

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Nancy Phan
Legal Assistant

DATE: September 6, 2024

RE: Block House Municipal Utility District -
September 11, 2024 Special Meeting

Enclosed please find the agenda and support materials for the special meeting of the Board of Directors of Block House Municipal Utility District scheduled for Wednesday, September 11, 2024, at 5:30 p.m., at 2600 Block House Drive South, Leander, Texas.

Please let me know if you cannot attend the meeting so that I can confirm that a quorum will be present.

Please do not hesitate to contact me if you have any questions.

Lisa Torres (Crossroads Utility Services, LLC)	Jay Howard (Texas Disposal Systems, Inc.)*
Andrew Hunt (Crossroads Utility Services, LLC)*	Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Ben Ingallina (Crossroads Utility Services, LLC)*	Casey Clough (Texas Disposal Systems, Inc.)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)*	Marc Marroquin (Premier Recreation Management)*
Nur Labardini (Municipal Accounts & Consulting, L.P.)*	Mike McKelvey (Trinity AV Solutions)*
Antonio Lovato (Williamson County Sheriff's Dept.)*	Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Cheryl Allen (Public Finance Group LLC)*	Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Lauren Smith (Public Finance Group LLC)*	Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Carol Polumbo (McCall, Parkhurst & Horton L.L.P.)*	Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
David Gray (Gray Engineering, Inc.)*	Sandy Martin (BHC Owners Association)*
Tripp Hamby (Priority Landscapes, LLC)*	Amanda Stanfield (Tidal Waves Swim Team)*
Jack Baker - Community Association Management	

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 11, 2024

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a special meeting at **5:30 p.m.** on **Wednesday, September 11, 2024**, at 2600 Block House Drive South, Leander, Texas. The following matters may be considered and acted upon at the meeting:

PLEASE NOTE: Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board must complete the citizens’ communication form provided at the entrance to the meeting room, so they may be recognized to speak.

The meeting will be preceded by the U.S. Pledge of Allegiance and a moment of silence or prayer.

Board member announcements and agenda prioritization requests may be considered at the beginning of the meeting. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>. The live stream link is <https://youtube.com/live/Ac5TjpBLHnY?feature=share>.

Note: Matters on which Board action is anticipated are noted as “Decision”. Matters on which Board action is not anticipated are noted as “Informational”. Such notations are intended as a guide to facilitate the conduct of the meeting based on information available at the time that this agenda was finalized and are not binding. The Board reserves the right to take action on any of the following matters.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens’ communications;	Informational
BUDGET AND TAX ITEMS	
2. Public Hearing on 2024 tax rate;	Informational
3. Budget for fiscal year 2024/2025, including Resolution Adopting Budget;	Decision
4. Record vote on 2024 tax rate and Order Levying Taxes;	Decision
5. Amended and Restated Information Form;	Decision
DISCUSSION / ACTION ITEMS	
6. Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Park Fees, and Adopting General Policies with Respect to the District’s Water, Wastewater and Drainage Systems;	Decision
ELECTION ITEMS	
7. See attached Supplemental Agenda for Election Items;	

8. Future Board meetings/agenda items.	Informational
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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 or security audits (Section 551.076); and 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.

(SEAL)



Attorney for the District

Block House Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program at (800) 735-2988.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
SUPPLEMENT TO September 11, 2024 AGENDA

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a special meeting on **Wednesday, September 11, 2024**, at **5:30 p.m.**, at 2600 Block House Drive South, Leander, Texas. The following *additional* matters will be considered and may be acted upon at the meeting:

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
1. Certification of Unopposed Status of Candidates for the November 5, 2024, Director Election;	Decision
2. Order Declaring Election of Unopposed Candidates and Canceling November 5, 2024 Director Election;	Decision
3. Any other matters relating to the District's November 5, 2024, Director Election.	Decision

EL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE BLOCK HOUSE
AVISO SUPLEMENTAL DE LA AGENDA
11 DE SEPTIEMBRE DE 2024

A: LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE BLOCK HOUSE Y A TODAS ESAS PERSONAS INTERESADAS:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Públicos de Block House va a tener una reunión special el día miércoles, 11 de septiembre de 2024, a las 5:30 p.m. en 2600 Block House Drive South, Leander, Texas. Los siguientes propósitos adicionales se considerarán y pueden ser llevados a cabo en la junta:

<u>AGENDA</u>	<u>ACCIÓN ANTICIPADA</u>
1. Certificación de la condición sin oposición de los candidatos para la elección de director del día 5 de noviembre de 2024;	Decisión
2. Orden declarando elección de candidatos sin oposición y cancelando la elección de Directores del día 5 de noviembre de 2024;	Decisión
3. Cualquier otro asunto con respecto a la elección de Directores del día 5 de noviembre de 2024.	Decisión

(SEAL)
(SELLO)



Attorney for the District
Abogado del Distrito

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The Block House Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2024 on **Wednesday, September 11, 2024**, at 5:30 p.m. at the Walker House, 2600 Block House Drive South, Leander, Texas 78641. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearing of each entity that taxes your property.

(Names of all board members and how each voted on the proposed tax rate)

FOR the proposal:	Directors Logan, Shoemaker, Young, Johnson, and Roberts
AGAINST the proposal:	None
PRESENT and not voting:	None
ABSENT :	None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This year
Total tax rate (per \$100 of value)	\$0.5905/\$100 Adopted	\$0.5605/\$100 Proposed
Difference in rates per \$100 of value	\$(0.0300)/\$100	
Percentage increase/decrease in rates (+/-)	-5.08%	
Average appraised residence homestead value	\$366,665	\$370,093
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$5,000 min. 4% max.	\$5,000 min. 4% max.
Average residence homestead taxable value	\$294,324	\$320,863
Tax on average residence homestead	\$1,737.98	\$1,798.44
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	\$60.46 3.47%	

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

RESOLUTION ADOPTING BUDGET

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, the Board of Directors of Block House Municipal Utility District (the “*District*”) has projected the operating expenses and revenues for the District for the period October 1, 2024 through September 30, 2025, and desires to adopt a budget consistent therewith;

IT IS RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT THAT:

Section 1. The Operating Budget attached as **Exhibit “A”** is adopted.

Section 2. The Secretary of the Board of Directors is directed to file a copy of this Resolution Adopting Budget in the official records of the District.

ADOPTED this 11th day of September, 2024.

Ursula Logan, President
Board of Directors

(SEAL)

ATTEST:

Robert Young, Secretary
Board of Directors

APPENDIX “1”

The District’s audited financial statements, bond transcripts, and engineer’s reports required by Texas Water Code Section 49.057(b) are on file at and may be obtained from Nancy Phan, Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701, (512) 435-2300, email: nphan@abaustin.com.

EXHIBIT “A”

Budget

[Attach 2024/2025 budget –
to be furnished by Municipal Accounts & Consulting, L.P.]

Proposed Budget

Scenario 1 - Current Rate Order

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget

Revenues

14101 · Water -Customer Service Revenue	421,570	843,318	840,000	840,000
14104 · Basic Service - Water	373,805	560,708	560,000	560,000
14105 · Connection Fees	1,356	2,034	1,900	2,000
14201 · Wastewater-Customer Service Rev	265,760	424,167	420,000	420,000
14204 · Basic Service - Wastewater	373,805	560,708	560,000	560,000
14301 · Maintenance Tax Collections	1,807,946	1,807,946	1,806,035	1,843,177
14303 · Property Tax Penalty & Interest	3,784	3,784	3,600	3,600
14601 · Park Revenue	172,410	258,615	260,000	260,000
14604 · Facility Rental	955	1,433	1,000	1,000
14605 · Pool Contract Rental -TW & LISD	5,525	20,900	20,000	20,000
14702 · Penalties & Interest	24,782	24,782	20,000	24,000
14704 · Fire Protection Tax	806,477	806,477	805,613	816,417
14706 · Delinquent Tax Attorney Collect	1,670	1,670	2,000	1,600
14801 · Interest Earned on Checking	299	399	425	400
14802 · Interest Earned on Temp. Invest	213,666	284,888	280,000	275,000
15801 · Miscellaneous Income	2,856	3,808	2,000	2,000
15802 · Insurance Reimbursement-Damage	66,959	66,959	66,959	0
15803 · Donations	225,000	225,000	225,000	0
15902 · Transfer From Surplus/Capital	41,119	41,119	41,119	0

Total Revenues	\$4,809,744	\$5,938,713	\$5,915,651	\$5,629,194
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Expenditures

16102 · Operations - Water	122,131	162,841	170,000	170,000
16104 · Purchase Water	469,875	758,904	775,000	775,000
16110 · Utility - Booster Station	10,911	14,548	17,000	17,000
16115 · Meter Replacement	27,476	41,214	42,000	10,000
16116 · Permit Expense - Water	5,505	5,505	5,500	5,500
16121 · Storage Tank Utilities	581	775	800	800

Proposed Budget

Scenario 1 - Current Rate Order

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget
16122 · Maintenance & Repairs- Water/BS	96,057	128,076	135,000	85,000
16123 · Leak Detection	0	10,000	10,000	1,500
16124 · Lead and Copper Analysis	12,309	12,309	11,000	10,000
16202 · Operations - Wastewater	120,750	153,000	157,000	153,000
16204 · Purchase Wastewater Service	247,610	330,147	330,000	330,000
16205 · Maint & Repairs - Wastewater	120,842	134,456	117,000	40,000
16208 · Laboratory Expense - Wastewater	2,264	3,019	3,000	3,000
16211 · Utilities - Lift Station	848	1,131	1,200	1,200
16214 · Telephone Expense - Wastewater	1,696	2,261	2,500	2,000
16301 · Garbage Expense	594,470	792,627	795,000	820,000
16407 · MS4-Stormwater Program	53,694	61,194	62,000	62,000
16602 · Landscape Maintenance	465,304	558,365	550,000	494,350
16605 · Pool Maintenance	72,570	96,760	110,000	111,000
16607 · Chemicals - Pool	68,343	82,012	70,000	75,000
16608 · Utilities - Park	41,252	55,003	53,000	55,000
16609 · Utilities - Pool	5,618	7,491	8,000	8,000
16610 · Electrical/Light Utility (PEC)	15,179	20,239	20,000	21,000
16611 · Utilities - Pool Gas	10,190	15,285	15,000	16,000
16612 · Supplies & Phone - Pool	12,268	13,768	15,000	15,000
16613 · Fence Maintenance	221,934	266,321	280,000	0
16615 · Park & Walker House Maintenance	137,352	152,352	186,265	35,000
16616 · Park Administration/Cleaning	17,867	21,440	25,000	25,000
16617 · Park Equipment Maintenance	21,997	30,000	30,000	20,500
16619 · Pool Cleaning	12,800	19,200	23,000	38,400
16620 · BMX Track Reconstruction	0	0	3,000	0
16622 · Mgmt/Lifeguards	185,000	265,000	305,000	305,000
16623 · District Signage - Outdoor	1,309	1,745	1,500	2,000
16703 · Legal Fees	178,093	237,457	240,000	216,000
16705 · Auditing Fees	19,250	19,250	19,250	20,000
16706 · Engineering Fees	20,612	27,483	22,000	25,000

Proposed Budget

Scenario 1 - Current Rate Order

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget
16707 · Engineering Fees - Special	30,096	40,128	40,000	25,000
16708 · Financial Advisor Fees	2,885	2,885	3,000	3,000
16709 · Election Expense	403	403	500	500
16710 · Website Hosting	18,549	22,259	25,000	25,000
16712 · Bookkeeping Fees	80,484	107,312	115,000	115,000
16714 · Printing & Office Supplies	4,601	6,135	6,500	6,500
16715 · Filing Fees	194	259	500	500
16716 · Delivery Expense	2,353	3,137	5,000	5,000
16717 · Postage	14,477	19,303	20,000	20,000
16718 · Insurance & Surety Bond	25,679	25,679	25,000	27,000
16722 · Bank Service Charge	3,489	4,652	5,000	5,000
16723 · Travel Expense	382	509	1,000	750
16724 · Publication Expense (SB 622)	594	2,500	2,500	2,500
16725 · Tax Assessor/Appraisal	24,855	24,855	25,000	25,000
16726 · Delinquent Tax Attorney Fee	1,670	1,670	2,000	1,600
16728 · Record Storage Fees	1,765	2,648	2,500	2,750
16731 · Arbitrage Analysis	0	500	500	500
16734 · District Management Fees	224,328	299,104	290,000	300,000
16738 · Legal Fees - Restrictive Cov	19,022	25,363	27,000	27,000
16739 · Rate Analysis	10,000	10,000	9,200	0
16740 · Seminar Expense	1,835	3,500	3,500	3,500
16741 · Communications	383	383	1,000	1,000
16743 · Restrictive Covenants	27,200	36,267	35,000	37,500
16744 · IT Maintenance & Cyber Security	13,123	14,316	17,000	17,000
16801 · Patrol Service	102,804	123,365	135,000	125,000
16803 · Surveillance/Security Maint.	9,933	13,244	15,000	15,000
16804 · Surv/Security Mnth	11,741	15,655	15,000	16,000
16901 · Fire Protection	806,477	806,477	805,613	816,417
17101 · Payroll Expenses	13,388	21,600	20,000	21,600
17102 · Payroll Administration	1,200	1,440	1,800	1,800

Proposed Budget

Scenario 1 - Current Rate Order

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget
17103 · Payroll Tax Expense	7,957	9,548	11,000	11,000
17805 · Other Office Expenses	3,500	4,667	5,000	5,000
17806 · District Functions	3,626	4,835	5,000	5,000
17901 · Capital Outlay	144,864	144,864	145,000	0
17907 · Walker House Improve/Rehab	4,200	4,200	4,200	0
17912 · Courts Resurfacing	0	0	0	0
17913 · Tumlinson Pool Project	50,911	50,911	57,000	29,863
17995 · BGE Spyglass Asset Management	99,650	99,650	100,000	6,000
Total Expenditures	\$5,162,575	\$6,455,397	\$6,591,328	\$5,672,530
Other Revenues				
15901 · Assigned Surplus	0	0	675,677	0
Total Other Revenues	\$0	\$0	\$675,677	\$0
Net Excess Revenues <Expenditures>	(\$352,831)	(\$516,684)	\$0	(\$43,336)

Proposed Budget

Scenario 2 - Rate Order Adjustment

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget

Revenues

14101 · Water -Customer Service Revenue	421,570	843,318	840,000	875,596
14104 · Basic Service - Water	373,805	560,708	560,000	560,000
14105 · Connection Fees	1,356	2,034	1,900	2,000
14201 · Wastewater-Customer Service Rev	265,760	424,167	420,000	420,000
14204 · Basic Service - Wastewater	373,805	560,708	560,000	560,000
14301 · Maintenance Tax Collections	1,807,946	1,807,946	1,806,035	1,843,177
14303 · Property Tax Penalty & Interest	3,784	3,784	3,600	3,600
14601 · Park Revenue	172,410	258,615	260,000	312,000
14604 · Facility Rental	955	1,433	1,000	1,000
14605 · Pool Contract Rental -TW & LISD	5,525	20,900	20,000	20,000
14702 · Penalties & Interest	24,782	24,782	20,000	24,000
14704 · Fire Protection Tax	806,477	806,477	805,613	816,417
14706 · Delinquent Tax Attorney Collect	1,670	1,670	2,000	1,600
14801 · Interest Earned on Checking	299	399	425	400
14802 · Interest Earned on Temp. Invest	213,666	284,888	280,000	275,000
15801 · Miscellaneous Income	2,856	3,808	2,000	2,000
15802 · Insurance Reimbursement-Damage	66,959	66,959	66,959	0
15803 · Donations	225,000	225,000	225,000	0
15902 · Transfer From Surplus/Capital	41,119	41,119	41,119	0

Total Revenues	\$4,809,744	\$5,938,713	\$5,915,651	\$5,716,790
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Expenditures

16102 · Operations - Water	122,131	162,841	170,000	170,000
16104 · Purchase Water	469,875	758,904	775,000	775,000
16110 · Utility - Booster Station	10,911	14,548	17,000	17,000
16115 · Meter Replacement	27,476	41,214	42,000	10,000
16116 · Permit Expense - Water	5,505	5,505	5,500	5,500
16121 · Storage Tank Utilities	581	775	800	800

Proposed Budget

Scenario 2 - Rate Order Adjustment

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget
16122 · Maintenance & Repairs- Water/BS	96,057	128,076	135,000	85,000
16123 · Leak Detection	0	10,000	10,000	1,500
16124 · Lead and Copper Analysis	12,309	12,309	11,000	10,000
16202 · Operations - Wastewater	120,750	153,000	157,000	153,000
16204 · Purchase Wastewater Service	247,610	330,147	330,000	330,000
16205 · Maint & Repairs - Wastewater	120,842	134,456	117,000	40,000
16208 · Laboratory Expense - Wastewater	2,264	3,019	3,000	3,000
16211 · Utilities - Lift Station	848	1,131	1,200	1,200
16214 · Telephone Expense - Wastewater	1,696	2,261	2,500	2,000
16301 · Garbage Expense	594,470	792,627	795,000	820,000
16407 · MS4-Stormwater Program	53,694	61,194	62,000	62,000
16602 · Landscape Maintenance	465,304	558,365	550,000	494,350
16605 · Pool Maintenance	72,570	96,760	110,000	111,000
16607 · Chemicals - Pool	68,343	82,012	70,000	75,000
16608 · Utilities - Park	41,252	55,003	53,000	55,000
16609 · Utilities - Pool	5,618	7,491	8,000	8,000
16610 · Electrical/Light Utility (PEC)	15,179	20,239	20,000	21,000
16611 · Utilities - Pool Gas	10,190	15,285	15,000	16,000
16612 · Supplies & Phone - Pool	12,268	13,768	15,000	15,000
16613 · Fence Maintenance	221,934	266,321	280,000	0
16615 · Park & Walker House Maintenance	137,352	152,352	186,265	35,000
16616 · Park Administration/Cleaning	17,867	21,440	25,000	25,000
16617 · Park Equipment Maintenance	21,997	30,000	30,000	20,500
16619 · Pool Cleaning	12,800	19,200	23,000	38,400
16620 · BMX Track Reconstruction	0	0	3,000	0
16622 · Mgmt/Lifeguards	185,000	265,000	305,000	305,000
16623 · District Signage - Outdoor	1,309	1,745	1,500	2,000
16703 · Legal Fees	178,093	237,457	240,000	216,000
16705 · Auditing Fees	19,250	19,250	19,250	20,000
16706 · Engineering Fees	20,612	27,483	22,000	25,000

Proposed Budget

Scenario 2 - Rate Order Adjustment

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget
16707 · Engineering Fees - Special	30,096	40,128	40,000	25,000
16708 · Financial Advisor Fees	2,885	2,885	3,000	3,000
16709 · Election Expense	403	403	500	500
16710 · Website Hosting	18,549	22,259	25,000	25,000
16712 · Bookkeeping Fees	80,484	107,312	115,000	115,000
16714 · Printing & Office Supplies	4,601	6,135	6,500	6,500
16715 · Filing Fees	194	259	500	500
16716 · Delivery Expense	2,353	3,137	5,000	5,000
16717 · Postage	14,477	19,303	20,000	20,000
16718 · Insurance & Surety Bond	25,679	25,679	25,000	27,000
16722 · Bank Service Charge	3,489	4,652	5,000	5,000
16723 · Travel Expense	382	509	1,000	750
16724 · Publication Expense (SB 622)	594	2,500	2,500	2,500
16725 · Tax Assessor/Appraisal	24,855	24,855	25,000	25,000
16726 · Delinquent Tax Attorney Fee	1,670	1,670	2,000	1,600
16728 · Record Storage Fees	1,765	2,648	2,500	2,750
16731 · Arbitrage Analysis	0	500	500	500
16734 · District Management Fees	224,328	299,104	290,000	300,000
16738 · Legal Fees - Restrictive Cov	19,022	25,363	27,000	27,000
16739 · Rate Analysis	10,000	10,000	9,200	0
16740 · Seminar Expense	1,835	3,500	3,500	3,500
16741 · Communications	383	383	1,000	1,000
16743 · Restrictive Covenants	27,200	36,267	35,000	37,500
16744 · IT Maintenance & Cyber Security	13,123	14,316	17,000	17,000
16801 · Patrol Service	102,804	123,365	135,000	125,000
16803 · Surveillance/Security Maint.	9,933	13,244	15,000	15,000
16804 · Surv/Security Mnth	11,741	15,655	15,000	16,000
16901 · Fire Protection	806,477	806,477	805,613	816,417
17101 · Payroll Expenses	13,388	21,600	20,000	21,600
17102 · Payroll Administration	1,200	1,440	1,800	1,800

Proposed Budget

Scenario 2 - Rate Order Adjustment

Block House MUD - Fiscal Year Ending 09/2025

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	10/2023 - 06/2024	FYE 09/2024	2024 Budget	2025 Budget
17103 · Payroll Tax Expense	7,957	9,548	11,000	11,000
17805 · Other Office Expenses	3,500	4,667	5,000	5,000
17806 · District Functions	3,626	4,835	5,000	5,000
17901 · Capital Outlay	144,864	144,864	145,000	0
17907 · Walker House Improve/Rehab	4,200	4,200	4,200	0
17912 · Courts Resurfacing	0	0	0	0
17913 · Tumlinson Pool Project	50,911	50,911	57,000	29,863
17995 · BGE Spyglass Asset Management	99,650	99,650	100,000	6,000
Total Expenditures	\$5,162,575	\$6,455,397	\$6,591,328	\$5,672,530
Other Revenues				
15901 · Assigned Surplus	0	0	675,677	0
Total Other Revenues	\$0	\$0	\$675,677	\$0
Net Excess Revenues <Expenditures>	(\$352,831)	(\$516,684)	\$0	\$44,260

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

2024 Tax Rate Analysis

**2024 Certified
Assessed Valuation**

Assessed Valuation & Tax Rate						
Year	Assessed Valuation	Debt Service	M&O	Fire Tax	Total Tax Rate	
2024	\$ 727,579,385 ^(a)	\$ 0.1875	\$ 0.2585	\$ 0.1145	\$ 0.5605	
2023	681,950,431	0.2035	0.2676	0.1194	0.5905	
2022	677,473,802	0.2085	0.3383	0.1127	0.6595	
2021	551,909,293	0.2475	0.3243	0.1282	0.7000	
2020	489,519,981	0.2925	0.3218	0.1457	0.7600	
2019	492,843,293	0.2875	0.3841	0.1369	0.8085	
2018	475,898,878	0.2950	0.3545	0.1315	0.7810	
2017	446,052,551	0.3238	0.3411	0.1361	0.8010	
2016	411,201,609	0.3465	0.3157	0.1388	0.8010	
2015	380,862,878	0.3820	0.3057	0.1393	0.8270	
2014	347,635,208	0.4154	0.2819	0.1450	0.8423	
2013	317,086,804	0.4747	0.2349	0.1564	0.8660	
2012	306,695,345	0.4905	0.2213	0.1542	0.8660	
2011	313,959,858	0.4835	0.2439	0.1386	0.8660	
2010	316,119,310	0.5190	0.1886	0.1384	0.8460	
2009	315,828,556	0.5193	0.1928	0.1339	0.8460	

(a) Includes:	\$ 725,319,660	Certified	\$ 725,319,660	Certified
	3,766,209	Uncertified	2,259,725	Uncertified Amount (Owner's Opinion)
	\$ 729,085,869		\$ 727,579,385	

Classification of Districts included in Senate Bill No. 2			
	Special Taxing Units	Developed Districts	Developing Districts
	Special Taxing Units have levied a M&O Tax Rate of \$0.025 or less.	Districts that have financed, completed and <i>issued bonds</i> to reimburse the cost of utility facilities necessary to serve at least 95% of the projected buildout of the District.	Districts which do not fall under Special Taxing <i>Districts</i> or <i>Developed District</i> .
Rollback Rate	1.080%	1.035%	1.08%



Block House Municipal Utility District
Projection of Income and Expenses - Debt Service Fund

No-Growth

prepared by Public Finance Group LLC

<u>Year</u>	<u>Projected Assessed Valuation</u>	<u>Tax Rate Per \$100 A.V.</u>	<u>Tax Collections @ 99%</u>	<u>Investment Income @ 2.50%</u>	<u>Total Available for Debt</u>	<u>Total Outstanding Debt</u>	<u>Cumulative Debt Fund Balance</u>	<u>Percentage of Subsequent Year's Debt</u>
2023	681,950,431 (a)	0.2035					\$ 574,680 (b)	
2024	727,579,385 (a)	0.1875	1,373,891	14,367	1,962,938	1,412,550	550,388	38.56%
2025	727,579,385	0.1875	1,350,569	13,760	1,914,717	1,427,400	487,317	33.26%
2026	727,579,385	0.1875	1,350,569	12,183	1,850,070	1,465,350	384,720	25.25%
2027	727,579,385	0.1875	1,350,569	9,618	1,744,907	1,523,600	221,307	
			\$ 5,425,599	\$ 49,928		\$ 5,828,900		

(a) Certified Assessed Values as of January 1, 2024, as provided by Williamson Central Appraisal District ("WCAD").

(b) Audited Debt Service Fund Balance as of September 30, 2023 - \$ 574,680

Block House Municipal Utility District
Projection of Income and Expenses - Debt Service Fund

No-Growth

\$3,150,000 Unlimited Tax Park Bonds, Series 2024

prepared by Public Finance Group LLC

<u>Year</u>	<u>Projected Assessed Valuation</u>	<u>Tax Rate Per \$100 A.V.</u>	<u>Tax Collections @ 99%</u>	<u>Investment Income @ 2.50%</u>	<u>Total Available for Debt</u>	<u>Prior Outstanding Debt</u>	<u>Proposed Series 2024 @ 4.25%</u>	<u>Total Outstanding Debt</u>	<u>Cumulative Debt Fund Balance</u>	<u>Percentage of Subsequent Year's Debt</u>
2023	\$ 681,950,431 (a)	\$ 0.2035							\$ 574,680 (b)	
2024	\$ 727,579,385 (a)	\$ 0.1875	\$ 1,373,891	\$ 14,367	\$ 1,962,938	\$ 1,412,550	\$ -	\$ 1,412,550	684,263 (c)	43.69%
2025	727,579,385	0.2125	1,350,569	17,107	2,051,939	1,427,400	138,875	1,566,275	485,664	30.28%
2026	727,579,385	0.2125	1,530,645	12,142	2,028,451	1,465,350	138,663	1,604,013	424,438	25.54%
2027	727,579,385	0.2125	1,530,645	10,611	1,965,695	1,523,600	138,450	1,662,050	303,645	57.48%
2028	727,579,385	0.2125	1,530,645	7,591	1,841,881	-	528,238	528,238	1,313,643	249.53%
2029	727,579,385	0.2125	1,530,645	32,841	2,877,130	-	526,450	526,450	2,350,680	444.34%
2030	727,579,385	0.2125	1,530,645	58,767	3,940,092	-	529,025	529,025	3,411,067	648.80%
2031	727,579,385	0.2125	1,530,645	85,277	5,026,988	-	525,750	525,750	4,501,238	854.39%
2032	727,579,385	0.2125	1,530,645	112,531	6,144,415	-	526,838	526,838	5,617,577	1065.80%
2033	727,579,385	0.2125	1,530,645	140,439	7,288,662	-	527,075	527,075	6,761,587	1284.34%
2034	727,579,385	0.2125	1,530,645	169,040	8,461,271	-	526,463	526,463	7,934,809	
			\$ 16,500,267	\$ 660,712	\$ 43,589,461	\$ 5,828,900	\$ 4,105,825	\$ 9,934,725	\$ 33,654,736	

(a) Certified Assessed Values as of January 1, 2024, as provided by Williamson Central Appraisal District ("WCAD").

(b) Audited Debt Service Fund Balance as of September 30, 2023 - \$ 574,680

(c) Capitalized Interest (1 yr @ 4.25%) included in Series 2024 bond proceeds. \$ 133,875

WATER DISTRICT

NOTICE OF PUBLIC HEARING ON TAX RATE

The Block House Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2024 on Wednesday, September __, 2024, at 6:30 P.M. C.D.T. The hearing will be conducted in-person at the Walker House, 2600 Block House Drive South, Leander, Texas 78641.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit <https://www.texas.gov/living-in-texas/property-tax-transparency/> (Texas.gov/PropertyTax) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

(Names of all board members and, if a vote was taken, an indication of how each voted on the proposed tax rate and an indication of any absences.)

- FOR** the proposal:
AGAINST the proposal:
PRESENT and not voting:
ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	\$ 0.5905 /\$100 Adopted	\$ 0.5605 /\$100 Proposed
Difference in rates per \$100 of value		(\$0.0300) /\$100
Percentage increase/decrease in rates (+/-)		-5.08%
Average appraised residence homestead value	\$ 366,665.00	\$ 370,093.00
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	4% Max or \$5,000 Min.	4% Max or \$5,000 Min.
Average residence homestead taxable value	\$ 294,324.00	\$ 320,863.00
Tax on average residence homestead	\$ 1,737.98	\$ 1,798.44
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		\$ 60.45 3.48%

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Block House Municipal Utility District Board of Directors proposes to use the tax increase for the purpose of district operations.

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the growth of property taxes in the state.

ORDER LEVYING TAXES

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, the appraisal roll of Block House Municipal Utility District (the “*District*”) for ~~2023~~2024 has been prepared and certified by the Williamson Central Appraisal District; and

WHEREAS, based upon the certified appraisal roll, the employee or officer designated by the Board of Directors of the District has calculated a tax rate to be levied for ~~2023~~2024;

IT IS HEREBY ORDERED BY THE BOARD OF DIRECTORS OF THE DISTRICT THAT:

Section 1. There is hereby levied an ad valorem tax of ~~\$0.5905~~0.5605 on each \$100 of taxable property within the District, allocated as follows:

- (a) ~~\$0.2676~~0.2585 to provide funds for maintenance and operating purposes;
- (b) ~~\$0.2035~~0.1875 to provide for the payment of principal of and interest and associated obligations on the District’s unlimited tax bonds now outstanding; and
- (c) ~~\$0.1194~~0.1145 to provide funds under the Second Amended Plan for the Provision of Fire-Fighting Services Within the District.

Section 2. All taxes collected pursuant to this levy, after paying costs of levying, assessing and collecting same, will be used for planning, maintaining, repairing and operating the District’s facilities and for paying costs of proper services, engineering and legal fees, organization and administrative expenses, for paying principal of and interest on bonds, warrants, certificates of obligation or other lawfully authorized evidences of indebtedness issued or assumed by the District, and for paying authorized costs and expenses under the Second Amended Plan for the Provision of Fire-Fighting Services Within the District.

Section 3. The Williamson County Tax Assessor/Collector is authorized to assess and collect the taxes of the District.

Section 4. The taxes levied by this Order are due presently, and will be delinquent if not paid by January 31, ~~2024~~2025.

Section 5. This Order will be effective from and after its adoption.

Section 6. The attorney for the District is directed to file this Order with the Williamson County Tax Assessor/Collector.

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ADOPTED this ~~6th~~11th day of September, ~~2023~~2024.

Ursula Logan, President
Board of Directors

(SEAL)

ATTEST:

Robert Young, Secretary
Board of Directors

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**BLOCK HOUSE
MUNICIPAL UTILITY DISTRICT
AMENDED AND RESTATED
INFORMATION FORM**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

The undersigned, a majority of the members of the Board of Directors of Block House Municipal Utility District (the "*District*"), make and execute this Amended and Restated Information Form in compliance with Section 49.455 of the Texas Water Code, as amended. We certify as follows:

1. The name of the District is Block House Municipal Utility District.
2. The District consists of 717.35 acres, more or less, more particularly described by the metes and bounds and boundary map in the Amended and Restated Information Form dated December 3, 1997, recorded under Document No. 9807998, Official Records of Williamson County, Texas.
3. The most recent rate of taxes levied by the District on property located within the District is ~~\$0.5905~~0.5605 on each \$100 of assessed value, based on 100% market value.
4. The total amount of bonds which have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$37,475,000.
5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that has been previously issued is \$25,805,000.
6. No standby fee is currently imposed by the District.
7. An election to confirm the creation of the District was held on April 4, 1981.
8. The District is performing or will perform the following functions: the supply of water for municipal, domestic, commercial and other beneficial uses; the collection, transportation, treatment and disposal of waste; gathering, conducting, diverting and controlling of local storm water or other harmful excesses of water in the District; and the provision of park and recreational facilities for the inhabitants in the District.

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9. The form of Notice to Purchaser form required by Section 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District is attached as **Exhibit "A"**.

10. The attorney for the District is directed to file this Amended and Restated Information Form with the Texas Commission on Environmental Quality and record it in the Official Public Records of Williamson County, Texas.

This Amended and Restated Information Form supersedes the Amended and Restated Information Form recorded under Document No. 2022110949, Official Public Records of Williamson County, Texas.

WITNESS OUR HANDS this 6th~~th~~¹¹~~th~~ of September, ~~2023~~²⁰²⁴.

Ursula Logan, President

David Shoemaker, Vice President

Robert Young, Secretary

David Johnson, Treasurer

Cecilia Roberts, Assistant Secretary

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, ~~2023~~²⁰²⁴, by Ursula Logan, President, David Shoemaker, Vice President, Robert Young, Secretary, David Johnson, Treasurer, and Cecilia Roberts, Assistant Secretary of the Board of Directors of Block House Municipal Utility District, on behalf of said District.

Notary Public Signature

(seal)

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EXHIBIT "A"

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

**NOTICE TO PURCHASER OF
SPECIAL TAXING OR ASSESSMENT
DISTRICT**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

The real property that you are about to purchase is located within Block House Municipal Utility District (the "*District*"), and may be subject to district taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is ~~\$0.5905~~0.5605 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes approved by the voters are:

- (i) \$34,325,000 for water, sewer, and drainage facilities;
- (ii) \$ _ _ for road facilities; and
- (iii) \$3,150,000 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$25,805,000 for water, sewer, and drainage facilities;
- (ii) \$ _ _ for road facilities; and
- (iii) \$ _ _ for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Cedar Park. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of the district is to provide water, sewer, drainage, flood control, and park and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

SELLER:

Date

Name Printed:_____

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PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Date

Name Printed: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by _____.

Notary Public Signature

(seal)

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by _____.

Notary Public Signature

(seal)

**AFTER RECORDING,
PLEASE RETURN TO:**

Denise L. Motal
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, TX 78701

[Different first page setting changed from on in original to off in modified.]

**ORDER ESTABLISHING WATER AND WASTEWATER
SERVICE RATES, CHARGES, TAP FEES AND PARK FEES,
AND ADOPTING GENERAL POLICIES WITH
RESPECT TO THE DISTRICT’S WATER,
WASTEWATER AND DRAINAGE SYSTEMS**

(Effective ~~May 24, 2023~~ September 11, 2024)

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Under Section 49.212, Texas Water Code, the Board of Directors (the “*Board*”) of Block House Municipal Utility District (the “*District*”) is authorized to adopt and enforce all necessary charges, fees or rentals for providing or making available District facilities or services;

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AS FOLLOWS:

I. General Policies.

Definitions. For purposes of this Order, the following terms have the meanings indicated:

A. “District’s representative” means the general manager of the District or a representative or employee of the District engaged in carrying out the terms of or performing services prescribed by the Rules under either general or specific authorization from the general manager or the Board.

B. “Living Unit Equivalent” or “LUE” means each single-family dwelling unit, with each residence of a separate family unit constituting one LUE or, in the case of a commercial customer, its equivalent under the following schedule:

<u>Meter Size</u>	<u>Living Unit Equivalent</u>
5/8"	1
3/4"	1.5
over 3/4"	determined by District engineer

Exhibit “A” to this Order sets forth the living unit equivalencies determined by the District engineer for commercial customers within the District as of the date of this Order.

C. “Rules” means rules and regulations adopted by the District under Sections 49.212 and 54.205, Texas Water Code.

D. “Systems” means the District’s water, wastewater and drainage systems.

II. Connections to the District’s Systems or Initiation of Service.

A. Applications for Service; Application Fee. Any new customer desiring that District service be initiated at an existing connection must complete the application form

attached as **Exhibit “B”**, and file it, together with an application fee of \$6.00 and the applicable security deposit, with the District’s representative. No service may be initiated until (i) all applicable fees and deposits have been paid, (ii) the application form has been accepted by the District’s representative, and (iii) proof of payment of any applicable community impact fee to the City of Cedar Park has been provided.

B. Applications for Connections. Any party desiring to make a new connection to the District’s Systems must make an application, in the form attached as **Exhibit “C”**, to the District’s representative in accordance with the Rules. All applicable tap fees, park fees, installation fees and deposits must be paid to the District’s representative at the time the application is filed. No connection may be made until all fees and deposits are paid and the appropriate application has been accepted by the District’s representative.

C. Tap Fees for In-District Customers.

1. The District’s water tap fees are as follows:

<u>Meter Size</u>	<u>Tap Fee</u>
5/8"	\$ 600
3/4"	\$ 800
1"	\$ 1,300
1½"	\$ 2,550
2"	\$ 4,050
3"	\$ 7,550
4"	\$12,550
Over 4"	Determined by the District prior to connection

2. The District’s water tap fees for irrigation meters are as follows:

- a. Up to and including 2" meter \$600 plus actual cost of meter.
- b. Over 2" meter Determined by the District
prior to connection

3. The District’s wastewater tap fees are as follows:

<u>Meter Size</u>	<u>Tap Fee</u>
5/8"	\$ 600
3/4"	\$ 800
1"	\$ 1,300
1½"	\$ 2,550
2"	\$ 4,050
3"	\$ 7,550
4"	\$12,550
Over 4"	Determined by the District prior to connection

4. Tap fees become the property of the District upon payment, and are not refundable.

D. Cedar Park Community Impact Fees.

1. Under the District's Water Supply Contract with the City of Cedar Park, all new customers on the District's water system must pay the community impact fee established by Cedar Park for new in-city customers for water service, which is currently \$2,250 per living unit equivalent. All new customers must pay the applicable community impact fee to Cedar Park at the time the customer obtains a building permit, and must provide proof of payment to the District before the customer may purchase a tap.
2. Under the District's Wholesale Wastewater Service Contract with the City of Cedar Park, all new customers on the District's wastewater system must pay the community impact fee established by Cedar Park for new in-city customers for wastewater service, which is currently \$2,000 per living unit equivalent. All new customers must pay the applicable community impact fee to Cedar Park at the time the customer obtains a building permit, and must provide proof of payment to the District before the customer may purchase a tap.

E. Park Development Fees. The District will collect a park development fee of \$300 per living unit equivalent at the time a water or wastewater tap is purchased. This fee will be placed in the District's dedicated pool fund and used solely for the development, operation and maintenance of District recreational facilities.

F. Installation Fees. Connections may be made by the District's representative or by the applicant's plumber, at the applicant's option.

1. The installation fees for a water connection made by the District's representative are as follows:

<u>Meter Size</u>	<u>Fee</u>
5/8" through 1"	Cost to District
Over 1"	Cost to District

2. The installation fees for a wastewater connection made by the District's representative are as follows:

<u>Service</u>	<u>Rate</u>
Residential (Single-family or duplex unit)	Cost to District
Other	Cost to District

3. Any connection made by the applicant's plumber or contractor must be inspected and approved by the District's representative in accordance with the Rules prior to the time the connection is enclosed or covered.

G. Inspection/Reinspection Fees. The fee for each inspection of a residential water or wastewater connection is \$25. The fee for each reinspection of a residential connection is \$55. The inspection fees for commercial property will be the costs incurred by the District in making the inspections. These fees are payable upon demand by the District.

H. Plumbing Inspections. Inspections of new residential and commercial plumbing construction as required by The Plumbing License Law, Chapter 1301, Texas Occupations Code, will be conducted by the City of Cedar Park pursuant to the Interlocal Agreement for Plumbing Inspections Within Block House Municipal Utility District.

I. Water and Wastewater Security Deposit. A security deposit must be paid to the District's representative by each customer before service is actually commenced, according to the following schedule:

a. Single Family Residential Customers:

Homeowner	\$100
Renter	\$200

b. If a single family residential customer is given notice of disconnection due to a failure to make timely payment of the District's utility bills, a violation of the District's Rules, or any other reason other than the customer's request, and fails to pay all past-due amounts by the time and date specified on the notice of disconnection, then, regardless of whether or not service is physically disconnected, the District will require an additional security deposit of \$100 for a Homeowner and \$150 for a Renter for each disconnection, up to a maximum of \$750. This additional deposit must be paid concurrently with the payment of all past-due amounts and before service will be re-established.

c. Commercial customers, including multi-family: an amount equivalent to 45 days' water and wastewater usage. The amount of the security deposit will be based on historical usage when this information is available, and will be based upon an estimate of usage by the District's representative when this information is not available. Commercial security deposits must be in the form of cash, certified check or bond approved by the Board as to form and issuer. All commercial security deposits will be subject to adjustment based upon annual usage patterns.

d. Security deposits will be held and returned in accordance with the Rules.

J. Builder/Developer Deposit. Each homebuilder or commercial developer must pay to the District (a) in the case of a homebuilder, a deposit of (i) \$1,000, if one house is being constructed by the homebuilder, or (ii) \$2,000, or more than one house is being constructed by the homebuilder; or (b) in the case of a developer other than a homebuilder, a deposit of \$2,000. This deposit will be placed in a separate account and will be refunded, without interest, to the builder on completion of the builder's or developer's construction program or development within the District. No taps will be sold to the homebuilder or developer until this deposit is paid.

K. Use of Deposit. The cost of any repairs to the District's facilities caused by a builder's or developer's negligence, any fines or penalties due to the District as a result of the homebuilder's or developer's violations of the District's Rules, orders or regulations, the cost of any maintenance of the homebuilder's lots or developer's property performed by the District following written notice to the homebuilder of the needed maintenance and the homebuilder's failure to perform the maintenance within five business days of the date of the notice and the cost of connections, inspections, water service and wastewater service will be billed by the District's representative to the responsible builder or developer, and any bill for these costs is

payable upon receipt. If, at any time, a builder or developer is delinquent in paying these bills for a period of 30 days, or is responsible for outstanding bills in the amount of \$50 or more, the District may transfer all or any part of his deposit to its operating fund to pay these outstanding or delinquent bills and may require: (i) that the deposit be replenished by the builder or developer by the amount transferred; or (ii) that an increased deposit equivalent to two times the original deposit amount be paid by the builder or developer. No additional water or wastewater taps will be sold to a builder or developer who is delinquent in the payment of any sums due to the District.

L. Contractors. Each contractor within the District must pay the costs of any water service or wastewater service provided to the contractor in accordance with the terms of this Order.

M. Fire Hydrant Meter and Deposit. Each homebuilder, developer or contractor within the District must utilize a District fire-hydrant meter when making a temporary water connection for construction, street cleaning, or other construction-related activities, unless the District agrees otherwise. A security deposit of \$800 must be paid to the District's representative at the time the meter is issued to the builder or contractor. The deposit will be held by the District and refunded, without interest, to the builder or contractor on the completion of the builder's or contractor's construction program within the District. A violation of this requirement will result in the offending party being subject to a fine in the amount of \$5,000 per violation, as provided in the Rules. The District may deduct the amount of any fines imposed as a result of a violation of this requirement from the responsible party's deposit and may further require that the responsible party replenish the deposit by an amount equivalent to the total deducted. This deposit will be refunded upon return of the fire hydrant meter in good condition and payment of all applicable water usage fees.

N. Fire Hydrant Charges. Each contractor or builder utilizing water for construction purposes through fire hydrants within the District will be assessed the District's water gallonage charges for all water utilized.

O. Additional Charges. Any nonroutine charges incurred by the District in connection with any water tap, wastewater tap or inspection, including any charges for the collection and treatment of non-domestic waste under the Rules, will be the responsibility of the applicant and payable to the District upon demand.

P. After-Hours Connection Charges. Any applicant for service who requests that service be initiated outside of regular business hours will be assessed an after-hours connection fee of \$60.

Q. Repairs and Backcharges. Each customer will be responsible for maintaining the customer's service lines in a good state of operation and repair. The cost of any repairs, including removal of blockages, effected by the District which are determined to be on a customer's service line will be backcharged to the customer and added to the customer's next utility bill from the District.

III. Water and Wastewater Service.

A. Winter Averaging. Customer winter averages for wastewater bills will be calculated as provided in this section.

1. Except for as otherwise provided in this Section A, bills for wastewater service will be computed (i) on the basis of the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January and February (the "winter-averaging period"), unless another winter-averaging period is established by the Board; or (ii) on the basis of the customer's current monthly water bill, whichever is less.
2. For customers who receive irrigation water through a separate irrigation meter approved by the District, bills for wastewater will be computed on the basis of the customer's current monthly water usage through the customer's non-irrigation water meter. No wastewater charges will be assessed based on a customer's approved irrigation-only water meter.
3. If a single-family or duplex residential customer does not have an acceptable history of water usage during the preceding winter-averaging period, the customer's monthly wastewater bill will be calculated based upon: (i) the customer's current monthly water usage; or (ii) 6,000 gallons water usage per month, whichever is less.
4. For a public school facility which is closed during a portion of the winter-averaging period and which does not have a separate irrigation meter, bills for wastewater will be computed based on the average monthly water usage by the customer calculated based on the portion of the winter-averaging period during which the facility was open or on the basis of the facility's current monthly water bill, whichever is less
5. If a customer other than a single-family or duplex residential customer does not have an acceptable history of water usage during the preceding winter-averaging period, the customer's monthly wastewater bill will be calculated based upon the customer's current monthly water usage.

B. Water and Wastewater Service Rates. The District's rates and charges for the sale of water and the collection and disposal of sewage are as follows:

1. Base Rate.

a. Single-family or duplex residential use. (For usage on or after January 10, 2019) The base rate for all single-family or duplex residential customers is ~~\$52.66~~\$4.66 per LUE, which does not include any water or wastewater usage.

b. Other. The base rate for all other connections is \$22.35 per LUE, which does not include any water or wastewater usage.

2. Monthly In-District Water Rates (effective for billings on or after November 1, 2022). The water gallonage charges are as follows:

0-7,000 gallons	\$4.88 <u>\$5.08</u> /1,000 gallons
7,001 - 14,000 gallons	\$5.12 <u>\$5.32</u> /1,000 gallons
14,001-20,000 gallons	\$5.55 <u>\$5.75</u> /1,000 gallons

Over 20,000 gallons ~~\$6.00~~6.20/1,000 gallons

3. Monthly In-District Wastewater Rates (effective November 1, 2022).

a. \$4.20 per 1,000 gallons.

b. Anything herein to the contrary notwithstanding, no wastewater service charge will be made based on water usage through Special Connections authorized by the Rules.

4. Monthly In-District Water Rates for Irrigation and Fire Hydrant Meters

The gallonage charges for irrigation and fire hydrant meters are as follows:

0-7,000 gallons ~~\$4.88~~5.08/1,000 gallons

7,001 - 14,000 gallons ~~\$5.12~~5.32/1,000 gallons

14,001-20,000 gallons ~~\$5.55~~5.75/1,000 gallons

Over 20,000 gallons ~~\$6.00~~6.20/1,000 gallons

5. Monthly Out-of-District Water Rates for Irrigation and Fire Hydrant Meters The gallonage charges for irrigation and fire hydrant meters are as follows:

0-7,000 gallons \$5.85/1,000

7,001 - 14,000 gallons \$6.20/1,000

Over 14,001 \$6.78/1,000

6. Monthly Out-of-District Water or Wastewater Rates. To Be Determined

7. State Assessment. The District will collect a monthly regulatory assessment of ½% of the District’s charges for retail water and/or sewer service from all retail customers. This regulatory assessment will be listed on each retail customer’s bill as a separate line item, and will be collected in addition to other charges for utility service.

IV. Delinquent Accounts.

A. The District will bill each customer on the 20th of each month for all services rendered during the preceding month’s billing cycle. A bill is due upon receipt (the “Due Date”) and is delinquent, and the customer subject to termination of service, if not paid in full by the 10th of the month (the “Delinquency Date”). If the Delinquency Date falls on a Saturday, Sunday or legal holiday on which banks are required to close in the State of Texas, the applicable period will be extended to the next business day. Payment in full means payment of all sums due the District, including charges for utility service which have not been paid by the Due Date and applicable late fees. A late charge of 10% of the amount of the bill will be added on the 11th of each month after the month in which the bill is rendered, for each month the delinquent bill remains unpaid.

B. A charge will be imposed for each dishonored check or draft in an amount established from time to time by the District representative, based on the prevailing charges

imposed for dishonored checks by other businesses in the same general area as the District. If a customer pays his or her account with a check, including an eCheck, that is dishonored, the District reserves the right to refuse to accept further checks from the customer and to require all future payments to be made by certified check or cash for a period of six months for Homeowners and 12 months for Renters.

C. Notwithstanding the above and in accordance with Section 182.002 of the Texas Utilities Code, the District will, without penalty, delay the Delinquency Date of the most recent bill and/or each subsequent bill to be paid by an elderly individual until the 25th day after the date each bill is issued, if so requested by the elderly individual. An “elderly individual” means a residential customer who is 60 years of age or older and occupies the entire premises for which a delay is requested. Prior to delaying a Delinquency Date, the District may require a customer requesting the delay to present reasonable proof that the customer is an “elderly individual”.

V. Termination of Service.

A. Disconnection with Notice. District service may be disconnected after proper notice for any of the following reasons:

(i) within 15 days from the Delinquency Date, the customer has neither paid the bill nor entered into, and commenced paying under, a written deferred payment agreement;

(ii) the customer has defaulted in the obligations under any deferred payment agreement;

(iii) violation of the District’s Rules pertaining to the use of service in a manner which interferes with the service of others or the operation of non-standard equipment, if a reasonable attempt has been made to notify the customer and the customer is provided with a reasonable opportunity to remedy the situation; and

(iv) failure to comply with deposit arrangements where required by Article II of this Order.

B. Disconnection Without Notice. District service may be disconnected without notice if:

(i) a known, dangerous condition related to the type of service exists;

(ii) service has been illegally connected; or

(iii) in instances of meter tampering, bypassing or other instances of diversion. Where reasonable, given the nature of the hazardous condition, a written statement of disconnection and the reason therefor will be posted at the place of common entry or upon the front door of each affected structure as soon as possible after service has been disconnected.

C. Disconnection Prohibited. District service will not be disconnected in the following circumstances:

(i) delinquency in payment for District service by a previous occupant of the premises; or

(ii) failure to pay the account of another customer as guarantor thereof, unless the District has in writing the guarantee as a condition precedent to service; or

(iii) the customer has notified the District representative of the customer's desire to protest the disconnection; such notice from the customer requires the District to comply with the procedures set forth in Section E prior to disconnecting the customer's service.

D. Notice of Disconnection of Service. Proper notice of disconnection of service shall consist of a separate mailing by first class mail, postage prepaid, sent at least 10 days prior to a stated date of disconnection, with the words "termination notice" or similar language prominently displayed on the notice. The information included in the notice will be provided in English and Spanish if necessary to adequately inform the customer. A statement notifying the customer that, if they are in need of assistance with payment of their bill, they may be eligible for alternative payment programs, such as deferred payment plans, and advising them to contact the District representative for more information will be included in the face of the termination notice. The notice will advise the customer of the basis for the District's decision to disconnect service and that the customer has the right to request a hearing by contacting the District representative at least 48 hours before the stated date of disconnection. The District representative's telephone number will appear on the notice together with information regarding appropriate times to contact the representative. If notice is mailed, the stated date of disconnection may not fall on a holiday or weekend, but will be the next working day after the 10th day. Payment at the District's authorized payment agency is considered payment to the District. The District will not issue late notices or disconnect notices to a customer earlier than the first day the bill becomes delinquent, so that a reasonable length of time is allowed to ascertain receipt of payment by mail or at the District's authorized payment agency.

E. Customer Appeal Procedures.

(i) Informal Hearing. Upon request, the District's representative shall schedule an informal hearing with a customer and his or her representative prior to disconnection of service. The presiding officer at the informal hearing will be an individual who did not participate in the initial decision to pursue disconnection of the customer's service. The customer may question the District's billing representative at the informal hearing on the basis for the decision to terminate service and present testimony or evidence. The presiding officer will render a decision on the matter and state the reasons for the decision and the grounds upon which the decision is based.

(ii) Appeal. The customer may appeal the decision of the presiding officer to the Board. Upon the posting of a bond by the customer in an amount sufficient to cover the cost determined by the presiding officer to be due, the District will not proceed with termination of the customer's service until a final decision is made by the Board.

F. Disconnection. If all past-due amounts have not been paid by 12:00 noon on the date specified by written notice to the customer, and no other arrangements for payment have been made, service may be disconnected. In order to reconnect service, the customer must pay

all past-due amounts, plus the applicable reconnect fee. If payment is tendered after 2:00 p.m. on the date of disconnection, the customer will be required to pay the after-hours reconnect fee in order to obtain same-day reconnection of service.

G. Disconnection on Holidays or Weekends. Unless a dangerous condition exists, or the customer requests disconnection, service will not be disconnected on a day, or on a day immediately preceding a day, when personnel of the District are not available to the public for the purpose of making collections and reconnecting service.

H. Disconnection for Ill and Disabled. The District may not discontinue service to a delinquent residential customer permanently residing in an individually metered dwelling unit when that customer establishes that discontinuance of service will result in some person residing at that residence becoming seriously ill or more seriously ill. Each time a customer seeks to avoid termination of service under this section, the customer must have the attending public health official, including, but not limited to, medical doctor, doctor of osteopathy, nurse practitioner, registered nurse, or other similar public health official, call or contact the District's representative within 15 days of issuance of the bill. A written statement must be received by the District's representative from the attending public health official within 30 days of the issuance of the bill. The customer who makes a request under this section must enter into a deferred payment plan with the District.

I. Charge for Reconnection. If: (i) any service is discontinued, whether because of customer's delinquency or upon a customer's request, or (ii) the District delivers written notice of termination to a customer and the customer fails to pay all applicable charges prior to the deadline specified on the notice, the District may charge the following charges prior to continuing or reconnecting service:

1. Water System:
 - a. when meter removed \$80
 - b. when meter not removed \$30
 - c. after hours reconnect fee (when reconnection requested or payment made after 2:00 p.m.) \$60
2. Wastewater System: 3 times the cost to the District.
3. Illegal Connections. In the event of disconnection by the District of an unauthorized or illegal connection to any part of the District's Systems, the following charge per disconnection shall be due and payable upon demand of the District:
 - a. Water Disconnection \$100
 - b. Wastewater Disconnection 2 times the cost to the District.

J. Locking of Meters. Upon disconnection of service by the District, the District's general manager must install a meter lock on the customer meter, and the lock must remain in place until service is reconnected.

K. Write-Off Registration. The District’s general manager must maintain a record of all customers whose accounts to the District are written off as a result of non-payment, and the names of all new customers must be checked against this record before service is initiated to a new customer account.

L. Late Fees and Disconnections During an Extreme Weather Emergency for Nonpayment.

1. Notwithstanding any other provision of this Order, the District may not impose a late fee on, or disconnect the retail water or sewer service of, an Affected Customer for nonpayment of a bill that is due during an Extreme Weather Emergency until after the Extreme Weather Emergency is over. An “*Affected Customer*” is a customer that receives retail water or sewer service from the District in an area experiencing an Extreme Weather Emergency and has a bill due during the Extreme Weather Emergency. An “*Extreme Weather Emergency*” is a period beginning when the previous day’s highest temperature in an area did not exceed 28 degrees Fahrenheit and the temperature is predicted to remain at or below that level for the next 24 hours according to the nearest National Weather Service reports for that area. An Extreme Weather Emergency is over on the second business day that the temperature exceeds 28 degrees Fahrenheit.
2. An Affected Customer may request to establish a Payment Schedule for unpaid bills that are due during an Extreme Weather Emergency. A “Payment Schedule” is an agreement between the District and an Affected Customer that allows the Affected Customer to pay, in one or more installments, an unpaid bill due during an Extreme Weather Emergency after its due date. If the District receives a request to establish a Payment Schedule within 30 days from the date the Extreme Weather Emergency ends (a “*Timely Request*”), it must offer the requesting Affected Customer a Payment Schedule and a deadline for accepting the Payment Schedule (the “*Acceptance Deadline*”). A Payment Schedule may be established in person, by telephone, or online, but all payment schedules must be reduced to writing and provided to the Affected Customer. A Payment Schedule offered may (i) include a finance charge, conspicuously stated on the Payment Schedule, for late fees on the Payment Schedule not to exceed an annual rate of 10 percent simple interest; and (ii) require payment in one or more installments. A Payment Schedule offered must (i) be written in plain language in English and, if requested, Spanish; (ii) identify the total amount due, and, if payment is to be made in multiple installments, the number of installments and the amount of each installment; (iii) identify the deadline for payment, or if payment is to be made in multiple installments, the deadline for each installment; (iv) identify the dates the Extreme Weather Emergency occurred, and the due dates and amounts owed of any bills that were due during the Extreme Weather Emergency; and (v) include a statement, in a clear and conspicuous type, that states “If you are not satisfied with this agreement, or if the agreement was made by telephone and you feel this does not

reflect your understanding of that agreement, contact Crossroads Utility Services at (512) 246-1400.”

3. The District may not disconnect retail water or sewer service for nonpayment of bills due during an Extreme Weather Emergency of an Affected Customer that has made a Timely Request for a Payment Schedule until after the Payment Schedule has been offered and the Affected Customer has either declined to accept the Payment Schedule by the Acceptance Deadline or violated the terms of the Payment Schedule. Any preexisting disconnection notices issued to an Affected Customer for nonpayment of a bill due during an Extreme Weather Emergency are suspended upon the Timely Request for a Payment Schedule. If the Affected Customer does not accept the offered Payment Schedule by the Acceptance Deadline or violates the terms of the Payment Schedule, any suspended disconnection notices are reinstated, and the District may renegotiate the terms of the Payment Schedule or disconnect service on or after the disconnection date listed on the disconnection notice. If the Affected Customer does not accept the offered Payment Schedule by the Acceptance Deadline or violates the terms of the Payment Schedule and there is not a preexisting disconnection notice, the District must issue a disconnection notice under 16 TAC § 24.167 (related to Discontinuance of Service) prior to disconnecting the water or sewer service of the Affected Customer.

VI. Transfer of Service.

If service is transferred from one address to another address within the District for the same customer, a transfer fee of \$5 will be assessed.

VII. Service Commitment and Review Fees.

Applicants for service commitments, construction plan review and/or inspection, or subdivision plan review and/or inspection shall be responsible for the payment of all legal, engineering and/or management fees incurred by the District in reviewing such applications. At the first Board meeting following receipt by the District of any application, the Board shall establish a deposit amount which is equivalent to the estimated consultant fees which are expected to be incurred in connection with such application, and the applicant shall be required to deposit such amount with the District prior to any review or processing work being initiated. All consultants fees incurred by the District associated with any such application shall be charged against the amount of the deposit. Upon completion of the review process, the applicant shall be required to pay any fees incurred by the District in excess of the deposit. Any excess deposit remaining after payment of all fees shall be returned to the applicant. No service commitment or plan approval shall be issued by the District until all fees have been paid.

VIII. Development and Utility Construction Agreements.

Applicants who desire to enter into a utility construction agreement or other type of development agreement with the District shall be responsible for the payment of all legal,

engineering and/or management fees incurred by the District in negotiation of such agreements. No agreement shall be executed by the District or shall become effective until such fees are paid.

IX. Acceptance of Subdivision Water, Wastewater and Drainage Facilities for Operation and Maintenance.

The District will accept for operation and maintenance completed subdivision water, wastewater and drainage facilities only after Williamson County has accepted street construction as complete. No connections, other than temporary connections for construction purposes, shall be made within a subdivision until water, wastewater, drainage and streets are accepted as completed.

X. Filing. The attorney for the District is hereby directed to file a copy of this Order (i) with the Texas Commission on Environmental Quality and (ii) in the principal office of the District.

* * *

[signature page follows]

PASSED AND APPROVED this ~~24th~~-11th day of ~~May~~September, ~~2023~~2024.

(SEAL)

Ursula Logan, President
Board of Directors

ATTEST:

Robert Young, Secretary
Board of Directors

EXHIBIT "A"

LIVING UNIT EQUIVALENTS

<u>Customer</u>	<u>LUES</u>
Block House Elementary School	48
Stepping Stone School	
1½" meter	5
1" meter	2.5

EXHIBIT "B"

APPLICATION FOR UTILITY SERVICE

To: Block House Municipal Utility District
c/o Crossroads Utility Services, LLC
2601 Forest Creek Drive
Round Rock, Texas 78665-1232

Date Service to Begin

The undersigned hereby applies to Block House Municipal Utility District for water, wastewater and solid waste disposal services. We/I understand that there is an initial \$100 security deposit for homeowners and a \$200 security deposit for renters, along with a \$6 application fee, and, in the event of a delinquency, additional deposits may be required. We/I understand and agree that we/I will be responsible for all water, wastewater and solid waste disposal services provided to the property described in this application until such time as service to the property is disconnected in accordance with the District's rules and regulations regarding utility services. We/I further understand that we/I are responsible for maintaining the service lines on our property in a good state of operation and repair, and that, if any repairs on such service lines (including the removal of blockages) are effected by the District, the cost of such repairs will be backcharged to our/my utility bill from the District. We/I agree to comply with the District's rules and regulations and to pay for all utility services rendered to the property and repair costs for which we/I are responsible in a timely manner. We/I represent the information below is true and correct:

- 1. Applicant Name _____
- 2. Service Address _____
- 3. Billing Address (if different) _____
- 4. Applicant's Day Phone _____ Evening Phone _____
- 5. Applicant's Date of Birth _____
- 6. If Applicant is a **U.S. Person**, provide Social Security # _____ **AND** an unexpired government-issued picture ID (e.g. driver's license, passport) for copying (or a legible copy if sent by mail)

If Applicant is a **Non-U.S. Person**, provide one of the following items **AND** an unexpired government-issued picture ID (e.g. driver's license) for copying (or a legible copy if sent by mail):

Passport # and Country of Issuance: _____
Taxpayer ID #: _____
Alien ID Card #: _____

- 7. Applicant's Employer _____ Work Phone _____
- 8. Applicant is _____ Owner _____ Tenant _____ Other: _____
- 9. Spouse's Name _____ Work # _____
- 10. Property Owner's Name _____ Phone # _____

Under Section 182.052 of the Texas Utility Code, you may request that the District keep the following information confidential: your address, telephone number, social security number and any information relating to the volume or units of utility usage or the amounts billed to or collected from you for utility usage.* If you would like to request that the District not disclose that information, please check this box:

Signature of Applicant

Signature of Spouse

NOTARY ACKNOWLEDGEMENT MUST BE ATTACHED TO APPLICATION IF SUBMITTED BY MAIL.

* Notwithstanding your request, the information may be released to (1) an official or employee of the state, a political subdivision of the state, or the United States acting in an official capacity; (2) an employee of a utility acting in connection with the employee's duties; (3) a consumer reporting agency; (4) a contractor or subcontractor approved by and providing services to the utility, the state, a political subdivision of the state, or the United States; (5) a person for whom the customer has contractually waived confidentiality for personal information; or (6) another entity that provides water, wastewater, sewer, gas, garbage, electricity, or drainage service for compensation.

{W0522842.2}

EXHIBIT "B"

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on the _____ day of _____, 20____, by
_____, Applicant.

(SEAL)

Notary Public Signature

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on the _____ day of _____, 20____, by
_____, Spouse.

(SEAL)

Notary Public Signature

{W0522842.2}

EXHIBIT "B"

*****PLEASE SIGN AND RETURN THIS COPY*****

Block House Municipal Utility District
Customer Service Agreement

Return to:
Block House Municipal Utility District
c/o Crossroads Utility Service, LLC
2601 Forest Creek Drive
Round Rock, Texas 78665-1232

Fax:
(512) 246-1900

Email:
customerservice@crossroadsus.com

I. PURPOSE

Block House Municipal Utility District (the "District") is responsible for protecting the drinking water supply from contamination or pollution that could result from improper plumbing practices. The purpose of this Customer Service Agreement (this "Agreement") is to notify each customer of the plumbing restrictions that are in place to provide this protection. The District enforces these restrictions to ensure the public health and welfare. Each customer must sign this Agreement before the District will provide service. In addition, when service to an existing connection has been suspended or terminated, the District will not reestablish service unless it has a signed copy of this Agreement.

II. PLUMBING RESTRICTIONS

The following unacceptable plumbing practices are prohibited by State regulations:

- A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination must be isolated from the public water system by an air-gap or an appropriate backflow prevention device.
- B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply must be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.
- C. No connection that allows water to be returned to the public water supply is permitted.
- D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection that provides water for human use.
- E. No solder or flux that contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection that provides water for human use.

III. CUSTOMER SERVICE AGREEMENT

The following are the terms of this Agreement between the District and the undersigned (the "Customer").

- A. The District will maintain a copy of this Agreement as long as the Customer's premises are connected to the District's water system.
- B. The Customer must allow his property to be inspected for possible cross-connections and other unacceptable plumbing practices. These inspections may be conducted by the District or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other unacceptable plumbing practices exist; or after any major changes to the private plumbing facilities. The inspections will be conducted during the District's normal business hours.
- C. The District will notify the Customer in writing of any cross-connection or other unacceptable plumbing practice identified during the initial inspection or any periodic reinspection.
- D. The Customer must immediately correct any unacceptable plumbing on the Customer's premises.
- E. The Customer must, at his or her expense, properly install, test, and maintain any backflow prevention device required by the District. Copies of all testing and maintenance shall be provided to the District.

IV. ENFORCEMENT

If the Customer fails to comply with the terms of this Agreement, the District may, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this Agreement will be billed to the Customer.

Signed By: _____
Customer's Signature

Printed Name: _____

Date: _____

Signed By: _____
Spouse's Signature

Printed Name: _____

Date: _____

396469-1 09/20/2010

EXHIBIT "B"

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, Customer.

(SEAL)

Notary Public Signature

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, Spouse.

(SEAL)

Notary Public Signature

EXHIBIT "C"



(512)246-1400 Office
(512) 246-1900 Fax

MAIL TO:
Crossroads Utility Services
2601 Forest Creek Drive
Round Rock TX 78665-1232

TAP AND FEE APPLICATION
For Water/Wastewater Service

Date of Application: _____ District: _____
Applicant: _____
Billing Address: _____
Telephone: _____
Applicant's Plumber: _____ Plumber's Telephone: _____
Application is for (please circle all that apply): Water Sewer Fire Hydrant
Meter Size: _____

ALL FEES ARE PAYABLE TO THE DISTRICT

Please supply the following information:

	Address	Zip Code	Lot	Blk	Sect.	*Sq. Ft.	District Use Only Folio #
1.	_____	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____	_____	_____

* Excludes Carports and Garages

An approved water tap inspection starts the billing. Applicant will receive a bill UNTIL WE RECEIVE A COPY OF CUSTOMER SERVICE INSPECTION CERTIFICATE FROM BUILDER OR PLUMBER, we can then transfer to next owner.

I, the Applicant agree to comply with the following:

All plumbing inspections will be performed by the District's approved plumbing inspector.

(It is the Builder's responsibility to call him before starting construction. Please contact us for the inspector's current contact information.)

The uncovered yard lines and owner's cut-off valve shall be in place at the time of meter installation for complete inspection. I will notify Crossroads Utility Services 24 hours in advance to request the final inspection and install my meter (512) 246-1400 or fax in my request to (512) 246-1900.

Applicant Signature

FOR OFFICE USE ONLY

Date Received: _____ Check #: _____ Amount: \$ _____
Water Tap Fee: \$ _____ Sewer Tap Fee: \$ _____ Inspection Fee: \$ _____
Water Meter Deposit: \$ _____ Park Fee: \$ _____

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
CERTIFICATION OF UNOPPOSED STATUS OF CANDIDATES
FOR THE NOVEMBER 5, 2024, DIRECTOR ELECTION

The undersigned, the Secretary of the Board of Directors of Block House Municipal Utility District (the "District"), is the authority responsible for having the official ballots prepared for the November 5, 2024 director election for the District and certifies that:

1. Two Directors of the District are to be elected at the November 5, 2024, director election.
2. The deadline for filing an application for a place on the ballot was August 19, 2024, and only two candidates filed for places on the ballot.
3. The deadline for filing an application for write-in candidacy was August 23, 2024, and no write-in candidates filed.
4. Ursula Logan and Amanda Stanfield are unopposed candidates for election as Directors of the District.
5. No proposition is scheduled to appear on the ballot.

Executed this the 11th day of September, 2024.

* * * [signature page follows] * * *

DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE BLOCK HOUSE
CERTIFICACIÓN DE LA CONDICIÓN SIN OPOSICIÓN DE LOS CANDIDATOS
PARA LA ELECCIÓN DE DIRECTOR DEL DÍA 5 DE NOVIEMBRE DE 2024

El infrascrito, el Secretario de la Junta Directiva del Distrito de Servicios Públicos Municipales de Block House (el "Distrito"), es el/la autoridad responsable de tener las boletas oficiales preparadas para la elección de Director del día 5 de noviembre de 2024, para el Distrito y certifica que:

1. Dos Directores del Distrito deben ser elegidos en la elección de Director del día 5 de noviembre de 2024.
2. La fecha límite para presentar una solicitud para un puesto en la boleta de votación era el día 19 de agosto de 2024, y sólo dos candidatos se presentaron para puestos en la boleta de votación.
3. La fecha límite para presentar una solicitud para añadir un candidato era el día 23 de agosto de 2024, y no se presentó ningún candidato para ser añadido.
4. Ursula Logan y Amanda Stanfield son candidatos sin oposición para la elección como Directores del Distrito.
5. No hay ninguna proposición programada para aparecer en la boleta de votación.

Llevado a cabo el día 11 de septiembre de 2024.

* * * [la pagina de firma sigue] * * *

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

Robert Young
Secretary, Board of Directors
Secretario, Junta Directiva

STATE OF TEXAS §
ESTADO DE TEXAS

COUNTY OF WILLIAMSON §
CONDADO DE WILLIAMSON

This instrument was acknowledged before me on September 11, 2024, by Robert Young, Secretary of the Board of Directors of Block House Municipal Utility District, a political subdivision of the State of Texas, on behalf of said municipal utility district.

Este instrumento fue certificado ante mí el día 11 de septiembre 2024, por Robert Young, Secretario de la Junta Directiva del Distrito de Servicios Públicos Municipales de Block House, una subdivisión política del estado de Texas de parte de dicho distrito de servicios públicos municipales.

(seal)
(sello)

Notary Public Signature
Firma del "Notary Public"

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

**ORDER DECLARING ELECTION OF UNOPPOSED CANDIDATES
AND CANCELING NOVEMBER 5, 2024 DIRECTOR ELECTION**

September 11, 2024

THE STATE OF TEXAS §

COUNTY OF WILLIMASON §

Recitals

The Board of Directors ("Board") of Block House Municipal Utility District (the "District") has called a director election for November 5, 2024 (the "Election").

The deadline to submit an application for a place on the ballot for the Election was August 19, 2024. The deadline to file an application for write-in candidacy for the Election was August 23, 2024.

The Secretary of the Board is the authority responsible for having the official ballots prepared for the Election and, on September 11, 2024, submitted to the Board the "Certification of Unopposed Status of Candidates for the November 5, 2024 Director Election", attached as **Exhibit "A"**.

Under Section 2.053 of the Texas Election Code, if the Board receives a certification of unopposed status of candidates, it shall declare each unopposed candidate elected to office.

Therefore, the Board orders that:

1. The "Certification of Unopposed Status of Candidates for the November 5, 2024 Director Election" submitted on September 11, 2024 is accepted.
2. Ursula Logan and Amanda Stanfield are elected to office as Directors for Block House Municipal Utility District, their terms will begin on November 5, 2024 and they will begin their duties as Director after executing a Statement of Elected Officer and taking the Oath of Office.
3. The Election is canceled.
4. This Order will constitute a certificate of election, and the Secretary of the Board is directed to issue and deliver a copy to each candidate as required by Section 67.016 of the Texas Election Code and to post a copy of this Order at the polling place on the Election day.

This Order may be executed in multiple counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. A digital signature, a facsimile or other electronic copy of an original signature, and a counterpart transmitted electronically (*i.e.*, by fax, email, text, or similar means), will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

* * * [signature page follows] * * *

DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE BLOCK HOUSE

ORDEN PARA DECLARAR LA ELECCIÓN DE CANDIDATOS SIN OPOSICIÓN Y CANCELAR LA ELECCIÓN PARA DIRECTOR DEL DÍA 5 DE NOVIEMBRE DE 2024

11 de septiembre de 2024

ESTADO DE TEXAS §

CONDADO DE WILLIAMSON §

Declaración

La junta directiva (“*junta*”) del Distrito de Servicios Públicos Municipales de Block House (el “*Distrito*”) ha convocado una elección para director para el día 5 de noviembre de 2024 (la “*elección*”).

La fecha límite para presentar una solicitud para un puesto en la boleta de votación para la elección era el día 19 de agosto de 2024. La fecha límite para presentar una solicitud para añadir un candidato para la elección era el día 23 de agosto de 2024.

El secretario de la junta es la autoridad responsable de tener las boletas oficiales preparadas para la elección y en el día 11 de septiembre de 2024 presentó a la junta una “certificación de la condición sin oposición de los candidatos para la elección para director del día 5 de noviembre de 2024”, adjuntada como **Anexo “A”**.

Según la Sección 2.053 del Código de elecciones de Texas, si la junta recibe una certificación de la condición sin oposición, va a declarar que cada candidato sin oposición está elegido para el cargo.

Por lo tanto, la junta ordena que:

1. La “certificación de la condición sin oposición de los candidatos para la elección para director del día 5 de noviembre de 2024”, presentado el día 11 de septiembre de 2024 sea aceptada.
2. Ursula Logan y Amanda Stanfield son elegidos a cargo como directores del distrito, sus mandatos comienzan el 5 de noviembre de 2024 y comenzarán sus obligaciones de director después de ejecutar una declaración de funcionario electo y tomar el juramento del cargo.
3. La elección sea cancelada.
4. Esta orden constituye un certificado de elección y al secretario de la junta se le dirige que emite y envíe una copia a cada candidato conforme a lo requiere la Sección 67.016 del Código de elecciones y que coloque una copia de esta orden en el lugar de la votación el día de las elecciones.

Esta Orden puede ser ejecutada en ejemplares múltiples, cada uno de los cuales en su conjunto serán considerados como originales y todos juntos constituirán un solo y único instrumento. Una firma digital, un facsímil u otra copia electrónica de una firma original, y/o un ejemplar transmitido electrónicamente (por ejemplo, por facsímil, por correo electrónico, por mensaje de

texto, u otros medios similares) constituirán, y tendrán la misma fuerza y efecto como si dicha firma fuera un original de la misma a todos efectos prácticos.

* * * [la pagina de firma sigue] * * *

Passed and approved on September 11, 2024.
Pasado y aprobado el día 11 de septiembre de 2024.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

Ursula Logan
President, Board of Directors
Presidente, Junta Directiva

(SEAL)

ATTEST:
Doy Fe:

Robert Young
Secretary, Board of Directors
Secretario, Junta Directiva

Exhibit “A” / Anexo “A”

**Certification of Unopposed Status of Candidates
for the November 5, 2024 Director Election**