



**Disclaimer:**

*This meeting packet is provided for informational purposes only.*

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# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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## MEMORANDUM

TO: Brenda Richter  
Christopher Capers  
Lisa Baker

Colette Downey  
R. Lee Hill

FROM: Jaime Colmenero, Legal Assistant

DATE: April 21, 2026

RE: Northtown Municipal Utility District  
April 28, 2026 Board Meeting

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Attached please find the agenda and meeting materials for a meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Tuesday, April 28, 2026, 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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
AGENDA**

April 28, 2026

**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 Tuesday, April 28, 2026. 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 March 24, 2026 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;
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) General Compliance Letter for Comprehensive Compliance Investigation from Texas Commission on Environmental Quality;
5. Landscape maintenance report and related action items, including proposal for tree replacement;
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;
  - (f) Renewal Notice and Benefit Verification Form for employee health insurance from TX Health Benefits Pool;
  - (g) Report from Studio 16:19, including:
    - (i) Proposals from Glow Sign Group;
    - (ii) Trail Gaps and Park Improvements project, including approval of any pay applications and/or change orders;
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;
  - (b) MS4 permit compliance matters;
  - (c) TCEQ annual report;
  - (d) Matters relating to use of surplus funds;
  - (e) Tudor House Sidewalk Gap Project;
  - (f) Wells Branch Parkway Park Tract;
  - (g) Stoney Creek Park Survey;
  - (h) City of Pflugerville Club Interceptor, including agreements and easements (*executive session*);
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) 2026 preliminary estimate from Travis Central Appraisal District;
  - (b) Initial Offer Letter from City of Austin for purchase of 0.015-acre Sidewalk, Trail, and Recreational Easement located on Lot 32, Block A, Wildflower Section 5 in connection with McCallen Pass Drive/Heatherwilde Blvd./Howard Lane Intersection Improvements, including:
    - (i) Appraisal Report;
    - (ii) Easement Purchase Agreement in Lieu of Condemnation;
    - (iii) Right of Entry and Possession;
  - (c) Cybersecurity resolution (*executive session*);
11. Future agenda items and 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.



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Attorney for the District

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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.

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF  
NORTHTOWN MUNICIPAL UTILITY DISTRICT**

March 24, 2026

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on March 24, 2026 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, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District Manager; Allen Douthitt of Bott & Douthitt, PLLC; Carter Dean of Armbrust & Brown, PLLC; Scott Foster of 360 Professional Services, Inc.; Kyle Fadal of TexaScapes; Jonathan Wagner of Studio 16:19; Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”); Shwetha Pandurangi, Phil Williams, Noah Hennecke, and Jeff Dunsworth of the City of Pflugerville (“Pflugerville”); and Deputy Serna of the Travis County Sheriff’s Office (“TCSO”).

Director Richter called the meeting to order at 5:45 p.m. and stated that the Board would first receive resident communications and Board member announcements. There being none, Director Richter next stated that the Board would consider the minutes of the February 24, 2026 Board meeting. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve the minutes, as presented.

Director Richter next recognized Ms. Pandurangi to address the Board regarding Pflugerville’s proposed Club Interceptor. Ms. Pandurangi stated that Pflugerville planned to decommission one of their lift stations located adjacent to the District, which resulted in the need to place a new wastewater line through land in or adjacent to the District. Ms. Pandurangi reviewed alternative routes for the wastewater line and stated that Pflugerville preferred Route 2, which would run behind The Parker then along Wells Branch Parkway. She noted that Mr. Foster and Ms. Oliver had advised her that the Board was unlikely to like Route 2. Director Hill stated that Route 3, which would run partially through undeveloped District parkland, seemed the least intrusive to the District. Director Downey asked whether an easement through the parkland would impede park use. Ms. Pandurangi responded that the line would be 20 to 30 feet deep and that the work could be done in a closed fashion, rather than by open trench. Director Hill asked where the line would be located if it ran down Wells Branch Parkway. Ms. Pandurangi responded that it would run under the inside, right-hand lane. Director Hill commented that blocking a lane on Wells Branch Parkway for the work would cause bad traffic. Ms. Pandurangi then stated that Route 2B, which would first run north, through Pflugerville property, then across a District park

before reaching Wells Branch Parkway would be the least disruptive to the District. Director Richter asked that Pflugerville provide population projections and other data demonstrating the need for the project. Ms. Pandurangi stated that she would share the growth rate with Mr. Foster. Ms. Oliver asked how long construction through District parkland would take. Ms. Pandurangi responded that it would take around two weeks. Director Richter then asked when Pflugerville planned to commence the project. Mr. Dunsworth responded that Pflugerville was only in the very preliminary stages and did not yet have a project timeline, since it was determining feasibility. Mr. Foster asked what Pflugerville's alternative was if the District did not approve of any of the routes through District land. Mr. Dunsworth responded that Pflugerville would consider use of eminent domain to condemn the land. Director Richter stated that the Board would discuss the matters presented and get back to Pflugerville with its thoughts.

Director Richter next stated that the Board would receive the security report attached as **Exhibit "B"** and recognized Deputy Serna. Deputy Serna referred the Board to the security report and stated that he had no additional information to add.

Director Richter then stated that the District would receive the operator's report, and recognized Mr. Hendrix. Mr. Hendrix reviewed his report attached as **Exhibit "C"** with the Board. He reported that water accountability for the month reflected a 1.05% loss; that 11 of the 16 fire hydrant replacements had been completed; and that the District had surplus meter box lids from its AMI project. Mr. Hendrix recommended sale of approximately 500 surplus lids to other water districts in the Pflugerville area for \$35 each. After discussion, upon motion by Director Hill and second by Director Downey, the Board voted unanimously to approve the Resolution Declaring Certain Property to be Surplus and Order Authorizing Sale attached as **Exhibit "D"**. Ms. Oliver stated that the City of Austin ("*Austin*") had shut power off to certain District park and security facilities due to a facility compliance issue. After discussion, upon motion by Director Hill and second by Director Downey, the Board voted unanimously to authorize the Legal/Security Committee to address the matter and approve any related proposals necessary to ensure the provision of power to the District facilities. Mr. Hendrix concluded his report by presenting the utility bill write-offs included in his report for approval. Upon motion by Director Downey and second by Director Hill, the Board voted unanimously to approve the write-offs.

Director Richter then stated that the Board would receive the landscape maintenance report, attached as **Exhibit "E"**. Mr. Fadal first presented the "plant of the month": the spiny divine flower, also known as "Sweet William". He stated that the plant was toxic, a good pollinator, known for producing essential oils, and had pink blossoms. Mr. Fadal next reviewed his report with the Board, noting that February had been unseasonably hot. He then presented proposal number 10772 for a renovation of the large field at 50-Acre Park and proposal number 10776 for a renovation of the small field at 50-Acre Park attached collectively as **Exhibit "F"**. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve both proposals, with the stipulation that the work begins once irrigation becomes available.

Director Richter 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 "G"**. Ms. Oliver first reviewed the restrictive covenant report and monthly expenditure report. She next stated that Texas Disposal Systems had been providing very good customer service lately, as evidenced by its recent reports. Ms. Oliver then stated that the District's health insurance representative had advised her that coverage rates would not increase in June, upon the annual renewal of the District's employee health insurance coverage. Mr. Wagner then addressed the Board and reviewed Studio 16:19's landscape architecture report attached as **Exhibit "H"**. He first stated that the Settler's Meadow/Wildflower Park North/Wildflower Park West – Shade Sails project had been

completed. He recommended approval of Pay Application No. 3 for retainage from Whirlix attached as **Exhibit “I”**. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve Pay Application No. 3 for retainage. Mr. Wagner next presented Pay Application No. 4 from Fazzone Construction for the Trail Gaps and Park Improvements project attached as **Exhibit “J”** and recommended approval. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to approve Pay Application No. 4. Mr. Wagner then reviewed the bid tabulation for the Signage Implementation project, stating that the District had received three bids and that Wilcox Metal Fabricators had bid the lowest price. He recommended that the project be awarded to Wilcox and that the negotiation and execution of a construction contract for the work be approved. Upon motion by Director Hill and second by Director Capers, the Board voted unanimously to award the project to Wilcox, to authorize an additional \$5,000 be spent on the project for additional signs, and to authorize the negotiation and execution of a contract for the work. Mr. Wagner then reviewed (i) the Additional Services Request 11.1 relating to the District Signage Master Plan Implementation; (ii) the Transition of Remaining Fee from Task 12 – Settler’s Meadow West to Task 13 – Merseyside Park; and (iii) the Additional Services Request 13 relating to Merseyside Park. After discussion, upon motion by Director Downey and second by Director Capers, the Board voted unanimously to approve each of the three proposals attached collectively as **Exhibit “K”**.

Director Richter announced that the Board would next receive the engineer’s report attached as **Exhibit “L”** and recognized Mr. Foster. Mr. Foster reported that the Heatherwilde office should begin construction in the summer and that the District’s annual MS4 report had been submitted to the TCEQ.

Director Richter 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. Mr. Douthitt then stated that The Parker had finally paid its 2024 tax bill, but that there was still approximately \$200,000 in receivables for the District’s 2024 tax levy. Upon motion by Director Capers and second by Director Downey, the Board voted unanimously to approve the transfers and director and vendor payments, as presented.

Director Richter next stated that the Board would consider wholesale water and wastewater services from the City of Austin, including the negotiation of a new contract. Mr. Carlton addressed the Board and provided a brief update regarding negotiations with Austin regarding renewal of the District’s wholesale water and wastewater contract.

Director Richter next stated that the Board would receive a report from the Budget, Finance & Rates Committee. Director Hill reviewed an Employee Retention and Performance Incentive Proposal prepared by the Budget, Finance & Rates Committee, with input from Mr. Oliver, to permit Ms. Oliver to implement raises to staff through the year without prior Board approval. Ms. Oliver asked that Phase 3 be adjusted to permit her to award merit increases of up to \$2.50 per hour. After discussion, upon motion by Director Hill and second by Director Downey, the Board voted unanimously to adopt the Employee Retention and Performance Incentive Proposal, with the adjustment requested by Ms. Oliver, attached as **Exhibit “N”**.

Director Richter next stated that the Board would receive the attorney’s report. Mr. Dean stated that the District needed to recertify its Risk Resiliency Assessment and Emergency Response Plan to the TCEQ under the AWIA by June and December, respectively. Upon motion by Director Capers and second by Director Downey, the Board voted unanimously to authorize

the Legal/Security Committee to approve the proposal(s) necessary to complete this work. Mr. Dean then stated that Travis County had requested to use the District office for its primary runoff election on May 26<sup>th</sup>. Upon motion by Director Downey and second by Director Hill, the Board voted 4-1 to authorize the negotiation and execution of a license agreement with Travis County for this purpose, with Director Capers voting “nay”. At 7:18 p.m., Director Richter announced that the Board would convene in executive session to receive legal advice pursuant to Section 551.071 of the Texas Government Code regarding matters pertaining to the Tri-Party Agreement with Dessau Fountains Estates and the City of Austin, the proposal from Sinclair Land Surveying, Inc., and the proposed City of Pflugerville Club Interceptor. At 7:43 p.m., Director Richter announced that the Board would reconvene in open session, noting that no action had been taken during executive session. Upon motion by Director Hill and second by Director Downey, the Board voted unanimously to approve the proposal from Sinclair Land Surveying, Inc. attached as **Exhibit “O”**, to survey the 8.56-acre property located at Merseyside Drive and Harris Ridge Boulevard. The Board then generally agreed to continue discussions with Pflugerville regarding its proposed new wastewater line.

Director Richter then stated that the Board would consider future agenda items and its meeting schedule. The Board agreed to hold its next meeting on its regular meeting date.

There being no further business to come before the Board, the meeting was adjourned at 7:44 p.m.



Date: April 28, 2026

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Colette Downey, Secretary  
Board of Directors

# Crime Stats

Date	Crime	Location	Notes
3/3/2026	Auto Theft	140XX Maricella Ln	
3/7/2026	Attempted Auto Theft	1XX SEGOVIA WAY	



## UTILITY MANAGER'S REPORT

### Northtown Municipal Utility District Board of Directors Meeting



**April 28, 2026**





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

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Operations Report

- Operations/Billing report, including water accountability: -0.23%.
- **Occupied Connections: 3194**
- **Total Connections: 3291**
  - **All Samples were satisfactory**
- Review and approve delinquent accounts and write-offs: - **1-\$2565.30(1 renter)**

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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 installation 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. **Fire Hydrant replacements- 11 of the 16 have been completed**
- **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 for when they will be replacing the analog meter.

**Northtown Municipal Utility District  
Operations Report  
For the Month of March 2026**

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3194</u>	x 3 =	<u>9582</u>
Vacant Single Family Connections	<u>35</u>		
Multi Family Connections	<u>8</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>4</u>		
Builder Connections	<u>3</u>		
Builder New Taps	<u>2</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>1</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>29</u>		
TOTAL CONNECTIONS	<u>3291</u>		<u>12072</u> Estimated Population

**BACTERIOLOGICAL ANALYSES**

<u>5</u>	Water sample(s) taken on	<u>03/03/26</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>03/11/26</u>	All bacterial samples were satisfactory.

**WATER ACCOUNTING**

Pumped through master meter(s)				
from	<u>03/01/26</u>	to	<u>03/31/26</u>	<u>25,900,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>01/30/26</u>	to	<u>02/28/26</u>	<u>23,269,000</u> Gallons
Total Gallons Billed				
from	<u>01/30/26</u>	to	<u>02/28/26</u>	<u>23,273,000</u> Gallons
Flushing	<u>01/30/26</u>	to	<u>02/28/26</u>	<u>50,171</u> Gallons
Billing Adjustments				
from	<u>01/30/26</u>	to	<u>02/28/26</u>	<u>0</u> Gallons
Gallons gain/loss				<u>54,171</u> Gallons
Percentage gain/loss				<u>0.23%</u>

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CUSTOMER BILLING REPORT  
 NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 February 21, 2026 Through March 20, 2026

Current Billing

Basic Service	143,031.69	
Water	125,477.46	
Sewer	124,172.82	
TCEQ	1,280.65	
Deposit	9,600.00	
Misc	<u>2,056.00</u>	
 Total Current Billing		 \$405,618.62

Aged Receivables

Thirty (30) Days	7,516.32	
Sixty (60) Days	36,522.72	
Ninety (90) Days	91.67	
One Hundred Twenty (120) Days	<u>2,305.11</u>	
Billed Arrears	46,435.82	
Credit Bal Fwd	<u>-5,273.51</u>	
 Total Aged Receivables		 \$41,162.31

Accounts Receivables

Penalty	9,682.22	
Basic Service	144,311.25	
Water	141,300.74	
Sewer	128,977.84	
TCEQ	1,312.67	
Deposit	\$10,698.78	
Miscellaneous	<u>1,706.00</u>	
	437,989.50	
 Total Accounts Receivables		 \$437,989.50

Deposit Liability

Balance As Of	02/21/26	\$780,557.63
Collections		10,548.78
Deposits Applied		<u>-7,550.00</u>
 Balance As Of	 03/20/26	 \$783,556.41

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

Mar-26

<b>Connections</b>	<b>February</b>	<b>March</b>
Active	3217	3223
Inactive	38	35
<b>Total</b>	<b>3255</b>	<b>3258</b>

New Connects	0	0
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**Billing Recap**

	<b>February</b>	<b>March</b>
<b>Current Billing</b>	<b>\$407,798.49</b>	<b>\$405,618.62</b>
Water	\$125,615.10	\$125,477.46
Sewer	\$127,046.74	\$124,172.82
State Assessment	\$1,296.72	\$1,280.65
Basic Service	\$143,296.22	\$143,031.69
Miscellaneous	\$1,855.00	\$2,056.00
Deposit	\$8,688.71	\$9,600.00
<b>Arrears</b>	<b>February</b>	<b>March</b>
30 Day	\$50,602.87	\$7,516.32
60 Day	\$3,228.22	\$36,522.72
90 Day	\$66.10	\$91.67
120 Day	\$2,594.62	\$2,305.11
<b>Gross Arrears</b>	<b>\$56,491.81</b>	<b>\$46,435.82</b>

<b>Month</b>	<b>February</b>	<b>March</b>
Total Customers	3255	3258
Letters	409	390
Disconnects	25	32

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**  
**Water Report**  
February-26

**Total Water Flows**

<b>Month</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
January	9,926	22,272	24,544	21,970	19,561	23,642	24,179	23,537
February	8,785	18,548	15,091	18,007	17,215	21,287	20,645	21,769
March	21,734	21,764	22,854	22,763	20,550	23,484	24,397	25,900
April	12,957	22,182	23,806	25,955	27,151	24,116	25,383	
May	22,203	24,751	23,113	27,691	19,470	25,103	17,381	
June	22,308	27,650	24,121	31,151	25,098	26,054	14,250	
July	25,733	30,449	24,990	33,802	31,554	29,276	18,065	
August	19,975	37,691	25,512	32,368	33,994	31,055	34,675	
September	27,539	31,636	29,383	34,355	37,001	28,714	27,905	
October	26,984	31,147	25,791	29,539	28,424	32,703	27,866	
November	23,276	32,200	22,580	21,941	24,117	27,645	22,642	
December	23,114	22,754	23,551	20,209	22,094	25,917	22,334	
<b>TOTAL</b>	<b>244,534</b>	<b>323,044</b>	<b>285,336</b>	<b>319,751</b>	<b>306,229</b>	<b>318,996</b>	<b>279,722</b>	<b>71,206</b>

**Bacteriological Analyses**

Samples: Satisfactory taken on 3/3/26 and 3/11/26

**Chlorine Residual**

	<b>February</b>
Average	1.6
Maximum (4.0)	2.0
Minimum (0.5)	0.9

**Total Wastewater Billed**

<b>Month</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
January	13,169	14,553	16,930	15,630	15,525	13,738	15,957	17,724
February	15,529	15,095	16,110	16,402	17,193	13,187	16,349	18,439
March	14,513	14,047	15,732	17,357	15,299	13,756	15,807	18,022
April	14,881	16,608	16,685	18,421	15,282	14,170	18,480	
May	15,597	16,834	17,978	17,141	15,300	14,490	19,082	
June	15,290	17,042	16,190	16,956	13,857	16,874	18,797	
July	14,310	17,187	18,157	16,565	14,449	16,706	18,820	
August	14,947	18,367	16,734	17,836	15,633	16,940	18,501	
September	14,979	18,735	17,557	17,071	16,881	16,940	18,148	
October	14,626	22,891	18,225	16,991	16,824	16,487	18,244	
November	15,138	15,472	17,006	16,201	15,848	16,055	17,946	
December	14,068	21,766	17,640	16,796	14,736	16,867	17,839	
<b>TOTAL</b>	<b>177,047</b>	<b>208,597</b>	<b>204,944</b>	<b>203,366</b>	<b>186,827</b>	<b>186,210</b>	<b>213,970</b>	<b>54,185</b>

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
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%
<b>TOTALS</b>		<b>309,155.0</b>	<b>294,149.0</b>	<b>747.3</b>	<b>-</b>	<b>(14,258.7)</b>		<b>---</b>
<b>AVERAGE</b>		<b>25,762.9</b>	<b>24,512.4</b>	<b>62.3</b>	<b>-</b>	<b>(1,188.2)</b>		<b>-4.61%</b>
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%
<b>TOTALS</b>		<b>303,853.0</b>	<b>286,629.0</b>	<b>198.2</b>	<b>-</b>	<b>(17,025.8)</b>		<b>---</b>
<b>AVERAGE</b>		<b>25,321.1</b>	<b>23,885.8</b>	<b>16.5</b>	<b>-</b>	<b>(1,418.8)</b>		<b>-5.60%</b>
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%
<b>TOTALS</b>		<b>290,757.0</b>	<b>298,662.0</b>	<b>635.9</b>	<b>-</b>	<b>8,540.9</b>		<b>---</b>
<b>AVERAGE</b>		<b>24,229.8</b>	<b>24,888.5</b>	<b>53.0</b>	<b>-</b>	<b>711.7</b>		<b>2.94%</b>
09/30/25	10/29/25	27,356.0	27,700.0	56.2	-	400.2	3292	1.46%
10/30/25	11/29/25	23,469.0	24,047.0	49.2	-	627.2	3292	2.67%
11/30/25	12/29/25	21,660.0	22,400.0	47.1	-	787.1	3292	3.63%
12/30/25	01/29/26	23,433.0	23,133.0	53.8	-	-246.2	3292	-1.05%
01/30/26	02/28/26	23,269.0	23,273.0	50.2	-	54.2	3292	0.23%
<b>TOTALS</b>		<b>119,187.0</b>	<b>120,553.0</b>	<b>256.4</b>	<b>-</b>	<b>1,622.4</b>		<b>---</b>
<b>AVERAGE</b>		<b>23,837.4</b>	<b>24,110.6</b>	<b>51.3</b>	<b>-</b>	<b>324.5</b>		<b>1.36%</b>

**Northtown MUD  
Water Usage Analysis**

Billing Period	Residential (gallons)	#	Builder (gallons)	#	School (gallons)	#	Non-Profit (gallons)	#	Fire Hydrant (gallons)	#	Multi-Family (gallons)	#	Irrigation (gallons)	#	Commercial (gallons)	#	District (gallons)	#	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 2022	13,059,028		28,000		101,000		-		1,000		6,900,000		3,249,000		4,083,000		352,000		27,773,028	3,181	4.1	568	25
November 2022	11,794,011		10,000		144,000		-		0		10,714,000		2,168,000		2,972,000		438,000		28,240,011	3,184	3.7	487	21
December 2022	15,860,048		7,000		46,000		-		459,000		5,730,000		2,143,000		1,314,000		174,000		25,733,048	3,184	5.0	-	-
January 2023	13,565,077		23,000		137,000		-		529,000		3,407,000		1,106,000		338,000		226,000		19,331,077	3,181	4.3	474	-
February 2023	10,995,038		666,000		105,000		-		3,000		4,851,033		1,146,000		4,260,000		196,000		22,222,071	3,183	3.5	398	-
March 2023	13,412,066		186,000		119,000		-		2,000		3,433,000		339,000		262,000		319,000		18,072,066	3,185	4.2	330	-
April 2023	13,811,057		58,000		84,000		-		1,000		2,546,000		1,720,000		314,000		230,000		18,764,057	3,189	4.3	399	30
May 2023	17,418,082		43,000		135,000		-		2,000		4,280,000		1,968,000		428,000		256,000		24,530,082	3,173	5.5	358	30
June 2023	11,790,050		40,000		97,000		-		1,000		2,855,000		1,776,000		280,000		237,000		17,076,050	3,219	3.7	392	27
July 2023	19,243,000		268,000		76,000		-		5,000		5,265,000		3,542,000		365,000		867,000		29,631,000	3,222	6.0	347	26
August 2023	17,998,000		275,000		15,000		104,000		308,000		4,203,000		2,774,000		369,000		1,335,000		27,381,000	3,233	5.6	371	20
September 2023	24,011,000		443,000		85,000		119,000		0		3,460,000		3,811,000		254,000		1,991,000		34,174,000	3,234	7.4	371	22
<b>Total</b>	<b>182,956,457</b>		<b>2,047,000</b>		<b>1,144,000</b>		<b>223,000</b>		<b>1,311,000</b>		<b>57,644,033</b>		<b>25,742,000</b>		<b>15,239,000</b>		<b>6,621,000</b>		<b>292,927,490</b>				
October 2023	18,833,000	3092	347,000	32	122,000	2	32,000	-	253,000	1	4,062,000	6	4,034,000	31	443,000	9	889,000	13	29,018,173	3,231	5.8	448	33
November 2023	18,775,000	3202	266,000	14	126,000	2	28,000	-	89,000	1	5,526,000	6	4,278,000	31	217,000	9	755,000	13	30,060,000	3,232	5.8	484	40
December 2023	14,611,000	3202	472,000	14	89,000	2	-	-	0	1	4,152,000	6	2,068,000	31	217,000	9	292,000	13	21,901,000	3,234	4.5	472	-
January 2024	13,854,000	3113	197,000	18	56,000	2	16,000	-	0	1	4,457,000	6	1,625,000	31	286,000	9	315,000	13	20,806,000	3,234	4.3	442	34
February 2024	13,701,000	3125	747,000	14	102,000	2	-	-	0	1	3,747,000	6	1,162,000	31	350,000	9	171,000	13	19,980,000	3,242	4.2	402	29
March 2024	15,663,000	3159	26,000	11	131,000	2	-	-	0	1	3,171,000	6	1,694,000	31	392,000	9	338,000	13	21,415,000	3,243	4.8	391	8
April 2024	13,727,000	3141	25,000	11	98,000	2	-	-	51,000	1	1,673,000	6	846,000	31	137,000	9	126,000	13	16,683,000	3,233	4.2	448	41
May 2024	16,036,000	3147	44,000	10	64,000	2	42,000	-	0	0	6,358,000	6	1,860,000	31	374,000	9	333,000	13	25,111,000	3,233	5.0	405	29
June 2024	15,123,000	3144	25,000	45	53,000	2	16,000		4,000		4,336,000		2,085,000	32	439,000	9	350,000	13	22,431,000	3,159	4.8	447	31
July 2024	17,323,000	3142	42,000	36	28,000	2	46,000		0		4,896,000		2,156,000	32	587,000	9	410,000	13	25,488,000	3,159	5.5	415	25
August 2024	16,801,000	3151	159,000	43	34,000	2	47,000		0		4,008,000	0	1,768,000	32	714,000	9	929,000	13	24,460,000	3,166	5.3	449	22
September 2024	19,729,000	3158	314,000	30	57,000	2	45,000		0		5,192,000	0	2,925,000	32	862,000	9	563,000	13	29,687,000	3,158	6.2	396	29
<b>Total</b>	<b>136,839,000</b>	<b>2,350,000</b>	<b>903,000</b>	<b>227,000</b>	<b>397,000</b>	<b>46,386,000</b>	<b>23,576,000</b>	<b>4,156,000</b>	<b>4,908,000</b>	<b>257,353,173</b>													
October 2024	19,036,000	3162	407,000	28	148,000	2	46,000		0		4,446,000	0	2,232,000	32	1,671,000	9	447,000	13	28,433,000	3,158	6.0	435	34
November 2024	18,361,000	3169	518,000	24	81,000	2	23,000		1,557,000	2	3,849,000	0	2,886,000	32	1,440,000	9	410,000	13	29,125,000	3,169	5.8	396	20
December 2024	16,188,000	3174	333,000	20	212,000	2	7,000		284,000	2	3,598,000	0	2,839,000	32	1,361,000	9	340,000	13	25,162,000	3,174	5.1	428	20
January 2025	14,456,000	3177	31,000	19	101,000	2	8,000		218,000	2	6,639,000	0	2,782,000	32	312,000	9	432,000	13	24,979,000	3,177	4.6	428	32
February 2025	15,371,000	3181	72,000	15	82,000	2	1,000		438,000	2	5,349,000	0	1,435,000	32	280,000	9	184,000	13	23,212,000	3,181	4.8	428	32
March 2025	13,990,000	3181	63,000	18	105,000	2	-		252,000	2	4,277,000	0	118,000	32	334,000	9	338,000	13	19,477,000	3,181	4.4	459	36
April 2025	14,830,000	3193	146,000	14	89,000	2	35,000		208,000	2	4,126,000	0	324,000	32	561,000	9	394,000	13	20,713,000	3,193	4.6	412	14
May 2025	16,704,000	3194	89,000	12	117,000	2	21,000		78,000	2	4,353,000	2	997,000	30	391,000	9	688,000	13	23,438,000	3,194	5.2	429	39
June 2025	16,923,000	3193	123,000	12	98,000	2	55,000		29,000	3	4,452,000	2	2,096,000	30	321,000	9	922,000	13	25,019,000	3,193	5.3	372	-
July 2025	17,468,000	3196	137,000	8	33,000	2	179,000		3,000	3	4,673,000	2	1,975,000	30	292,000	9	813,000	13	25,573,000	3,193	5.5	372	-
August 2025	16,906,000	3197	115,000	6	19,000	2	301,000		1,000	2	4,721,000	2	1,596,000	29	371,000	9	738,000	13	24,768,000	3,197	5.3	427	29
September 2025	19,601,000	3201	112,000	5	101,000	2	58,000		0	2	4,922,000	2	2,228,000	29	318,000	9	1,095,000	13	28,435,000	3,201	6.1	394	26
<b>Total</b>	<b>199,834,000</b>	<b>2,146,000</b>	<b>1,186,000</b>	<b>734,000</b>	<b>3,068,000</b>	<b>55,405,000</b>	<b>21,508,000</b>	<b>7,652,000</b>	<b>6,801,000</b>	<b>298,334,000</b>													
October 2025	19,416,000	3201	114,000	5	121,000	2	27,000		0	2	5,026,000	7	2,435,000	29	342,000	4	1,280,000	13	28,761,000	3,201	6.1	424	36
November 2025	18,008,000	3202	107,000	4	126,000	2	27,000		5,000	2	4,923,000	6	3,039,000	33	343,000	2	1,122,000	13	27,700,000	3,202	5.6	394	22
December 2025	16,509,000	3196	99,000	3	107,000	2	7,000		2,000	2	4,507,000	8	1,603,000	29	358,000	4	855,000	13	24,047,000	3,196	5.2	386	22
January 2026	15,634,000	3194	87,000	3	87,000	2	63,000		1,000	2	4,591,000	8	1,017,000	29	398,000	4	522,000	13	22,400,000	3,194	4.9	411	37
February 2026	15,343,000	3191	75,000	3	72,000	2	-		13,000	1	4,989,000	8	1,336,000	29	468,000	4	837,000	13	23,133,000	3,191	4.8	409	25
March 2026	14,775,000	3194	64,000	3	156,000	2	-		0	1	4,658,000	8	1,805,000	29	584,000	4	1,231,000	13	23,273,000	3,194	4.6	390	32
<b>Total</b>	<b>99,685,000</b>	<b>546,000</b>	<b>669,000</b>	<b>124,000</b>	<b>21,000</b>	<b>28,694,000</b>	<b>11,235,000</b>	<b>2,493,000</b>	<b>5,847,000</b>	<b>149,314,000</b>													
<b>Active</b>	<b>3194</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>29</b>	<b>4</b>	<b>13</b>	<b>2</b>													
<b>Vacant</b>	<b>35</b>				<b>10</b>																		

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WATER REPAIR LOG > \$500  
February 2026**

DATE	ADDRESS	PROBLEM	COST
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
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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**  
**WATER REPAIR LOG > \$500**  
**February 2026**

DATE	ADDRESS	PROBLEM	COST
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
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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WATER REPAIR LOG > \$500  
February 2026**

DATE	ADDRESS	PROBLEM	COST
06/06/25	IN DISTRICT NTWN	WATER SYSTEM WORK COMPLETE MET WITH FMS AND TESTED BACKFLOWS ON DISTRICT MM	\$617.55
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
10/28/25	14008 MERSEYSIDE DR	REPLACED BROKEN CURBSTOP. EXCAVATED BOX TO ACCESS POLY LINE FOR CRIMPING AND CURB STOP REPLACEMENT DUE TO BROKEN LOCK MECHANISM. CRIMPED LINE, REPLACED CURB STOP, REOPENED, AND FLUSHED AIR THROUGH CUSTOMER HOSE BIB.	\$1,054.21
11/10/25	14300 DESSAU ROAD 1-1/2	INVESTIGATED POSSIBLE LEAK. ARRIVED ON SITE AND FOUND A 2" GASKET AT THE ANGLE STOP. REMOVED THE GASKET AND FLUSHED THE LINE AT THE HOSE BIB.	\$750.79
11/10/25	400 TUDOR HOUSE RD	REPLACED BROKEN CURBSTOP. FOUND BROKEN ANGLE STOP. EXCAVATED METER BOX AND EXPOSED APPROXIMATELY 2-1/2 -3 FEET OF 1" COPPER LINE. REMOVED ROCKS AND ROOTS OBSTRUCTING THE AREA. CRIMPED THE LINE AND TRANSITIONED IT TO POLY, THEN TIED INTO THE HOUSE LINE. FLUSHED THE HOUSE LINE, BACKFILLED THE EXCAVATION, AND RESET THE METER BOX TO GRADE.	\$1,524.53

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WATER REPAIR LOG > \$500  
February 2026**

DATE	ADDRESS	PROBLEM	COST
11/10/25	14908 EVENING MIST LN	CRIMPED & REPAIRED TAP LEAK. THE METER BOX WAS FULL OF WATER. FOUND A PINHOLE LEAK BENEATH THE ANGLE STOP. CRIMPED THE LINE AND REMOVED THE OLD ANGLE STOP, THEN REPLACED IT WITH A NEW ONE. FLUSHED THE LINE AND BACKFILLED THE HOLE.	\$1,827.63
11/10/25	IN DISTRICT NTWN	PREP & PATCH JPINTS & PIPE PENETRATIONS.	\$5,500.00
12/17/25	301 E WELLS BRANCH PKWY - DOM	CONCRETE WORK COMPLETED: DEMOLISHED A 10' X 20' CONCRETE SIDEWALK SECTION AROUND A SUNKEN VALVE THAT POSED A TRIPPING HAZARD. ADDED AND COMPACTED ROAD BASE, INSTALLED REBAR, AND FORMED THE SLAB IN PREPARATION FOR CONCRETE POUR THE FOLLOWING DAY. SAFETY CONES AND FENCING WERE INSTALLED OVERNIGHT	\$10,502.31
12/01/25	IN DISTRICT NTWN	TOOK QUARTERLY NAPS.	\$530.05
<b>TOTAL FOR 2025</b>			<b>\$139,305.58</b>
01/16/26	14316 TEACUP LN	REPLACED BROKEN CURBSTOP: REMOVED CONCRETE BOX, CLEARED ROOTS, CUT AND CRIMPED 1" COPPER LINE TO REPLACE BROKEN ANGLE STOP. RESTORED SERVICE, FLUSHED AIR, SET BOX TO GRADE, AND BACKFILLED.	\$662.01
01/16/26	14320 TEACUP LN	REPLACED BROKEN CURBSTOP: REMOVED CONCRETE BOX, CLEARED ROOTS, CUT AND CRIMPED 1" COPPER LINE TO REPLACE BROKEN ANGLE STOP. RESTORED SERVICE, FLUSHED AIR, SET BOX TO GRADE, AND BACKFILLED.	\$584.66
01/17/26	700 E WELLS BRANCH PKWY - IRR	INVESTIGATED POSSIBLE LEAK. REPAIRED LEAK ON RPZ WHERE 1½" PVC CONNECTS TO 3" LINE. EXCAVATED AND FIXED THE LINE; GLUE SET OVERNIGHT DUE TO WATER FLOW. RETURNING TOMORROW TO TURN SYSTEM ON.	\$2,100.01
01/16/26	301 E WELLS BRANCH PKWY - DOM	LANDSCAPE WORK COMPLETED: RETURNED THE DAY AFTER CONCRETE POUR TO REMOVE FORMS, CLEAN WORK AREA, AND FINISH LANDSCAPING WITH TOPSOIL AND GRASS SEED. WORK COMPLETED AND ISSUE RESOLVED.	\$2,222.32
01/16/26	700 E WELLS BRANCH PKWY - IRR	LANDSCAPED AFTER TAPLINE REPAIR: REACTIVATED THE RPZ LINE AFTER ALLOWING THE GLUE TO CURE OVERNIGHT AND BACKFILLED THE EXCAVATION. RESTORED THE IRRIGATION VALVES THAT WERE PREVIOUSLY TURNED OFF TO STOP WATER FLOW.	\$1,924.74
01/15/25	IN DISTRICT NTWN	UNABLE TO LOCATE-NEED MAINT: LOCATED MAIN VALVE LINES WITH METAL DETECTOR UNDER ASPHALT, EXCAVATED WITH PICKAXE AND CHIPPING HAMMER, AND CLEANED THE AREA. CAMBOURNE DR & MERSEYSIDE DR	\$2,257.18
01/15/26	14701 LANTERN	INVESTIGATED POSSIBLE LEAK. INVESTIGATED WATER IN STORM SYSTEM; LEAK ORIGIN NOT FOUND DURING TUNNEL INSPECTION. DEEMED NON-EMERGENCY; NEARBY SERVICES NORMAL AND ALL RESIDENTS HAVE WATER.	\$1,561.00
02/09/26	IN DISTRICT NTWN	MAINT NEEDED TO LOCATE BLOW OFF VALVE - STUDY TEST AND RAN TEST ON VALVE ON HARRIS RIDGE TO ATTEMPT TO BACK FEED THE DISTRICT	\$617.55
01/30/26	301 E WELLS BRANCH PKWY - DOM	CONCRETE WORK COMPLETED. CONCRETE AROUND THE VALVE WAS DAMAGED AND POSED A PEDESTRIAN HAZARD. CONCRETE WAS ORDERED AT 9:00 AM BUT ARRIVED AT 11:30 AM, CAUSING A DELAY AND LATE COMPLETION AFTER POURING AND FINISHING. REFERENCE CLOSED SERVICE ORDER 484873A - TIME LEFT OFF	\$6,227.25
03/04/26	IN DISTRICT NTWN	ASPHALT AFTER REPAIR. ARRIVED AT THE SITE AND LEVELED THE AREA AROUND THE VALVE BY SPREADING COAL PATCH TO MATCH THE STREET. MAHOMET DR AND NARUNA WAY	\$847.86

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WATER REPAIR LOG > \$500  
February 2026**

<b>DATE</b>	<b>ADDRESS</b>	<b>PROBLEM</b>	<b>COST</b>
03/04/26	IN DISTRICT NTWN	SET VALVE BOX TO GRADE. REMOVED BROKEN ASPHALT AND CONCRETE AROUND THE VALVE, SQUARED THE AREA, AND ADJUSTED THE VALVE RING TO GRADE. POURED CONCRETE TO RESTORE THE SURFACE, THEN SWEEP AND CLEANED THE SITE. WORK WAS COMPLETED ON 1/16/2026; CONES WERE RETRIEVED AFTERWARD. MAHOMET DR AND NARUNA WAY	\$3,352.85
03/22/26	13805 CAMBOURNE DR	EXCAVATED & REPAIRED FIRE HYDRANT. ASSISTED CONTRACTOR WITH HYDRANT REPLACEMENT.	\$21,496.93
03/20/26	IN DISTRICT NTWN	INVESTIGATED POSSIBLE LEAK: 2/9/2026 INVESTIGATED LEAK ON 16" MAIN; AUDIBLE AT HYDRANT AND VISIBLE ON SLIGHTLY EXPOSED LINE, WITH WATER FLOWING FROM BOTH DIRECTIONS. WILL REQUIRE JACKHAMMER OR CHIPPER TO REMOVE STONE AROUND PIPE. 2/16/2026 INVESTIGATED POSSIBLE LEAK UNDER PARK BRIDGE; WATER PRESENT BUT NO CHLORINE DETECTED. CHECKED VALVES, U-BRANCH, AND HYDRANTS-NO LEAKS FOUND. AWAITING LEAK DETECTION (2/20/2026). DARJEELING DR & BATTERBURG TRAIL	\$2,072.15
03/12/26	13916 CONNER DOWNS DR	EXCAVATED & REPAIRED FIRE HYDRANT. ASSISTED WITH CONTRACTOR WORK	\$21,319.98
03/12/26	13906 CONNER DOWNS DR	EXCAVATED & REPAIRED FIRE HYDRANT. ASSISTED CONTRACTOR WITH WORK. LOZADA: 2/20/2025 THROUGH 2/25/2026 13906 CONNOR DOWNS DR - INSTALLED NEW 6-FT FIRE HYDRANT: CUT SIDEWALK, REMOVED OLD HYDRANT, PUMPED WATER, INSTALLED HYDRANT WITH EXTENSION, BACKFILLED, COMPACTED, AND CLEANED JOBSITE.	\$18,658.76
03/12/26	13800 CONNER DOWNS DR	EXCAVATED & REPAIRED FIRE HYDRANT. PROVIDED ASSISTANCE TO EXTERNAL CONTRACTORS.	\$21,436.53
<b>TOTAL FOR 2026</b>			<b>\$107,341.78</b>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WASTEWATER REPAIR LOG > \$500  
February 2026**

DATE	ADDRESS	PROBLEM	COST
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
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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WASTEWATER REPAIR LOG > \$500  
February 2026**

DATE	ADDRESS	PROBLEM	COST
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
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

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WASTEWATER REPAIR LOG > \$500  
February 2026**

DATE	ADDRESS	PROBLEM	COST
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
10/20/25	IN DISTRICT NTWN	PURCHASED SUPPLIES- ORDERED NEW ODOR LOGGERS FOR NTWN WITH ANTENNAS	\$21,022.01

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WASTEWATER REPAIR LOG > \$500  
February 2026**

DATE	ADDRESS	PROBLEM	COST
10/27/25	14321 HARCOURT HOUSE LN	CUSTOMER PROBLEM-DISTRICT LINES CLEAR. HOME INSPECTION REVEALED ROOT INTRUSION ON DISTRICT SIDE. CAMERA INSPECTION PERFORMED-NO FAULTS FOUND. ATTEMPTED TO CONTACT HOMEOWNER; DOOR TAGGED.	\$1,248.22
10/24/25	IN DISTRICT NTWN	SANITARY SYSTEM WORK COMPLETE. INSTALL ODOR LOGGER SIN ALL 3 LIFT STATIONS AND IN ONE MANHOLE ON DESSAU RD. VERIFIED ALL ARE ON AND REPORTING.	\$1,093.58
12/11/25	IN DISTRICT NTWN	FACILITY WORK COMPLETED. INSTALLED HOOK INSIDE MANHOLE TO BE ABLE TO HANG ODOR LOGGER. INSTALLED CONCRETE ANCHOR AND MULE TAPE. ODOR LOGGER WILL BE HUNG TOMORROW.	\$718.58
<b>TOTAL FOR 2025</b>			<b>\$149,440.59</b>
02/12/26	13622 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. LOCATED CITY-SIDE BLOCKAGE, MARKED UTILITIES, AND EXCAVATED SAFELY AROUND FIBER AND ELECTRICAL LINES. REMOVED DAMAGED LATERAL WITH ROOTS AND DEBRIS, REBUILT, AND BACKFILLED.	\$5,385.67
02/09/26	IN DISTRICT NTWN	COMPLETED MANHOLE SURVEY- LEWIS CONCRETE STRIPPED AND PREPPED MANHOLES RAVEN 405 MANHOLES COATINGS. GROUT AND PATCH.	\$175,097.50
02/26/26	IN DISTRICT NTWN	SUB-CONTRACT WORK COMPLETED- MANHOLE REHAB.	\$89,270.00
03/02/26	13622 MERSEYSIDE DR	CONCRETE WORK COMPLETED. COMPLETED AND Poured CONCRETE FOLLOWING THE RECENT SANITARY LINE REPAIR.	\$4,577.21
03/02/26	13622 MERSEYSIDE DR	ARRIVED ON SITE AND SQUARED THE PATCH TO ENSURE PROPER PLACEMENT OF ST. AUGUSTINE SOD.	\$1,456.59
03/17/26	14309 TEACUP LN	EXCAVATED & REPAIRED SANITARY LINE. TELEVISED LINE AND LOCATED A BLOCKAGE ON THE CITY SIDE. EXCAVATED APPROX. 6 FT TO THE LATERAL AND FOUND A ROOT BLOCKAGE AT A LAY-DOWN TEE AND 6X4 REDUCER. REMOVED THE DAMAGED SECTION AND REPLACED WITH NEW FITTINGS TOWARD THE CUSTOMER SIDE. BACKFILLED AND CLEANED THE SITE.	\$6,831.79
<b>TOTAL FOR 2026</b>			<b>\$282,618.76</b>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
GENERAL MANAGER'S REPORT  
WRITE-OFF LIST  
Mar-26**

Name	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Takeisha Weathers	Renter	2/11/2026	<b>\$2,565.30</b>	<b>\$300.00</b>

**TOTAL:      \$2,565.30**

**\$2,565.30**

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

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ 684.38	\$ 129.42	\$ 229.34	\$ 418.16
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 633.24	\$ 5,418.93	\$ 1,313.40	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ 294.65	\$ 120.43	\$ 917.42	\$ 1,510.61
COLLECTED				\$ -
<b>JANUARY</b>				
WRITE-OFF	\$ 374.77	\$ 1,161.29	\$ 673.73	\$ 681.64
COLLECTED	\$ -		\$ -	\$ -
<b>FEBRUARY</b>				
WRITE-OFF	\$ 319.31	\$ 487.32	\$ -	\$ 959.60
COLLECTED	\$ -		\$ -	\$ -
<b>MARCH</b>				
WRITE-OFF	\$ 1,124.35	\$ 228.01	\$ 2,044.96	\$ 2,565.30
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>APRIL</b>				
WRITE-OFF	\$ 492.35	\$ 364.19	\$ 1,117.24	
COLLECTED	\$ -	\$ -	\$ -	
<b>MAY</b>				
WRITE-OFF	\$ 866.35	\$ 345.56	\$ 73.43	
COLLECTED	\$ -	\$ -	\$ -	
<b>JUNE</b>				
WRITE-OFF	\$ 307.72	\$ 1,614.30	\$ 317.96	
COLLECTED	\$ -		\$ -	
<b>JULY</b>				
WRITE-OFF	\$ 227.76	\$ 1,237.42	\$ 1,255.87	
COLLECTED	\$ -		\$ -	
<b>AUGUST</b>				
WRITE-OFF	\$ 1,233.60	\$ 695.24	\$ 2,065.19	
COLLECTED	\$ -	\$ -	\$ -	
<b>SEPTEMBER</b>				
WRITE-OFF	\$ 2,507.29	\$ 6,571.48	\$ 635.10	
COLLECTED	\$ -		\$ -	
<b>TOTAL COLLECTIONS:</b>	<u>\$ 9,065.77</u>	<u>\$ 18,373.59</u>	<u>\$ 10,643.64</u>	<u>\$ 6,135.31</u>
<b>TOTAL COLLECTED:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Brooke T. Paup, *Chairwoman*  
Catarina R. Gonzales, *Commissioner*  
Tonya R. Miller, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

April 10, 2026

Brenda Richter, President  
Northtown MUD  
100 Congress Ave. Suite 1300  
Austin, Texas 78701-2744

Re: General Compliance Letter for Comprehensive Compliance Investigation at:  
Northtown Municipal Utility District - Travis County  
Regulated Entity No.: RN102687621, TCEQ ID No.: 2270264, Investigation No.: 2130602

Dear Ms. Richter:

On March 25, 2026, Ms. Evelyn Gomez of the Texas Commission on Environmental Quality (TCEQ) Austin Region Office conducted an investigation of the above-referenced public water system to evaluate compliance with applicable requirements for public water supply. No violations are being alleged as a result of the investigation.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Ms. Evelyn Gomez in the Austin Region Office at (512) 239-7021.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chad Ahlgren".

Chad Ahlgren  
Water Section Work Leader  
Austin Region Office

CA/eg

cc: Mr. Darrell Winslett, Regulatory Compliance Manager, 2601 Forest Creek Dr, Round Rock, Texas 78665

Agenda Item No. 4(c)



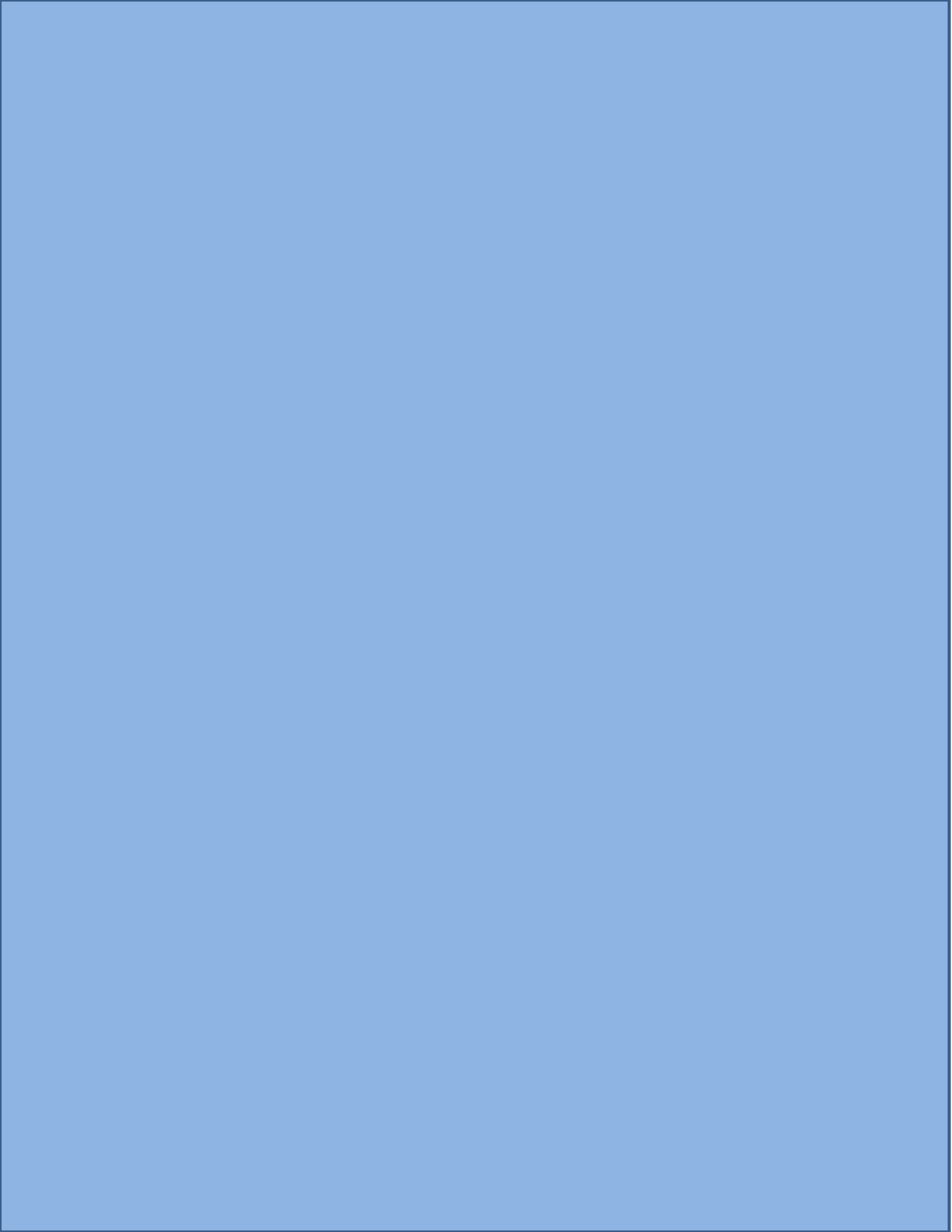
**DATE:** April, 2026 – MUD Packet Agenda  
**TO:** Northtown MUD  
**Re:** Landscape Monthly Report

**AGENDA**

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

1. TEXASCAPES MUD Packet Agenda
  2. Landscape Monthly Report – Northtown MUD – March 2026
  3. Proposal # 10794 – Tree Replacement – District Office
-



**MONTHLY REPORT** **Northtown M.U.D.**

**Report Period: 3/1/2026 - 3/31/2026**

**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:



3/4	3/10 - 3/11	3/17 - 3/18	3/24- 3/25	3/31 - 4/1
-----	-------------	-------------	------------	------------

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

This month *TexaScapes* Crews spot treated for fire ants and weeds where needed. Crews applied mulch, detailed beds & tree rings as well as removed any deadfall or broken branches found within the District. Our annual *Ladybug Release* occurred this month also.

<b>Greenbelt &amp; Drainage Maintenance</b>	Greenbelt & Drainage maintenance occurred during the week(s) of:	3/11/2026
---	--	-----------

**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. 22-cu. ft. of trash from within these same areas and 18-cu. ft. of silt was removed this month as well.



<b>Trail System Maintenance</b>	3/4	3/10 - 3/11	3/17 - 3/18	3/24- 3/25	3/31 - 4/1
---------------------------------	-----	-------------	-------------	------------	------------

**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.



<b>Irrigation System Maintenance</b>	3/4	3/10 - 3/11	3/17 - 3/18	3/24- 3/25	3/31 - 4/1
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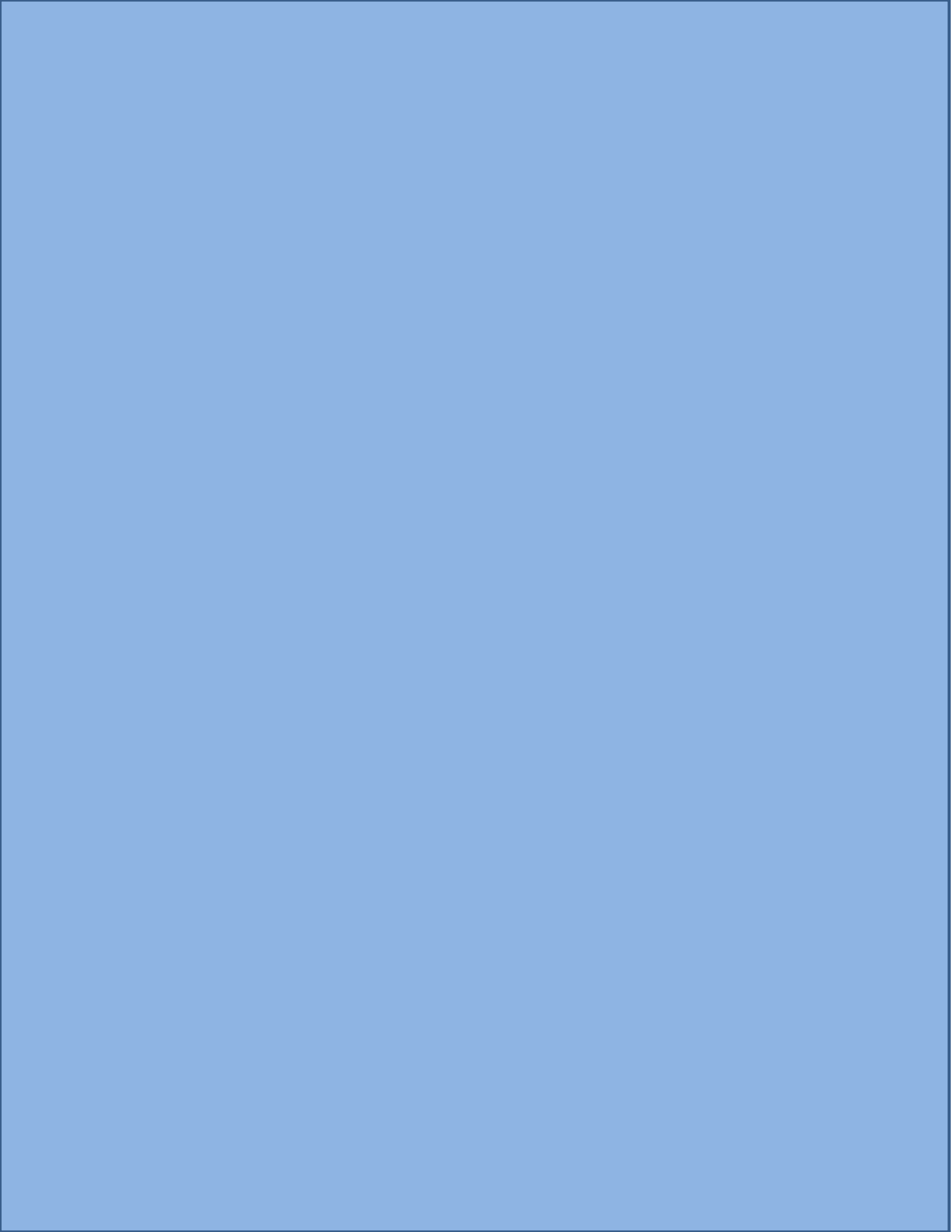
**Task/Observation/Area:** Additional services/observations pertaining to the irrigation system

Full two minute check and repair on 3/2, 3/4, 3/11, 3/12, 3/19, 3/20 and 3/25/2026



<b>Status of Proposal Work</b>
<b>PROGRESS REPORT</b>
<b>SEEKING APPROVAL</b>
Proposal # 10794 – Tree Replacement – District Office

<b>Notes / Miscellaneous</b>





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

**512-472-0207**  
**(fax) 512-472-0229**  
**www.texascapes.com**

**PROPOSAL FOR LANDSCAPE SERVICES**

20-Apr-26

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

**PROPOSAL ID:** 10794  
**HM PHONE:**  
**WK PHONE:** 512-716-0759  
**FAX:**

**PROJECT:** Tree Replacement - District Office

At request, this proposal is to replace a dead tree in front of the District office. This proposal includes the equipment, materials, labor and supervision for the work listed below: (1) Remove the dead tree (2) Install one 65-gal Live Oak in its place. (3) Properly stake, repair irrigation, fertilize and mulch the tree. If you would like to have this work scheduled, please contact our office. Thank you.

DESCRIPTION	QTY	UM
SUPERVISION & PROJECT MG	1	LT
LABOR, LANDSCAPE CREW EQUIPPED	3	LT
QUERCUS VIRGINIANA/LIVE OAK	1	65 GAL.
TREE -3 STAKES/ WIRE	1	EACH
IRRIGATION ALLOWANCE	1	SECTION
H.C. SHREDDED HARDWOOD MULCH	2	BAGS
MUSHROOM COMPOST OR EQUAL	1	BAG

<b>SUBTOTAL</b>	\$1,510.81
<b>SALES TAX</b>	\$0.00
<b>TOTAL</b>	\$1,510.81

**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:** 14-MAY-2026

Date: \_\_\_\_\_

# NORTHTOWN MUD

## MAINTENANCE MONTHLY REPORT

March 15, 2026 – April 18, 2026

- 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 ATVs.
  - 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 and processing marked dead trees.
  - Cleaning out and reorganizing 50A pavilion shop area.
  - Repaired overflowing toilet in the 50A pavilion men's restroom.
  - Repaired toilet in the Settler's Meadow pavilion men's restroom.
  - Installed women's sanitation box in Settler's Meadow women's restroom.
  - Installed a new tune up kit on 24 in chain saw.
  - Broke down and diagnosed #2 Kubota winch issue. A loose cable led to spool getting bound & tangled.
  - Pruned overgrown trees in median between the Harris Ridge bridges.
  - Painted over graffiti on Darjeeling detention pond overflow.
  - Added mulch to all district playscape fall zones. Will complete Stoney Creek playscape when new sidewalk project is completed. *(open item)*
  - Altermann working on electrical, Wi-Fi reception and solar panel issues related to security cameras at Stoney Creek Park and garage area. Parts expected mid to late February. *(working/open item)*
  - Informed Alterman of issue with filling pond & Auto function at Wildflower (#3) well. *(monitoring issue)*
  - Reported service line leak at Tudor House & Dessau to Crossroads. *(closed item)*
- 
- Conducted a meeting with Expand, July reps and Northtown staff for Q & A session regarding retirement plan
  - Completed and passed newly required notary exam.
  - Completed Notary Commission renewal through Texas Secretary of State office.
  - Completed cyber security training.
  - Reported missing sewer lid in the condos to Crossroads. *(closed item)*
  - Monitoring & working with July, attorneys and committee regarding amending the employee retirement plans. *(closed item)*
  - Met with Lochner, engineer for City of Pflugerville, to discuss potential water line route. *(open item)*
  - Working with Crossroads and Alterman regarding electrical meter at 50 Acre Park red tagged by Ausitn Water. *(closed item)*
  - Working with Axis to troubleshoot malfunctioning alarm panel. Waiting on parts. *(closed item)*
  - Working with attorney and polling places to execute a contract for May election. *(open item)*

- Walked shade sail project with Studio 16:19 and contractor. Exposed bolt issue remains unresolved. (*closed 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*)

# 769 kWh

## Total solar generation

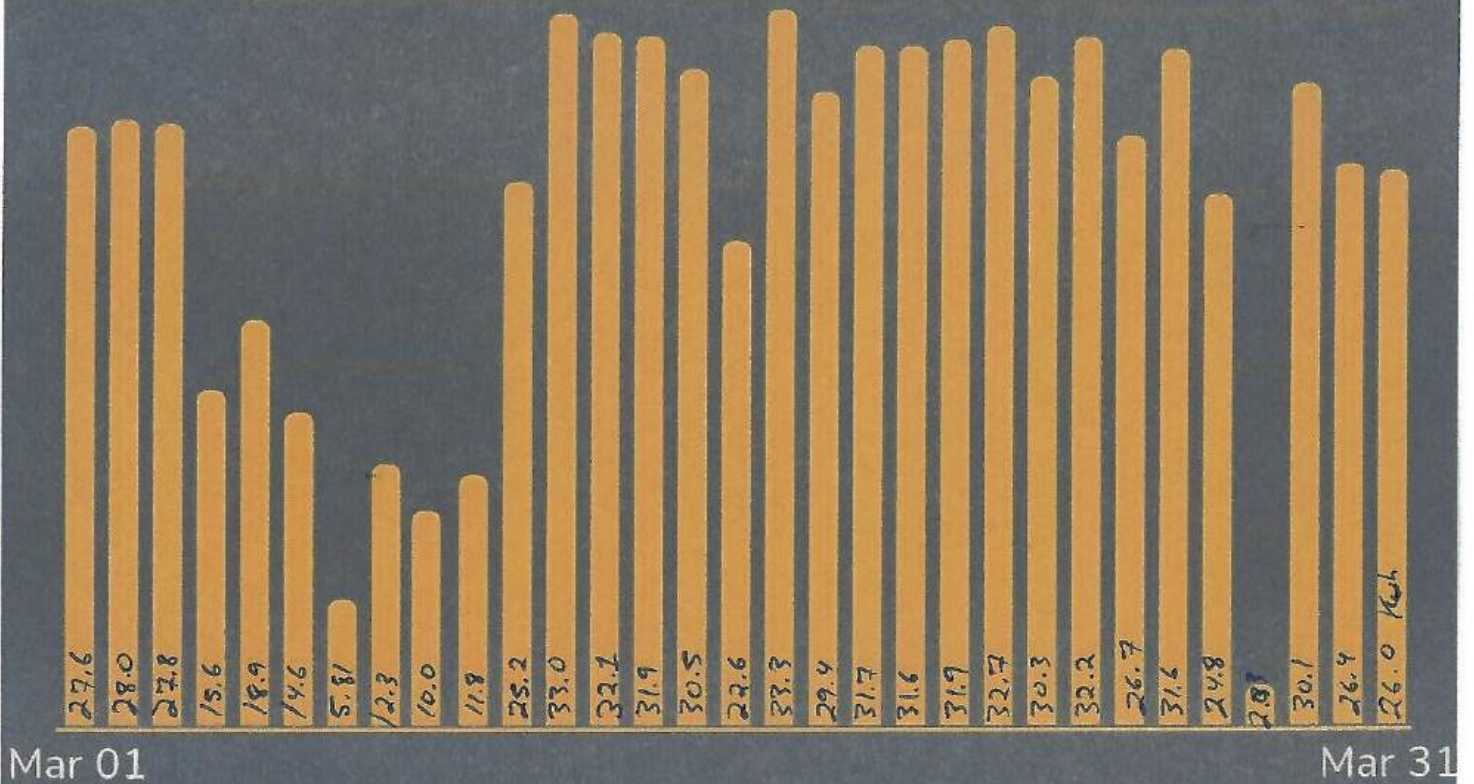
DAY

WK

MO

YR

50.0 kWh



 Solar Generation

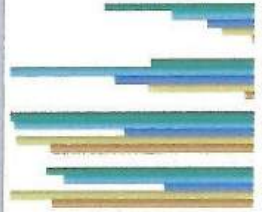
March 2026

## Summary

<b>Reported period</b>	Month Mar 2026			
<b>First visit</b>	01 Mar 2026 - 00:06			
<b>Last visit</b>	31 Mar 2026 - 23:58			
<b>Viewed traffic *</b>	Unique visitors <b>201</b>	Number of visits <b>2,566</b> (12.76 visits/visitor)	Pages <b>43,449</b> (16.93 Pages/Visit)	Hits <b>76,356</b> (29.75 Hits/Visit)
<b>Not viewed traffic *</b>		<b>65,344</b>		<b>93,659</b>
				Bandwidth <b>24.44 GB</b> (9987.71 KB/Visit)
				<b>15.97 GB</b>

\* Not viewed traffic includes traffic generated by robots, worms, or replies with special HTTP status codes.

## Monthly history



Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec  
2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026

Month	Unique Visitors	Number of Visits	Pages	Hits	Bandwidth
Jan 2026	4,860	5,905	27,640	59,439	49.67 GB
Feb 2026	4,928	5,806	40,425	75,419	58.43 GB
Mar 2026	201	2,566	43,449	76,356	24.44 GB
<b>Apr 2026</b>	<b>19</b>	<b>763</b>	<b>14,772</b>	<b>25,779</b>	<b>35.80 GB</b>
May 2026	0	0	0	0	0
Jun 2026	0	0	0	0	0
Jul 2026	0	0	0	0	0
Aug 2026	0	0	0	0	0
Sep 2026	0	0	0	0	0
Oct 2026	0	0	0	0	0
Nov 2026	0	0	0	0	0
Dec 2026	0	0	0	0	0

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – April 2026**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Lawsuit Filed</b>	<b>Status</b>
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
125 Segovia Way	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  **Monitoring
14800 Sassafras Trail	Trailer in View	9/26/2025	10/28/2025	1/12/2026			Deadline for compliance is as of 1/27/2026  **Monitoring
603 Logan James Lane	Semi-Truck in View	9/22/2025	11/4/2025	1/14/2026			Deadline for compliance is as of 1/29/2026  ** Monitoring
231 Wild Senna Drive	Debris in view, trash cans in view	11/3/2025	12/17/2025	1/30/2026	3/5/2026		Deadline for compliance is as of 3/19/2026
205 Segovia Way	Lawn in need of maintenance	11/25/2025	1/12/2026	2/5/2026	3/4/2026		Deadline for compliance is as of 3/18/2026
13908 Golden Flax Trail	Lawn in need of maintenance	12/17/2025	1/20/2026	2/12/2026	3/5/2026		Deadline for compliance is as of 3/19/2026
112 Segovia Way	Fence in disrepair	1/6/2026	1/22/2026	2/17/2026	3/11/2026		Deadline for compliance is as of 3/25/2026
13803 Greinert Drive	Lawn in need of maintenance, debris in view	1/8/2026	2/2/2026	2/27/2026			Deadline for compliance is as of 3/14/2026

Agenda Item No. 6(a)

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – April 2026**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Lawsuit Filed</b>	<b>Status</b>
708 Battenburg Trail	Derelict vehicle	1/8/2026	2/10/2026				Deadline for compliance is as of 2/25/2026  **Monitoring
13801 Merseyside Drive	Trailer in view, trash cans in view, debris in view	1/30/2026	2/25/2026				Deadline for compliance is as of 3/12/2026
13902 Lampting Drive	Debris in view, trash cans in view	1/30/2026	2/27/2026	3/20/2026	4/15/2026		Deadline for compliance is as of 4/29/2026
13911 Greinert Drive	Debris in view, trash cans in view	2/13/2026	3/6/2026				Deadline for compliance is as of 3/21/2026
14700 Lantern Drive	Debris in view	2/13/2026	3/6/2026	3/31/2026			Deadline for compliance is as of 4/15/2026
13902 Lothian Drive	Debris in view	2/6/2026	3/6/2026	4/10/2026			Deadline for compliance is as of 4/25/2026
809 Burnsall Gates Drive	Debris in view	3/5/2026	3/27/2026				Deadline for compliance is as of 4/11/2026
15016 Saddlegirth Lane	Trailer in view	1/13/2026	3/30/2026				Deadline for compliance is as of 4/14/2026
14817 Lantern Drive	Lawn in need of maintenance	3/13/2026	4/10/2026				Deadline for compliance is as of 4/25/2026

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – April 2026**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Lawsuit Filed</b>
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

**NEW VIOLATIONS SENT A COURTESY CARD**

NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	15004 Antique Finish	4/21/2026	N			Trailer parked in view of street
monitor	924 Bethel	3/25/2026	N			Trailer parked in view of street
	14000 A Cambourne	4/1/2026	N			Fence/gate is in a state of disrepair
	13917 Conner Downs	4/1/2026	N			Bulky; Various debris must be stored out of view
	801 Dawlish	4/8/2026	N			Bulky; Various debris must be stored out of view
	14505 Dreamtime	4/1/2026	N			Bulky; Various debris must be stored out of view
	14517 B Harris Ridge	4/14/2026	N			Dog running loose in District park/dog bite
Isuzu LP# KFH 0985	14405 Jackson Browning	2/25/2026	N			Delivery vehicle parked in view
monitor	14604 Jefferson Craig	3/30/2026	N			Trailer parked in view of street
not her -red semi	13801 Lampting	3/25/2026	N			Semi parked in view of street
	13910 Lampting	4/14/2026	N			Storage container in view
	14809 Lantern	4/1/2026	N			1. Bulky debris in view 2. Lawn overgrown 3. Trash cans
	15030 Lantern	4/21/2026	N			Lawn is overgrown and in need of maintenance
	13902 Lothian	4/8/2026	N			Lawn is overgrown and in need of maintenance
	905 Low Brim	4/21/2026	N			Bulky; Various debris must be stored out of view
	913 Mahomet	4/14/2026	N			Trailer parked in view of street
	13618 Merseyside	4/1/2026	N			Bulky; Various debris must be stored out of view
	13726 Merseyside	4/8/2026	N			Bulky; Various debris must be stored out of view
	13729 Merseyside	4/8/2026	N			Bulky; Various debris must be stored out of view
	13733 Merseyside	4/8/2026	N			1. Bulky debris in view 2. Fence/gate disrepair 3. Trash cans
monitor -gray Tundra	13816 Merseyside	4/8/2026	N			Vehicle parked on lawn
blue F150	14008 Merseyside	4/8/2026	N			1. Vehicle parked on lawn 2. Trash cans in view
	14216 Naruna	4/14/2026	N			Trailer parked in view of street
	1016 Oatmeal	4/14/2026	N			Trailer parked in view of street
	904 Rocking Spur	4/21/2026	N			Bulky; Various debris must be stored out of view
	910 Rocking Spur	4/21/2026	N			Lawn is overgrown and in need of maintenance
	15016 Saddlegirth	4/1/2026	N			1. Bulky debris in view 2. Lawn overgrown 3. Trash cans
	1204 Sleepytime	4/1/2026	N			Bulky; Various debris must be stored out of view
	932 Smoothing Iron	4/21/2026	N			1. Bulky debris in view 2. Lawn overgrown
monitor	1521 Tea Leaf	3/25/2026	N			Trailer parked in view of street
	609 Tudor House	3/30/2026	N			Various debris must be stored out of view

	624 Tudor House	3/9/2026	N			Various debris must be stored out of view
	809 Watson	4/14/2026	N			Trailer parked in view of street
<b>CONTINUING VIOLATIONS SENT A LETTER</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
parks at 14409	14405 Alderminster	3/20/2026	Y			Trailer parked in view of street
	924 Bethel	3/25/2026	N			Bulky; Various debris must be stored out of view
	905 Burnsall Gates	3/19/2026	Y			Various debris must be stored out of view
unenforceable	13809 Conner Downs	5/13/2025	Y			Lawn is overgrown and in need of maintenance
	1404 Darjeeling	2/17/2026	Y			Trailer parked in view of street
	13802 Greinert	3/19/2026	Y			Lawn is overgrown and in need of maintenance
monitor	501 Logan James	11/15/2025	Y			Yellow box truck is not permitted
	13721 Merseyside	2/10/2026	Y			Trailer parked in view of street
	13800 Merseyside	3/16/2026	Y			Various debris must be stored out of view
	14014 Merseyside	3/16/2026	Y			Various debris must be stored out of view
	13902 Randalstone	2/3/2026	Y			2. Bulky debris in view
	909 Rocking Spur	2/3/2026	Y			Trailer parked in view of street
	610 E. Wells Branch Prkwy	3/30/2026	Y			1. Fence disrepair
Engineer needs to approve	610 E. Wells Branch Prkwy	6/25/2025	Y	pending		4. Granite repairs on back side
<b>CONTINUING VIOLATIONS SENT TO LEGAL</b>						
	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
white Chevy truck	708 Battenburg	12/12/2025	Y	Same	2/6/2026	Derelict vehicle w/flat tires parked in view
	809 Burnsall Gates	2/10/2026	Y	Same	3/25/2026	Various debris must be stored out of view
Default Judgement awarded \$2000.	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2. Debris in view
white truck + others	921 Friendship Quilt	3/3/2026	Y	Same	4/17/2026	1. Bulky debris in view 2. Derelict vehicles flats, on jacks, no LP or no registration
	14809 Hyson Crossing	3/9/2026	Y	Same	4/17/2026	Various debris must be stored out of view
	13902 Lampting	2/13/2026	Y	Repeat CV	2/26/2026	1. Various debris in view 2. Trash cans in view
	14700 Lantern	1/24/2026	Y	Same	3/5/2026	1. Bulky debris in view
	14800 Lantern	3/9/2026	Y	Same	4/20/2026	1. Fence/gate is in disrepair 2. Debris in view
	14817 Lantern	2/17/2026	Y	Same	4/9/2026	Lawn is overgrown and in need of maintenance
	13902 Lothian	2/6/2026	Y	Same	3/5/2026	Bulky; Various debris must be stored out of view

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
moving HOLD to 3/1/26	15016 Saddlegirth	11/15/2025	Y	Same	3/30/2026	Trailer parked in view of street
monitor	15020 Saddlegirth	7/15/2024	Y	Same	4/23/2025	1. Lawn overgrown 2. Fence/gate 3. Various debris
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
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
not her trailer	14409 Alderminster	3/3/2026	N			Trailer parked in view of street
	901 Bethel	3/25/2026	N			Vehicle parked on lawn
	905 Burnsall Gates	2/25/2026	Y			Derelict vehicles (5) w/expired tags parked in view
	13800 Cambourne	3/3/2026	Y			2. Various debris in view
	13800 Ceylon Tea	3/30/2026	N			1. Fence/gate is in disrepair 2. Lawn overgrown
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
monitor	13800 Cambourne	3/3/2026	N			1. Trailer in view
	13904 Conner Downs	3/16/2026	N			Bulky; Various debris must be stored out of view
will fix	14008 Conner Downs	2/13/2026	Y	Ext 4/1/26		Derelict vehicle w/flat tires parked in view
white GMC van	1325 Darjeeling	2/17/2026	N			Derelict vehicle w/flat tires parked in view
monitor - red semi	14620 Dreamtime	2/10/2026	N			Semi parked in view of street
	14800 Earl Grey	3/25/2026	N			Fence/gate is in a state of disrepair
	14909 Earl Grey	2/25/2026	N			Derelict vehicle w/on jacks parked in view
	921 Friendship Quilt	3/3/2026	Y			3. Trash can in view
	13803 Greinert	12/12/2025	Y	Same	1/30/2026	1. Lawn is overgrown 2. Bulky debris in view
	13911 Greinert	2/13/2026	Y	Same	3/5/2026	2. Various debris in view 3. Trash cans in view
says recliner gone	13915 Grienert	3/19/2026	N			Bulky; Various debris must be stored out of view
	13720 B Harris Ridge	3/9/2026	Y			1. Debris in view 2. Trash cans in view
not his semi	13720 B Harris Ridge	3/9/2026	N			1. Box truck is not permitted
	13724 A Harris Ridge	3/9/2026	N			1. Various debris in view 2. Trash cans in view
monitor	1417 Jasmine Tea	2/17/2026	Y			Trailer parked in view of street
red semi (not hers)	13740 Lampting	3/5/2026	Y			Semi truck is not permitted in district
monitor (not his)	13800 Lampting	11/4/2025	Y			Semi truck is not permitted in district



<b>VIOLATIONS SENT A COURTESY REMINDER</b>						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor	101 Blue Flax	4/13/2026	N			Front trailer parked in view of street
black Mitsubishi	114 Blue Flax	4/3/2026	N			Rear derelict vehicle w/flat tire parked in view
white GMC Sierra	13708 Golden Flax	4/13/2026	N			1. Rear vehicle parked on lawn 2. Front bulky debris
	13717 Golden Flax	4/19/2026	N			1. Rear fence/gate disrepair 2. Front bulky debris in view
	13718 Golden Flax	4/3/2026	N			Lawn is overgrown and in need of maintenance
white Camry	13812 Golden Flax	4/19/2026	N			Vehicle parked on rear lawn
	14018 Golden Flax	4/13/2026	N			1. Rear various debris in view w. trash cans in view
	116 Segovia	4/3/2026	N			Mow back area by parking pad
	128 Segovia	4/13/2026	N			Mow back area by parking pad
monitor	13812 Spring Heath	3/26/2026	N			Trailer parked in view
	111 Star Flower	4/13/2026	N			Rear various debris in view
monitor	115 Star Flower	2/27/2026	N			1. Front trailer parked in view
	129 Wild Senna	4/19/2026	N			Rear bulky debris in view
	219 Wild Senna	4/3/2026	N			Mow back area by parking pad
	220 Wild Senna	4/19/2026	N			Rear bulky debris in view
	205 Wild Senna West	4/13/2026	N			Mow back area by parking pad
	307 Wild Senna West	4/13/2026	N			1. Mow back area by parking pad 2. Trash cans in view
<b>VIOLATIONS SENT A LETTER</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
monitor	13809 Golden Flax	3/6/2026	Y			Front bulky debris in view
	14025 Golden Flax	3/15/2026	Y			Mow side & back area by parking pad
	114 Mist Flower	3/20/2026	Y			Rear various debris in view
	124 Segovia	3/15/2026	Y			Mow back area by parking pad
	177 Segovia	3/15/2026	Y			1. Front bulky debris in view 2. Rear debris in view 3. Trash cans in view
	13804 Spring Heath	3/26/2026	Y			Front fence/gate is in disrepair
	13812 Spring Heath	3/26/2026	Y			2. Rear bulky debris
	13828 Spring Heath	3/26/2026	Y			Mow back area by parking pad
	223 Wild Senna	3/20/2026	Y			1. Lawn is overgrown 2. Mow back area by parking pad
<b>CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION

	13908 Golden Flax	11/27/2025	Y	Same	1/15/2026	Mow back area by parking pad
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
	112 Segovia	12/8/2025	Y	Same	1/22/2026	1. Rear fence/gate disrepair
	125 Segovia	8/7/2025	Y	Same	9/3/2025	1. Rear bulky debris in view 2. Mow back area 3. Trash cans
	205 Segovia	11/5/2025	Y	Same	12/12/2025	1. Lawn overgrown 2. Mow back area by parking pad
	231 Wild Senna	10/15/2025	Y	Same	12/8/2025	1. Rear various debris in view 2. Trash cans in view
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 in view 3. Debris in view
<b>RESOLVED</b>						
<b>NOTE</b>		<b>DATE NOTIFIED</b>	<b>PHOTO</b>	<b>15 DAY CHECK</b>		<b>VIOLATION</b>
white Acura	110 Blue Flax	2/18/2026	Y			Front derelict vehicle w/expired tag parked in view
	13720 Golden Flax	2/18/2026	Y	Same	3/31/2026	Rear fence/gate is in disrepair
	13721 Golden Flax	3/20/2026	N			Rear various debris in view
	13725 Golden Flax	1/19/2026	Y	Same	3/3/2026	Lawn is overgrown and in need of maintenance
	13817 Golden Flax	3/26/2026	N			Mow front, side & back area by parking pad
	13904 Golden Flax	3/6/2026	N			Rear bulky debris in view
	111 Mist Flower	3/20/2026	N			Rear bulky debris in view
blue Nissan Frontier says done	119 Mist Flower	2/10/2026	Y			Front derelict vehicle w/expired tag parked in view
	128 Segovia	2/18/2026	Y	Same	3/31/2026	Front various debris in view
	140 Segovia	2/10/2026	Y	Same	3/24/2026	Rear various debris in view
	141 Segovia	11/10/2025	Y	Same	12/5/2025	1. Front various debris 2. Lawn overgrown
	13714 Spring Heath	3/15/2026	N			Front bulky debris in view
	13811 Spring Heath	3/20/2026	N			Rear bulky debris in view
	13812 Spring Heath	3/26/2026	N			1. Front fence/gate disrepair 4. Trash cans in view
new owner-start over	13812 Spring Heath	2/10/2026	Y	Same	3/24/2026	Rear trailer parked in view of residents
	13819 Spring Heath	3/6/2026	Y			Rear various debris in view
	115 Star Flower	2/27/2026	Y			2. Rear debris in view
	115 Star Flower	1/26/2026	Y			Front various debris in view
	118 Star Flower	3/6/2026	N			Rear various debris in view
red Mini Cooper	122 Star Flower	2/10/2026	Y			Front derelict vehicle w/expired tag parked in view
	112 Wild Senna	2/10/2026	Y	Same	3/24/2026	Front and rear various debris in view
Kia silver LP# WMZ7803	120 Wild Senna	3/20/2026	N			1. Front derelict vehicle w/wrecked parked in view 2. Vehicle parked on lawn

	224 Wild Senna	2/27/2026	N			Front bulky debris in view
says done	312 Wild Senna	2/27/2026	N			Front bulky debris in view
	317 Wild Senna	3/6/2026	Y			1. Mow back area by parking pad 2. Various debris in view
	306 Wild Senna West	2/27/2026	N			Front bulky debris 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

<b>OFFICE PURCHASES</b>			<b>AMOUNT</b>
<b>DATE</b>	<b>ITEM</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
3/19/2026	Stamps	General mail	\$78.00
3/27/2026	Telescoping pointer (2 pk), ink, HDMI adapter, HDMI 15 ft cable	Restock and assist with meeting presentations	\$93.26
3/30/2026	Tissues (12 pk)	Restock	\$13.98
	Subtotal		<u>\$185.24</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			<b>AMOUNT</b>
<b>DATE</b>	<b>ITEM</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
3/3/2026	ATV exhaust bracket	Replace	\$22.20
3/4/2026	PVC cement , primer	Repair broken clean outs	\$20.65
3/12/2026	Hitch pin (2), SS clamp, extension tube, washers (6 pk)	Replace parts & repair drinking fountains	\$22.10
3/17/2026	Diesel Fuel	ATV's	\$110.00
3/18/2026	H.E.B. Gift Card	Fuel for F150 & power tools	\$50.00
3/18/2026	Liquid nails (4), insulation foam, rail end	Make repairs	\$20.65
3/19/2026	H.E.B. Gift Card	Fuel for F150 & power tools	\$50.00
3/20/2026	Mutt Mitts (3 cases), pavilion light bulb (2), ATV tail light (12 pk)	Restock and replace	\$350.42
3/27/2026	Gloves 93 pk	Restock	\$72.98
3/30/2026	Toilet paper (3 cases), paper towels (30 rolls), tri-fold towels	Restock	\$150.75
3/30/2026	Echo gas blower, gloves, pick ax, shovel, chainsaw chains (4), pole saw chain, trash bags (6 bxs)	Restock	\$756.69
	Subtotal		<u>\$1,626.44</u>
	<b>Grand Total for the Month</b>		<b>\$1,811.68</b>







P.O. Box 17126  
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texasdisposal.com

**Northtown MUD  
 2026 - Quarterly Operations Reports**

<b>First Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
January	43	1	2	5	16	6
February	33	1	1	5	26	1
March	44	7	5	13	49	3
<b>Totals</b>	<b>120</b>	<b>9</b>	<b>8</b>	<b>23</b>	<b>91</b>	<b>10</b>

<b>Second Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
April	0	0	0	0	0	0
May	0	0	0	0	0	0
June	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Third Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
July	0	0	0	0	0	0
August	0	0	0	0	0	0
September	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Fourth Quarter 2026</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
October	0	0	0	0	0	0
November	0	0	0	0	0	0
December	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>2026 TOTALS</b>	<b>120</b>	<b>9</b>	<b>8</b>	<b>23</b>	<b>91</b>	<b>10</b>
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## Northtown MUD - 2026 Operations Report March

### Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61365	MOLINA GARCIA	921	MELTED CANDLES	3/20/2026	96G TRASH CLEAN	8993359
70812	BONNER	14625	DREAMTIME	3/27/2026	96G TRASH CLEAN	9000052
70893	BOWIE	15107	LANTERN	3/6/2026	96G RECYCLE	8953440
71074	KETTERMAN	13808	LETTI	3/27/2026	96G TRASH CLEAN	9000401
73307	LE	14817	LANTERN	3/27/2026	96G TRASH CLEAN	8999392
					Total	5

### Bulky Waste

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61365	MOLINA GARCIA	921	MELTED CANDLES	3/13/2026	BULKY WASTE \$	8984628
61723	ICARO	15004	ANTIQUA FINISH	3/20/2026	BULKY WASTE \$	8996949
61723	ICARO	15004	ANTIQUA FINISH	3/27/2026	BULKY WASTE \$	9001377
68667	VAN VOORHEES	912	BATTENBURG	3/6/2026	BULKY WASTE \$	8951132
70526	WAWRZYNSKI	13900	CONNER DOWN	3/27/2026	BULKY WASTE \$	9001521
70690	TRA	13914	GREINERT	3/20/2026	BULKY WASTE \$	8991746
70691	CANTU	13915	GREINERT	3/13/2026	BULKY WASTE \$	8985276
70700	NRTH	14700	LANTERN	3/27/2026	BULKY WASTE \$	9001275
70718	WILLIAMS	1101	GREY CASTLE	3/13/2026	BULKY WASTE \$	8986516
70793	SMITH	1501	JASMINE TEA	3/13/2026	BULKY WASTE \$	8988849
71057	TEETER	13701	LETTI	3/6/2026	BULKY WASTE \$	8982210
71155	FLORES	13928	MARICELLA	3/6/2026	BULKY WASTE \$	8972854
71262	RICHARDSON	925	MELTED CANDLES	3/27/2026	BULKY WASTE \$	9001835
71470	COLEMAN	15020	SADDLEGIRTH	3/20/2026	BULKY WASTE \$	8995720
71540	JACKSON	1304	SLEEPYTIME	3/27/2026	BULKY WASTE \$	9003840
71748	MOTEN	901	TWISTED FENCE	3/27/2026	BULKY WASTE \$	9001605
72018	OSBY	14120	CEYLON TEA	3/6/2026	BULKY WASTE \$	8973184
73306	MAXWELL	14708	LANTERN	3/6/2026	BULKY WASTE \$	8981598
75726	GILLAN	525	TUDOR HOUSE	3/20/2026	BULKY WASTE \$	8995729
81467	CLARK	14701	ENGLISH ROSE	3/27/2026	BULKY WASTE \$	9001775
82118	AGUILAR	14909	CHAMOMILE	3/27/2026	BULKY WASTE \$	9007935
86108	CLARK	15024	VALERIAN TEA	3/6/2026	BULKY WASTE \$	8981523
88240	GAMBLE	1601	WHITTARD OF	3/20/2026	BULKY WASTE \$	8993409
88643	OTALORA	1420	ORANGE SPICE	3/6/2026	BULKY WASTE \$	8979263
88643	OTALORA	1420	ORANGE SPICE	3/27/2026	BULKY WASTE \$	8998172
90919	RO	1412	LADY GREY	3/13/2026	BULKY WASTE \$	8988444
97135	ALMAZAN	14105	HARRIS RIDGE	3/20/2026	BULKY WASTE \$	8990673
99765	PEDRAZA	200	SWEET LEAF	3/6/2026	BULKY WASTE \$	8971799
114959	RIZVI MOHAMMAD	14313	NARUNA	3/27/2026	BULKY WASTE \$	9001082
116866	REYES	14109	NARUNA	3/6/2026	BULKY WASTE \$	8971650

116866	REYES	14109	NARUNA	3/20/2026	BULKY WASTE	\$8997240
118034	WARNELIS	900	SEBASTIAN	3/6/2026	BULKY WASTE	\$8974325
122183	SANCHEZ	1909	GOLDEN SUNRI	3/6/2026	BULKY WASTE	\$8971823
126117	MILLS	14501	CHARLES DICKE	3/20/2026	BULKY WASTE	\$8993819
126590	CRENSHAW	2009	GOLDEN SUNRI	3/6/2026	BULKY WASTE	\$8981141
130314	GARZA	833	WATSON	3/20/2026	BULKY WASTE	\$8995913
144666	MAHANEY	1013	OATMEAL	3/13/2026	BULKY WASTE	\$8986249
151977	WRIGHT	1116	STRICKLING	3/20/2026	BULKY WASTE	\$8990101
242238	SAWYER	409	LYNWOOD GOL	3/27/2026	BULKY WASTE	\$9001681
249963	THAPA POKHRE	121	LEMON LIGHT	3/13/2026	BULKY WASTE	\$8985857
334124	CERVANTES	14604	JOOPER	3/20/2026	BULKY WASTE	\$8996567
14470	NORTHTOWN N		VARIOUS LOCA	3/13/2026	BW PU/STNDRO	\$8986457
14470	NORTHTOWN N		VARIOUS LOCA	3/20/2026	BW PU/STNDRO	\$8990651
14470	NORTHTOWN N		VARIOUS LOCA	3/20/2026	BW PU/MATTR	\$8999543
					Total	44

#### Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
363335	BUSH	13804	HARRIS RIDGE	3/19/2026	96G RES TRASH	8996848
61736	LABDELL	1001	ANTIQUE HERIT	3/10/2026	96G RES RECY C	8985790
69229	AGUILAR JR	804	TAPESTRY	3/26/2026	96G RES RECY C	9004196
70866	SEVIER	14809	LANTERN	3/24/2026	96G RES RECY C	9001864
71258	MEYER	916	MELTED CANDL	3/2/2026	96G RES RECY C	8972193
71263	LOPEZ	928	MELTED CANDL	3/27/2026	96G RES RECY C	9007938
71677	PERALTA DE AR	904	THAYER	3/24/2026	96G RES RECY C	9001127
72073	WORFORD JOH	811	CRIEFF CROSS	3/24/2026	96G RES TRASH	9000175
72073	WORFORD JOH	811	CRIEFF CROSS	3/24/2026	96G RES RECY C	9000175
136100	CHANG	800	OATMEAL	3/16/2026	96G RES TRASH	8992076
136100	CHANG	800	OATMEAL	3/16/2026	96G RES RECY C	8992076
302730	MURPHY	14503	JEFFERSON CRA	3/18/2026	96G RES TRASH	8994335
302730	MURPHY	14503	JEFFERSON CRA	3/18/2026	96G RES RECY C	8994335
					Total	13

#### Misses

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
69228	KASIOMIFO	1200	OLYMPIC	3/11/2026	DUE TO 96G RE	8984477
72027	NGUYEN	13813	CONNER DOWN	3/31/2026	96G TRASH MIS	9023184
76550	JAIMES	1429	SWEET LEAF	3/17/2026	96G TRASH MIS	8992268
110267	ELHAMI	14816	EVENING MIST	3/24/2026	96G RECY MISS	9002058
116866	REYES	14109	NARUNA	3/17/2026	96G RECY MISS	8994265
131560	FRAZIER	805	JANE AUSTEN	3/24/2026	96G TRASH MIS	9000931
131560	FRAZIER	805	JANE AUSTEN	3/31/2026	96G TRASH MIS	9022801

					Total	7
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### Cart Swaps

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
61216	GUERRERO	14401	ALDERMINSTER	3/27/2026	SWAP 9T CART	9022785
61219	RODRIGUEZ	14405	ALDERMINSTER	3/27/2026	SWAP 9T CART	9000085
61365	MOLINA GARCIA	921	MELTED CANDLES	3/17/2026	SWAP 9T CART	8993478
61679	CRAVIL	14625	LANTERN	3/13/2026	SWAP 9T CART	8985655
69228	KASIOMIFO	1200	OLYMPIC	3/11/2026	SWAP 9Y CART	8984477
70671	NGUYEN	14605	LIPTON	3/20/2026	SWAP 9Y CART	8985582
70929	AVERA	14412	LEMONGRASS	3/20/2026	SWAP 9Y CART	8998089
71359	VILLARREAL	1100	OLYMPIC	3/11/2026	SWAP 9T CART	8988361
71360	GALZA	1102	OLYMPIC	3/11/2026	SWAP 9T CART	8988503
71374	TORRES	1216	OLYMPIC	3/11/2026	SWAP 9T CART	8988504
71374	TORRES	1216	OLYMPIC	3/11/2026	SWAP 9Y CART	8988506
71387	SOMCHITH	15124	PLOWSHARE	3/20/2026	SWAP 9Y CART	8997757
71407	NGUYEN	13800	RANDALSTONE	3/27/2026	SWAP 9T CART	9000539
71646	BOLDEN	816	TAPESTRY	3/6/2026	SWAP 9T CART	8979955
71646	BOLDEN	816	TAPESTRY	3/6/2026	SWAP 9Y CART	8979955
71676	MUNOZ	901	THAYER	3/27/2026	SWAP 9T CART	9022815
71677	PERALTA DE AR	904	THAYER	3/27/2026	SWAP 9T CART	9001122
71747	CAVEL	900	TWISTED FENCE	3/27/2026	SWAP 9T CART	9005164
72667	MONTALVO	14609	LIPTON	3/20/2026	SWAP 9T CART	8992391
72667	MONTALVO	14609	LIPTON	3/20/2026	SWAP 9Y CART	8992391
72941	ORTEGA	1613	VANILLA BEAN	3/6/2026	SWAP 9T CART	8972626
73308	CHHAY	14712	LANTERN	3/20/2026	SWAP 9Y CART	8984828
74118	SAENZ	609	TUDOR HOUSE	3/20/2026	SWAP 9T CART	8990821
77233	KING	1617	SWEET LEAF	3/20/2026	SWAP 9Y CART	8985576
78322	PULIDO PEREZ	1621	SWEET LEAF	3/6/2026	SWAP 9T CART	8972838
84274	MENDOZA	1200	SWEET LEAF	3/6/2026	SWAP 9T CART	8984106
85003	SINGH	14704	ENGLISH ROSE	3/13/2026	SWAP 9T CART	8985644
85579	THOMPSON	14724	HARCOURT HO	3/6/2026	SWAP 9T CART	8972829
86260	TEAM KIMO LLC	1201	SWEET LEAF	3/6/2026	SWAP 9T CART	8984107
86677	STANDBERRY	1205	SWEET LEAF	3/6/2026	SWAP 9T CART	8984108
87982	HOWE	1617	LADY GREY	3/13/2026	SWAP 9T CART	8983992
87994	MONTOYA	1209	SWEET LEAF	3/6/2026	SWAP 9Y CART	8953850
88980	NGUYEN	1601	SWEET LEAF	3/13/2026	SWAP 9T CART	8985642
90187	KNIGHT	1637	WHITTARD OF	3/6/2026	SWAP 9T CART	8972837
93309	SANCHEZ	1620	WHITTARD OF	3/6/2026	SWAP 9T CART	8983863
94031	KARANJA	14608	LIPTON	3/13/2026	SWAP 9T CART	8985643
95674	LE	1612	WHITTARD OF	3/6/2026	SWAP 9T CART	8972831
105671	LOPEZ	429	SWEET LEAF	3/6/2026	SWAP 9T CART	8972841
106723	MARTINEZ	1401	TEA LEAF	3/6/2026	SWAP 9T CART	8972842
108559	WEAVER	14804	EVENING MIST	3/6/2026	SWAP 9T CART	8972834
108559	WEAVER	14804	EVENING MIST	3/13/2026	SWAP 9T CART	8984372
110445	GRANADO	14825	FALLING STONE	3/20/2026	SWAP 9Y CART	8983966
110870	CRUZ	1500	TEA LEAF	3/23/2026	SWAP 9Y CART	9000778

111922	WHITWELL	1321	TEA LEAF	3/6/2026	SWAP 9T CART	8983962
117049	VALADEZ	900	SWEET LEAF	3/13/2026	SWAP 9T CART	8985651
121201	HOLMES	528	SWEET LEAF	3/6/2026	SWAP 9T CART	8984105
122489	HUYNH	612	SWEET LEAF	3/13/2026	SWAP 9T CART	8985646
122573	VU	500	SWEET LEAF	3/6/2026	SWAP 9T CART	8984103
122681	MOHAMMAD	640	SWEET LEAF	3/13/2026	SWAP 9T CART	8987612
					Total	49

**Cart Terms**

<b>CUST #</b>	<b>CUST NAME</b>	<b>ADDRESS</b>		<b>DATE</b>	<b>ACTION</b>	<b>W/O#</b>
87991	TOWNES	1525	LADY GREY	3/20/2026	CART 9T TERM	8998285
136100	CHANG	800	OATMEAL	3/13/2026	CART 9T TERM	8984373
136100	CHANG	800	OATMEAL	3/13/2026	CART 9Y TERM	8984373
					Total	3



## Northtown MUD - March 2026

### Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
3/6/2026	44060	A409	585541	13.1
3/6/2026	41146	A426	3663987	9.42
3/6/2026	44083	A425	3664018	10.11
3/6/2026	41084	A431	3664072	11.07
3/6/2026	41146	A426	3664283	10.22
3/6/2026	41121	A411	3664325	11.75
3/6/2026	44083	A425	3664326	8.36
3/6/2026	44099	A411	3664332	15.53
3/6/2026	44060	A409	3664334	8.25
3/6/2026	41084	A431	3664340	7.26
3/13/2026	44060	A409	3667414	3.7
3/13/2026	44083	A425	3667593	9.53
3/13/2026	44079	A409	3667597	3.2
3/13/2026	41146	A426	3667603	11.59
3/13/2026	41097	A431	3667618	9.64
3/13/2026	41080	A411	3667812	8.07
3/13/2026	41146	A426	3667858	6.24
3/13/2026	44099	A411	3667885	15.35
3/13/2026	41084	A411	3667896	6.92
3/13/2026	44083	A425	3667913	8.16
3/13/2026	41097	A431	3667925	6.73
3/13/2026	44075	A409	3667929	14.23
3/13/2026	44079	A409	3667940	6.74
3/20/2026	44079	A409	587546	12.69
3/20/2026	41146	A426	3671388	10.1
3/20/2026	41084	A431	3671398	11.62
3/20/2026	44083	A425	3671405	9.57
3/20/2026	41146	A426	3671632	9.33
3/20/2026	44099	A411	3671698	16.05
3/20/2026	44079	A409	3671699	7.64
3/20/2026	44083	A425	3671706	11.74
3/20/2026	41084	A431	3671712	9.51
3/27/2026	44079	A409	588677	12.08
3/27/2026	41146	A426	3675296	11.21
3/27/2026	41084	A431	3675338	10.07
3/27/2026	44054	A425	3675375	10.31
3/27/2026	41146	A426	3675576	8.57
3/27/2026	44099	A411	3675642	15.81

Total Northtown Containers 3408

/Total containers on all routes 5291

% of Northtown containers in routes 64.41%

Total Tonnage 412.62

X % of Northtown containers in routes 64.41%

**Estimated trash tonnage 265.77**




**Total Recycle Tonnage**

**82.43**

**Northtown MUD**

Original

Plan Year 08/01/2026 - 07/31/2027 (12 Months)

**IMPORTANT NOTICE:** A signed renewal is required by the due date in your cover letter. If TX Health Benefits Pool does not receive the fully executed renewal notice by the indicated due date, you will no longer have an option to change benefits which will result in renewal of the benefit plans listed below at the new rates and the current employer contributions.

**Medical**

**Employer Group Medical Plan**

Plan	Benefit Percent	In Net Ded	Out Net Ded	In Net OOP	Office Visit	Rates	Current	New
Copay-3K-7K ER-DAW1&2	80/50	\$3000	\$6000	\$7000	\$30	EE Only:	\$744.30	\$744.30
						EE + Spouse:	\$1,510.92	\$1,510.92
						EE + Child(ren):	\$1,309.96	\$1,309.96
						EE + Family:	\$2,195.66	\$2,195.66

In Network Deductible applies towards In Network OOP.

Medical and Dental Plan Accumulators will be based on Plan Year.

**Monthly Employer Contribution Amounts**

TX Health Benefits Pool requires 75% employer contribution toward employee medical – Minimum employer contribution is \$558.24.

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

Plan	EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
Copay-3K-7K ER-DAW1&2	\$ _____ or 100 %		\$ _____ or 50 %		\$ _____ or 50 %		\$ _____ or 50 %	

\*If entering contributions in dollars, the dependent tier(s) must include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

\*\*NOTE: If a contribution percentage is provided, it will be rounded up to the nearest penny.

Are there different contributions based on other factors (ex: hourly vs salary, department or location based)? If so, please explain here:

**Dental**

Rates	Current (Dental IV)	New (Dental IV)
EE Only:	\$30.72	\$30.72
EE + Spouse:	\$72.18	\$72.18
EE + Child(ren):	\$66.00	\$66.00
EE + Family:	\$92.06	\$92.06

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
\$ _____ or 100 %		\$ _____ or 50 %		\$ _____ or 50 %		\$ _____ or 50 %	

\*If entering contributions in dollars, the dependent tier(s) must include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

\*\*NOTE: If a contribution percentage is provided, it will be rounded up to the nearest penny.

**Vision**

Rates	Current (Premium)	New (Premium)
EE Only:	\$9.78	\$9.78
EE + Spouse:	\$18.56	\$18.56
EE + Child(ren):	\$19.54	\$19.54
EE + Family:	\$24.90	\$24.90

Please enter your monthly employer contribution amounts for active employees here, in dollars or percentages:

EE Only:		EE+Spouse*:		EE+Child(ren)*:		EE+Family*:	
Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**	Amount	% of Rate**
\$ _____ or <u>100</u> %		\$ _____ or <u>50</u> %		\$ _____ or <u>50</u> %		\$ _____ or <u>50</u> %	

\*If entering contributions in dollars, the dependent tier(s) **must** include the EE Only amount paid by employer in addition to any employer paid amounts for dependents. Percentages for dependent tier(s) will apply to the dependent tier amount less the EE Only amount.

\*\*NOTE: If a contribution percentage is provided, it will be rounded up to the nearest penny.

**Basic Life and AD&D**

	Current Rate (Plan 8)	New Rate (Plan 8)
Life:	\$0.178	\$0.17
AD&D:	\$0.040	\$0.03

Note: Plan requires 100% Participation and is 100% EMPLOYER paid.

**COBRA Eligibility and Administration (Continuation of Coverage)**

COBRA Eligible? No

NOTE: Eligibility status has been ascertained based on the census information you have maintained in TXHB Online for the preceding Calendar Year. You did not have sufficient full-time equivalent employees to be COBRA eligible. Please contact your Account Executive/Account Manager if you consider your reflected eligibility status to be inaccurate.

**Benefit Waiting Period**

90 days after date of hire

**Required Annual Eligibility and Enrollment Information**

Please provide the following information:

1. Will you allow Employee Self Service (ESS) via TXHB Online for Open Enrollment and Qualifying Life Events? No  Yes
2. Our records indicate that Employer Member DOES NOT currently have an Ordinance or Resolution authorizing the offering of Elected Official Benefit Coverage. Please contact your Account Executive/Account Manager if this needs to be updated.

Signature Section

The undersigned employer hereby acknowledges that for an employee to receive coverage, TX Health Benefits Pool must receive enrollment information within thirty-one (31) days of the date of hire or by the coverage effective date, whichever is later. If an enrollment is not submitted within this timeline, the employee cannot be added to the Plan until the next Open Enrollment period or a qualifying event occurs.

Employer Member Additional Acknowledgements and Agreements

- 1. Employer Member acknowledges and agrees that its signature on this Renewal Notice and Benefit Verification Form indicates its binding selections for renewal services through TX Health Benefits Pool.
2. Employer Member acknowledges that certain benefit service selections require completion and execution of additional forms and agreements and agrees that it will work with all due diligence and in good faith to complete, execute, and return all necessary forms and agreements to TX Health Benefits Pool prior to the beginning of the Group's open enrollment.
3. Employer Member acknowledges that TX Health Benefits Pool will only allow open enrollment for renewal services in good faith and without receiving all necessary signed benefit service forms and agreements if:
A. A signed Renewal Notice and Benefit Verification Form with all necessary Employer Member selections and information has been received; and
B. Employer Member has in good faith attempted but failed to approve and return the applicable benefit service forms and agreements timely.
4. Employer Member certifies that it has adopted an Employee Flexible Benefits Plan under Section 125 of the Internal Revenue Code. This Plan is offered to all eligible employees who are qualified by employment status.
5. Employer Member certifies that it will provide notice of the creditable status of the coverage it offers to new enrollees prior to the effective date of their coverage, as required by the Medicare Modernization Act.
6. TX Health Benefits requires groups to enroll 100% of their benefit eligible employees. This is also known as the 100% Participation Rule. Employers may have employees that wish to waive Medical coverage through TX Health Benefits Pool, however, waivers may only be granted for the reasons enumerated in your Plan Book.
7. By executing this renewal and/or agreeing to the Terms of Use within the SIMON platform, the Employer Member represents and warrants that any individual performing duties in SIMON has full authority to bind the Employer Member to such Terms of Use. The Employer Member agrees that it is responsible for all actions taken within the SIMON platform by individuals accessing the system under its account credentials.

Please sign by the due date and return this completed form via email to your Account Executive/Account Manager or marketing@txhb.gov.

742449808

Tax ID Number

Authorized Signature

Date

Mona Oliver

Printed Name

District Manager

Title

The rates are based on census information five months prior to plan year. If the census changes by more than 10%, TX Health Benefits Pool reserves the right to revise rates due to census change and underwriting impact.

Rates are subject to change due to intervening events such as action taken by the TX Health Benefits Pool Board of Trustees, legislation passed during the plan year, or other events affecting benefits.

Supplemental benefits cannot be accessed without accessing the TX Health Benefits Pool Medical Benefit Plan.

YOUR RENEWAL QUOTE INCLUDES PROPRIETARY INFORMATION THAT SHOULD NOT BE SHARED WITH OTHER COMPETITORS OR USED TO CIRCUMVENT THE REQUIREMENTS OF TEXAS COMPETITIVE BIDDING LAWS. IN THE EVENT YOU RECEIVE A RENEWAL QUOTE AND LATER DECIDE TO ISSUE AN RFP, THE RENEWAL QUOTE MAY NOT BE SHARED WITH ANY OTHER COMPETITORS AS DOING SO WOULD DISADVANTAGE TX HEALTH BENEFITS POOL IN THE COMPETITIVE PROCESS. TX HEALTH BENEFITS POOL ALSO RESERVES THE RIGHT TO REVISE PREVIOUSLY ISSUED RATES IN RESPONSE TO YOUR RFP.

April 28th, 2026

**Northtown MUD**

Mona Oliver, District Manager  
700 E. Wells Branch Parkway  
Pflugerville, TX 78660  
[moliver@northtownmud.org](mailto: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 02 - Trail Gaps Project: Weekly OAC meeting with NTMUD, Fazzone (contractor), and Studio 16:19; Pay App #5 to be approved; Phase 1 and 2 construction (Stoney Creek North and South) complete with work progressing on next phase (Wildflower); Parks & Maintenance Committee reviewed and accepted CPR #006 for various changes throughout the construction process; Updated schedule shows project completion is tracking to end on time.
- Tasks 11 - Signage Implementation Plan: Studio 16:19 has coordinated with Glow Sign Group to facilitate contract negotiations and include additional pond signs; Purchase order pending approval from Board of Directors; Studio 16:19 has begun preliminary schematics for the additional neighborhood monument signs.
- Task 13 - Merseyside Improvements: Revised task order approved by the Board of Directors; Studio 16:19 began due diligence phase and preliminary schematics to share with the Parks & Maintenance Committee.
- Task 14 - Task 16 - Studio 16:19 to prepare task orders for due diligence and design for Stoney Creek Dog Park Improvements (Task 14), Stoney Creek Disc Golf Improvements (Task 15), and Masonry Fencing Design/Implementation (Task 16).

**Work Scheduled Over Next 30 Days:**

- Task 02 - Trail Gaps Project: Construction oversight continued; CPR #006 approved by Parks & Maintenance Committee, to be taken out of owner contingency and.
- Task 11 - Signage Implementation Plan: Pending contract approval, Studio 16:19 to facilitate construction kick-off and begin construction oversight; Studio 16:19 to present neighborhood monument sign concepts to Parks & Maintenance Committee for review and feedback.
- Task 13 - Merseyside Improvements: Preliminary schematics to be presented to the Parks & Maintenance Committee for review and feedback.
- Task 14 - Task 16 - Studio 16:19 to present Task Orders 14-16 to the Parks & Maintenance Committee for review and acceptance.

**PROJECT TASKS**

**2025 CIP TASKS**

02- TRAIL GAPS AND MISCELLANEOUS PARK IMPROVEMENTS

**2026 CIP TASKS**

10- PROJECT COORDINATION (FISCAL YEAR 2025-2026)

11- DISTRICT SIGNAGE IMPLEMENTATION PLAN

13- MERSEYSIDE IMPROVEMENTS

14- DOG PARK IMPROVEMENTS: STONEY CREEK PARK

15- DISC GOLF IMPROVEMENTS: STONEY CREEK PARK

16- MASONRY FENCING

**ATTACHMENTS**

A- CIP Park Projects Task Schedule (Tasks 02-13)

B- Sign Implementation Contract for Glow Sign Group

Respectfully submitted,

studio 16:19 LLC

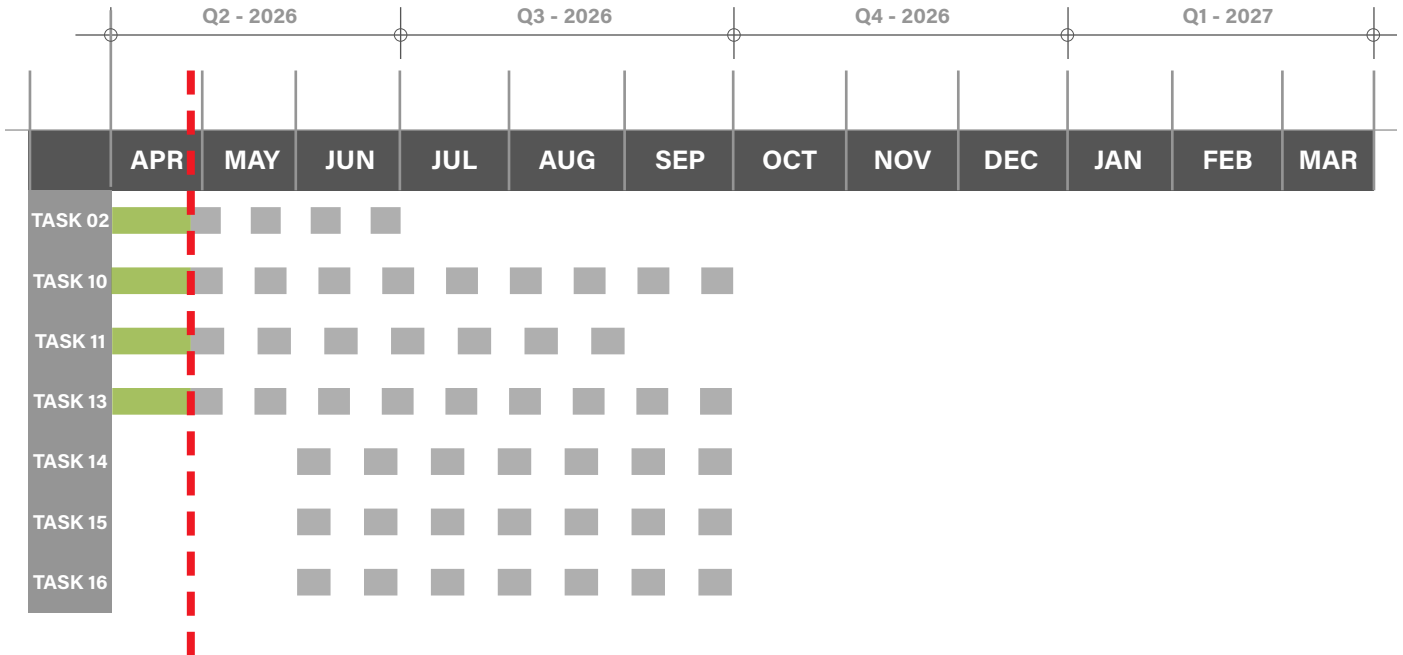
Date: 04/28/26



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

Agenda Item No. 6(g)

Attachment A: CIP Park Projects Task Schedule







<u>No.</u>	<u>Scope of Work</u>	<u>Quantity</u>	<u>Price</u>	<u>Extended</u>
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**TOTAL: \$ 108,888.00**  
(estimated)

**CONDITIONS & LIMITATIONS**

1. Price is subject to current sales tax unless a tax exempt certificate is presented.
2. An additional charge will be made If rock, stone or other hard minerals and obstructions are encountered in excavation of foundations that cannot be drilled with a normal drilling auger, including hole cave-ins.
3. An additional charge may occur if access to all areas of the installation area are not adequate for normal install.
4. The purchaser agrees to accept responsibility for any damages incurred above or beneath the surface where excavation and installation equipment is required.
5. 120v primary electrical service wires, disconnect switch(S), timers, communication cables and connection to sign(s) by others at customers expense.
6. ALL ELECTRICAL PARTS INCLUDING LEDS & LABOR WILL BE GUARANTEED FOR 1 CALENDAR YEAR BEGINNING UPON INSTALLATION DATE.
7. If applicable a 35% draw is required before LED Electronic Display will ship.
8. Permit fees will be billed separately.

**ACCEPTANCE OF PROPOSAL AND AGREEMENT TO TERMS**

By signing below, I confirm and understand that I am authorized to enter into this Agreement. Customer expressly agrees to all the terms and conditions of the Proposal and Agreement.

Approved by Glow Sign Group

Customer:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature \_\_\_\_\_ Date

\_\_\_\_\_ Print Name \_\_\_\_\_ Title

**REQUIRED STATUTORY PROVISIONS ADDENDUM**

This Required Statutory Provisions Addendum (“*Addendum*”) is incorporated into the attached proposal (the “*Proposal*”) between Glow Sign Group (the “*Contractor*”) and Northtown Municipal Utility District (the “*District*”). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

**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 contract identification number specified on page 1 of this Addendum, 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.**

**1. 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.

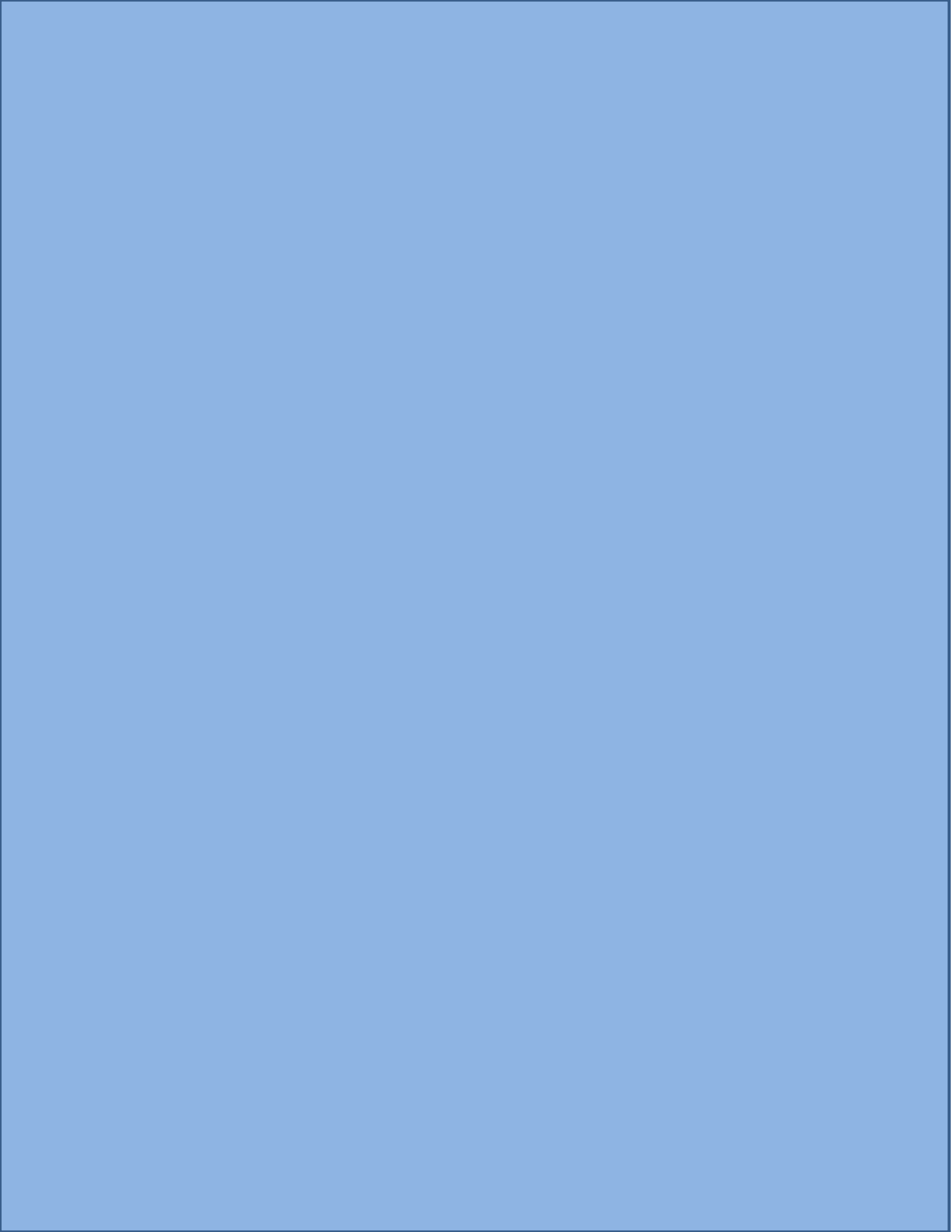
**2. Verification Under Subchapter F, Chapter 2252, Texas Government Code, Relating to Contracts with Sanctioned Companies.** For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, “*Subchapter F*”), Contractor represents and warrants that, neither Contractor, nor any of its parent companies, wholly- or majority-owned subsidiaries, or affiliates that exist to make a profit (“*Related For-Profit Entities*”), if any, 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.

**3. 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 of its Related For-Profit Entities, if any, 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.

**4. 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 of its Related For-Profit Entities, if any, 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.

**5. 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 of its Related For-Profit Entities, if any, 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).







<u>No.</u>	<u>Scope of Work</u>	<u>Quantity</u>	<u>Price</u>	<u>Extended</u>
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**TOTAL: \$ 10,811.00**  
(estimated)

**CONDITIONS & LIMITATIONS**

1. Price is subject to current sales tax unless a tax exempt certificate is presented.
2. An additional charge will be made if rock, stone or other hard minerals and obstructions are encountered in excavation of foundations that cannot be drilled with a normal drilling auger, including hole cave-ins.
3. An additional charge may occur if access to all areas of the installation area are not adequate for normal install.
4. The purchaser agrees to accept responsibility for any damages incurred above or beneath the surface where excavation and installation equipment is required.
5. 120v primary electrical service wires, disconnect switch(S), timers, communication cables and connection to sign(s) by others at customers expense.
6. ALL ELECTRICAL PARTS INCLUDING LEDS & LABOR WILL BE GUARANTEED FOR 1 CALENDAR YEAR BEGINNING UPON INSTALLATION DATE.
7. If applicable a 35% draw is required before LED Electronic Display will ship.
8. Permit fees will be billed separately.

**ACCEPTANCE OF PROPOSAL AND AGREEMENT TO TERMS**

By signing below, I confirm and understand that I am authorized to enter into this Agreement. Customer expressly agrees to all the terms and conditions of the Proposal and Agreement.

Approved by Glow Sign Group

Customer:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature \_\_\_\_\_ Date

\_\_\_\_\_ Print Name \_\_\_\_\_ Title

**REQUIRED STATUTORY PROVISIONS ADDENDUM**

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**1. 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.

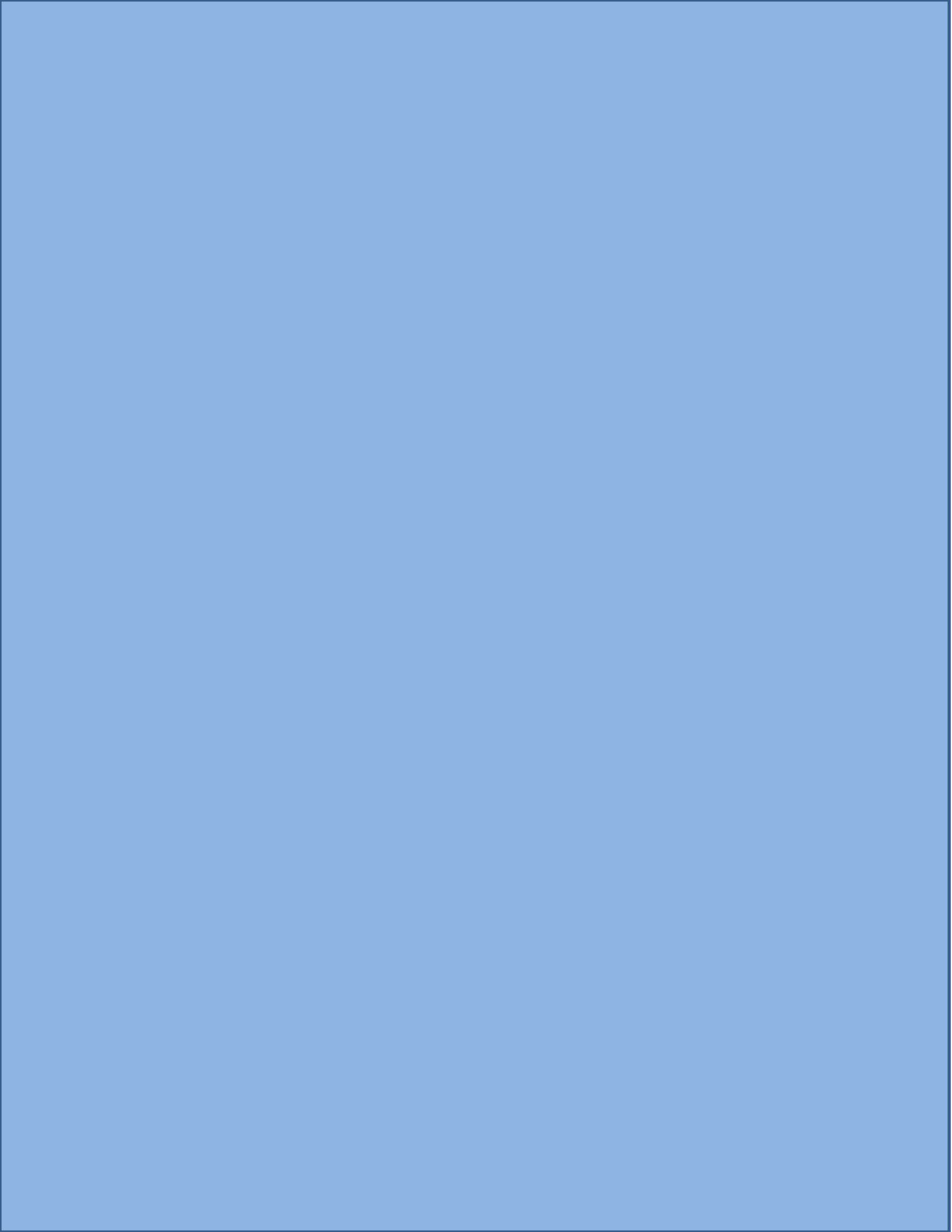
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**3. Verification Under Chapter 2271, Texas Government Code, Relating to Contracts with Companies that Boycott Israel.** If required under Chapter 2271 of the Texas Government Code (as amended, “*Chapter 2271*”), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any of its Related For-Profit Entities, if any, 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.

**4. 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 of its Related For-Profit Entities, if any, 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.

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<u>No.</u>	<u>Scope of Work</u>	<u>Quantity</u>	<u>Price</u>	<u>Extended</u>
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**TOTAL: \$ 59,079.00**  
(estimated)

**CONDITIONS & LIMITATIONS**

1. Price is subject to current sales tax unless a tax exempt certificate is presented.
2. An additional charge will be made if rock, stone or other hard minerals and obstructions are encountered in excavation of foundations that cannot be drilled with a normal drilling auger, including hole cave-ins.
3. An additional charge may occur if access to all areas of the installation area are not adequate for normal install.
4. The purchaser agrees to accept responsibility for any damages incurred above or beneath the surface where excavation and installation equipment is required.
5. 120v primary electrical service wires, disconnect switch(S), timers, communication cables and connection to sign(s) by others at customers expense.
6. ALL ELECTRICAL PARTS INCLUDING LEDS & LABOR WILL BE GUARANTEED FOR 1 CALENDAR YEAR BEGINNING UPON INSTALLATION DATE.
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Approved by Glow Sign Group

Customer:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature \_\_\_\_\_ Date

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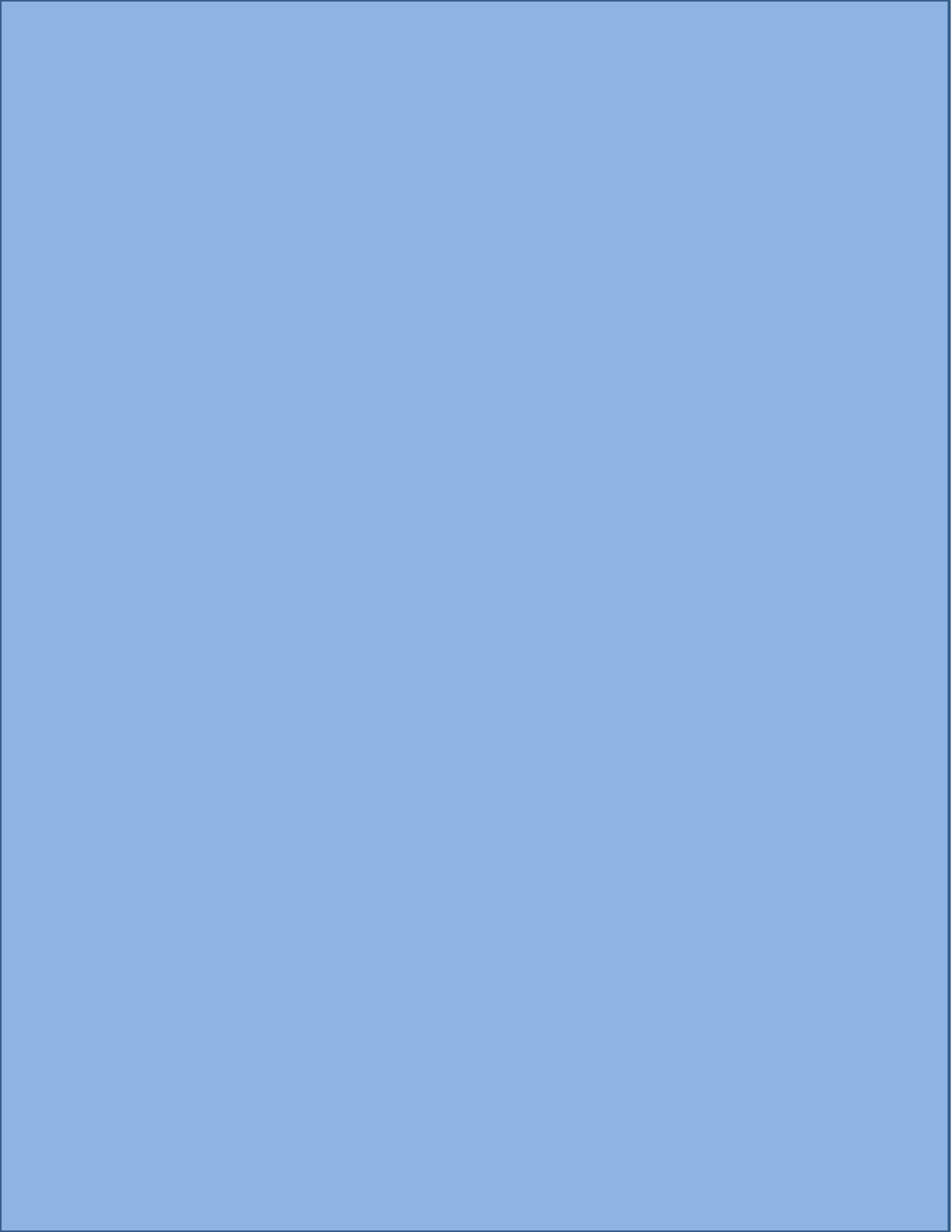
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NAME OF CUSTOMER (LEGAL NAME and any DBA) Northtown M.U.D.	CUSTOMER CONTACT	PHONE	EMAIL
HQ ADDRESS	JOB NAME Wildflower Park		
SALES REP	SITE ADDRESS		

**ACCEPTANCE REQUIRES:**  
**Due to current steel pricing volatility and extreme cost increases, estimates for pylons or monuments with steel pipes are good for 7 days.**

**We Propose** to furnish, subject to the terms and conditions on the front and back of this proposal, the items set forth below, for the estimated sum of:  
 Note: Price subject to permit cost, sales tax, change orders...etc (\$ **\$ 34,488.00** ).

PAYMENT TO BE MADE AS FOLLOWS This proposal may be withdrawn if not accepted in 30 days.

<u>No.</u>	<u>Scope of Work</u>	<u>Quantity</u>	<u>Price</u>	<u>Extended</u>
1	non-lit aluminum monument sign w/ changeable months and numbers, includes footer, stone work, and install	1	14268	14268
2	Replace existing 36" x 49" cork board w/ a sheet of thin galvanized metal w/ a solid digital print (magnets not included) Price includes the install	1	948	948
3	Relocate existing mile marker	1	1200	1200
4	18" x 12" x .080" aluminum panels painted brushed aluminum on both sides and the painted face will get a direct print. Panels will mount to 2-1/2" x 2-1/2" aluminum sq tubes w/ vandal proof screws Price includes the install	29	403	11687
5	18" x 24" x .080" aluminum panels painted brushed aluminum on both sides and the painted face will get a direct print. Panels will mount to 2-1/2" x 2-1/2" aluminum sq tubes w/ vandal proof screws Price includes the install	11	410	4510
6	Re-vegetation of disturbed areas	1	975	975
7	Site survey	1	900	900



<u>No.</u>	<u>Scope of Work</u>	<u>Quantity</u>	<u>Price</u>	<u>Extended</u>
------------	----------------------	-----------------	--------------	-----------------

**TOTAL:** \$ 34,488.00  
(estimated)

**CONDITIONS & LIMITATIONS**

1. Price is subject to current sales tax unless a tax exempt certificate is presented.
2. An additional charge will be made If rock, stone or other hard minerals and obstructions are encountered in excavation of foundations that cannot be drilled with a normal drilling auger, including hole cave-ins.
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Approved by Glow Sign Group

Customer:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature \_\_\_\_\_ Date

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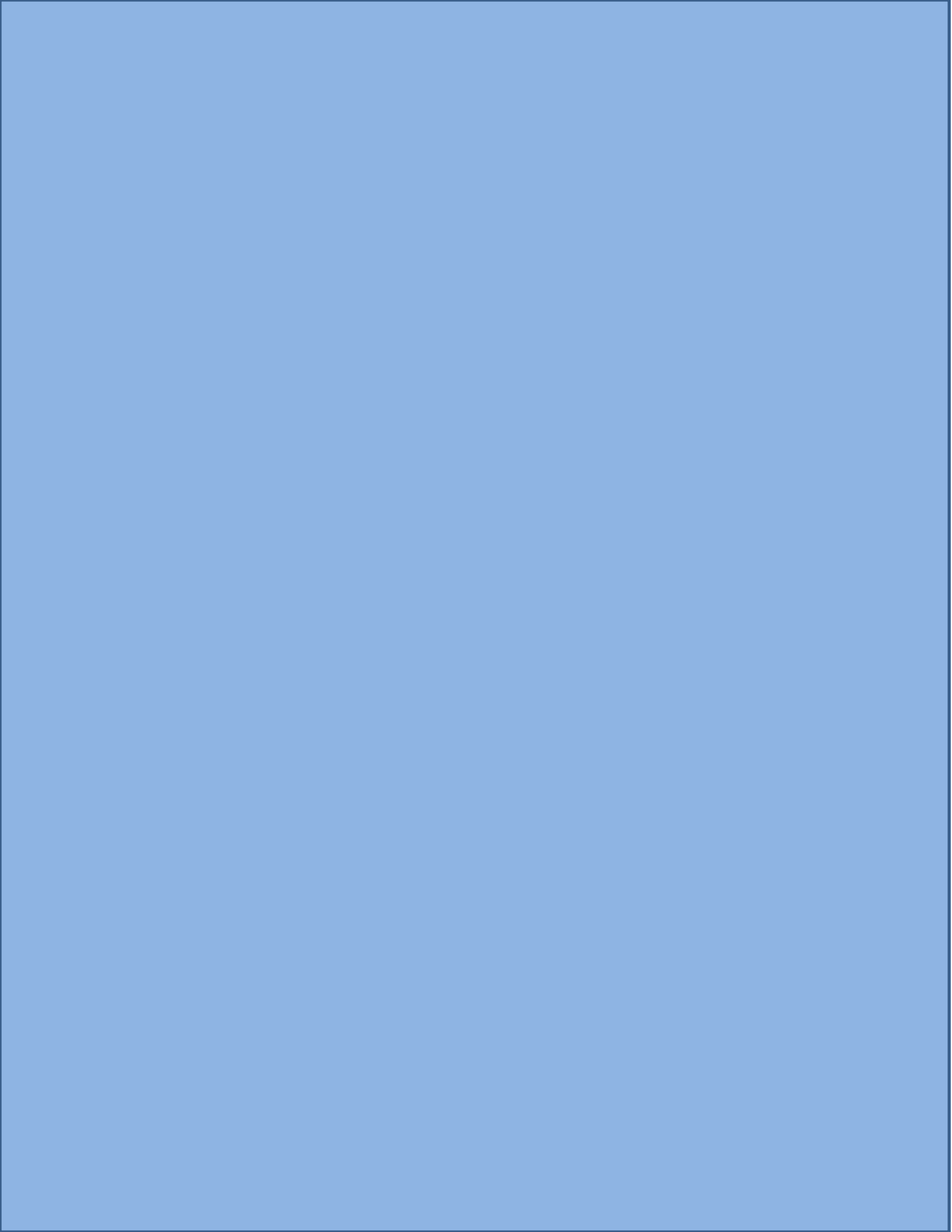
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# APPLICATION AND CERTIFICATE FOR PAYMENT

**To** Northtown Municipal Utility District  
 c/o Armbrust & Brown, PLLC  
 100 Congress Ave. , Ste. 1300  
 Austin, TX 78701

**Project** Northtown MUD Trail Gaps and Park Improvements  
 Austin, TX

**From** Fazzone Construction Co., Inc  
 1302 W Blanco Rd,  
 San Antonio, TX 78232

**Via** \_\_\_\_\_

**Application #:** 005-2536  
**Prime Contract #:** 00001  
**Period To:** 15-Apr-2026

**Distribution To:**  
 Owner  Contractor  
 Architect  \_\_\_\_\_

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

<b>1. Original Contract Sum</b>	\$999,728.70
<b>2. Net Change By Change Orders</b>	\$0.00
<b>3. Contract Sum To Date</b> (Line 1 +/- 2)	\$999,728.70
<b>4. Total Completed And Stored To Date</b>	\$595,522.84
<b>5. Total Retainage</b>	\$59,552.25
<b>6. Total Earned Less Retainage</b> (Line 4 Less Line 5 Total)	\$535,970.59
<b>7. Less Previous Certificates For Payment</b> (Line 6 from prior Certificate)	\$349,911.46
<b>8. Current Payment Due</b>	\$186,059.13
<b>9. Balance To Finish, Including Retainage</b> (Line 3 less Line 6)	\$463,758.11

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:** Fazzone Construction Co., Inc.

By: *[Signature]* Date: April 15, 2026

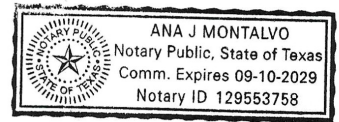
State of: Texas

County of: Bexar

subscribed and sworn to before me this 15<sup>th</sup> day of April 2026

Notary Public: *[Signature]*

My Commission expires: September 10, 2029



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** \$ \$186,059.13

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

**ARCHITECT:**

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Change Order Summary	Net Change
Total Changes approved in previous months by Owner	\$0.00
Total approved this Month	\$0.00
<b>NET CHANGES by Change Orders</b>	<b>\$0.00</b>

**CONTINUATION SHEET**

A DESCRIPTION OF WORK	B ORIGINAL SCHEDULE VALUE	C APPROVED CHANGE ORDERS	D REVISED SCHEDULE VALUE	E PREVIOUS COMPLETED & STORED	F THIS PERIOD		G TOTAL COMPLETED & STORED TO DATE	H % COMPLETE	I BALANCE TO FINISH	J RETAINAGE
					WORK COMPLETED	STORED MATERIAL				
					01 Payment & Performance Bonds	\$19,200.00				
02 Environmental Protection	\$23,562.50	\$0.00	\$23,562.50	\$12,687.50	\$5,437.50	\$0.00	\$18,125.00	76.92%	\$5,437.50	\$1,812.49
03 Demo, Removal, & Haul Off	\$131,954.40	\$0.00	\$131,954.40	\$65,977.20	\$32,988.60	\$0.00	\$98,965.80	75.00%	\$32,988.60	\$9,896.57
04 Grading/Earthwork	\$41,180.10	\$0.00	\$41,180.10	\$20,590.05	\$10,295.03	\$0.00	\$30,885.08	75.00%	\$10,295.02	\$3,088.50
05 Site Concrete	\$458,741.70	\$0.00	\$458,741.70	\$229,370.85	\$111,915.70	\$0.00	\$341,286.55	74.40%	\$117,455.15	\$34,128.65
06 Fitness/Playground Surfacing	\$90,648.75	\$0.00	\$90,648.75	\$9,064.88	\$0.00	\$0.00	\$9,064.88	10.00%	\$81,583.87	\$906.49
07 Water Crossing Modifications	\$51,861.25	\$0.00	\$51,861.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$51,861.25	\$0.00
08 Decomposed Granite Seat Area	\$4,205.00	\$0.00	\$4,205.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,205.00	\$0.00
09 Limestone Blocks	\$8,700.00	\$0.00	\$8,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,700.00	\$0.00
10 Site Furniture	\$6,525.00	\$0.00	\$6,525.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,525.00	\$0.00
11 Volleyball Equip & Sand	\$10,875.00	\$0.00	\$10,875.00	\$0.00	\$9,337.50	\$0.00	\$9,337.50	85.86%	\$1,537.50	\$933.75
12 Mulch & Reveg	\$57,275.00	\$0.00	\$57,275.00	\$31,900.00	\$12,687.50	\$0.00	\$44,587.50	77.85%	\$12,687.50	\$4,458.75
13 Owner Contingency	\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$21,195.53	\$0.00	\$21,195.53	28.26%	\$53,804.47	\$2,119.55
14 Arborist /Irrigation Contingency	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$2,875.00	\$0.00	\$2,875.00	14.38%	\$17,125.00	\$287.50
<b>SUBTOTAL =</b>	<b>\$999,728.70</b>	<b>\$0.00</b>	<b>\$999,728.70</b>	<b>\$388,790.48</b>	<b>\$206,732.36</b>	<b>\$0.00</b>	<b>\$595,522.84</b>	<b>59.57%</b>	<b>\$404,205.86</b>	<b>\$59,552.25</b>

# Conditional Waiver and Release Upon Progress Payment

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Upon receipt by the undersigned of a check from Northtown Municipal Utility District  
c/o Armbrust & Brown, PLLC

in the sum of \$186,059.13

payable to Fazzone Construction Co., Inc

and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of Northtown MUD Trail Gaps and Park Improvements

located at Austin, TX

to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to Northtown Municipal Utility District c/o Armbrust & Brown, PLLC  
through 15-Apr-2026

only and does not cover any retention retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

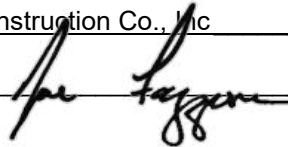
## Signature / Notices

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Dated April 15, 2026

Company Fazzone Construction Co., Inc

By \_\_\_\_\_




























**NOTE: This document has important legal consequences; legal consultation with an attorney is encouraged with respect to its use or modification.**

# CO & Contingency Log (Approved CPR's reflected on Pay App)















2536. Northtown MUD Trial Gaps and Park Improvements

CPR#	Item Description	Original Contract/ Change Orders	Owner Contingency	Arborist/Irrigation Contingency
	<b>Original Contract</b>	999,728.70	75,000.00	20,000.00
001-D	Volleyball System - Option D		(862.49)	
002	Site Concrete at Bridge Revision		(4,976.00)	
003	Credit for use of salvaged DG in lieu of sand		5,000.00	
004	Bike Rack		(750.00)	
006	Various Changes		(19,607.04)	(2,875.00)
<b>Subtotals</b>		<b>0.00</b>	<b>(21,195.53)</b>	<b>(2,875.00)</b>
		<b>Revised Contract Amount to Date</b>	<b>Owner Contingency Remaining</b>	<b>Arborist/Irrigation Contingency Remaining</b>
<b>Project Totals</b>		<b>\$999,728.70</b>	<b>\$53,804.47</b>	<b>\$17,125.00</b>

Northtown\_MUD\_Trail\_Gaps\_Schedule. 1-27-2025

ID		Task Mode	Task Name	Duration	Start	Finish	Prede
1			<b>Northtown MUD Trail</b>	<b>173 days</b>	<b>Mon 11/3/25</b>	<b>Wed 7/1/26</b>	
2			<b>Preconstruction &amp; Mobilization</b>	<b>10 days</b>	<b>Mon 11/3/25</b>	<b>Fri 11/14/25</b>	
3			Preconstruction meeting & mobilization	10 days	Mon 11/3/25	Fri 11/14/25	
4			<b>Phase 1 – Stoney Creek Park (HS1.07, HS1.01,HS1.08 )</b>	<b>57 days</b>	<b>Mon 11/17/25</b>	<b>Tue 2/3/26</b>	<b>2</b>
5			Erosion control & tree protection	2 days	Mon 11/17/25	Tue 11/18/25	3
6			Demo & site prep	5 days	Wed 11/19/25	Tue 11/25/25	5
7			Earthwork	3 days	Wed 11/26/25	Fri 11/28/25	6
8			Concrete trails & pads..Added 7 days	25 days	Mon 12/1/25	Fri 1/2/26	7
9			Furnishings & finishes	5 days	Mon 1/5/26	Fri 1/9/26	8
10			Moved PIP install to Phase 3	1 day	Mon 1/12/26	Mon 1/12/26	9
11			Added time for adjustments to schedule	7 days	Tue 1/13/26	Wed 1/21/26	10
12			Installation of Mulch	4 days	Thu 1/22/26	Tue 1/27/26	11
13			Landscaping & restoration	5 days	Wed 1/28/26	Tue 2/3/26	12
14			<b>Phase 2 – Trail Gaps (HS1.02, HS1.03)</b>	<b>27 days</b>	<b>Wed 2/4/26</b>	<b>Thu 3/12/26</b>	<b>4</b>
15			Erosion control & tree protection	2 days	Wed 2/4/26	Thu 2/5/26	13
16			Demo & site prep	4 days	Fri 2/6/26	Wed 2/11/26	15
17			Earthwork	4 days	Thu 2/12/26	Tue 2/17/26	16
18			Concrete trails & pads	12 days	Wed 2/18/26	Thu 3/5/26	17
19			Furnishings & finishes	2 days	Fri 3/6/26	Mon 3/9/26	18
20			Landscaping & restoration	3 days	Tue 3/10/26	Thu 3/12/26	19
21			<b>Phase 3 – Settlers Meadow Park (HS1.06)</b>	<b>24 days</b>	<b>Fri 3/13/26</b>	<b>Wed 4/15/26</b>	<b>14</b>
22			Erosion control & tree protection	2 days	Fri 3/13/26	Mon 3/16/26	20
23			Install PIP Surface	10 days	Tue 3/17/26	Mon 3/30/26	
24			Demo & site prep	4 days	Wed 3/18/26	Mon 3/23/26	22
25			Concrete & ADA improvements	12 days	Tue 3/24/26	Wed 4/8/26	24
26			Furnishings & finishes	2 days	Thu 4/9/26	Fri 4/10/26	25
27			Landscaping & restoration	3 days	Mon 4/13/26	Wed 4/15/26	26

Northtown\_MUD\_Trail\_Gaps\_Schedule. 1-27-2025

ID		Task Mode	Task Name	Duration	Start	Finish	Prede
28			<b>Phase 4 – Wildflower Park (HS1.04–HS1.05)</b>	<b>39 days</b>	<b>Thu 4/16/26</b>	<b>Tue 6/9/26</b>	<b>21</b>
29			Erosion control & tree protection	2 days	Thu 4/16/26	Fri 4/17/26	27
30			Demo & site prep	5 days	Mon 4/20/26	Fri 4/24/26	29
31			Earthwork	3 days	Mon 4/27/26	Wed 4/29/26	30
32			Concrete trails & pads	15 days	Thu 4/30/26	Wed 5/20/26	31
33			Installation of Bridge	3 days	Thu 5/21/26	Mon 5/25/26	32
34			Installation of Hardscapes and Landscape Boulders	3 days	Tue 5/26/26	Thu 5/28/26	33
35			Furnishings & finishes	3 days	Fri 5/29/26	Tue 6/2/26	34
36			Landscaping & restoration	5 days	Wed 6/3/26	Tue 6/9/26	35
37			<b>Final Punch &amp; Acceptance</b>	<b>16 days</b>	<b>Wed 6/10/26</b>	<b>Wed 7/1/26</b>	<b>28</b>
38			Punchlist corrections	6 days	Wed 6/10/26	Wed 6/17/26	36
39			Final inspection & closeout docs	5 days	Thu 6/18/26	Wed 6/24/26	38
40			Final acceptance	5 days	Thu 6/25/26	Wed 7/1/26	39

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**DATE:** April 20, 2026

**TO:** Northtown Municipal Utility District  
Board of Directors

**FROM:** Scott J. Foster, P.E.

**RE:** Northtown MUD – Engineer’s Report for the April 2026 Board Meeting

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**Report from District Engineer, including:**

***a) Development Updates;***

***i) Village at Northtown Multifamily (North Wells Branch/The Parker);***

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

***ii) Village at Northtown Multifamily (Edenbrook);***

Construction has been completed.

***iii) Avalon Bay Multifamily;***

Construction started in September 2024 and is expected to last into mid-2027. Occupancy of the units started in January 2026.

***iv) JD’s Supermarket Dessau;***

In February 2026, the project was approved by the District. The developer is finalizing permits with the City and County. Construction is expected to start in the second quarter of 2026.

***v) Heatherwilde Office;***

Construction started in March 2026 and is expected to take over a year.

***b) MS4 Compliance Matters;***

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

The District approved 360 PSI’s agreement to perform pond assessments on District Maintained Ponds. The inspections are anticipated to occur in the third quarter of 2026.

***c) TCEQ Annual Report;***

The TCEQ approved the North Austin Stormwater Quality Coalition SWMP on August 20, 2025. The TCEQ required 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 and the coalition submitted their annual report in March 2026.

***d) 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 June 2026.

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 2026.

***e) 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 2025 meeting. At the July 2025 meeting, the Board authorized negotiations for the requested easement and the information from the City is pending. An update provided by the City in September 2025 indicated that they were still working on the legal documents. In March 2026, easement documents and agreements were provided by the City to the District. The easement documents and agreements will be discussed at the April Board meeting.

***f) Tudor House Sidewalk Gap Project;***

The District identified a potential need for a sidewalk along Dessau Road at the intersection of Tudor House Road. Due to complexity of the existing site conditions, the proposed sidewalk will be required to be studied prior to preparing construction plans. The study is partially completed and pending additional title information.

***g) Wells Branch Parkway Park Tract;***

The survey has been completed and is pending review.

***h) Stoney Creek Park Survey;***

The title survey including tree and topography was authorized at the March Board meeting. The survey is expected to be completed in May. Title information has been requested and is still pending.

***i) City of Pflugerville Club Interceptor, including agreements and easements;***

The City of Pflugerville is studying the decommissioning of one of their lift stations that is located adjacent to the District boundary. At the March Board meeting, the City presented their alignment options and requested the District's cooperation for placing the new wastewater line through District owned land. No action was taken at the Board meeting other than requesting that the City provide additional information and as appropriate place this item for discussion and/or action at a future meeting.

# Northtown Municipal Utility District

**April 28, 2026**

Review Cash Activity Report, including Receipts and Expenditures

Action Items:

Approval of director and vendor payments

Approve funds transfers:

ABC Bank Operating Account to TexPool General Operating Account:	\$ 100,000.00
Logic Operating Account to ABC Bank Manager's Account:	562,716.79
Logic Operating Account to ABC Bank Manager's Account:	60,000.00
TexPool Operating Account to ABC Bank Customer Refund Account:	13,000.00
PNC Bank Lockbox Account to TexPool General Operating Account:	400,000.00
Logic Tax Account to Logic Operating Account:	4,398.53
Logic Tax Account to Logic Debt Service Account:	20,000.00

Agenda Item No. 8



## Cash Activity Reports

**Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Operating Account  
March 31, 2026 - April 28, 2026**

		<u>General Fund</u>
		Operating Account
<b>Cash Balance - March 31, 2026</b>		<b>35,398.56</b>
<b>Subsequent Activity</b>		<b>68,777.47</b>
Cash Receipts	Facility Rental	600.00
Cash Receipts	ARS - Heatherwilde Project	5,282.60
Cash Receipts	Heatherwilde Connection Fees	62,894.87
<b>Total Subsequent Activity</b>		<u><b>68,777.47</b></u>
<b>Subtotal</b>		<b>104,176.03</b>
<b>Transfers to be approved at April 28, 2026 Meeting</b>		<b>(100,000.00)</b>
Transfer to TexPool Operating Account		<u>100,000.00</u>
		<u>100,000.00</u>
<b>Projected Balance as of April 28, 2026</b>		<b>\$ 4,176.03</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Manager's Account**  
**February 28, 2026 - April 28, 2026**

		<b>General Fund Manager's Account</b>
<b>Cash Balance - February 28, 2026</b>		<b>\$ 278,597.22</b>
<b>Subsequent Activity</b>		<b>(5,096.59)</b>
Transfers approved at the March 24, 2026 Meeting		972,116.65
Expenditures Approved at the March 24, 2026 Meeting		(928,188.72)
Payroll Expenses	Payroll and Payroll Taxes	(42,713.40)
CASE	Conference Registration - 2026 (Hill, Capers, Downey, Baker)	(1,200.00)
Optimum	Internet - March 2026	(509.66)
TX Health Benefits Pool	Employee Benefits - April 2026	(4,601.46)
	<b>Total Subsequent Activity</b>	<b>(5,096.59)</b>
<b>Cash Balance - March 31, 2026</b>		<b>\$ 273,500.63</b>
<b>Subsequent Expenditures</b>		<b>(33,640.86)</b>
Payroll Expenses	Payroll and Payroll Taxes	(19,194.46)
Ramona Oliver	Expense Reimbursement	(1,087.66)
Sinclair Land Surveying, Inc.	Title Research	(2,738.13)
Sommers Marketing + Public Relations	Website	(350.00)
Charter Communications	Park Internet - March 2026	(157.02)
TML Intergovernmental Risk Pool	Insurance 2025-2026	(345.94)
Travis Central Appraisal District	Appraisal Fees - 2nd Quarter FY 2025-2026	(9,664.77)
AT&T Mobility	Telephone - April 2026	(102.88)
	<b>Total Subsequent Activity</b>	<b>(33,640.86)</b>
<b>Expenditures to be Approved at April 28, 2026 Meeting</b>		<b>(562,716.79)</b>
360 Professional Services, Inc.	Engineering Fees - March 2026	(15,876.30)
Armbrust & Brown, P.L.L.C.	Legal Fees - March 2026	(1,662.83)
Bott & Douthitt, P.L.L.C.	Accounting Services - March 2026	(6,691.69)
City of Austin	W/WW Purchases - March 2026	(204,542.34)
City of Round Rock Environmental Services	Bacteriological Test - 24 PA	(250.00)
Crossroads Utility Services	Operations - March 2026	(164,540.80)
July Business Services	Employee Benefit Expenses - July 2025-March 2026	(6,278.29)
LJA Engineering, Inc.	SWMP Implementation	(669.00)
Ramona Oliver	Expense Reimbursement	(362.40)
Roadrunner Inspection Services	Inspection Fees - March 2026	(800.00)
Studio 16 19, LLC	Park Projects	(13,721.59)
Texas Disposal Systems, Inc.	Garbage Fees - March 2026	(84,780.00)
TexaScapes	Landscape Maintenance	(57,633.55)
The Carlton Law Firm, PLLC	Austin Wholesale Contract Renewal	(1,188.00)
Travis County Sheriff's Department	Security Patrol Vehicle	(2,920.00)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
	<b>Total Expenditures</b>	<b>(562,716.79)</b>
<b>Subtotal</b>		<b>(322,857.02)</b>
<b>Transfers to be approved</b>		<b>622,716.79</b>
Transfer for expenditures from Logic Operating		562,716.79
Transfer Funds from Logic Operating		60,000.00
<b>Projected Balance as of April 28, 2026</b>		<b>\$ 299,859.77</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**March 31, 2026 - April 28, 2026**

		<u>General Fund</u> <u>Customer Refund</u> <u>Account</u>
<b>Cash Balance - March 31, 2026</b>		<b>24,699.95</b>
<b>Expenditures to be Approved at April 28, 2026 Meeting</b>		<b>(7,349.77)</b>
City of Austin	13908 1/2 Spring Heath Rd - 3/2026	(42.49)
TXU Energy	Office Electric- March 2026	(1,439.69)
TXU Energy	Street Lights - March 2026	(737.22)
City of Austin	14906 1/2 Dessau Rd - 3/2026	(152.27)
City of Austin	14210 1/2 Dessau Rd - 3/2026	(2,086.16)
City of Austin	14109 Maricella Ln 3/2026	(38.31)
City of Austin	13601 Cambourne Dr 3/2026	(38.78)
City of Austin	13903 Cambourne Dr 3/2026	(415.05)
City of Austin	13701 Greinert Dr. 3/2026	(38.31)
City of Austin	14401 Harris Ridge Blvd 3/2026	(334.41)
City of Austin	804 1/2 Burnsall Gates Dr 3/2026	(149.88)
City of Austin	13806 Letti Ln 3/2026	(410.10)
City of Austin	13921 John Henry Faulk Dr. - 3/2026	(91.17)
City of Austin	14032 1/2 Merseyside Dr 3/2026	(975.93)
Customer Refunds	Customer Refunds	(400.00)
<b>Total Expenditures</b>		<b>(7,349.77)</b>
<b>Subtotal</b>		<b>17,350.18</b>
<b>Transfers to be approved - from TexPool Operating Account</b>		<b>13,000.00</b>
<b>Projected Balance as of April 28, 2026</b>		<b>\$ 30,350.18</b>

**Northtown Municipal Utility District  
Cash/Investment Activity Report  
March 31, 2026 - April 28, 2026**

	Interest Rate	Maturity Date	Balance 3/31/2026	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 4/28/2026	Projected Balance 4/28/2026
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 35,398.56	\$ 68,777.47	\$ -	\$ 104,176.03	\$ (100,000.00) (1)	\$ 4,176.03
ABC Bank - Manager's Account	0.0000%	N/A	273,500.63	-	(596,357.65)	(322,857.02)	622,716.79 (2)(3)	299,859.77
ABC Bank - Customer Refunds	0.0000%	N/A	24,699.95	-	(7,349.77)	17,350.18	13,000.00 (4)	30,350.18
PNC Bank Lockbox	0.0000%	N/A	414,136.79	-	(3,182.88)	410,953.91	(400,000.00) (5)	10,953.91
Logic Operating - 01	3.7824%	N/A	11,236,054.89	-	-	11,236,054.89	(618,318.26) (2)(3)(6)	10,617,736.63
TexPool Operating	3.6558%	N/A	13,909,616.92	-	-	13,909,616.92	487,000.00 (1)(4)(5)	14,396,616.92
TexPool Fiscal Surety Trail Easement	3.6558%	N/A	122,702.55	-	-	122,702.55	-	122,702.55
<b>Total - General Fund</b>			<b>26,016,110.29</b>	<b>68,777.47</b>	<b>(606,890.30)</b>	<b>25,477,997.46</b>	<b>4,398.53</b>	<b>25,482,395.99</b>
<b>Park Fund -</b>								
Logic - Park Fund - 02	3.7824%	N/A	55,685.86	-	-	55,685.86	-	55,685.86
TexPool Park	3.6558%	N/A	56,090.41	-	-	56,090.41	-	56,090.41
<b>Total - Park Fund</b>			<b>111,776.27</b>	<b>-</b>	<b>-</b>	<b>111,776.27</b>	<b>-</b>	<b>111,776.27</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	3.7824%	N/A	30,466.23	-	-	30,466.23	(24,398.53) (6)(7)	6,067.70
Logic - Debt Service	3.7824%	N/A	3,386,702.02	-	-	3,386,702.02	20,000.00 (7)	3,406,702.02
<b>Total - Debt Service Fund</b>			<b>3,417,168.25</b>	<b>-</b>	<b>-</b>	<b>3,417,168.25</b>	<b>(4,398.53)</b>	<b>3,412,769.72</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	3.7824%	N/A	2,953.71	-	-	2,953.71	-	2,953.71
TexPool - SR 2020 CPF	3.6558%	N/A	6,211,624.13	-	-	6,211,624.13	-	6,211,624.13
<b>Total - Capital Project Fund</b>			<b>6,214,577.84</b>	<b>-</b>	<b>-</b>	<b>6,214,577.84</b>	<b>-</b>	<b>6,214,577.84</b>
<b>Total - All Funds</b>			<b>\$ 35,759,632.65</b>	<b>\$ 68,777.47</b>	<b>\$ (606,890.30)</b>	<b>\$ 35,221,519.82</b>	<b>\$ -</b>	<b>\$ 35,221,519.82</b>

(1) To transfer funds from ABC Bank Operating to TexPool General Operating Account: 100,000.00  
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 562,716.79  
(3) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: 60,000.00  
(4) To transfer funds from TexPool Operating to ABC Bank Customer Refund Acct: 13,000.00  
(5) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: 400,000.00  
(6) To transfer funds from Logic Tax to Logic General Operating Account: 4,398.53  
(7) To transfer funds from Logic Tax to Logic Debt Service Account: 20,000.00

<b>Northtown M.U.D.</b> <b>Collateral Analysis Schedule - ABC Bank</b> <b>3/31/2026</b>
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	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
<b>ABC Bank -</b>			
Operating Account (General Fund)	\$ 35,398.56		
Manager's Account (General Fund)	995,088.28		
Customer Deposit Account (General Fund)	51,454.75		
<b>Total ABC Bank</b>	<b>1,081,941.59</b>		
FDIC Coverage		250,000.00	
Pledged Collateral ABC Bank (Market Value)		1,306,629.41	
<b>Total Collateral - ABC Bank</b>			
<b>Total Collateral/Funds ABC Bank</b>	<b>\$ 1,081,941.59</b>	<b>\$ 1,556,629.41</b>	<b>\$ 474,687.82</b>

as of <b>03/31/2026</b>		<b>PLEDGES to PLEDGEE</b>							
		Pledged To: <b>NORTHTOWN MUD</b>							
		For Holding Company <b>American Bank of Commerce</b> Customer <b>American Bank of Commerce</b>							
<u>Safekeeping Code Receipt# Location</u>	<u>CUSIP Trans#</u>	<u>Description Coupon Maturity Date</u>	<u>FAS 115 PreRefund Price</u>	<u>Moody S&amp;P</u>	<u>Original Face Remaining Face Pledged%</u>	<u>Pledged</u>			
						<u>Original Face</u>	<u>Par Value</u>	<u>Book Value</u>	<u>Market Value</u>
FROSB	3132D6AK6	FR SB8110		NA	1,000,000.00				
236119	C018163L	1.500000	AFS	NA	1,000,000.00				
FROST BANK		07/01/2036			100.00%	1,000,000.00	572,019.80	576,718.61	510,978.74
FROSB	3133KYWP0	FR RB5154		NA	500,000.00				
236160	C018204L	2.500000	AFS	NA	500,000.00				
FROST BANK		04/01/2042			100.00%	500,000.00	364,709.93	351,984.26	325,271.45
FROSB	3140XBQQ6	FN FM7662		NA	1,000,000.00				
236043	C018087L	3.000000	AFS	NA	1,000,000.00				
FROST BANK		06/01/2036			100.00%	1,000,000.00	493,777.62	523,063.11	470,379.22
<b>3 Total Pledged</b>	<b>To: NTM NORTHTOWN MUD</b>					<b>2,500,000.00</b>	<b>1,430,507.35</b>	<b>1,451,765.98</b>	<b>1,306,629.41</b>

TRAVIS COUNTY TAX OFFICE

OVERALL COLL/DIST REPORT

DATE 04/01/2026 PAGE 200

TXDIST1A  
RECEIVABLE BALANCE 'R' REPORT

FROM 10/01/2025 TO 03/31/2026 YEAR FROM 0000 TO 2025  
ALL OTHERS

U84	-----											
	BEGINNING	TAX	BASE TAX	NET BASE TAX	PERCENT	ENDING	P & I	P & I	LRP	OTHER	PENALTY	TOTAL
YEAR	TAX BALANCE	ADJ	COLLECTED	REVERSALS	COLLECTED	COLLECTED	TAX BALANCE	COLLECTED	REVERSALS	COLLECTED	COLLECTED	DISTRIBUTED
-----												
1995	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1996	.00	.00	.00	.00	.00	.00 %	.00	.00	.00	.00	.00	.00
1997	306.58	.00	.00	.00	.00	.00 %	306.58	.00	.00	.00	.00	.00
1998	590.15	.00	.00	.00	.00	.00 %	590.15	.00	.00	.00	.00	.00
1999	634.04	.00	.00	.00	.00	.00 %	634.04	.00	.00	.00	.00	.00
2000	697.43	.00	.00	.00	.00	.00 %	697.43	.00	.00	.00	.00	.00
2001	752.13	.00	.00	.00	.00	.00 %	752.13	.00	.00	.00	.00	.00
2002	773.70	.00	.00	.00	.00	.00 %	773.70	.00	.00	.00	.00	.00
2003	959.09	.00	.00	.00	.00	.00 %	959.09	.00	.00	.00	.00	.00
2004	965.24	.00	.00	.00	.00	.00 %	965.24	.00	.00	.00	.00	.00
2005	916.16	.00	.00	.00	.00	.00 %	916.16	.00	.00	.00	.00	.00
2006	895.94	.00	.00	.00	.00	.00 %	895.94	.00	.00	.00	.00	.00
2007	968.27	.00	.00	.00	.00	.00 %	968.27	.00	.00	.00	.00	.00
2008	925.73	.00	.00	.00	.00	.00 %	925.73	.00	.00	.00	.00	.00
2009	937.74	.00	.00	.00	.00	.00 %	937.74	.00	.00	.00	.00	.00
2010	2281.97	.00	.00	.00	.00	.00 %	2281.97	.00	.00	.00	.00	.00
2011	2092.47	.00	.00	.00	.00	.00 %	2092.47	.00	.00	.00	.00	.00
2012	2073.36	.00	.00	.00	.00	.00 %	2073.36	.00	.00	.00	.00	.00
2013	2009.86	.00	.00	.00	.00	.00 %	2009.86	.00	.00	.00	.00	.00
2014	2169.57	.00	.00	.00	.00	.00 %	2169.57	.00	.00	.00	.00	.00
2015	2362.07	.00	.00	.00	.00	.00 %	2362.07	.00	.00	.00	.00	.00
2016	2683.57	.00	.00	.00	.00	.00 %	2683.57	.00	.00	.00	.00	.00
2017	3971.61	.00	.00	.00	.00	.00 %	3971.61	.00	.00	.00	.00	.00
2018	3746.80	.00	.00	.00	.00	.00 %	3746.80	.00	.00	.00	.00	.00
2019	3703.34	.00	.00	.00	.00	.00 %	3703.34	.00	.00	.00	.00	.00
2020	3860.12	.00	33.42	.00	33.42	.87 %	3826.70	4.35	.00	.00	.00	37.77
2021	7246.04	118.70	890.12	.00	890.12	12.09 %	6474.62	483.27	.00	.00	.00	1373.39
2022	10255.99	776.59	823.87	.00	823.87	7.47 %	10208.71	107.10	.00	.00	.00	930.97
2023	18049.37	22807.07-	2780.16	23401.10	20620.94-	433.42 %	15863.24	762.78	.00	.00	.00	19858.16-
2024	448069.35	30016.82-	318775.51	30105.03	288670.48	69.05 %	129382.05	79258.88	9.06-	.00	.00	367920.30
TOTL	524897.69	51928.60-	323303.08	53506.13	269796.95	57.04 %	203172.14	80616.38	9.06-	.00	.00	350404.27
2025	7238705.34	42392.23-	7128874.25	1290.80	7127583.45	99.04 %	68729.66	4797.31	.00	44.65	.00	7132425.41
-----												
ENTITY												
TOTL	7763603.03	94320.83-	7452177.33	54796.93	7397380.40	96.45 %	271901.80	85413.69	9.06-	44.65	.00	7482829.68

Northtown M.U.D.  
Analysis of Taxes Collected FY 2025-2026  
March 2026

TAX YEAR	2025			1997-2024			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.3495	\$ 0.1705	\$ 0.5200			\$ -			
	67.21%	32.79%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	(68.60)	(16.80)	(85.40)	(68.60)	(16.80)	(85.40)
BASE TAX REV	0.00	0.00	0.00	(210.85)	(100.80)	(311.65)	(210.85)	(100.80)	(311.65)
TAXES	0.00	0.00	0.00	4,198.06	2,053.30	6,251.36	4,198.06	2,053.30	6,251.36
PENALTY	0.00	0.00	0.00	997.30	492.06	1,489.36	997.30	492.06	1,489.36
NOV									
TAX ADJUSTMENTS	(1,235.50)	(602.73)	(1,838.23)	(126.85)	(60.64)	(187.49)	(1,362.35)	(663.37)	(2,025.72)
BASE TAX REV	0.00	0.00	0.00	(126.85)	(60.64)	(187.49)	(126.85)	(60.64)	(187.49)
TAXES	96,501.08	47,077.06	143,578.14	438.68	209.72	648.40	96,939.76	47,286.78	144,226.54
PENALTY	0.00	0.00	0.00	84.03	40.17	124.20	84.03	40.17	124.20
DEC									
TAX ADJUSTMENTS	(1,674.18)	(816.73)	(2,490.91)	(752.70)	(359.85)	(1,112.55)	(2,426.88)	(1,176.58)	(3,603.46)
BASE TAX REV	(8.86)	(4.32)	(13.18)	(752.70)	(359.85)	(1,112.55)	(761.56)	(364.17)	(1,125.73)
TAXES	2,425,545.51	1,183,277.56	3,608,823.07	2,404.75	1,149.66	3,554.41	2,427,950.26	1,184,427.22	3,612,377.48
PENALTY	30.01	14.64	44.65	530.14	253.45	783.59	560.15	268.09	828.24
JAN									
TAX ADJUSTMENTS	(366.86)	(178.97)	(545.83)	110.94	53.04	163.98	(255.92)	(125.93)	(381.85)
BASE TAX REV	(64.38)	(31.41)	(95.79)	(32.08)	(15.34)	(47.42)	(96.46)	(46.75)	(143.21)
TAXES	1,404,631.62	685,235.17	2,089,866.79	2,556.93	1,354.41	3,911.34	1,407,188.55	686,589.58	2,093,778.13
PENALTY	0.00	0.00	0.00	776.28	448.45	1,224.73	776.28	448.45	1,224.73
FEB									
TAX ADJUSTMENTS	(296.12)	(144.46)	(440.58)	(18,190.42)	(8,618.17)	(26,808.59)	(18,486.54)	(8,762.63)	(27,249.17)
BASE TAX REV	(342.37)	(167.02)	(509.39)	(19,203.36)	(9,185.47)	(28,388.83)	(19,545.73)	(9,352.49)	(28,898.22)
TAXES	850,245.52	414,783.58	1,265,029.10	207,785.30	99,448.17	307,233.47	1,058,030.82	514,231.75	1,572,262.57
PENALTY	2,043.51	996.91	3,040.42	51,791.76	24,774.84	76,566.60	53,835.27	25,771.75	79,607.02
MAR									
TAX ADJUSTMENTS	(24,919.81)	(12,156.87)	(37,076.68)	(15,735.82)	(8,162.73)	(23,898.55)	(40,655.62)	(20,319.61)	(60,975.23)
BASE TAX REV	(451.96)	(220.48)	(672.44)	(15,437.89)	(8,020.30)	(23,458.19)	(15,889.85)	(8,240.78)	(24,130.63)
TAXES	14,502.33	7,074.82	21,577.15	1,152.92	551.18	1,704.10	15,655.25	7,626.00	23,281.25
PENALTY	1,180.83	576.06	1,756.89	283.37	135.47	418.84	1,464.20	711.53	2,175.73
APR									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAY									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUN									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUL									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL									
BASE TAX REV	(867.57)	(423.23)	(1,290.80)	(35,763.73)	(17,742.40)	(53,506.13)	(36,631.29)	(18,165.64)	(54,796.93)
TAXES	4,791,426.06	2,337,448.19	7,128,874.25	218,536.64	104,766.44	323,303.08	5,009,962.70	2,442,214.63	7,452,177.33
PENALTY	3,254.36	1,587.60	4,841.96	54,462.87	26,144.45	80,607.32	57,717.23	27,732.05	85,449.28
TOTAL DISTRIBUTION	4,793,812.85	2,338,612.56	7,132,425.41	237,235.79	113,168.48	350,404.27	5,031,048.64	2,451,781.04	7,482,829.68
BEGINNING									
TAXES RECEIVABLE	4,865,245.22	2,373,460.12	7,238,705.34	346,117.82	178,779.87	524,897.69	5,211,363.04	2,552,239.99	7,763,603.03
TAX ADJUSTMENTS	(28,492.47)	(13,899.76)	(42,392.23)	(34,763.44)	(17,165.16)	(51,928.60)	(63,255.91)	(31,064.92)	(94,320.83)
BASE TAX REV	867.57	423.23	1,290.80	35,763.73	17,742.40	53,506.13	36,631.29	18,165.64	54,796.93
LESS: COLLECTIONS	(4,791,426.06)	(2,337,448.19)	(7,128,874.25)	(218,536.64)	(104,766.44)	(323,303.08)	(5,009,962.70)	(2,442,214.63)	(7,452,177.33)
TAX									
REC @ END OF PERIOD	46,194.26	22,535.40	68,729.66	128,581.46	74,590.68	203,172.14	174,775.72	97,126.08	271,901.80
	67.21%	32.79%	100.00%						

# Financial Statements

## Accountant's Compilation Report

Board of Directors  
Northtown M.U.D.  
Travis County, Texas

The District is responsible for the Governmental Funds Balance Sheet as of March 31, 2026 and the Statement of Revenues, Expenditures & Changes in Fund Balance – Governmental Funds for the six months ended March 31, 2026, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The District has omitted the management's discussion and analysis, the Statement of Net Assets, and Statement of Activities that the Governmental Accounting Standards Board required to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context.

In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and components required by GASB 34 were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

### Supplementary Information

Accounting principles generally accepted in the United States of America require that budgetary comparison information be presented to supplement the basic financial statements. Such information is presented for the one and six months ended March 31, 2026, for purposes of additional analysis and, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. The required supplementary information was subject to our compilation engagement. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to Northtown M.U.D.



BOTT & DOUTHITT, P.L.L.C.  
Certified Public Accountants  
Round Rock, TX

April 21, 2026

**Northtown Municipal Utility District  
Governmental Funds Balance Sheet  
March 31, 2026**

	<b>Governmental Funds</b>				<b>Governmental Funds Total</b>
	<b>General Fund</b>	<b>Park Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	
<b>Assets</b>					
Cash and Cash Equivalents					
Cash on Deposit	\$ 747,735.93	\$ -	\$ -	\$ -	\$ 747,735.93
Petty Cash	500.00	-	-	-	500.00
Cash Equivalents	25,268,374.36	111,776.27	3,417,168.25	6,214,577.84	35,011,896.72
Receivables					
Service Accounts, net of allowance for doubtful accounts of \$45,000.00	347,236.03	-	-	-	347,236.03
Accrued Service Revenue	440,238.00	-	-	-	440,238.00
Property Taxes	174,775.74	-	97,126.06	-	271,901.80
Prepaid Expenses	606.67	-	-	-	606.67
Other	38,969.88	-	-	-	38,969.88
Interfund	70,148.59	679,492.00	-	-	749,640.59
<b>Total Assets</b>	<b>\$ 27,088,585.20</b>	<b>\$ 791,268.27</b>	<b>\$ 3,514,294.31</b>	<b>\$ 6,214,577.84</b>	<b>\$ 37,608,725.62</b>
<b>Liabilities</b>					
Accounts Payable	\$ 521,310.42	\$ -	\$ -	\$ -	\$ 521,310.42
Accrued Expenses	44,217.72	-	-	-	44,217.72
Retainage Payable	38,879.03	-	-	-	38,879.03
Payroll Taxes Payable	1,293.92	-	-	-	1,293.92
TCEQ Assessment	3,811.82	-	-	-	3,811.82
Customer Meter Deposits	783,556.41	-	-	-	783,556.41
Builder Deposits	17,800.00	-	-	-	17,800.00
Other Deposits	9,627.07	-	-	-	9,627.07
Unclaimed Property	13,704.35	-	-	-	13,704.35
Fiscal Surety Village Park Improvements	122,702.55	-	-	-	122,702.55
Due to Developer	-	-	-	6,031,198.90	6,031,198.90
Interfund	679,492.00	-	4,398.53	65,750.06	749,640.59
<b>Total Liabilities</b>	<b>2,236,395.29</b>	<b>-</b>	<b>4,398.53</b>	<b>6,096,948.96</b>	<b>8,337,742.78</b>
<b>Deferred Inflows of Resources</b>					
Deferred Revenue - Property Taxes	174,775.74	-	97,126.06	-	271,901.80
<b>Total Deferred Inflows of Resources</b>	<b>174,775.74</b>	<b>-</b>	<b>97,126.06</b>	<b>-</b>	<b>271,901.80</b>
<b>Fund Balance</b>					
Fund Balances:					
Restricted for					
Debt Service	-	-	3,412,769.72	-	3,412,769.72
Capital Projects	-	-	-	117,628.88	117,628.88
Unassigned	24,677,414.17	791,268.27	-	-	25,468,682.44
<b>Total Fund Balances</b>	<b>24,677,414.17</b>	<b>791,268.27</b>	<b>3,412,769.72</b>	<b>117,628.88</b>	<b>28,999,081.04</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 27,088,585.20</b>	<b>\$ 791,268.27</b>	<b>\$ 3,514,294.31</b>	<b>\$ 6,214,577.84</b>	<b>\$ 37,608,725.62</b>

**Northtown Municipal Utility District  
Statement of Revenues,  
Expenditures & Changes in Fund Balance-Governmental Funds  
October 1, 2025 - March 31, 2026**

	Governmental Funds				Governmental Funds Total
	General Fund	Park Fund	Debt Service Fund	Capital Projects Fund	
<b>Revenues:</b>					
Property Taxes, including penalties	\$ 5,031,048.63	\$ -	\$ 2,451,781.05	\$ -	\$ 7,482,829.68
Service Accounts, including penalties	2,468,766.23	-	-	-	2,468,766.23
Chargepoint Income	1,670.62	-	-	-	1,670.62
Interest Income	436,386.69	1,940.33	58,430.78	117,628.88	614,386.68
<b>Total Revenues</b>	<u>7,937,872.17</u>	<u>1,940.33</u>	<u>2,510,211.83</u>	<u>117,628.88</u>	<u>10,567,653.21</u>
<b>Expenditures:</b>					
Current-					
WATER					
Bulk Water Purchase	497,730.59	-	-	-	497,730.59
TCEQ Fees	7,658.25	-	-	-	7,658.25
Water System Maintenance	60,183.52	-	-	-	60,183.52
Water Tap Inspections	22,587.00	-	-	-	22,587.00
Lead & Copper Sampling	1,002.48	-	-	-	1,002.48
WASTEWATER					
Bulk Wastewater Purchases	684,093.80	-	-	-	684,093.80
Wastewater System Maintenance	33,435.29	-	-	-	33,435.29
Lift Station Maintenance	159,500.80	-	-	-	159,500.80
Chemicals	27,286.79	-	-	-	27,286.79
ADMINISTRATIVE					
Director Fees	6,851.00	-	-	-	6,851.00
Payroll Taxes	22,209.52	-	-	-	22,209.52
Legal Fees - General	56,064.71	-	-	-	56,064.71
Legal Fees - Special	38,215.50	-	-	-	38,215.50
Legal Fees - Covenants	36,553.18	-	-	-	36,553.18
Management Services	211,137.54	-	-	-	211,137.54
Accounting Fees	40,762.50	-	-	-	40,762.50
Financial Advisor Fees	2,268.39	-	1,631.61	-	3,900.00
Audit Fees	20,000.00	-	-	-	20,000.00
Engineering Fees - General	11,213.50	-	-	-	11,213.50
Engineering Fees - Special	69,504.00	-	-	-	69,504.00
Professional Fees	5,988.00	-	-	-	5,988.00
Tax Collector/Appraisal Fees	18,864.12	-	9,202.67	-	28,066.79
Insurance	1,475.86	-	-	-	1,475.86
Website	3,400.00	-	-	-	3,400.00
Credit Card Fees	18,758.35	-	-	-	18,758.35
Bank Service Charges	5,708.60	-	-	-	5,708.60
Conference/Training	1,825.00	-	-	-	1,825.00
PARKS					
Park Landscape Maintenance	343,789.20	-	-	-	343,789.20
Landscape Contingency	155,369.67	-	-	-	155,369.67
Park Facility Maintenance	68,081.59	-	-	-	68,081.59
Security	84,750.00	-	-	-	84,750.00
Well Repairs	6,917.28	-	-	-	6,917.28
Irrigation Repairs	1,932.66	-	-	-	1,932.66
Park Utilities	8,187.78	-	-	-	8,187.78
OTHER					
Nightwatchman Lights	10,281.44	-	-	-	10,281.44
Miscellaneous	2,989.57	-	-	-	2,989.57
Garbage Collection	508,680.00	-	-	-	508,680.00
Office Staff Expenses	232,769.85	-	-	-	232,769.85
Office Expenses	21,562.75	-	-	-	21,562.75
Event Supplies	1,947.26	-	-	-	1,947.26
Telephone	280.56	-	-	-	280.56
Debt Service -					
Bond Interest Expense	-	-	228,087.50	-	228,087.50
Arbitrage Consultant Fees	-	-	3,250.00	-	3,250.00
Paying Agent Fees	-	-	1,200.00	-	1,200.00
Capital Outlay	968,046.94	-	-	-	968,046.94
<b>Total Expenditures</b>	<u>4,479,864.84</u>	<u>-</u>	<u>243,371.78</u>	<u>-</u>	<u>4,723,236.62</u>
<b>Excess/(Deficiency) of Revenues over Expenditures</b>	<u>3,458,007.33</u>	<u>1,940.33</u>	<u>2,266,840.05</u>	<u>117,628.88</u>	<u>5,844,416.59</u>
<b>Fund Balance, October 1, 2025</b>	<u>21,219,406.84</u>	<u>789,327.94</u>	<u>1,145,929.67</u>	<u>-</u>	<u>23,154,664.45</u>
<b>Fund Balance, March 31, 2026</b>	<u>\$ 24,677,414.17</u>	<u>\$ 791,268.27</u>	<u>\$ 3,412,769.72</u>	<u>\$ 117,628.88</u>	<u>\$ 28,999,081.04</u>

# Supplementary Information

## Index

### General Fund

- Budgetary Comparison Schedule
- Projection of Revenues & Expenses
- A/P Aging Summary
- Other Deposits Summary
- Write Off Summary
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## General Fund

**Northtown Municipal Utility District**  
**Budget Comparison Schedule**  
**March 31, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenues:</b>						
<b>OPERATING</b>						
Water Service Fees	\$ 119,980	\$ 122,554	\$ (2,574)	\$ 800,341	\$ 769,936	\$ 30,405
Water Tap Fees	-	-	-	-	-	-
Wastewater Service Fees	124,076	113,754	10,322	744,600	682,524	62,076
Wastewater Tap Fees	-	-	-	-	-	-
Basic Services	142,996	143,875	(879)	859,522	863,250	(3,728)
Application Fees	1,706	1,333	373	6,612	8,000	(1,388)
Service Penalties	9,932	3,333	6,599	57,691	19,998	37,693
Water and W/W Inspections	-	-	-	-	-	-
<b>Total Operating</b>	<b>398,690</b>	<b>384,849</b>	<b>13,841</b>	<b>2,468,766</b>	<b>2,343,708</b>	<b>125,058</b>
<b>OTHER OPERATING</b>						
Property Tax	(235)	-	(235)	4,973,331	4,817,030	156,301
Property Tax Penalty	1,464	-	1,464	57,717	-	57,717
<b>Total Other Operating</b>	<b>1,230</b>	<b>-</b>	<b>1,230</b>	<b>5,031,049</b>	<b>4,817,030</b>	<b>214,019</b>
<b>NON-OPERATING</b>						
Miscellaneous Revenue	275	2,500	(2,225)	(975)	15,000	(15,975)
Chargepoint Revenue	210	270	(60)	1,671	1,620	51
Investment Interest	77,943	25,000	52,943	436,387	150,000	286,387
<b>Total Non-Operating</b>	<b>78,428</b>	<b>27,770</b>	<b>50,658</b>	<b>437,082</b>	<b>166,620</b>	<b>270,462</b>
<b>Total Operating Revenues</b>	<b>478,348</b>	<b>412,619</b>	<b>65,728</b>	<b>7,936,897</b>	<b>7,327,358</b>	<b>609,539</b>
<b>OTHER</b>						
Park Fees	-	-	-	-	-	-
Park Interest Revenue	353	41	312	1,940	246	1,694
<b>Total Other</b>	<b>353</b>	<b>41</b>	<b>312</b>	<b>1,940</b>	<b>246</b>	<b>1,694</b>
<b>Total Revenues</b>	<b>478,701</b>	<b>412,660</b>	<b>66,040</b>	<b>7,938,838</b>	<b>7,327,604</b>	<b>611,234</b>
<b>Expenditures:</b>						
<b>OFFICE</b>						
Employee Benefits	12,333	6,838	(5,495)	43,373	41,028	(2,345)
Mileage Reimbursement	271	300	29	1,546	1,800	254
Office Utilities	2,300	3,750	1,450	13,962	22,500	8,538
Wages	30,049	33,166	3,117	187,851	198,996	11,145
Office Maintenance	-	2,083	2,083	-	12,498	12,498
Office Expenses	1,783	2,083	300	7,601	12,500	4,899
<b>Total Office Expenditures</b>	<b>46,737</b>	<b>48,220</b>	<b>1,484</b>	<b>254,333</b>	<b>289,322</b>	<b>34,989</b>

**Northtown Municipal Utility District  
Budget Comparison Schedule  
March 31, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>WATER</b>						
Bulk Water Purchases (Var)	86,267	130,371	44,104	497,731	819,047	321,316
TCEQ System Fee	-	-	-	7,658	8,250	592
Water System Maintenance	8,681	16,667	7,986	60,184	100,002	39,818
Water Meters	-	-	-	-	-	-
<b>Total Water</b>	<b>95,748</b>	<b>147,038</b>	<b>51,290</b>	<b>588,159</b>	<b>927,299</b>	<b>339,140</b>
<b>WASTEWATER</b>						
Bulk W/W Purchases	118,276	133,534	15,258	684,094	801,204	117,110
W/W System Maintenance	14,741	25,000	10,259	33,435	150,000	116,565
Lift Station Maintenance	18,158	25,000	6,842	159,501	150,000	(9,501)
Chemicals	8,943	4,166	(4,777)	27,287	24,996	(2,291)
<b>Total Wastewater</b>	<b>160,117</b>	<b>187,700</b>	<b>27,583</b>	<b>904,317</b>	<b>1,126,200</b>	<b>221,883</b>
<b>ADMINISTRATIVE</b>						
Director Fees	884	1,400	516	6,851	7,950	1,099
Payroll Taxes	4,142	3,774	(368)	22,210	22,644	434
Legal Fees-General	7,567	10,417	2,850	56,065	62,502	6,437
Legal Fees-Special	-	-	-	38,216	-	(38,216)
Legal Fees-Covenants	2,618	5,417	2,799	36,553	32,502	(4,051)
Management Services	34,846	36,455	1,609	212,140	218,730	6,590
Bookkeeping Services	6,388	6,667	280	40,763	40,002	(761)
Financial Advisor Services	-	-	-	2,268	2,500	232
Engineering Fees	2,544	2,000	(544)	11,214	12,000	787
Engineering Fees-Special	33,406	6,667	(26,739)	69,504	40,002	(29,502)
Professional Fees	1,988	4,333	2,345	5,988	25,998	20,010
Insurance	346	-	(346)	1,476	3,000	1,524
Credit Card Fees	3,851	3,750	(101)	18,758	22,500	3,742
Conference/Training	1,200	-	(1,200)	1,825	-	(1,825)
<b>Total Administrative</b>	<b>106,274</b>	<b>87,380</b>	<b>(18,894)</b>	<b>562,694</b>	<b>529,830</b>	<b>(32,864)</b>

**Northtown Municipal Utility District  
Budget Comparison Schedule  
March 31, 2026**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>PARKS</b>						
Landscape-Parks	57,298	57,333	35	343,789	343,998	209
Landscape-Contingency	-	15,317	15,317	155,370	91,902	(63,468)
Park Maintenance	1,726	8,333	6,607	67,107	49,998	(17,109)
Well Maintenance	-	7,083	7,083	6,917	42,498	35,581
Park Utilities	1,383	2,000	617	8,188	12,000	3,812
Security	14,480	14,500	20	84,750	87,000	2,250
Irrigation Repairs	335	4,100	3,765	1,933	24,600	22,667
Pond Restoration	-	7,500	7,500	-	45,000	45,000
<b>Total Parks</b>	<b>75,223</b>	<b>116,166</b>	<b>40,943</b>	<b>668,053</b>	<b>696,996</b>	<b>28,943</b>
<b>OTHER</b>						
Meeting Expenses	-	12	12	-	72	72
Nightwatchman	1,712	1,950	238	10,281	11,700	1,419
Security Equipment	-	-	-	-	-	-
Miscellaneous	1,270	1,000	(270)	8,698	6,000	(2,698)
Garbage Collection	84,780	87,210	2,430	508,680	523,260	14,580
Public Notices	-	-	-	-	-	-
Newsletter/Mail Outs	-	208	208	-	1,248	1,248
Website	350	2,083	1,733	3,400	12,498	9,098
Signage	-	-	-	-	-	-
Event Supplies	-	-	-	1,947	150	(1,797)
Telephone	47	1,300	1,253	281	7,800	7,519
<b>Total Other</b>	<b>88,159</b>	<b>93,763</b>	<b>5,604</b>	<b>533,287</b>	<b>562,728</b>	<b>29,441</b>
<b>Total Expenditures</b>	<b>572,259</b>	<b>680,267</b>	<b>108,009</b>	<b>3,510,843</b>	<b>4,132,375</b>	<b>621,532</b>
<b>Operating Excess/(Deficiency)</b>	<b>(93,558)</b>	<b>(267,607)</b>	<b>174,049</b>	<b>4,427,995</b>	<b>3,195,229</b>	<b>1,232,766</b>
<b>CAPITAL OUTLAY</b>						
Parks CIP	20,705	20,705	-	620,767	620,767	-
Water/Sewer System CIP	82,912	82,912	-	347,280	347,280	-
<b>Total Capital Outlay</b>	<b>103,617</b>	<b>103,617</b>	<b>-</b>	<b>968,047</b>	<b>968,047</b>	<b>-</b>
<b>Total Expenses &amp; Park CIP</b>	<b>675,876</b>	<b>783,885</b>	<b>108,009</b>	<b>4,478,890</b>	<b>5,100,422</b>	<b>621,532</b>
<b>Net Revenues/(Deficit)</b>	<b>(197,175)</b>	<b>(371,224)</b>	<b>174,049</b>	<b>3,459,948</b>	<b>2,227,182</b>	<b>1,232,766</b>
<b>Other (Sources)/Uses</b>						
Interfund Transfer	-	-	-	-	-	-
<b>Total Other (Sources)/Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Excess/(Deficiency)</b>	<b>\$ (197,175)</b>	<b>\$ (371,224)</b>	<b>\$ 174,049</b>	<b>\$ 3,459,948</b>	<b>\$ 2,227,182</b>	<b>\$ 1,232,766</b>

**Northtown Municipal Utility District**  
**Actual/Budget Analysis - General Fund/Park Fund**  
**Fiscal Year 2025-2026**

	FY 2026 Budget	Actual Oct-25	Actual Nov-25	Actual Dec-25	Actual Jan-26	Actual Feb-26	Actual Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
<b>Revenues:</b>															
<b>OPERATING</b>															
Water Service Fees	\$ 1,642,220	\$ 155,270	\$ 152,812	\$ 125,457	\$ 124,471	\$ 122,351	\$ 119,980	\$ 121,211	\$ 143,695	\$ 146,380	\$ 153,093	\$ 154,436	\$ 153,469	\$ 1,672,625	\$ 30,405
Water Tap Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Wastewater Service Fees	1,365,040	124,803	123,649	122,909	122,115	127,047	124,076	113,754	113,754	113,754	113,754	113,754	113,746	1,427,116	62,076
Wastewater Tap Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Basic Services	1,726,500	142,899	143,453	143,563	143,352	143,260	142,996	143,875	143,875	143,875	143,875	143,875	143,875	1,722,772	(3,728)
Application Fees	16,000	1,116	684	1,044	940	1,122	1,706	1,333	1,333	1,333	1,333	1,333	1,333	14,612	(1,388)
Service Penalties	40,000	7,439	13,323	8,873	8,295	9,829	9,932	3,333	3,333	3,333	3,333	3,333	3,337	77,693	37,693
Water and W/W Inspections	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
<b>Total Operating</b>	<b>4,789,760</b>	<b>431,527</b>	<b>433,921</b>	<b>401,846</b>	<b>399,174</b>	<b>403,609</b>	<b>398,690</b>	<b>383,506</b>	<b>405,990</b>	<b>408,675</b>	<b>415,388</b>	<b>416,731</b>	<b>415,760</b>	<b>4,914,818</b>	<b>125,058</b>
<b>OTHER OPERATING</b>															
Property Tax	4,817,030	3,987	96,813	2,427,189	1,407,092	1,038,485	(235)	-	-	-	-	-	-	4,973,331	156,301
Property Tax Penalty	0	997	84	560	776	53,835	1,464	-	-	-	-	-	-	57,717	57,717
<b>Total Other Operating</b>	<b>4,817,030</b>	<b>4,985</b>	<b>96,897</b>	<b>2,427,749</b>	<b>1,407,868</b>	<b>1,092,320</b>	<b>1,230</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,031,049</b>	<b>214,019</b>
<b>NON-OPERATING</b>															
Miscellaneous Revenue	30,000	(25)	(1,075)	-	(175)	25	275	2,500	2,500	2,500	2,500	2,500	2,500	14,025	(15,975)
Chargepoint Revenue	3,272	425	240	314	302	181	210	270	270	270	270	270	302	3,323	51
Investment Interest	300,000	80,249	71,675	70,047	68,418	68,055	77,943	25,000	25,000	25,000	25,000	25,000	25,000	586,387	286,387
<b>Total Non-Operating</b>	<b>333,272</b>	<b>80,648</b>	<b>70,839</b>	<b>70,361</b>	<b>68,545</b>	<b>68,261</b>	<b>78,428</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,770</b>	<b>27,802</b>	<b>603,734</b>	<b>270,462</b>
<b>Total Operating Revenues</b>	<b>9,940,062</b>	<b>517,160</b>	<b>601,657</b>	<b>2,899,956</b>	<b>1,875,587</b>	<b>1,564,190</b>	<b>478,348</b>	<b>411,276</b>	<b>433,760</b>	<b>436,445</b>	<b>443,158</b>	<b>444,501</b>	<b>443,562</b>	<b>10,549,601</b>	<b>609,539</b>
<b>OTHER</b>															
Park Fees	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Interest Revenue	500	215	332	365	356	319	353	41	41	41	41	41	49	2,194	1,694
<b>Total Other</b>	<b>500</b>	<b>215</b>	<b>332</b>	<b>365</b>	<b>356</b>	<b>319</b>	<b>353</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>49</b>	<b>2,194</b>	<b>1,694</b>
<b>Total Revenues</b>	<b>9,940,562</b>	<b>517,375</b>	<b>601,990</b>	<b>2,900,321</b>	<b>1,875,943</b>	<b>1,564,509</b>	<b>478,701</b>	<b>411,317</b>	<b>433,801</b>	<b>436,486</b>	<b>443,199</b>	<b>444,542</b>	<b>443,611</b>	<b>10,551,795</b>	<b>611,233</b>
<b>Expenditures:</b>															
Employee Benefits	82,033	6,602	6,619	5,602	6,814	5,404	12,333	6,838	6,838	6,838	6,838	6,838	6,815	84,378	(2,345)
Mileage Reimb.	3,600	244	221	262	257	291	271	300	300	300	300	300	300	3,346	254
Office Utilities	45,000	2,477	2,271	2,164	2,063	2,687	2,300	3,750	3,750	3,750	3,750	3,750	3,750	36,462	8,538
Wages	398,026	36,182	28,606	32,764	28,455	31,795	30,049	33,166	33,166	33,166	33,166	33,166	33,200	386,881	11,145
Office Maintenance	25,000	-	-	-	-	-	-	2,083	2,083	2,083	2,083	2,083	2,087	12,502	12,498
Office Expenses	25,000	747	190	788	3,000	1,093	1,783	2,083	2,083	2,083	2,083	2,083	2,083	20,101	4,900
<b>Total Water</b>	<b>578,659</b>	<b>46,252</b>	<b>37,908</b>	<b>41,578</b>	<b>40,588</b>	<b>41,270</b>	<b>46,737</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,220</b>	<b>48,235</b>	<b>543,670</b>	<b>34,989</b>

**Northtown Municipal Utility District**  
**Actual/Budget Analysis - General Fund/Park Fund**  
**Fiscal Year 2025-2026**

	FY 2026 Budget	Actual Oct-25	Actual Nov-25	Actual Dec-25	Actual Jan-26	Actual Feb-26	Actual Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
<b>WATER</b>															
Bulk Water Purchases	1,746,973	98,719	78,853	79,472	79,207	75,213	86,267	128,943	152,861	155,717	162,858	164,287	163,260	1,425,657	321,316
TCEQ System Fee	8,250	7,558	-	100	-	-	-	-	-	-	-	-	-	7,658	592
Water System Maintenance	200,000	4,668	9,584	13,090	15,255	8,905	8,681	16,667	16,667	16,667	16,667	16,667	16,663	160,182	39,818
Water Tap Inspection	0	6,175	2,800	3,425	5,550	3,837	800	-	-	-	-	-	-	22,587	(22,587)
Water Meters	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
<b>Total Water</b>	<b>1,980,223</b>	<b>117,120</b>	<b>91,237</b>	<b>96,088</b>	<b>100,012</b>	<b>87,955</b>	<b>95,748</b>	<b>145,610</b>	<b>169,528</b>	<b>172,384</b>	<b>179,525</b>	<b>180,954</b>	<b>204,923</b>	<b>1,641,083</b>	<b>339,140</b>
<b>WASTEWATER</b>															
Bulk W/W Purchases	1,602,415	114,118	113,281	113,267	113,267	111,885	118,276	133,534	133,534	133,534	133,534	133,534	133,541	1,485,305	117,110
W/W System Maintenance	300,000	7,211	2,751	1,554	1,427	5,751	14,741	25,000	25,000	25,000	25,000	25,000	25,000	183,435	116,565
W/W Tap Inspections	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station Maintenance	300,000	8,431	22,994	37,211	24,560	48,147	18,158	25,000	25,000	25,000	25,000	25,000	25,000	309,501	(9,501)
Chemicals	50,000	-	-	9,163	9,181	-	8,943	4,166	4,166	4,166	4,166	4,166	4,174	52,291	(2,291)
<b>Total Wastewater</b>	<b>2,252,415</b>	<b>129,761</b>	<b>139,026</b>	<b>161,195</b>	<b>148,435</b>	<b>165,783</b>	<b>160,117</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,700</b>	<b>187,715</b>	<b>2,030,532</b>	<b>221,883</b>
<b>ADMINISTRATIVE</b>															
Director Fees	20,000	1,547	1,326	1,105	1,105	884	884	1,250	1,700	2,250	2,700	2,000	2,150	18,901	1,099
Payroll Taxes	45,290	4,487	2,859	3,624	3,411	3,686	4,142	3,774	3,774	3,774	3,774	3,774	3,776	44,856	434
Legal Fees-General	125,000	9,046	10,521	9,804	9,127	10,000	7,567	10,417	10,417	10,417	10,417	10,417	10,413	118,563	6,437
Legal Fees-Special	0	3,310	3,679	-	31,228	-	-	-	-	-	-	-	-	38,216	(38,216)
Legal Fees-Covenants	65,000	9,338	7,608	3,193	8,612	5,184	2,618	5,417	5,417	5,417	5,417	5,417	5,413	69,051	(4,051)
Management Services	437,461	35,177	35,175	36,275	35,843	34,824	34,846	36,455	36,455	36,455	36,455	36,455	36,456	430,871	6,590
Bookkeeping Services	80,000	6,263	6,075	6,200	9,700	6,138	6,388	6,667	6,667	6,667	6,667	6,667	6,663	80,761	(761)
Financial Advisor Services	2,500	-	-	2,268	-	-	-	-	-	-	-	-	-	2,268	232
Audit Fees	20,000	-	-	-	20,000	-	-	-	-	-	-	-	-	20,000	-
Engineering Fees	24,000	1,734	1,734	1,734	1,734	1,734	2,544	2,000	2,000	2,000	2,000	2,000	2,000	23,214	787
Engineering Fees-Special	80,000	8,035	7,073	1,056	7,040	12,893	33,406	6,667	6,667	6,667	6,667	6,667	6,663	109,502	(29,502)
Professional Fees	52,000	800	800	800	800	800	1,988	4,333	4,333	4,333	4,333	4,333	4,337	31,990	20,010
Tax Assess/Collector Fees	32,000	-	6,434	5,934	-	-	6,496	-	-	6,500	-	-	6,500	31,864	136
Permits/MemberDues/Lic.	1,000	-	-	-	-	-	-	500	-	-	-	-	-	500	500
Insurance	45,000	1,028	102	-	-	-	346	-	-	-	-	-	42,000	43,476	1,524
Credit Card Fees	45,000	3,780	3,741	4,000	1,386	2,000	3,851	3,750	3,750	3,750	3,750	3,750	3,750	41,258	3,742
Conference/Training	7,500	-	125	-	500	-	1,200	-	-	7,500	-	-	-	9,325	(1,825)
<b>Total Administrative</b>	<b>1,081,751</b>	<b>84,543</b>	<b>87,252</b>	<b>75,993</b>	<b>130,487</b>	<b>78,143</b>	<b>106,274</b>	<b>81,230</b>	<b>81,180</b>	<b>95,730</b>	<b>82,180</b>	<b>81,480</b>	<b>130,121</b>	<b>1,114,615</b>	<b>(32,864)</b>
<b>PARKS</b>															
Landscape-Parks	688,000	57,298	57,298	57,298	57,298	57,298	57,298	57,333	57,333	57,333	57,333	57,333	57,337	687,791	209
Landscape-Contingency	183,800	43,929	11,000	34,964	54,442	11,034	-	15,317	15,317	15,317	15,317	15,317	15,313	247,268	(63,468)
Park Maintenance	100,000	7,738	42,651	12,307	890	1,795	1,726	8,333	8,333	8,333	8,333	8,333	8,337	117,109	(17,109)
Well Maintenance	85,000	937	2,120	2,573	-	1,287	-	7,083	7,083	7,083	7,083	7,083	7,087	49,419	35,581
Park Utilities	24,000	1,620	1,893	1,019	1,075	1,197	1,383	2,000	2,000	2,000	2,000	2,000	2,000	20,188	3,812

**Northtown Municipal Utility District**  
**Actual/Budget Analysis - General Fund/Park Fund**  
**Fiscal Year 2025-2026**

	FY 2026 Budget	Actual Oct-25	Actual Nov-25	Actual Dec-25	Actual Jan-26	Actual Feb-26	Actual Mar-26	Budget Apr-26	Budget May-26	Budget Jun-26	Budget Jul-26	Budget Aug-26	Budget Sep-26	FY-2026 Actual + Budget	Variance
Security	174,000	15,950	14,720	12,240	14,260	13,100	14,480	14,500	14,500	14,500	14,500	14,500	14,500	171,750	2,250
Irrigation Repairs	49,200	-	-	-	1,512	85	335	4,100	4,100	4,100	4,100	4,100	4,100	26,533	22,667
Pond Restoration	90,000	-	-	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	45,000	45,000
Trail Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Playscape Maintenance	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Fence Repair	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
<b>Total Parks</b>	<b>1,549,000</b>	<b>127,473</b>	<b>129,682</b>	<b>120,402</b>	<b>129,477</b>	<b>85,796</b>	<b>75,223</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>116,166</b>	<b>271,174</b>	<b>1,520,057</b>	<b>28,943</b>
<b>OTHER</b>															
Meeting Expenses	150	-	-	-	-	-	-	12	12	12	14	14	14	78	72
Nightwatchman	23,400	1,719	1,713	1,714	1,712	1,712	1,712	1,950	1,950	1,950	1,950	1,950	1,950	21,981	1,419
Security Equipment	10,000	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000	-
Flock Service	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000	-
Miscellaneous	12,000	2,897	1,661	921	938	1,011	1,270	1,000	1,000	1,000	1,000	1,000	1,000	14,698	(2,698)
Garbage Collection	1,046,520	84,780	84,780	84,780	84,780	84,780	84,780	87,210	87,210	87,210	87,210	87,210	87,210	1,031,940	14,580
Public Notices	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Newsletter/Mail Outs	2,500	-	-	-	-	-	-	208	208	208	208	208	212	1,252	1,248
Website	25,000	800	800	550	550	350	350	2,083	2,083	2,083	2,083	2,083	2,087	15,902	9,098
Signage	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Event Supplies	3,000	142	927	878	-	-	-	-	-	-	-	-	2,850	4,797	(1,797)
Telephone	15,600	47	47	47	47	47	47	1,300	1,300	1,300	1,300	1,300	1,300	8,081	7,519
<b>Total Other</b>	<b>1,202,170</b>	<b>90,385</b>	<b>89,927</b>	<b>88,889</b>	<b>88,027</b>	<b>87,900</b>	<b>88,159</b>	<b>103,763</b>	<b>93,763</b>	<b>93,763</b>	<b>93,765</b>	<b>93,765</b>	<b>160,623</b>	<b>1,172,729</b>	<b>29,441</b>
<b>Total Expenditures</b>	<b>8,644,218</b>	<b>595,534</b>	<b>575,032</b>	<b>584,146</b>	<b>637,025</b>	<b>546,847</b>	<b>572,259</b>	<b>682,689</b>	<b>696,557</b>	<b>713,963</b>	<b>707,556</b>	<b>708,285</b>	<b>1,002,791</b>	<b>8,022,686</b>	<b>621,532</b>
<b>Operating Excess/(Deficiency)</b>	<b>1,296,344</b>	<b>(78,374)</b>	<b>26,625</b>	<b>2,315,809</b>	<b>1,238,562</b>	<b>1,017,343</b>	<b>(93,911)</b>	<b>(271,413)</b>	<b>(262,797)</b>	<b>(277,518)</b>	<b>(264,398)</b>	<b>(263,784)</b>	<b>(559,229)</b>	<b>2,529,110</b>	<b>1,232,766</b>
<b>CAPITAL OUTLAY</b>															
Signage Plan	60,000	-	-	-	-	-	-	-	-	-	-	-	60,000	60,000	-
Vehicle	60,000	-	-	-	-	-	-	-	-	-	-	-	60,000	60,000	-
Tree Program	100,000	-	-	-	-	-	-	-	-	-	-	-	100,000	100,000	-
Sidewalk Project	250,000	-	-	-	-	-	-	-	-	-	-	-	250,000	250,000	-
Electronic Meter Replacement	200,000	-	-	-	-	-	-	-	-	-	-	-	200,000	200,000	-
Parks CIP	2,000,000	13,281	222,727	64,778	161,121	138,155	20,705	-	-	-	-	-	1,379,233	2,000,000	-
Park Land Acquisition	5,000,000	-	-	-	-	-	-	-	-	-	-	-	5,000,000	5,000,000	-
Water/Sewer System CIP	1,000,000	-	-	-	-	264,368	82,912	-	-	-	-	-	652,720	1,000,000	-
<b>Total Capital Outlay</b>	<b>8,670,000</b>	<b>13,281</b>	<b>222,727</b>	<b>64,778</b>	<b>161,121</b>	<b>402,522</b>	<b>103,617</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,701,953</b>	<b>8,670,000</b>	<b>-</b>
<b>Total Expenses &amp; Park CIP</b>	<b>17,314,218</b>	<b>608,815</b>	<b>797,759</b>	<b>648,924</b>	<b>798,146</b>	<b>949,369</b>	<b>675,876</b>	<b>682,689</b>	<b>696,557</b>	<b>713,963</b>	<b>707,556</b>	<b>708,285</b>	<b>8,704,744</b>	<b>16,692,686</b>	<b>621,532</b>
<b>Net Revenues/(Deficit)</b>	<b>(7,373,656)</b>	<b>(91,440)</b>	<b>(195,769)</b>	<b>2,251,396</b>	<b>1,077,796</b>	<b>615,140</b>	<b>(197,175)</b>	<b>(271,372)</b>	<b>(262,756)</b>	<b>(277,477)</b>	<b>(264,357)</b>	<b>(263,743)</b>	<b>(8,261,133)</b>	<b>(6,140,890)</b>	<b>1,232,766</b>
<b>Other (Sources)/Uses</b>															
Interfund Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other (Sources)/Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Excess/(Deficiency)</b>	<b>\$ (7,373,656)</b>	<b>\$ (91,440)</b>	<b>\$ (195,769)</b>	<b>\$ 2,251,396</b>	<b>\$ 1,077,796</b>	<b>\$ 615,140</b>	<b>\$ (197,175)</b>	<b>\$ (271,372)</b>	<b>\$ (262,756)</b>	<b>\$ (277,477)</b>	<b>\$ (264,357)</b>	<b>\$ (263,743)</b>	<b>\$ (8,261,133)</b>	<b>\$ (6,140,890)</b>	<b>\$ 1,232,766</b>

Northtown M.U.D.  
A/P Aging Summary  
As of March 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
360 Professional Services, Inc.	15,876.30	0.00	0.00	0.00	0.00	15,876.30
Armbrust & Brown, P.L.L.C.	1,662.83	0.00	0.00	0.00	0.00	1,662.83
Bott & Douthitt, P.L.L.C.	6,691.69	0.00	0.00	0.00	0.00	6,691.69
Charter Communications	157.02	0.00	0.00	0.00	0.00	157.02
City of Austin	209,315.20	0.00	0.00	0.00	0.00	209,315.20
City of Round Rock Environmental Services	250.00	0.00	0.00	0.00	0.00	250.00
Crossroads Utility Services	164,540.80	0.00	0.00	0.00	0.00	164,540.80
July Business Services	6,278.29	0.00	0.00	0.00	0.00	6,278.29
LJA Engineering, Inc.	669.00	0.00	0.00	0.00	0.00	669.00
Ramona Oliver	1,450.06	0.00	0.00	0.00	0.00	1,450.06
Roadrunner Inspection Services	800.00	0.00	0.00	0.00	0.00	800.00
Sinclair Land Surveying, Inc.	0.00	2,738.13	0.00	0.00	0.00	2,738.13
Sommers Marketing + Public Relations	350.00	0.00	0.00	0.00	0.00	350.00
Studio 16 19, LLC	13,721.59	0.00	0.00	0.00	0.00	13,721.59
Texas Disposal Systems, Inc.	84,780.00	0.00	0.00	0.00	0.00	84,780.00
TexaScapes	335.35	0.00	0.00	0.00	0.00	335.35
The Carlton Law Firm, PLLC	1,188.00	0.00	0.00	0.00	0.00	1,188.00
TML Intergovernmental Risk Pool	345.94	0.00	0.00	0.00	0.00	345.94
Travis Central Appraisal District	0.00	9,664.77	0.00	0.00	0.00	9,664.77
Travis County Sheriff's Department	2,920.00	0.00	0.00	0.00	0.00	2,920.00
TX Health Benefits Pool	0.00	(4,601.46)	0.00	0.00	0.00	(4,601.46)
TXU Energy	2,176.91	0.00	0.00	0.00	0.00	2,176.91
<b>TOTAL</b>	<b>513,508.98</b>	<b>7,801.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>521,310.42</b>

See Accountants' Report.

**Northtown Municipal Utility District  
OTHER DEPOSITS SUMMARY  
February 28, 2026**

Description	Amount
VILLAGE AT NORTHTOWN	\$ 3,866.00
PISD REVIEW	749.10
EDENBROOK RIDGE	658.30
DESSAU FOUNTAIN ESTATES	(4,819.60)
DESSAU RETAIL - ACR	1,537.70
VILLAGES - MULTI-FAMILY WB PKWY	2,500.00
HEATHERWILDE MULTI FAMILY	403.37
VILLAGES - AVALONBAY MF	3,257.30
HEATHERWILDE OFFICE	1,474.90
Total Other Deposits	<u>\$ 9,627.07</u>

**Northtown Municipal Utility District**  
**VILLAGE AT NORTHTOWN / TX PROTAX DEPOSITS**  
**February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/30/21	360 Professional Services, Inc. - #2747	VILLAGE AT NTWN	(260.10)
05/31/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(755.58)
05/31/21	360 Professional Services, Inc. - #2772	VILLAGE AT NTWN	(260.10)
06/30/21	Armbrust & Brown, PLLC - #172662	VILLAGE AT NTWN	(781.96)
07/31/21	Armbrust & Brown, PLLC - #174856	VILLAGE AT NTWN	(600.00)
08/31/21	Armbrust & Brown, PLLC - #175723	VILLAGE AT NTWN	(725.00)
09/30/21	360 Professional Services, Inc. - #2883	VILLAGE AT NTWN	(260.10)
09/30/21	Armbrust & Brown, PLLC - #176465	VILLAGE AT NTWN	(50.00)
10/31/21	Armbrust & Brown, PLLC - #177441	VILLAGE AT NTWN	(625.00)
11/30/21	Armbrust & Brown, PLLC - #178434	VILLAGE AT NTWN	(100.00)
01/31/22	Armbrust & Brown, PLLC - #179739	VILLAGE AT NTWN	(627.00)
08/31/22	360 Professional Services, Inc. - #3242	VILLAGE AT NTWN	(270.30)
12/31/22	Armbrust & Brown, PLLC - #188943	VILLAGE AT NTWN	(747.50)
01/31/23	Armbrust & Brown, PLLC - #189778	VILLAGE AT NTWN	(198.00)
02/28/23	Armbrust & Brown, PLLC - #190598	VILLAGE AT NTWN	(132.00)
03/31/23	Armbrust & Brown, PLLC - #191488	VILLAGE AT NTWN	(792.00)
08/31/24	Armbrust & Brown, PLLC - #206661	VILLAGE AT NTWN	(1,330.00)
09/30/24	Armbrust & Brown, PLLC - #207103	VILLAGE AT NTWN	(560.00)
11/30/24	Armbrust & Brown, PLLC - #208969	VILLAGE AT NTWN	(140.00)
01/31/25	360 Professional Services, Inc. - #4109	VILLAGE AT NTWN	(295.80)
02/28/25	Armbrust & Brown, PLLC - #209797	VILLAGE AT NTWN	(175.00)
02/28/25	Armbrust & Brown, PLLC - #210731	VILLAGE AT NTWN	(200.00)
02/28/25	Armbrust & Brown, PLLC - #211456	VILLAGE AT NTWN	(920.00)
03/31/25	Armbrust & Brown, PLLC - #212430	VILLAGE AT NTWN	(160.00)
07/31/25	Armbrust & Brown, PLLC - #215705	VILLAGE AT NTWN	(400.00)
09/30/25	Armbrust & Brown, PLLC - #217664	VILLAGE AT NTWN	(1,320.00)
11/30/25	Armbrust & Brown, PLLC - #219331	VILLAGE AT NTWN	(2,640.00)
12/31/25	Armbrust & Brown, PLLC - #220360	VILLAGE AT NTWN	(80.00)
01/31/26	Armbrust & Brown, PLLC - #221378	VILLAGE AT NTWN	(1,092.00)
01/31/26	Invoice #1349	VILLAGE AT NTWN	6,497.44
03/01/26	Armbrust & Brown, PLLC - #222239	VILLAGE AT NTWN	(1,134.00)
		Escrow Balance	<u>\$ 3,866.00</u>

**Northtown Municipal Utility District  
PISD REVIEW DEPOSIT  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/19/06		INITIAL DEPOSIT	\$ 2,500.00
04/18/06	SAM JONES / 1213	04/06 BROOKFIELD ELEM SCHOOL	(703.75)
05/31/06	SAM JONES / 1292	05/06 BROOKFIELD ELEM SCHOOL	(560.00)
06/01/06	SAM JONES / 1344	06/06 BROOKFIELD ELEM SCHOOL	(80.00)
08/07/06	SAM JONES / 1432	08/06 BROOKFIELD ELEM SCHOOL	(120.00)
09/26/07	PAYMENT / CHECK # 22565 - BAIRD/WILLIAMS CONSTRUCTION		1,463.75
11/09/07	ARMBRUST & BROWN / 66755	10/07 INDUSTRIAL WASTE	(199.00)
01/09/08	ARMBRUST & BROWN / 68201	12/07 INDUSTRIAL WASTE	(68.00)
08/05/11	PAYMENT		2,767.00
09/30/11	Kimley-Horn & Associates, Inc./68534011-0911	Pflugerville ISD	(460.00)
02/29/12	Kimley-Horn & Associates, Inc./68534016-0212	Pflugerville ISD	(430.00)
06/30/12	360 Professional Services / 90	Pflugerville ISD	(418.20)
07/31/12	360 Professional Services / 105	Pflugerville ISD	(418.20)
09/30/12	360 Professional Services / 143	Pflugerville ISD	(1,254.60)
05/31/19	360 Professional Services / 2143	Pflugerville ISD	(499.80)
07/31/19	360 Professional Services / 2206	Pflugerville ISD	(249.90)
04/30/21	360 Professional Services / 2745	Pflugerville ISD	(260.10)
05/31/21	360 Professional Services / 2770	Pflugerville ISD	(260.10)
		TOTAL DEPOSIT	<u>\$ 749.10</u>

See Accountants' Report.

**Northtown Municipal Utility District  
Edenbrook Ridge  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/21/14	Invoiced #1158		5,000.00
07/31/14	360 Professional Services #639	Edenbrook Ridge	(673.20)
01/31/15	360 Professional Services #777	Edenbrook Ridge	(2,334.98)
03/31/15	360 Professional Services #822	Edenbrook Ridge	(1,219.20)
11/15/18	Invoice #1256		4,227.38
12/31/18	360 Professional Services #2010	Edenbrook Ridge	(489.60)
02/28/19	360 Professional Services #2058	Edenbrook Ridge	(834.47)
08/31/19	360 Professional Services #2232	Edenbrook Ridge	(499.80)
10/31/19	360 Professional Services #2287	Edenbrook Ridge	(331.17)
11/30/19	360 Professional Services #2317	Edenbrook Ridge	(999.60)
05/08/20	Invoice #1286		3,154.64
05/31/20	360 Professional Services #2476	Edenbrook Ridge	(510.00)
07/31/20	360 Professional Services #2520	Edenbrook Ridge	(1,166.18)
10/31/20	360 Professional Services #2605	Edenbrook Ridge	(1,275.00)
12/31/20	360 Professional Services #2653	Edenbrook Ridge	(765.00)
01/31/21	360 Professional Services #2675	Edenbrook Ridge	(540.52)
03/31/21	360 Professional Services #2720	Edenbrook Ridge	(1,820.70)
04/30/21	360 Professional Services #2744	Edenbrook Ridge	(260.10)
05/03/21	Invoice #1305	Edenbrook Ridge	6,077.40
09/30/21	360 Professional Services #2882	Edenbrook Ridge	(520.20)
10/31/21	360 Professional Services #2920	Edenbrook Ridge	(260.10)
02/28/22	360 Professional Services #3040	Edenbrook Ridge	(1,351.50)
03/31/22	360 Professional Services #3079	Edenbrook Ridge	(270.30)
04/30/22	360 Professional Services #3151	Edenbrook Ridge	(1,081.20)
06/30/22	360 Professional Services #3174	Edenbrook Ridge	(1,351.50)
07/31/22	360 Professional Services #3207	Edenbrook Ridge	(270.30)
08/31/22	360 Professional Services #3239	Edenbrook Ridge	(1,351.50)
09/30/22	360 Professional Services #3278	Edenbrook Ridge	(270.30)
10/31/22	Invoice #1325	Edenbrook Ridge	6,987.00
11/30/22	360 Professional Services #3353	Edenbrook Ridge	(617.10)
12/31/22	360 Professional Services #3402	Edenbrook Ridge	(270.30)
01/31/23	360 Professional Services #3419	Edenbrook Ridge	(275.40)
02/28/23	360 Professional Services #3451	Edenbrook Ridge	(275.40)
06/30/23	360 Professional Services #3566	Edenbrook Ridge	(275.40)
09/30/23	360 Professional Services #3655	Edenbrook Ridge	(275.40)
01/31/24	360 Professional Services #3771	Edenbrook Ridge	(280.50)
08/31/24	360 Professional Services #3961	Edenbrook Ridge	(561.00)
02/28/25	360 Professional Services #4134	Edenbrook Ridge	(295.80)
05/31/25	360 Professional Services #4213	Edenbrook Ridge	(295.80)
06/30/25	360 Professional Services #4237	Edenbrook Ridge	(591.60)
09/30/25	360 Professional Services #4310	Edenbrook Ridge	(591.60)
10/08/26	Invoice #1348	Edenbrook Ridge	1,000.00
10/31/25	360 Professional Services #4336	Edenbrook Ridge	(591.60)
12/31/25	360 Professional Services #4382	Edenbrook Ridge	(591.60)
01/31/26	360 Professional Services #4400	Edenbrook Ridge	(683.40)
03/25/26	Invoice #1351	Edenbrook Ridge	1,471.90
03/31/26	360 Professional Services #4457	Edenbrook Ridge	(341.70)
TOTAL DEPOSIT			<u>\$ 658.30</u>

**Northtown Municipal Utility District  
Dessau Fountain Estates  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
07/05/16	Invoiced #1199		5,000.00
07/31/16	Armbrust & Brown/131190	Dessau Fountain Estates	(694.00)
08/31/16	Armbrust & Brown/131844	Dessau Fountain Estates	(425.00)
09/30/25	360 Professional Services #4308	Dessau Fountain Estates	(3,065.10)
10/31/25	360 Professional Services #4335	Dessau Fountain Estates	(591.60)
11/30/25	360 Professional Services #4359	Dessau Fountain Estates	(1,774.80)
02/28/26	360 Professional Services #4427	Dessau Fountain Estates	(341.70)
03/31/26	360 Professional Services #4456	Dessau Fountain Estates	(2,927.40)
TOTAL DEPOSIT			<u>\$ (4,819.60)</u>

**Northtown Municipal Utility District  
Dessau Retail - ACR  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
10/23/18	Invoice #1255		2,500.00
10/31/18	360 Professional Services - 1963	Dessau Retail - ACR	(489.60)
02/28/19	360 Professional Services - 2056	Dessau Retail - ACR	(840.10)
02/28/23	360 Professional Services - 3450	Dessau Retail - ACR	(550.80)
03/31/23	360 Professional Services - 3484	Dessau Retail - ACR	(275.40)
04/30/23	360 Professional Services - 3514	Dessau Retail - ACR	(275.40)
07/31/23	360 Professional Services - 3593	Dessau Retail - ACR	(1,377.00)
07/31/23	Invoice #1337		3,808.30
10/31/23	360 Professional Services - 3685	Dessau Retail - ACR	(275.40)
06/30/24	360 Professional Services - 3896	Dessau Retail - ACR	(280.50)
07/31/24	360 Professional Services - 3925	Dessau Retail - ACR	(280.50)
10/31/24	360 Professional Services - 4024	Dessau Retail - ACR	(280.50)
03/31/25	360 Professional Services - 4157	Dessau Retail - ACR	(887.40)
04/30/25	360 Professional Services - 4187	Dessau Retail - ACR	(1,479.00)
09/30/25	360 Professional Services - 4309	Dessau Retail - ACR	(887.40)
	Deposit	Invoice #1331	4,000.00
12/31/25	360 Professional Services - 4381	Dessau Retail - ACR	(591.60)
		TOTAL DEPOSIT	<u>\$ 1,537.70</u>

**Northtown Municipal Utility District  
Villages - Multi-Family WB Pkwy.  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
02/28/19	Check #138329		5,000.00
04/30/19	360 Professional Services - 2108		(499.80)
05/31/19	360 Professional Services - 2145		(749.70)
06/30/19	360 Professional Services - 2177		(499.80)
07/31/19	360 Professional Services - 2177		(2,855.56)
08/31/19	360 Professional Services - 2234		(1,249.50)
08/31/19	Invoice #1273		5,854.36
11/30/19	360 Professional Services - 2318		(818.77)
12/31/19	360 Professional Services - 2346		(1,249.50)
01/31/20	360 Professional Services - 2382		(2,618.59)
01/31/20	Armbrust & Brown - 161289		(1,281.50)
02/29/20	Invoice #1282		3,468.36
02/29/20	360 Professional Services - 2412		(355.38)
02/29/20	Armbrust & Brown - 161985		(235.00)
03/31/20	360 Professional Services - 2440		(2,040.00)
03/31/20	Armbrust & Brown - 162527		(564.00)
05/08/20	Invoice #1285		3,194.38
05/31/20	Armbrust & Brown - 164169		(47.00)
06/30/20	360 Professional Services - 2498		(1,430.71)
06/30/20	Armbrust & Brown - 164764		(70.50)
07/31/20	Armbrust & Brown - 165345		(376.00)
07/31/20	360 Professional Services - 2524		(1,076.17)
09/30/20	Armbrust & Brown - 166376		(2,491.00)
09/30/20	360 Professional Services - 2577		(2,116.49)
10/31/20	Armbrust & Brown - 166376		(1,386.50)
10/31/20	360 Professional Services - 2577		(714.36)
11/30/20	360 Professional Services - 2633		(765.00)
11/30/20	Invoice #1295		9,708.73
11/30/20	Armbrust & Brown - 168700		(760.98)
12/31/20	360 Professional Services - 2654		(448.80)
12/31/20	Armbrust & Brown - 169306		(67.33)
01/31/21	360 Professional Services - 2676		(1,300.50)
01/31/21	Armbrust & Brown - 170376		(375.00)
02/28/21	360 Professional Services - 2697		(520.20)
03/31/21	360 Professional Services - 2722		(780.30)
05/03/21	Invoice #1306		5,018.11
06/30/21	360 Professional Services - 2797		(260.10)
08/31/21	360 Professional Services - 2857		(260.10)
10/31/21	360 Professional Services - 2922		(260.10)
03/31/22	360 Professional Services - 3082		(810.90)
04/30/22	360 Professional Services - 3120		(1,081.20)
07/31/22	360 Professional Services - 3210		(270.30)
08/31/22	360 Professional Services - 3243		(540.60)
09/30/22	360 Professional Services - 3283		(1,892.10)
10/31/22	360 Professional Services - 3321		(810.90)
10/31/22	Invoice #1327		6,186.30
11/30/22	360 Professional Services - 3355		(1,157.70)
12/31/22	360 Professional Services - 3405		(1,621.80)
01/25/23	Invoice #1330		2,779.50
01/31/23	360 Professional Services - 3422		(826.20)
02/28/23	360 Professional Services - 3422		(1,652.40)
03/31/23	360 Professional Services - 3487		(275.40)
04/30/23	360 Professional Services - 3517		(1,101.60)
04/30/23	Armbrust & Brown - 192396		(2,211.00)
05/23/23	Invoice #1333		6,066.60
05/31/23	360 Professional Services 35344		(275.40)
05/31/23	Armbrust & Brown - 193131		(165.00)
06/30/23	Armbrust & Brown - 194054		(132.00)
07/31/23	360 Professional Services - 3598		(550.80)
07/31/23	Armbrust & Brown - 194809		(451.98)
09/30/23	360 Professional Services - 3660		(826.20)
10/31/23	360 Professional Services - 3689		(275.40)
01/31/26	Invoice #1350		2,676.78
TOTAL DEPOSIT			<u>\$ 2,500.00</u>

**Northtown Municipal Utility District  
Heatherwilde Multi-Family  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
04/23/21	Deposit		3,500.00
05/31/21	360 Professional Services - 2773	Heatherwilde MF	(2,698.83)
06/30/21	360 Professional Services - 2795	Heatherwilde MF	(397.80)
		TOTAL DEPOSIT	<u>\$ 403.37</u>

**Northtown Municipal Utility District  
Villages - AvalonBay MF  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
12/20/21	Deposit		5,000.00
12/31/21	360 Professional Services - 2971	Villages - AvalonBay MF	(260.10)
02/28/22	360 Professional Services - 3043	Villages - AvalonBay MF	(270.30)
06/30/22	360 Professional Services - 3177	Villages - AvalonBay MF	(270.30)
08/31/22	360 Professional Services - 3241	Villages - AvalonBay MF	(1,081.20)
10/31/22	360 Professional Services - 3320	Villages - AvalonBay MF	(270.30)
12/31/22	360 Professional Services - 3404	Villages - AvalonBay MF	(1,621.80)
04/30/23	360 Professional Services - 3516	Villages - AvalonBay MF	(2,203.20)
05/31/23	360 Professional Services - 3543	Villages - AvalonBay MF	(1,101.60)
06/30/23	360 Professional Services - 3568	Villages - AvalonBay MF	(826.20)
07/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(1,377.00)
07/31/23	Armburst & Brown, PLLC - 194810	Villages - AvalonBay MF	(1,650.00)
07/31/23	Invoice #1338		16,200.00
08/31/23	360 Professional Services - 3597	Villages - AvalonBay MF	(826.20)
09/30/23	360 Professional Services - 3659	Villages - AvalonBay MF	(275.40)
01/31/24	360 Professional Services - 3774	Villages - AvalonBay MF	(280.50)
05/31/24	360 Professional Services - 3877	Villages - AvalonBay MF	(561.00)
06/30/24	360 Professional Services - 3900	Villages - AvalonBay MF	(280.50)
09/30/24	360 Professional Services - 3995	Villages - AvalonBay MF	(841.50)
09/30/24	Armburst & Brown, PLLC - 196634	Villages - AvalonBay MF	(396.00)
01/31/25	360 Professional Services - 4108	Villages - AvalonBay MF	(591.60)
02/28/25	360 Professional Services - 4137	Villages - AvalonBay MF	(295.80)
06/30/25	360 Professional Services - 4242	Villages - AvalonBay MF	(295.80)
07/31/25	360 Professional Services - 4264	Villages - AvalonBay MF	(295.80)
08/31/25	360 Professional Services - 4284	Villages - AvalonBay MF	(591.60)
09/30/25	360 Professional Services - 4314	Villages - AvalonBay MF	(295.80)
10/31/25	360 Professional Services - 4340	Villages - AvalonBay MF	(887.40)
11/30/25	360 Professional Services - 4364	Villages - AvalonBay MF	(295.80)
			0.00
		TOTAL DEPOSIT	<u>\$ 3,257.30</u>

**Northtown Municipal Utility District  
Heatherwilde Office  
February 28, 2026**

DATE	VENDOR / INVOICE #	DESCRIPTION	AMOUNT
05/31/24	Deposit - ARS Developers	Invoice #1342	4,000.00
06/30/24	360 Professional Services, Inc. - 3897		(841.50)
07/31/24	360 Professional Services, Inc. - 3926		(1,402.50)
08/31/24	360 Professional Services, Inc. - 3962		(280.50)
01/31/25	360 Professional Services, Inc. - 4104		(1,183.20)
03/31/25	360 Professional Services, Inc. - 4158		(591.60)
06/30/25	Invoice - ARS Developers	Invoice #1346	5,299.30
06/30/25	360 Professional Services, Inc. - 4238		(295.80)
07/31/25	360 Professional Services, Inc. - 4259		(295.80)
09/30/25	360 Professional Services, Inc. - 4311		(1,774.80)
10/31/25	360 Professional Services, Inc. - 4337		(591.60)
11/30/25	360 Professional Services, Inc. - 4360		(3,253.80)
12/31/25	360 Professional Services, Inc. - 4383		(887.40)
01/31/26	360 Professional Services, Inc. - 4401		(341.70)
02/28/26	360 Professional Services, Inc. - 4428		(341.70)
03/31/26	Invoice - ARS Developers	Invoice #1353	5,282.60
03/31/26	360 Professional Services, Inc. - 4458		(1,025.10)
TOTAL DEPOSIT			<u>\$ 1,474.90</u>

**Northtown M.U.D.  
Write Off Summary  
3/31/2026**

	Write Offs	Collections
FYE 9/2010	13,834.45	473.84
FYE 9/2011	13,463.25	81.44
FYE 9/2012	11,700.83	336.33
FYE 9/2013	13,647.71	412.86
FYE 9/2014	12,852.94	961.95
FYE 9/2015	16,873.05	1,676.53
FYE 9/2016	9,253.23	913.40
FYE 9/2017	9,161.23	38.91
FYE 9/2018	11,977.36	993.96
FYE 9/2019	8,043.10	706.56
FYE 9/2020	6,506.43	947.64
FYE 9/2021	21,606.96	1,504.04
10/31/2021	1,620.83	23.06
11/30/2021	3,140.46	23.06
12/31/2021	80.62	23.06
1/31/2022	-	-
2/28/2022	597.86	96.47
3/31/2022	-	23.06
4/30/2022	156.90	-
5/31/2022	1,070.12	-
6/30/2022	732.92	78.09
7/31/2022	327.98	54.33
8/31/2022	1,773.74	-
9/30/2022	613.52	-
10/31/2022	-	-
11/30/2022	-	-
12/31/2022	294.65	-
1/31/2023	374.77	-
2/28/2023	319.31	-
3/31/2023	1,124.35	-
4/30/2023	492.35	-
5/31/2023	866.35	-
6/30/2023	307.72	-
7/31/2023	227.76	-
8/31/2023	-	-
9/30/2023	2,507.29	-
10/31/2023	129.42	-
11/30/2023	-	-
12/31/2023	4,229.29	-
1/31/2024	1,161.29	-
2/29/2024	487.32	-
3/31/2024	228.01	151.16
4/30/2024	364.19	-
5/31/2024	345.56	-
6/30/2024	1,614.30	-
7/31/2024	-	-
8/31/2024	695.24	-
9/30/2024	6,571.48	23.27
10/31/2024	229.34	-
11/30/2024	1,313.40	-
12/31/2024	917.42	-
1/31/2025	673.73	31.63
2/28/2025	-	-
3/31/2025	2,044.96	-
4/30/2025	1,117.24	-
5/31/2025	73.43	-
6/30/2025	317.96	-
7/31/2025	1,255.87	-
8/31/2025	2,065.19	-
9/30/2025	635.10	-
10/31/2025	418.16	-
11/30/2025	-	-
12/31/2025	1,510.61	-
1/31/2026	681.64	-
2/28/2026	959.60	-
3/31/2026	2,565.30	-
<b>Total</b>	<b>\$ 198,155.09</b>	<b>\$ 9,574.65</b>

**Northtown M.U.D.**  
**ChargePoint Revenue Summary**  
**3/31/2026**

<i>Month</i>	<i>Gross Revenue</i>	<i>Service Fee</i>	<i>Net Revenue</i>
Nov-22	\$ 0.41	\$ 0.04	0.37
Dec-22	21.44	2.15	19.29
Jan-23	0.22	0.02	0.20
Feb-23	53.56	5.36	48.20
Mar-23	93.02	9.30	83.72
Apr-23	9.92	0.98	8.94
May-23	24.45	2.43	22.02
Jun-23	67.96	6.78	61.18
Jul-23	24.14	2.41	21.73
Aug-23	57.56	5.74	51.82
Sep-23	91.01	9.07	81.94
Oct-23	195.07	19.46	175.61
Nov-23	232.24	23.23	209.01
Dec-23	206.03	20.58	185.45
Jan-24	166.10	16.61	149.49
Feb-24	270.86	27.08	243.78
Mar-24	266.23	26.60	239.63
Apr-24	289.64	28.92	260.72
May-24	326.39	32.56	293.83
Jun-24	331.77	33.09	298.68
Jul-24	179.86	17.97	161.89
Aug-24	308.97	30.83	278.14
Sep-24	258.81	25.82	232.99
Oct-24	150.68	15.03	135.65
Nov-24	228.43	22.84	205.59
Dec-24	246.14	24.56	221.58
Jan-25	167.07	16.69	150.38
Feb-25	159.62	15.94	143.68
Mar-25	246.06	24.58	221.48
Apr-25	229.68	22.93	206.75
May-25	481.74	44.88	436.86
Jun-25	514.83	51.47	463.36
Jul-25	551.39	55.10	496.29
Aug-25	395.21	39.49	355.72
Sep-25	401.48	40.15	361.33
Oct-25	424.54	42.45	382.09
Nov-25	239.81	23.99	215.82
Dec-25	314.32	27.87	286.45
Jan-26	301.73	30.15	271.58
Feb-26	180.56	18.06	162.50
Mar-26	209.66	20.93	188.73
<b>Total</b>	<b>\$ 8,918.61</b>	<b>\$ 884.14</b>	<b>\$ 8,034.47</b>

See Accountants' Report.

**Northtown Municipal Utility District  
Credit Card Transaction History  
March 31, 2026**

Month	No. of Sales	Total Credit Card Sales	Credit Card Fees
October-21	2030	245,580.48	7,462.82
November-21	2031	263,673.19	7,936.72
December-21	2114	243,030.44	7,365.43
January-22	2211	254,963.89	7,736.01
February-22	1919	202,322.81	6,162.29
March-22	2368	260,510.59	7,911.56
April-22	2309	262,529.96	7,996.97
May-22	2088	224,188.26	6,822.89
June-22	2389	287,765.47	8,719.45
July-22	2356	276,851.21	8,403.24
August-22	2232	242,125.09	7,367.09
September-22	2233	289,687.36	8,808.81
October-22	2243	254,039.80	7,777.92
November-22	2552	334,011.98	10,128.02
December-22	2178	257,935.29	7,903.56
January-23	2310	359,106.37	10,896.98
February-23	2183	234,362.99	7,213.60
March-23	2323	262,134.40	8,002.08
April-23	2318	234,327.80	7,118.02
May-23	2391	275,487.58	8,381.42
June-23	2373	280,689.83	8,557.61
July-23	2390	257,909.76	7,827.95
August-23	2532	305,713.34	9,329.37
September-23	2253	235,165.68	7,175.10
October-23	2469	307,055.56	9,347.22
November-23	2471	272,627.99	8,387.08
December-23	2449	272,305.93	3,237.17
January-24	2258	214,911.32	2,464.40
February-24	2439	228,465.28	2,678.69
March-24	2399	212,377.73	2,661.00
April-24	2364	231,637.36	2,761.09
May-24	2652	258,878.52	2,926.96
June-24	2332	226,007.55	2,556.61
July-24	2438	238,639.12	2,686.07
August-24	2476	243,887.76	2,665.27
September-24	2385	239,351.03	2,616.27
October-24	2647	316,070.18	4,190.84
November-24	2315	231,715.64	2,528.92
December-24	2568	296,453.84	3,951.39
January-25	2613	280,333.13	3,428.99
February-25	2513	288,108.30	4,209.87
March-25	2496	268,554.61	3,545.25
April-25	2476	281,889.79	4,122.27
May-25	2586	258,873.43	3,323.43
June-25	2324	249,645.71	3,133.06
July-25	2625	301,966.27	3,614.42
August-25	2536	278,836.88	3,327.65
September-25	2250	219,366.59	2,447.46
October-25	2621	307,036.56	3,780.10
November-25	2318	274,197.25	3,741.19
December-25	2368	241,708.05	2,612.12
January-26	2541	259,551.54	2,773.92
February-26	2423	238,581.34	2,668.14
March-26	2374	250,073.80	3,182.88

Northtown M.U.D.  
**Payroll Summary - Directors**  
 October 1, 2025 through April 28, 2026

	Baker, Lisa D	Capers, Christopher B.	Downey, Colette	TOTAL
Employee Wages, Taxes and Adjustments				
Gross Pay				
Director Fees	1,989.00	3,315.00	1,547.00	6,851.00
Total Gross Pay	1,989.00	3,315.00	1,547.00	6,851.00
Adjusted Gross Pay	1,989.00	3,315.00	1,547.00	6,851.00
Taxes Withheld				
Federal Withholding	(13.00)	(240.00)	0.00	(253.00)
Medicare Employee	(28.84)	(48.07)	(22.43)	(99.34)
Social Security Employee	(123.32)	(205.53)	(95.92)	(424.77)
Total Taxes Withheld	(165.16)	(493.60)	(118.35)	(777.11)
Net Pay	1,823.84	2,821.40	1,428.65	6,073.89
Employer Taxes and Contributions				
Medicare Company	28.84	48.07	22.43	99.34
Social Security Company	123.32	205.53	95.92	424.77
Total Employer Taxes and Contributions	152.16	253.60	118.35	524.11

See Accountants' Report.

Northtown M.U.D.  
Payroll Summary - Security

March 2026

	Gray, Alfred	Hill, Cory J	Price, Joshua R	Pyle, Walter F	Ribsam, John J	Segovia III, Jose P.	Serna, Jr., Antonio	Windham, Phillip W	Yarborough, Colton L	TOTAL
Employee Wages, Taxes and Adjust...										
Gross Pay										
Security Hourly	1,680.00	840.00	1,260.00	420.00	840.00	1,260.00	280.00	840.00	3,300.00	10,720.00
Total Gross Pay	1,680.00	840.00	1,260.00	420.00	840.00	1,260.00	280.00	840.00	3,300.00	10,720.00
Adjusted Gross Pay	1,680.00	840.00	1,260.00	420.00	840.00	1,260.00	280.00	840.00	3,300.00	10,720.00
Taxes Withheld										
Federal Withholding	0.00	0.00	(46.00)	0.00	(53.00)	(17.00)	0.00	0.00	(472.00)	(588.00)
Medicare Employee	(24.36)	(12.18)	(18.27)	(6.09)	(12.18)	(18.27)	(4.06)	(12.18)	(47.85)	(155.44)
Social Security Employee	(104.16)	(52.08)	(78.12)	(26.04)	(52.08)	(78.12)	(17.36)	(52.08)	(204.60)	(664.64)
Total Taxes Withheld	(128.52)	(64.26)	(142.39)	(32.13)	(117.26)	(113.39)	(21.42)	(64.26)	(724.45)	(1,408.08)
Net Pay	1,551.48	775.74	1,117.61	387.87	722.74	1,146.61	258.58	775.74	2,575.55	9,311.92
Employer Taxes and Contributions										
Medicare Company	24.36	12.18	18.27	6.09	12.18	18.27	4.06	12.18	47.85	155.44
Social Security Company	104.16	52.08	78.12	26.04	52.08	78.12	17.36	52.08	204.60	664.64
TX - Unemployment	42.00	46.20	39.06	7.98	5.88	56.34	1.96	5.88	108.00	313.30
Total Employer Taxes and Contribu...	170.52	110.46	135.45	40.11	70.14	152.73	23.38	70.14	360.45	1,133.38

See Accountants' Report.

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
NICOLE CONLEY  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
ELIZABETH MONTOYA  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

**BOARD MEMBERS**  
BRUCE ELFANT  
JETT HANNA  
CELIA ISRAEL  
DICK LAVINE  
AARON MORENO  
SHENGHAO "DANIEL" WANG

NORTHTOWN MUD  
ATTN: CARLEE REED  
C/O ARMBRUST & BROWN PLLC  
100 CONGRESS AVE STE 1300  
AUSTIN, TX 78701

March 25, 2026

The appraisal district has substantially completed the 2026 valuation of properties in your jurisdiction. We have not yet received or processed any protests. Per Section 26.01(e) of the Texas Property Tax Code, I am supplying you with the estimate of your jurisdiction's taxable value. This estimate is based on the January 1<sup>st</sup> assessment date and historic protest trends.

2025 Certified Net Taxable	\$1,383,906,321
2026 Preliminary Net Taxable	\$1,439,750,707
Estimate of value loss due to protests	\$(86,385,042)
<b>2026 Estimate of Net Taxable</b>	<b>\$1,353,365,665</b>
Estimate of the taxable value of new value	\$59,201,767

Sincerely,

A handwritten signature in cursive script that reads "Leana H. Mann".

Leana Mann, RPA, CCA, CGFO  
Chief Appraiser  
Lmann@tcadcentral.org  
(512) 834-9317 Ext. 415

Agenda Item No. 10(a)

## Tax Rate Worksheet Information

No-New-Revenue Tax Rate Worksheet	Amount/Rate
<b>Prior year total taxable value.</b> Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).	\$1,383,906,321
<b>Prior year tax ceilings.</b> Counties, cities, and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.	\$-
<b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$1,383,906,321
<b>Prior year total adopted tax rate.</b>	0.52000
<b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b>	
A. Original prior year ARB values: <span style="float: right;">\$105,000,000</span>	
B. Prior year values resulting from final court decisions: <span style="float: right;">\$98,000,000</span>	
C. Prior year value loss. Subtract B from A <span style="float: right;">\$7,000,000</span>	
<b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b>	
A. Prior year ARB certified value: <span style="float: right;">\$244,267,965</span>	
B. Prior year disputed value: <span style="float: right;">\$24,426,797</span>	
C. Prior year undisputed value. Subtract B from A. <span style="float: right;">\$219,841,169</span>	
<b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$226,841,169
<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$1,610,747,490
<b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, of the prior year.</b> Enter the prior year value of property in deannexed territory.	\$-
<b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.	
A. <b>Absolute exemptions.</b> Use prior year market value: <span style="float: right;">\$-</span>	
B. <b>Partial exemptions.</b> Current year exemption amount or current year percentage exemption times prior year value: <span style="float: right;">\$2,919,284</span>	
C. <b>Value loss.</b> Add A and B <span style="float: right;">\$2,919,284</span>	
<b>Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.	
A. <b>Prior year market value:</b> <span style="float: right;">\$-</span>	
B. <b>Current year productivity or special appraised value:</b> <span style="float: right;">\$-</span>	
C. <b>Value loss.</b> Subtract B from A. <span style="float: right;">\$-</span>	
<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$2,919,284
<b>Prior year captured value of property in a TIF.</b> Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value in line 18D, enter 0.	\$-
<b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$1,607,828,206
<b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$8,360,706.67

## Tax Rate Worksheet Information (Continued)

No-New-Revenue Tax Rate Worksheet	Amount/Rate
<p><b>Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.</b></p> <p>A. <b>Current Year Taxable Value Estimate</b> <span style="float: right;">\$1,353,365,665</span></p> <p>B. <b>Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: <span style="float: right;">\$-</span></p> <p>C. <b>Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: <span style="float: right;">\$-</span></p> <p>D. <b>Tax increment financing:</b> Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below: <span style="float: right;">\$-</span></p> <p>E. <b>Total current year value.</b> Add A and B, then subtract C and D. <span style="float: right;">\$1,353,365,665</span></p>	
<p><b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. <span style="float: right;">\$-</span></p>	\$-
<p><b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed. <span style="float: right;">\$-</span></p>	\$-
<p><b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. <span style="float: right;">\$59,201,767</span></p>	\$59,201,767

## Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$333,034
2025 Total appraised value of all property	\$1,624,935,456
2025 Total appraised value of all new property	\$12,365,101
2025 Average taxable value of properties with a homestead exemption	\$308,250
2025 Total taxable value of all property	\$1,383,906,321
2025 Total taxable value of all new property	\$11,605,068
2026 Average appraised value of properties with a homestead exemption	\$325,099
2026 Total appraised value of all property	\$1,683,692,746
2026 Total appraised value of all new property	\$66,294,197
2026 Average taxable value of properties with a homestead exemption	\$301,021
2026 Total taxable value of all property (Estimate)	\$1,353,365,665
2026 Total taxable value of all new property (Estimate)	\$59,201,767

# APPRAISAL TOTALS

3-23-2026

Run ID: 6417

Type: Nightly Totals

Year: 2026

As of Roll Correction: 0

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
<b>REAL PROPERTY &amp; MFT HOMES</b>	(Count) (3,410)	(Count) (0)	(Count) (3,410)
Land HS Value	308,485,185	0	308,485,185
Land NHS Value	68,915,971	0	68,915,971
Land Ag Market Value	7,540,070	0	7,540,070
Land Timber Market Value	0	0	0
Total Land Value	<b>384,941,226</b>	<b>0</b>	<b>384,941,226</b>
Improvement HS Value	723,953,334	0	723,953,334
Improvement NHS Value	448,915,852	0	448,915,852
Total Improvement	<b>1,172,869,186</b>	<b>0</b>	<b>1,172,869,186</b>
Market Value	<b>1,557,810,412</b>	<b>0</b>	<b>1,557,810,412</b>
<b>BUSINESS PERSONAL PROPERTY</b>	(64)	(0)	(64)
Market Value	<b>125,882,334</b>	<b>0</b>	<b>125,882,334</b>
<b>OIL &amp; GAS / MINERALS</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER (Intangibles)</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
	(Total Count) (3,474)	(Total Count) (0)	(Total Count) (3,474)
<b>TOTAL MARKET</b>	<b>1,683,692,746</b>	<b>0</b>	<b>1,683,692,746</b>
Ag Productivity	6,624	0	6,624
Ag Loss (-)	7,533,446	0	7,533,446
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
<b>APPRAISED VALUE</b>	<b>1,676,159,300</b>	<b>0</b>	<b>1,676,159,300</b>
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	4,025,911	0	4,025,911
CB CAP Limitation Value (-)	1,363,314	0	1,363,314
<b>NET APPRAISED VALUE</b>	<b>1,670,770,075</b>	<b>0</b>	<b>1,670,770,075</b>
Total Exemption Amount	228,173,030	0	228,173,030
<b>NET TAXABLE</b>	<b>1,442,597,045</b>	<b>0</b>	<b>1,442,597,045</b>
<b>TAX LIMIT/FREEZE ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (I&amp;S)</b>	<b>1,442,597,045</b>	<b>0</b>	<b>1,442,597,045</b>
<b>CHAPTER 312 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CHAPTER 313 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (M&amp;O)</b>	<b>1,442,597,045</b>	<b>0</b>	<b>1,442,597,045</b>

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 \$7,501,504.63 = 1,442,597,045 \* (0.520000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
<b>Homestead Exemptions</b>						
HS-Local	33,839,693	2,155	0	0	33,839,693	2,155
HS-State	0	0	0	0	0	0
HS-Prorated	0	0	0	0	0	0
OV65-Local	9,277,063	388	0	0	9,277,063	388
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	200,000	9	0	0	200,000	9
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	812,500	34	0	0	812,500	34
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	14,524,454	41	0	0	14,524,454	41
DVHS-Prorated	0	0	0	0	0	0
DVHSS	1,063,953	3	0	0	1,063,953	3
DVHSS-Prorated	0	0	0	0	0	0
<b>Subtotal for Homestead Exemptions</b>	<b>59,717,663</b>	<b>2,630</b>	<b>0</b>	<b>0</b>	<b>59,717,663</b>	<b>2,630</b>
<b>Disabled Veterans Exemptions</b>						
DV1	61,000	9	0	0	61,000	9
DV1S	5,000	1	0	0	5,000	1
DV2	45,000	7	0	0	45,000	7
DV2S	7,500	1	0	0	7,500	1
DV3	94,000	10	0	0	94,000	10
DV4	252,000	41	0	0	252,000	41
DV4S	12,000	1	0	0	12,000	1
<b>Subtotal for Disabled Veterans Exemptions</b>	<b>476,500</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>476,500</b>	<b>70</b>
<b>Special Exemptions</b>						
FR	116,838,460	4	0	0	116,838,460	4
SO	898,208	101	0	0	898,208	101
<b>Subtotal for Special Exemptions</b>	<b>117,736,668</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>117,736,668</b>	<b>105</b>
<b>Absolute Exemptions</b>						
EX-XV	48,101,519	34	0	0	48,101,519	34
EX-XV-PRORATED	0	0	0	0	0	0
EX366	0	0	0	0	0	0
<b>Subtotal for Absolute Exemptions</b>	<b>48,101,519</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>48,101,519</b>	<b>34</b>
<b>Other Exemptions</b>						
BPPEX	1,276,950	23	0	0	1,276,950	23
BPPEX-TU	863,730	41	0	0	863,730	41
<b>Subtotal for Other Exemptions</b>	<b>2,140,680</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>2,140,680</b>	<b>64</b>

**Total:**

**228,173,030**

**2,903**

**0**

**0**

**228,173,030**

**2,903**

**New Value**

Total New Market Value: \$66,294,197  
Total New Taxable Value: \$65,779,741

<b>JETI</b>		<b>Chapter 313</b>		<b>TIF/TIRZ</b>
New Market Value: \$0		New Market Value: \$0		New Market Value: \$0
New Taxable Value: \$0		New Taxable Value: \$0		New Taxable Value: \$0

**Exemption Loss**

**New Absolute Exemptions**

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		<b>0</b>	<b>0</b>

**New Partial Exemptions**

Exemption	Description	Count	Partial Exemption Amt
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	2	24,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	12,000
HS	Homestead	15	227,307
OV65	Over 65	1	25,000
SO	Solar (Special Exemption)	3	15,903
Partial Exemption Value Loss:		<b>23</b>	<b>314,210</b>
Total NEW Exemption Value			<b>314,210</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		<b>0</b>	<b>0</b>
Total Exemption Value Loss:			<b>314,210</b>

**New Special Use (Ag/Timber)**

Count	2025 Market Value	2026 Special Use	Loss
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**New Annexations/Deannexations**

Count	Market Value	Taxable Value
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**Average Homestead Value**

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	2,150	325,099	22,223	318,151	15,800	301,021	300,202
A & E	2,150	325,099	22,223	318,151	15,800	301,021	300,202

**Property Under Review - Lower Value Used**

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,466		5,381,337	1,052,927,810	987,073,768
B	Multifamily Residential	50		60,912,860	398,170,575	397,547,578
C1	Vacant Lots and Tracts	41		0	2,966,139	2,961,582
D1	Qualified Open-Space Land	15	62.14	0	7,540,070	6,624
E	Rural Land,Not Qualified for Open-Space Land	6		0	4,163,224	4,163,224
F1	Commercial Real Property	5		0	43,941,075	43,941,075
J3	Electric Companies (including Co-ops)	1		0	1,081,300	956,300
J4	Telephone Companies (including Co-ops)	2		0	928,040	683,620
L1	Commercial Personal Property	57		0	9,536,193	2,077,043
L2	Industrial and Manufacturing Personal Property	3		0	114,334,634	3,186,231
XB	Income Producing Tangible Personal	1		0	2,167	0
XV	Other Totally Exempt Properties (including	37		0	48,101,519	0
<b>Totals:</b>			62.14	66,294,197	1,683,692,746	1,442,597,045

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
<b>Totals:</b>						

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,466		5,381,337	1,052,927,810	987,073,768
B	Multifamily Residential	50		60,912,860	398,170,575	397,547,578
C1	Vacant Lots and Tracts	41		0	2,966,139	2,961,582
D1	Qualified Open-Space Land	15	62.14	0	7,540,070	6,624
E	Rural Land,Not Qualified for Open-Space Land	6		0	4,163,224	4,163,224
F1	Commercial Real Property	5		0	43,941,075	43,941,075
J3	Electric Companies (including Co-ops)	1		0	1,081,300	956,300
J4	Telephone Companies (including Co-ops)	2		0	928,040	683,620
L1	Commercial Personal Property	57		0	9,536,193	2,077,043
L2	Industrial and Manufacturing Personal Property	3		0	114,334,634	3,186,231
XB	Income Producing Tangible Personal	1		0	2,167	0
XV	Other Totally Exempt Properties (including	37		0	48,101,519	0
<b>Totals:</b>			62.14	66,294,197	1,683,692,746	1,442,597,045

**NORTHTOWN MUD**  
**Top Taxpayers**

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1830527	NORTHTOWN PHASE 1 LLC	\$101,248,216	\$101,248,216
2	1984486	PRE VTR HOLDINGS LP	\$67,044,162	\$67,044,162
3	1934326	NORTHTOWN MULTIFAMILY LP	\$66,774,294	\$64,696,414
4	1801354	EDENBROOK RIDGE LLC	\$57,241,040	\$57,241,040
5	1620110	BELKORP OAKS LLC	\$53,831,715	\$53,831,715
6	1694006	LOGISTICS II TECH RIDGE PORTFOLIO	\$36,320,630	\$36,320,630
7	1720788	LANTOWER TECHRIDGE AUSTIN LP	\$17,524,354	\$17,524,354
8	1742944	MCN LAKEWOOD LLC	\$15,165,782	\$15,165,782
9	1974106	APPLIED MATERIALS INC	\$114,334,634	\$3,186,231
10	180967	A M PETROLEUM INC	\$3,041,335	\$3,041,335
11	1830528	NORTHTOWN PHASE 2A LLC	\$2,822,079	\$2,822,079
12	1613377	ASPOREA BUSINESS INC	\$2,849,633	\$2,724,633
13	244407	VILLAGE @ NORTHTOWN LTD	\$7,685,082	\$2,521,983
14	1725183	SPLENDID INVESTMENTS LLC	\$2,176,388	\$2,176,388
15	1287135	WILLS-ROGERS LISA R	\$1,362,237	\$1,362,237
16	1920480	INCERA FAMILY REVOCABLE TRUST	\$1,207,773	\$1,207,773
17	1274944	ROGERS LISA R WILLS & BRIAN KIRVIN	\$1,108,310	\$1,108,310
18	1371277	BRAR PARAMJIT K & SARDUL S	\$1,000,529	\$1,000,529
19	1944732	ONCOR ELECTRIC DELIVERY CO LLC	\$1,081,300	\$956,300
20	1872857	KB HOME LONE STAR INC	\$905,179	\$905,179
<b>Total</b>			<b>\$554,724,672</b>	<b>\$436,085,290</b>

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**Via Certified Mail Return Receipt Requested #: 9589 0710 5270 1984 0712 29**

March 18, 2026

Northtown Municipal Utility District, a political subdivision  
of the State of Texas  
c/o Armbrust & Brown LLP  
100 Congress Ave., Ste. 1300  
Austin, TX 78701-2744

Re: **INITIAL OFFER**  
**Project:** McCallen Pass Drive/Heatherwilde Blvd/Howard Lane  
Intersection Improvements  
**Owner:** Northtown Municipal Utility District, a political subdivision  
of the State of Texas  
**File #:** 6675.01

Dear Northtown MUD:

By previous correspondence, I informed you that the City of Austin needs a 663 sq. ft. Sidewalk, Trail, & Recreational Easement on your property for the Project improvements. A field note description of the proposed acquisition is attached as **EXHIBIT "A" "Easement"**.

An independent appraisal firm, Atrium Real Estate Services, was retained to determine the fair market value for the Easement rights being acquired and the effect of this acquisition on your remaining property. The value shown in the subsequent appraisal report is as follows:

- 663 Square Feet of Sidewalk, Trail, & Recreational Easement      \$3,123

This is a formal offer to purchase the Sidewalk, Trail & Recreational Easement for the total amount of \$3,123, that is based on the appraisal inspection date. The amount offered is considered fair compensation based on the appraiser's valuation analysis. Enclosed please find (1) copy of the appraisal.

A contract offering the full-appraised value of the easement rights being acquired and a right of entry and possession are also enclosed for your consideration. If the terms of the contract are acceptable, please have each owner of record sign where indicated on both documents and return them to my attention within **thirty (30) days** from the date of this letter. Please understand that City Management must approve all contracts. The amount of this offer can be recommended for approval.

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**You are hereby advised that the property being sought by the City of Austin is under the imminence of condemnation, as that term is used in the United States Internal Revenue Code. This statement is being included to retain certain tax benefits that you should discuss with your attorney or accountant.**

You may be entitled to relocation assistance payments and services. It is emphasized, however, that any benefits to which you may be entitled will be handled entirely separate from and in addition to the acquisition process. You will be contacted separately if you are entitled to such assistance.

You have the right to discuss with others any offer or agreement regarding the City of Austin's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to the City of Austin.

Finally, we enclosed a Notice of 10-Year appraisal search stating that, other than the appraisal on which this offer is based, we have found no appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the City of Austin.

Again, please inform me of your decision within **thirty (30) days** from the date of this letter. Your cooperation in this matter is greatly appreciated. I am available at (512) 978-2010 or [holly.morris@austintexas.gov](mailto:holly.morris@austintexas.gov) to address any questions that you may have.

Sincerely,



Holly Morris, Property Agent Senior  
**Austin Financial Services**

ENCLOSURE(S): Contract, Right of Entry, No Appraisal Found letter, Appraisal Report

Exhibit " A "

PORTION OF  
LOT 32, BLOCK A,  
WILDFLOWER SECTION 5  
NORTHTOWN M.U.D. TO  
CITY OF AUSTIN  
FILE #6675.01  
(SIDEWALK, TRAIL, &  
RECREATION EASEMENT)

OFFICE OF REAL ESTATE FILE #6675.01

**LEGAL DESCRIPTION OF 0.015 ACRE (APPROX. 663 SQUARE FEET) OF LAND IN THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 32, BLOCK A, WILDFLOWER SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 199900299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO NORTHTOWN MUNICIPAL UTILITY DISTRICT IN A DEDICATION DEED DATED DECEMBER 22, 2006 AND RECORDED IN DOCUMENT NUMBER 2006244518 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" rebar found in the north right-of-way line of Howard lane (right-of-way width varies), being the southeast corner of Lot 32, Block A, of said Wildflower Section 5, also being the southerly southwest corner of Lot 13, Block A, of said Wildflower Section 5, also being the southeast corner hereof, from which a "X" cut in concrete found for the southwest corner of Lot 1, Block A, Village At Northtown Section One, a subdivision of record in Document Number 200900105 of the Official Public Records of Travis County, Texas bears North 61°52'43" West a distance of 368.51 feet, said **POINT OF BEGINNING** having Texas State Plane, Coordinate System of 1983, Texas Central Zone (NAD1983) (2011) Epoch 2010, U.S. Survey Feet grid coordinate values of **N= 10126399.28, E= 3138947.05;**

**THENCE** with the north right-of-way line of Howard Lane and the south line of Lot 32, Block A, said Wildflower Section 5, **North 61°52'43" West** a distance of **47.57 feet** to a calculated point at the intersection of the north right-of-way line of Howard Lane, and the east right-of-way line of Heatherwilde Boulevard (right-of-way width varies), being the southwest corner of Lot 32, Block A, of said Wildflower Section 5, also being the southwest corner hereof;

**THENCE** departing from the north right-of-way line of Howard Lane, with the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, of said Wildflower Section 5, **North 27°58'35" East** a distance of **31.98 feet** to a calculated point in the east right-of-way line of Heatherwilde Boulevard, also in the west line of Lot 32, Block A, of said Wildflower Section 5, being the northwest corner hereof;

**THENCE** departing from the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, said Wildflower Section 5, going through Lot 32, Block A, of said Wildflower

1 OF 5

City of Austin – Capital Delivery Services – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7291

HOWARD @ HEATHERWILDE STARE EASEMENT

TCAD PARCEL: 479899

EXHIBIT "A"

FILE #6675.01

Section 5, **South 20°11'47" East** a distance of **37.21 feet** to a calculated point being an interior corner hereof;

**THENCE** continuing through Lot 32, Block A, of said Wildflower Section 5, **South 59°11'31" East** a distance of **15.24 feet** to a calculated point in the east line of Lot 32, Block A, of said Wildflower Section 5, also in the southwest line of Lot 13, Block A, said Wildflower Section 5, being the northeast corner hereof;

**THENCE** with the east line of Lot 32, Block A, said Wildflower Section 5 and the southwest line of Lot 13, Block A, said Wildflower Section 5, **South 07°18'33" East** a distance of **8.00 feet** to the **POINT OF BEGINNING**, containing 0.015 acre (approx. 663 square feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey conducted on the ground in September 2025. Bearings are based on the Texas State Plane Coordinate system NAD 83 (2011) Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing VRS GPS observations.

For associated sketch see: HOWARD @ HEATHERWILDE STARE EASEMENT



*Mary P. Hawkins*

03/10/2026

Mary P. Hawkins, R.P.L.S. No. 4433  
Austin Capital Delivery Services  
Engineering Services Division  
City of Austin

REFERENCES  
TCAD PARCEL: 479899  
CITY GRID: N35

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: 03/10/26  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

2 OF 5

City of Austin – Capital Delivery Services – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7291

HOWARD @ HEATHERWILDE STARE EASEMENT

EXHIBIT "A"



SCALE 1" = 20'

**LEGEND**

- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- CALCULATED POINT
- ( ) RECORD INFORMATION
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- S.T.A.R.E. SIDEWALK, TRAIL AND RECREATION EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SEE DETAIL 2 FOR EASEMENT OVERLAP INFORMATION

HEATHERWILDE BLVD.  
(RIGHT-OF-WAY WIDTH VARIES)

10' EE & PUE (PLAT)

L4

L3

L6

FILE #6675.01  
0.015 ACRE  
APPROX. 663 SQ. FT.  
S.T.A.R.E. EASEMENT

L7

SEE DETAIL 1

L8

L9

L5

HOWARD LANE  
(RIGHT-OF-WAY WIDTH VARIES)

GRID  
N=10126399.28  
E=3138947.05

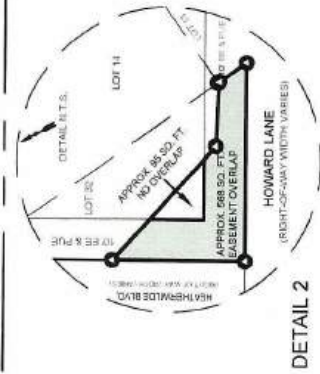
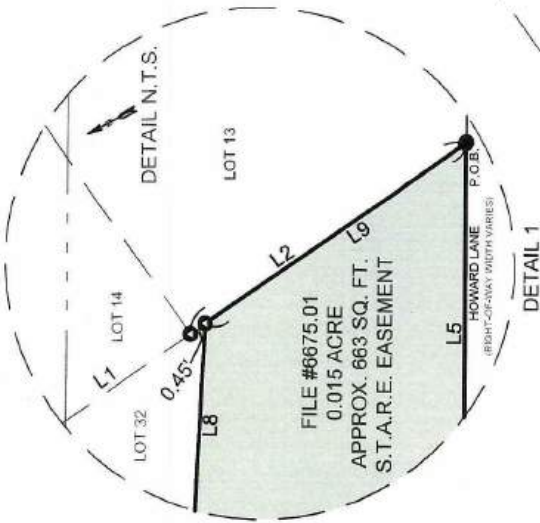
P.O.B.

10' EE & PUE (PLAT)

LOT 13, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

LOT 14, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

LOT 32, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.  
TCAD PARCEL:  
479899



**CAPITAL DELIVERY SERVICES**

505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7291

PLOT DATE 11/05/2025 - REVISED 03/10/26  
DRAWN BY CP  
DATA/PROJECTS/TPW/HOWARD - MCCALLEN  
PASS - HEATHERWILDE/HOWARD @  
HEATHERWILDE STARE EASEMENT.DWG

PARCEL LINE DATA		
LINE NO.	BEARING	LENGTH
L1	S07°18'33"E	73.90'
(L1)	(S07°14'21"E)	(73.81')
L2	S07°18'33"E	8.45'
(L2)	(S07°14'21"E)	(8.45')
L3	N27°58'35"E	67.10'
(L3)	(N27°59'42"E)	(67.10')
L4	N27°58'35"E	66.44'
(L4)	(N27°59'42"E)	(66.44')
L5	N61°52'43"W	47.57'
(L5)	(N61°53'27"W)	(47.46')
L6	N27°58'35"E	31.98'
L7	S20°11'47"E	37.21'
L8	S59°11'31"E	15.24'
L9	S07°18'33"E	8.00'

PARCEL CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	109.00	89°51'18"	171.09'	N73°00'42"E	154.06'
(C1)	(109.00)	(90°01'47")	(171.27')	(N73°04'18"E)	(154.19')
C2	50.00	73°48'37"	64.41'	S02°11'49"W	60.05'
(C2)	(50.00)	(73°58'51")	(64.56')	(S02°17'02"W)	(60.17')

NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON AUGUST 26TH, 2025, EFFECTIVE DATE AUGUST 17TH, 2025, GF NO. 2025-3861-RR. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN THAT MAY AFFECT THE PROPERTY.

TCAD PARCEL: 4798399  
REAL ESTATE FILE #6675.01STARE

BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011) EPOCH 2010, CENTRAL ZONE. THE COORDINATES FOR THIS PROJECT WERE DERIVED FROM UTILIZING RTK GPS OBSERVATIONS.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN SEPTEMBER, 2025.

PLOT DATE: 11/05/2025 - REVISED 03/10/26  
DRAWN BY: CP  
DATA PROJECT: ST/PW/HOWARD - MCCALLEN  
PASS - HEATHERWILDE/HOWARD @  
HEATHERWILDE STARE EASEMENT.DWG

PAGE 5 OF 5



**CAPITAL DELIVERY SERVICES**

505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7291

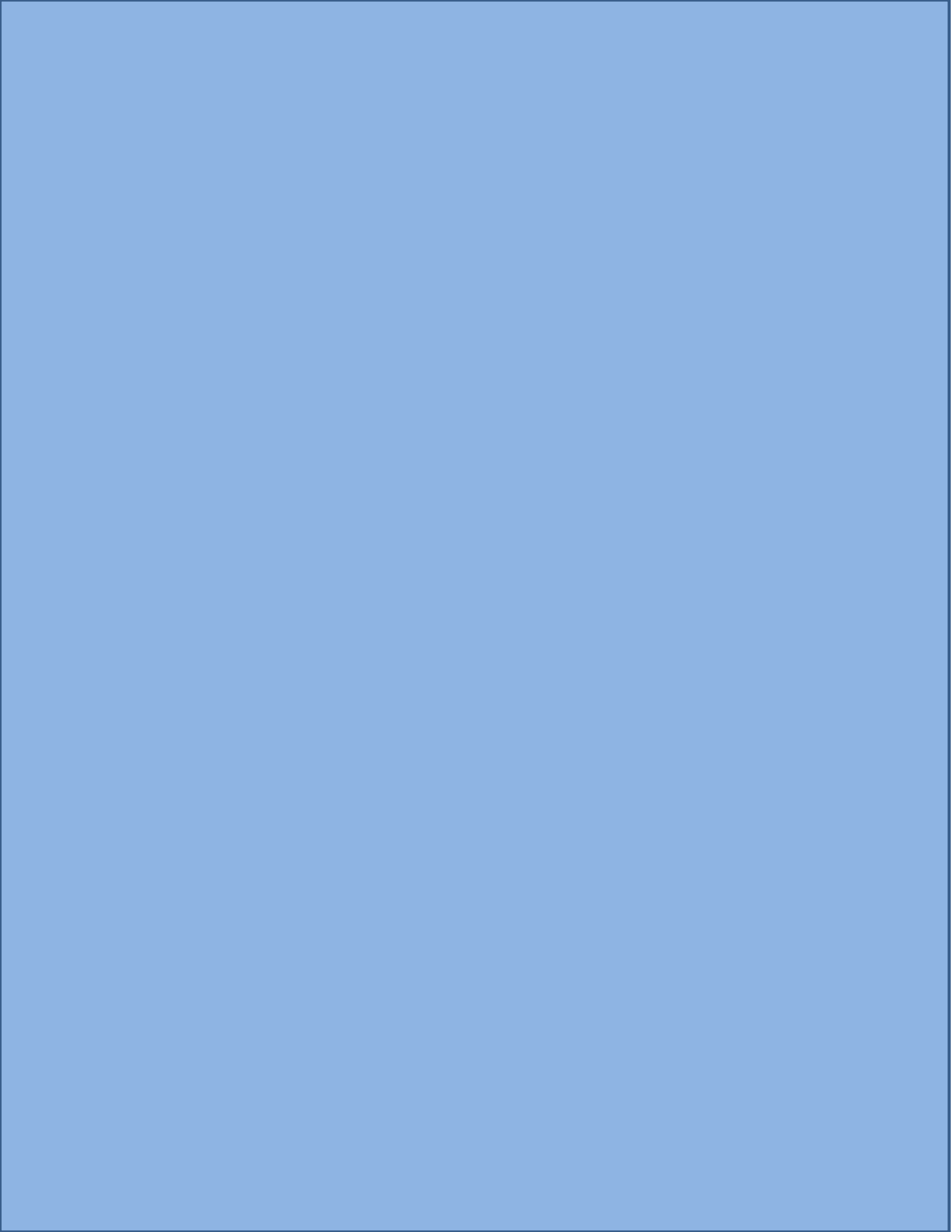


*Mary P. Hawkins*

03/10/2026

MARY P. HAWKINS, R.P.L.S. NO. 4433  
DRAWN BY: MARY P. HAWKINS  
HOWARD @ HEATHERWILDE STARE EASEMENT.DWG  
FB 4108, PG. 39

DATE



**APPRAISAL REPORT**

of a permanent STARE to be situated on ±0.0365 acres located at the NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX

Parcel: 6675.01  
Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Ln Intersection Improvements  
Property Owner: Northtown Municipal Utility District  
CAD Parcel Number: 479899  
Legal Description: Lot 32, Block A, Wildflower Section Five, Travis County, Texas

**Submitted To:**

Lena Long  
Appraiser Senior  
Austin Financial Services  
City of Austin  
P.O. Box 1088  
Austin, TX 78767

**Prepared By:**

**ATRIUM REAL ESTATE SERVICES**  
14425 Falcon Head Blvd, D-100  
Austin, TX 78738

Effective Date of Appraisal:  
January 23, 2026

Agenda Item No. 10(bi)





February 24, 2026

Lena Long  
 Appraiser Senior  
 City of Austin  
 P.O. Box 1088  
 Austin, TX 78767

RE: Appraisal report of the permanent STARE to be situated on ±0.0365 acres located at the NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX.

Parcel: 6675.01  
 Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Ln Intersection Improvements  
 Property Owner: Northtown Municipal Utility District  
 CAD Parcel Number: 479899  
 Legal Description: Lot 32, Block A, Wildflower Section Five, Travis County, Texas

Dear Lena Long:

As requested, an appraisal has been completed on the above referenced property. The purpose of the appraisal is to estimate the market value of the fee simple interest of the subject whole property and the recommended compensation for the permanent STARE. The following appraisal and final estimate of value have been based upon the inspection of the property and upon research into various factors which influence value. The effective date of this appraisal was January 23, 2026.

The analysis and results of the investigation are submitted in the accompanying report which has been prepared in conformity with the requirements of the *Code of Professional Ethics and the Standards of Professional Appraisal Practice* of the APPRAISAL INSTITUTE, the *Uniform Standards of Professional Appraisal Practice* as promulgated by the APPRAISAL FOUNDATION, as well as the requirements of the STATE OF TEXAS for State-Certified General Real Estate Appraisers.

**MARKET VALUE/RECOMMENDED COMPENSATION ESTIMATES** - The market value of fee simple interest in the subject property, as well as the recommended compensation estimate for the proposed acquisition, as of January 23, 2026, was as follows:

RECOMMENDED COMPENSATION SUMMARY		
Whole Property (Land and impacted site improvements, if any)	\$15,000	
STARE - Sidewalk, Trail, And Recreation Easement (±0.015 acres)		\$3,123
Remainder Before the Acquisition	\$11,877	
Remainder After the Acquisition	\$11,877	
Damages/(Enhancements)		\$0
Special Compensation/Cost to Cure		\$0
Total Recommended Compensation		\$3,123

Page 2  
February 24, 2026

*ATRIUM REAL ESTATE SERVICES* appreciates the opportunity to be of service to you. Should you have any questions, or if we can be of further assistance, please contact our office.

Respectfully submitted,

***ATRIUM REAL ESTATE SERVICES***



Lory R. Johnson, MAI, SR/WA  
President  
Texas Certified Appraiser #TX-1321640-CG



Jeff G. Johnson, R/W-AC  
Vice President  
Texas Certified Appraiser #TX-1327104-CG

## **CERTIFICATION OF THE APPRAISER**

The undersigned do hereby certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved. We have not performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and the Standards of Professional Appraisal Practice* of the APPRAISAL INSTITUTE. The report also conforms to the *Uniform Standards of Professional Appraisal Practice* as promulgated by the APPRAISAL FOUNDATION, as well as the requirements of the STATE OF TEXAS for State-Certified General Real Estate Appraisers.
- Lory R. Johnson, MAI, SR/WA, Jeff G. Johnson, R/W-AC, and Patrick Rice have made a personal inspection of the property that is the subject of this report.
- Patrick Rice provided significant real property appraisal assistance to the person signing this certification and assisted with property inspection, initial subject property research and comparable data research.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Lory R. Johnson, MAI, SR/WA has completed the continuing education program for Designated Members of the Appraisal Institute.
- this appraisal report sets forth all limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analyses, opinions, and conclusions expressed herein.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the market data contained within this report, has been accumulated from various sources and, where possible, personally examined and verified as to details, motivation, and validity.

### **ATRIUM REAL ESTATE SERVICES**



Lory R. Johnson, MAI, SR/WA  
President & CEO  
Texas Certified Appraiser #TX-1321640-CG  
Date Signed: February 24, 2026



Jeff G. Johnson, R/W-AC  
Vice President  
Texas Certified Appraiser #TX-1327104-CG  
Date Signed: February 24, 2026

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FIELD NOTES  
OWNER LETTER

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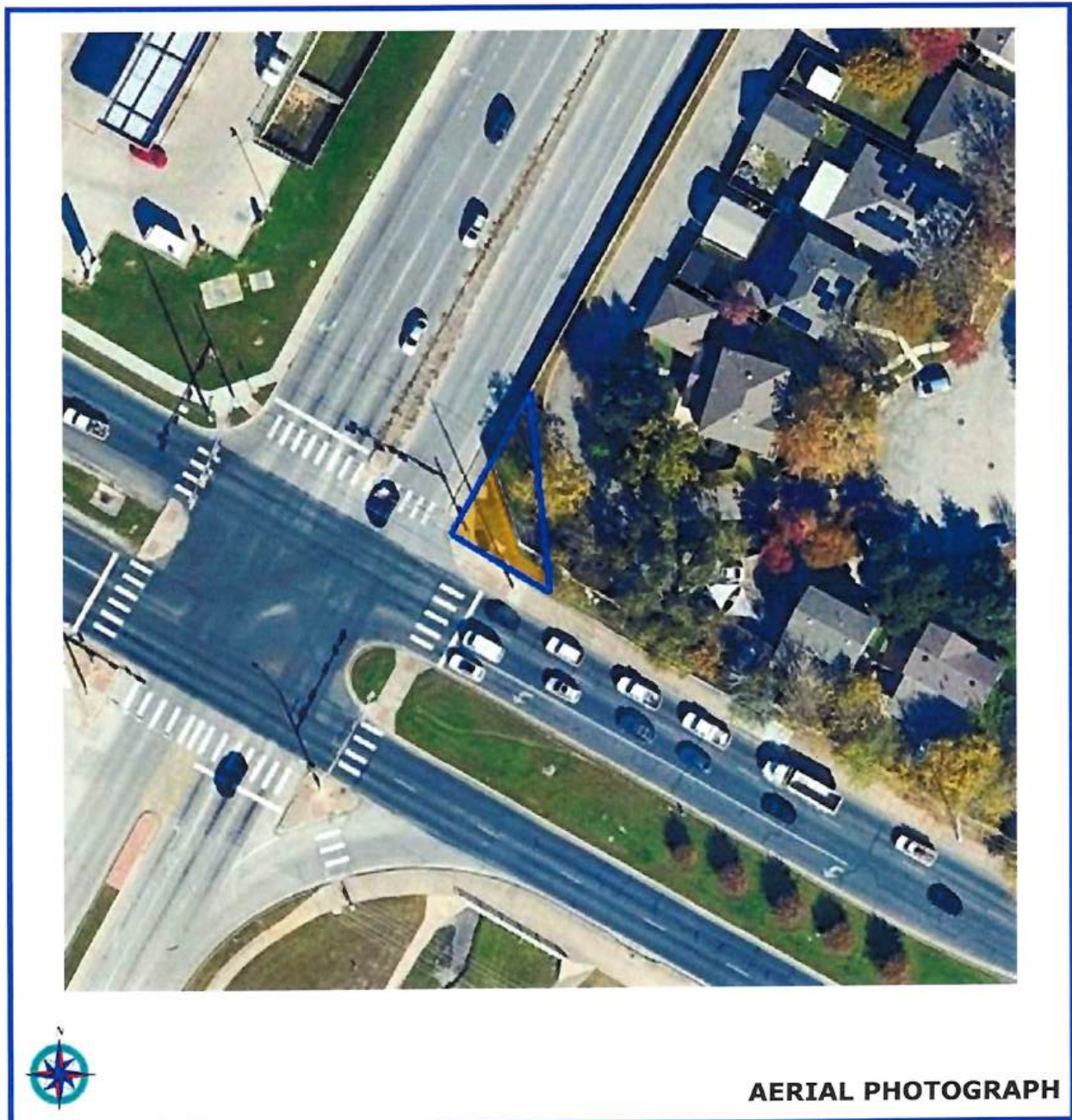
## ***INTRODUCTION***

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**INTRODUCTION**

**SUBJECT PROPERTY PHOTOGRAPHS**

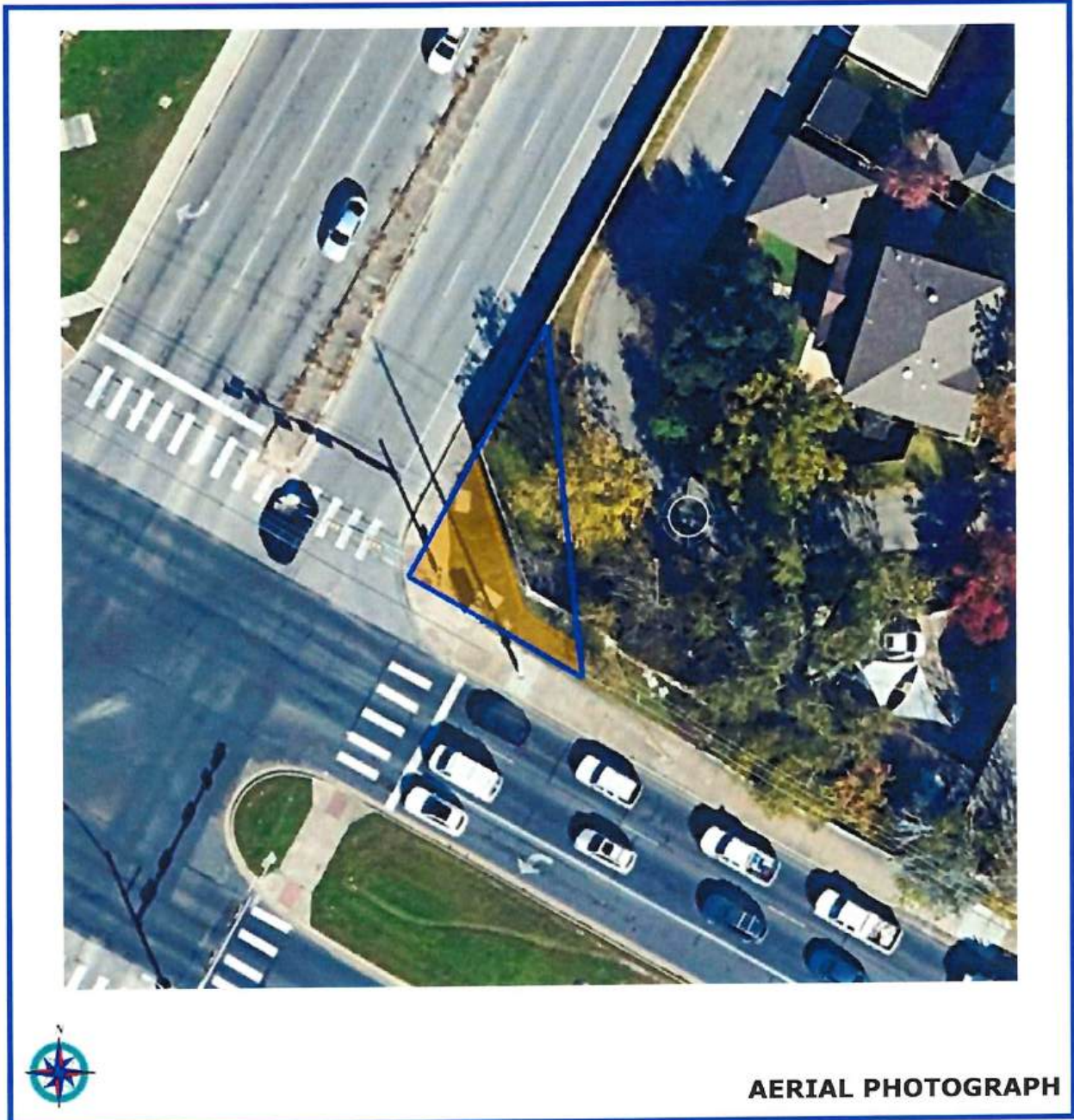


**AERIAL PHOTOGRAPH**

Source: Google Maps  
Blue: Property Boundary (estimated by appraiser)  
Orange: Proposed STARE acquisition (estimated by appraiser)

**INTRODUCTION**

**SUBJECT PROPERTY PHOTOGRAPHS**



**AERIAL PHOTOGRAPH**

Source: Google Maps  
Blue: Property Boundary (estimated by appraiser)  
Orange: Proposed STARE acquisition (estimated by appraiser)

**INTRODUCTION**

---

**SUBJECT PROPERTY PHOTOGRAPHS**



Proposed easement area

Date photo taken:  
01/23/26

Proposed easement area



Date photo taken:  
01/23/26



Proposed easement area

Date photo taken:  
01/23/26

**INTRODUCTION**

**EXECUTIVE SUMMARY**

Parcel #:	6675.01	
Property Owner:	Northtown Municipal Utility District	
Property Location:	NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX	
<b>PROPERTY COMPONENT SUMMARY</b>		
<b>Component</b>	<b>Acres</b>	<b>SF</b>
Whole Property	±0.0365 acres	±1,592 SF
STARE - Sidewalk, Trail, And Recreation Easement	±0.015 acres	±663 SF
Remainder	±0.0365 acres	±1,592 SF
Remainder Unencumbered	±0.0215 acres	±929 SF
	Whole Property	Remainder After
Highest & Best Use- As if Vacant:	Continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.	Continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.
Highest & Best Use As Improved:	Not applicable.	Not applicable.
Shape:	Triangular.	Triangular.
Topography:	Generally level.	Generally level.
Floodplain %:	±0%	±0%
Utilities:	All utilities available.	All utilities available.
Additional Public Services:	Fire, emergency medical services, and police protection are provided by the City of Austin and Travis County.	
Zoning:	Not zoned - Austin 2-mile ETJ	
Easements/Encumbrances:	According to the title commitment and Wildflower Section Five subdivision plat (#199900299, dated 10/27/1998), a 10' electrical easement and PUE is along the west and south property lines. Per the subdivision plat the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. No additional adverse easements or encumbrances noted.	
Improvements (Whole):	Vacant land.	
Appraisal Issues:	<p>The whole property size utilized herein is ±0.0365 acres.</p> <p>No site improvements are impacted.</p> <p>Per the subdivision plat (#199900299, dated 10/27/1998), the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. The proposed STARE easement is located almost entirely within an existing 10' electrical easement and PUE.</p>	

**INTRODUCTION**

	<p>Due to the small size and irregular shape of the property, as well as the limitations on development by the subdivision plat, the highest and best use is considered to be continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.</p> <p>The subject remainder land will be of adequate size and shape for development to its highest and best use after the acquisition.</p> <p>A cost to cure is not necessary.</p>
Effective Date of the Appraisal:	January 23, 2026
Date of the Report:	February 24, 2026
Appraiser:	Lory R. Johnson, MAI, SR/WA

RECOMMENDED COMPENSATION SUMMARY		
Whole Property (Land and impacted site improvements, if any)	\$15,000	
STARE - Sidewalk, Trail, And Recreation Easement (±0.015 acres)		\$3,123
Remainder Before the Acquisition	\$11,877	
Remainder After the Acquisition	\$11,877	
Damages/(Enhancements)		\$0
Special Compensation/Cost to Cure		\$0
Total Recommended Compensation		\$3,123

**INTRODUCTION**

**DATE OF VALUE**

The property was inspected on January 23, 2026, with this date serving as the effective date of the appraisal.

**OWNER CONTACT**

INSPECTION SUMMARY	
Date of inspection:	January 23, 2026 (from ROW)
Letter sent to:	Northtown Municipal Utility District 100 Congress Ave Ste 1300 Austin, TX 78701-2744
Date of Atrium intro letter:	December 23, 2025
Owner rep at inspection:	None
Comments:	A letter was sent to the owner. A response was not received and the property was inspected from the ROW.
Atrium appraisers:	Lory R. Johnson, MAI, SR/WA Jeff G. Johnson, R/W-AC Patrick Rice

**PURPOSE/INTENDED USE OF THE APPRAISAL**

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property and the recommended compensation for the permanent STARE. The definitions of these value estimates are included herein. The client is City of Austin, and the intended users of this report is City of Austin, and/or its agents. Use of this report by others is not intended by the appraisers. This report is intended only for use in estimation of recommended compensation and it is understood that the opinions expressed in this report may be utilized for litigation purposes.

**PERSONAL PROPERTY**

The value conclusions contained within this report do not include any items considered to be personal property. Please refer to the following chart for any items noted as personal property, which have not been valued herein. Those improvements considered to be part of the real estate have been listed in the improvement description section.

PERSONAL PROPERTY	
Type:	Description:
None	N/A

**SCOPE OF WORK**

As outlined, the purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property and the recommended compensation for the permanent STARE. A title commitment, ownership information and a survey for the proposed acquisition size was provided. Using this information as well as additional information secured from the County Deed Records and the Central Appraisal District, the size of the property and its legal description were established. All information provided is assumed to be correct and has been considered in the following valuation analysis.

## **INTRODUCTION**

---

The whole property size utilized herein is  $\pm 0.0365$  acres.

The property is vacant land.

No site improvements are impacted.

Per the subdivision plat (#199900299, dated 10/27/1998), the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. The proposed STARE easement is located almost entirely within an existing 10' electrical easement and PUE.

Due to the small size and irregular shape of the property, as well as the limitations on development by the subdivision plat, the highest and best use is considered to be continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.

The subject remainder land will be of adequate size and shape for development to its highest and best use after the acquisition.

A cost to cure is not necessary.

In analyzing the area economy, data from the various sources was obtained. In addition, we inspected the subject property and surrounding properties, analyzed the area and subject neighborhood, formulated an opinion regarding the highest and best use, made a search for comparable sales and listings, and all other available pertinent information used in developing an opinion of value. This data is based upon research into the County market. In all cases, the data is verified with buyer, seller, landlord, tenant, agent, and/or broker, and cross-checked through public records.

The valuation of the subject property will be completed in two phases. First, the overall market value of the property will be estimated. The final step will be to estimate the appropriate recommended compensation for the permanent STARE.

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The property is vacant land. As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach- As Improved and the Income Approach were not considered applicable and have not been developed.

In the valuation of the remainder property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The property is vacant land. As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach- As Improved and the Income Approach were not considered applicable and have not been developed.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

## **INTRODUCTION**

---

### **PROPERTY RIGHTS APPRAISED**

The property rights appraised are the fee simple interest in the whole subject property as well as the permanent STARE associated with the acquisition. Fee simple estate is an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>1</sup> An easement is defined as being: "...an interest in real property that transfers use, but not ownership, of a portion of an owner's property. Easements permit a specific portion of a property to be used for identified purposes..."<sup>2</sup>

### **DEFINITION OF MARKET VALUE**

Market value, as used in this appraisal report, is defined as being: "The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."<sup>3</sup>

### **DEFINITION OF RECOMMENDED COMPENSATION**

Just compensation or Recommended compensation, as used in this appraisal report, is defined as being: "...the amount of loss for which a property owner is compensated when his or her property is taken...should put the owner in as good a position as he or she would be if the property had not been taken..."<sup>4</sup>

### **LEGAL DESCRIPTION**

The following legal description was obtained from the County Deed Records and is assumed to be correct. It has not been verified by legal counsel nor has an independent survey of the parcel been commissioned. Therefore, it is suggested that the legal description be verified before being used in a legal document or conveyance.

Lot 32, Block A, Wildflower Section Five, Travis County, Texas.

### **EXPOSURE TIME**

Based on our understanding of exposure time, it is generally described as the amount of time necessary to expose a property to the open market to achieve a sale. Based on information gathered for this appraisal, the exposure time as of the effective date would have been 6 to 12 months.

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<sup>1</sup> *The Appraisal of Real Estate, 15<sup>th</sup> Edition*, (Chicago: Appraisal Institute, 2020) pg. 60.

<sup>2</sup> *The Appraisal of Real Estate, 15<sup>th</sup> Edition*, (Chicago: Appraisal Institute, 2020) pg. 64

<sup>3</sup> *City of Austin vs. Cannizzo, et al.*, 267 S. W.2d 808,815 (1954)

<sup>4</sup> *The Dictionary of Real Estate Appraisal, 7<sup>th</sup> ed.*, 101.

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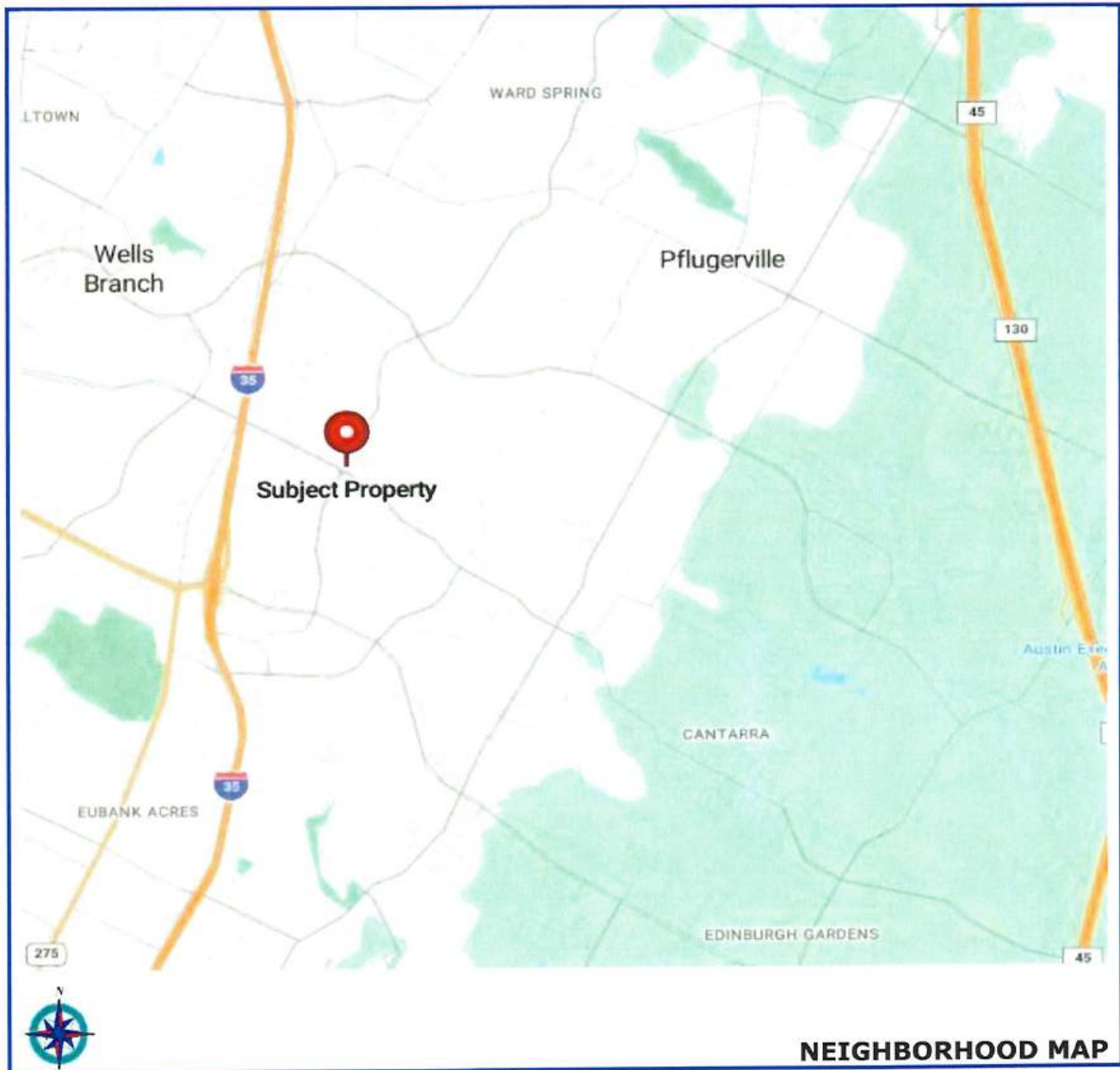
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***DESCRIPTIONS***

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## **NEIGHBORHOOD DESCRIPTION**



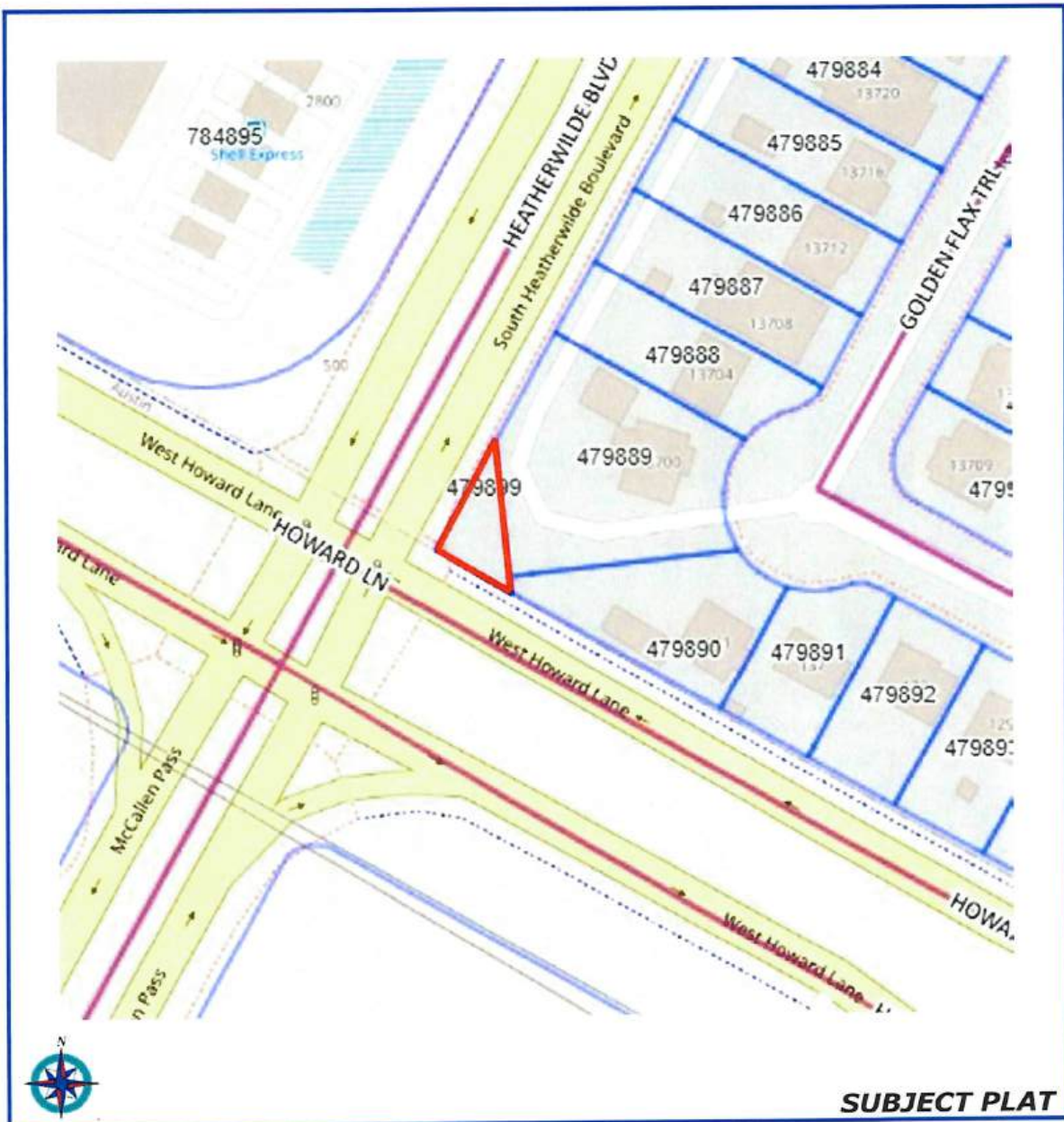
**NEIGHBORHOOD MAP**

The subject property is located at the NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX. The subject neighborhood can best be defined by the following boundaries: E Wells Branch Pkwy to the north, Dessau Rd to the east, E Palmer Ln to the south and IH 35 to the west. The neighborhood is in the northern portion of the Austin metropolitan area.

The neighborhood is accessed by IH 35, E Palmer Ln, and SH 130, as well as other secondary thoroughfares. Land uses within the neighborhood are somewhat varied. Single family housing is mostly along secondary carriers, while commercial, office and multifamily development is concentrated along primary thoroughfares.

In conclusion, the neighborhood can be characterized as primarily commercial along main thoroughfares with residential development along secondary carriers.

**SITE DESCRIPTION**



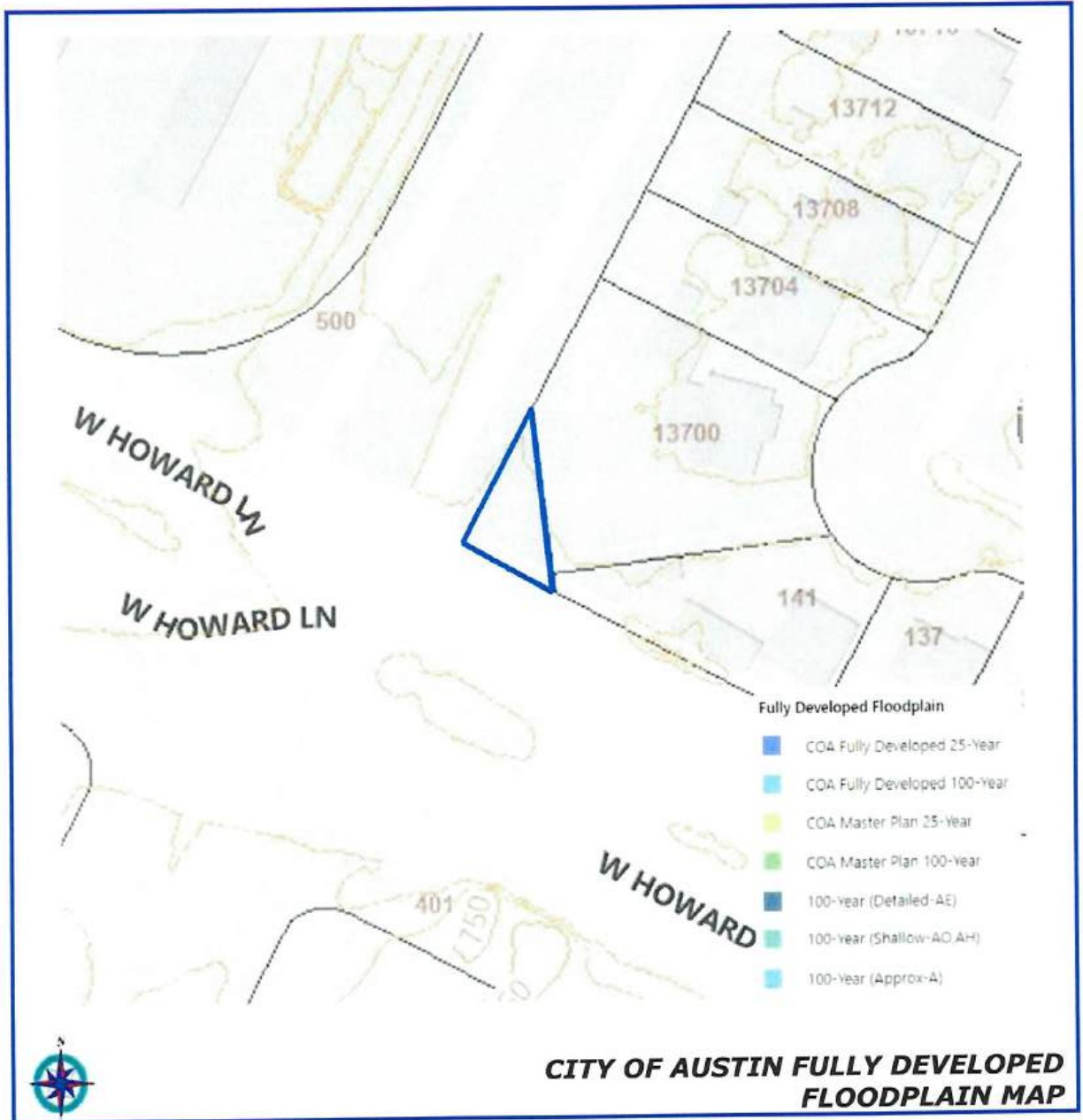
Source: Travis County Appraisal District  
Red: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



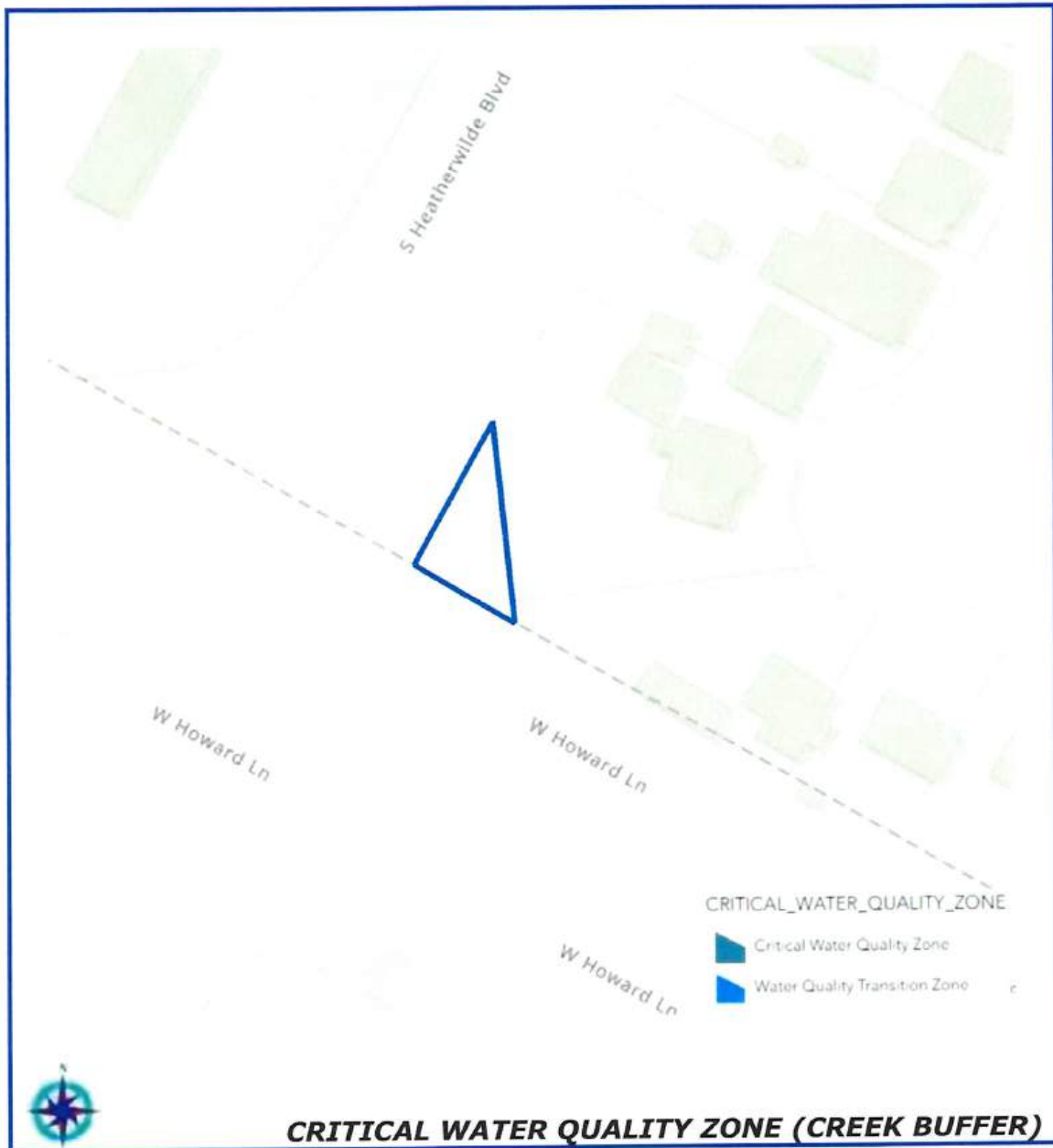
Source: Google Earth/FEMA  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



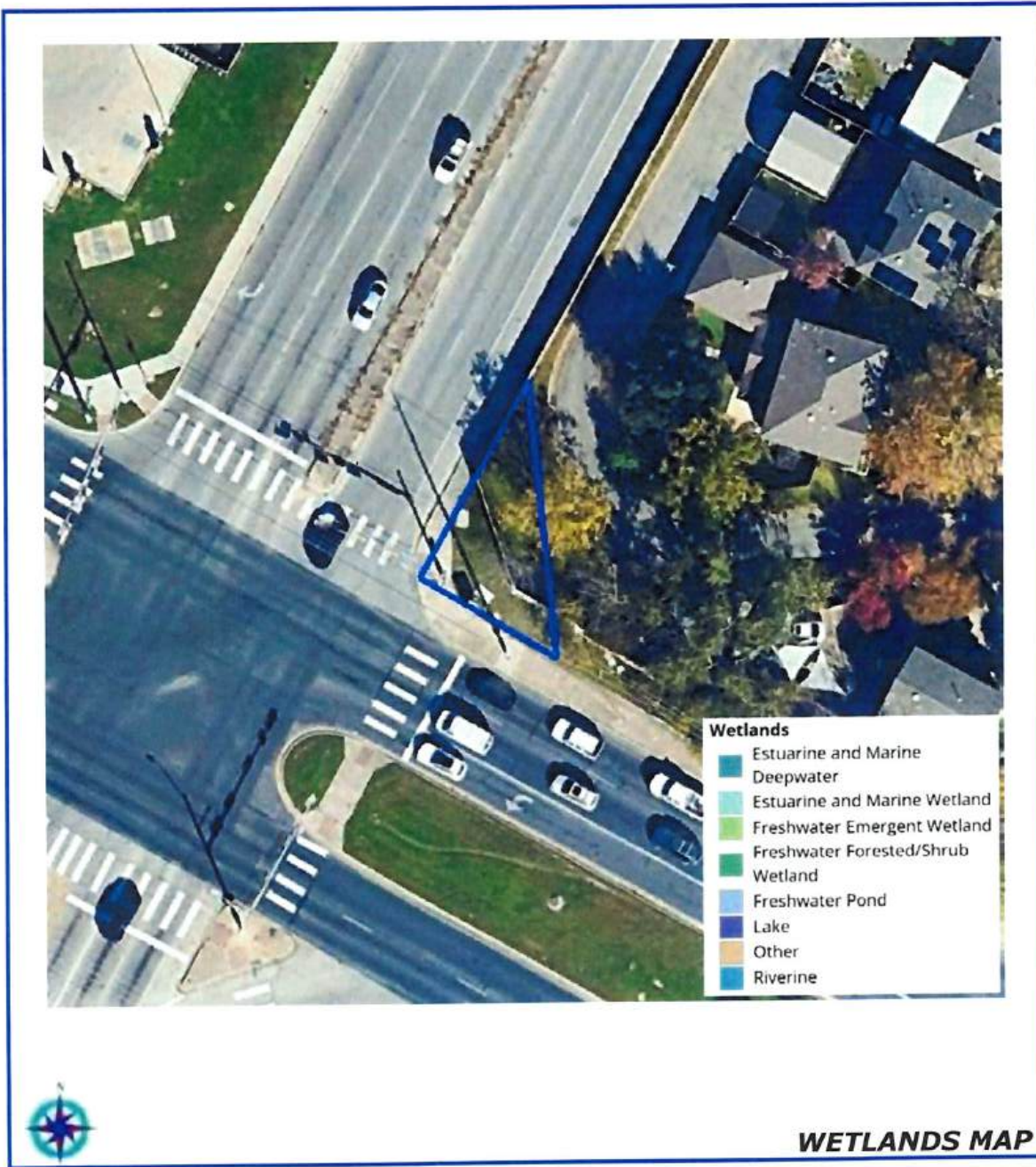
Source: City of Austin GIS  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



Source: City of Austin GIS  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



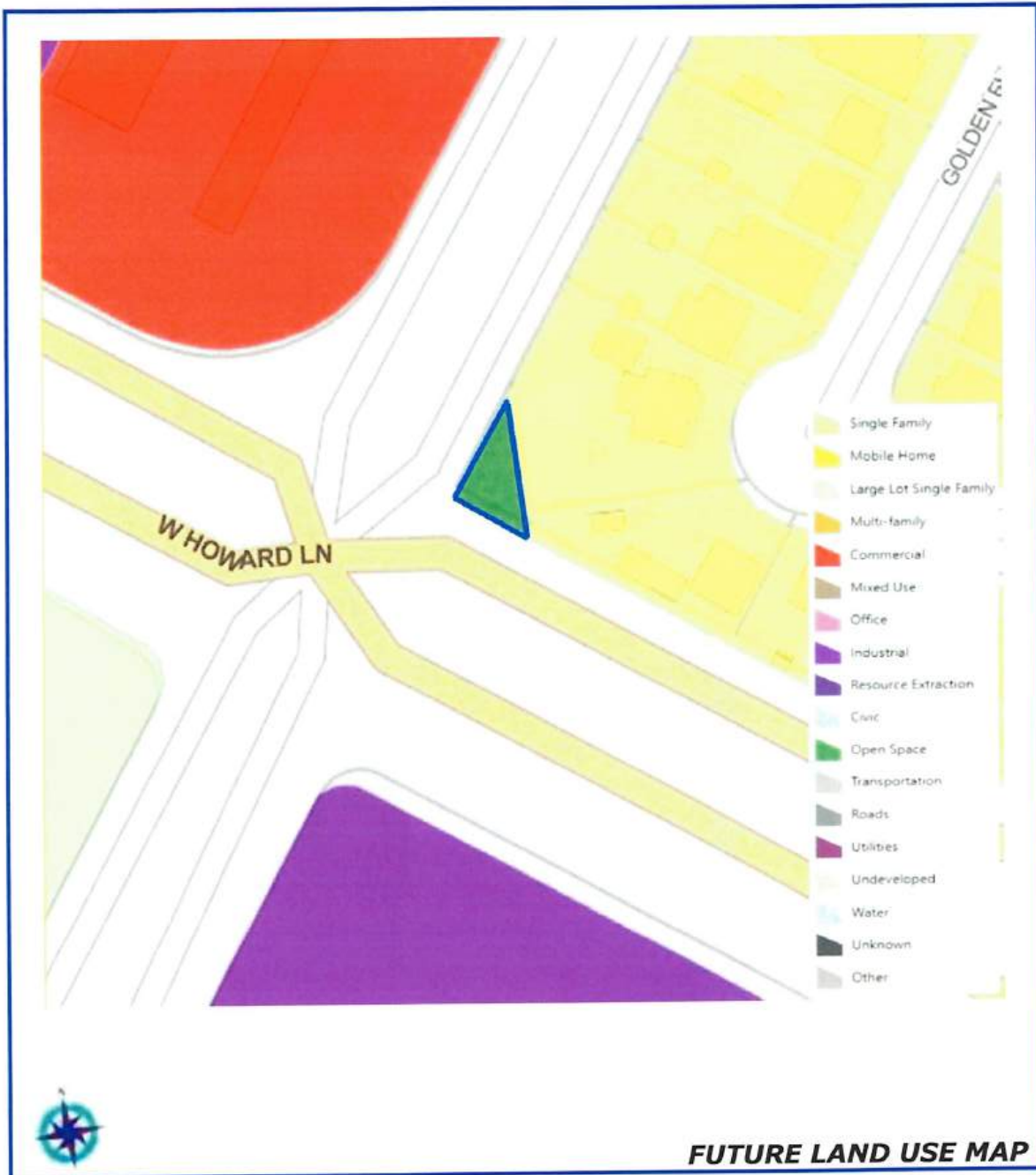
Source: US Fish and Wildlife Service – National Wetlands Inventory  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



Source: City of Austin GIS  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



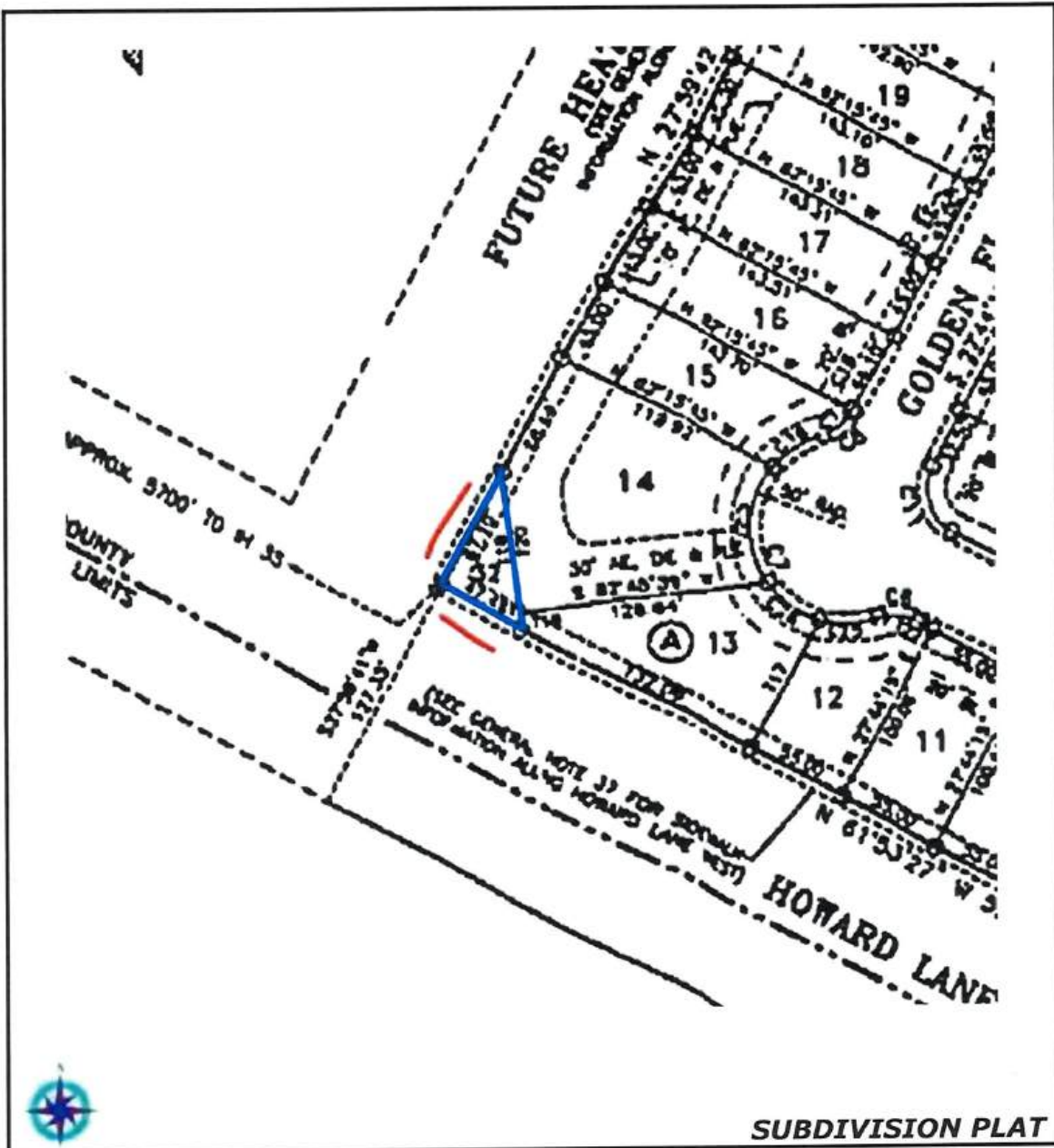
Source: City of Austin GIS  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



Source: City of Austin GIS  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**



Source: Travis County Clerk  
Blue: Property Boundary (estimated by appraiser)

**SITE DESCRIPTION**

Location:	NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX	
Legal Description:	Lot 32, Block A, Wildflower Section Five, Travis County, Texas	
<b>PROPERTY COMPONENT SUMMARY</b>		
<b>Component</b>	<b>Acres</b>	<b>SF</b>
Whole Property	±0.0365 acres	±1,592 SF
STARE - Sidewalk, Trail, And Recreation Easement	±0.015 acres	±663 SF
Remainder	±0.0365 acres	±1,592 SF
Remainder Unencumbered	±0.0215 acres	±929 SF
Whole Property Size (Per Field Notes):	N/A.	
Whole Property Size (Per CAD):	±0.0365 acres. The whole property size utilized herein is ±0.0365 acres.	
Shape:	Triangular.	
Frontage:	Howard Ln: Heatherwilde Blvd:	±48 LF ±67 LF
Current Roadway Design:	Howard Ln: is a primary road Heatherwilde Blvd: secondary road	
Access/Visibility:	Accessible via Howard Ln and Heatherwilde Blvd. Adequate visibility from roadway(s).	
Topography:	Generally level.	
Subsoil Conditions and Drainage:	An engineering study to determine the soil and subsoil conditions has not been furnished. Upon inspection of the subject and surrounding improvements, soil conditions appear adequate to support development of the subject property with adequate engineering.	
Floodplain:	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel # and date:	#48453C0270J for Travis County, Texas and Incorporated Areas dated August 18, 2014.
	FEMA Zone:	Zone X, an area determined to be outside of the 100 year floodplain.
	Floodplain %:	±0%
Wetlands:	According to the National Wetlands Inventory compiled by the US Fish and Wildlife Service, the site does not contain any wetlands.	
Jurisdiction:	City of Austin and Travis County	
Utilities:	All utilities available.	
	Water:	Northtown MUD
	Electricity:	City of Austin
	Sewer:	Northtown MUD
	Septic:	N/A
	Gas:	Various providers
Additional Public Services:	Fire, emergency medical services, and police protection are provided by the City of Austin and Travis County.	

**SITE DESCRIPTION**

Zoning:	Not zoned - Austin 2-mile ETJ	
Development Setbacks:	Front:	N/A
	Side:	N/A
	Rear:	N/A
	Minimum Size:	N/A
	Comments:	N/A
Future Land Use:	Located within the City of Austin Future Land Use Plan with a designation of open space.	
Land Use Restrictions:	Per the subdivision plat (#199900299, dated 10/27/1998) the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. This statement should not be taken as a guarantee or warranty that such deed restrictions do or do not exist. Deed and title examination by a competent attorney is recommended should any questions arise regarding restrictions.	
Easements/ Encumbrances:	According to the title commitment and Wildflower Section Five subdivision plat (#199900299, dated 10/27/1998), a 10' electrical easement and PUE is along the west and south property lines. Per the subdivision plat the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. No additional adverse easements or encumbrances noted.	
Environmental/Toxic Waste:	Any environmental issues, including endangered species and endangered species natural habitats, which would pertain to the subject property are unknown. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc.; therefore, an expert in these fields should be consulted for opinions on these matters. This report assumes no environmental hazards or special resources exist within or on the subject property.	
History/Current Listing:	Grantor:	N/A
	Grantee:	N/A
	Date of Transaction:	N/A
	Recording Info:	N/A
	Comments: No transactions have occurred in the past 5 years. To our knowledge, the property is not listed for sale and no offers, listings or contracts are known to exist.	
Surrounding Properties:	North:	Residential
	South:	Howard Ln with vacant beyond
	East:	Residential
	West:	Heatherwilde Blvd with commercial beyond

**SITE DESCRIPTION**

Real Estate Taxes:	Taxing jurisdictions per CAD: (479899)	Travis County Travis Central Appraisal District Travis Co ESD No 17 Pflugerville ISD Travis County Healthcare District Northtown MUD Travis CO ESD No 2
	2025 CAD land value:	\$900 (\$0.57/SF)
	2025 CAD improvement value:	\$0
	2025 Total assessed value:	\$900

**IMPROVEMENT DESCRIPTION**

Improvement:	As of the effective date, the property is vacant land. No site improvements are impacted. The site improvements impacted by the acquisition (if any) are listed below.		
	Improvement	Description	Size
	None	N/A	N/A
Proximity to ROW:	N/A		

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## ***ANALYSIS OF DATA***

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## **HIGHEST & BEST USE**

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Highest and Best Use can be defined as: "The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value."<sup>5</sup>

The highest and best use involves consideration of land use as though vacant, and as improved. The potential uses of the subject are affected by the real estate economic forces of the area and neighborhood. The available uses are restricted by four criteria including physically possible, legally permissible, financially feasible and maximally productive.

### **Highest and Best Use, As If Vacant**

#### **Physically Possible**

The first constraint is dictated by the physical attributes of the property itself. The subject property is located at the NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX. The subject contains ±0.0365 acres. It is generally level. The shape is triangular. According to available maps, ±0% of the site is within the floodplain. According to the National Wetlands Inventory compiled by the US Fish and Wildlife Service, the site does not contain any wetlands. The subject property has all utilities available. Therefore, based on the physical characteristics of the site, the small size and irregular shape appear to be a detriment to the site.

#### **Legally Permissible**

Legal restrictions, as they apply to the subject are private restrictions such as easements, and public restrictions such as zoning. Per the subdivision plat (#199900299, dated 10/27/1998) the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. With respect to easements and encumbrances, according to the title commitment and Wildflower Section Five subdivision plat (#199900299, dated 10/27/1998), a 10' electrical easement and PUE is along the west and south property lines. Per the subdivision plat the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. No additional adverse easements or encumbrances noted.

In consideration of zoning, the subject property is not zoned and is within Austin 2-mile ETJ. Located within the City of Austin Future Land Use Plan with a designation of open space.

Also considered within the context of Legally Permissible is conformity with surrounding properties. "Conformity is the appraisal principle that holds that real property value is created and sustained when the characteristics of a property conform to the demands of its market."<sup>6</sup> As discussed in the *Neighborhood Description* section, residential, agricultural, industrial and commercial properties are predominant throughout the neighborhood. The subject is vacant land. Surrounding development is predominately residential and commercial uses.

In summary, due to its physical characteristics, deed/subdivision plat restrictions, location, compatibility and surrounding uses, the legally permissible component of the highest and best use analysis is considered to point toward continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.

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<sup>5</sup> *The Appraisal of Real Estate, 15<sup>th</sup> Edition*, (Chicago: Appraisal Institute, 2020), p.306.

<sup>6</sup> *The Appraisal of Real Estate, 15<sup>th</sup> Edition*, (Chicago: Appraisal Institute, 2020), p.27.

## ***HIGHEST & BEST USE***

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### **Financially Feasible and Maximally Productive**

This section requires that the forces of supply and demand be in balance, and that the property developed will provide sufficient income to return profit to the land. The most reasonable use of the site that generates the highest return to the land is continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.

### **Highest and Best Use Conclusion, As If Vacant**

Considering all of the factors which influence highest and best use, it is our opinion that the highest and best use of the subject site, if vacant, is continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.

### **Highest and Best Use Conclusion, As Improved**

As previously noted, the property is vacant land. As such, the highest and best use, as improved is not applicable.

## **APPRAISAL PROCESS**

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In estimating the value of real property, there are three recognized approaches or techniques that, when applicable, can be used to process the data considered significant to each into separate value indications. In all instances the experience of the appraisers, coupled with objective judgment, plays a major role in arriving at the conclusions of indicated value from which the final estimate of value is made.

The three approaches are commonly known as:

**The Cost Approach** - An estimate of the present reproduction cost of the improvements, less accrued depreciation, plus land value. Depreciation includes all loss in value of the improvements due to physical deterioration, functional obsolescence, and economic obsolescence.

**The Sales Comparison Approach** - Comparison with similar properties that have sold in the market. This Approach can be applied to land alone or to improved properties.

**Income Capitalization Approach** - Capitalization of the net income that the property can produce. This Approach is applicable only to income producing properties.

### **Whole Property**

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The subject is vacant land. As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach- As Improved and the Income Approach were not considered applicable and have not been developed.

### **Part to be Acquired**

The Part to Be Acquired is considered to be a pro-rata share of the whole.

### **Remainder Before**

The Remainder Before is a mathematical calculation of the Whole Property less the Part to Be Acquired.

### **Remainder After**

In the valuation analysis of the remainder after property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The subject is vacant land. As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach- As Improved and the Income Approach were not considered applicable and have not been developed.

First, the overall market value of the property will be estimated. The final step will be to estimate the appropriate recommended compensation for permanent STARE.

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***THE SALES COMPARISON APPROACH***

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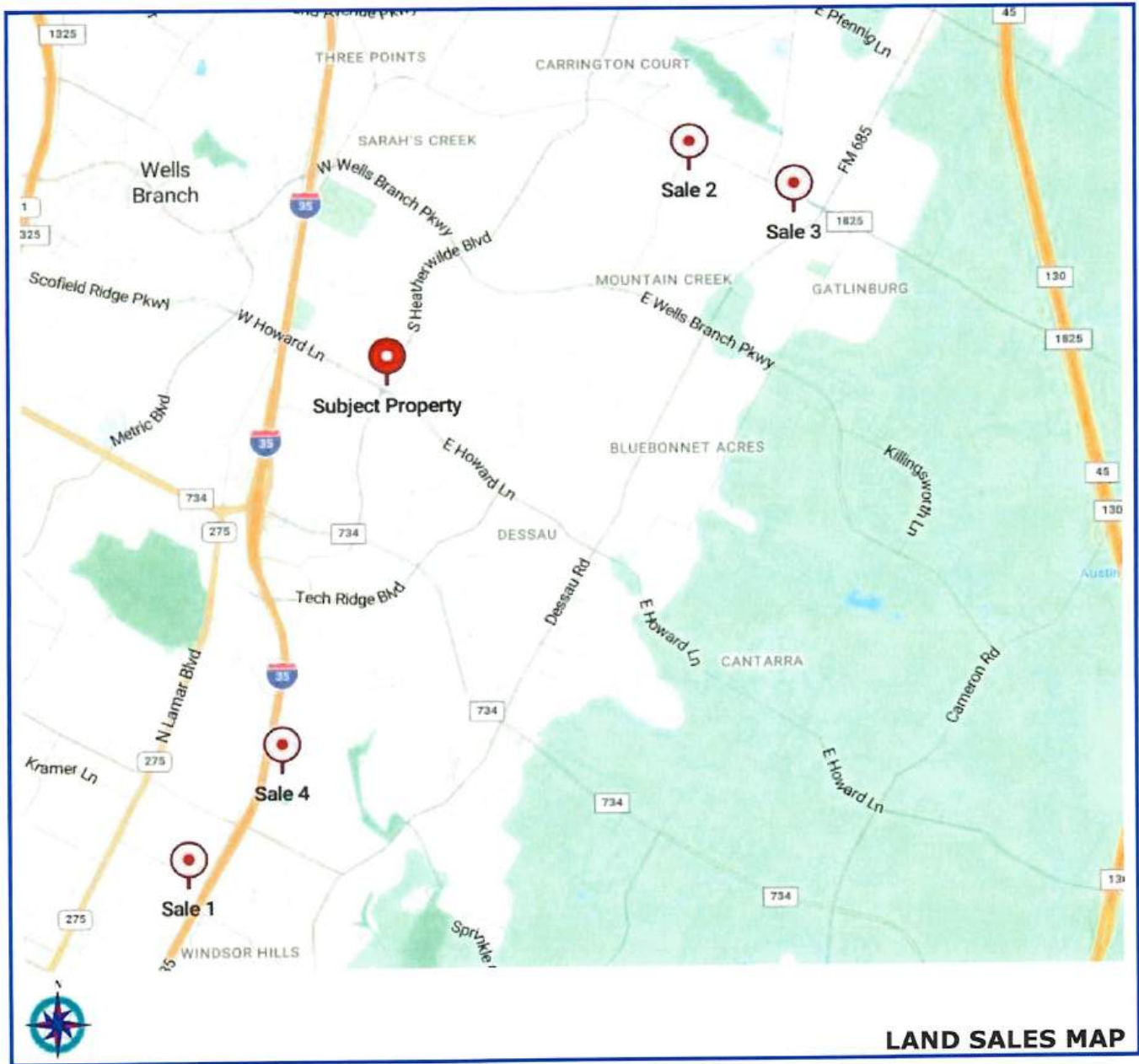
## **THE SALES COMPARISON APPROACH**

The Sales Comparison Approach will be utilized to estimate the fee simple value of the subject site. This approach is considered the most valid indicator in estimating the market value of unimproved land not typically leased in the marketplace. In valuing property via this approach, as many land sales as possible are gathered and the most comparable are used for comparison. Since properties are seldom identical, the comparable sales must be adjusted to the subject for differences in time, location, and physical characteristics to indicate a value for the subject tract.

When valuing real estate via the Sales Comparison Approach, the subject and comparables must be broken down into units of comparison. Units of comparison for vacant land include price per front foot, price per lot, price per acre (buildable or total), price per lot (buildable or total) and price per buildable unit. The method of comparison is based on the method typically used to purchase vacant tracts in a given area. \$/Lot has been utilized for valuation purposes, and then a \$/SF has been derived from this number to establish a unit to value the proposed easement acquisition.

In undertaking our research efforts, a diligent search was made of the subject's neighborhood for properties that had sold or that were under contract. Our research included searching for vacant land tracts that exhibited similar characteristics. Included on the following page is a summary of the documented land sales that have been used in estimating the value of the subject. A location map has also been included.

**THE SALES COMPARISON APPROACH**



**LAND SALES MAP**

LAND SALES SUMMARY				
#	LOCATION	DATE OF SALE	\$/Lot	LAND SIZE (ACRES)
1	EL of Brownie Dr, S of E Grady Dr (10601 Brownie Dr), Austin, Travis County, TX	12/17/2025	\$130,000	±0.234 acres
2	EL of S 9th St, N of W Noton St (305 S 9th St), Pflugerville, Travis County, TX	10/22/2025	\$215,000	±0.278 acres
3	NL of E Pfluger St, E of Willow St, (602 E Pfluger St), Pflugerville, TX	9/19/2025	\$145,000	±0.172 acres
4	SWC of Berrywood Dr and Oak Trail (11612 Oak Trail), Austin, Travis County, TX	9/30/2024	\$140,000	±0.273 acres
Subject	NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX			±0.0365 acres

Source: Atrium Real Estate Services 01/2026

## **THE SALES COMPARISON APPROACH**

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### **LAND SALE NO. 1**

#### **Property Identification**

**Record ID** 232  
**Property Type** Residential  
**Address** EL of Brownie Dr, S of E Grady Dr (10601 Brownie Dr), Austin, Travis County, TX  
**Tax ID** 249353

#### **Sale Data**

**Grantor** Toniette Navarratte, Trustee  
**Grantee** 10601 Brownie Drive, LLC  
**Sale Date** December 17, 2025  
**Deed Book/Page** 2025141379  
**Financing** Conventional  
**Deed Reviewed** 01/23/2026 PR/LRJ; Inspected 01/23/202644 LRJ/PR  
**Verification** MLS #8583984, deed records

**Sale Price** \$130,000

#### **Land Data**

**Zoning** SF-3-NP – Family Residence-Neighborhood Plan Combining District  
**Topography** Generally level  
**Utilities** All utilities available  
**Shape** Rectangular  
**Flood Info** None  
**Easements** No adverse easements noted  
**Improvements** Vacant at time of sale  
**Intended/Current Use** Unknown/Vacant

#### **Land Size Information**

**Gross Land Size** 0.234 acres or 10,175 SF  
**Front Footage** Brownie Dr: Secondary roadway

#### **Indicators**

**Sale Price/Gross SF** \$12.78/SF

#### **Legal Description**

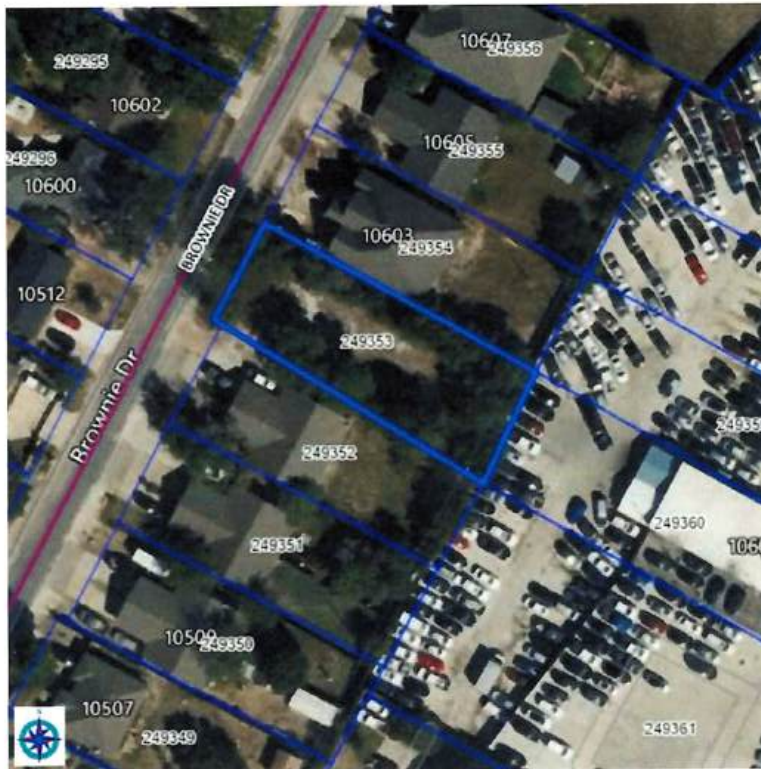
Lot 4, Block 1, Mockingbird Hill, Section 2, Travis County, Texas.

#### **Remarks**

The property was vacant at the time of sale. The property is rectangular in shape and is generally level. The site has all utilities available. None of the site is within the 100-year floodplain. According to the National Wetland Inventory, as compiled by US Fish and Wildlife Service, none of the site contains wetlands. As of January 2026, the site is vacant.

**THE SALES COMPARISON APPROACH**

**LAND SALE NO. 1 (cont.)**



## **THE SALES COMPARISON APPROACH**

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### **LAND SALE NO. 2**

#### **Property Identification**

**Record ID** 233  
**Property Type** Residential  
**Address** EL of S 9<sup>th</sup> St, N of W Noton St (305 S 9<sup>th</sup> St), Pflugerville,  
Travis County, TX  
**Tax ID** 275955

#### **Sale Data**

**Grantor** Stephen Crouch and Crystal Crouch  
**Grantee** Orlando Arellano Jr. and Jessica Jacquelin Arellano  
**Sale Date** October 22, 2025  
**Deed Book/Page** 2025118009  
**Financing** Conventional  
**Deed Reviewed** 01/23/2026 PR/LRJ; Inspected 01/23/2026 LRJ/PR  
**Verification** Bob King, listing agent, 512-799-1138,  
January 28, 2026; Confirmed by: PR

**Sale Price** \$215,000

#### **Land Data**

**Zoning** SF-S Single Family Suburban Residential District  
**Topography** Generally level  
**Utilities** All utilities available  
**Shape** Rectangular  
**Flood Info** None  
**Easements** No adverse easements noted  
**Improvements** Vacant at time of sale  
**Intended/Current Use** Residential/Vacant

#### **Land Size Information**

**Gross Land Size** 0.278 acres or 12,107 SF  
**Front Footage** S 9<sup>th</sup> St: Secondary roadway

#### **Indicators**

**Sale Price/Gross SF** \$17.76/SF

#### **Legal Description**

Lot 28, Pflugerville West, Travis County, Texas.

#### **Remarks**

The property was vacant at the time of sale. The property is rectangular in shape and is generally level. The site has all utilities available. None of the site is within the 100-year floodplain. According to the National Wetland Inventory, as compiled by US Fish and Wildlife Service, none of the site contains wetlands. As of January 2026, the site is vacant.



## THE SALES COMPARISON APPROACH

### LAND SALE NO. 3

#### Property Identification

**Record ID** 235  
**Property Type** Residential  
**Address** NL of E Pfluger St, E of Willow St, (602 E Pfluger St),  
Pflugerville, Travis County, TX  
**Tax ID** 274668

#### Sale Data

**Grantor** Jeffrey L. Reeb and Nancy G. Reeb  
**Grantee** Kelly Welch  
**Sale Date** September 19, 2025  
**Deed Book/Page** 2025105686  
**Financing** Conventional  
**Deed Reviewed** 01/23/2026 LRJ/PR; Inspected 01/23/2026 LRJ/PR  
**Verification** David Randazzo, listing agent, 512-636-4260,  
January 27, 2026; Confirmed by: PR

**Sale Price** \$145,000

#### Land Data

**Zoning** SF-S Single Family Suburban Residential District  
**Topography** Generally level  
**Utilities** All utilities available  
**Shape** Rectangular  
**Flood Info** None  
**Easements** No adverse easements noted  
**Improvements** Vacant at the time of sale  
**Intended/Current Use** Residential/Vacant

#### Land Size Information

**Gross Land Size** 0.172 acres or 7,491 SF  
**Front Footage** E Pfluger St: Secondary roadway

#### Indicators

**Sale Price/Gross SF** \$19.36/SF

#### Legal Description

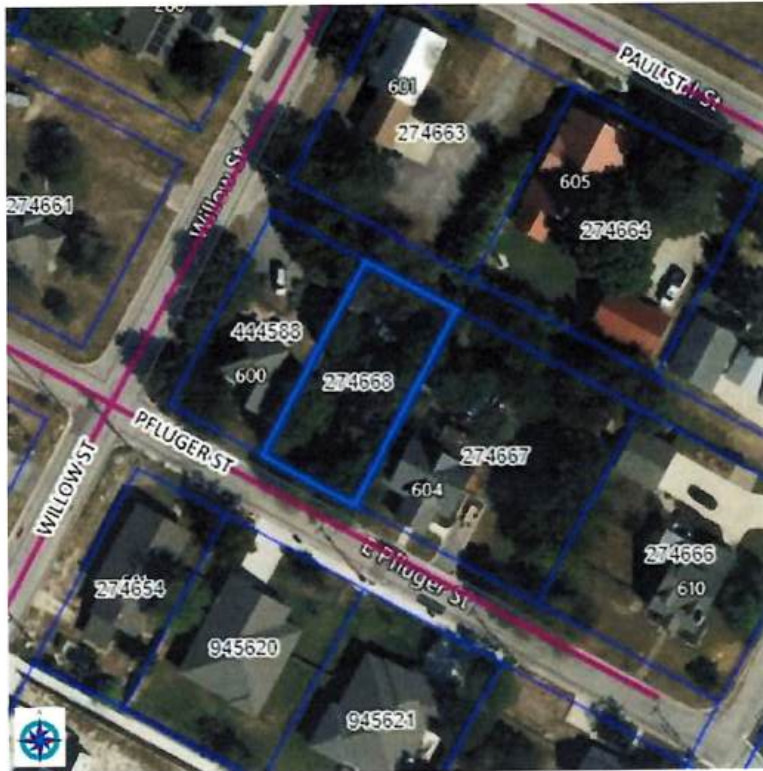
Lot 11, Block 7, Wuthrich Addition No. 2, Travis County, Texas.

#### Remarks

The property was vacant at the time of sale. The property is rectangular in shape and is generally level. The site has all utilities available. None of the site is within the 100-year floodplain. According to the National Wetland Inventory, as compiled by US Fish and Wildlife Service, none of the site contains wetlands. As of January 2026, the site is vacant.

**THE SALES COMPARISON APPROACH**

**LAND SALE NO. 3 (cont.)**



## **THE SALES COMPARISON APPROACH**

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### **LAND SALE NO. 4**

#### **Property Identification**

**Record ID** 234  
**Property Type** Residential  
**Address** SWC of Berrywood Dr and Oak Trail (11612 Oak Trail), Austin, Travis County, TX  
**Tax ID** 998410

#### **Sale Data**

**Grantor** Patricia B. Hall  
**Grantee** Cesar Carbajal Benitez  
**Sale Date** September 30, 2024  
**Deed Book/Page** 2024108691  
**Financing** Conventional  
**Deed Reviewed** 01/23/2026 LRJ/PR; Inspected 01/23/2026 LRJ/PR  
**Verification** Diane Waters, listing agent, 512-657-4750, January 28, 2026; Confirmed by: PR

**Sale Price** \$140,000

#### **Land Data**

**Zoning** SF-3-NP – Family Residence-Neighborhood Plan Combining District  
**Topography** Generally level  
**Utilities** All utilities available  
**Shape** Irregular  
**Flood Info** None  
**Easements** No adverse easements noted  
**Improvements** Vacant at the time of sale  
**Intended/Current Use** Residential/Vacant

#### **Land Size Information**

**Gross Land Size** 0.273 acres or 11,883 SF  
**Front Footage** Berrywood Dr: Secondary roadway  
Oak Trail: Secondary roadway

#### **Indicators**

**Sale Price/Gross SF** \$11.78/SF

#### **Legal Description**

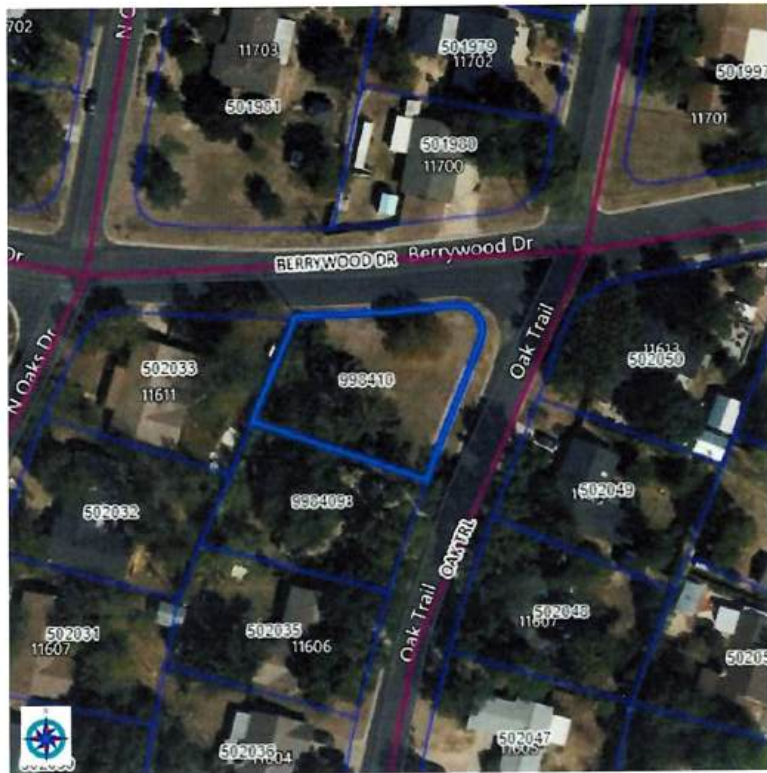
Lot 25, North Oaks, Section 2, Travis County, Texas.

#### **Remarks**

The property was vacant at the time of sale. The property is irregular in shape and is generally level. The site has all utilities available. None of the site is within the 100-year floodplain. According to the National Wetland Inventory, as compiled by US Fish and Wildlife Service, none of the site contains wetlands. As of January 2026, the site is vacant.

**THE SALES COMPARISON APPROACH**

**LAND SALE NO. 4 (cont.)**



## THE SALES COMPARISON APPROACH

### THE ADJUSTMENT PROCESS

In order to narrow the range of sale prices indicated by the comparable sales, adjustments will be made to the sales for differing characteristics. The adjustment process will begin with a discussion of the property rights.

**Property Rights Conveyed** - The transaction price of a sale is always based on the real property interest conveyed. In this instance, an adjustment for this attribute is not considered necessary.

**Terms of Sale/Financing** - The sales gathered for this report reflected cash to seller transactions or those where the financing terms were reported to be at market. Therefore, an adjustment for cash equivalency is not necessary.

**Conditions of Sale** - The sales reflected properties that are concluded to be arm's length transactions. No adjustments for conditions of sale appear to be warranted.

**Market Conditions/Time** - The sale comparables utilized in the present analysis ranged in date of sale from 9/30/2024 to 12/17/2025. Considering the general market conditions, it appears that an adjustment for this characteristic is warranted. Sales have been adjusted 3% per year.

**Location** - The following table summarizes the location ratings:

LOCATION RATINGS		
Sale	Location	Rating
1	EL of Brownie Dr, S of E Grady Dr (10601 Brownie Dr), Austin, Travis County, TX	Similar/0
2	EL of S 9th St, N of W Noton St (305 S 9th St), Pflugerville, Travis County, TX	Similar/0
3	NL of E Pfluger St, E of Willow St, (602 E Pfluger St), Pflugerville, TX	Similar/0
4	SWC of Berrywood Dr and Oak Trail (11612 Oak Trail), Austin, Travis County, TX	Similar/0
<i>Subject</i>	NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX	

Based on the general location characteristics of the properties, an adjustment for location does not appear necessary.

#### Physical Characteristics:

Included in the physical characteristics adjustments are various categories including size of properties, improvements on the property, frontage, entitlements, easements, topography, utilities, flood plain, zoning, etc. The following summarizes those characteristics which require adjustment.

## THE SALES COMPARISON APPROACH

**Size:** The size of the property is  $\pm 0.0365$  acres while the sales range in size from  $\pm 0.172$  acres to  $\pm 0.278$  acres. An adjustment appears to be warranted for size, as the subject property is small and irregularly shaped. This has been considered and addressed below in "Other Adjustments".

SIZE RATINGS		
Sale	Size	Rating
1	$\pm 0.234$ acres	Similar/0.0
2	$\pm 0.278$ acres	Similar/0.0
3	$\pm 0.172$ acres	Similar/0.0
4	$\pm 0.273$ acres	Similar/0.0
<i>Subject</i>	$\pm 0.0365$ acres	

**Floodplain/Topography** – The subject tract is generally level.  $\pm 0\%$  of the site is within the floodplain. According to the National Wetlands Inventory compiled by the US Fish and Wildlife Service, the site does not contain any wetlands. All sales are considered similar for topography, wetlands, and floodplain and an adjustment is not warranted.

**Zoning/Restrictions:** The subject property is not zoned and is within the Austin 2-mile ETJ. An adjustment appears to be warranted for zoning/restrictions, as the subject property has restrictions pertaining to its use. This has been considered and addressed below in "Other Adjustments".

**Utilities:** The subject property has all utilities available. All sales have all utilities available and an adjustment is not warranted.

**Corner:** The subject property is located at the NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX. Given the highest and best use of the subject property an adjustment for corner location is not warranted.

**Other Characteristics** – The subject property is small in size and irregular in shape, which limits its development potential. In addition, per the subdivision plat (#199900299, dated 10/27/1998), the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. All sales are superior for size/shape and have no limitations on developability. As such, all sales have been adjusted -90%. No additional adjustments are warranted.

The following adjustment grid illustrates the adjustments applied to the sales.

**THE SALES COMPARISON APPROACH**

**VALUATION GRID**

**Representative Comparable Sales**

Subject		Comp No 1	Comp No 2	Comp No 3	Comp No 4
Grantor		Navarratte	Crouch	Reeb	Hall
Grantee		10601 Brownie Drive, LLC	Arellano	Welch	Benitez
Date of Sale	1/23/2026 Effective date	12/17/2025	10/22/2025	9/19/2025	9/30/2024
Relative Location	NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX	EL of Brownie Dr, S of E Grady Dr (10601 Brownie Dr), Austin, Travis County, TX	EL of S 9th St, N of W Noton St (305 S 9th St), Pflugerville, Travis County, TX	NL of E Pfluger St, E of Willow St, (602 E Pfluger St), Pflugerville, Travis County, TX	SWC of Berrywood Dr and Oak Trail (11612 Oak Trail), Austin, Travis County, TX
Size (acres)	0.0365	0.2340	0.2780	0.1720	0.2730
Unit Price	\$/Lot	\$130,000	\$215,000	\$145,000	\$140,000
Property Rights		0%	0%	0%	0%
Adjusted \$/Lot		\$130,000	\$215,000	\$145,000	\$140,000
Financing		0%	0%	0%	0%
Adjusted \$/Lot		\$130,000	\$215,000	\$145,000	\$140,000
Conditions of Sale		0%	0%	0%	0%
Adjusted \$/Lot		\$130,000	\$215,000	\$145,000	\$140,000
Market Conditions/Time		0%	+1%	+1%	+4%
Adjusted \$/Lot		\$130,000	\$217,150	\$146,450	\$145,600
Location Adjustment		0%	0%	0%	0%
Physical Adjustment					
Size adjustment	1,592 SF	0%	0%	0%	0%
Flood/Topo adjustment		0%	0%	0%	0%
Zoning adjustment		0%	0%	0%	0%
Utilities Adjustment		0%	0%	0%	0%
Corner Adjustment		0%	0%	0%	0%
Other Adjustment		-90%	-90%	-90%	-90%
Net Location & Physical Characteristics Adjustment		-90%	-90%	-90%	-90%
Indicated Unit Value		\$13,000	\$21,715	\$14,645	\$14,560
Estimated Unit Value					\$15,000
Estimated Total Value					\$15,000

**Reconciliation and Value Estimate**

In estimating the fee simple value of the subject via this approach, data was analyzed and adjusted, suggesting a value estimate for the whole property between \$13,000/Lot and \$21,715/Lot. For purposes of this analysis, a reconciled indicated unit estimate of \$15,000/Lot has been utilized. Therefore, the following is the estimate of the market value of the fee simple interest in the subject property, as if vacant:

$$\pm 0.0365 \text{ acres } (\pm 1,592 \text{ SF}) \times \$15,000/\text{Lot} = \$15,000$$

The estimated per lot value of \$15,000 equates to  $\pm \$9.42/\text{SF}$ :  $(\$15,000/\text{Lot})/(\pm 1,592 \text{ SF})$ . This  $\$/\text{SF}$  will be utilized in the valuation of the proposed acquisition.

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***PART TO BE ACQUIRED, REMAINDER BEFORE AND  
REMAINDER AFTER***

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**PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER**

PROPERTY COMPONENT SUMMARY		
Component	Acres	SF
Whole Property	±0.0365 acres	±1,592 SF
STARE - Sidewalk, Trail, And Recreation Easement	±0.015 acres	±663 SF
Remainder	±0.0365 acres	±1,592 SF
Remainder Unencumbered	±0.0215 acres	±929 SF

**Description of the STARE - Sidewalk, Trail, And Recreation Easement**

The proposed STARE - sidewalk, trail, and recreation easement contains a total area of ±0.015 acres (±663 SF) and is located along the western and eastern property lines on Heatherwilde Blvd and Howard Ln. The STARE - sidewalk, trail, and recreation easement has a length of ±32 LF along Heatherwilde Blvd and ±48 LF along Howard and a width of ±8 LF, coming to a point on the northeast portion of the proposed easement. It is irregular in shape.

The shapes and sizes are based on the provided description of the easement obtained from the field notes. This size will be utilized in the calculations herein and is considered to be accurate.

According to available information, the STARE - sidewalk, trail, and recreation easement will be used in association with the McCallen Pass Drive/Heatherwilde Blvd/Howard Ln Intersection Improvements.

No site improvements are impacted.

**Highest & Best Use Analysis of the STARE - Sidewalk, Trail, And Recreation Easement**

In arriving at an opinion of highest and best use, factors that affect the property are generally considered as to their effect on the highest and best use of the site, as vacant.

The physical characteristics of the STARE - sidewalk, trail, and recreation easement impose limitations on its development potential. It is our opinion that the ultimate highest and best use of the STARE - sidewalk, trail, and recreation easement, as vacant, would be for assemblage as a part of the whole property.

**Valuation of the STARE - Sidewalk, Trail, And Recreation Easement**

The land value in the part to be acquired is based on same unit value as the whole property. The value of the whole property ±0.0365 acres (±1,592 SF) has been estimated at \$15,000/Lot. The permanent STARE area includes ±0.015 acres (±663 SF).

Due to the limited utility of the easement area, data for similar acquisitions could not be obtained. The market for this type of acquisition typically appears to be confined to entities with the right of eminent domain. This finding was not entirely unexpected as the limited use of such a piece of land would preclude its sale as an independent economic entity except in very rare cases.

The easement area is considered to have relatively limited utility; however, the easement acquisition does result in a loss of a portion of the property owner's "bundle of rights". These rights include utilization of the surface, subsurface and air associated with a piece of real property. In reviewing the STARE - sidewalk, trail, and recreation easement, and considering that the easement is located almost entirely within an existing 10' electrical easement and

**PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER**

PUE, it is estimated that 50% of the total rights are considered to be extinguished by the proposed easement.

As previously indicated, the fee simple market value of the subject has been estimated at \$15,000/Lot. The land value in the fee simple acquisition is based on the same unit value as the whole property. As discussed, it is our opinion that 50% of the bundle of rights are impacted by the easement acquisition.

As such, the following chart below illustrates the compensation for the STARE - sidewalk, trail, and recreation easement acquisition.

PART TO BE ACQUIRED (LAND AND SITE IMPROVEMENTS IN PART TO BE ACQUIRED (NOT INCLUDED IN THE COST TO CURE ITEMS))					
Improvement	Size	\$ per unit	Cost New	(Depreciation)	Value
None	N/A	N/A	N/A	N/A	N/A
Contributory Value of Site Improvements in Part to be Acquired (Easement)					\$0
Value of STARE - sidewalk, trail, and recreation easement ( $\pm 663$ SF x $\pm \$9.42$ /SF x 50%)					\$3,123
Value of Land and Site Improvements in Part to be Acquired					\$3,123

**PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER**

**Valuation of the Remainder Before the Acquisition**

The value of the remainder before the acquisition is a mathematical calculation whereby the value of the part to be acquired is subtracted from the value of the whole property. The difference between these figures is the indication of the value of the remainder immediately before the acquisition, and this number forms the foundation upon which the determination of damages or enhancements to the remainder can be determined. The value of the subject prior to the acquisition was estimated to be \$15,000. The value of the remainder before the acquisition is therefore calculated to be \$11,877 (\$15,000 - \$3,123).

**Description of the Remainder After the Acquisition**

Comparisons Before and After the Acquisition		
Site	Whole Property	Remainder
Size:	±0.0365 acres (±1,592 SF)	±0.0365 acres (±1,592 SF) ±0.0215 acres (±929 SF) (Unencumbered)
Acquisition:	N/A	STARE - sidewalk, trail, and recreation easement: ±0.015 acres (±663 SF) (±41% of whole property)
Highest and Best Use As if Vacant:	Continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.	Continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.
Highest and Best Use As Improved:	Not applicable.	Not applicable.
Utilities:	All utilities available.	All utilities available.
Shape:	Triangular.	Triangular.
Topography:	Generally level.	Generally level.
Floodplain:	±0%	±0%
Frontage:		
Howard Ln:	±48 LF	±48 LF
Heatherwilde Blvd:	±67 LF	±67 LF
Access:	Howard Ln Heatherwilde Blvd	Howard Ln Heatherwilde Blvd
Access Denial:	N/A	N/A
Improvements		
Distance from ROW:	N/A	N/A

No site improvements are impacted.

Per the subdivision plat (#199900299, dated 10/27/1998), the entire property is limited to landscape and greenbelt purposes, and development within the tract is prohibited. The proposed STARE easement is located almost entirely within an existing 10' electrical easement and PUE.

Due to the small size and irregular shape of the property, as well as the limitations on development by the subdivision plat, the highest and best use is considered to be continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.

## **PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER**

The subject remainder land will be of adequate size and shape for development to its highest and best use after the acquisition.

A cost to cure is not necessary.

### **Highest & Best Use of the Remainder After the Acquisition**

In arriving at an opinion of highest and best use, factors that affect the property are generally considered as to their effect on the highest and best use of the site, as vacant.

The physical characteristics of the Remainder After impose no significant limitations on its development potential than as before. Considering all of the factors which influence highest and best use, it is our opinion that the highest & best use of the subject site, as vacant, is continued use for landscape/greenbelt purposes for the Wildflower Section Five Subdivision.

### **Highest and Best Use Conclusion of Remainder After, As Improved**

As previously noted, the subject remainder property is vacant land. Therefore, the highest and best use of the subject property, as improved, is considered not applicable.

### **Valuation of the Remainder After the Acquisition**

The same sales utilized to value the Whole Property have been utilized to value the Remainder After. Please refer to the Sales Comparison Approach for the whole property for additional information regarding each comparable and the adjustments applied. Similar adjustments were utilized. The following charts illustrate the estimated value of the remainder after.

**PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER**

**VALUATION GRID**

**Representative Comparable Sales**

Subject		Comp No 1	Comp No 2	Comp No 3	Comp No 4
Grantor		Navarratte	Crouch	Reeb	Hall
Grantee		10601 Brownie Drive, LLC	Arellano	Welch	Benitez
Date of Sale	1/23/2026 Effective date	12/17/2025	10/22/2025	9/19/2025	9/30/2024
Relative Location	NEC of Howard Ln and Heatherwilde Blvd, Travis County, TX	EL of Brownie Dr, S of E Grady Dr (10601 Brownie Dr), Austin, Travis County, TX	EL of S 9th St, N of W Noton St (305 S 9th St), Pflugerville, Travis County, TX	NL of E Pfluger St, E of Willow St, (602 E Pfluger St), Pflugerville, Travis County, TX	SWC of Berrywood Dr and Oak Trail (11612 Oak Trail), Austin, Travis County, TX
Size (acres)	0.0365	0.2340	0.2780	0.1720	0.2730
Unit Price	\$/Lot	\$130,000	\$215,000	\$145,000	\$140,000
Property Rights		0%	0%	0%	0%
Adjusted \$/SF		\$130,000	\$215,000	\$145,000	\$140,000
Financing		0%	0%	0%	0%
Adjusted \$/SF		\$130,000	\$215,000	\$145,000	\$140,000
Conditions of Sale		0%	0%	0%	0%
Adjusted \$/SF		\$130,000	\$215,000	\$145,000	\$140,000
Market Conditions/Time		0%	+1%	+1%	+4%
Adjusted \$/SF		\$130,000	\$217,150	\$146,450	\$145,600
Location Adjustment		0%	0%	0%	0%
Physical Adjustment					
Size adjustment	1,592 SF	0%	0%	0%	0%
Flood/Topo adjustment		0%	0%	0%	0%
Zoning adjustment		0%	0%	0%	0%
Utilities Adjustment		0%	0%	0%	0%
Corner Adjustment		0%	0%	0%	0%
Other Adjustment		-90%	-90%	-90%	-90%
Net Location & Physical Characteristics Adjustment		-90%	-90%	-90%	-90%
	Indicated Unit Value	\$13,000	\$21,715	\$14,645	\$14,560
Estimated Unit Value					\$15,000
Remainder Unencumbered		±929 x \$9.42/SF			\$8,755
Remainder STARE		±663 x \$9.42/SF x 50%			\$3,122
Remainder After Value					\$11,877

\*Some values rounded due to \$/SF calculation being based on \$/Lot value.

Please refer to the Sales Comparison Approach (Whole Property Land Value) section for discussion of adjustments. Similar adjustments have been utilized.

**PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER**

**Damages or Enhancements to the Remainder**

The final step in the process is to measure if the property has been damaged or enhanced due to the proposed acquisition. The measure of these items is also mathematical, whereby the value estimate of the remainder after the acquisition is subtracted from the value of the remainder before the acquisition, with the net result being either damages or enhancements. In Texas, any damages are added to the recommended compensation estimate as an additional compensable amount. Enhancements can only be netted against damages and not against the part to be acquired. The following calculations indicate that the property has not been enhanced or damaged by the proposed acquisition.

DAMAGES/ENHANCEMENTS	
Value of the Remainder Before the Acquisition	\$11,877
Value of the Remainder After the Acquisition	\$11,877
Net Damages/Enhancements	\$0

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***TEMPORARY EASEMENTS AND  
SPECIAL COMPENSATION/COST TO CURE***

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**TEMPORARY EASEMENTS AND SPECIAL COMPENSATION/COST TO CURE**

**Temporary Easements**

Temporary easements are not included.

**Special Compensation/Cost to Cure**

A cost to cure is not necessary.

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***RECONCILIATIONS & QUALIFICATIONS***

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## **RECONCILIATION & QUALIFICATIONS**

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. Please refer to the Scope of Work and the Appraisal Process for discussions regarding the valuation approaches. The opinion of market value of the whole property is \$15,000.

In addition, an estimate of the recommended compensation for a permanent STARE has been provided.

The following Table summarizes the values estimated in this appraisal as well as the total recommended compensation estimate:

<b>RECOMMENDED COMPENSATION SUMMARY</b>		
Whole Property (Land and impacted site improvements, if any)	\$15,000	
STARE - Sidewalk, Trail, And Recreation Easement (±0.015 acres)		\$3,123
Remainder Before the Acquisition	\$11,877	
Remainder After the Acquisition	\$11,877	
Damages/(Enhancements)		\$0
Special Compensation/Cost to Cure		\$0
Total Recommended Compensation		\$3,123

**Please note: These value conclusions are specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions*.**

## **ASSUMPTIONS & LIMITING CONDITIONS**

This appraisal report is subject to underlying assumptions and limiting conditions qualifying the information contained in the report as follows:

The valuation estimate applies only to the property specifically identified and described in the ensuing report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked, is accepted as satisfactory evidence upon which rests the final expression of property value.

No legal survey has been commissioned by the appraisers; therefore, reference to a sketch, plat, diagram, or survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reason is assumed for matters of a legal nature, whether existing or pending.

Information identified as being furnished or prepared by others is believed to be reliable, but no responsibility for its accuracy is assumed.

Any appraiser, by reason of this appraisal, shall not be required to give testimony as an Expert Witness in any legal hearing or before any court of law unless justly and fairly compensated for such services.

By reason of the purpose of this appraisal and function of the report herein set forth, the value reported is only applicable to the property rights appraised and the appraisal report should not be used for any other purpose.

Information regarding toxic wastes or hazardous materials which might affect the subject property, has not been proved; thus, the existence of toxic waste which may or may not be present in the property, has not been considered. Soil or drainage tests have not been performed, nor have soil or drainage test results been provided. Therefore, it is assumed that there are no subsoil or drainage conditions which would adversely affect the subject or their final valuation. This report assumes no soil contamination exists within or on the subject site. The valuation is subject to modification if any such potentially hazardous materials were detected by a qualified expert in these areas. The appraisers reserve the right to modify this valuation if so warranted.

One (or more) of the signatories of this appraisal report is a member (or candidate) of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report.

## **ASSUMPTIONS & LIMITING CONDITIONS**

No endangered species and endangered species natural habitats were evident upon site inspection. This report assumes that the subject is not encumbered by any environmental factors which would affect value. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc., therefore, an expert in these fields should be consulted for opinions on these matters.

This appraisal report is based on the condition of local and national economies, purchasing power of money, and finance rates prevailing at the effective date of value.

### **HYPOTHETICAL CONDITIONS**

The appraisal of the whole property was undertaken with no consideration of project influence, and the appraisal of the remainder excluded non-compensable elements. This method is consistent with Texas law and incorporated herein. Absent these conditions, our value opinions could change.

### **EXTRAORDINARY ASSUMPTIONS**

There are no extraordinary assumptions.

## **QUALIFICATIONS OF LORY R. JOHNSON, MAI, SR/WA**

### **ASSOCIATIONS/STATE CERTIFICATIONS**

Texas Certified General Real Estate Appraiser #TX-1321640-CG  
MAI Designation- Appraisal Institute, #81057  
Appraisal Institute – Austin - President 2002, Director/Officer 1999-2006  
Appraisal Institute – Austin - Chair of the Education Committee  
Appraisal Institute - Reg VIII Rep/Nom Committee, Reg Ethics & Counseling Panel  
Appraisal Institute – Candidate Advisor for Designation 2019-2021  
International Right of Way Association (IRWA) SR/WA Member  
IRWA – Austin – President 2010, Director/Officer 2006-2011  
IRWA – Austin – Newsletter Chair/Valuation Chair  
IRWA – Austin – Professional of the Year 2006, Atrium– Employer of the Year 2010  
Austin Board of Realtors Designated Member  
TREC - Texas Real Estate Broker's License #354928  
TREC - Easement or Right of Way Agent License #33726  
Texas Department of Transportation Pre-Certified Appraiser  
Texas Department of Transportation PREAS Appraiser  
Atrium/TREC – Texas Real Estate Broker Business License #9008922  
Atrium/TREC – Texas Easement Business License #6274

### **EDUCATION**

Texas A&M University, 1986 - Bachelor of Science Degree  
Agricultural Economics with an emphasis in Finance and Real Estate

Appraisal Institute professional courses as well as a variety of real estate appraisal related and project management continuing education courses and seminars. Graduate courses in Masters of Business Administration, St. Edwards University.

### **PROFESSIONAL BACKGROUND**

October 1991 to present: President/CEO of Atrium Real Estate Services, a full service commercial and residential real estate appraisal and consulting company.  
Nov 1986 to August 1991: Appraiser w/commercial appraisal firms in Austin area.

Atrium Real Estate Services (a woman owned company) was founded in 1991 by Lory R. Johnson, MAI, SR/WA. Our 30<sup>th</sup> year is 2021! Atrium features a team of 15 appraisers/trainees and administrative staff to deliver complex transportation and utility infrastructure appraisals and reviews on multi-parcel projects.

Appraisal background includes consulting, analysis/valuation and expert testimony of various properties for eminent domain purposes including single and multi-parcel right of way transportation expansion and multi-parcel easement acquisition projects (conservation, temporary construction, ingress/egress, utility, subsurface, drainage, inundation, etc.). Background also includes valuing special purpose and properties associated with federal flood buy-out programs on multi-parcel projects.

Lory R. Johnson, MAI, SR/WA testifies in condemnation proceedings and is qualified as a real estate expert in the State of Texas.

In 2020, Atrium diversified into a complete right of way acquisition company including project management of large scale transportation projects.



## **QUALIFICATIONS OF JEFF G. JOHNSON, R/W-AC**

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### **ASSOCIATIONS/STATE CERTIFICATIONS**

Texas Certified General Real Estate Appraiser #TX-1327104-CG  
Member of the International Right of Way Association, Chapter #74  
Board of Director/Treasurer/Secretary of the Austin Chapter of the Appraisal Institute  
Various Committees of the Austin Chapter of the Appraisal Institute  
Texas Department of Transportation Pre-Certified Appraiser  
Texas Department of Transportation PREAS Appraiser

### **EDUCATION**

Bachelor of Arts degree from The University of Texas at Austin, 1987

Numerous Appraisal Institute professional courses as well as a large variety of real estate appraisal related continuing education courses and seminars completed.

### **PROFESSIONAL BACKGROUND**

October 1992 to present: Staff appraiser and Vice President with Atrium Real Estate Services  
November 1989 to October 1992: Appraiser w/commercial appraisal firms in Austin area

Appraisal background includes appraisals and appraisal reviews (including TxDOT A-5 and A-10) including extensive research and market analysis of various commercial properties including vacant land, subdivisions, single and multi-tenant commercial/retail buildings, mini storage facilities, industrial facilities, multi-tenant office buildings for eminent domain purposes including single and multi- parcel right of way expansion and easement acquisition projects. Easement valuations on numerous property types of various easement interests (temporary construction, ingress/egress, etc.) have also been completed. Also, comprehensive desk and/or field reviews have been completed on numerous residential and commercial properties.

Appraisal, litigation support and expert testimony in regards to consulting assignments and eminent domain have also been completed. Qualified in the State of Texas as an expert in real estate valuation.

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***ADDENDA***

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December 15, 2025

Lory R. Johnson, MAI, SR/WA  
President/CEO  
Atrium Real Estate Services  
14425 Falcon Head Blvd D-100, Austin, TX 78738

Address Report to: Lena Long – Appraiser Senior  
Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Lane  
Intersection Improvements  
Property Location: W Howard Ln., Austin, TX 78660  
File Number: 6675.01  
TCAD#(s): 479899  
Property Owner(s): Northtown Municipal Utility District, a political subdivision  
of the State of Texas

Dear Ms. Johnson,

Per our recent e-mail, please proceed with the appraisal assignment. The purpose of this appraisal is to develop an opinion of market value of in the rights acquired for a 663 SF STARE (Sidewalk Trail and Recreational Easement) on the property. The intended use of the appraisal is to assist the City of Austin in its internal decision-making process and potential compensation.

The intended use of the appraisal is to assist the City of Austin in its internal real estate related decision-making processes with respect to compensation from the City to the property owner for the rights being acquired. The City of Austin is the client, and the intended user of the appraisal report is the City of Austin and/or its agents.

This appraisal assignment should be reported in an Appraisal Report format in compliance with current Uniform Standards of Professional Appraisal Practice (USPAP) and the attached Supplemental Appraisal Requirements for the City of Austin. Upon completion of the appraisal report, an unsigned draft should be provided for my review via e-mail in PDF format. Upon approval of the draft report, please provide two (2) copies of each of the completed appraisal reports along with a digital copy in PDF format.

Please provide an adjustment grid and a narrative discussion explaining the amount or degree of adjustments applied to the comparable properties utilized in the market analysis section, if appropriate for this assignment. (**See COA Supplemental Appraisal Guidelines attached**)

The owner(s) and their representatives must be notified by regular mail of the inspection date and be given ample opportunity to accompany the appraiser. As the property agent would like to be present, please contact me regarding the time and date of the inspection appointment and I will pass on the information. A copy of this notice to proceed should be included in your report. Contact name for access and specific information regarding the property is noted in the previously noted appraisal list attached herein.

**Property Contact:**

City Property Agent: Holly Morris  
Property Agent Senior  
Austin Financial Services  
holly.morris@austintexas.gov  
(512) 978-2010

Owner Contact: Scott Foster  
100 Congress Ave, Ste 1300  
Austin, TX 78701  
512-354-4682 ext 101  
Scott.foster@360psinc.com

The following definition of “**Market Value**” should be used:

*“The price which the property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.” (City of Austin vs. Cannizzo, et al., 267 S.W.2d 808,815[1954]*

We have agreed on a total fee of **\$3,800** for the appraisal assignment. The agreed upon delivery date is within 45 days from engagement, or Friday January 30th, 2026. No one other than the undersigned is authorized to alter the scope of this assignment.

Regarding items of an administrative nature, your invoices for requested services and the letter of transmittal for each appraisal sent to my attention should contain the following information:

Address Report to: Lena Long – Appraiser Senior  
Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Lane  
Intersection Improvements  
Property Location: W Howard Ln., Austin, TX 78660  
File Number: 6675.01  
TCAD#(s): 479899  
Property Owner(s): Northtown Municipal Utility District, a political subdivision  
of the State of Texas

Should you have any questions or need additional information, e-mail me at  
Lena.long@austintexas.gov.

Sincerely,



Lena Long,  
Appraiser Senior  
Austin Financial Services

### **City of Austin Supplemental Appraisal Guidelines**

1. Subject property inspections should be arranged within 7 to 10 days of the notice to proceed. If any property/owner issues arise, please contact COA Appraisal staff as soon as possible so that they can be addressed in a timely manner.
2. An on-site inspection of the subject property must be completed, except in cases where access has been denied by the property owner.
3. All comparable sales, and or rentals used must be inspected.
4. Photographs of improved sales and rentals must be included in the report.
5. Plat maps must be included for all comparable sales, as well as the subject property.
6. All comparables must be confirmed in-house.
7. Comparable sale data and rental data sheets must include:
  - a. Name of confirmation source and confirmation date.
  - b. Inspection date of the comparable sale and or rental.
  - c. The date when the deeds were read, and or lease read (If applicable).
8. Transactions where the City of Austin, or other condemning authority, is a party are not to be utilized.
9. Appraisers will read all deeds, including deeds pertaining to the subject property history (3 Years per USPAP) as well as those pertaining to the comparable sales. The link to Travis County Deeds online is <http://deed.co.travis.tx.us/>.
10. When contacted by the review appraiser, you will have 14 days to provide a response to the review. Once the draft has been approved, you will have 5 days to provide final reports to COA.
11. SFR Appraisals may use URAR forms with supplemental pages addressing the partial acquisition and additional information.

Exhibit "A"

PORTION OF  
LOT 32, BLOCK A,  
WILDFLOWER SECTION 5  
(SIDEWALK, TRAIL, &  
RECREATION EASEMENT)

LEGAL DESCRIPTION OF 0.015 ACRE (APPROX. 663 SQUARE FEET) OF LAND IN THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 32, BLOCK A, WILDFLOWER SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 199900299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO NORTHTOWN MUNICIPAL UTILITY DISTRICT IN A DEDICATION DEED DATED DECEMBER 22, 2006 AND RECORDED IN DOCUMENT NUMBER 2006244518 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" rebar found in the north right-of-way line of Howard lane (right-of-way width varies), being the southeast corner of Lot 32, Block A, of said Wildflower Section 5, also being the southerly southwest corner of Lot 13, Block A, of said Wildflower Section 5, also being the southeast corner hereof, from which a "X" cut in concrete found for the southwest corner of Lot 1, Block A, Village At Northtown Section One, a subdivision of record in Document Number 200900105 of the Official Public Records of Travis County, Texas bears North 61°52'43" West a distance of 368.51 feet, said **POINT OF BEGINNING** having Texas State Plane, Coordinate System of 1983, Texas Central Zone (NAD1983) (2011) Epoch 2010, U.S. Survey Feet grid coordinate values of **N= 10126399.28, E= 3138947.05**;

**THENCE** with the north right-of-way line of Howard Lane and the south line of Lot 32, Block A, said Wildflower Section 5, **North 61°52'43" West** a distance of **47.57 feet** to a calculated point at the intersection of the north right-of-way line of Howard Lane, and the east right-of-way line of Heatherwilde Boulevard (right-of-way width varies), being the southwest corner of Lot 32, Block A, of said Wildflower Section 5, also being the southwest corner hereof;

**THENCE** departing from the north right-of-way line of Howard Lane, with the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, of said Wildflower Section 5, **North 27°58'35" East** a distance of **31.98 feet** to a calculated point in the east right-of-way line of Heatherwilde Boulevard, also in the west line of Lot 32, Block A, of said Wildflower Section 5, being the northwest corner hereof;

**THENCE** departing from the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, said Wildflower Section 5, going through Lot 32, Block A, of said Wildflower Section 5, **South 20°11'47" East** a distance of **37.21 feet** to a calculated point being an interior corner hereof;

**THENCE** continuing through Lot 32, Block A, of said Wildflower Section 5, **South 59°11'31" East** a distance of **15.24 feet** to a calculated point in the east line of Lot 32, Block A, of said Wildflower Section 5, also in the southwest line of Lot 13, Block A, said Wildflower Section 5, being the northeast corner hereof;

Exhibit "A"

**THENCE** with the east line of Lot 32, Block A, said Wildflower Section 5 and the southwest line of Lot 13, Block A, said Wildflower Section 5, **South 07°18'33" East** a distance of **8.00 feet** to the **POINT OF BEGINNING**, containing 0.015 acre (approx. 663 square feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey conducted on the ground in September 2025. Bearings are based on the Texas State Plane Coordinate system NAD 83 (2011) Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing VRS GPS observations.

For associated sketch see: HOWARD @ HEATHERWILDE STARE EASEMENT



*Mary P. Hawkins*

11/12/2025

Mary P. Hawkins, R.P.L.S. No. 4433  
Austin Capital Delivery Services  
Engineering Services Division  
City of Austin

REFERENCES  
TCAD PARCEL: 0264280528  
CITY GRID: N35

FIELD NOTES REVIEWED  
BY: *[Signature]* DATE: 11/13/25  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

# Exhibit "A"



SCALE 1" = 60'

## LEGEND

- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- ⊙ X-CUT FOUND
- ▲ CALCULATED POINT
- ( ) RECORD INFORMATION
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- S.T.A.R.E. SIDEWALK, TRAIL AND RECREATION EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

ACCORDING TO NOTE 36 ON THE PLAT OF WILDFLOWER SEC. 5 "LOT 32, BLOCK A IS HEREBY RESERVED FOR AND LIMITED TO LANDSCAPE AND GREENBELT PURPOSES..."

(N27°57'49"E 249.27')  
(N27°58'35"E 249.17')

LOT 3,  
BLOCK A  
VILLAGE AT NORTHTOWN  
SECTION ONE  
DOC. NO. 200900105  
O.P.R.T.C.TX.

(N27°57'49"E 249.19')  
(N27°58'35"E 249.19')

LOT 2,  
BLOCK A  
VILLAGE AT NORTHTOWN  
SECTION ONE  
DOC. NO. 200900105  
O.P.R.T.C.TX.

(N27°57'49"E 169.22')  
(N27°58'35"E 169.22')

LOT 1,  
BLOCK A  
VILLAGE AT NORTHTOWN  
SECTION ONE  
DOC. NO. 200900105  
O.P.R.T.C.TX.

REBAR BEARS  
S36°37'38"W 0.23'  
FROM CALCULATED POINT

(N61°53'42"W 114.09')  
(N61°52'43"W 114.09')

HOWARD LANE  
(RIGHT-OF-WAY WIDTH VARIES) N61°52'43"W 368.51'  
(368.40')

HEATHERWILDE BLVD.  
(RIGHT-OF-WAY WIDTH VARIES)

LOT 32, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.  
NORTHTOWN MUNICIPAL  
UTILITY DISTRICT  
DOC. NO. 2006244518  
O.P.R.T.C.TX.

0.015 ACRE  
APPROX. 663 SQ. FT.  
S.T.A.R.E. EASEMENT

(N61°53'42"W 206.85')  
(N61°52'43"W 206.85')

LOT 15, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

N62°14'30"W 119.98'  
(N62°15'45"W 119.92')

LOT 14, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

(N82°45'39"E 126.64')  
(N82°42'10"E 126.61')

LOT 13, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

10' EE & PUE (PLAT)



## CAPITAL DELIVERY SERVICES

505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7291

PLOT DATE: 11/05/2025

DRAWN BY: CP  
DATA/PROJECTS/TPW/HOWARD - MCCALLEN  
PASS - HEATHERWILDE/HOWARD @  
HEATHERWILDE STARE EASEMENT.DWG

PAGE 1 OF 5

L.C. CUNNINGHAM  
SURVEY NO. 68,  
ABSTRACT NO. 63

# Exhibit "A"



SCALE 1" = 20'

## LEGEND

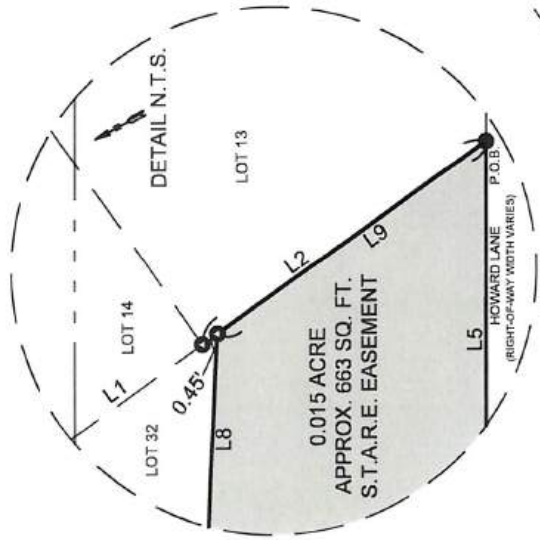
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- CALCULATED POINT
- ( ) RECORD INFORMATION
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- S.T.A.R.E. SIDEWALK, TRAIL AND RECREATION EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SEE DETAIL 2 FOR EASEMENT OVERLAP INFORMATION

HEATHERWILDE BLVD.  
(RIGHT-OF-WAY WIDTH VARIES)

L4

LOT 14, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.



DETAIL 1

LOT 32, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

0.015 ACRE  
APPROX. 663 SQ. FT.  
S.T.A.R.E. EASEMENT

LOT 13, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

10' EE & PUE (PLAT)

SEE DETAIL 1

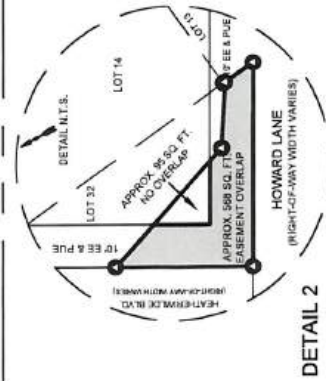
P.O.B.

GRID

N=10126399.28

E=3138947.05

HOWARD LANE  
(RIGHT-OF-WAY WIDTH VARIES)



DETAIL 2

PLOT DATE: 11/05/2025

DRAWN BY: CP

DATA/PROJECTS/TPW/HOWARD - MCCALLEN

PASS - HEATHERWILDE/HOWARD @

HEATHERWILDE STARE EASEMENT.DWG

PAGE 2 OF 5



## CAPITAL DELIVERY SERVICES

505 BARTON SPRINGS ROAD, SUITE 760

PHONE (512) 974-2661

FAX (512) 974-7291

Exhibit "A"

PARCEL LINE DATA		
LINE NO.	BEARING	LENGTH
L1	S07°18'33"E	73.90'
(L1)	(S07°14'21"E)	(73.81')
L2	S07°18'33"E	8.45'
(L2)	(S07°14'21"E)	(8.45')
L3	N27°58'35"E	67.10'
(L3)	(N27°59'42"E)	(67.10')
L4	N27°58'35"E	66.44'
(L4)	(N27°59'42"E)	(66.44')
L5	N61°52'43"W	47.57'
(L5)	(N61°53'27"W)	(47.46')
L6	N27°58'35"E	31.98'
L7	S20°11'47"E	37.21'
L8	S59°11'31"E	15.24'
L9	S07°18'33"E	8.00'

PARCEL CURVE DATA					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	109.00	89°51'18"	171.09'	N73°00'42"E	154.06'
(C1)	(109.00)	(90°01'47")	(171.27')	(N73°04'18"E)	(154.19')
C2	50.00	73°48'37"	64.41'	S02°11'49"W	60.05'
(C2)	(50.00)	(73°58'51")	(64.56')	(S02°17'02"W)	(60.17')

NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON AUGUST 26TH, 2025, EFFECTIVE DATE AUGUST 17TH, 2025, GF NO. 2025-3861-RR. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN THAT MAY AFFECT THE PROPERTY.

BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011) EPOCH 2010, CENTRAL ZONE. THE COORDINATES FOR THIS PROJECT WERE DERIVED FROM UTILIZING RTK GPS OBSERVATIONS.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN SEPTEMBER, 2025.

PLOT DATE: 11/05/2025  
 DRAWN BY: CP  
 DATA PROJECTS/TPW/HOWARD - MCCALLEN  
 PASS - HEATHERWILDE/HOWARD @  
 HEATHERWILDE STARE EASEMENT.DWG

PAGE 3 OF 5



**CAPITAL DELIVERY SERVICES**  
 505 BARTON SPRINGS ROAD, SUITE 760  
 PHONE (512) 974-2661  
 FAX (512) 974-7291



*Mary P. Hawkins*

11/12/2025

MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE  
 DRAWN BY: MARY P. HAWKINS  
 HOWARD @ HEATHERWILDE STARE EASEMENT.DWG  
 FB 4108, PG. 39



October 9th, 2025

Fidelity National Title Insurance Company

**RE:** GF No. 2025-3861-RR  
Effective Date: August 17<sup>th</sup>, 2025  
Issued: August 26<sup>th</sup>, 2025  
0.015 Acre (STARE-Sidewalk, Trail And Recreation Easement)

Portion of Lot 32, Block A, Wildflower Section 5  
Recorded in Document No. 199900299 of the Official Public Records of Travis County, Texas

I have reviewed Schedule B of the title commitment for the above referenced parcel and the results are as follows:

Item (1.) Restrictions recorded in Volume 12386, Page 182, Volume 12874, Page 471, Volume 12939, Page 1571 of the Real Property Records of Travis County, Texas. Document Numbers 199900299, 2002007096, 2005185580, 2005205793, 2006006865, 2006183163, 2006244517, 2008144437, 2011045223, 2012001124, 2012119925, 2012147643, 2015194718, 2016022218, 2021275273 of the Official Public Records of Travis County, Texas. (The 0.015 acre tract is subject to these.)

Those recorded in Document Number 1999138552, 1999150872 of the Official Public Records of Travis County, Texas. (The 0.015 acre tract is not subject to these.)

Item (10d.) Any and all easements, building lines, restrictions, covenants or conditions as shown on the plat of record in Document Number 199900299 of the Official Public Records of Travis County, Texas. (The 0.015 acre tract is subject to this.)

Item (10e.) A Phasing Agreement of record in Volume 12926, Page 17, of the Real Property Records of Travis County, Texas. (The 0.015 acre tract is subject to this.)

Item (10f.) An Agreement for Water, Sewer and Drainage of record in Document number 2000007227 of the Official Public Records of Travis County, Texas. (The 0.015 acre tract is subject to this.)

Item (10g.) A Subdivision Construction Agreement of record in Document Number 1999117086 of the Official Public Records of Travis County, Texas. (The 0.015 acre tract is subject to this.)

1 of 2

Item (10h.) Assessments, charges and liens as set forth in a document recorded Volume 12836, Page 182, of the Real Property Records of Travis County, Texas. (The 0.015 acre tract is subject to this.)



Sincerely,

A handwritten signature in cursive script that reads "Mary P. Hawkins".

11/12/2025

---

Mary P. Hawkins, R.P.L.S. No. 4433  
Austin Capital Delivery Services  
Engineering Services Division  
City of Austin

Date



December 23, 2025

Northtown MUD  
100 Congress Ave Ste 300  
Austin, TX 78701

RE: City of Austin  
Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Lane Intersection Improvements  
Parcel: 6675.01  
Type of Acquisition: Sidewalk, Trail, Recreation Easement  
Property Address: Howard Lane, Austin, TX

Dear Property Owner:

The City of Austin has retained *ATRIUM REAL ESTATE SERVICES* as an independent appraiser for the above referenced project.

It is our policy to provide the owner or designated representative an opportunity to accompany the appraiser at the time of the inspection. We would like to extend to you or your designated representative the opportunity to accompany us on the inspection and to disclose any information about the property you find pertinent.

If applicable to your property, the following items would be helpful:

- Information regarding previous sale of the subject and/or current listing, contracts pending.
- Surveys and/or site plans of the property.
- Information regarding the general use of the property.
- Information on any improvements on the property and improvements, if any, located in the proposed acquisition.
- Any unique or special features about the property that should be considered.

Should you have any questions, require further clarification, or wish to provide information and/or accompany us on the property inspection, please feel free to contact Lory R. Johnson, MAI, SR/WA by telephone (512) 453-7407 or by e-mail: [ljohnson@atriumrealestate.com](mailto:ljohnson@atriumrealestate.com) at your earliest convenience.

Please consider responding to the following page regarding contact information as well as Request for Right of Entry for Appraisal Inspection and Owner Contact Information.

Respectfully submitted,

Atrium Real Estate Services

A handwritten signature in blue ink that reads "Lory R. Johnson".

Lory R. Johnson, MAI, SR/WA  
President  
Texas Certified Appraiser #TX-1321640-G

Atrium Reference #: GOV-26-02.COA



Request for Right of Entry for Appraisal Inspection & Owner Contact Information

RE: City of Austin  
Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Lane Intersection Improvements  
Parcel: 6675.01  
Type of Acquisition: Sidewalk, Trail, Recreation Easement  
Property Address: Howard Lane, Austin, TX

REQUEST FOR RIGHT OF ENTRY FOR APPRAISAL INSPECTION

Please provide your preference on appraisal inspection:

- Meet with owner on site.
- Inform of inspection time and owner will attempt to attend.
- Inspect unaccompanied at any time (access to acquisition area).
- Inspect unaccompanied only from the ROW (not on-site).

OWNER CONTACT INFORMATION

Please provide owner contact information. This information will be very helpful throughout the process.

Property Owner's Name: \_\_\_\_\_

If married, Spouse's Name: \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_

\_\_\_\_\_

Property Owner's Email: \_\_\_\_\_

Property Owner's Phone Number: \_\_\_\_\_

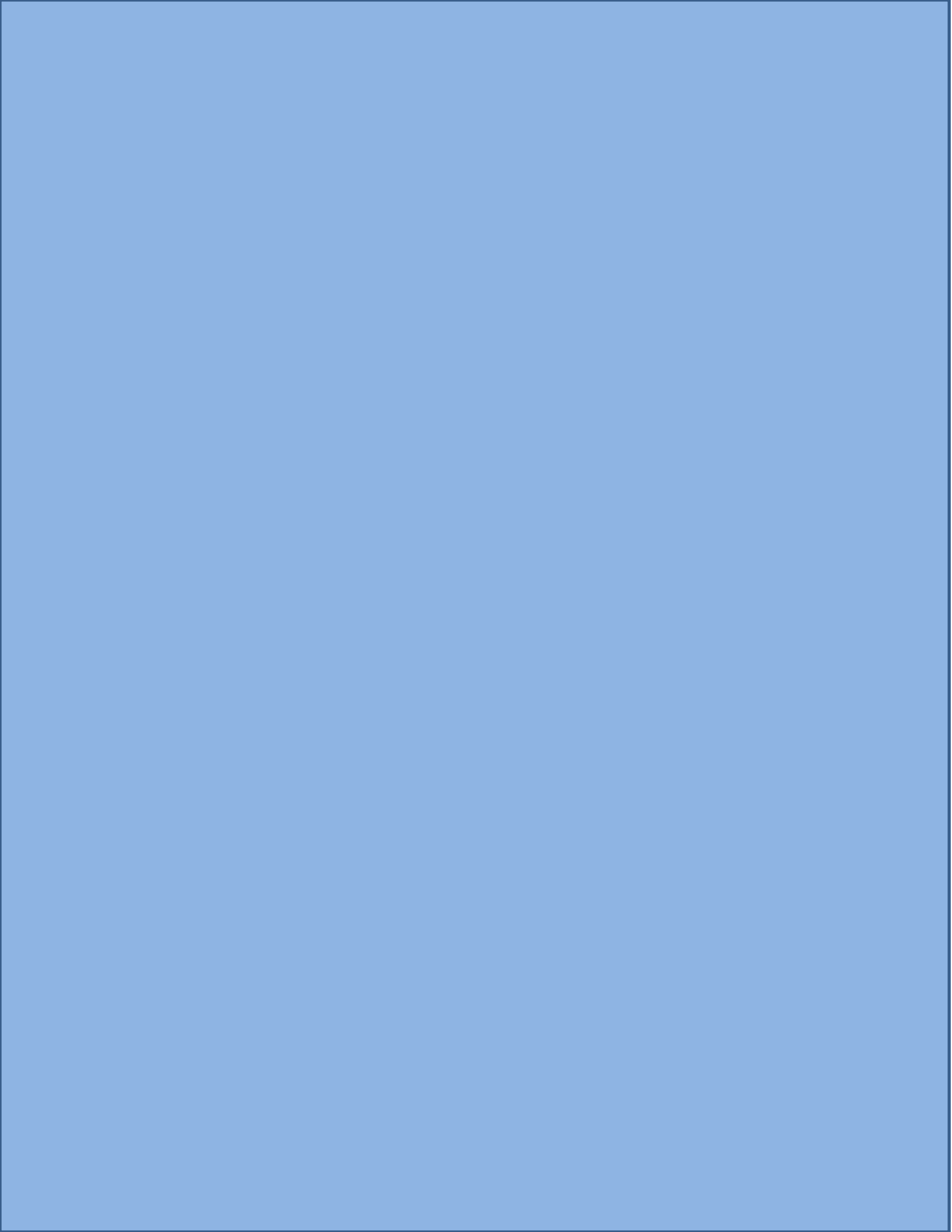
Response provided by:

\_\_\_\_\_  
Owner/Representative Signature

\_\_\_\_\_  
Owner/Representative Printed Name

\_\_\_\_\_  
Date

Consider any of these to return form:  
Return form in enclosed self addressed and stamped envelope.  
Scan and email a copy to [ljohnson@atriumrealestate.com](mailto:ljohnson@atriumrealestate.com).  
Take a picture with your cell phone and text to 512-297-8004.



## EASEMENT PURCHASE AGREEMENT

### IN LIEU OF CONDEMNATION

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

THIS EASEMENT PURCHASE AGREEMENT in lieu of condemnation (this "Agreement") is between Northtown Municipal Utility District, a political subdivision of the State of Texas ("Seller"), and the City of Austin, a home rule municipal corporation located in Hays, Travis and Williamson Counties, State of Texas ("Buyer" or "City").

#### I.

##### Sale and Purchase; Easement

1.01 **Sale and Purchase.** Seller agrees to sell and Buyer agrees to purchase an easement on, across or in the following described real property (the "Easement"):

The land located in Travis County, Texas, with a physical address of 00 W. Howard Ln., Pflugerville, Texas 78660, more particularly described on **EXHIBIT "A"** attached and incorporated for all purposes (the "Property").

1.02 **Easement.** Buyer and Seller agree the Easement will be in the form attached as **EXHIBIT "B"** and incorporated for all purposes.

#### II.

##### Consideration

2.01 **Purchase Price.** The purchase price for the Easement is \$3,123 (the "Purchase Price"). The Purchase Price will be proportionately allocated among the Seller/owners of the Easement Property in accordance with their ownership interests.

2.02 **Eminent Domain.** Seller and the Buyer agree that the Easement is being sold and conveyed to the City under the imminence of condemnation, as that term is used in the Internal Revenue Code, Title 26, United States Code.

2.03 **Right of Entry.** Owners agree to convey to the City a duly executed and acknowledged Right of Entry and Possession, in a form and substance as the attached **EXHIBIT "C"** incorporated for all purposes. The Right of Entry and Possession becomes effective on the final execution date of the Right of Entry and Possession.

#### III.

##### Closing

3.01 **Closing.** Seller will execute and deliver the Easement in the form attached as **EXHIBIT "B"** to Buyer, and sign and deliver all documents that are required to close the sale and purchase of the Easement by Buyer. Buyer will deliver all documents that are required to close the sale and purchase of the Easement. Owners and the City will finalize the transaction by closing on or before sixty (60) days after the effective date of this Purchase Contract, which date is hereinafter

referred to as the closing date. This date may be extended upon agreement by the Owners and the City.

3.02 **Closing Costs.** At the Closing, Buyer will pay all closing costs. Seller will pay Seller's legal expenses, if any.

3.03 **Lienholder Consent.** If necessary, Seller must obtain a duly executed and acknowledged Consent of Lienholder and Subordination of Lien as to the easements and/or right of entry and possession agreements on or before the Closing. Buyer will have no duty to pay the Purchase Price to Seller until receipt of the Consent of Lienholder and Subordination of Lien.

3.04 **Joinder by Tenant.** If necessary, Seller must obtain a duly executed acknowledgement from the Tenant of the Property for the current transaction.

#### IV.

#### Miscellaneous

4.01 **Entire Agreement.** This Agreement contains the entire agreement of the parties. This Agreement can be amended or assigned only by written agreement signed by Seller and Buyer.

4.02 **Binding.** This Agreement is binding upon the heirs, executors, administrators, personal representatives, successors and assigns of Buyer and Seller. The validity of this Purchase Contract is contingent upon City Council approval.

4.03 **Effective Date.** This Agreement is effective on the last date that both Seller and Buyer have signed and executed this Agreement.

4.04 **Addresses.** The addresses of Buyer and Seller are:

Seller: Northtown Municipal Utility District, a political subdivision  
of the State of Texas  
c/o Armbrust & Brown LLP  
100 Congress Ave., Ste. 1300  
Austin, TX 78701-2744

Buyer: City of Austin  
PO Box 1088  
Austin, TX 78767  
Fax: 512-974-7088  
Attn: Austin Financial Services

4.05 **Law and Venue.** This Agreement is governed by the laws of the State of Texas, and is performable in Travis County, Texas.

This Easement Purchase Agreement in Lieu of Condemnation has been signed by Buyer and Seller on the dates appearing below each signature.

**SELLER:**

**Northtown Municipal Utility District, a political  
subdivision of the State of Texas**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Social Security or Tax ID Number

Date: \_\_\_\_\_

**BUYER:**

**CITY OF AUSTIN, a Texas home rule municipal  
corporation**

By: \_\_\_\_\_

Michael Gates, Real Estate Officer  
AUSTIN FINANCIAL SERVICES

Date: \_\_\_\_\_

**JOINDER BY TENANT**

The undersigned owner of certain leasehold interests in the property described in the attached **EXHIBIT "A"** consents and subordinates tenant's interest to the conveyance of said property to the City of Austin as set out in the foregoing contract.

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Print Leaseholder's Name

By: \_\_\_\_\_  
(Signature)

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone No.: (\_\_\_\_\_) \_\_\_\_\_

If there are NO leasehold interests, written or verbal, please sign here.

\_\_\_\_\_  
Seller Date

Exhibit " A "

PORTION OF  
LOT 32, BLOCK A,  
WILDFLOWER SECTION 5  
NORTHTOWN M.U.D. TO  
CITY OF AUSTIN  
FILE #6675.01  
(SIDEWALK, TRAIL, &  
RECREATION EASEMENT)

OFFICE OF REAL ESTATE FILE #6675.01

**LEGAL DESCRIPTION OF 0.015 ACRE (APPROX. 663 SQUARE FEET) OF LAND IN THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 32, BLOCK A, WILDFLOWER SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 199900299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO NORTHTOWN MUNICIPAL UTILITY DISTRICT IN A DEDICATION DEED DATED DECEMBER 22, 2006 AND RECORDED IN DOCUMENT NUMBER 2006244518 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" rebar found in the north right-of-way line of Howard lane (right-of-way width varies), being the southeast corner of Lot 32, Block A, of said Wildflower Section 5, also being the southerly southwest corner of Lot 13, Block A, of said Wildflower Section 5, also being the southeast corner hereof, from which a "X" cut in concrete found for the southwest corner of Lot 1, Block A, Village At Northtown Section One, a subdivision of record in Document Number 200900105 of the Official Public Records of Travis County, Texas bears North 61°52'43" West a distance of 368.51 feet, said **POINT OF BEGINNING** having Texas State Plane, Coordinate System of 1983, Texas Central Zone (NAD1983) (2011) Epoch 2010, U.S. Survey Feet grid coordinate values of **N= 10126399.28, E= 3138947.05;**

**THENCE** with the north right-of-way line of Howard Lane and the south line of Lot 32, Block A, said Wildflower Section 5, **North 61°52'43" West** a distance of **47.57 feet** to a calculated point at the intersection of the north right-of-way line of Howard Lane, and the east right-of-way line of Heatherwilde Boulevard (right-of-way width varies), being the southwest corner of Lot 32, Block A, of said Wildflower Section 5, also being the southwest corner hereof;

**THENCE** departing from the north right-of-way line of Howard Lane, with the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, of said Wildflower Section 5, **North 27°58'35" East** a distance of **31.98 feet** to a calculated point in the east right-of-way line of Heatherwilde Boulevard, also in the west line of Lot 32, Block A, of said Wildflower Section 5, being the northwest corner hereof;

**THENCE** departing from the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, said Wildflower Section 5, going through Lot 32, Block A, of said Wildflower

1 OF 5

City of Austin – Capital Delivery Services – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7291

HOWARD @ HEATHERWILDE STARE EASEMENT

TCAD PARCEL: 479899

Section 5, **South 20°11'47" East** a distance of **37.21 feet** to a calculated point being an interior corner hereof;

**THENCE** continuing through Lot 32, Block A, of said Wildflower Section 5, **South 59°11'31" East** a distance of **15.24 feet** to a calculated point in the east line of Lot 32, Block A, of said Wildflower Section 5, also in the southwest line of Lot 13, Block A, said Wildflower Section 5, being the northeast corner hereof;

**THENCE** with the east line of Lot 32, Block A, said Wildflower Section 5 and the southwest line of Lot 13, Block A, said Wildflower Section 5, **South 07°18'33" East** a distance of **8.00 feet** to the **POINT OF BEGINNING**, containing 0.015 acre (approx. 663 square feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey conducted on the ground in September 2025. Bearings are based on the Texas State Plane Coordinate system NAD 83 (2011) Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing VRS GPS observations.

For associated sketch see: HOWARD @ HEATHERWILDE STARE EASEMENT



*Mary P. Hawkins*

03/10/2026

Mary P. Hawkins, R.P.L.S. No. 4433  
Austin Capital Delivery Services  
Engineering Services Division  
City of Austin

REFERENCES  
TCAD PARCEL: 479899  
CITY GRID: N35

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: 03/10/26  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

2 OF 5

City of Austin – Capital Delivery Services – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7291

HOWARD @ HEATHERWILDE STARE EASEMENT



# CAPITAL DELIVERY SERVICES

505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7291

PLOT DATE: 11/05/2025 - REVISED 03/10/26  
DRAWN BY: CP  
DATA PROJECTS/TPW/HOWARD - MCCALLEN  
PASS - HEATHERWILDE/HOWARD @  
HEATHERWILDE STARE EASEMENT.DWG

L.C. CUNNINGHAM  
SURVEY NO. 68,  
ABSTRACT NO. 63

"YELLOW  
ILLEGIBLE"

## EXHIBIT "A"



SCALE 1" = 60'

## LEGEND

- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- ⊙ X-CUT FOUND
- ⦿ CALCULATED POINT
- ( ) RECORD INFORMATION
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- S.T.A.R.E. SIDEWALK, TRAIL AND RECREATION EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

ACCORDING TO NOTE 36 ON THE PLAT OF WILDFLOWER SEC. 5 "LOT 32, BLOCK A IS HEREBY RESERVED FOR AND LIMITED TO LANDSCAPE AND GREENBELT PURPOSES..."

(N27°57'49"E 249.27')  
(N27°58'35"E 249.17')

LOT 3,  
BLOCK A  
VILLAGE AT NORTHTOWN  
SECTION ONE  
DOC. NO. 200900105  
O.P.R.T.C.TX.

(N27°57'49"E 249.19')  
(N27°58'35"E 249.19')

LOT 2,  
BLOCK A  
VILLAGE AT NORTHTOWN  
SECTION ONE  
DOC. NO. 200900105  
O.P.R.T.C.TX.

(N27°57'49"E 169.22')  
(N27°58'35"E 169.22')

LOT 1,  
BLOCK A  
VILLAGE AT NORTHTOWN  
SECTION ONE  
DOC. NO. 200900105  
O.P.R.T.C.TX.

REBAR BEARS  
S36°37'38"W 0.23'  
FROM CALCULATED POINT

(N61°53'42"W 114.09')  
(N61°52'43"W 114.09')

HOWARD LANE  
(RIGHT-OF-WAY WIDTH VARIES)  
N61°52'43"W 368.51'  
(368.40')

HEATHERWILDE BLVD.  
(RIGHT-OF-WAY WIDTH VARIES)

LOT 32, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.  
NORTH TOWN MUNICIPAL  
UTILITY DISTRICT  
DOC. NO. 2006244518  
O.P.R.T.C.TX.  
TCAD PARCEL:  
479899

FILE #6675.01  
0.015 ACRE  
APPROX. 863 SQ. FT.  
S.T.A.R.E. EASEMENT

(N61°53'42"W 206.85')  
(N61°52'43"W 206.85')

LOT 15, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

N62°14'30"W 119.98'  
(N62°15'45"W 119.92')

LOT 14, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

(N62°45'39"E 126.67')  
(N62°42'10"E 126.67')

LOT 13, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

10' EE & PUE (PLAT)

**EXHIBIT "A"**



SCALE 1" = 20'

**LEGEND**

- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- CALCULATED POINT
- ( ) RECORD INFORMATION
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- S.T.A.R.E. SIDEWALK, TRAIL AND RECREATION EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SEE DETAIL 2 FOR EASEMENT OVERLAP INFORMATION

HEATHERWILDE BLVD.  
(RIGHT-OF-WAY WIDTH VARIES)

10' EE & PUE (PLAT)

LOT 14, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

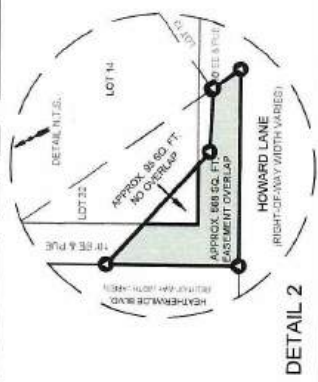
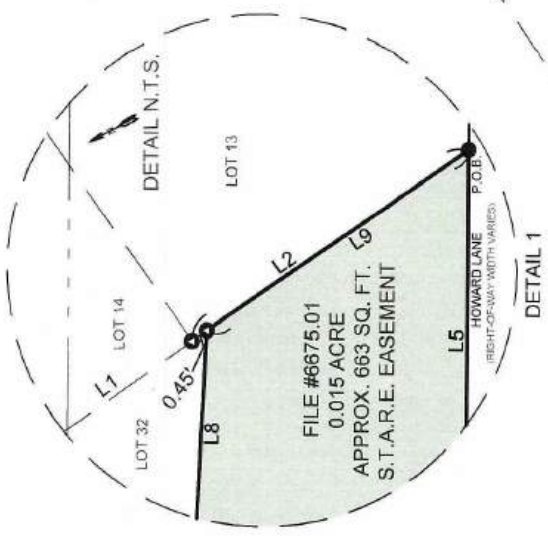
LOT 32, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.  
TCAD PARCEL:  
479899

LOT 13, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

HOWARD LANE  
(RIGHT-OF-WAY WIDTH VARIES)

P.O.B.  
GRID  
N=10126399.28  
E=3138947.05

10' EE & PUE (PLAT)



PLOT DATE 11/05/2025 - REVISED 03/10/25  
 DRAWN BY: CP  
 DATA/PROJECTS/TPW/HOWARD - MCCALLEN  
 PASS - HEATHERWILDE/HOWARD @  
 HEATHERWILDE STARE EASEMENT.DWG

**CAPITAL DELIVERY SERVICES**  
 505 BARTON SPRINGS ROAD, SUITE 760  
 PHONE (512) 974-2661  
 FAX (512) 974-7291

CITY OF AUSTIN  
 1839 FOUNDED

PARCEL LINE DATA

LINE NO.	BEARING	LENGTH
L1	S07°18'33"E	73.90'
(L1)	(S07°14'21"E)	(73.81')
L2	S07°18'33"E	8.45'
(L2)	(S07°14'21"E)	(8.45')
L3	N27°58'35"E	67.10'
(L3)	(N27°59'42"E)	(67.10')
L4	N27°58'35"E	66.44'
(L4)	(N27°59'42"E)	(66.44')
L5	N61°52'43"W	47.57'
(L5)	(N61°53'27"W)	(47.46')
L6	N27°58'35"E	31.98'
L7	S20°11'47"E	37.21'
L8	S59°11'31"E	15.24'
L9	S07°18'33"E	8.00'

PARCEL CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	109.00	89°51'18"	171.09'	N73°00'42"E	154.06'
(C1)	(109.00)	(90°01'47")	(171.27')	(N73°04'18"E)	(154.19')
C2	50.00	73°48'37"	64.41'	S02°11'49"W	60.05'
(C2)	(50.00)	(73°58'51")	(64.56')	(S02°17'02"W)	(60.17')

NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON AUGUST 26TH, 2025, EFFECTIVE DATE AUGUST 17TH, 2025. GF NO. 2025-3861-RR. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN THAT MAY AFFECT THE PROPERTY.

TCAD PARCEL: 479699  
REAL ESTATE FILE # 8675.01STARE

BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011) EPOCH 2010, CENTRAL ZONE. THE COORDINATES FOR THIS PROJECT WERE DERIVED FROM UTILIZING RTK GPS OBSERVATIONS.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN SEPTEMBER, 2025.

PLOT DATE: 11/05/2025 - REVISED 03/10/26  
DRAWN BY: CP  
DATA PROJECTS/TPW/HOWARD - MCCALLEN  
PASS - HEATHERWILDE/HOWARD @  
HEATHERWILDE STARE EASEMENT.DWG

PAGE 5 OF 5



CAPITAL DELIVERY SERVICES

505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2861  
FAX (512) 974-7291

*Mary P. Hawkins*

03/10/2026

MARY P. HAWKINS, R.P.L.S. NO. 4433  
DRAWN BY: MARY P. HAWKINS  
HOWARD @ HEATHERWILDE STARE EASEMENT.DWG  
FB 4108, PG. 39

DATE



**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

### SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT

**Date:** \_\_\_\_\_, 20\_\_\_\_

**Grantor:** Northtown Municipal Utility District, a political subdivision of the State of Texas

**Grantor's Address:** 100 Congress Ave., Ste. 1300, Austin, Travis County, Texas  
78701-2744

**City:** CITY OF AUSTIN, TEXAS, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

**City's Address:** P.O. Box 1088  
Austin, Travis County, Texas 78767-1088

**Easement Tract:** All that parcel of land situated in Travis County, Texas, described in the attached **Exhibit A**

**Easement Duration:** Perpetual

**Easement Purpose:** To install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, and remove the Facilities

**Facilities:** Walkways, sidewalks, bridges, multi-use trails, and promenade structures with all associated steps, stairs, ramps, tunnels, walls, trees, landscaping, and other appurtenances which provide public connectivity and an area for other recreational activities as determined by the City in its reasonable discretion

EXHIBIT "B"

- Permitted Encumbrances:** Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date
- Non-Permitted Activity:** Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, fence which is installed other than parallel to the Facilities, detention or water quality control, rainwater harvesting system, or other similar improvement in the Easement Tract
- Repairable Improvements:** Irrigation systems which are installed perpendicular to the Facilities, barbed-wire, chain-link or wooden fences which are installed parallel to the Facilities, and asphalt or concrete walkways, driveways, parking areas, or access roads at grade level and bridge infrastructures that do not interfere in any material way or are not inconsistent with the rights granted the City under this Easement for the Easement Purpose as determined by the City in its reasonable discretion

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the City a non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the City under this instrument for the Easement Purpose as determined by the City in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

**TO HAVE AND TO HOLD** the Easement to the City and City's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the City under this Easement for the Easement Purpose as determined by City in its reasonable discretion. City shall be obligated to restore or replace to a good and functioning condition as determined by the City in its reasonable discretion only the Repairable Improvements which have been removed, relocated, altered, damaged, or destroyed as a result of City's use of the Easement Tract.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the City against every

EXHIBIT "B"

person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *City* includes *City's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

--- *The remainder of this page is intentionally blank* ---

Executed effective the Date first above stated.

Grantor:

**NORTHTOWN MUNICIPAL UTILITY DISTRICT, A  
POLITICAL SUBDIVISION OF THE STATE OF TEXAS**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF TRAVIS**

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, of Northtown Municipal Utility District, a political subdivision of the State of Texas, on behalf of said Municipal Utility District.

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

EXHIBIT "B"

**AFTER RECORDING, RETURN TO CITY OF AUSTIN:**

City of Austin – AFS- Real Estate  
Attn: Cathy Curtis- 13<sup>th</sup> Floor  
P.O. Box 1088  
Austin, Texas 78767

File#: 6675.01/HM  
Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Lane Intersection Improvements  
GEO ID: 0264280528

DRAFT

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**RIGHT OF ENTRY AND POSSESSION**

Date: \_\_\_\_\_, 20\_\_ (the "Effective Date")

Grantor: Northtown Municipal Utility District, a political subdivision of the State of Texas

Grantor's Address: 100 Congress Ave., Ste. 1300, Austin, Travis County, Texas 78701-2744

Grantee: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

Grantee's Address: P.O. Box 1088, Austin, Travis County, Texas 78767-1088

1. Grantor is the fee simple owner of that certain tract of land in Pflugerville, Travis County, Texas, described in the attached and incorporated Exhibit "A" (the "Property").

2. Grantee has determined that acquisition of a Sidewalk, Trail, & Recreational Easement in the Property is necessary for permanent intersection improvements (the "Project").

3. Grantor, for **TEN AND NO/100 DOLLARS** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, and CONVEYS** to Grantee the exclusive and irrevocable right of entry, possession, and use in, over, under, on, and across the Property for any purpose determined by Grantee, at Grantee's sole discretion, to be necessary for or related to the Project, together with (i) the right of ingress and egress at all times over, on, and across any larger tract of which the Property is a part, (ii) the right to eliminate any encroachments in the Property that interfere in any material way or are inconsistent with the rights granted the Grantee, and (iii) any and all rights and appurtenances pertaining to use of the Property (collectively, the "Right of Entry and Possession").

4. The Right of Entry and Possession extends to the Grantee, its contractors and assigns, and all others deemed necessary by the Grantee, in the Grantee's sole discretion, related to the Project. Grantor includes Grantor's heirs, devisees, executors,

EXHIBIT "C"

administrators, legal representatives, successors in interest, and assigns. Where the context requires, singular nouns and pronouns include the plural.

5. Grantor binds Grantor and Grantor's heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns to INDEMNIFY, AND HOLD HARMLESS THE GRANTEE AGAINST ALL COSTS, LIABILITIES, DAMAGES, CLAIMS, SUITS, ACTIONS, AND CAUSES OF ACTIONS RELATED TO UNDISCLOSED LIENS, CLAIMS, OR ENCUMBRANCES AFFECTING THE PROPERTY.

6. The Grantee's Right of Entry and Possession shall begin on the Effective Date and shall remain in effect until the Grantee acquires Sidewalk, Trail, & Recreational Easement in the Property either by negotiation, settlement, or final court judgment.

7. Granting the Right of Entry and Possession does not in any way, prejudice Grantors' right to receive full and just compensation for the interest to be acquired by the City in the Property, nor the Grantors' right to donate or provide as a gift all or any part of the Property to Grantee if Grantors so elect.

8. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by Grantee in the Property, for negotiation or eminent domain proceeding purposes, will be the Effective Date of this Right of Entry and Possession.

9. It is expressly provided that if Grantee institutes condemnation proceedings against the Property, Grantee will not be liable to the Grantors for interest upon any award or judgment in such proceedings for any period of time prior to the deposit by Grantee in the condemnation proceedings as required by law. This conveyance is made for the mutual benefit of the Grantors and Grantee, and Grantors do not claim the right to interest for any period of time that Grantee might have had possession of the Property prior to the deposit by Grantee of the amount of the award.

10. This Right of Entry and Possession is irrevocable by Grantors and that the Grantors retain only the right to be compensated for the interests and rights in the Property that will be permanently utilized. Grantee and the Grantors will have no right to withdraw or rescind the rights in the Property herein conveyed.

**TO HAVE AND TO HOLD** the right of entry, possession, and use herein described and conveyed, together with all the rights and appurtenances belonging to the Grantee and its assigns forever, for the purposes and subject to the limitations set forth above.

[Signatures on following page]

EXHIBIT "C"

**GRANTOR**

**Northtown Municipal Utility District, a  
political subdivision of the State of Texas**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of the month of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_, of Northtown Municipal Utility District, a political subdivision of the State of Texas, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of and on behalf of said entities and in the capacity and for the purposes and consideration therein expressed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Notary Public, State of Texas

EXHIBIT "C"

**GRANTEE**  
**City of Austin, a Texas home rule**  
**Municipal corporation**

By: \_\_\_\_\_

Name: Michael Gates

Its: Real Estate Officer, Austin Financial Services

Date: \_\_\_\_\_

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the \_\_\_\_ day of the month of \_\_\_\_\_, 20\_\_, by Michael Gates, Real Estate Officer of the City of Austin, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of and on behalf of said entities and in the capacity and for the purposes and consideration therein expressed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Notary Public, State of Texas

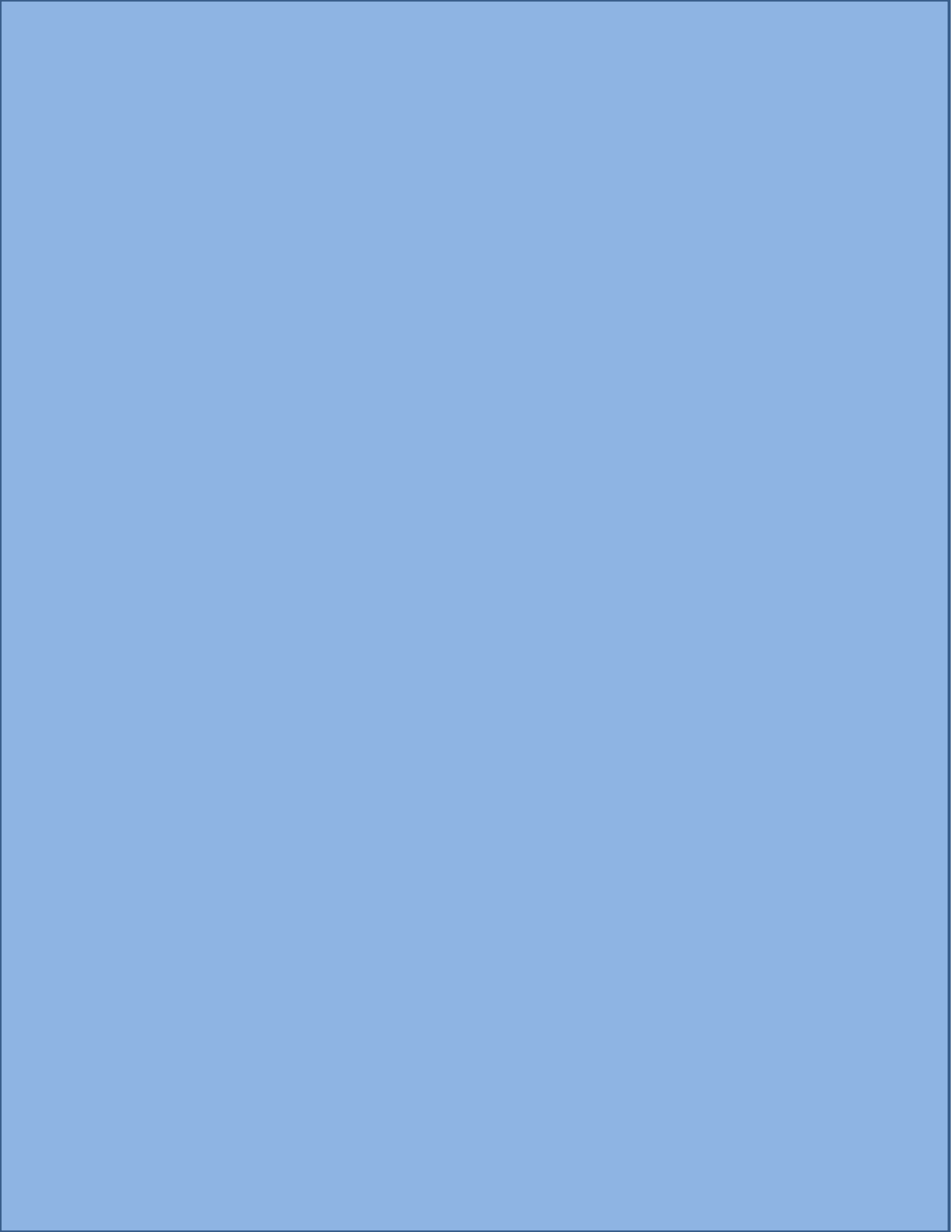
EXHIBIT "C"

**AFTER RECORDING, RETURN TO CITY OF AUSTIN:**

City of Austin – Austin Financial Services  
Attn: Holly Morris – 13<sup>th</sup> Floor  
P.O. Box 1088  
Austin, Texas 78767

File#: 6675.01/HM  
Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Lane Intersection Improvements  
GEO ID: 0264280528

DRAFT



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**RIGHT OF ENTRY AND POSSESSION**

Date: \_\_\_\_\_, 20\_\_ (the "Effective Date")

Grantor: Northtown Municipal Utility District, a political subdivision of the State of Texas

Grantor's Address: 100 Congress Ave., Ste. 1300, Austin, Travis County, Texas 78701-2744

Grantee: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

Grantee's Address: P.O. Box 1088, Austin, Travis County, Texas 78767-1088

1. Grantor is the fee simple owner of that certain tract of land in Pflugerville, Travis County, Texas, described in the attached and incorporated Exhibit "A" (the "Property").
2. Grantee has determined that acquisition of a Sidewalk, Trail, & Recreational Easement in the Property is necessary for permanent intersection improvements. (the "Project").
3. Grantor, for **TEN AND NO/100 DOLLARS** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, and CONVEYS** to Grantee the exclusive and irrevocable right of entry, possession, and use in, over, under, on, and across the Property for any purpose determined by Grantee, at Grantee's sole discretion, to be necessary for or related to the Project, together with (i) the right of ingress and egress at all times over, on, and across any larger tract of which the Property is a part, (ii) the right to eliminate any encroachments in the Property that interfere in any material way or are inconsistent with the rights granted the Grantee, and (iii) any and all rights and appurtenances pertaining to use of the Property (collectively, the "Right of Entry and Possession").
4. The Right of Entry and Possession extends to the Grantee, its contractors and assigns, and all others deemed necessary by the Grantee, in the Grantee's sole discretion, related to the Project. Grantor includes Grantor's heirs, devisees, executors,

administrators, legal representatives, successors in interest, and assigns. Where the context requires, singular nouns and pronouns include the plural.

5. Grantor binds Grantor and Grantor's heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns to INDEMNIFY, AND HOLD HARMLESS THE GRANTEE AGAINST ALL COSTS, LIABILITIES, DAMAGES, CLAIMS, SUITS, ACTIONS, AND CAUSES OF ACTIONS RELATED TO UNDISCLOSED LIENS, CLAIMS, OR ENCUMBRANCES AFFECTING THE PROPERTY.

6. The Grantee's Right of Entry and Possession shall begin on the Effective Date and shall remain in effect until the Grantee acquires Sidewalk, Trail, & Recreational Easement in the Property either by negotiation, settlement, or final court judgment.

7. Granting the Right of Entry and Possession does not in any way, prejudice Grantors' right to receive full and just compensation for the interest to be acquired by the City in the Property, nor the Grantors' right to donate or provide as a gift all or any part of the Property to Grantee if Grantors so elect.

8. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by Grantee in the Property, for negotiation or eminent domain proceeding purposes, will be the Effective Date of this Right of Entry and Possession.

9. It is expressly provided that if Grantee institutes condemnation proceedings against the Property, Grantee will not be liable to the Grantors for interest upon any award or judgment in such proceedings for any period of time prior to the deposit by Grantee in the condemnation proceedings as required by law. This conveyance is made for the mutual benefit of the Grantors and Grantee, and Grantors do not claim the right to interest for any period of time that Grantee might have had possession of the Property prior to the deposit by Grantee of the amount of the award.

10. This Right of Entry and Possession is irrevocable by Grantors and that the Grantors retain only the right to be compensated for the interests and rights in the Property that will be permanently utilized. Grantee and the Grantors will have no right to withdraw or rescind the rights in the Property herein conveyed.

**TO HAVE AND TO HOLD** the right of entry, possession, and use herein described and conveyed, together with all the rights and appurtenances belonging to the Grantee and its assigns forever, for the purposes and subject to the limitations set forth above.

[Signatures on following page]

**GRANTOR**  
**Northtown Municipal Utility District, a**  
**political subdivision of the State of Texas**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of the month of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, \_\_\_\_\_, of Northtown Municipal Utility District, a political subdivision of the State of Texas, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of and on behalf of said entities and in the capacity and for the purposes and consideration therein expressed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Notary Public, State of Texas

**GRANTEE**  
**City of Austin, a Texas home rule**  
**Municipal corporation**

By: \_\_\_\_\_

Name: Michael Gates

Its: Real Estate Officer, Austin Financial Services

Date: \_\_\_\_\_

**ACKNOWLEDGMENT**

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on this the \_\_\_\_ day of the month of \_\_\_\_\_, 20\_\_, by Michael Gates, Real Estate Officer of the City of Austin, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of and on behalf of said entities and in the capacity and for the purposes and consideration therein expressed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Notary Public, State of Texas

Exhibit " A "

PORTION OF  
LOT 32, BLOCK A,  
WILDFLOWER SECTION 5  
NORTHTOWN M.U.D. TO  
CITY OF AUSTIN  
FILE #6675.01  
(SIDEWALK, TRAIL, &  
RECREATION EASEMENT)

OFFICE OF REAL ESTATE FILE #6675.01

**LEGAL DESCRIPTION OF 0.015 ACRE (APPROX. 663 SQUARE FEET) OF LAND IN THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 32, BLOCK A, WILDFLOWER SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 199900299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO NORTHTOWN MUNICIPAL UTILITY DISTRICT IN A DEDICATION DEED DATED DECEMBER 22, 2006 AND RECORDED IN DOCUMENT NUMBER 2006244518 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" rebar found in the north right-of-way line of Howard lane (right-of-way width varies), being the southeast corner of Lot 32, Block A, of said Wildflower Section 5, also being the southerly southwest corner of Lot 13, Block A, of said Wildflower Section 5, also being the southeast corner hereof, from which a "X" cut in concrete found for the southwest corner of Lot 1, Block A, Village At Northtown Section One, a subdivision of record in Document Number 200900105 of the Official Public Records of Travis County, Texas bears North 61°52'43" West a distance of 368.51 feet, said **POINT OF BEGINNING** having Texas State Plane, Coordinate System of 1983, Texas Central Zone (NAD1983) (2011) Epoch 2010, U.S. Survey Feet grid coordinate values of **N= 10126399.28, E= 3138947.05;**

**THENCE** with the north right-of-way line of Howard Lane and the south line of Lot 32, Block A, said Wildflower Section 5, **North 61°52'43" West** a distance of **47.57 feet** to a calculated point at the intersection of the north right-of-way line of Howard Lane, and the east right-of-way line of Heatherwilde Boulevard (right-of-way width varies), being the southwest corner of Lot 32, Block A, of said Wildflower Section 5, also being the southwest corner hereof;

**THENCE** departing from the north right-of-way line of Howard Lane, with the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, of said Wildflower Section 5, **North 27°58'35" East** a distance of **31.98 feet** to a calculated point in the east right-of-way line of Heatherwilde Boulevard, also in the west line of Lot 32, Block A, of said Wildflower Section 5, being the northwest corner hereof;

**THENCE** departing from the east right-of-way line of Heatherwilde Boulevard, also the west line of Lot 32, Block A, said Wildflower Section 5, going through Lot 32, Block A, of said Wildflower

1 OF 5

City of Austin – Capital Delivery Services – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7291

HOWARD @ HEATHERWILDE STARE EASEMENT

TCAD PARCEL: 479899

Section 5, **South 20°11'47" East** a distance of **37.21 feet** to a calculated point being an interior corner hereof;

**THENCE** continuing through Lot 32, Block A, of said Wildflower Section 5, **South 59°11'31" East** a distance of **15.24 feet** to a calculated point in the east line of Lot 32, Block A, of said Wildflower Section 5, also in the southwest line of Lot 13, Block A, said Wildflower Section 5, being the northeast corner hereof;

**THENCE** with the east line of Lot 32, Block A, said Wildflower Section 5 and the southwest line of Lot 13, Block A, said Wildflower Section 5, **South 07°18'33" East** a distance of **8.00 feet** to the **POINT OF BEGINNING**, containing 0.015 acre (approx. 663 square feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey conducted on the ground in September 2025. Bearings are based on the Texas State Plane Coordinate system NAD 83 (2011) Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing VRS GPS observations.

For associated sketch see: HOWARD @ HEATHERWILDE STARE EASEMENT



*Mary P. Hawkins*

03/10/2026

Mary P. Hawkins, R.P.L.S. No. 4433  
Austin Capital Delivery Services  
Engineering Services Division  
City of Austin

REFERENCES  
TCAD PARCEL: 479899  
CITY GRID: N35

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: 03/10/26  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

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Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7291

HOWARD @ HEATHERWILDE STARE EASEMENT



**CAPITAL DELIVERY SERVICES**  
 505 BARTON SPRINGS ROAD, SUITE 760  
 PHONE (512) 974-2661  
 FAX (512) 974-7291

PAGE 3 OF 5  
 PLOT DATE: 11/05/2025 - REVISED 03/10/26  
 DRAWN BY: CP  
 DATA PROJECTS/TP/HOWARD - MCCALLEN  
 PASS - HEATHERWILDE/HOWARD @  
 HEATHERWILDE STARE EASEMENT.DWG

L.C. CUNNINGHAM  
 SURVEY NO. 68,  
 ABSTRACT NO. 63

"YELLOW  
 ILLEGIBLE"

HEATHERWILDE BLVD.  
 (RIGHT-OF-WAY WIDTH VARIES)

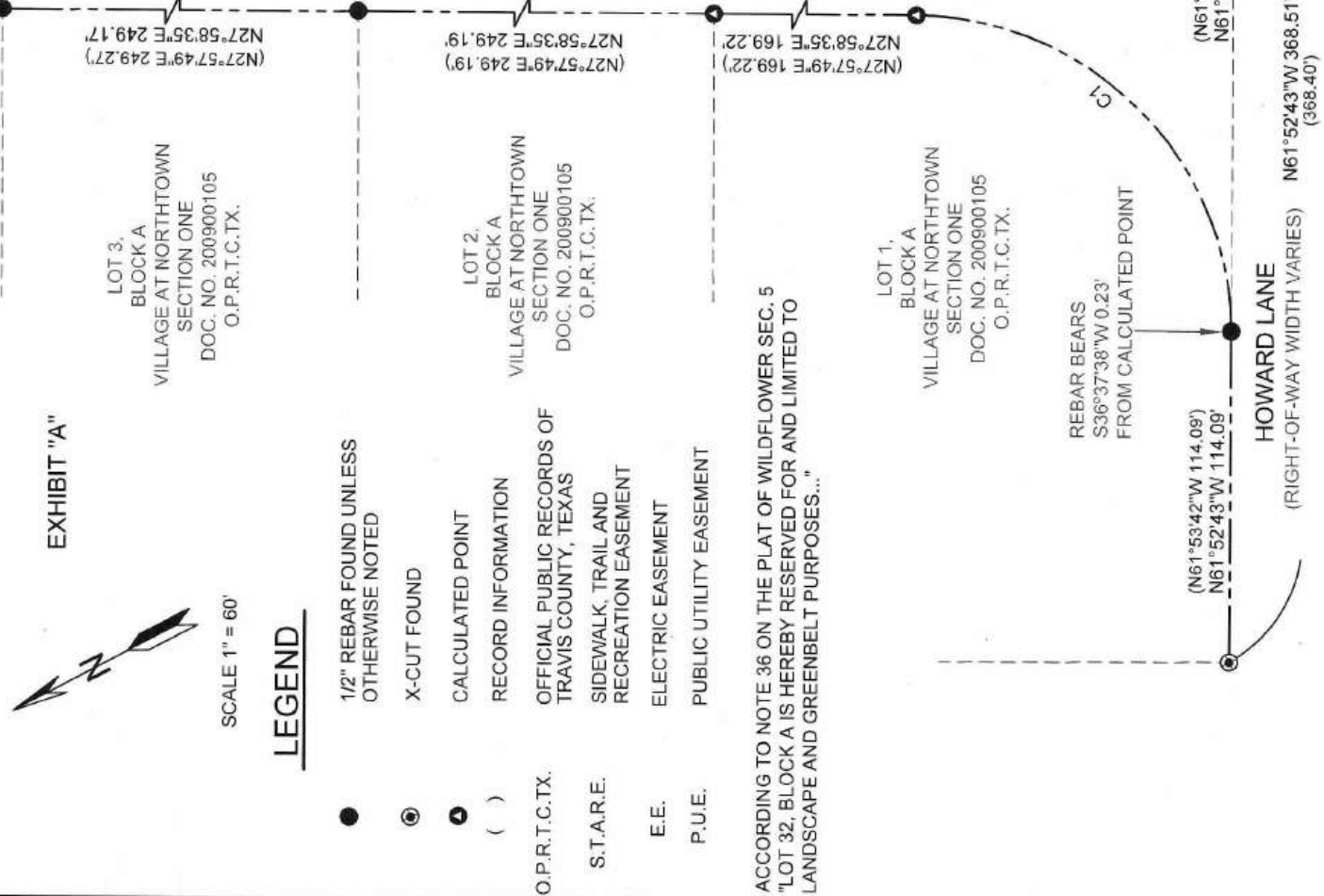


EXHIBIT "A"



SCALE 1" = 60'

**LEGEND**

- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- ⊙ X-CUT FOUND
- ⦿ CALCULATED POINT
- ( ) RECORD INFORMATION
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- S.T.A.R.E. SIDEWALK, TRAIL AND RECREATION EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

ACCORDING TO NOTE 36 ON THE PLAT OF WILDFLOWER SEC. 5 "LOT 32, BLOCK A IS HEREBY RESERVED FOR AND LIMITED TO LANDSCAPE AND GREENBELT PURPOSES..."

LOT 3,  
 BLOCK A  
 VILLAGE AT NORTHTOWN  
 SECTION ONE  
 DOC. NO. 200900105  
 O.P.R.T.C.TX.

LOT 2,  
 BLOCK A  
 VILLAGE AT NORTHTOWN  
 SECTION ONE  
 DOC. NO. 200900105  
 O.P.R.T.C.TX.

LOT 1,  
 BLOCK A  
 VILLAGE AT NORTHTOWN  
 SECTION ONE  
 DOC. NO. 200900105  
 O.P.R.T.C.TX.

LOT 15, BLOCK A  
 WILDFLOWER SECTION 5  
 DOC. NO. 199900299  
 O.P.R.T.C.TX.

LOT 14, BLOCK A  
 WILDFLOWER SECTION 5  
 DOC. NO. 199900299  
 O.P.R.T.C.TX.

LOT 13, BLOCK A  
 WILDFLOWER SECTION 5  
 DOC. NO. 199900299  
 O.P.R.T.C.TX.

LOT 32, BLOCK A  
 WILDFLOWER SECTION 5  
 DOC. NO. 199900299  
 O.P.R.T.C.TX.  
 NORTH TOWN MUNICIPAL  
 UTILITY DISTRICT  
 DOC. NO. 2006244518  
 O.P.R.T.C.TX.  
 TCAD PARCEL:  
 479899

FILE #6675.01  
 0.015 ACRE  
 APPROX. 663 SQ. FT.  
 S.T.A.R.E. EASEMENT

(N61°53'42"W 206.85')  
 N61°52'43"W 206.85'

HOWARD LANE  
 (RIGHT-OF-WAY WIDTH VARIES) N61°52'43"W 368.51'  
 (368.40')

REBAR BEARS  
 S36°37'38"W 0.23'  
 FROM CALCULATED POINT

(N61°53'42"W 114.09')  
 N61°52'43"W 114.09'

(N62°14'30"W 119.98')  
 (N62°15'45"W 119.92')

(N82°45'39"E 126.64')  
 (N82°42'10"E 126.67')

10' EE & PUE (PLAT)

EXHIBIT "A"



SCALE 1" = 20'

**LEGEND**

- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- CALCULATED POINT
- ( ) RECORD INFORMATION

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

S.T.A.R.E. SIDEWALK, TRAIL AND RECREATION EASEMENT

E.E. ELECTRIC EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

SEE DETAIL 2 FOR EASEMENT OVERLAP INFORMATION

HEATHERWILDE BLVD.  
(RIGHT-OF-WAY WIDTH VARIES)

10' EE & PUE (PLAT)

LOT 14, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

LOT 32, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.  
TCAD PARCEL:  
479899

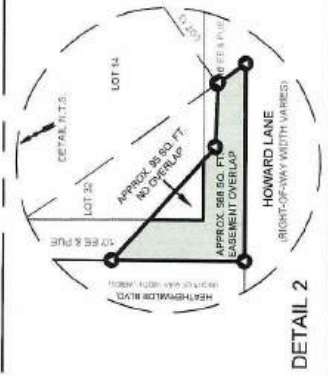
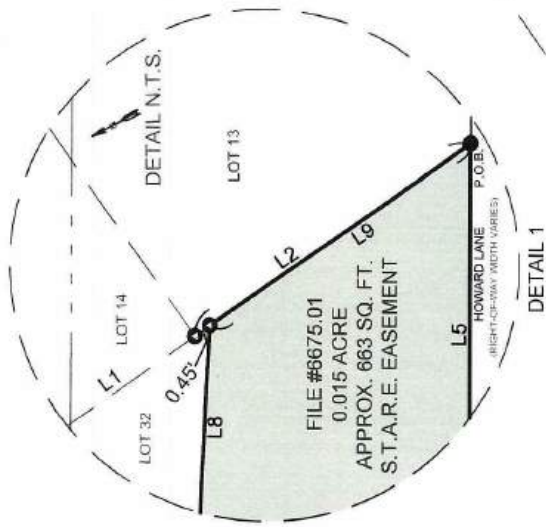
LOT 13, BLOCK A  
WILDFLOWER SECTION 5  
DOC. NO. 199900299  
O.P.R.T.C.TX.

FILE #6675.01  
0.015 ACRE  
APPROX. 663 SQ. FT.  
S.T.A.R.E. EASEMENT

P.O.B.  
GRID  
N=10126399.28  
E=3138947.05

HOWARD LANE  
(RIGHT-OF-WAY WIDTH VARIES)

10' EE & PUE (PLAT)



PLOT DATE: 11/05/2025 - REVISED 03/10/26  
DRAWN BY: CP  
DATA/PROJECTS/TPW/HOWARD - MCCALLEN  
PASS - HEATHERWILDE/HOWARD @  
HEATHERWILDE STARE EASEMENT.DWG



**CAPITAL DELIVERY SERVICES**

505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7291

PARCEL LINE DATA		
LINE NO.	BEARING	LENGTH
L1	S07°18'33"E	73.90'
(L1)	(S07°14'21"E)	(73.81')
L2	S07°18'33"E	8.45'
(L2)	(S07°14'21"E)	(8.45')
L3	N27°58'35"E	67.10'
(L3)	(N27°59'42"E)	(67.10')
L4	N27°58'35"E	66.44'
(L4)	(N27°59'42"E)	(66.44')
L5	N61°52'43"W	47.57'
(L5)	(N61°53'27"W)	(47.46')
L6	N27°58'35"E	31.98'
L7	S20°11'47"E	37.21'
L8	S59°11'31"E	15.24'
L9	S07°18'33"E	8.00'

PARCEL CURVE DATA					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	109.00	89°51'18"	171.09'	N73°00'42"E	154.06'
(C1)	(109.00)	(90°01'47")	(171.27')	(N73°04'18"E)	(154.19')
C2	50.00	73°48'37"	64.41'	S02°11'49"W	60.05'
(C2)	(50.00)	(73°58'51")	(64.56')	(S02°17'02"W)	(60.17')

NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON AUGUST 28TH, 2025, EFFECTIVE DATE AUGUST 17TH, 2025, GF NO. 2025-3861-RR. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN THAT MAY AFFECT THE PROPERTY.

TCAD PARCEL: 479899  
REAL ESTATE FILE #6675.01STARE

BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011) EPOCH 2010, CENTRAL ZONE. THE COORDINATES FOR THIS PROJECT WERE DERIVED FROM UTILIZING RTK GPS OBSERVATIONS.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN SEPTEMBER, 2025.

PLOT DATE: 11/05/2025 - REVISED 03/10/26  
DRAWN BY: CP  
DATA PROJECT: STPW/HOWARD - MCCALLEN  
PASS - HEATHERWILDE/HOWARD @  
HEATHERWILDE STARE EASEMENT.DWG

PAGE 5 OF 5



**CAPITAL DELIVERY SERVICES**

505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7291

*Mary P. Hawkins*

03/10/2026

MARY P. HAWKINS, R.P.L.S. NO. 4433  
DRAWN BY: MARY P. HAWKINS  
HOWARD @ HEATHERWILDE STARE EASEMENT.DWG  
FB 4108, PG. 39



**AFTER RECORDING, RETURN TO CITY OF AUSTIN:**

City of Austin – Austin Financial Services

Attn: Holly Morris – 13<sup>th</sup> Floor

P.O. Box 1088

Austin, Texas 78767

File#: 6675.01/HM

Project Name: McCallen Pass Drive/Heatherwilde Blvd/Howard Lane Intersection Improvements

GEO ID: 0264280528

NOTICE OF 10- YEAR APPRAISAL SEARCH

This Notice relates to Senate Bill 18, 82nd Legislature (SB 18). The City of Austin conducted an appraisal search on the following property as required by SB 18:

Address: W Howard Ln., Pflugerville, TX 78660

No appraisals were found.