9/2/2025	Y	Same	10/15/2025	1. Trailer in view of street 3. Various debris in view 4. Trash cans in view
	603 Logan James	8/27/2025	Y	Same	10/31/2025	Semi truck parked in view of street
unenforceable	13902 Lothian	3/1/2024	Y	Same	4/11/2024	2. House disrepair
monitor	909 Rocking Spur	3/24/2025	Y	Same	4/15/2025	1. Debris in view 2. Trash cans
monitor	15020 Saddlegirth	7/15/2024	Y	Same	4/23/2025	1. Lawn overgrown 2. Fence/gate 3. Various debris
monitor	14800 Sassafras	8/27/2025	Y	Same	10/27/2025	Food trailer parked in view of street
LSA 7/14/25	1212 Staple Cv	3/27/2025	Y	Same	4/15/2025	1. Lawn overgrown 2. Various debris in view 3. Fence/gate disrepair 4. Derelict vehicle with flat tires 5. Trash cans
monitor	1101 Strickling	1/17/2025	Y	Same	3/10/2025	1. Fence/gate disrepair 2. Bulk debris 3. Trash cans
The Parker e-mailed 6/22/25	610 E. Wells Branch Prkwy	6/25/2025	Y	Same	7/23/2025	1. Silt fence & t-post west side 2. Trash, debris & overgrown vegetation west side 3. Trash & vegetation back side by fence 4. Granite repairs on back side
RESOLVED						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	14920 Antique Finish	10/1/2025	N			1. Bulky debris in view 2. Trash cans in view
	902 Dawlish	10/10/2025	Y			1. Fence/gate 2. Various debris 3. Fence/gate 4. Trash cans
	932 Friendship Quilt	9/2/2025	Y	Same	10/15/2025	2. Debris in view 3. Trash cans
	13716 Greinert	9/11/2025	Y			Various debris must be stored out of view
	13910 Greinert	8/7/2025	Y	Same	10/10/2025	Bulky; Various debris must be stored out of view
	14619 Harcourt House	10/14/2025	N			Bulky; Various debris must be stored out of view
silver Honda Pilot LP# GDF 4708	14500 Jackson Browning	8/20/2025	Y	Same	10/27/2025	Derelict vehicle w/flat tire & exp tag parked in view
	14709 Lake Victor	10/20/2025	N			1. Lawn is overgrown 2. Debris in view 3. Trash cans
	13705 Lampting	10/10/2025	Y			1. Lawn overgrown 2. Debris in view 3. Trash cans
monitor	13730 Lampting	7/8/2025	Y	Same	8/28/2025	1. Lawn overgrown 2. Vehicle parked on lawn 3. Fence/gate disrepair 4. Debris in view
monitor	13805 Lampting	9/2/2025	Y			1. Bulky debris in view 2. Trash cans in view
	15101 Lantern	10/14/2025	N			1. Debris in view 2. Trash cans

	15127 Lantern	10/1/2025	N			Bulky; Various debris must be stored out of view
white Challenger	921 Melted Candle	8/27/2025	Y			1. Lawn overgrown 2. Vehicle parked in front yard 3. Trash cans in view
	15108 Plowshare	10/14/2025	N			Bulky; Various debris must be stored out of view
	15120 Plowshare	10/14/2025	N			1. Bulky debris in view 2. Trash cans in view
LSF 4/22/25	909 Rocking Spur	3/1/2024	Y	Repeat CV	3/1/2024	1. Derelict vehicles with flats parked in view 2. Trailer parked in view
	916 Sally Lunn	10/1/2025	N			Trailer parked in view of street
	928 Sally Lunn	10/1/2025	N			Bulky; Various debris must be stored out of view
	1524 Sleepytime	9/24/2025	N			Bulky; Various debris must be stored out of view
says done(cones, etc.)	913 Smoothing Iron	7/14/2025	Y	Same	9/4/2025	Various debris must be stored out of view
	825 Sweet Leaf	8/7/2025	Y	Same	9/29/2025	1. Fence/gate disrepair 2. Bulky debris in view
	1100 Tudor House	6/23/2025	Y	Same	8/6/2025	1. Various debris in view
	821 Twisted Fence	10/1/2025	N	Ext 11/2/25		Trailer parked in view of street
	912 Twisted Fence	9/2/2025	Y	Same	10/15/2025	1. Lawn overgrown 2. Trash cans in view
	15205 Valerian Tea	10/14/2025	N			1. Vehicle on lawn 2. Running an auto repair
monitor	921 Watson Way	9/11/2025	N			Trailer parked in view of street

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	126 Blue Flax	11/7/2025	N			Mow back area by parking pad
	13704 Golden Flax	10/30/2025	N			Mow back area by parking pad
monitor	13809 Golden Flax	10/11/2025	N			Trailer parked in view of street
	13817 Golden Flax	10/24/2025	N			Rear various debris in view
	13820 Golden Flax	11/13/2025	N			Mow back area by parking pad
	13904 Golden Flax	10/24/2025	N			Rear bulky debris in view
	14025 Golden Flax	10/30/2025	N			1. Front bandit sign in view 2. Mow side & back area
	123 Mist Flower	11/7/2025	N			Mow back area by parking pad
	113 Segovia	10/24/2025	N			Rear bulky debris in view
	125 Segovia	10/30/2025	N			1. Front various debris in view 2. Bulky debris in view 3. Trash cans in view
	161 Segovia	11/7/2025	N			Lawn is overgrown and in need of maintenance
	169 Segovia	11/7/2025	N			1. Mow back area 2. Trash cans in view
	205 Segovia	11/5/2025	N			Lawn is overgrown and in need of maintenance
	209 Segovia	11/5/2025	N			Lawn is overgrown and in need of maintenance
	13803 Spring Heath	10/30/2025	N			1. Lawn overgrown 2. Trash cans in view
	13811 Spring Heath	10/30/2025	N			Derelict vehicle w/fat tires in view
	13815 Spring Heath	11/13/2025	N			Front fence/gate is in a state of disrepair
	110 Star Flower	11/7/2025	N			1. Rear trailer parked in view 2. Rear debris in view
monitor	200 Wild Senna	10/3/2025	N			Rear trailer parked in view of street
	208 Wild Senna	11/7/2025	N			Mow back area by parking pad
	320 Wild Senna	11/7/2025	N			1. Rear various debris in view 2. Trash cans in view
	115 Wild Senna West	11/13/2025	N			Mow back area by parking pad
	205 Wild Senna West	11/13/2025	N			Rear fence/gate is in a state of disrepair
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	141 Segovia	11/10/2025	Y			1. Front various debris 2. Lawn overgrown 3. Garage disrepair 4. Trash cans in view
	231 Wild Senna	10/15/2025	Y			1. Rear various debris in view 2. Trash cans in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION

	114 Blue Flax	8/18/2025	Y	Ext 9/20/25 Ext 10/31/25	11/4/2025	1. Rear/car parked on rear lawn 3. Mow back
	13816 Golden Flax	8/11/2025	Y	Same	9/29/1930	Rear various debris in view
old Ford 100	13900 Golden Flax	8/28/2025	Y	Same	10/14/2025	Front derelict w/on jack parked in view
	13901 Golden Flax	7/15/2025	Y	Same	9/3/2025	2. Mow back area
monitor	115 Mist Flower	7/11/2025	Y	Same	8/7/2025	1. Rear bulky debris in view
LS filed 1/20/22	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3. Rear fence disrepair
	125 Segovia	8/7/2025	Y	Same	9/3/2025	1. Rear bulky debris in view 2. Mow back area 3. Trash cans
	177 Segovia	10/3/2025	Y	Same	11/4/2025	1. Rear bulky debris in view 2. Mow back area 3. Trash cans
	13803 Spring Heath	9/27/2025	Y	Same	11/4/2025	2. Mow back area
LS 4/14/25 blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Repeat CV	1/28/2025	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view 3. Debris in view
RESOLVED						
NOTE		DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	13901 Golden Flax	7/15/2025	Y	Same	9/3/2025	1. Rear various debris
	114 Mist Flower	10/15/2025	N			Front derelict w/exp. tag parked in view
	101 Segovia	10/15/2025	N			Rear bulky debris in view
not his trailer/165 or 169	152 Segovia	10/11/2025	N			Side trailer parked in view
	13800 Spring Heath	10/3/2025	N			Front bulky debris in view
	13804 Spring Heath	10/3/2025	N			Rear fence/gate is in disrepair
LS 5/8/25	13804 Spring Heath	1/9/2024	Y	EXT 4/30/25	2/14/2024	1. Mow back area
	13820 Spring Heath	8/22/2025	Y	Same	10/14/2025	1. Rear fence/gate disrepair
	115 Star Flower	7/15/2025	Y	Same	9/3/2025	1. Rear various debris in view 2. Mow back area
	316 Wild Senna	10/11/2025	N			Trailer parked in view of street
	321 Wild Senna	10/11/2025	N			Rear bulky debris in view

WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
blue Oldsmobile	101 Blue Flax	8/3/2024	N			Side derelict vehicle w/exp tag parked in view
black Tahoe LP# JJD 7347	113 Blue Flax	7/31/2024	N			Front derelict vehicle w/exp tag parked in view
silver F150 LP#HCL 4469	133 Blue Flax	7/26/2024	N			1. Front derelict vehicle w/exp tag in view
black Camry	13721 Golden Flax	8/15/2024	N			1. Front derelict vehicle w/exp no tag in view
red Camry LP# HVD 4105 silver Honda Pilot LP# RMH 4508	13901 Golden Flax monitor	7/22/2024	N			Front 2 derelict vehicle w/expired registration in view
brown VW LP#DTX 4382	13917 Golden Flax	7/26/2024	N			Side derelict vehicle w/exp tag & flat tire parked in view
silver BMW	105 Segovia	7/26/2024	N			Front derelict vehicle w/no tag & no LP parked in view
gray Pacifica LP# RYW 2458	141 Segovia	8/15/2024	N			Front derelict vehicle w/exp tag & flat tire parked in view
red Probe LP# STM 001	153 Segovia	8/15/2024	N			Front derelict vehicle w/no tag parked in view
white Ranger LP# AN8 4348	205 Segovia	7/31/2024	N			1. Derelict vehicle w/exp tag parked in view
monitor white F150	303 Segovia	8/3/2024	N			Front derelict vehicle w/exp tag parked in view
silver Tacoma LP# KUL 660J	13709 Spring Heath	8/15/2024	N			Front derelict vehicle w/exp tag parked in view
back brown sedan/red Cadillac/ black Nissan/ red Nissan -2 on side	13816 Spring Heath	7/11/2024	Y			1. Three derelict cars w/expired registration 2. Back area by parking pad is overgrown
gray Accord	13831 Spring Heath	8/3/2024	N			Side derelict vehicle w/exp no tag parked in view
black Camaro	137 Wild Senna	8/3/2024	N			Front derelict vehicle w/exp tag parked in view
white Highlander	223 Wild Senna	8/3/2024	N			Front derelict vehicle w/exp tag parked in view
tan Toyota Camry LP# FGB 5120	228 Wild Senna	7/17/2024	Y			Front derelict vehicle w/exp tag parked in view
blue F150 LP#GYJ 1567	300 Wild Senna	7/26/2024	N			Front derelict vehicle w/exp tag parked in view
white Tahoe LP# BL3H291	324 Wild Senna	7/31/2024	N			Front derelict vehicle w/exp tag parked in view

Monthly Expense Approvals

\$5000.00 per month - Approval by BOD 10-25-23
 Emergency \$2000.00 per month w/1 director notified - Approved by BOD 4-28-15

OFFICE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
10/9/2025	USA flag, Texas flag, laser printer toner color (3), HP ink	Restock	\$581.74
10/10/2025	Stamps (3 rolls)	Restock	\$234.00
10/23/2025	Protective laptop cover	For new laptop	\$14.90
10/29/2025	Table, napkins, copy paper (5000), salt, pepper, detergent, coke	Restock & events table	\$154.92
	Subtotal		<u>\$985.56</u>
PARKS & MAINTENANCE PURCHASES			
DATE	ITEM	PURPOSE	AMOUNT
10/3/2025	H.E.B. Gift Card	Fuel for F150 & power tools	\$50.00
10/9/2025	Starter kit	Repair	\$16.38
10/10/2025	Mutt Mitts (3 cases)	Restock	\$386.97
10/23/2025	Mutt mitts (2 cases), locker name tags (2)	Restock	\$273.94
10/29/2025	Mobile oil (6 gal), paper towels (2 bxs, toilet paper (cases), 13 gal trash (200 ct), 42 gal trash, batteries (48)	Restock	\$255.05
10/30/2025	Locks (3), Mutt Mitts (3500, ATV tires (2)	Restock	\$373.11
	Subtotal		<u>\$1,355.45</u>
	Grand Total for the Month		<u>\$2,341.01</u>

Monthly Expense Approvals

\$5000.00 per month - Approval by BOD 10-25-23

Emergency \$2000.00 per month w/ 1 director notified - Approved by BOD 4-28-15

OFFICE PURCHASES			AMOUNT
DATE	ITEM	PURPOSE	AMOUNT
11/4/2025	Calendars (3), card stock paper, Microsoft Office subscription, large post it notes, envelopes, hooks, sign here stickers	Restock	\$262.00
11/7/2025	Blue table cloth	Restock	\$15.99
	Subtotal		<u>\$277.99</u>
PARKS & MAINTENANCE PURCHASES			AMOUNT
DATE	ITEM	PURPOSE	AMOUNT
11/7/2025	ATV rear axle, ATV filter tune up kit (4), ATV rear mirror, air fuel filter kit ATV tail light, Echo carburetor. Wipers, echo tune up kit, tie downs (4), post mount hose reel.	Restock and ATV service	\$466.12
	Subtotal		<u>\$466.12</u>
Grand Total for the Month			<u>\$744.11</u>

Northtown Reservation Ledger 2024

Date Paid & Form Rcv'd	Reservation Date	Name	Pavilion or Disc Golf	In / Out of District	Res. Fee Rcv'd	Deposit		Notes	Refund Amount
						Rcv'd	Withheld		
1/24/2025	2/22/2025	B. Patterson	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 2/28/25	\$200.00
2/18/2025	5/17/2025	D. Gomez	Pav - WF	In	\$25.00	\$100.00		Requested refund from B&D 5/19/25	\$100.00
2/20/2025	3/8/2025	J. Harmon	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 3/10/25	\$100.00
2/21/2025	4/6/2025	C. Rothenberg	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 4/8/25	\$100.00
4/8/2025	4/19/2025	L Nunez	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 4/24/25	\$200.00
4/15/2025	5/3/2025	E. Carreon	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 5/7/25	\$200.00
5/1/2025	6/21/2025	M. Celidon	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 7/2/25	\$100.00
5/2/2025	5/31/2025	A. Pyne	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 6/10/25	\$100.00
5/7/2025	5/10/2025	A. Peera	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 5/13/25	\$100.00
5/29/2025	10/28/2025	H. Nguyen	Pav - SM	Out	\$100.00	\$200.00			
6/10/2025	6/28/2025	A. Adamu	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 7/2/25	\$100.00
6/13/2025	6/28/2025	K. Goodall	Pav - WF	In	\$25.00	\$100.00		Requested refund from B&D 7/2/25	\$100.00
6/16/2025	7/5/2025	C. Gonzalez	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 7/10/25	\$200.00
6/17/2015	7/26/2025	M. Gedeh	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 7/28/25	\$100.00
7/28/2025	9/21/2025	D. Palarior	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 9/22/25	\$100.00
8/25/2025	11/8/2025	V. Guzman	Pav - 50A	In	\$25.00	\$100.00			
8/25/2025	11/22/2025	A. Richardson	Pav - SM	In	\$25.00	\$100.00			
9/2/2025	11/8/2025	D. Kurten	Pav - 50A	Out	\$100.00	\$200.00			
9/9/2025	11/1/2025	K. Maute	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 11/7/25	\$200.00
9/9/2025	10/29/2025	K. Maute	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/9/2025	10/30/2025	K. Maute	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/9/2025	10/31/2025	K. Maute	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/9/2025	11/1/2025	K. Maute	Disc Golf	Out	\$300.00	\$100.00		Requested refund from B&D 11/7/25	\$100.00
9/10/2025	10/11/2025	R. Siles	Pav - 50A	In	\$25.00	\$100.00		Requested refund from B&D 10/14/25	\$100.00
9/8/2025	10/12/2025	T. Milewski	Pav - 50A	Out	\$100.00	\$200.00		Requested refund from B&D 10/14/25	\$200.00
9/15/2025	10/18/2025	E. Sanchez	Pav - SM	Out	\$100.00	\$200.00		Requested refund from B&D 10/14/25	\$200.00
9/29/2025	10/11/2025	E. Gonzalez	Pav - SM	Out	\$100.00	\$200.00		Requested refund from B&D 10/21/25	\$200.00
10/21/2025	11/21/2025	J. Nias	Pav - SM	In	\$25.00	\$100.00		Requested refund from B&D 10/14/25	\$200.00
10/21/2025	12/19/2025	J. Nias	Pav - SM	In	\$25.00	\$100.00			
10/21/2025	12/13/2025	J. Becerra	Pav - 50A	In	\$25.00	\$100.00			
10/29/2025	12/6/2025	W. Li	Pav - 50A	Out	\$100.00	\$200.00			

Northtown Reservation Ledger 2024

10/31/2025	11/16/2025	M. McMannis	#027	Pav - WF	In	\$25.00	\$100.00
Total Income =							\$2,725.00



P.O. Box 17126
 Austin, TX 78760
 (800) 375-8375 Toll Free
 (512) 421-1340 Office

texasdisposal.com

**Northtown MUD
 2025 - Quarterly Operations Reports**

First Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	45	1	4	18	60	8
February	34	6	2	8	34	6
March	41	2	4	17	22	7
Totals	120	9	10	43	116	21

Second Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	86	2	7	16	9	0
May	53	11	13	16	14	2
June	49	6	1	5	6	0
Totals	188	19	21	37	29	2

Third Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July	36	3	6	11	1	0
August	58	5	19	6	78	1
September	36	1	11	5	64	0
Totals	130	9	36	22	143	1

Fourth Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October	47	6	6	9	22	2
November						
December						
Totals	47	6	6	9	22	2

2025 TOTALS	485	43	73	111	310	26
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Northtown MUD - 2025 Operations Report October

Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
71372	BARR LOPEZ	1214	OLYMPIC	10/3/2025	96G TRASH CLE	8733305
71372	BARR LOPEZ	1214	OLYMPIC	10/3/2025	96G RECY CLEA	8733308
71752	HUNT	913	TWISTED FENCE	10/24/2025	96G TRASH CLE	8774057
71845	WALLACE	309	WILD SENNA	10/10/2025	96G TRASH CLE	8756140
72203	FLORES	14908	EARL GREY	10/24/2025	96G TRASH CLE	8768513
88235	HARTLEY	1601	LADY GREY	10/17/2025	96G TRASH CLE	8762532
						6

Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61201	VALLEJO	14304	ALDERMINSTER	10/31/2025	BULKY WASTE \$	8774817
61213	HOWARD	14321	ALDERMINSTER	10/17/2025	BULKY WASTE \$	8763034
61743	THIBODEAUX	1013	ANTIQUE HERIT	10/17/2025	BULKY WASTE \$	8766709
61884	MONTOYA	14005	CAMBOURNE	10/10/2025	BULKY WASTE \$	8753689
61905	UNDERWOOD	13800	CAMBOURNE	10/17/2025	BULKY WASTE \$	8764596
61915	BELK	13807	CAMBOURNE	10/24/2025	BULKY WASTE \$	8774119
69103	HANLEY	1108	ORANGE PEKOB	10/3/2025	BULKY WASTE \$	8735349
69319	TIEU	1208	BATTENBURG	10/10/2025	BULKY WASTE \$	8754442
70879	SURY	15005	LANTERN	10/24/2025	BULKY WASTE \$	8773013
70896	LLAUSAS	15118	LANTERN	10/10/2025	BULKY WASTE \$	8754814
70901	VU	15127	LANTERN	10/10/2025	BULKY WASTE \$	8758161
71414	LAND	13807	RANDALSTONE	10/10/2025	BULKY WASTE \$	8759274
71466	PROMINENT RE	1516	VANILLA BEAN	10/24/2025	BULKY WASTE \$	8769277
71524	BERKEY	1201	SLEEPYTIME	10/10/2025	BULKY WASTE \$	8759641
71631	HERNANDEZ	111	STAR FLOWER	10/31/2025	BULKY WASTE \$	8779978
72024	EASTMAN	13807	CONNER DOWN	10/24/2025	BULKY WASTE \$	8769536
72068	LOERA	804	CRIEFF CROSS	10/17/2025	BULKY WASTE \$	8764267
75009	CASTANEDA	516	TUDOR HOUSE	10/3/2025	BULKY WASTE \$	8733122
76893	ELSON	14900	SASSAFRAS	10/10/2025	BULKY WASTE \$	8756228
76893	ELSON	14900	SASSAFRAS	10/17/2025	BULKY WASTE \$	8763518
78152	SINCLAIR	14619	HARCOURT HO	10/17/2025	BULKY WASTE \$	8766384
81662	AMARANTE	14712	ENGLISH ROSE	10/17/2025	BULKY WASTE \$	8766115
84988	CHAARRIA	929	CORONATION	10/10/2025	BULKY WASTE \$	8754859
87048	SALAS-VILLASEN	1805	DARJEELING	10/24/2025	BULKY WASTE \$	8768573
87818	REYNOSO	1505	LADY GREY	10/17/2025	BULKY WASTE \$	8767669
88235	HARTLEY	1601	LADY GREY	10/10/2025	BULKY WASTE \$	8759402
89242	LEWIS	1309	HONEY BLOSSO	10/17/2025	BULKY WASTE \$	8765966
89318	NGUYEN	14728	BRUNO	10/3/2025	BULKY WASTE \$	8731737
101761	GARCIA	1813	GOLDEN SUNRI	10/31/2025	BULKY WASTE \$	8782234

106474	DOMINGUEZ	421	SWEET LEAF	10/17/2025	BULKY WASTE	\$8766439
110345	CANELA	1305	TEA LEAF	10/10/2025	BULKY WASTE	\$8759187
129546	GARCIA	15201	VALERIAN TEA	10/24/2025	BULKY WASTE	\$8771656
131560	FRAZIER	805	JANE AUSTEN	10/17/2025	BULKY WASTE	\$8764476
156540	RADENBAUGH	14704	LAKE VICTOR	10/10/2025	BULKY WASTE	\$8758690
245083	KIRBY	408	LYNWOOD GOL	10/24/2025	BULKY WASTE	\$8772187
302713	HO	14504	JACKSON BROW	10/17/2025	BULKY WASTE	\$8765608
332751	MENDIETA	602	SAINT CINDYS	10/3/2025	BULKY WASTE	\$8729962
14470	NORTHTOWN N		VARIOUS LOCA	10/10/2025	BW PU/MATTR	8754470
14470	NORTHTOWN N		VARIOUS LOCA	10/10/2025	BW PU/MATTR	8754788
14470	NORTHTOWN N		VARIOUS LOCA	10/17/2025	BW PU/MATTR	8763524
14470	NORTHTOWN N		VARIOUS LOCA	10/17/2025	BW PU/MATTR	8764254
14470	NORTHTOWN N		VARIOUS LOCA	10/17/2025	BW PU/MATTR	8766719
14470	NORTHTOWN N		VARIOUS LOCA	10/24/2025	BULKY WASTE	\$8769540
14470	NORTHTOWN N		VARIOUS LOCA	10/24/2025	BW PU/MATTR	8769540
14470	NORTHTOWN N		VARIOUS LOCA	10/24/2025	BW PU/MATTR	8769540
14470	NORTHTOWN N		VARIOUS LOCA	10/31/2025	BULKY WASTE	\$8774794
14470	NORTHTOWN N		VARIOUS LOCA	10/31/2025	BW PU/MATTR	8774794
						47

Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
350325	BECERRA	13912	CONNER DOWN	10/28/2025	96G RES TRASH	8778536
68659	EASLEY	1213	BATTENBURG	10/9/2025	96G RES RECY C	8755062
70906	NGUYEN	15208	LANTERN	10/3/2025	96G RES TRASH	8731036
71397	CHAU	902	POLISHED STON	10/21/2025	96G RES TRASH	8770016
113252	JOHNS	813	SEBASTIAN	10/24/2025	96G RES TRASH	8773220
116977	PALACIOS	700	JANE AUSTEN	10/24/2025	96G RES RECY C	8771535
197014	LUNA	1105	GREY CASTLE	10/15/2025	96G RES RECY C	8764923
349776	MANGLA	612	SAINT CINDYS	10/14/2025	96G RES TRASH	8762358
349776	MANGLA	612	SAINT CINDYS	10/14/2025	96G RES RECY C	8762358
						9

Misses

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61871	CASTRO	907	CASTLETON	10/13/2025	96G RECY MISS	8762702
71106	GASPAR	13804	LOTHIAN	10/14/2025	96G TRASH MIS	8762484
71845	WALLACE	309	WILD SENNA	10/7/2025	96G TRASH MIS	8755656
76673	GREEN	14800	EARL GREY	10/24/2025	96G TRASH MIS	8777121
77160	GILLESPIE	14904	HYSON	10/24/2025	96G TRASH MIS	8775726
128914	FOSTER	14604	HYSON	10/10/2025	96G TRASH MIS	8756485

						6
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Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61716	MARTINEZ	14924	ANTIQUE FINISH	10/10/2025	SWAP 9T CART	8759897
61825	NEEMAN	13910	CAMBOURNE	10/24/2025	SWAP 9T CART	8769514
61827	SAMTER	13912	CAMBOURNE	10/10/2025	SWAP 9T CART	8732937
70193	TIJERINA	14034	GOLDEN FLAX	10/24/2025	SWAP 9Y CART	8766682
70305	LOVELESS	708	BATTENBURG	10/17/2025	SWAP 9T CART	8765024
70936	KELLERMAN	14425	LEMONGRASS	10/3/2025	SWAP 9T CART	8732934
71106	GASPAR	13804	LOTHIAN	10/31/2025	SWAP 9T CART	8777783
71159	PRICE	13937	MARICELLA	10/3/2025	SWAP 9T CART	8732933
71661	REHMAN	14305	TEACUP	10/17/2025	SWAP 9T CART	8760974
73647	SUNDOWN LEE	408	TUDOR HOUSE	10/17/2025	SWAP 9T CART	8762563
74238	SONDHI	401	TUDOR HOUSE	10/3/2025	SWAP 9T CART	8732930
85541	NGO	14716	HARCOURT HO	10/24/2025	SWAP 9T CART	8768806
87817	GOMEZ	1124	TEAPOT	10/24/2025	SWAP 9T CART	8768680
88235	HARTLEY	1601	LADY GREY	10/17/2025	SWAP 9Y CART	8762577
88602	RHEMANN	1401	ORANGE SPICE	10/17/2025	SWAP 9Y CART	8749079
95286	PHAM	1104	PEPPERMINT	10/17/2025	SWAP 9T CART	8765027
113252	JOHNS	813	SEBASTIAN	10/17/2025	SWAP 9T CART	8762561
116977	PALACIOS	700	JANE AUSTEN	10/24/2025	SWAP 9T CART	8771534
122186	KURIAKOSE	14509	NARUNA	10/10/2025	SWAP 9T CART	8754809
126845	CASTRO	14412	LEWIS CARROLL	10/17/2025	SWAP 9T CART	8762558
148058	KURIAN	1036	OATMEAL	10/17/2025	SWAP 9T CART	8765030
151529	CURRY-PAL	1005	STRICKLING	10/17/2025	SWAP 9T CART	8764673
						22

Cart Terms

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
70879	SURY	15005	LANTERN	10/24/2025	CART 9T TERM	8773021
113252	JOHNS	813	SEBASTIAN	10/24/2025	CART 9Y TERM	8772683
						2



QUOTE #:	BJSQ1235
DATE:	Nov 5, 2025

**BJ's Park & Recreation
Products**

4003 Briar Lane , ,
Magnolia, TX 77354

Phone: 800-392-6258
Fax: 281-356-1802

Sold To:

Northtown MUD
Sam Gultzo
700 East Wells Branch Pkwy.
Pflugerville, TX 78660
sgultzo@northtownmud.org
Phone: 501-351-5960

Ship To:

Northtown MUD
Sam Gultzo
700 East Wells Branch Pkwy.
Pflugerville, TX 78660
sgultzo@northtownmud.org
Phone: 501-351-5960

P.O. Number	Payment Terms	Valid Through
	Net 30 W/Approved Credit	Dec 5, 2025

Qty	Part Number	Mfg	Description	Unit Price	Ext. Price
5	LR300D	Wabash Valley	Signature 32 Gallon Plasticsol-Coated Steel Receptacle - Diamond - Portable-Green	\$393.00	\$1,965.00
5	FT100N	Wabash Valley	Receptacle Accessories Powder-Coated Steel Flat Top Lid 8" Diameter Inward Opening-Green	\$137.00	\$685.00
1	BJSD		BJ's Special Discount	-\$132.50	-\$132.50

Qty	Part Number	Mfg	Description	Unit Price	Ext. Price
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Please contact me if I can be of further assistance.

SubTotal	\$2,517.50
Tax	\$0.00
Shipping	\$400.00
TOTAL	\$2,917.50

NOTE: Quote does not include assembly, installation, or inside delivery unless so noted. Equipment is shipped via common carrier or UPS, customer assumes responsibility for unloading and storage of equipment (help may be needed).

Should lift gate services or inside delivery be required, there are charges for these services from the common carrier. These services must be requested at the time of quote. Upon delivery any damaged or missing freight must be noted on the bill of landing at the time of delivery in order to file a freight claim. Call BJ's immediately with a list of items needed for replacement. If installation service is being provided by BJ's, the installer will take delivery of the product and be responsible for the inspection of the product. Terms are: government agencies, net 30 days, all others 25% deposit, balance net 30 days with approved credit (contractors must supply bond information). Accounts over 30 days are subject to

1-1/2% service charge per month or the maximum rate allowed by law, whichever is greater. BJ's Park & recreation Products will be entitled to recover attorney fees in the event it files suit to enforce any terms herein or to collect any sum herein. We also accept credit cards, however a merchant fee is applicable and will be added to the quote. Prices quoted do not include permits or bonding unless so noted on this proposal. BJ's Park & Recreation Products standard insurance coverage shall apply. Should additional coverage be required, the excess cost will be passed onto the customer. If installation is included, installation price is for normal soil conditions with no obstructions, including utilities. Should obstructions, rocks, excessive hard soils, water, or utilities be encountered, work will be stopped until an agreeable solution is formalized. A trip charge will be charged to the customer if work is stopped and not resumed the same day.

This proposal is valid for 30 days. Venue for any disputes arising from this quote, order, or the payment of any sum indicated herein shall be Montgomery County, Texas, and buyer submits to the jurisdiction to the courts of Montgomery County, Texas, for any disputes arising from these terms. By signing this agreement, customer agrees to the terms and conditions within.

Accepted by Signature: _____

Printed Name: _____

P.O. Number: _____

Date: _____



1340 Airport Commerce Dr #425
Austin, TX 78741
210.836.3950
goalterman.com

WIRED FOR EXCELLENCE

October 30th, 2025

Proposal # AUS-T-250221

Northtown MUD

Mona Oliver

Repair cameras at the dog park.

14401 Harris Ridge Blvd, Pflugerville, TX 78660

Scope of work- Remove the existing wireless point-to-point solution used for pole cameras. Alterman will utilize the existing 120V power wiring to install a network connection with a 48V power source, establishing a hardwired connection from the cameras to the Axis server. A new underground HDPE conduit will be installed for the shed camera to provide both network and power connections. Alterman will also configure the security cabinets with new cabling and install power transformers to maintain power for the pole lights.

- (1) new underground HDPE raceway for Shed Camera connection
- (3) power inverters to maintain 120V light operations
- (3) 48V power supplies for pole cameras
- (1) OSP CAT6 run with extended capacity for shed camera
- (1) demo shed solar system
- Material for relocating and mounting devices.
- Lift for working high cameras/radios.
- Programming and commissioning.
- 1-year installation and workmanship warranty.
- Alterman will provide documentation and asbuilts at completion.

Clarifications and Exclusions-

- Landscaping by owner.
- New equipment, radios, cameras.
- Cabling or connectors not mentioned above.

Special Qualifications and/or Clarifications:

- 1) The price is valid for 30 days from the date of this proposal. Acceptance beyond 30 days may require Alterman to present a revised proposal due to price fluctuations of



1340 Airport Commerce Dr #425
Austin, TX 78741
210.836.3950
goalterman.com

WIRED FOR EXCELLENCE

materials.

- 2) Proposal is contingent on execution of a mutually acceptable contract and project schedule or approval by authorized customer representative.
- 3) 10% of the project will be billed prior to mobilizing.
- 4) Alterman will bill progressively based on planning, procurement, and labor activities.

Standard Exclusions

- 120Vac power.
- Basket Tray, EMT raceways, junction boxes or conduit sleeves.
- Cutting, patching, ceiling tile repair and painting walls and/or concrete.
- Roof penetrations and seals.
- Access doors.
- Formed concrete.
- BIM & 3D Modeling.
- Incoming service provider fees and/or equipment.
- Billing portal fees.
- Premium time (hours outside of Monday through Friday, 7am to 5pm).
- Liquidated damages or consequential damages.
- Bond (available pricing provided pending final award value).
- Special owners provided insurance.
- Sales or Use Tax.

Base Price - \$24,060

We appreciate the opportunity to submit the above proposal. If you have any questions, please do not hesitate to call me.

Sincerely,

Alterman Inc.,

Jason Loff

Associate Director of Technologies



1340 Airport Commerce Dr #425
Austin, TX 78741
210.836.3950
goalterman.com

WIRED FOR EXCELLENCE

I, the undersigned authorized representative, hereby accept this proposal, along with the terms and conditions linked hereto, and give Alterman notice to proceed.

Signature: _____ Date: _____

Print Name: _____

Print Title: _____

camera equipment. Add an inverter to the 48V to power the pole lights.

Stoney Creek Park
Shade grass areas with a dog park

Northtown Park DGC

Dean's List Dog Training & Services

Northtown Dog Park

Northtown Disc Golf Course

1

2

3

New underground conduit with wire.

267'-4 1/4"



40th Anniversary Party

NTE \$5000.

DATE	Item	Amount
8/20/2025	Water bottles for attendees	\$15.82
8/28/2025	Double sided bandit signs for neighborhood (15)	\$207.00
9/8/2025	Face Painter/Balloon artist	\$900.00
working	DJ (working on contract with Carter)	\$895.00
10/13/2025	Bounce house	\$295.36
10/14/2025	Decorations	\$63.67
10/15/2025	Required TML insurance waiver for bounce house	\$104.00
	Total	\$2,480.85

November 19th, 2025

Northtown MUD

Mona Oliver, District Manager
700 E. Wells Branch Parkway
Pflugerville, TX 78660
moliver@northtownmud.org
512.716.0759

Re: Parks 2025-2026 CIP Projects - Northtown MUD
Progress Report for Professional Landscape Architecture Services

Work Done In Past 30 Days:

- Task 01 - Shade Sails Project: Construction oversight of shade sail installation by Whirlix for all three playgrounds.
- Task 02 - Trail Gaps Project: Held Pre-Con meeting attended by NTMUD, Fazzone (contractor), and Studio 16:19; Finalize contract between NTMUD and Fazzone.
- Tasks 10-12 - Executed task orders for continued Project Coordination and Management for the new fiscal year, District Signage implementation plan, and Settlers Meadow West implementation plan, per MUD request.

Work Scheduled Over Next 30 Days:

- Task 01 - Shade Sails Project: Conduct Punch List and Close Out project after any punch list items are addressed at all three playgrounds.
- Task 02 - Trail Gaps Project: Construction oversight to begin once Notice to Proceed has been issued to Fazzone.
- Task 11 - Signage Implementation Plan: Conduct Parks & Maintenance Committee Meeting to address all NTMUD feedback prior to preparation of bid documents.
- Task 12 - Settlers Meadow West: Begin Due Dilligence & Site Analysis of the site.

Attachment A: CIP Park Projects Task schedule - Task 00 through Task 12.

PROJECT TASKS

2025 CIP TASKS

01- PLAYGROUND SHADE SAILS

02- TRAIL GAPS AND
MISCELLANEOUS PARK
IMPROVEMENTS

2026 CIP TASKS

10- PROJECT COORDINATION
(FISCAL YEAR 2025-2026)

11- DISTRICT SIGNAGE
IMPLEMENTATION PLAN

12- SETTLERS MEADOW
WEST - TEMPORARY
IMPLEMENTATION PLAN

Respectfully submitted,

studio 16:19 LLC

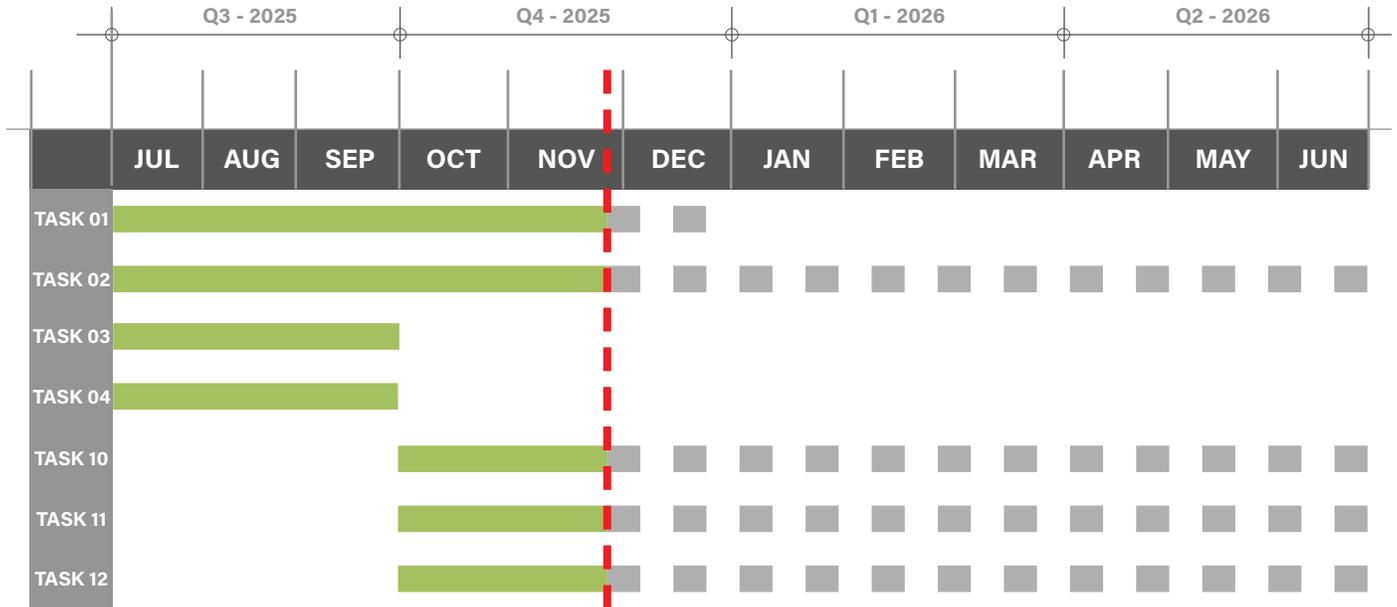
Date: 11/19/25



Brent A. Baker, PLA, ASLA, CLARB
principal partner + founder

Item No. 6(h)

Attachment A: CIP Park Projects Task Schedule



DATE: November 11, 2025

TO: Northtown Municipal Utility District
Board of Directors

FROM: Scott J. Foster, P.E.

RE: Northtown MUD – Engineer’s Report for the November 2025 Board Meeting

Report from District Engineer, including:

a) Development Updates;

i) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements and construction agreements;

Phase 2 of the project is expected to start construction once the market conditions improve.

ii) Village at Northtown Multifamily (Edenbrook), including easements and restrictive covenants;

Construction has been completed.

iii) Avalon Bay Multifamily;

Construction started in September 2024 and is expected to last into mid-2027. The site plan amendment that was presented at the September 2025 Board Meeting was approved on November 2, 2025.

iv) JD’s Supermarket Dessau;

In May 2024, the project was resubmitted to the City of Austin with no changes in use were proposed. In July 2024, 360 PSI contacted the applicant and informed them that the construction of a waterline along Dessau Road is expected to be completed as part of their development. Plans were received in late March 2025 and comments were provided to the applicant on May 1, 2025. Updated Plans were received on late September 23, 2025 and comments were provided to the applicant on September 30, 2025.

v) Heatherwilde Office;

In August 2024, a service extension request and availability study has been completed for the anticipated construction of an office/warehouse (+/-45,000 SF) project along Heatherwilde Blvd. located to the north of John Henry Faulk. In December 2024, a site plan was filed with the City of Austin for construction of the project. Plans were received September 25, 2025 and comments were provided to the applicant on October 1, 2025. Updated plans were received on November 6 and comments issued on November 10. It is anticipated that easements and pond maintenance agreements will be brought for approval at the December Board meeting.

b) MS4 Compliance Matters;

The TCEQ approved the North Austin Stormwater Quality Coalition SWMP on August 20, 2025. The TCEQ is requiring a partial annual report for the previous permit be filed for the period prior to the new permit being issued. 360 PSI submitted the final annual report on November 10, 2025. Future annual reports will be submitted with the coalition,

A summary of compliance matters has been provided under separate cover.

c) Surplus Bond Matters;

Jones-Heroy & Associates, Inc. submitted the first surplus application in February 2025. The District's audit and the TCEQ's inspection have been completed. The Board approved the audit and the disbursement of funds at the July 2025 meeting. The disbursement is being finalized and expected to be completed in November 2025.

A second surplus bond application is pending which would include the developer's remaining projects. Additional information was previously requested from the developer and was not received. This information was requested in January 2025 and also includes a request on the status of the fire station tract. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application will be submitted in Q2 of 2026.

d) Howard at McCallen Pass/Heatherwilde - COA Proposed Intersection Improvements;

The City of Austin is in the process of completing the design of improvements at the Howard Lane and Heatherwilde Blvd intersection. The City reached out to the District to discuss the project and the potential need for an easement or license agreement for improvements that will encroach onto District property at the northeast corner of the intersection. There are no impacts anticipated to any existing District facilities. The COA presented the project to the District at the June meeting and they provided additional information at the July meeting. At the July meeting, the Board authorized negotiations for the requested easement and the information from the City is pending. An update provided in September 2025 indicated that they were still working on the legal documents.

**DECLARATION OF MAINTENANCE COVENANTS
FOR STORMWATER STRUCTURAL CONTROLS**

This **DECLARATION OF MAINTENANCE COVENANTS FOR STORMWATER STRUCTURAL CONTROLS** (this “Declaration”) is entered into effective as of _____, 2025 (the “Effective Date”), by and between **ARS CROSSINGS PRISTINE, LLC**, a Texas limited liability company (“Declarant”) and **NORTHTOWN MUNICIPAL UTILITY DISTRICT** (the “District”).

RECITALS

A. Declarant is the owner of the real property described on **Exhibit “A”** attached hereto and incorporated by reference (the “Property”).

B. Declarant intends to construct and thereafter maintain stormwater structural controls (the “Controls”) on the Property, including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds, and other devices and measures, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the District’s municipal separate storm sewer system (MS4).

C. To ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant desires to impose upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

1. Covenants Running with the Land. Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.

2. Declarant’s Responsibility to Construct and Maintain. Declarant will be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair, and inspection of the Controls in compliance with this Declaration, the “Stormwater Structural Controls Maintenance Plan” attached hereto as **Exhibit “B”** and incorporated by reference, the District’s Stormwater Management Program (SWMP), and the District’s rules and regulations, as may be amended from time to time (the “District Requirements”). Inspections conducted by Declarant, its successors and assigns will follow the format of the “Stormwater Structural Controls Maintenance Inspection Checklist” attached hereto as **Exhibit “C”** and incorporated by reference. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives

of appropriate governmental authorities.

3. Location of the Controls. The Controls will be located on, over, across, or under the Property.

4. Inspection by District. The District, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with the District Requirements, and if necessary or desirable, to maintain the Controls as provided under Paragraph 6 below. The District has no responsibility for the maintenance of the Controls. In no event will this Declaration be construed to impose any such obligation on the District.

5. Maintenance of Controls. The Declarant will be entirely responsible for all maintenance activities associated with the Controls. The Declarant will implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation of 25% or more of the original design capacity, excessive growth of vegetation/trees, and/or if written notice from the District is issued requesting maintenance on the Controls. The Declarant will remove any encroachments located within the Controls, such as tents, fences, or other improvements. The Declarant will remove any graffiti located on the Controls and will repair the Controls in the event they are damaged by vandalism. The Declarant will retain documentation of all maintenance activities and inspections performed on the Controls and make the records available to the District for review upon request.

6. Failure to Maintain. If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Controls at the Declarant's expense. Declarant will reimburse the District within 10 days from receipt of written demand from the District all costs incurred by the District together with interest thereon from the date incurred by the District at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum, until paid in full. Nothing in this paragraph or this Declaration, will create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.

7. Conflicts. The District Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the District Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is and will be deemed to be revised so as to conform to the provisions of the District Requirements as they may exist from time to time and are applicable to the Property or any part thereof.

8. Successors and Assigns Bound. Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the District's access to the Controls, the District's rights of ingress and egress to the Controls and the District's right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration will be binding upon the Declarant, its

successors and assigns, and any future owners of the Property. Every person who now or hereafter owns or acquires any right, title, or interest in or to any portion of the Property is and will be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors, and assigns of such party.

9. Negation of Partnership. None of the terms or provisions of this Declaration will be deemed to create a partnership between or among Declarant and the District or any owners, mortgagees, occupants, or otherwise; nor will it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended nor will it be construed to create any third party beneficiary rights in any person, except as expressly stated herein.

10. Enforcement. If any person or entity of any type violates or attempts to violate this Declaration, it will be lawful for the District or its successors to prosecute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. Violation of this Declaration will additionally constitute a violation of the District Requirements, as may be amended from time to time, and in the event of such violation, the District may implement enforcement measures or assess penalties as permitted thereunder. The failure at any time to enforce this Declaration by the District or its successors whether any violations hereof are known or not, will not constitute a waiver or estoppel of the right to do so in the future.

11. Entire Agreement. This Declaration contains all the representations and the entire agreement of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements or superseded by this Declaration. The provisions of this Declaration will be construed as a whole according to their common meaning and not strictly for or against Declarant.

12. Notices. All notices and approvals required or permitted under this Declaration will be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. Date of service of notice will be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.

13. Governing Law; Performance. This Declaration and its validity, enforcement, and interpretation will be governed by the laws of the State of Texas, without regard to any conflict of laws principles, and applicable federal law. This Declaration is performable only in the county in which the Property is located.

14. Amendment. This Declaration may not be amended or abrogated in part or whole without the express written consent of the District.

15. Gender and Grammar. The singular wherever used herein will be construed to mean or include the plural when applicable, and the necessary grammatical changes required to

make the provisions hereof apply either to corporations or other entities or individuals, male or female, will in all cases be assumed as though in each case fully expressed.

16. Titles. The titles of sections contained herein are included for convenience only and will not be used to construe, interpret, or limit the meaning of the term or provision contained in this Declaration.

17. Recording of Agreement. This Declaration will be recorded in the official public records of the county in which the Property is located and will constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

[SIGNATURE PAGE FOLLOWS]

APPROVED AS TO FORM AND CONTENT

DISTRICT:

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT,**
a political subdivision of the State of Texas

By: _____
Brenda Richter
President, Board of Directors

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this, the _____ day of _____, 2025, by Brenda Richter, President of the Board of Directors, Northtown Municipal Utility District, a political subdivision of the State of Texas, on behalf of said district.

[SEAL]

Notary Public in and for the State of Texas

CONSENT AND SUBORDINATION OF LIENHOLDER

Lone Star National Bank, a federal charter bank ("*Lienholder*"), is the present legal and equitable owner and holder of certain indebtedness of **ARS Crossings Pristine, LLC**, a Texas limited liability company ("*Borrower*"), joins in this Declaration of Maintenance Covenants for Stormwater Structural Controls (the "*Declaration*") for the sole purpose of consenting to the Declaration and subordinating any liens it may have securing indebtedness of Borrower payable to Lender to the Declaration. The undersigned has the authority to execute this Consent and Subordination of Lienholder on behalf of Lender.

LIENHOLDER:

LONE STAR NATIONAL BANK,
a federal charter bank

By: _____
Name: _____
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was executed before me on this ____ day of _____, 2025, by _____, _____, Lone Star National Bank, a federal charter bank, on behalf of said charter bank.

(seal)

Notary Public Signature

EXHIBIT "A"
PROPERTY

Lot 1, Block A, ARS HEATHERWILDE, a subdivision in Travis County, Texas according to the plat thereof recorded under Document No. 202500161 of the Official Public Records of Travis County, Texas.

EXHIBIT “B”
STORMWATER STRUCTURAL CONTROLS MAINTENANCE PLAN

Year 1

- 1) Detention Basin must be monitored monthly to ensure that sufficient vegetation has been established. Eliminate invasive plants at the soonest possible time. Hand weeding and pruning is the preferred method for removing invasive plants; however spot applications of appropriate herbicides may be utilized. Determination of herbicide use and application must be completed by certified applicators and all manufacturer’s recommendations must be followed.
- 2) Monitor the basin following rain events to ensure that it drains completely within a 72-hour period, or per the design specifications. If the basin does not drain as designed, identify the cause. Corrective measures may be necessary to mitigate drainage issues.
- 3) Mowing should be conducted on a routine basis to control the growth of invasive species. During the first year, vegetation should be mowed no shorter than 6” and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 4) Inspect inlet and outlet structures on a monthly basis to ensure proper function.

Year 2 and Beyond

- 1) Mowing must be conducted on a routine basis to control the growth of invasive species. Vegetation should be mowed no shorter than 4” and mowing activities should be conducted prior to the maturation of invasive species into seed form. Mowing activities should not be conducted during wet conditions.
- 2) Monitor the basin on a routine basis for overall performance. If basin does not drain within a 72- hour period or per the design specifications, identify the cause. Consult with the design engineer if necessary to perform corrective actions.
- 3) Conduct annual inspection of basin to identify erosion/instability issues, evidence of animal burrowing, excessive vegetation growth, accumulations of trash/debris, drainage issues, mechanical failures, and excessive accumulations of sediment. Complete maintenance inspection checklist and retain on file (see attachment).
- 4) Perform any necessary maintenance activities to ensure that the basin continues to function according to the original design specifications.

EXHIBIT “C”
STORMWATER STRUCTURAL CONTROLS
MAINTENANCE INSPECTION CHECKLIST

[see attached]

Stormwater Structural Controls Maintenance Inspection Checklist

Pond: _____ Date: _____ Inspected by: _____ Location: _____

General Observations:

Is water flowing? Yes No Standing water? Yes No Depth: _____ Comments: _____

Any obstructions or sediment accumulations in the pond that could affect performance? Yes No _____
(Sedimentation of 25% or more of total designed capacity requires maintenance)

Pond Conditions:

Does the pond sides/slopes/bottom show signs of settling, cracking, sloughing or other problems? Yes No _____

Do the embankments, emergency spillway (if applicable), or side slopes show any erosion or instability? Yes No _____

Is there any evidence of animal burrowing or other activity that could contribute to instability or increased erosion? Yes No _____

Is there evidence of encroachment, improper use, or vandalism of the pond? Yes No _____

Do vegetated areas need mowing? Yes No Are there areas that need to be re-vegetated? Yes No _____
 Mowed today Will schedule mowing Will schedule re-vegetation activities

Do vegetated areas need thinning, i.e. cattails, willows, trees? Yes No Thinned today Will schedule thinning

Is there accumulation of trash, debris and/or litter to be removed? Yes No Removed today Will schedule removal

Any signs of vandalism or other activity that could affect performance of the pond? Yes No _____

If permanent pool, any visible pollution? Yes No _____ Erosion at high water mark? Yes No _____

Abnormally high water level? Yes No _____ Unusual Algae blooms? Yes No _____
(May indicate obstruction at orifice, or trash rack; verify outlet structure operating properly) (May signal too many nutrients in runoff; identify dog activity and clippings management; will need monitoring)

Structural Components:

Are the pipes/inlets going into or out of the pond clogged or obstructed? Yes No _____

Is the outfall channel from the pond functioning appropriately? Yes No _____

Is the inflow trickle channel working properly? Yes No _____

Is the orifice and/or trash rack obstructed? Yes No _____

Is the outfall channel, trickle channel or other conveyance in need of repair? Yes No _____

Are the manholes, frames, and covers associated with the outfall channel in appropriate condition? Yes No _____

Do any safety features, such as fences, gates or locks need repair or replacement? Yes No _____

Plan of Action:

If answered **YES** to any of the above, the following is an anticipated *Maintenance Needs Action List*:

- Total number of concerns: _____ Need more monitoring (Anticipated schedule to re-visit; identify what will trigger action)
- (Yes answers) _____ Need routine repair (Approximate schedule for repairs; date of follow-up to re-inspect)
- _____ Need immediate repair (Take action if correct equipment on site; or contact supervisor)

Signature

Northtown Municipal Utility District

November 19, 2025

Review Cash Activity Report, including Receipts and Expenditures

Action Items:

Approval of director and vendor payments

Approve funds transfers:

Logic Operating Account to ABC Bank Manager's Account:	\$ 282,258.95
Logic Operating Account to ABC Bank Manager's Account:	63,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	13,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	100,000.00

Cash Activity Reports

**Northtown Municipal Utility District
Cash Activity Report - ABC Bank Operating Account
October 31, 2025 - November 19, 2025**

General Fund
Operating Account

Cash Balance - October 31, 2025	32,548.56
--	------------------

Subsequent Activity	625.00
----------------------------	---------------

Cash Receipts	Facility Rental	425.00
Cash Receipts	Reimburse - CombatBet Coings	200.00
	Total Subsequent Activity	<u>625.00</u>

Projected Balance as of November 19, 2025	\$ 33,173.56
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Northtown Municipal Utility District
Cash Activity Report - ABC Bank Manager's Account
September 30, 2025 - November 19, 2025

		General Fund Manager's Account
Cash Balance - September 30, 2025		\$ 275,037.95
Subsequent Activity		22,220.59
Transfers approved at the October 28, 2025 Meeting		938,628.79
Expenditures Approved at the October 28, 2025 Meeting		(867,609.14)
Payroll Expenses	Payroll and Payroll Taxes	(47,648.28)
Ramona Oliver	Expense Reimbursement	(1,150.78)
	Total Subsequent Activity	22,220.59
Cash Balance - October 31, 2025		\$ 297,258.54
Subsequent Expenditures		(60,447.69)
Payroll Expenses	Payroll and Payroll Taxes	(24,157.36)
SiteOne Landscape Supply	Wood Fiber Playground Chips	(32,816.80)
TML Intergovernmental Risk Pool	Insurance 2025-2026 - GL Add'l	(101.92)
Victor O. Schinnerer & Co., Inc.	Crime Policy 12/2025-12/2026	(1,028.00)
Charter Communications	Park Internet - October 2025	(140.39)
Maute, Kyle	Facility Rental Deposit Refund	(600.00)
Petty Cash	Expense Reimbursement	(486.00)
Ramona Oliver	Expense Reimbursement	(1,117.22)
	Total Subsequent Activity	(60,447.69)
Expenditures to be Approved at November 19, 2025 Meeting		(282,258.95)
Armbrust & Brown, P.L.L.C.	Legal Fees - October 2025	(2,482.54)
Bott & Douthitt, P.L.L.C.	Accounting Services - October 2025	(8,223.56)
CombatBet	Ceramic Coins - K9	(915.00)
Crossroads Utility Services	Operations - October 2025	(84,480.61)
LJA Engineering, Inc.	SWMP Implementation	(521.50)
Ramona Oliver	Expense Reimbursement	(335.57)
Texas Disposal Systems, Inc.	Garbage Fees - October 2025	(84,780.00)
TexaScapes	Landscape Maintenance	(96,500.17)
Travis County Sheriff's Department	Security Patrol Vehicle	(3,220.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
	Total Expenditures	(282,258.95)
Subtotal		(45,448.10)
Transfers to be approved		345,258.95
Transfer for expenditures approved 11/19/2025 from Logic Operating		282,258.95
Transfer Funds from Logic Operating		63,000.00
Projected Balance as of November 19, 2025		\$ 299,810.85

Northtown Municipal Utility District
Cash Activity Report - ABC Bank Customer Refund Account
September 30, 2025 - November 19, 2025

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
Cash Balance - September 30, 2025		6,897.68
Subsequent Activity		16,505.25
Transfer approved October 28, 2025 Board Meeting		20,000.00
Customer Refunds	Customer Refunds	<u>(3,494.75)</u>
	Total Activity	<u>16,505.25</u>
Cash Balance - October 31, 2025		\$ 23,402.93
Expenditures to be Approved at November 19, 2025 Meeting		(7,030.44)
TXU Energy	Office Electric- October 2025	(1,632.76)
TXU Energy	Street Lights - October 2025	(737.50)
City of Austin	13908 1/2 Spring Heath Rd - 10/2025	(94.55)
City of Austin	14210 1/2 Dessau Rd - 10/2025	(2,315.72)
City of Austin	14906 1/2 Dessau Rd - 10/2025	(143.28)
City of Austin	14401 1/2 Harris Ridge Blvd 10/2025	(37.57)
City of Austin	13701 Greinert Dr. 10/2025	(39.65)
City of Austin	14401 Harris Ridge Blvd 10/2025	(882.60)
City of Austin	13903 Cambourne Dr 10/2025	(417.65)
City of Austin	13601 Cambourne Dr 10/2025	(37.03)
City of Austin	14109 Maricella Ln 10/2025	(36.49)
City of Austin	13921 John Henry Faulk Dr. - 10/2025	(92.16)
City of Austin	13806 Letti Ln 10/2025	(412.66)
City of Austin	804 1/2 Burnsall Gates Dr 10/2025	<u>(150.82)</u>
	Total Expenditures	<u>(7,030.44)</u>
Subtotal		16,372.49
Transfers to be approved - from TexPool Operating Account		13,000.00
Projected Balance as of November 19, 2025		\$ 29,372.49

**Northtown Municipal Utility District
Cash/Investment Activity Report
October 31, 2025 - November 19, 2025**

	Interest Rate	Maturity Date	Balance 10/31/2025	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 11/19/2025	Projected Balance 11/19/2025
General Fund -								
ABC Bank - Operating Account	0.0000%	N/A	\$ 32,548.56	\$ 625.00	\$ -	\$ 33,173.56	\$ -	\$ 33,173.56
ABC Bank - Manager's Account	0.0000%	N/A	297,258.54	-	(342,706.64)	(45,448.10)	345,258.95 (1)(2)	299,810.85
ABC Bank - Customer Refunds	0.0000%	N/A	23,402.93	-	(7,030.44)	16,372.49	13,000.00 (3)	29,372.49
PNC Bank Lockbox	0.0000%	N/A	114,858.39	-	-	114,858.39	(100,000.00) (4)	14,858.39
Logic Operating - 01	4.0737%	N/A	9,781,247.54	-	-	9,781,247.54	(345,258.95) (1)(2)	9,435,988.59
TexPool Operating	3.9707%	N/A	11,985,272.47	-	-	11,985,272.47	87,000.00 (3)(4)	12,072,272.47
TexPool Fiscal Surety Trail Easement	3.9707%	N/A	120,380.07	-	-	120,380.07	-	120,380.07
Total - General Fund			22,354,968.50	625.00	(349,737.08)	22,005,856.42	-	22,005,856.42
Park Fund -								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	(49,950.00)	-	-	-
Logic - Park Fund - 02	4.0737%	N/A	54,599.30	-	-	54,599.30	-	54,599.30
TexPool Park	3.9707%	N/A	5,286.64	49,950.00	-	55,236.64	-	55,236.64
Total - Park Fund			109,835.94	49,950.00	(49,950.00)	109,835.94	-	109,835.94
Debt Service Fund -								
Logic - Tax Account	4.0737%	N/A	6,714.02	-	-	6,714.02	-	6,714.02
Logic - Debt Service	4.0737%	N/A	1,156,758.42	-	-	1,156,758.42	-	1,156,758.42
Total - Debt Service Fund			1,163,472.44	-	-	1,163,472.44	-	1,163,472.44
Capital Project Fund -								
Logic - SR 2011 CPF	4.0737%	N/A	2,895.98	-	-	2,895.98	-	2,895.98
TexPool - SR 2020 CPF	3.9707%	N/A	6,094,052.98	-	-	6,094,052.98	-	6,094,052.98
Total - Capital Project Fund			6,096,948.96	-	-	6,096,948.96	-	6,096,948.96
Total - All Funds			\$ 29,725,225.84	\$ 50,575.00	\$ (399,687.08)	\$ 29,376,113.76	\$ -	\$ 29,376,113.76

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 282,258.95
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 63,000.00
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Acct: 13,000.00
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 100,000.00

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

CARTER W. DEAN
(512) 435-2393
cdean@abaustin.com

November 4, 2025

VIA EMAIL

Tex Aust Limited Partnership
c/o RHP Properties, Inc.
31200 Northwestern Highway
Farmington Hills, Michigan 48334
Attn: Charlene Stefanski
cstefanski@rhp.com

Re: True-Up of Payments under Tri-Party Agreement between Northtown Municipal Utility District (the "District"), the City of Austin, Texas (the "City"), and Aus-Cal, L.L.C., Tex Aust Limited Partnership, and Dessau Fountains Estates, L.L.C. (collectively, "Dessau")

Dear Ms. Stefanski:

As you know, I serve as general counsel to Northtown Municipal Utility District. The District has received your various letters and emails requesting information relating to payments made by Dessau under the Tri-Party Agreement and seeking a true-up. In response, please find attached the documents responsive to your requests, as follows:

- (i) an accounting of all invoices submitted to Dessau since 2009, which corresponds with the payments made;
- (ii) documents from the City of Austin providing guidance regarding calculating living unit equivalents ("LUEs"), which the District follows;
- (iii) documents regarding the District's determination of LUEs served by the Dessau Lift Station over time; and
- (iv) depictions of the service area of the Dessau Lift Station over time.

Based on a review of the existing documentation, the District's engineer and bookkeeper have determined that the District has charged, and Dessau has paid, \$184,343.71 for a 33.5% pro rata share of the Dessau Lift Station's operations and maintenance expenses (the "Pro Rata Share") from the Effective Date of the Tri-Party Agreement through June 2025. Beginning in 2020, new connections were made to the Dessau Lift Station in connection with development within the District. As a result, Dessau's Pro Rata Share has decreased to 32.4%. While the Pro Rata Share has changed multiple times since 2020, for administrative simplicity, the District will apply the current 32.4% Pro Rata Share retroactively to January 2020, which results in a \$6,053.08 overpayment from January 2020 through June 2025. Additionally, the District's bookkeeper has confirmed that Dessau was erroneously billed the recurring \$2,000 debt service payment from January 2021 through November 2021, totaling \$22,000.

Item No. 10(a)

In the same vein, during its review of the requested true-up, the District discovered that certain operations and maintenance expenses may have been inadvertently omitted from invoices to Dessau. Please be advised that, upon completion of this review, there may be additional operations and maintenance expenses payable by Dessau.

The District appreciates your patience and regrets any confusion caused by past billing complications. It values its relationship with Dessau and wishes to resolve this matter cooperatively. Accordingly, the District's engineer, bookkeeper, and I would like to schedule a videoconference to discuss a true-up of payments under the Tri-Party Agreement. Please let me know if you are amenable, and I will arrange the meeting.

Sincerely,

ARMBRUST & BROWN, PLLC

A handwritten signature in black ink, appearing to read 'C. Dean', written in a cursive style.

Carter W. Dean

Northtown M.U.D.
Invoices for Dessau Fountains
All Transactions

Num	Date	Due Date	Amount
1347	07/31/2025	07/31/2025	9,326.74
1344	04/23/2025	04/23/2025	5,970.05
1343	03/04/2025	03/04/2025	11,321.51
1341	09/30/2024	12/31/2024	36,896.35
1340	09/30/2023	09/30/2023	15,025.14
1332	04/30/2023	04/30/2023	13,787.88
1329	09/30/2022	09/30/2022	17,938.26
1317	11/30/2021	11/30/2021	2,000.00
1314	10/31/2021	10/31/2021	2,000.00
1313	09/30/2021	09/30/2021	2,000.00
1316	09/30/2021	09/30/2021	48,705.49
1311	08/31/2021	08/31/2021	2,000.00
1310	07/31/2021	07/31/2021	2,000.00
1309	06/30/2021	06/30/2021	2,000.00
1308	05/31/2021	05/31/2021	2,000.00
1307	04/30/2021	04/30/2021	2,000.00
1302	03/31/2021	03/31/2021	2,000.00
1301	02/28/2021	02/28/2021	2,000.00
1300	01/31/2021	01/31/2021	2,000.00
1299	12/31/2020	12/31/2020	2,000.00
1298	11/30/2020	11/30/2020	2,000.00
1294	10/31/2020	10/31/2020	2,000.00
1293	09/30/2020	09/30/2020	2,000.00
1297	09/30/2020	09/30/2020	25,372.29
1291	08/31/2020	08/31/2020	2,000.00
1290	07/31/2020	09/29/2020	2,000.00
1289	06/30/2020	06/30/2020	2,000.00
1288	05/31/2020	05/31/2020	2,000.00
1287	04/30/2020	04/30/2020	2,000.00
1284	03/31/2020	03/31/2020	2,000.00
1283	02/29/2020	02/29/2020	2,000.00
1280	01/31/2020	01/31/2020	2,000.00
1279	12/31/2019	12/31/2019	2,000.00
1277	11/30/2019	11/30/2019	2,000.00
1276	10/31/2019	10/31/2019	2,000.00
1275	09/30/2019	09/30/2019	2,000.00
1278	09/30/2019	12/27/2019	24,544.43
1272	08/31/2019	08/31/2019	2,000.00
1271	07/31/2019	07/31/2019	2,000.00
1270	06/30/2019	06/30/2019	2,000.00
1269	05/31/2019	05/31/2019	2,000.00
1267	04/30/2019	04/30/2019	2,000.00
1266	03/31/2019	03/31/2019	2,000.00
1263	02/28/2019	02/28/2019	2,000.00
1262	01/31/2019	01/31/2019	2,000.00
1261	12/31/2018	12/31/2018	2,000.00

Northtown M.U.D.
Invoices for Dessau Fountains
All Transactions

Num	Date	Due Date	Amount
1259	11/30/2018	11/30/2018	2,000.00
1257	10/31/2018	10/31/2018	2,000.00
1252	09/30/2018	09/30/2018	2,000.00
1260	09/30/2018	09/30/2018	36,663.22
1250	08/31/2018	08/31/2018	2,000.00
1249	07/31/2018	09/29/2018	2,000.00
1248	06/30/2018	06/30/2018	2,000.00
1246	05/31/2018	05/31/2018	2,000.00
1242	04/30/2018	04/30/2018	2,000.00
1240	03/31/2018	03/31/2018	2,000.00
1238	02/28/2018	02/28/2018	2,000.00
1237	01/31/2018	01/31/2018	2,000.00
1235	12/31/2017	12/31/2017	2,000.00
1234	11/30/2017	11/30/2017	2,000.00
1232	10/31/2017	10/31/2017	2,000.00
1229	09/30/2017	09/30/2017	2,000.00
1233	09/30/2017	09/30/2017	17,182.67
1228	08/31/2017	08/31/2017	2,000.00
1225	07/31/2017	07/31/2017	2,000.00
1222	06/30/2017	06/30/2017	2,000.00
1220	05/31/2017	05/31/2017	2,000.00
1219	04/30/2017	04/30/2017	2,000.00
1217	03/31/2017	03/31/2017	2,000.00
1214	02/28/2017	02/28/2017	2,000.00
1213	01/31/2017	01/31/2017	2,000.00
1210	12/31/2016	12/31/2016	2,000.00
1209	11/30/2016	11/30/2016	2,000.00
1205	10/31/2016	10/31/2016	2,000.00
1203	09/30/2016	09/30/2016	2,000.00
1208	09/30/2016	09/30/2016	18,569.74
1202	08/31/2016	08/31/2016	2,000.00
1201	07/31/2016	07/31/2016	2,000.00
1199	07/08/2016	07/08/2016	5,000.00
1200	06/30/2016	06/30/2016	2,000.00
1198	05/31/2016	05/31/2016	2,000.00
1196	04/30/2016	04/30/2016	2,000.00
1195	03/31/2016	03/31/2016	2,000.00
1194	02/29/2016	02/29/2016	2,000.00
1193	01/31/2016	01/31/2016	2,000.00
1191	12/31/2015	12/31/2015	2,000.00
1189	11/30/2015	11/30/2015	2,000.00
1188	10/31/2015	10/31/2015	2,000.00
1187	09/30/2015	09/30/2015	2,000.00
1190	09/30/2015	09/30/2015	12,548.75
1186	08/31/2015	08/31/2015	2,000.00
1185	07/31/2015	07/31/2015	2,000.00
1184	06/30/2015	06/30/2015	2,000.00

Northtown M.U.D.
Invoices for Dessau Fountains
All Transactions

Num	Date	Due Date	Amount
1182	05/31/2015	05/31/2015	2,000.00
1181	04/30/2015	04/30/2015	2,000.00
1179	03/31/2015	03/31/2015	2,000.00
1176	02/28/2015	02/28/2015	2,000.00
1174	01/31/2015	01/31/2015	2,000.00
1171	12/31/2014	12/31/2014	2,000.00
1169	11/30/2014	11/30/2014	2,000.00
1168	10/31/2014	11/30/2014	2,000.00
1175	10/31/2014	10/31/2014	36,965.99
1166	09/30/2014	09/30/2014	2,000.00
1163	08/31/2014	08/31/2014	2,000.00
1160	07/31/2014	07/31/2014	2,000.00
1157	06/30/2014	06/30/2014	2,000.00
1155	05/31/2014	05/31/2014	2,000.00
1153	04/30/2014	05/20/2014	2,000.00
1152	03/31/2014	03/31/2014	2,000.00
1150	02/28/2014	02/28/2014	2,000.00
1148	01/31/2014	01/31/2014	2,000.00
1146	12/31/2013	12/31/2013	2,000.00
1143	11/30/2013	11/30/2013	2,000.00
1141	10/31/2013	10/31/2013	2,000.00
1138	09/30/2013	09/30/2013	2,000.00
1144	09/30/2013	09/30/2013	8,527.13
1136	08/31/2013	08/31/2013	2,000.00
1133	07/31/2013	07/31/2013	2,000.00
1131	06/30/2013	06/30/2013	2,000.00
1128	05/31/2013	05/31/2013	2,000.00
1127	04/30/2013	04/30/2013	2,000.00
1125	03/31/2013	03/31/2013	2,000.00
1123	02/28/2013	02/28/2013	2,000.00
1119	01/31/2013	01/31/2013	2,000.00
1115	12/31/2012	12/31/2012	2,000.00
1109	11/30/2012	11/30/2012	2,000.00
1107	10/31/2012	10/31/2012	2,000.00
1104	09/30/2012	09/30/2012	2,000.00
1113	09/30/2012	09/30/2012	8,709.49
1114	09/30/2012	09/30/2012	26,397.43
1102	08/31/2012	08/31/2012	2,000.00
1099	07/31/2012	07/31/2012	2,000.00
1098	06/30/2012	06/30/2012	2,000.00
1095	05/31/2012	05/31/2012	2,000.00
1093	04/30/2012	04/30/2012	2,000.00
1086	03/31/2012	03/31/2012	2,000.00
1085	02/29/2012	02/29/2012	2,000.00
1083	01/31/2012	01/31/2012	2,000.00
1080	12/31/2011	12/31/2011	2,000.00
1077	11/30/2011	11/30/2011	2,000.00

Northtown M.U.D.
Invoices for Dessau Fountains
All Transactions

Num	Date	Due Date	Amount
1076	10/31/2011	11/15/2011	2,000.00
1075	09/30/2011	09/30/2011	2,000.00
1069	08/31/2011	08/31/2011	2,000.00
1070	08/31/2011	08/31/2011	707.27
1071	08/31/2011	08/31/2011	339.74
1072	08/31/2011	08/31/2011	334.95
1073	08/31/2011	08/31/2011	349.74
1068	07/31/2011	07/31/2011	2,000.00
1067	06/30/2011	06/30/2011	2,000.00
1066	05/31/2011	05/31/2011	2,000.00
1058	04/30/2011	04/30/2011	2,000.00
1059	04/30/2011	04/30/2011	346.46
1060	04/30/2011	04/30/2011	426.17
1061	04/30/2011	04/30/2011	368.54
1062	04/30/2011	04/30/2011	347.82
1057	03/31/2011	03/31/2011	2,000.00
1056	02/28/2011	02/28/2011	2,000.00
1055	01/31/2011	01/31/2011	2,000.00
1052	12/31/2010	12/31/2010	2,000.00
1053	12/31/2010	12/31/2010	896.13
1054	12/31/2010	12/31/2010	22,066.94
1050	11/30/2010	11/30/2010	2,000.00
1048	10/31/2010	10/31/2010	2,000.00
1051	10/31/2010	10/31/2010	11,454.47
1045	09/30/2010	09/30/2010	2,000.00
1046	09/30/2010	09/30/2010	727.58
1047	09/30/2010	09/30/2010	394.66
1049	09/30/2010	09/30/2010	677.04
1044	08/31/2010	08/31/2010	2,000.00
1039	07/31/2010	07/31/2010	2,000.00
1041	07/31/2010	07/31/2010	389.05
1042	07/31/2010	07/31/2010	2,000.00
1037	06/30/2010	06/30/2010	2,000.00
1038	06/30/2010	06/30/2010	1,622.31
1036	05/31/2010	05/31/2010	2,000.00
1035	04/30/2010	04/30/2010	2,000.00
1032	03/31/2010	03/31/2010	2,000.00
1033	03/31/2010	03/31/2010	542.44
1030	02/28/2010	02/28/2010	2,000.00
1027	01/31/2010	01/31/2010	2,000.00
1029	01/31/2010	01/31/2010	631.44
1025	12/31/2009	12/31/2009	2,000.00
1028	12/31/2009	12/31/2009	603.62
1024	11/30/2009	11/30/2009	2,000.00
1026	11/30/2009	11/30/2009	445.47
1021	10/31/2009	10/31/2009	2,000.00
1022	10/31/2009	10/31/2009	543.11

Northtown M.U.D.
Invoices for Dessau Fountains
All Transactions

Num	Date	Due Date	Amount
1019	09/30/2009	09/30/2009	2,000.00
1020	09/30/2009	09/30/2009	993.65
1017	09/18/2009	09/18/2009	349.02
1018	09/18/2009	09/18/2009	346.08
1016	08/31/2009	08/31/2009	2,000.00
1013	07/31/2009	07/31/2009	2,000.00
1014	07/31/2009	07/31/2009	541.71
1015	07/31/2009	07/31/2009	2,873.04
1010	06/30/2009	06/30/2009	2,000.00
1004	05/31/2009	05/31/2009	2,000.00
1006	05/31/2009	05/31/2009	3,311.64
1007	05/31/2009	05/31/2009	20,429.01
1008	05/31/2009	05/31/2009	803.96
1003	05/19/2009	05/19/2009	34,099.17
1000	04/30/2009	04/30/2009	2,000.00
1001	04/30/2009	04/30/2009	2,000.00
1002	04/30/2009	04/30/2009	2,000.00
Total			<u>797,414.79</u>



AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street, Suite 715
Austin, Texas 78701
(512) 972-0207 **fax: (512) 972-0251**



LIVING UNIT EQUIVALENT (LUE) GUIDANCE DOCUMENT

Definition: A living unit equivalent (LUE) is defined as the typical flow that would be produced by a single family residence (SFR) located in a typical subdivision. An LUE is assumed to represent 3.5 people living in a residence. For water requirements, this includes consumptive uses, such as lawn watering and evaporative coolers. The wastewater system does not receive all of these water flows, so the calculated flows differ between water and wastewater. The number of LUEs for a project is constant; only the water and wastewater flows are different.

WATER

Details on calculating the Water Utility Requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.2). The UCM is available online at:
http://www.amlegal.com/austin_techmanuals/

WASTEWATER

Details on calculating the Wastewater Utility Requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.4)
 For Service Extension Request (SER) projects the following Wastewater Peak Flow Factor can be used:

Peak Flow Factor = $[18+(0.0206 \times F)^{0.5}]/[4+(0.0206 \times F)^{0.5}]$, Maximum = 4

The Following LUE Conversions can be used to estimate flows for various development types (Use is Not Mandatory; if using other factors please explain how the factors better represent a specific development).

Proposed Development Intended Use (Residential)	LUE CONVERSION (L.U.E. per Unit)
Single Family Residence; Modular Home; Mobile Home:	1
Duplex:	2
Triplex; Fourplex; Condo Unit; P.U.D., Apartment Unit (6+ Units/Acre to 24 Units/Acre):	0.7
Condo or Apartment Unit (24+ Units/Acre):	0.5
Hotel or Motel Room:	0.5
Proposed Development Intended Use (Commercial)	LUE CONVERSION (Units per L.U.E.)
Office (Square Feet of Floor)	3000
Office Warehouse (Square Feet of Floor)	4000
Retail; Shopping Center (Square Feet of Floor)	1660
Restaurant; Cafeteria (Square Feet of Floor)	200
Hospital (Beds)	1
Rest Home (Beds)	2
Church (Worship Services Only) (seats)	70
High School (Includes Gym and Cafeteria) (Students)	13
Elementary School (Includes Gym and Cafeteria) (Students)	15



LIVING UNIT EQUIVALENT (LUE) GUIDANCE DOCUMENT

Definition: A living unit equivalent (LUE) is defined as the typical flow that would be produced by a single family residence (SFR) located in a typical subdivision. An LUE is assumed to represent 3.5 people living in a residence. For water requirements, this includes consumptive uses, such as lawn watering and evaporative coolers. The wastewater system does not receive all of these water flows, so the calculated flows differ between water and wastewater. The number of LUEs for a project is constant; only the water and wastewater flows are different.

WATER

Details on calculating the Water Utility Requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.2). The UCM is available online at:
<http://www.amlegal.com/library/tx/austintech.shtml>

WASTEWATER

Details on calculating the Wastewater Utility Requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.4)

For Service Extension Request (SER) projects the following Wastewater Peak Flow Factor can be used:

Peak Flow Factor = $[18+(0.0206 \times F)^{0.5}]/[4+(0.0206 \times F)^{0.5}]$, Maximum = 4

The Following LUE Conversions can be used to estimate flows for various development types (Use is Not Mandatory; if using other factors please explain how the factors better represent a specific development).

Proposed Development Intended Use (Residential)	LUE CONVERSION (L.U.E. per Unit)
Single Family Residence; Modular Home; Mobile Home:	1
Duplex:	2
Triplex; Fourplex; Condo Unit; P.U.D., Apartment Unit (6+ Units/Acre to 24 Units/Acre):	0.7
Condo or Apartment Unit (24+ Units/Acre):	0.5
Hotel or Motel Room:	0.5
Proposed Development Intended Use (Commercial)	LUE CONVERSION (Units per L.U.E.)
Office (Square Feet of Floor)	3000
Office Warehouse (Square Feet of Floor)	4000
Retail; Shopping Center (Square Feet of Floor)	1660
Restaurant; Cafeteria (Square Feet of Floor)	200
Hospital (Beds)	1
Rest Home (Beds)	2
Church (Worship Services Only) (seats)	70
High / Middle School (Includes Gym and Cafeteria) (Students)	13
Elementary School (Includes Gym and Cafeteria) (Students)	15



LIVING UNIT EQUIVALENT (LUE) GUIDANCE DOCUMENT

Definition: A living unit equivalent (LUE) is defined as the typical flow that would be produced by a single family residence located in a typical subdivision. An LUE is assumed to represent 3.5 people living in a residence. For water requirements, this includes consumptive uses, such as lawn watering and evaporative coolers. The wastewater system does not receive all of these water flows, so the calculated flows differ between water and wastewater. The number of LUEs for a project is constant; only the water and wastewater flows are different. An LUE is not equivalent to a fixture unit.

WATER

Details on calculating the water utility requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.2). The UCM is available online at: <https://www.municode.com/library/tx/austin>

WASTEWATER

Details on calculating the wastewater utility requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.4).

For Service Extension Request (SER) projects the following wastewater peak flow factor can be used:

Peak Flow Factor = $[18+(0.0206 \times F)^{0.5}]/[4+(0.0206 \times F)^{0.5}]$, Maximum = 4

The following LUE conversions can be used to estimate flows for various development types (use is not mandatory; if using other factors please explain how the factors better represent a specific development).

Proposed Use (Residential)	LUE CONVERSION (LUE per Unit)
Single Family Residence; Modular Home; Mobile Home:	1
Duplex:	2
Triplex; Fourplex; Condo Unit; Apartment Unit (6+ Units/Acre to 24 Units/Acre):	0.7
Condo and Apartment Unit (24+ Units/Acre):	0.5
Hotel or Motel Room:	0.5
Proposed Use (Commercial)	LUE CONVERSION (Units per LUE)
Office (Square Feet of Floor)	3000
Office Warehouse (Square Feet of Floor)	4000
Retail; Shopping Center (Square Feet of Floor)	1660
Restaurant; Cafeteria (Square Feet of Floor)	200
Hospital (Beds)	1
Rest Home (Beds)	2
Church (Worship Services Only) (seats)	70
High / Middle School (Includes Gym and Cafeteria) (Students)	13
Elementary School (Includes Gym and Cafeteria) (Students)	15
Industrial/Manufacturing (varies)	TBD by Engineer of Record

Northtown MUD LUE Determination

Developing District Analysis

Updated: 9/31/2025

Tract	Section	Acreage	Project Name	Plat No	COA Plat	COA Plans	Land Use	# of Lots	Total LUEs served by LFLS	LUE TABLES COMPARISON STUDY						
										2001	2001 (808)	2009	2010		2022	
										Exist	Exist	Exist	Exist	Future	Exist	Future
Northtown Park	1	8.64					Single Family Detached	39	39	39						
Northtown Park	2	16.32					Single Family Detached	115	115	115						
Northtown Park	4	14.75					Single Family Detached	106	106	106						
Northtown Park	7	2.74					Single Family Detached	15	15	15						
Northtown Park	9	4.63					Single Family Detached	31	31	31						
Northtown Park	8	8.19					Single Family Detached	57	57		57					
Northtown Park	5-A	11.49					Single Family Detached	53	53	53						
Parkway (Single Family)		22.29					Single Family Detached	63	63			17	63			
Parkway (Duplex)		11.55					Multi-Family (Duplex Units)	43	86			86				
Parkside (Duplex)		19.77					Multi-Family (Duplex Units)	73	146			96	146			
Northtown West	1	33.62					Single Family Detached	167	167	167						
Wildflower	1	9.25					Single Family Detached	40	40	40						
Wildflower	2	8.30					Single Family Detached	43	43	43						
Wildflower	3	9.88					Single Family Detached	43	43	43						
Wildflower	4	7.54					Single Family Detached	42	42	42						
Wildflower	5	9.72					Single Family Detached	57	57	57						
Village at Northtown	Lot 3, Block B	9.98	Edenbrook (8 BLDGS)	201700273	C8J-03-0159.03-3A	SP-2019-0577D	Multi Family		146					118	146	
Village at Northtown	Lot 2, Block B (Part)	16.96	AvalonBay (Future)	201700273	C8J-03-0159.03-3A	SP-2022-1393D	Multi Family		261					632		261
Village at Northtown	Lot 1, Block B (Part)	31.09	AvalonBay (Future)	201700273	C8J-03-0159.03-3A		Multi Family		479							479
Village at Northtown	Lot 5, Block C	36.70	Village At Northtown	201800299	C8J-2017-0203.1A	C8J-2017-0203.1B	Single Family Attached	148	148					514	148	
Totals In-District									2,137	751	808	1,007	1,103	1,264	1,397	740
Out of District Service:																
Dessau Fountains		95.50							600			600				
Total Commitments									2,737	751	808	1,607	1,703	2,967	1,997	2,737
Percent In-District									78%	100%	100%	63%	65%		70%	
Percent Out-of-District									22%	0%	0%	37%	35%		30%	

Dessau Fountains LUE Study

Summary of Developments

1. 2006 Agreement
 - a. Dessau Fountains LUES: 600
 - b. NTMUD In-District LUES: 1,103
 - c. Total LUES: 1,703
 - d. Dessau Fountains Pro-rata Percentage: 35.2%
2. Village of Northtown (Lot 5, Block C - C8-2017-0203-1B)
 - a. 12/11/2018 - Date of Plan Approval
 - b. 09/26/2019 - Date of Final Acceptance
 - c. Summer 2021 - Approximate Build Out Date
 - d. New LUES: 148
 - e. Total LUES: 1,851
 - f. Dessau Fountains %: 32.4%
3. Edenbrook Multifamily (Lot 3, Block B - SP-2019-0577D)
 - a. 09/22/2021 - Date of Plan Approval
 - b. December 2025 - Approximate Full Occupancy Date (No occupancy in 2024)
 - c. New LUES: 146
 - d. Total LUES: 1,997
 - e. Dessau Fountains Pro-rata Percentage: 30.0%

Historical LUE Dessau Fountain Percentage

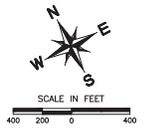
Based upon historical aerial imagery and projected occupancies on January 1 of the identified years.

1. 2006 – 2021: 35.2% (No Development)
2. 2021 – 2025: 32.4% (Village at Northtown Lot 5 / KB Homes Added)
3. Projected 2026: 30.0% (Edenbrook Completion)

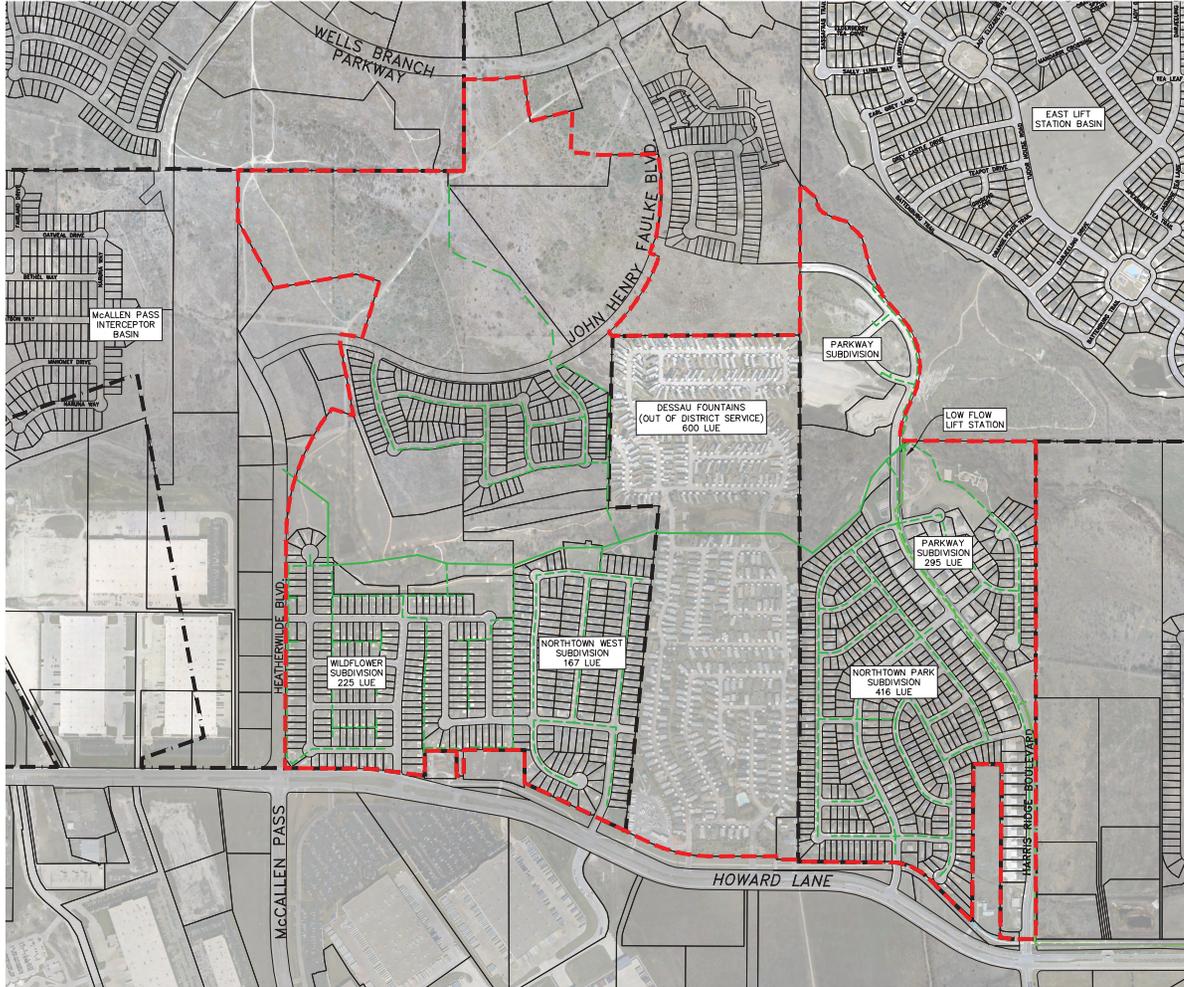
LOW FLOW LIFT STATION FLOW		
IN DISTRICT FLOW		
• WILDFLOWER SUBDIVISION	225 LUE	
• NORTHTOWN WEST SUBDIVISION	167 LUE	
• NORTHTOWN PARK SUBDIVISION	416 LUE	
• PARKWAY SUBDIVISION	295 LUE	
TOTAL IN DISTRICT FLOW	1,103 LUE	65%
OUT OF DISTRICT FLOW		
• DESSAU FOUNTAINS	600 LUE	35%
TOTAL FLOW	1,730 LUE	

LEGEND

- - - M.U.D. BOUNDARY
- - - LFLS SERVICE AREA
- NTMUD WASTEWATER MAIN
- - - NTMUD WASTEWATER MAIN
- - - NTMUD FORCE MAIN



**LOW FLOW LIFT STATION
SERVICE AREA
2006 AERIAL (TNRS)**



TEXAS RING CORPORATION #482
 P.O. BOX 20297
 AUSTIN, TEXAS 78760
 PHONE (512) 224-4820
 FAX (512) 224-7822


360 / PROFESSIONAL SERVICES, INC.

BENCHMARK
 NOT FOR CONSTRUCTION
 SOUTH & CENTER #2
 P.L. No. 2006-100-000000

**NORTHTOWN MUD
AUSTIN, TEXAS**

**LOW FLOW LIFT STATION
SERVICE AREA
2006 AERIAL**

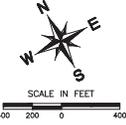
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Drawn By:
Checked By: SEPTEMBER 2025
Date:
Project No.

01

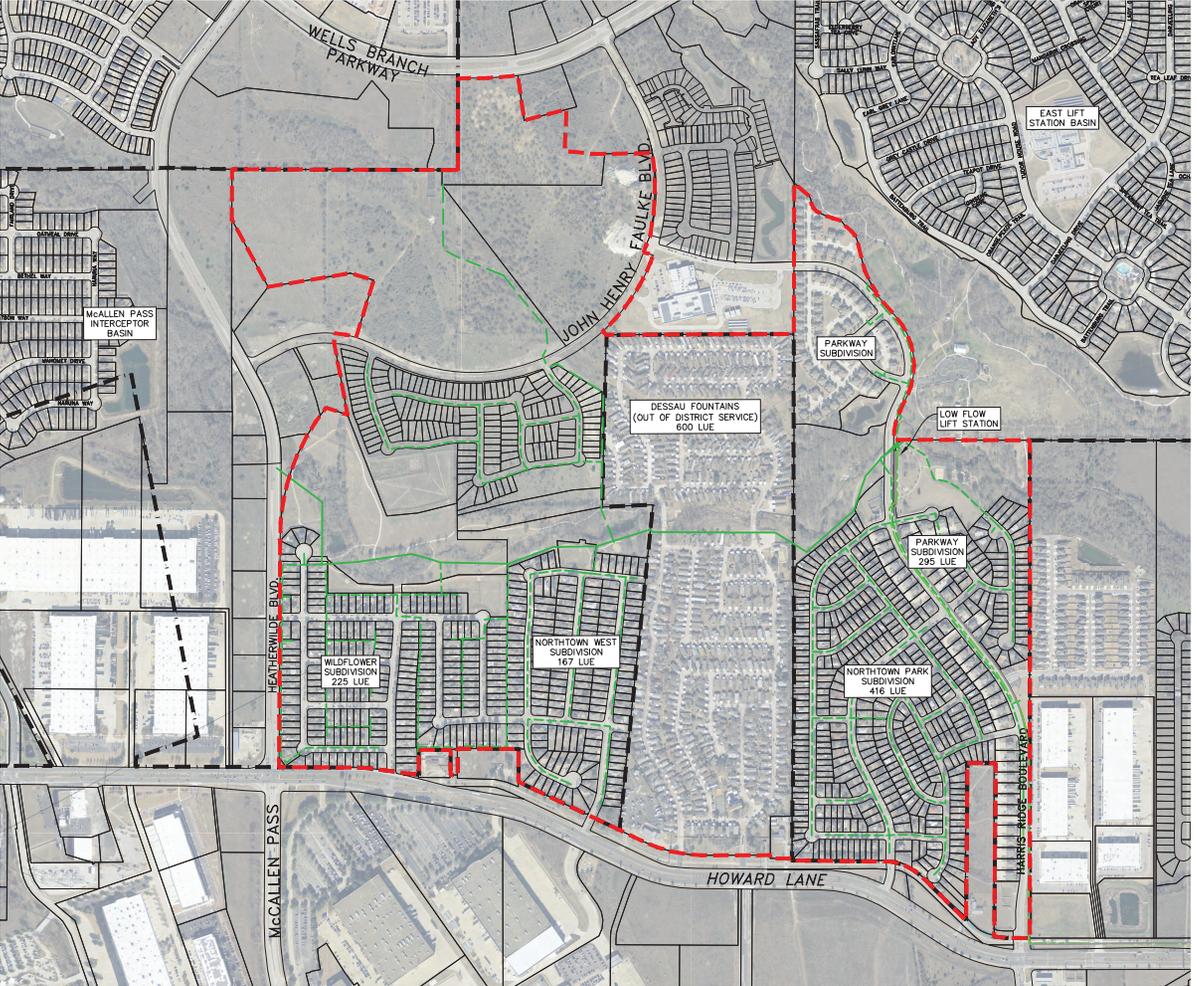
LOW FLOW LIFT STATION FLOW		
IN DISTRICT FLOW		
• WILDFLOWER SUBDIVISION	225 LUE	
• NORTHTOWN WEST SUBDIVISION	167 LUE	
• NORTHTOWN PARK SUBDIVISION	416 LUE	
• PARKWAY SUBDIVISION	295 LUE	
TOTAL IN DISTRICT FLOW	1,103 LUE	65%
OUT OF DISTRICT FLOW		
• DESSAU FOUNTAINS	600 LUE	35%
TOTAL FLOW	1,730 LUE	

LEGEND

- - - M.U.D. BOUNDARY
- - - LFLS SERVICE AREA
- NTMUD WASTEWATER MAIN
- NTMUD WASTEWATER MAIN
- NTMUD FORCE MAIN



**LOW FLOW LIFT STATION
SERVICE AREA
2018 AERIAL (TNRS)**



TNRS AND ASSOCIATION #452
 P.O. BOX 20297
 AUSTIN, TEXAS 78760
 PHONE (512) 224-4870
 FAX (512) 224-7822

PROFESSIONAL SERVICES, INC.
 360

BENCHMARK
 NOT FOR CONSTRUCTION
 NORTH & CENTER #2
 P.L. NO. 2025, DATE 8/20/25

**NORTHTOWN MUD
AUSTIN, TEXAS**

**LOW FLOW LIFT STATION
SERVICE AREA
2018 AERIAL**

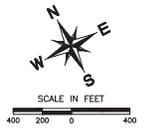
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Project No. _____

02

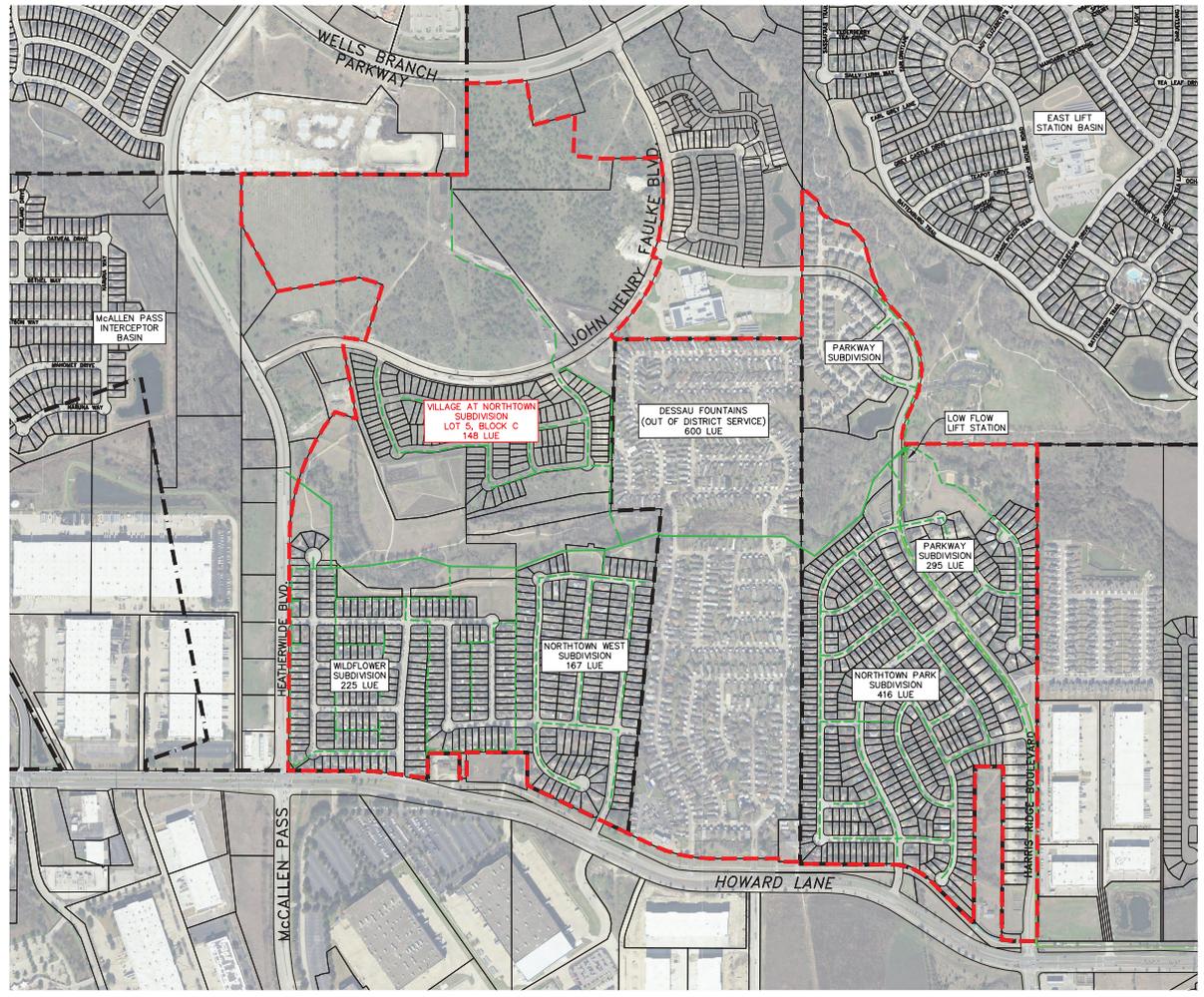
LOW FLOW LIFT STATION FLOW		
IN DISTRICT FLOW		
• WILDFLOWER SUBDIVISION	225 LUE	
• NORTHTOWN WEST SUBDIVISION	167 LUE	
• NORTHTOWN PARK SUBDIVISION	416 LUE	
• PARKWAY SUBDIVISION	295 LUE	
• VILLAGE AT NORTHTOWN SUBDIVISION	148 LUE	
TOTAL IN DISTRICT FLOW	1,251 LUE	68%
OUT OF DISTRICT FLOW		
• DESSAU FOUNTAINS	600 LUE	33%
TOTAL FLOW	1,851 LUE	

LEGEND

- M.U.D. BOUNDARY
- LFLS SERVICE AREA
- NTMUD WASTEWATER MAIN
- NTMUD WASTEWATER MAIN
- NTMUD FORCE MAIN



**LOW FLOW LIFT STATION
SERVICE AREA
2019 AERIAL (COA)**



TEXAS ENGINEERING & SURVEYING #4452
 P.O. BOX 20290
 AUSTIN, TEXAS 78760
 PHONE (512) 324-4452
 FAX (512) 324-7852

360 / PROFESSIONAL SERVICES, INC.

BENCHMARK
 NOT FOR CONSTRUCTION
 NORTH & CENTER #2
 P.L. & S.S. 2019.09.02

**NORTHTOWN MUD
AUSTIN, TEXAS**

**LOW FLOW LIFT STATION
SERVICE AREA
2019 AERIAL**

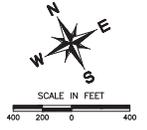
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Project No.:

03

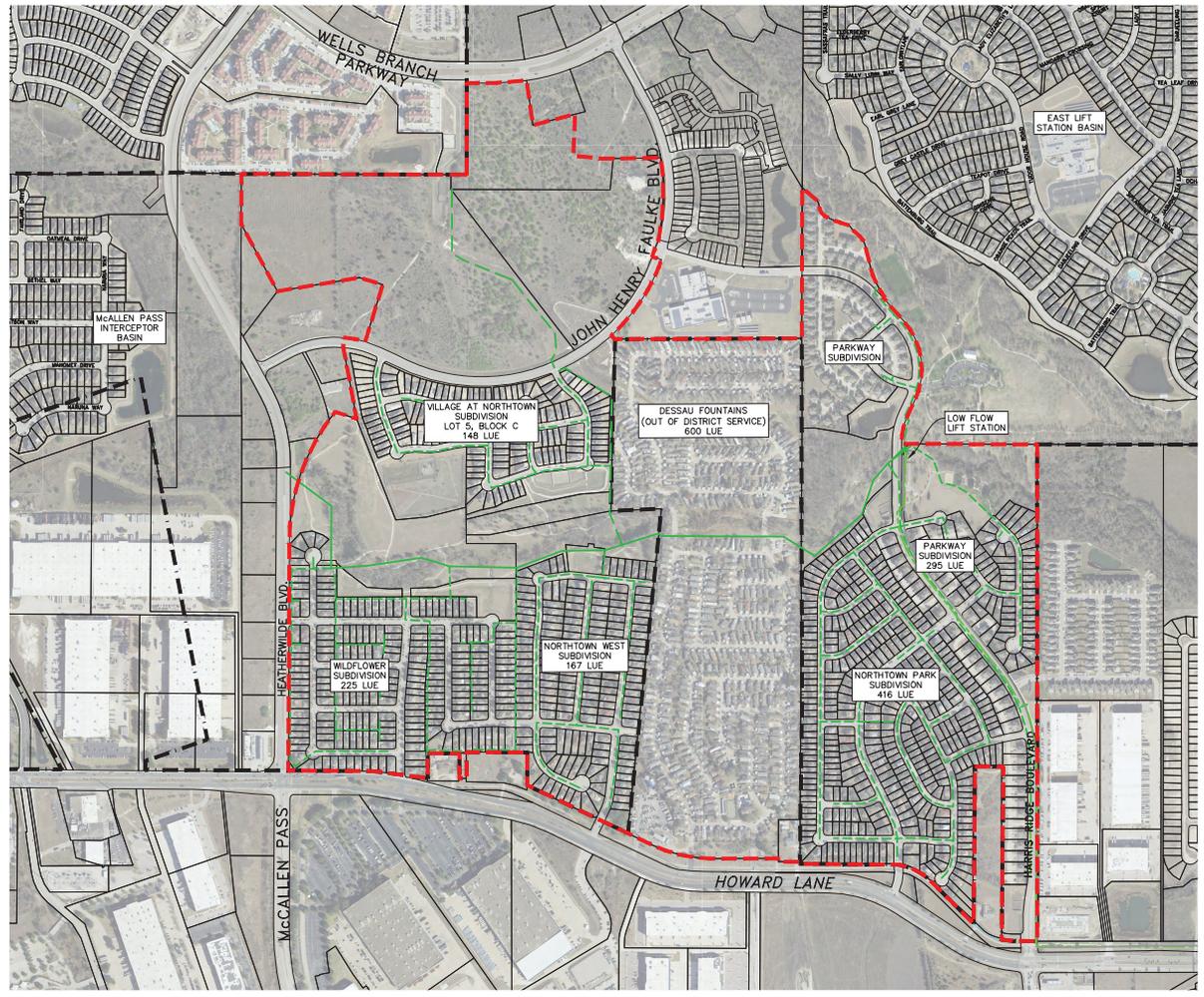
LOW FLOW LIFT STATION FLOW		
IN DISTRICT FLOW	LUE	PERCENTAGE
• WILDFLOWER SUBDIVISION	225 LUE	
• NORTHTOWN WEST SUBDIVISION	167 LUE	
• NORTHTOWN PARK SUBDIVISION	416 LUE	
• PARKWAY SUBDIVISION	295 LUE	
• VILLAGE AT NORTHTOWN SUBDIVISION	148 LUE	
TOTAL IN DISTRICT FLOW	1,251 LUE	66%
OUT OF DISTRICT FLOW		
• DESSAU FOUNTAINS	600 LUE	33%
TOTAL FLOW	1,851 LUE	

LEGEND

- - - M.U.D. BOUNDARY
- - - LFLS SERVICE AREA
- NTMUD WASTEWATER MAIN
- - - NTMUD WASTEWATER MAIN
- - - NTMUD FORCE MAIN



**LOW FLOW LIFT STATION
SERVICE AREA
2021 AERIAL (TNRS)**



TNRS AND SUBDIVISION #452
 P.O. BOX 20297
 AUSTIN, TEXAS 78760-0297
 PHONE (512) 254-4870
 FAX (512) 254-7822

360 / PROFESSIONAL SERVICES, INC.

BENCHMARK
 NOT FOR CONSTRUCTION
 NORTH & CENTER #2
 P.L. & S.S. 2021, 2022

**NORTHTOWN MUD
AUSTIN, TEXAS**

**LOW FLOW LIFT STATION
SERVICE AREA
2021 AERIAL**

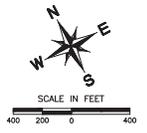
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 Checked by:
 Date: SEPTEMBER 2025
 Project No.

04

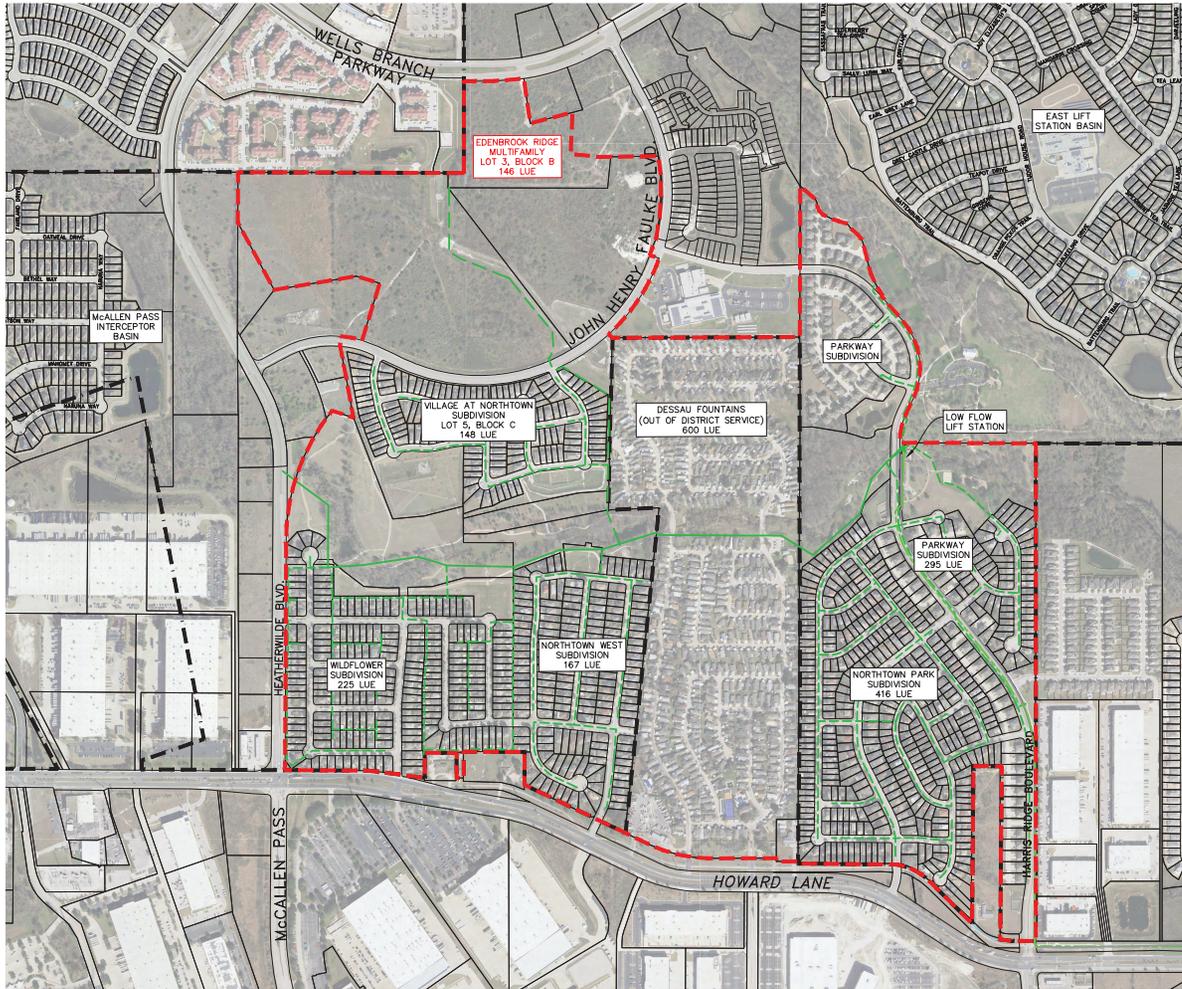
LOW FLOW LIFT STATION FLOW		
IN DISTRICT FLOW		
• WILFLOWER SUBDIVISION	225 LUE	
• NORTHTOWN WEST SUBDIVISION	167 LUE	
• NORTHTOWN PARK SUBDIVISION	416 LUE	
• PARKWAY SUBDIVISION	295 LUE	
• VILLAGE AT NORTHTOWN SUBDIVISION	148 LUE	
• EDENBROOK RIDGE MULTIFAMILY	146 LUE	
TOTAL IN DISTRICT FLOW	1,397 LUE	70%
OUT OF DISTRICT FLOW		
• DESSAU FOUNTAINS	600 LUE	30%
TOTAL FLOW	1,997 LUE	

LEGEND

- - - M.U.D. BOUNDARY
- - - LFLS SERVICE AREA
- NTMUD WASTEWATER MAIN
- NTMUD WASTEWATER MAIN
- NTMUD FORCE MAIN



**LOW FLOW LIFT STATION
SERVICE AREA
2022 AERIAL (TNRS)**



TNRS AND ASSOCIATES #452
 P.O. BOX 20290
 AUSTIN, TEXAS 78760
 PHONE (512) 254-4670
 FAX (512) 254-7822


 360 / PROFESSIONAL
 SERVICES, INC.

BENCHMARK
 NOT FOR CONSTRUCTION
 NORTH & CENTER #2
 P.L. & S.S. 2022, 2023

**NORTHTOWN MUD
AUSTIN, TEXAS**

**LOW FLOW LIFT STATION
SERVICE AREA
2022 AERIAL**

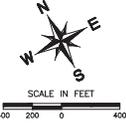
Scale: AS SHOWN
Designed by: _____
Drawn by: _____
Checked by: _____
Date: SEPTEMBER 2025
Project No. _____

05

LOW FLOW LIFT STATION FLOW		
IN DISTRICT FLOW	LUE	PERCENTAGE
• WILFLOWER SUBDIVISION	225 LUE	
• NORTHTOWN WEST SUBDIVISION	167 LUE	
• NORTHTOWN PARK SUBDIVISION	416 LUE	
• PARKWAY SUBDIVISION	295 LUE	
• VILLAGE AT NORTHTOWN SUBDIVISION	148 LUE	
• EDENBROOK RIDGE MULTIFAMILY	146 LUE	
• AVALON BAY MULTIFAMILY (LOT 1, BLK B)	479 LUE	
• AVALON BAY MULTIFAMILY (LOT 2, BLK B)	261 LUE	
TOTAL IN DISTRICT FLOW	2,137 LUE	78%
OUT OF DISTRICT FLOW		
• DESSAU FOUNTAINS	600 LUE	22%
TOTAL FLOW	2,737 LUE	

LEGEND

- M.U.D. BOUNDARY
- LFLS SERVICE AREA
- NTMUD WASTEWATER MAIN
- NTMUD WASTEWATER MAIN
- NTMUD FORCE MAIN



**LOW FLOW LIFT STATION
SERVICE AREA
2023 AERIAL (COA)**



TEXAS ENGINEERING & SURVEYING #4452
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PROFESSIONAL SERVICES, INC.
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BENCHMARK
 NOT FOR CONSTRUCTION
 NORTH & CENTER # 2
 P.L. # 2023-09-27/2023-09-27

**NORTHTOWN MUD
AUSTIN, TEXAS**

**LOW FLOW LIFT STATION
SERVICE AREA
2023 AERIAL**

Scale: AS SHOWN
Designed by: _____
Drawn by: _____
Checked by: _____
Date: SEPTEMBER 2025
Project No. _____

06

Dear Mr. Dean:

We have received your letter dated November 4, 2025, concerning the above-referenced matter. After reviewing your correspondence and the 2006 Tri-Party Agreement between Northtown MUD, the City of Austin, and Dessau, it appears that several key contractual provisions have not been followed.

1. Failure to Perform Annual LUE Adjustments Required by Contract

Section 3.02 of the Agreement states:

“The pro rata share may be adjusted annually based upon the number of LUEs within the Dessau Wastewater System and the number of LUEs connected within the District on January 1 of the year in which the pro rata share is adjusted.”

The clear intent in 2006 was that Dessau would initially pay 33.5 percent—600 LUEs out of 1,792 total—but that share would decrease proportionally as the District added new homes. The District was therefore obligated to conduct and document an annual LUE count and true-up each year. It is now evident that no such annual adjustment occurred for more than a decade.

Applying a retroactive adjustment beginning only in 2020 does not satisfy the contract. Any true-up must include all years from 2009 forward, with credit for Dessau’s continuous over-payments caused by the District’s failure to reduce its share as new LUEs were connected.

2. Discrepancy in Reported Payments

Your letter states that “Dessau has paid, \$184,343.71 for a 33.5% pro rata share of the Dessau Lift Station’s operations and maintenance expenses (the “Pro Rata Share”) from the Effective Date of the Tri-Party Agreement through June 2025.”

Our records, supported by cancelled checks and electronic confirmations, show payments totaling \$484,395.57 through July 2025. These figures are drawn from detailed reconciliations prepared by our in-house accounting team and supported by contemporaneous documentation.

To avoid any cross-contamination of data, Dessau will release its reconciliation after the District first produces its own ledger of invoices and deposits for the same period. We therefore request that the District provide:

- Its complete ledger of invoices and deposits from Dessau (2009–2025);
- Copies of bank statements verifying receipt of funds; and
- Identification of any periods or invoices it claims were unpaid.

Until those records are produced and reconciled, any reference to a “\$6,053 overpayment” is unsupported and unacceptable.

3. Definition and Application of LUEs

The District has not produced documentation showing how it defines a “Living Unit Equivalent” or how it allocates LUEs among the various developments served by the Dessau Lift Station. The 2006 Agreement contains no alternative definition and no authority for the District to substitute a new method without written consent of the parties.

Please provide:

- The engineering tables or City of Austin guidance actually adopted by the District;
 - How total connections referenced in Northtown MUD’s monthly minutes correspond to the number of LUEs served by Dessau’s Lift Station;
 - Annual LUE counts by subdivision served; and
 - Corresponding maps showing when (date, month and year) each area was connected.
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4. Reservation of Rights

Dessau continues to reserve all rights under the 2006 Tri-Party Agreement, including the right to recover over-payments resulting from the District’s failure to perform annual true-ups and to maintain accurate accounting. Dessau also reserves the right to seek independent audit verification of all historical invoices and to present this matter to TCEQ if the discrepancies are not resolved cooperatively.

Next Steps

We remain open to a meeting once the District provides the requested documentation, including its ledger and bank records, so that a mutually verified reconciliation can be completed. Upon receipt of those materials, Dessau will make available its own detailed accounting summary and supporting evidence for comparison.

Please forward the requested records within 15 days of the date of this letter so that we may schedule a productive discussion.

Sincerely,

Tex Aust Limited Partnership

By: Newbury Management Services LLC its authorized agent

By: 

Charlene Stefanski, Authorized Signatory

Date: 11/6/2025

cc: Scott Foster scott.foster@360psinc.com

cc: Allen Douthitt allen@bottdouthitt.com