

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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

FACSIMILE 512-435-2360

NANCY PHAN  
(512) 435-2379  
nphan@abaustin.com

## MEMORANDUM

TO: Board of Directors -  
Block House Municipal Utility District

FROM: Nancy Phan  
Legal Assistant

DATE: November 6, 2024

RE: Block House Municipal Utility District -  
November 12, 2024 Regular Meeting

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Enclosed please find the agenda and support materials for the regular meeting of the Board of Directors of Block House Municipal Utility District scheduled for Tuesday, November 12, 2024, at 6:30 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)*
Tyler Wilson (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)*	Keisha Tillman (Tidal Waves Swim Team)*
Jack Baker - Community Association Management	

\*AGENDA ONLY (via email)

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**November 12, 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 regular meeting at **6:30 p.m.** on **Tuesday, November 12, 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/KuUo9kEcrcs?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>
<b>GENERAL</b>	
1. Citizens’ communications;	Informational
<b>DIRECTOR ITEMS</b>	
2. Statement of Elected/Appointed Officer, Oaths of Office, and Official Bond for Directors elected on November 5, 2024;	Decision
3. Open Meetings Act training and Public Access Option Form for new Directors;	Decision
4. Election of Officers;	Decision
5. Revised account resolutions and signature cards for existing bank accounts, including:	
(a) Secretary’s Certificate and Resolutions Regarding Manager’s Account;	Decision
(b) Secretary’s Certificate and Resolutions Regarding Operating Account;	Decision
(c) Secretary’s Certificate and Resolutions Regarding Capital	Decision

	Projects Fund Checking Account;	
	(d) Secretary's Certificate and Resolutions Regarding Lock Box Clearing Account;	Decision
6.	District Registration Form;	Decision
<b>CONSENT ITEMS</b>		
<i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>		
7.	Minutes of October 23, 2024 meeting;	Decision
<b>BOND ITEMS</b>		
8.	Park Bonds, including:	
	(a) Consideration of plans for Tumlinson Park Playscape;	Decision
	(b) Schedule of bond issuance;	Informational
<b>BHC OWNERS ASSOCIATION</b>		
9.	Report from BHC Owners Association;	Informational
<b>WILLIAMSON COUNTY SHERIFF'S OFFICE</b>		
10.	Report from Williamson County Sheriff's Office;	Informational
<b>AMENITIES</b>		
11.	Report from and directives to Premier Recreation Management Services LLC;	Informational
12.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for installation of bolts, splitting of tree trunk, and trimming of tree limbs for trees at Luther Chance outfield deck - Proposal #4715;	Decision
	(b) Proposal for removal of trees at Luther Chance outfield deck - Proposal #4716;	Decision
13.	Report from Amenities Subcommittee;	Informational
<b>PR/COMMUNICATIONS</b>		
14.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
<b>RESTRICTIVE COVENANTS</b>		
15.	Report from and directives to Community Association Management, Inc.;	Informational
16.	Pending or contemplated litigation, including:	Informational

	(a) 15006 Snelling Drive;	Decision
17.	Report from Restrictive Covenants Subcommittee;	Informational
<b>FINANCE/AUDIT</b>		
18.	Report from and directives to Municipal Accounts & Consulting, L.P., including:	Informational
	(a) Payment of bills and invoices;	Decision
	(b) Fund transfers;	Decision
	(c) Investments;	Decision
19.	Report from Finance/Audit Subcommittee;	Informational
<b>SERVICES</b>		
20.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
21.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) AT&T Fiber installation in the District, including outstanding invoices and estimated water loss due to subcontractors cutting into utility lines;	Decision
22.	Report from Texas Disposal Systems, Inc., including:	Informational
	(a) Amendment to Amended and Restated Solid Waste Collection and Disposal Services Agreement;	Decision
23.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
24.	Proposal from Granicus for maintenance, hosting, and licensing fee for District website;	Decision
25.	Report from Services Subcommittee and related action;	Informational
<b>GENERAL MANAGER REPORT / ITEMS</b>		
26.	Report from and directives to General Manager;	Informational
27.	Block Watch Program;	Decision
<b>LEGAL</b>		
28.	Report from and directives to Armbrust & Brown, PLLC;	Informational
29.	MS4 drainage rule violation;	Decision
30.	Utility Easement with Pedernales Electric Cooperative;	Decision

31.	Covered Applications and Prohibited Technology Policy;	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>		
32.	Subcommittee assignments (Director Logan);	Decision
33.	Code of Ethics, Travel, and Professional Services Policy;	Informational
34.	Miscellaneous and Board/Subcommittee directives;	Informational
35.	Future Board meetings/agenda items.	Informational

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)




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Attorney for the District

# STATEMENT OF ELECTED/APPOINTED OFFICER

*(Pursuant to Tex. Const. art. XVI, §1(b), amended 2001)*

I, **Amanda Stanfield**, do solemnly swear (or affirm), that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

***UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING STATEMENT AND THAT THE FACTS STATED THEREIN ARE TRUE.***

\_\_\_\_\_  
Date

\_\_\_\_\_  
Officer's Signature

Director - Block House Municipal Utility District  
Position to Which Elected/Appointed

Williamson County  
City and/or County

In the name and by the authority of  
**The State of Texas**

**OATH OF OFFICE**

I, **Amanda Stanfield**, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Director of Block House Municipal Utility District of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

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Affiant

SWORN TO and subscribed before me by Affiant on this 12<sup>th</sup> day of November, 2024.

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Signature of Person Administering Oath

(Seal)

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Printed Name

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Title

# MEMORANDUM

To: Elected Director  
From: Nancy Phan, Legal Assistant  
Re: Texas Water Districts – Handbook for Board Members;  
Open Meetings Act Training  
Date: November 12, 2024

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For your information as a Board member of a water district, you have previously received a copy of the *Water District Directors' Handbook* published by the Association of Water Board Directors - Texas. It includes information about the laws and regulations affecting you as an individual Board member, and information on meeting procedures and how to conduct meetings.

## **OPEN MEETINGS ACT TRAINING**

Section 551.005 of the *Texas Government Code*, which took effect January 1, 2006, requires you, as a Board member, to complete a course of training regarding the responsibilities of the District and members of the Board of Directors under the Open Meetings Act. You have 90 days after the date you take your oath of office to complete the training. **If you take your Oath of Office on November 12, 2024, the deadline for you to complete this training is February 10, 2025.**

The requirements of §551.005 of the *Texas Government Code* may be satisfied by performing one of the following:

1. Viewing the Open Meetings Training Course on the Texas Attorney General's website (<https://texasattorneygeneral.gov/og/oma-training>).
2. Contacting the offices of Armbrust & Brown, PLLC (Nancy Phan, 435-2379 or [nphan@abaustin.com](mailto:nphan@abaustin.com)) and arranging to check out a 1-hour DVD on the Open Meetings Act offered by the Office of the Attorney General. You can watch the DVD at home and return it to our office after you complete training.

**Upon completing the training course, you will need to print the certificate and email it to Nancy Phan (nphan@abaustin.com) so it may be filed in the District's records. Go to [www.oag.state.tx.us/forms/openrec/og\\_certificates.php](http://www.oag.state.tx.us/forms/openrec/og_certificates.php) to complete your form.**

If you have any questions regarding the above please feel free to contact me.

# MEMORANDUM

TO: Board of Directors  
Block House Municipal Utility District

RE: Election of Officers

DATE: November 12, 2024

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The officers for a Board of Directors are customarily:

President  
Vice President  
Secretary  
Treasurer  
Assistant Secretary

The offices currently held by the Board members are as follows:

President – Ursula Logan  
Vice President – David Shoemaker  
Secretary – Robert Young  
Treasurer – David Johnson  
Assistant Secretary – Vacant

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**SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING MANAGER’S ACCOUNT**

WHEREAS, Block House Municipal Utility District (the “District”) is a political subdivision of the State of Texas, operating under Chapters 49 and 54, Texas Water Code (the “Code”); and

WHEREAS, Section 49.151 of the Code provides that a district’s money may be disbursed only by check, draft, order or other instrument signed either by at least a majority of the members of its board of directors or by its general manager or other employee when authorized by resolution of the Board, or by federal reserve wire system transfer to other accounts in the district’s name; and

WHEREAS, the Board of Directors of the District (the “Board”) has established the following account with First Citizens Bank:

<u>Account No.</u>	<u>Account Style</u>
xxxxxxxx1568	Manager’s Account

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT IT IS HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AS FOLLOWS:

Section 1: First Citizens Bank (the “Bank”) is selected as a depository for the District for the account listed above (the “Account”).

Section 2: The Bank is authorized to obtain information from any sources, including credit investigations, as it deems appropriate, and that these resolutions will constitute the District’s agreement to the Bank’s terms and conditions for deposit accounts, as amended from time to time, and to the agreements set forth in these resolutions.

Section 3: Funds may be withdrawn from the Account on the check, draft or other order of payment bearing the account number for the Account, and any indebtedness thereby created will be the indebtedness of the District, when: (a) for a check of less than \$1,000, it is signed by one of the following employees of Crossroads Utility Services, LLC (the “Manager”); (b) for a check of \$1,000 or more, it is signed by two of the following employees of the Manager, acting jointly:

<u>Name</u>	<u>Title</u>
Andrew Hunt	Executive VP/COO
Lisa <del>Torres</del> <u>Sandoval</u>	Contract General Manager; or

(c) for a check in any amount, it is signed by any three of the following Board members, acting jointly:

~~Cecilia Roberts~~  
Ursula Logan  
David Johnson  
David Shoemaker  
Robert Young

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Amanda Stanfield

**Section 4:** Funds may be withdrawn from the Account on the check, draft or other order of payment bearing the number for the Account, and any indebtedness thereby created will be the indebtedness of the District, for any time-sensitive invoice that is received by the District between Board meetings and is due before the next Board meeting, when it is signed by two of the following employees of Municipal Accounts & Consulting, L.P. (the “Bookkeeper”), acting jointly:

<u>Name</u>	<u>Title</u>
Mark Burton	Bookkeeper
Taylor Kolmodin	Bookkeeper

**Section 5:** The amount on deposit in the Account may not exceed \$30,000. No deposits may be made to the Account except by check signed by three of the Board members listed in Section 3(c) above. No wire transfers into the Account will be permitted.

**Section 6:** Checks signed by employees of the Manager under Section 3 above may be written only for the following purposes:

- (i) to prevent or rectify an emergency constituting an imminent threat to the public health or safety;
- (ii) to purchase items for Board meetings;
- (iii) to refund water and wastewater service deposits;
- (iv) in order to replace a check previously approved by the Board that has been lost, misplaced, or stolen, provided that (i) a stop payment order covering the original check has been issued and (ii) the issuance of the replacement check has been approved by one member of the District’s Financial Subcommittee;
- (v) to purchase items related to approved District functions, including festivals and community activities, for amounts within a designated subcommittee or event budget and with prior subcommittee approval. Subcommittee approval must be documented in writing prior to the expenditure being made; and
- (vi) as otherwise specifically authorized by the Board.

**Section 7:** The following representatives (“Authorized Persons”) of the Bookkeeper, acting alone, may (a) sign for and receive the statements for the Account and appoint agents to sign for and receive those documents; (b) stop payment against checks on the Account; (c) give instructions to the Bank regarding the Account, excluding (i) instructions for wire transfers and (ii) instructions relating to adding and deleting authorized signers:

Mark Burton  
Taylor Kolmodin

**Section 8:** Three of the Board members named in Section 3(c) above may instruct the Bank to add or delete signatories to the Account by a written notice to the Bank (a “Change Certificate”), certifying the signature of each additional signatory and setting forth any limitations on the authority of signatories. Upon receipt of a Change Certificate, the Bank may (a) make conforming additions and deletions to any signature card on file with the Bank (whether the signature card was provided to the Bank prior to or after the date of these resolutions), and (b)

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treat any of the persons then authorized on the Account as Authorized Persons under these resolutions for all purposes.

Section 9: If at any time any two or more Authorized Persons or other persons purporting to be authorized to act on behalf of the District give the Bank conflicting instructions regarding the authority of other persons named in these resolutions, the Bank may (a) refuse to honor any such instructions until the Bank receives jointly agreed instructions from all persons who had issued conflicting instructions, or (b) interplead the funds in the Account subject to conflicting instructions. The Bank will not be liable to the District or any other persons for following any one of these options.

Section 10: The foregoing resolutions will continue in full force and effect until the President or a Vice President of the Bank actually receives written notice from the District revoking or modifying these resolutions, and the Bank may conclusively presume that these resolutions are in effect and that the persons identified from time to time as officers of the District by certificate of the Secretary or Assistant Secretary have been duly elected or appointed and continue to hold such offices.

Section 11: These resolutions supersede all prior resolutions of the Board relating to the Account and that all such prior resolutions are revoked and will be of no further force or effect. The Bookkeeper is hereby instructed to deliver a copy of these resolutions to the Bank, which will constitute written notice to the Bank as contemplated by Section 10 above.

*- - Signature Pages Follow - -*

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Executed this ~~26<sup>th</sup>~~12<sup>th</sup> day of ~~July~~November, ~~2023~~2024.

**BLOCK HOUSE MUNICIPAL UTILITY  
DISTRICT**

(SEAL)

By: \_\_\_\_\_  
Ursula Logan, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Robert Young, Secretary  
Board of Directors

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**JOINDER TO SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING MANAGER’S ACCOUNT**

Crossroads Utility Services, LLC, the manager of the District (the “Manager”), joins in this Secretary’s Certificate and Resolutions Regarding Manager’s Account (the “Resolutions”) for purposes of acknowledging that the Manager has received and reviewed the Resolutions and agrees to comply with the terms thereof.

**CROSSROADS UTILITY SERVICES, LLC**

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

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

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

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

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**JOINDER TO SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING MANAGER’S ACCOUNT**

Municipal Accounts & Consulting, L.P., the bookkeeper of Block House Municipal Utility District (the “Bookkeeper”), joins in this Secretary’s Certificate and Resolutions Regarding Manager’s Account (the “Resolutions”) for purposes of acknowledging that the Bookkeeper has received and reviewed the Resolutions and agrees to comply with the terms thereof.

**MUNICIPAL ACCOUNTS & CONSULTING,  
L.P.**

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

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

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

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

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**SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING OPERATING ACCOUNT**

WHEREAS, Block House Municipal Utility District (the “District”) is a political subdivision of the State of Texas, operating under Chapters 49 and 54, Texas Water Code (the “Code”); and

WHEREAS, Section 49.151 of the Code provides that a district’s money may be disbursed only by check, draft, order or other instrument signed either by at least a majority of the members of its board of directors, by its general manager or other employee when authorized by resolution of its board of directors, or by federal reserve wire system transfer to other accounts in the district’s name; and

WHEREAS, the Board of Directors of the District (the “Board”) has established the following account with First Citizens Bank:

<u>Account No.</u>	<u>Account Style</u>
xxxxxxxx1592	General Operating Fund

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT IT IS HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AS FOLLOWS:

Section 1: That First Citizens Bank (the “Bank”) is selected as a depository for the District for the account listed above (the “Account”).

Section 2: That the Bank is authorized to obtain information from any sources, including credit investigations, as it deems appropriate, and that these resolutions will constitute the District’s agreement to the Bank’s terms and conditions for deposit accounts, as amended from time to time, and to the agreements set forth in these resolutions.

Section 3: That funds may be withdrawn from the Account on the check, draft or other order of payment bearing the account number for the Account, and that any indebtedness thereby created will be the indebtedness of the District when signed by three of the following Board members, acting jointly:

~~Cecilia Roberts~~  
Ursula Logan  
David Johnson  
David Shoemaker  
Robert Young  
[Amanda Stanfield](#)

Section 4: That each of the Board members named in Section 3 above, acting alone, and/or each of the following employees of Municipal Accounts & Consulting, L.P., the District’s bookkeeper (the “Bookkeeper”) (collectively, “Authorized Persons”), may (a) sign for and receive the statements for the Account and appoint agents to sign for and receive those documents; (b) stop payment against checks on the Account; and (c) give instructions to the Bank regarding the Account, excluding (i) instructions relating to adding and deleting authorized signers, which must be authorized as provided in Section 5 and (ii) instructions for wire transfers out of the Account, which must be authorized as provided in Section 6:

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Mark Burton  
Ghia Lewis

Section 5: That three of the Board members named in Section 3 above may instruct the Bank to add or delete signatories to the Account by written notice to the Bank (a “*Change Certificate*”), certifying the signature of each additional signatory and setting forth any limitations on the authority of signatories. Upon receipt of a Change Certificate, the Bank may (a) make conforming additions and deletions to any signature card on file with the Bank (whether the signature card was provided to the Bank prior to or after the date of these resolutions), and (b) treat any of the persons then authorized on the Account as Authorized Persons under these resolutions for all purposes.

Section 6: That wire transfers out of the Account may only be made into another account in the District’s name and may only be made when authorized in writing by three of the Board members named in Section 3 above.

Section 7: That if at any time any two or more Authorized Persons or other persons purporting to be authorized to act on behalf of the District give the Bank conflicting instructions regarding the authority of other persons named in these resolutions, the Bank may (a) refuse to honor any such instructions until the Bank receives jointly agreed instructions from all persons who had issued conflicting instructions, or (b) interplead the funds in the Account subject to conflicting instructions. The Bank will not be liable to the District or any other persons for following any one of these options.

Section 8: That the foregoing resolutions will continue in full force and effect until the President or a Vice President of the Bank actually receives written notice from the District revoking or modifying these resolutions, and the Bank may conclusively presume that these resolutions are in effect and that the persons identified from time to time as officers of the District by certificate of the Secretary or Assistant Secretary have been duly elected or appointed and continue to hold such offices.

Section 9: That these resolutions supersede all prior resolutions of the Board relating to the Account and that all such prior resolutions are revoked and will be of no further force or effect. The Bookkeeper is hereby instructed to deliver a copy of these resolutions to the Bank, which will constitute written notice to the Bank as contemplated by Section 8 above.

- - *Signature Pages Follow* - -

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Executed this ~~30<sup>th</sup>~~12<sup>th</sup> day of November, ~~2022~~2024.

**BLOCK HOUSE MUNICIPAL UTILITY  
DISTRICT**

(SEAL)

By: \_\_\_\_\_  
Ursula Logan, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Robert Young, Secretary  
Board of Directors

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**JOINDER TO SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING OPERATING ACCOUNT**

Municipal Accounts & Consulting, L.P., the bookkeeper of Block House Municipal Utility District (the “Bookkeeper”), joins in this Secretary’s Certificate and Resolutions Regarding Operating Account (the “Resolutions”) for purposes of acknowledging that the Bookkeeper has received and reviewed the Resolutions and agrees to comply with the terms thereof.

**MUNICIPAL ACCOUNTS & CONSULTING,  
L.P.**

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

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

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

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

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**SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING CAPITAL PROJECTS FUND CHECKING ACCOUNT**

WHEREAS, Block House Municipal Utility District (the “District”) is a political subdivision of the State of Texas, operating under Chapters 49 and 54, Texas Water Code (the “Code”); and

WHEREAS, Section 49.151 of the Code provides that a district’s money may be disbursed only by check, draft, order or other instrument signed either by at least a majority of the members of its board of directors, by its general manager or other employee when authorized by resolution of its board of directors, or by federal reserve wire system transfer to other accounts in the district’s name; and

WHEREAS, the Board of Directors of the District (the “Board”) has established the following account with First Citizens Bank:

<u>Account No.</u>	<u>Account Style</u>
xxxxxxxx0952	Capital Projects Fund Checking Account

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT IT IS HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AS FOLLOWS:

Section 1: That First Citizens Bank (the “Bank”) is selected as a depository for the District for the account listed above (the “Account”).

Section 2: That the Bank is authorized to obtain information from any sources, including credit investigations, as it deems appropriate, and that these resolutions will constitute the District’s agreement to the Bank’s terms and conditions for deposit accounts, as amended from time to time, and to the agreements set forth in these resolutions.

Section 3: That funds may be withdrawn from the Account on the check, draft or other order of payment bearing the account number for the Account, and that any indebtedness thereby created will be the indebtedness of the District when signed by three of the following Board members, acting jointly:

~~Cecilia Roberts~~  
Ursula Logan  
David Johnson  
David Shoemaker  
Robert Young  
[Amanda Stanfield](#)

Section 4: That each of the Board members named in Section 3 above, acting alone, and/or each of the following employees of Municipal Accounts & Consulting, L.P., the District’s bookkeeper (the “Bookkeeper”) (collectively, “Authorized Persons”), may (a) sign for and receive the statements for the Account and appoint agents to sign for and receive those documents; (b) stop payment against checks on the Account; and (c) give instructions to the Bank regarding the Account, excluding (i) instructions relating to adding and deleting authorized signers, which must be authorized as provided in Section 5 and (ii) instructions for wire transfers out of the Account, which must be authorized as provided in Section 6:

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Mark Burton  
Ghia Lewis

Section 5: That three of the Board members named in Section 3 above may instruct the Bank to add or delete signatories to the Account by written notice to the Bank (a “*Change Certificate*”), certifying the signature of each additional signatory and setting forth any limitations on the authority of signatories. Upon receipt of a Change Certificate, the Bank may (a) make conforming additions and deletions to any signature card on file with the Bank (whether the signature card was provided to the Bank prior to or after the date of these resolutions), and (b) treat any of the persons then authorized on the Account as Authorized Persons under these resolutions for all purposes.

Section 6: That wire transfers out of the Account may only be made into another account in the District’s name and may only be made when authorized in writing by three of the Board members named in Section 3 above.

Section 7: That if at any time any two or more Authorized Persons or other persons purporting to be authorized to act on behalf of the District give the Bank conflicting instructions regarding the authority of other persons named in these resolutions, the Bank may (a) refuse to honor any such instructions until the Bank receives jointly agreed instructions from all persons who had issued conflicting instructions, or (b) interplead the funds in the Account subject to conflicting instructions. The Bank will not be liable to the District or any other persons for following any one of these options.

Section 8: That the foregoing resolutions will continue in full force and effect until the President or a Vice President of the Bank actually receives written notice from the District revoking or modifying these resolutions, and the Bank may conclusively presume that these resolutions are in effect and that the persons identified from time to time as officers of the District by certificate of the Secretary or Assistant Secretary have been duly elected or appointed and continue to hold such offices.

Section 9: That these resolutions supersede all prior resolutions of the Board relating to the Account and that all such prior resolutions are revoked and will be of no further force or effect. The Bookkeeper is hereby instructed to deliver a copy of these resolutions to the Bank, which will constitute written notice to the Bank as contemplated by Section 8 above.

- - *Signature Pages Follow* - -

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

Executed this ~~30<sup>th</sup>~~12<sup>th</sup> day of November, ~~2022~~2024.

**BLOCK HOUSE MUNICIPAL UTILITY  
DISTRICT**

(SEAL)

By: \_\_\_\_\_  
Ursula Logan, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Robert Young, Secretary  
Board of Directors

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

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

**JOINDER TO SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING CAPITAL PROJECTS FUND CHECKING ACCOUNT**

Municipal Accounts & Consulting, L.P., the bookkeeper of Block House Municipal Utility District (the “Bookkeeper”), joins in this Secretary’s Certificate and Resolutions Regarding Capital Projects Fund Checking Account (the “Resolutions”) for purposes of acknowledging that the Bookkeeper has received and reviewed the Resolutions and agrees to comply with the terms thereof.

**MUNICIPAL ACCOUNTS & CONSULTING,  
L.P.**

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

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

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

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

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



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

David Shoemaker \_\_\_\_\_

Robert Young \_\_\_\_\_

Section 4: That each of the Board members named in Section 3, and the following representatives of the District’s bookkeeping firm (collectively, the “Authorized Persons”):

<u>Name</u>	<u>Signature</u>
Mark Burton	_____
Ghia Lewis	_____

acting alone, may (a) sign for and receive the statements for the Account and appoint agents to sign for and receive those documents; (b) stop payment against checks on the Account; (c) make Account inquiries and give instructions to the Bank regarding the Account, excluding (i) instructions for wire or other electronic transfers, and (ii) instructions relating to adding and deleting authorized signers; and (d) execute releases for collateral pledged for the benefit of the District under the Chapter 2257, Texas Government Code.

Section 5: Three of the Board members named in Section 3 above may instruct the Bank to add or delete signatories to the Account by a written notice to the Bank (a “Change Certificate”), certifying the signature of each additional signatory and setting forth any limitations on the authority of the signatories. Upon receipt of a Change Certificate, the Bank may (a) make conforming additions and deletions to any signature card on file with the Bank (whether the signature card was provided to the Bank prior to or after the date of these Resolutions), and (b) treat any person then authorized on the Account as an Authorized Person under these resolutions for all purposes.

Section 6: One wire transfer per week may be made via the federal reserve wire system to the following account in the District’s name: **Block House MUD General Operating Fund Account No. xxxxxxxx1592**, when authorized by an Authorized Person. All other wire transfers out of the Account may be made to accounts in the name of the District or accounts not in the name of the District, but only when authorized in writing by three of the Board members named in Section 3 above, and only by the federal reserve wire system.

Section 7: If at any time any two or more Authorized Persons or other persons purporting to be authorized to act on behalf of the District give the Bank conflicting instructions regarding the authority of other persons named in these Resolutions, the Bank may (a) refuse to honor any such instructions until the Bank receives jointly agreed instructions from all persons who had issued conflicting instructions, or (b) interplead the funds in the Account subject conflicting instructions. The Bank will not be liable to the District or any other persons for following any one of these options.

Section 8: The foregoing Resolutions will continue in full force and effect until the Bank actually receives written notice from the District revoking or modifying these Resolutions, and the Bank may conclusively presume that these Resolutions are in effect and that the persons identified from time to time as officers of the District by certificate of the Secretary or Assistant Secretary have been duly elected or appointed and continue to hold such offices.

Section 9: These resolutions supersede all prior resolutions of the Board relating to the Account and that all such prior resolutions are revoked and will be of no further force or effect.

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

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

The District's Bookkeeper is hereby instructed to deliver a copy of these resolutions to the Bank, which will constitute written notice to the Bank as contemplated by Section 8 above. In the event of any conflict between these resolutions and any other documents or resolutions relating to the Account, these resolutions will control.

*-- Signature Pages Follow --*

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

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

Executed this ~~30<sup>th</sup>~~12<sup>th</sup> day of November, ~~2022~~2024.

**BLOCK HOUSE MUNICIPAL UTILITY  
DISTRICT**

(SEAL)

By: \_\_\_\_\_  
Ursula Logan, President  
Board of Directors

**ATTEST:**

\_\_\_\_\_  
Robert Young, Secretary  
Board of Directors

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

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

**JOINDER TO SECRETARY’S CERTIFICATE AND RESOLUTIONS  
REGARDING LOCK BOX CLEARING ACCOUNT**

Municipal Accounts & Consulting, L.P., the Bookkeeper of the District (the “Bookkeeper”), joins in this Secretary’s Certificate and Resolutions Regarding Lock Box Clearing Account (the “Resolutions”) for purposes of acknowledging that the Bookkeeper has received and reviewed the Resolutions and agrees to comply with the terms thereof.

**ACKNOWLEDGED AND AGREED:**

**MUNICIPAL ACCOUNTS & CONSULTING,  
L.P.**

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

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

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

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

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



# District Registration Form

Legal Name of District or Authority: Block House Municipal Utility District

P.O. Box 129

Leander

78646-0129

District's Mailing Address

City, State

Zip Code

(512) 435-2300

Block\_House\_MUD@abaustin.com <https://www.blockhousemudtx.gov/>

District's Telephone Number (AC)

E-mail

Web Address

## A. BOARD MEMBERS (as applicable):

TITLE	FULL NAME OF DIRECTOR (First, Middle, Last)	FULL MAILING ADDRESS <a href="#">According to U.S. Post Office Standards</a>	Business Phone	Fax Number	Home Phone	Elected (E), Appointed (A), or Elected by Precinct (P)	Term Begins (MM/DD/YYYY)	Term Ends (MM/DD/YYYY)
President	Ursula Ann Logan	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300			E	11/05/2024	11/07/2028
Vice-President	David Steven Shoemaker	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300			E	11/08/2022	11/03/2026
Secretary	Robert Darin Young	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300			E	11/08/2022	11/03/2026
Asst Secretary	David Evan Johnson	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300			E	11/08/2022	11/03/2026
Asst Secretary	Amanda Stanfield	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300			E	11/05/2024	11/07/2028

## B. CONSULTANTS AND REPRESENTATIVES (as applicable):

POSITION	FULL NAME OF INDIVIDUAL	NAME OF FIRM OR ORGANIZATION	FULL MAILING ADDRESS <a href="#">According to U.S. Post Office Standards</a>	Business Phone	Fax Number
General Manager	Lisa Sandoval	Crossroads Utility Services, LLC	2601 Forest Creek Drive, Round Rock, TX 78665-1232	(512) 541-9135	(512) 246-1900
Operator	Ben Ingellina	Crossroads Utility Services, LLC	2601 Forest Creek Drive, Round Rock, TX 78665-1232	512) 246-1400	(512) 246-1900
Attorney	Sean Abbott	Armbrust & Brown, PLLC	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300	(512) 435-2360
Engineer	David Gray	Gray Engineering, Inc.	8834 N. Capital of Texas Highway, Suite 140, Austin, TX 78759	(512) 452-0371	(512) 454-9933
Bookkeeper	Mark Burton	Municipal Accounts & Consulting. LLP	3755 S Capital of Texas Highway, Austin, TX 78704	(512) 782-2400	(512) 795-9968
Financial Advisor	Cheryl Allen	Public Finance Group LLC	900 S Capital of Texas Highway, Austin, TX 78746	(512) 382-5386	
Tax Collector	Larres Gaddes	Williamson County Tax Assessor Collector	904 S. Main Street, Georgetown, TX 78626	(512) 943-1601	(512) 943-1648
Agent for Notice	Sean Abbott	Armbrust & Brown, PLLC	100 Congress Avenue, Suite 1300, Austin, TX 78701	(512) 435-2300	(512) 435-2360

\*All information provided herein is subject to the Public Information Act and will be made available on our web site ([www.tceq.texas.gov](http://www.tceq.texas.gov))

# District Registration Form (continued)

## A. BOARD MEMBERS (continued):

TITLE	FULL NAME OF DIRECTOR (First, Middle, Last)	FULL MAILING ADDRESS <a href="#">According to U.S. Post Office Standards</a>	Business Phone	Fax Number	Home Phone	Elected(E), Appointed (A), or Elected by Precinct (P)	Term Begins (MM/DD/YYYY)	Term Ends (MM/DD/YYYY)

**Certification:** I certify that the information contained herein is correct and complete to the best of my knowledge.

Nancy Phan, Legal Assistant **(512) 435-2319**

**11/12/24**

**Signature**

**Printed Name and Title**

**(Area Code) Daytime Telephone**

**Date Signed**

If you have questions on how to fill out this form, please contact us at (512) 239 - 4691. Individuals are entitled to request and review their personal information the Agency gathers on its forms. They may also have errors in their information corrected. To review such information, contact us at (512) 239 - 3282.

Texas Statutes can be viewed at: <https://statutes.capitol.texas.gov/>

**Submit completed form using the Submit button (if using electronic signature), via fax to 512-239-6190, or mail to:**

DISTRICTS SECTION, MC-152  
TCEQ  
PO BOX 13087  
Austin, Texas 78711-3087

**Submit**

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MINUTES OF BOARD OF DIRECTORS' MEETING**

October 23, 2024

THE STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON           §

A meeting of the Board of Directors of Block House Municipal Utility District (the "District") was held on October 23, 2024 at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The roll of the members of the Board of Directors was called, as follows:

Ursula Logan	-	President
David Shoemaker	-	Vice President
Robert Young	-	Secretary
Cecilia Roberts	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, except Director Shoemaker, who arrived later, thus constituting a quorum. Director Young left the meeting early. Also present at the meeting were: Ben Ingallina and Lisa Sandoval of Crossroads Utility Services, LLC ("Crossroads"); Deputies Antonio Lovato and Billy Boggs of the Williamson County Sheriff's Office ("WCSO"); Sandy Martin of the BHC Owners Association ("OA"); Clint Welch and Tripp Hamby of Priority Landscapes, LLC ("Priority"); Chris Stanfield and George Green, District IT Consultants; Marc Marroquin of Premier Recreation Management Services LLC ("Premier"); Trent Rush of Hitchcock Design Group; Jim Cicchini of Violet Crown Management; David Gray and Crystal Hall of Gray Engineering, PLLC; Sean Abbott of Armbrust & Brown, PLLC ("A&B"); and Steve Bennett, Stuart McMullen, and Steve Overcashier, residents of the District. Tyler Wilson of Municipal Accounts & Consulting, L.P. ("MAC") participated in the meeting via video conference.

Director Logan called the meeting to order at 6:30 p.m. and welcomed those present. She announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment Form. Following the Pledge of Allegiance to the U.S. flag, the Board and those present at the meeting observed a moment of silence or prayer. Director Logan noted that the meeting was being videotaped and requested that Board members and consultants limit "side discussions" as they diminished the quality of the recording.

Director Shoemaker arrived at the meeting at 6:32 p.m.

Director Logan then stated that the Board would receive citizens' communications. Mr. Bennett then addressed the Board. He noted that it was Director Roberts' last meeting as a member of the Board of Directors. He thanked Director Roberts for her 40 years of service and complimented her on how she had served the community over the years. He noted that Director Roberts "seen it all" during her time, including District bond issuances, negotiating with cities,

operating and maintaining pools, and levying taxes. He concluded by stating that Director Roberts would be missed.

Mr. Overcashier then addressed the Board and stated that the District had failed to complete the fence project. Ms. Sandoval noted that funds were not included in the District's budget to undertake additional fence work during the 2024/2025 fiscal year. Director Young opined that the District should finish replacing and/or re-staining the fence, as needed. Mr. Overcashier offered several examples of fencing that needed to be re-stained in the District. He then thanked Director Roberts for her years of service on the Board of Directors.

Mr. McMullen addressed the Board and stated he wanted to recognize and celebrate Director Roberts. He stated that Director Roberts had shown wisdom with her hard work on behalf of the District over the years. He then suggested that the Board consider naming a park facility in the District after Director Roberts to commemorate her longtime service on the Board.

Director Roberts thanked the citizens for their comments. She then reflected on her incredible journey of service to the District that started in 1984. She stated that she had embraced principles of integrity, trust, honesty, and transparency in serving the residents of the District. She then thanked numerous consultants that she had the pleasure of working with during her tenure. She then reminded Board members that they may not always agree, but encouraged them to be respectful to each other and always think about the best interests of the community.

Director Logan stated that the Board would next consider approving the minutes of the August 15, 2024 special Board meeting, August 21, 2024 special Board meeting, September 11, 2024 special Board meeting and the September 25, 2024 regular Board meeting. Upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the minutes.

Director Logan then stated that the Board would hear an update regarding the development of the Nebraska Furniture Mart tract (the "*NFM Tract*"). Mr. Cicchini addressed the Board, noting that grading on the NFM Tract was almost done. He then confirmed that vertical construction had started on the tract. He noted that tie-in's with the District's storm sewer were ongoing and should be completed before the end of the year.

Director Logan then stated that the Board would receive the engineer's report and recognized Mr. Gray. Mr. Gray reviewed his report, attached as **Exhibit "B"**, with the Board. He then thanked Director Roberts of her years of service to the Board.

Director Logan stated that the Board would next discuss park bonds and the consideration of plans for the Tumlinson Park Playscape. Mr. Gray noted that initial plans for the playscape had been completed. He then confirmed that it was likely that the Texas Commission on Environmental Quality would likely conclude their review of the bond application in November and then he reviewed the anticipated schedule relating to the issuance of the bonds, attached as **Exhibit "C"**, that had been prepared by the District's financial advisor. **Director Logan then directed Ms. Sandoval to organize a meeting with Directors Roberts and Logan to review the plans and specifications of the playscape.**

Director Logan stated that the Board would next receive a report from the OA and recognized Ms. Martin, who stated that planning for the OA's pumpkin patch was proceeding well. She reminded the Board that the OA would be having their annual meeting on November 9<sup>th</sup>.

Director Logan then stated that the Board would receive a report from the WCSO and recognized Deputy Lovato, who provided a brief overview of recent patrols in the District. He noted that things had been “running smoothly” in the District. He stated that WCSO would have a presence at District events going forward and would be accepting donations for the Brown Santa charity at such events. He then confirmed that there had been no recent issues with gate locking in the District.

Director Logan stated that the Board would next receive a report from Premier and recognized Mr. Marroquin. Mr. Marroquin reviewed the report from Premier, attached as **Exhibit “D”**, with the Board and noted that there were no operations issues to report. He then thanked Director Roberts for her service to the District.

Director Logan then stated that the Board would receive a report from Priority and recognized Mr. Welch who stated that Priority had been busy putting down fall fertilizer and fall mulch. He noted that bi-weekly winter services would begin soon. Mr. Hamby then thanked Director Roberts for her contributions to the District and stated that he had enjoyed working with her over the years.

Director Logan then stated that the Board would discuss the Landscape Maintenance Agreement, attached as **Exhibit “E”**. Mr. Abbott briefly reviewed the Agreement with the Board, noting that the Agreement was supported by the current budget. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the Agreement.

Director Logan stated that the Board would next discuss the community garden volunteers and the installation of Christmas decorations in the District. Ms. Sandoval then confirmed that volunteers of the community garden had offered to undertake the installation of holiday decorations throughout the District. She noted that, historically, the District had paid Priority for such efforts and that funds had actually been dedicated in the current budget for such purposes. She then suggested that in exchange for the volunteers undertaking the decorating work that the District could undertake improvements to benefit the community gardens, including additional irrigation improvements. Upon question from Director Roberts, Ms. Sandoval confirmed that the volunteer would install and remove the holiday decorations. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the installation of holiday decorations in the District by community garden volunteers in exchange for the installation of irrigation improvements in Jumano Park.

Director Logan stated that the Board would next receive a report from the PR/Communications Subcommittee and recognized Ms. Sandoval who confirmed that the October newsletter had been distributed to residents. She then confirmed that the November newsletter was substantially complete.

Director Logan then stated that the Board would receive a report from that the Board would receive the report from the Restrictive Covenants Subcommittee and updates from Community Association Management, Inc. (“**CAM**”). Director Johnson stated that a few of the ongoing violations had been resolved. Director Roberts noted that there were several vehicles that appeared to be inoperable parked on streets within the District and requested that CAM evaluate such vehicles for potential restrictive covenant violations.

Director Logan stated that the Board would next receive a report from MAC and recognized Mr. Wilson. Mr. Wilson presented the check register, attached as **Exhibit “F”**. He

then reviewed payments made since the last Board meeting as well as the three proposed fund transfers, and recommended approval. He noted that a certificate of deposit had been renewed at 4.6% interest rate. He also noted that the check for Contigo included in the check register was no longer needed and would be voided. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the fund transfers and payment of the bills and invoices, as presented, with the void noted.

Mr. Abbott then reviewed the Amended and Restated Agreement for Bookkeeping Services attached as **Exhibit “G”**. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the Amended and Restated Agreement for Bookkeeping Services.

Director Logan stated that the Board would next receive a report from the Finance/Audit Subcommittee and recognized Director Johnson who stated that the subcommittee continued to research methods by which the District could accept electronic payments for rental deposits. He stated that he hoped to have a proposed solution to present to the Board by the end of the calendar year.

Director Logan stated that the Board would next receive a report from Crossroads and recognized Mr. Ingallina. Mr. Ingallina reviewed the Operations Report, attached as **Exhibit “H”**. He stated that all lab results were satisfactory. He then stated that the District’s water loss was 9.97%, which he noted was down from last month. He stated that he had no write-offs to present.

Director Logan then stated that the Board would discuss the proposal from ALD LLC for meter replacement attached as **Exhibit “I”**. Mr. Ingallina reviewed the proposal with the Board and confirmed that funds had been allocated in the budget for such purposes. After discussion, upon motion by Director Shoemaker and second by Director Roberts, the Board voted unanimously to approve the proposal.

Director Logan stated that the Board would next discuss the Storm Water Management Program (SWMP) under TPDES General Permit TXR040000 including the fines due to MS4 drainage rule violation. Director Logan stated that a resident in the District had parked a trailer with construction spoils on Dillon Lake Bend and that paint had leaked from the trailer into the District’s storm sewer system. She noted that several District residents had expressed displeasure about the situation. Mr. Abbott confirmed that he had visited with Cathy Mitchell from Quiddity Engineering who administrates the District’s SWMP program. He then reviewed the District’s Rules Governing Water, Wastewater, and Drainage Services and Regulating Privileges on Land and Easements Owned by Block House Municipal Utility District (the “*Rules*”), with a focus on Sections 2.15 and 5.02. He noted that the discharge of paint into the District’s drainage system constituted a violation of the Rules and that a penalty could be assessed in such situations. Mr. Abbott then noted that he had worked through similar factual situations with other jurisdictions and, given that the discharge of paint seemed to be an unintentional, negligent act, he recommended that the District provide a letter to the offending resident to document the incident and warn the resident that a fine would be issued in the future for any similar violations. Discussion ensued. **The Board then directed Mr. Abbott to draft a letter to the resident, as described.**

Director Logan then stated that the Board would discuss the AT&T Fiber installation in the District. Mr. Abbott confirmed that his firm had sent a letter to the counsel of the insurer of OKTEX regarding the unpaid invoices relating to damages to the District’s utility system. He

advised the Board that his firm would continue to work with said counsel and would provide an update at the next regular Board meeting.

Director Logan then reviewed the report from Texas Disposal Systems, Inc. ("TDS"), attached as **Exhibit "J"**. She noted that discussions had occurred with TDS relating to alternative options for bulk pickup within the District that would reduce District costs under the existing agreement with TDS. She noted that she would present an update at the next regular Board meeting.

Director Logan then stated that the Board would next discuss the electricity at Jumano Community Center. Ms. Sandoval noted that she was still in the process of obtaining quotes for the necessary service. The Board then agreed to table the matter until the next Board meeting.

Director Logan then stated that the Board would revisit discussion relating to park bonds and the consideration of plans for Tumlinson Park Playscape. Mr. Rush reviewed the draft plans and specifications and explained several of the design details to the Board. Director Roberts requested that Mr. Rush provide 3D modeling of the playscape to present to the subcommittee. **Director Logan then directed Ms. Sandoval to convene a meeting with Mr. Rush and Directors Roberts and Logan to review the plans and specification with specificity.** She confirmed that she would report back to the Board after said meeting.

Director Logan then stated that the Board would receive a report from the District's general manager and recognized Ms. Sandoval who reviewed her report, attached as **Exhibit "K"**, with the Board. She noted that, in lieu of hiring a third party contractor, Crossroads was willing to undertake some of the staining on District's fences that had yet to be completed. She then reviewed a letter from Crossroads to the Board of Directors, attached as **Exhibit "L"**, relating to the unauthorized use of chainsaws in the maintenance of the Jumano Park disc golf course. Ms. Sandoval then stated that she had conducted an audit of padlocks in the District and provided a copy of the audit to Director Young. Director Young stated that he did not believe the audit was accurate. Discussion ensued. Director Shoemaker then suggested that Director Young provide suggested revisions to Ms. Sandoval for any inaccuracies he believed were present in the audit.

Director Young left the meeting at 8:04 p.m.

Director Logan stated that the Board would next receive the attorney's report and recognized Mr. Abbott. Mr. Abbott reviewed the attorney directives, noting that all directives had been completed or were in process. He then thanked Director Roberts for her service to the District on behalf of all of his colleagues at Armbrust & Brown, PLLC.

Director Logan then stated that the Board would discuss the Jumano Park Disc Golf Maintenance Guide (the "Guide"). Mr. Abbott reviewed the Guide, noting that it represented the discussion and direction from the Board from the prior Board meeting. Mr. Abbott then generally reminded the Board that Priority visited the disc golf course six times each year for regular maintenance. He also noted that the Board had established a policy for volunteer maintenance at the disc golf course, whereby all proposed maintenance would be approved by Ms. Sandoval and that all volunteers would be required to execute liability waivers. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted 4-0 to approve the Guide.

Director Logan stated that the Board would next discuss the Utility Easement with Pedernales Electric Cooperative (“*PEC*”). Mr. Abbott noted that he and Mr. Gray continued to work with representatives of PEC and he believed the easement would be finalized soon.

Director Logan stated that the Board would next consider the Information Technology Consultant Agreement with George Green (the “IT Agreement”), attached as **Exhibit “M”**. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted 4-0 to approve the IT Agreement.

Director Logan then stated that the Board would consider the Managed Information Technology Services and Support Agreement with Contigo Technology, LLC. Ms. Sandoval confirmed that the agreement with Contigo was not necessary. The Board tabled further consideration of the agreement.

Director Logan confirmed that the next regular meeting of the Board was scheduled for November 12, 2024.

At 8:18 p.m., Director Roberts assumed the Chair. There being no further items to come before the Board, upon motion by Director Roberts and second by Director Shoemaker, the Board voted 4-0 to adjourn the meeting and Director Roberts gaveled the meeting to a close.

\* \* \*

[SIGNATURE PAGE TO OCTOBER 23, 2024 MINUTES]

(SEAL)

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Robert Young, Secretary  
Board of Directors

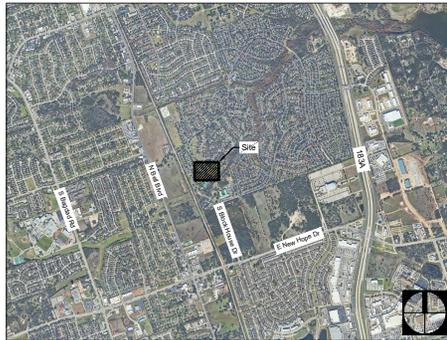
Date: \_\_\_\_\_



# 100% CONSTRUCTION DOCUMENTS FOR TUMLINSON PLAYSCAPE

2600 Blockhouse  
Drive Leander, TX 78641

## VICINITY MAP



## SHEET INDEX

Sheet Number	Sheet Title
L0.00	Cover
L0.01	General Notes
L1.00	Site Plan
L1.01	Demo Plan
L1.02	Paving Plan
L1.03	Materials Plan
L1.04	Grading Plan
L1.05	Layout Plan
L1.06	Hardscape Details
L1.07	Hardscape Details
L1.08	Material Schedule
L1.09	Hardscape Notes
L3.01	Planting Plan
L3.02	Planting Details
L3.03	Planting Schedule & Notes

## OWNER

**Blockhouse Municipal Utility District**  
2600 Blockhouse Drive  
Leander, TX 78641

## PROJECT TEAM

**LANDSCAPE ARCHITECT**  
**Hitchcock Design Group**  
1601 Rio Grande Suite 450  
Austin, Texas 78701  
T 512.770.4503

Trent Rush, PLA  
trush@hitchcockdesigngroup.com



**Gray Engineering**  
8834 N Capital of Texas Hwy#140  
Austin, TX 78759  
512.452.0371

## GENERAL NOTES

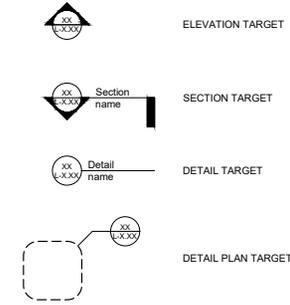
1. Basemap information obtained from plans prepared by
2. Contractor to verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Contractor to secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.



**ABBREVIATIONS**

&	And	MACH	Machine
@	At	MATL	Material
AD	Area Drain	MAX	Maximum
ADJ	Adjacent Finish	MECH	Mechanical
AFF	Above Finished Floor	MED	Medium
ALS	Acrylic Latex Sealant	MFR	Manufacturer
ALUM	Aluminum	MH	Manhole
ANOD	Anodized	MIN	Minimum
AP	Access Panel	MISC	Miscellaneous
APPROX	Approximately	MO	Masonry Opening
ARCH	Architectural	MTL	Metal
B-B	Back to Back	NIC	Not In Contract
BC	Bottom of Curb	NO	Number
BJF	Bituminous Joint Filler	NOM	Nominal
BLK	Block (Wood Blocking)	NTS	Not To Scale
BMT	Bitumastic Tape Sealant	OA	Overall
BRK	Brick	OC	On Center
BRS	Butyl Rubber Sealant	OD	Outside Diameter
BW	Bottom of Wall	OPNG	Opening
C/C	Center to Center	OPP	Opposite
CB	Catch Basin	PA	Planting Area
CJ	Cold Joint	PC	Pool Coping
CJF	Cork Joint Filler	PCC	Portland Cement Concrete
CL	Center Line	PERP	Perpendicular
CLR	Clear Opening	PLBG	Plumbing
COL	Column	PLWD	Plywood
CONC	Concrete	POB	Point of Beginning
CONCP	Concrete Painted	PR	Pair
CONST	Construction	PREFAB	Prefabricated
CONTR	Contractor	PSF	Pounds Per Square Foot
CONT	Continuous	PSI	Pounds Per Square Inch
CMU	Concrete Masonry Unit	2-PLUMS	Polyurethane Sealant (Two Part)
CMUP	Concrete Masonry Unit Painted	PTD	Painted Finish
CO	Clean Out	QTY	Quantity
DF	Drinking Fountain	QTY	Quantity
DI	Ductile Iron	R	Radius
DIA	Diameter	RD	Roof Drain
DIM	Dimension	REF	Reference
DN	Down	REINF	Reinforced
DTL	Detail	REQ'D	Required
DWG	Drawing	REV	Revision
EA	Each	RM	Room
EC	Exposed Construction	RO	Rough Opening
ECP	Exposed Construction Painted	SE	Steel Edge
EFTS	Expanding Foam Tape Sealant	SECT	Section
EL	Elevation	SHT	Sheet
EJ	Expansion Joint	SIM	Similar
EQ	Equal	SIM	Similar
EX	Existing	SPEC	Specification
FFE	Finished Floor Elevation	SQ	Square
FG	Finished Grade	SS	Stainless Steel
GA	Gauge	SRS	Silicone Rubber Sealant
GALV	Galvanized	ST	Sealant Tape
GB	Glazed Block	STD	Standard
GC	General Contractor	STL	Steel
GL	Glass	STOR	Storage
GRND	Ground	STRUC	Structural
G	Gutter	SUSP	Suspended
HW	Hardware	T	Tread
HNCG	Hollow Neoprene Compression Gasket	TO	Top Of
HORIZ	Horizontal	TC	Top of Curb
HM	Hollow Metal	TEL	Telephone
HP	High Point	TF	Top of Frame
HR	Hours	THK	Thick
HT	Height	TC	Top of Curb
IV	Invert	TP	Top of Pavement
ID	Inside Diameter	TS	Top of Step
IN	Inch	TT	Traffic Topping
INLET	Drain Inlet	TW	Top of Wall
INFO	Information	TYP	Typical
INSUL	Insulation	UNO	Unless Noted Otherwise
INT	Interior	VERT	Vertical
LAM	Laminated	VIF	Verify in Field
LBS. #	Pounds	W/	With
LP	Low Point	W/O	Without
		WC	Water Closet
		WD	Wood
		WP	Work Point
		WPR	Waterproofing
		WT	Weight

**ANNOTATIONS**



**MATERIAL SYMBOLS - DETAILS AND SECTIONS**

SOIL AND SUBGRADE MATERIALS	CONSTRUCTION MATERIALS
PLANTING SOIL / AMENDED TOPSOIL	CONCRETE
TOPSOIL / CLEAN FILL CAP	ASPHALT
UNDISTURBED SUBGRADE	GRANITE
COMPACTED SUBGRADE / SOIL	LIMESTONE
STRUCTURAL SOIL	PRECAST CONCRETE
GRAVEL / GRANULAR FILL	CONCRETE MASONRY UNIT
MISCELLANEOUS	BRICK
ROOT PATHS	MORTAR SETTING BED
MEMBRANE	SAND
BACKER ROD / GASKET	
RIGID INSULATION	

**GENERAL NOTES**

- LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNERS PROPERTY OR SAID UTILITIES.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING, BUT NOT LIMITED TO, PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR (PLAN REVIEW FEES ARE PAID BY OWNER) COSTS FOR PERMITS SHALL BE INCLUDED IN THE BID. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME AWARE OF REQUIRED INSPECTIONS THAT ARE ASSOCIATED WITH PERMITS ISSUED FOR THE WORK AND TO SCHEDULE THESE INSPECTIONS AT THE APPROPRIATE STAGE OF CONSTRUCTION. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO ROUGH-IN ELECTRICAL, ROUGH-IN PLUMBING, IRRIGATION PIPING, FOUNDATION STEEL FOR STRUCTURES (INCLUDING WALLS), FIRE INSPECTIONS RELATED TO ENTRY GATES AND ASSOCIATED STRUCTURES ANY REQUIRED SPECIAL INSPECTIONS AND OTHERS AS MAY APPLY.
- COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS, AS WELL AS COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING FOR ALL WATER AND ELECTRICITY REQUIRED FOR CONSTRUCTION. OWNER WILL ORDER AND PAY FOR PERMANENT WATER AND ELECTRICAL SERVICES.
- THE CONTRACTOR SHALL PREPARE & KEEP CURRENT, FOR THE LANDSCAPE ARCHITECTS' REVIEW, A SCHEDULE OF SUBMITTALS WHICH IS COORDINATED W/ THE CONTRACTOR'S CONSTRUCTION SCHEDULE AND ALLOWS THE LANDSCAPE ARCHITECT REASONABLE TIME TO REVIEW SUBMITTALS. SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO SHOP DRAWINGS, MATERIAL SELECTIONS, PLANT PHOTOS WITH MEASURING DEVICE INCLUDED IN IMAGE.



1601 Rio Grande Street Suite 450  
Austin, Texas 78701  
T 512.770.4503  
hitchcockdesigngroup.com

PREPARED FOR  
**Blockhouse Municipal Utility District**

2600 Blockhouse Drive  
Leander, TX 78641

CONSULTANTS  
*Gray Engineering*  
8834 N Capital of Texas Hwy #140  
Austin, TX 78759  
T. 512.452.0371

PROJECT  
**Tumlinson Playscape**  
Cedar Park, Texas

INTERIM REVIEW ONLY	
This document is incomplete and is not intended for regulatory approval, bidding, permitting or construction purposes.	
Landscape Architect:	Trent Rush
Texas Registration Number:	2022
Date:	10/16/2024

100% Construction Documentation  
October 16, 2024

REVISIONS

No	Date	Issue

CHECKED BY: TR      DRAWN BY: SA  
SHEET TITLE

**General Notes**

SHEET NUMBER

**L0.01**

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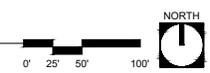
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**KEY**  
 Limits of Construction

1 SITE PLAN  
 1" = 50'



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 Suite 450  
 Austin, Texas 78701  
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 Leander, TX 78641

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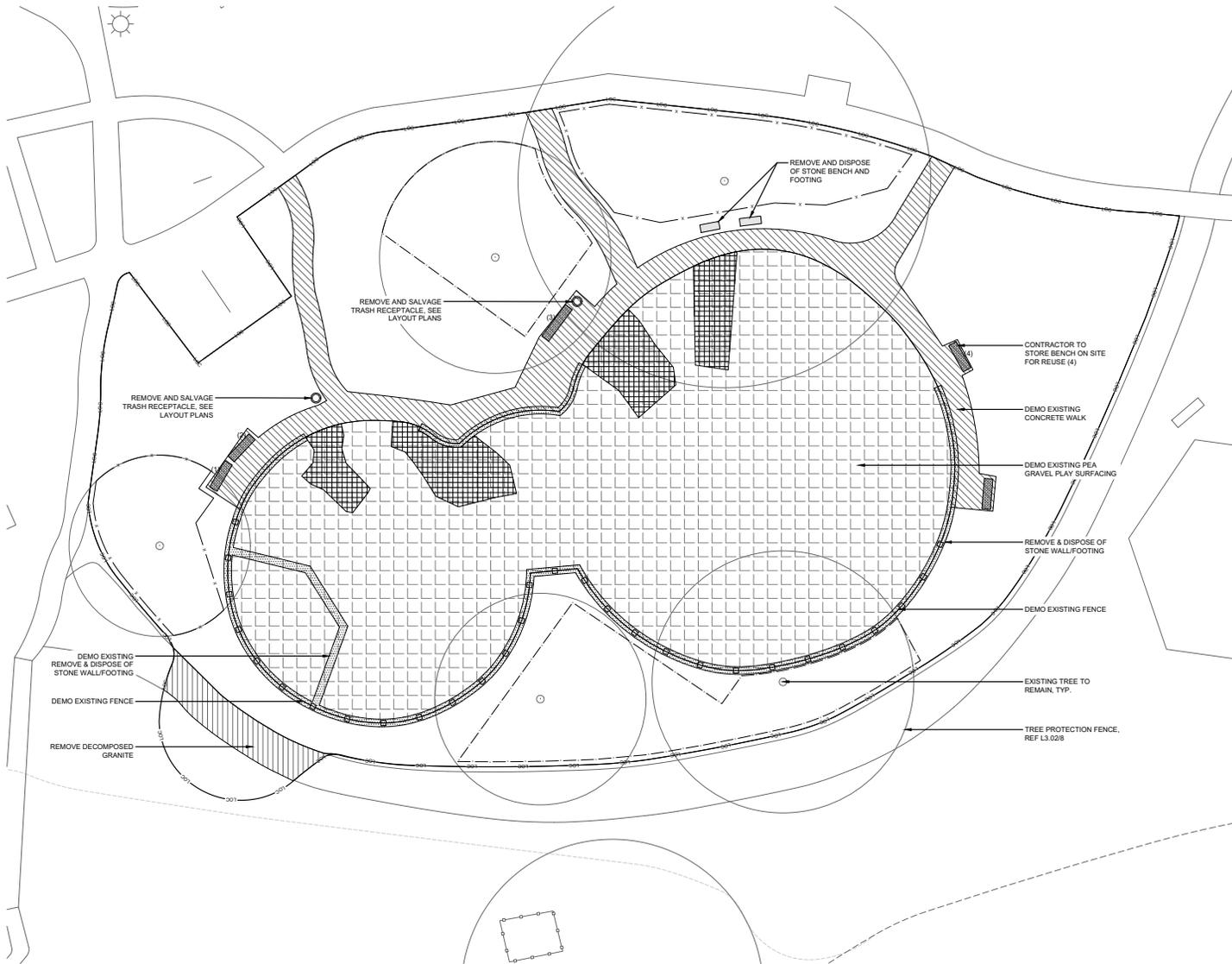
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Site Plan

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DEMO SCHEDULE		
SYMBOL	ITEM	DESCRIPTION
	Existing Concrete Walk	Sawcut, remove and dispose of concrete paving and base course
	Existing Pea Gravel	Remove and dispose of pea gravel play surfacing (est. 4" depth)
	Existing Decomposed Granite Trail	Remove, store and redistribute decomposed granite paving
	Existing PIP Surfacing	Remove and dispose of PIP surfacing
	Existing Wall	Remove and dispose of stone wall/footing
	Existing Bench	Remove and salvage existing bench, see layout plans for new location
	Existing Bench	Remove and dispose of existing stone bench and footing
	Existing Ornamental Fence	Remove and dispose of existing ornamental fence and footings
	Tree Protection Fence	Tree protection fence detail, 8.3.02

1 DEMO PLAN  
1" = 10'

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1601 Rio Grande Street  
Suite 450  
Austin, Texas 78701  
T 512.770.4503  
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PREPARED FOR  
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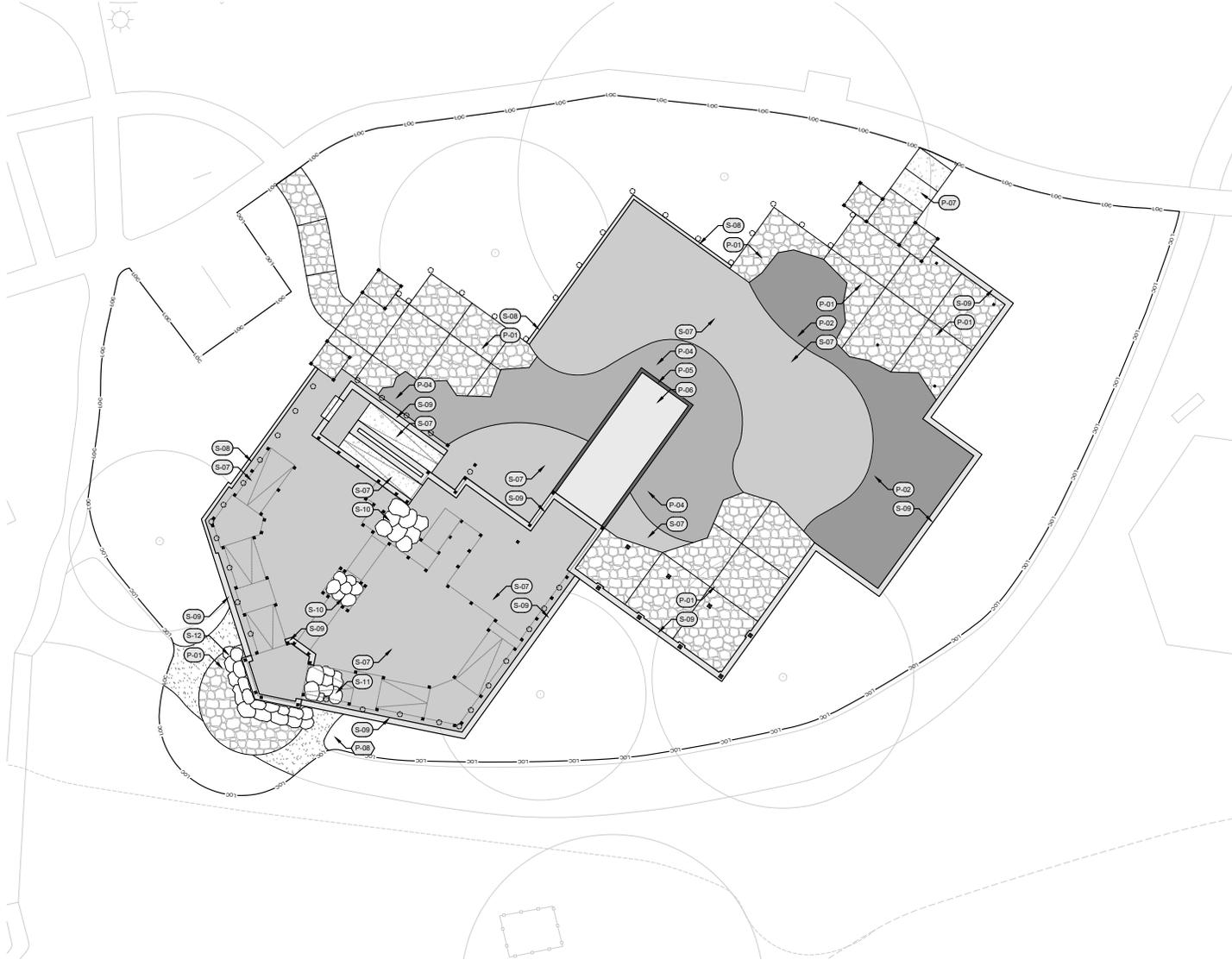
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Demo Plan

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DEMO SCHEDULE			
SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	Stamped Concrete	1/L1.06
	P-02	PIP Rubber Surface Color A	2/L1.06
	P-03	PIP Rubber Surface Color B	2/L1.06
	P-04	PIP Rubber Surface Color C	2/L1.06
	P-05	PIP Rubber Surface Color D	2/L1.06
	P-06	PIP Rubber Surface Color E	2/L1.06
	P-07	Concrete Paving	1/L1.06
	P-08	Redistributed Decomposed Granite Paving	-
	S-07	ADA Ramp	1/L1.06
	S-08	Concrete Curb	3/L1.06
	S-09	Retaining Wall	4/L1.06
	S-10	Retaining Stone Stairs	-
	S-11	Stacked Stone Retaining Wall	-
	S-12	Slacked Stone Stairs	-



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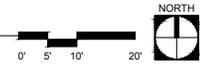
Paving Plan

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**L1.02**

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1 PAVING PLAN  
1" = 10'



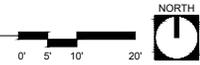
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**REFERENCE NOTES SCHEDULE**

CODE	DESCRIPTION	DETAIL
<b>FENCE</b>		
F-01	Round Rail Fence	7/L1.08
F-02	Stockade Fence	5/L1.06
<b>MASONRY</b>		
M-01	Stacked Field Stone	
<b>PAVING</b>		
P-01	Stamped Concrete	1/L1.08
P-02	PIP Rubber Surface Color A	2/L1.06
P-04	PIP Rubber Surface Color C	2/L1.06
P-05	PIP Rubber Surface Color D	2/L1.06
P-06	PIP Rubber Surface Color E	2/L1.06
P-07	Concrete Paving	1/L1.06
P-08	Reconstituted Decomposed Granite Paving	
<b>PLAYGROUND EQUIPMENT</b>		
PG-01	Fort by Play Ventures, Inc.	
PG-02	Merry-Go-Round	
PG-03	Swing Set	
PG-04	Spring Rocker	
PG-05	Store Front by Play Ventures, Inc.	
PG-06	Camouflaged Climber	
PG-07	Balance Log	
PG-08	Stump Steppers	
PG-09	Log Crawl	
<b>SITE ELEMENTS</b>		
S-01	Terry Towers by Play Ventures, Inc.	
S-02	Reused Existing Bench	
S-03	Trash Receptacle	
S-04	Wooden Barrel	
S-05	Wooden Crate	
S-06	Picnic Table	
S-07	ADA Ramp	1/L1.06
S-08	Concrete Curb	3/L1.06
S-09	Retaining Wall	4/L1.06
S-10	Retaining Stone Stairs	
S-11	Stacked Stone Retaining Wall	4/L1.06
S-12	Stacked Stone Stairs	
<b>SHADE STRUCTURES</b>		
SS-01	Canvas Shade Structure	
SS-02	Pergola	3/L1.07

1 MATERIALS PLAN  
1" = 10'



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Materials Plan

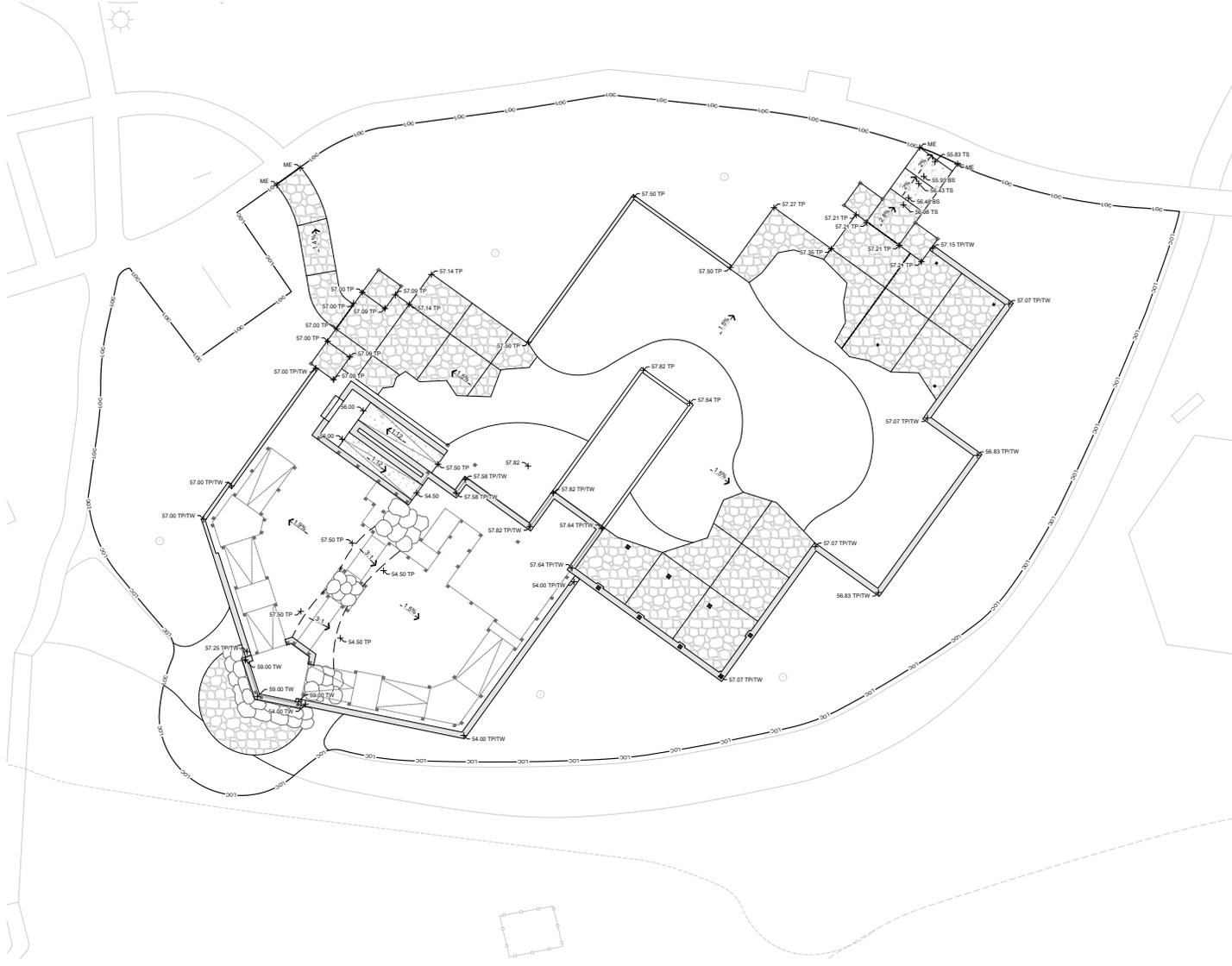
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1 GRADING PLAN  
1" = 10'



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Grading Plan

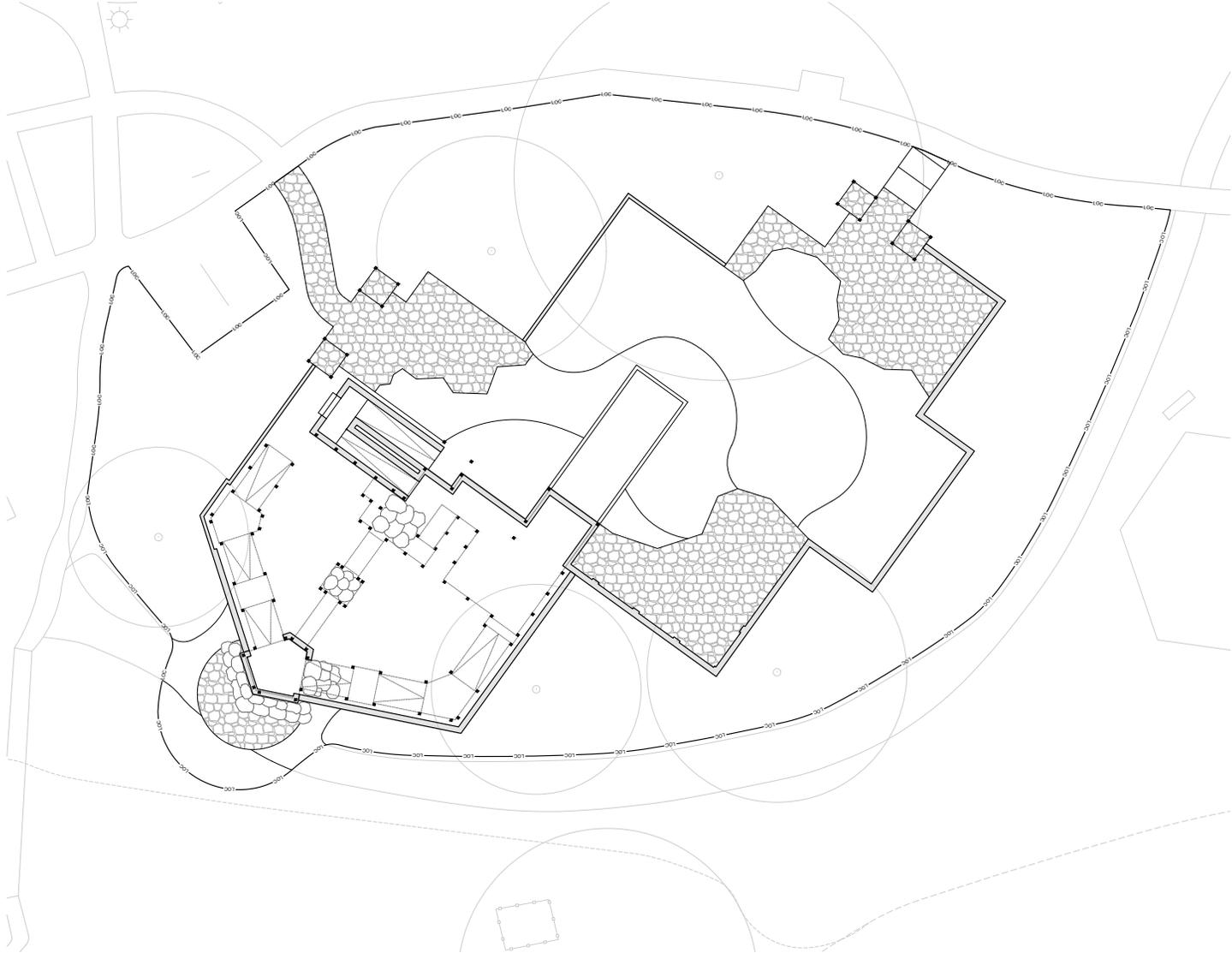
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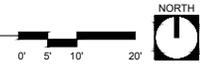
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1 LAYOUT PLAN  
1" = 10'



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Leander, TX 78641

CONSULTANTS  
*Gray Engineering*  
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Layout Plan

SHEET NUMBER

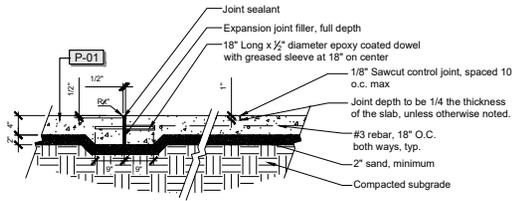
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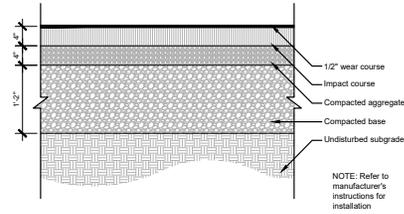
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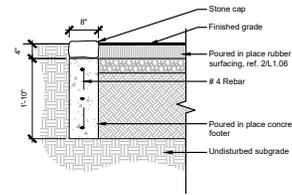
- NOTE:**
1. Medium Broom Finish Concrete Paving, 3000 psi @ 28 day.
  2. Provide expansion joints 40' o.c. max. w/ 3/4" pre-formed expansion material per specifications.
  3. Provide 3 #5 Longitudinal reinforcing bars equally spread across width of sidewalk and at new trench crossings



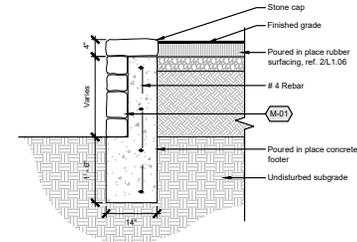
**1 CONCRETE PAVING**  
1" = 1'-0"



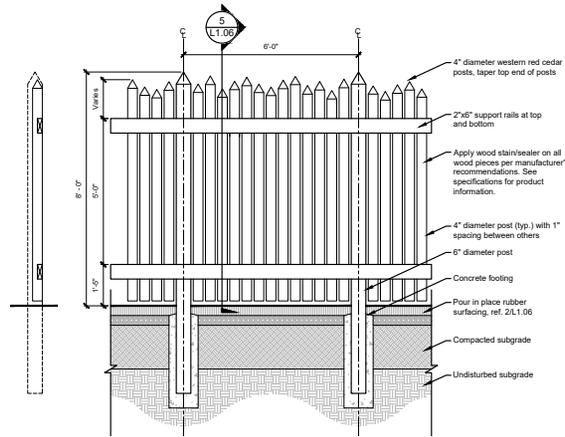
**2 POURED IN PLACE RUBBER SURFACING**  
1" = 1'-0"



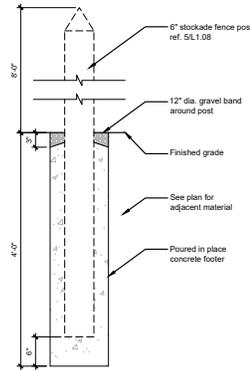
**3 CONCRETE CURB**  
3/4" = 1'-0"



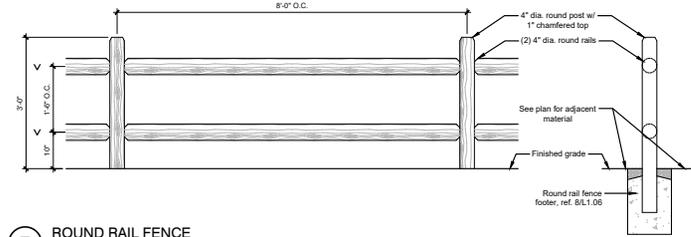
**4 STONE RETAINING WALL**  
3/4" = 1'-0"



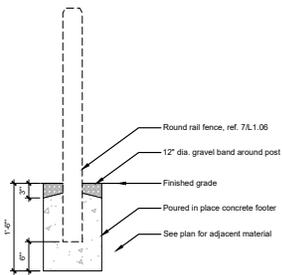
**5 STOCKADE FENCE**  
1/2" = 1'-0"



**6 STOCKADE FENCE FOOTER**  
1" = 1'-0"



**7 ROUND RAIL FENCE**  
3/4" = 1'-0"



**8 ROUND RAIL FENCE FOOTER**  
1" = 1'-0"



1601 Rio Grande Street  
Suite 450  
Austin, Texas 78701  
T 512.770.4503  
hitchcockdesigngroup.com

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Utility District**

2600 Blockhouse Drive  
Leander, TX 78641

CONSULTANTS  
*Gray Engineering*  
8834 N Capital of Texas Hwy #1402  
Austin, TX 78759  
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PROJECT  
**Tumlinson  
Playscape**  
Cedar Park, Texas

**INTERIM REVIEW ONLY**  
This document is incomplete and is not intended for regulatory approval, bidding, permitting or construction purposes.  
Landscape Architect: Trent Rush  
Texas Registration Number: 2022  
Date: 10/16/2024

100% Construction Documentation  
October 16, 2024  
REVISIONS

No	Date	Issue

CHECKED BY: TR  
DRAWN BY: SA

SHEET TITLE

**Hardscape Details**

SHEET NUMBER

**L1.06**

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1601 Rio Grande Street  
Suite 450  
Austin, Texas 78701  
T 512.770.4503  
hitchcockdesigngroup.com

PREPARED FOR  
**Blockhouse Municipal  
Utility District**

2600 Blockhouse Drive  
Leander, TX 78641

CONSULTANTS  
*Gray Engineering*  
8834 N Capital of Texas Hwy #140  
Austin, TX 78759  
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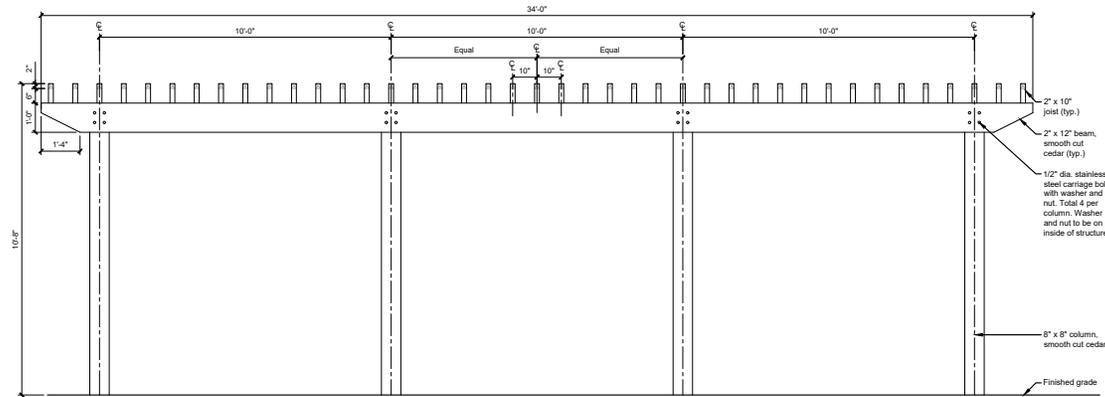
CHECKED BY: TR      DRAWN BY: SA  
SHEET TITLE

**Hardscape Details**

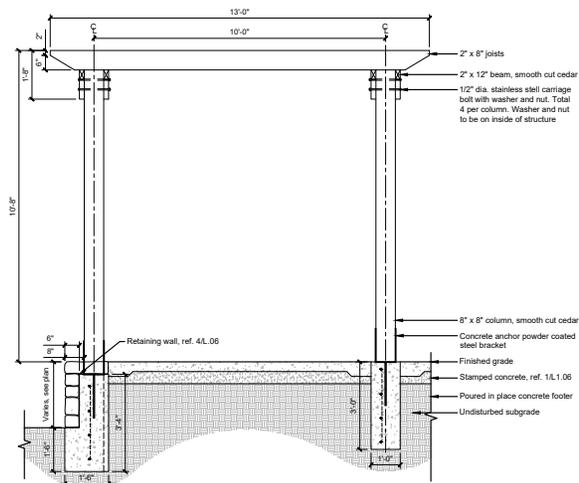
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**L1.07**

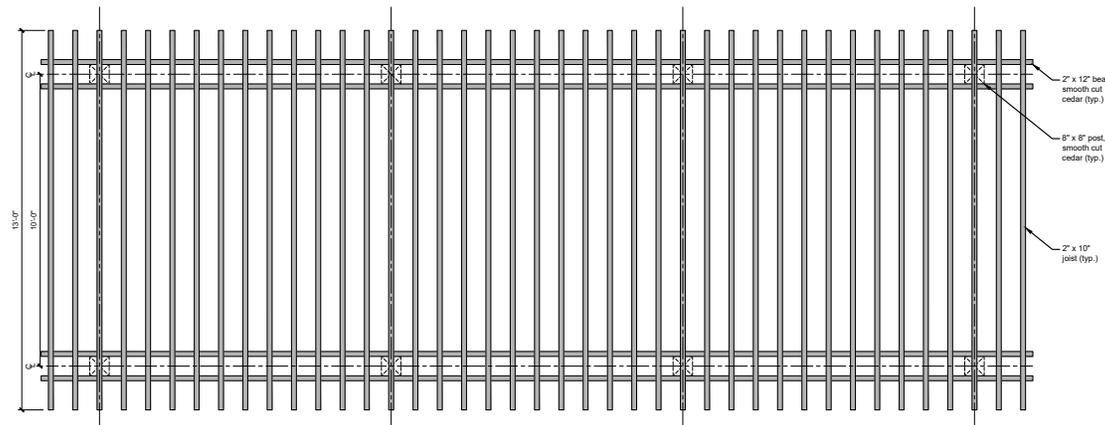
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**1** PERGOLA ELEVATION  
1/2" = 1'-0"



**2** PERGOLA SECTION  
1/2" = 1'-0"



**3** PERGOLA  
1/2" = 1'-0"

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Materials Table - Tumlinson Playscape							
Code	Material	Description/Model No.	Color/Finish	Manufacturer	Detail	Notes	Contact
<b>Fencing</b>							
F-01	Round Rail Fence	-	-	-	7/L1.06	-	-
F-02	Stockade Fence	-	-	-	5/L1.06	-	-
<b>Masonry</b>							
M-01	Stacked Field Stone	2-6" Chopped Stone	Ashlar Patte'n	-	-	-	-
<b>Pavements</b>							
P-01	Stamped Concrete	-	-	-	1/L1.06	-	-
P-02	Poured in Place Rubber Surface Color A	-	A	-	2/L1.06	Provide color samples for final selection	-
P-03	Poured in Place Rubber Surface Color B	-	B	-	2/L1.06	Provide color samples for final selection	-
P-04	Poured in Place Rubber Surface Color C	-	C	-	2/L1.06	Provide color samples for final selection	-
P-05	Poured in Place Rubber Surface Color D	-	D	-	2/L1.06	Provide color samples for final selection	-
P-06	Poured in Place Rubber Surface Color E	-	E	-	2/L1.06	Provide color samples for final selection	-
P-07	Concrete Paving	-	-	-	1/L1.06	-	-
P-08	Redistributed Decomposed Granite Paving	-	-	-	-	-	-
<b>Playground Equipment</b>							
PG-01	Fort by Play Ventures, Inc.	-	-	Play Ventures, Inc.	-	-	Brett Haddaway brett@playventures.net C:(215)262-9051
PG-02	Merry-Go-Round	Inclusive Whirl-Natural - 6263	-	GameTime	-	-	Tracey Edgar Tracey@cumminghamrec.com C:(512)676-8341
PG-03	Swing Set	5" single post swing (double bay) - 81751	-	GameTime	-	-	Tracey Edgar Tracey@cumminghamrec.com C:(512)676-8341
PG-04	Spring Rocker	Spring Rider (In-ground) - 62801, 62811	Fox, Mule	GameTime	-	-	Tracey Edgar Tracey@cumminghamrec.com C:(512)676-8341
PG-05	Store Front by Play Ventures, Inc.	-	-	Play Ventures, Inc.	-	-	Brett Haddaway brett@playventures.net C:(215)262-9051
PG-06	Cannonball Climber	-	-	-	-	-	-
PG-07	Balance Log	Forked Log Balance Beam - 38233	-	GameTime	-	-	Tracey Edgar Tracey@cumminghamrec.com C:(512)676-8341
PG-08	Stump Steppers	Tree Stump - 38111	-	GameTime	-	-	Tracey Edgar Tracey@cumminghamrec.com C:(512)676-8341
PG-09	Log Crawl	Log Crawl Thru - 38112	-	GameTime	-	-	Tracey Edgar Tracey@cumminghamrec.com C:(512)676-8341
<b>Site Elements</b>							
S-01	Entry Towers by Play Ventures, Inc.	-	-	Play Ventures, Inc.	-	-	Brett Haddaway brett@playventures.net C:(215)262-9051
S-02	Reused Existing Bench	-	-	-	-	-	-
S-03	Trash Receptacle	-	-	-	-	-	-
S-04	Wooden Barrel	-	-	-	-	-	-
S-05	Wooden Crate	-	-	-	-	-	-
S-06	Picnic Table	Gretchen, 54" Freestanding, No Hole - GR136-03	Polysite	Landscape Forms	-	-	Melissa Henao-Robledo (800) 521-2546 melissah@landscapeforms.com
S-07	ADA Ramp	-	-	-	1/L1.06	-	-
S-08	Concrete Curb	-	-	-	3/L1.06	-	-
S-09	Retaining Wall	-	-	-	4/L1.06	-	-
S-10	Retaining Stone Stairs	-	-	-	-	-	-
S-11	Stacked Stone Retaining Wall	-	-	-	4/L1.06	-	-
S-12	Stacked Stone Stairs	-	-	-	-	-	-
<b>Shade Structure</b>							
SS-01	Fabric Shade Structure	Rectangle Wave	Base: Dark Brown Fabric: Green	USA Shade or Approved Equal	-	Sail mounting heights: North Post: 11' West Post: 15' South Post: 10' East Post: 10' Provide shop drawings for review prior to final order placement.	-
SS-02	Pergola	Rough cut Western Red Cedar	-	-	1,2,3/L1.07	-	-



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SHEET TITLE

**Material Schedule**

SHEET NUMBER

**L1.08**

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Hardscape Notes

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**L1.09**

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**GENERAL NOTES**

- Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated landscape architect from Hitchcock Design Group. The Landscape Contractor will be required to coordinate and manage all construction, and is to be selected from Hitchcock Design Group and key consultants for the Owner.
- These drawings supplement other contractual information which may include Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in these drawings shall be considered to be effective as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owner's Representative, without his decision said discrepancy shall not be adjusted by the Landscape Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Landscape Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Landscape Contractor to fulfill the intent of the Contract.
- The intent of these drawings, details and associated specifications is for the Landscape Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
- All work within this project shall conform to current local codes, ordinances, as well as to all other applicable governing regulations in effect.
- The Landscape Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Landscape Contractor shall comply with all notifications and inspection requirements.
- Unless specifically noted otherwise in the Contract Documents, the Landscape Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner, may, at the Owner's sole discretion, provide separate testing and inspection services and the Landscape Contractor is required to fully coordinate with those consultants/Landscape Contractors. Owner is to pay for all soils and material testing.
- The Landscape Contractor is required to visit all site verification. Without exception, any deviations or omissions found between plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative.
- Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Landscape Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Landscape Contractor shall maintain utility locations/markers during all remaining phases of work. The Landscape Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. The Landscape Contractor shall explore, understand, and coordinate all utilities and be responsible for any modifications or damages to utility lines, structures or injuries therefrom.
- These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Landscape Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other Landscape Contractors, the public and others.
- The Landscape Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and Landscape Contractor staff parking and to coordinate security issues, construction sequencing/scheduling, and maintaining public safety, emergency, handicapped or operations access before starting the related work. The Landscape Contractor shall meet any "Construction Criteria" or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner.
- Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
- The Landscape Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of these drawings, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
- Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stocked in an approved on-site location per the direction of the Owner's Representative.
- The Landscape Contractor is required to maintain a complete and "up-to-date" set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals are also a requirement of this contract.
- Maintenance, warranties and performance guarantees may be a requirement of this contract. See specifications.
- Notes and details on specific drawings shall take precedence over general notes and typical details. The Landscape Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
- Landscape Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination.

**STAMPED CONCRETE NOTES**

- Apply 20 of dry-shake LITHOCHROME Color Hardener to freshly floated concrete surface. Perform broadcast after all bleed water has been reabsorbed in the substrate, it is still plastic, can be moved with moderate finger pressure, and is still easily imprinted.
- Do not throw dry-shake colored hardener material, distribute evenly by mechanical spreader designed to apply floor hardeners or a soft long-bristle masonry brush.
- As soon as dry-shake material has absorbed moisture, indicated by uniform darkening of surface, mechanically float concrete surface a second time, just enough to bring moisture from base slab through dry-shake color hardener.
- Immediately following second floating, apply remaining 1/3 of dry-shake colored hardener at specified application rate.
- As soon as dry-shake material has absorbed moisture, mechanically float concrete surface a third time. Do not add water to the surface.
- Begin imprinting operations immediately after applying dry-shake colored hardener, according to manufacturer's written instructions, including application of powdered LITHOCHROME Antiquing Release.
- Broadcast releasing agent to the entire surface immediately prior to stamping.
- The powder is a stamp, embossing skin, and texturing tool release, and provides a variegated appearance in the color/hardener.
- Over-application of release will result in less texture in the pattern.
- Use specified stamp tools on designated surfaces, per plan, maintaining a straight pattern.
- Place the stamp tool onto the substrate and apply pressure to the stamp as recommended by the tool manufacturer, and use any recommended impact devices to ensure a complete imprint is made.
- If wet areas appear, re-dust the stamp tool and substrate with release, mechanically reduce the tool in the original position, and re-stamp the surface.
- Remove all excess release agent that may interfere with subsequent sealer adhesion.
- Allow the concrete to cure to a stage where it is walkable prior to removing excess release agent.
- About 90% of the release agent should be removed prior to sealing to ensure a good bond of sealer to concrete.
- Remove the release from the high BUT NOT THE LOWS of the imprint.
- Insure moisture content of concrete is low enough that alkali and other salts do not become trapped beneath sealer. This will require a minimum of 28 days subsequent to concrete placement, or longer if required.
- Insure no evidence of free water on concrete surfaces to receive curing and sealing compound.
- Seal imprinted concrete with 2 coats of LITHOCHROME ColorWax Sealer as recommended by manufacturer.
- Prohibit foot or vehicular traffic on the newly imprinted concrete surface and protect from damage throughout remainder of construction period until Final Acceptance of the work. If a covering material is necessary, surfaces must remain uncovered for a minimum of four days after which they may be covered with a new, smooth, nonstaining reinforced knurl curing paper. Plastic sheeting is unacceptable as a covering material.

**GRADING NOTES**

- These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Landscape Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
- The Landscape Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed.
- It is the Landscape Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.
- All design elevations shown are "finished grades" unless otherwise indicated. Landscape Contractor shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
- All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.

**LAYOUT NOTES**

- All work shown shall be field staked or otherwise denoted and subject to field verification, review and approval by the Owner's Representative prior to any construction or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) will be required by the Owner's Representative prior to final approval of all improvements and adequate stakes shall be provided by Landscape Contractor's surveyor.
- To expedite the layout of the site layout coordinates and/or grids may be established by the Owner's Representative. These points shall be field staked by the Landscape Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Landscape Contractor in the layout of all site improvements as shown on drawing or otherwise.
- The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
- Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+) shall be the only layout information allowed to vary, and may only vary to the tolerance given.
- The Landscape Contractor is responsible to provide complete-in-place systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representative, architects, engineers, or others) shall not waive the Landscape Contractor's requirements to comply with the intent of any and all portions of this contract.
- Field staked locations for walks, roads, swales, walls, curbs, structures etc. may be requested by the Owner's Representative. Specific layout information will be provided to the Landscape Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
- It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
- When indicated on the Drawings, improvements that are to be coordinated on-site with the Owner's Representative will be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative
- Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
- Contractor responsible to coordinate work in order to obtain approval of all layout by Owner Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owner Representative.
- Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
- Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
- All walls are dimensioned to Face of Wall unless otherwise noted.
- All dimensions from roadway are from Back of Curb unless otherwise noted.
- All curves and radii to be smooth and not segmented.
- Contractor to provide layout stakes every 10 foot minimum for large arcs where radius points are not accessible.
- Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
- All roadway widths are measured from edge of payment to edge of payment unless otherwise shown on the plans.
- Contractor responsible to take delivery, assemble, and install all materials and furnishings per manufacturer's instructions.
- Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
- Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curbs and/or adjacent paving as needed to accommodate play equipment fall zones.
- Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
- Layout of soft surface shall be verified in field by Landscape Architect.
- Refer to specifications for additional conditions, standards and notes.

**DECOMPOSED GRANITE NOTES**

- Provide Decomposed Granite Surfacing as indicated on drawings.
- Prior to installation Contractor to submit representative samples of items and prepare a 5# x 5# sample for approval by Owners Representative.
- Excavate as necessary for base material and decomposed granite.
- Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure slope of subgrade and final surface meets ADA and TAS standards.
- After excavation, install edging as specified to lines and grades indicated on the drawing.
  - Steel edging to be 6" x 4" dark green steel edging and stakes. Stake and secure edging firmly to provide finish lines without irregularity. Set surface of walk flush with top edge of steel, maximum 2" above adjacent finish grade.
  - Other edge material shall be as specified and installed so surface is flush with top of edge of material (unless specified otherwise) and maximum 2" above adjacent finish grade.
- Install filter fabric in bottom of excavation to limits of edging.
- Filter fabric shall be Mirafi 140N, non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalis over a pH range of 3 - 12.
- Place decomposed granite over a dry subbase in (2) inch lifts. Do not install decomposed granite on wet subbase. Compact granules to maximum limits with automatic hand tamper. Compact to achieve a light material matrix.

**CONCRETE NOTES**

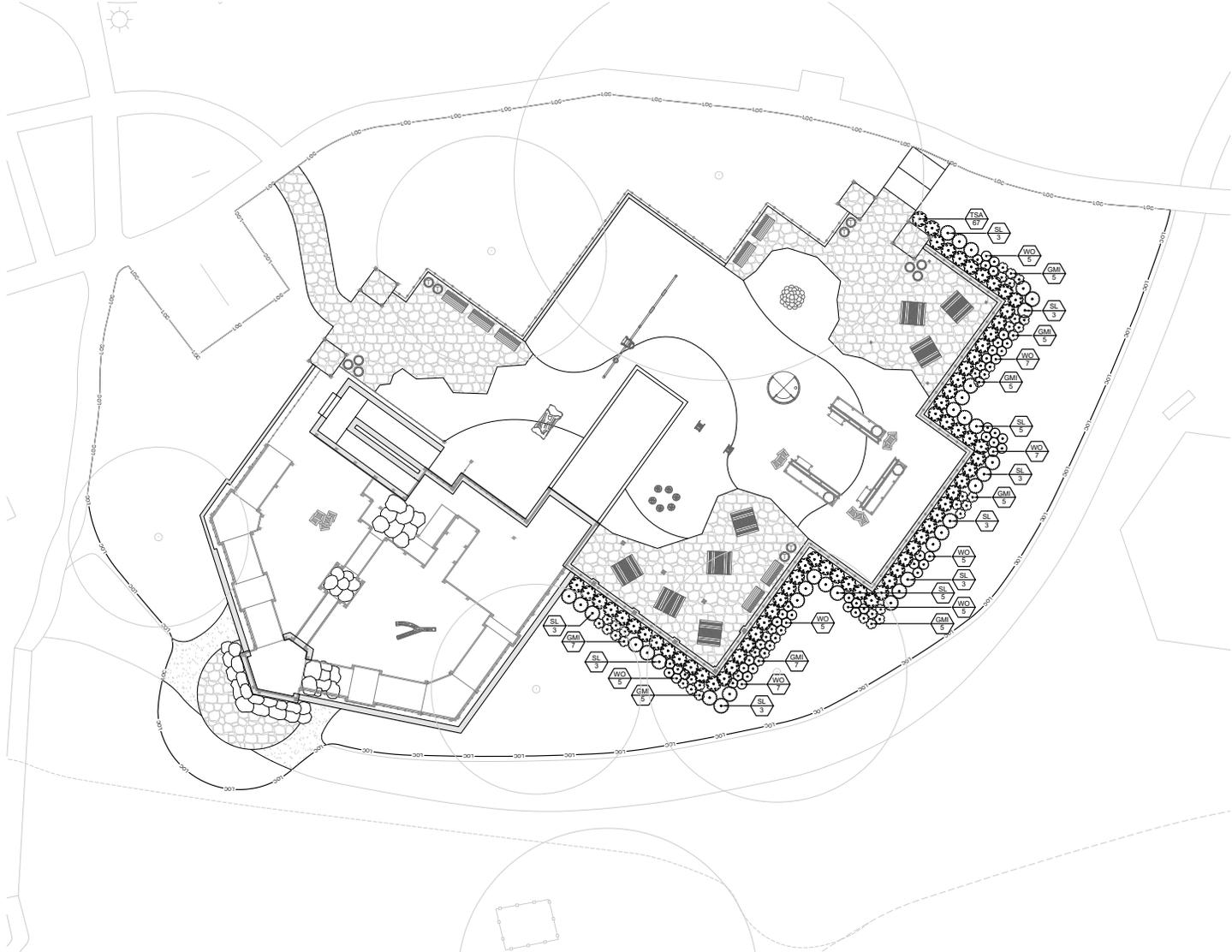
- All concrete shall be in accordance with the A.C.I. standard "Building Code Requirements for Reinforced Concrete" (A.C.I. 318) latest revision.
- All reinforcing steel shall be new domestic deformed mild steel conforming to ASTM A615, Grade 60 (80,000 PSI yield point).
- Reinforcing bar supports and spacers shall be provided in accordance with the Manual of Standard Practice by the Concrete Reinforcing Steel Institute.
- Concrete shall have a minimum compressive strength at 28 days of 3000 PSI.
- Grade beam concrete protection of reinforcement shall be 2" minimum top and sides, 3" minimum bottom.
- Concrete slumps shall be 4" maximum, 2" minimum.
- Mortar for walls shall be Type M ASTM S-270, consisting of: one (1) part Portland Cement, 1 1/4 part hydrated type S Lime, and not more than 3 3/4 parts well graded masonry sand with all proportions by volume.

**PLANTING NOTES**

- Contractor shall receive site at approximately final grade. Any exceptions will be documented in the construction documents. The Landscape contractor shall fill area around walls per typical wall section, plan, and landscape grading notes with backfill provided by contractor. All slopes shall be smooth and uniform with a maximum slope of 3:1 unless otherwise noted. The site including adjacent grades smoothly and fine grade for positive drainage and prevent water from standing. Cut vegetation and stumps shall be removed and structures and property lines and towards storm sewer lines. Do not drain any water towards lots or easements. Final location and height of berms to be approved by Hitchcock Design Group (HDG) in the field. Provide a minimum of 6" of granular fill wrapped in filter fabric behind walls and to a depth below base holes to allow for proper drainage (reference typical wall section, planting detail sheet).
- Shrub Beds: Reference specification and details for planting requirements, materials, and execution, including plant pit dimensions and backfill requirements. Shrubs and groundcovers to be triangularly spaced (spacing per plans and plant list). Shrubs 3/16" x 4" steel edging (dark green) shall be installed to separate all beds from turf areas. Reference planting bed detail for drainage requirement of all beds occurring directly at the back of curb. Backfill all shrub pits with specified planting mix. Incorporate 5 lbs of 15-15-15 fertilizer per cubic yard of mix into all planting beds. All beds shall receive a minimum of 2" deep organic hardwood mulch.
- Tree Planting: Reference specifications and details for planting requirements, materials, and execution, including staking methods, plant pit dimensions, and backfill requirements. Guy all trees 4" in caliper and greater and stake all trees smaller than 4" in caliper unless machine moved. Stake all machine moved trees with three (3) metal "T" stakes per detail. Backfill all shrub pits with specified planting mix. Incorporate 5 lbs of 15-15-15 fertilizer per cubic yard of mix into all planting beds. All beds shall receive a minimum of 2" deep organic hardwood mulch.
- Machine Moved Trees: All trees to be machine moved directly from grower shall be approved by HDG prior to relocation. Coordinate tree pruning to balance root loss with HDG. Trees to be mechanically transplanted using tree spade allowing 9" rootball per caliper inch of tree. Set tree straight and plumb and fill any air spaces around tree with specified sand or sandy loam topsoil, water to displace air pockets. Install 3" high water retention basin per specifications with 2" deep organic mulch and water spaced trees the day of transplanting.
- Trees shall be located a minimum of 5' from walls, overheads, walls, edging, curbs, and other trees within the field. Conflicts arise between size of areas and plans, contractor to contact HDG for resolution. Failure to make such conflicts known to HDG may result in contractor's liability to relocate materials.
- All plant materials shall be approved by HDG prior to installation. Final location of all plant material shall be subject to the approval of HDG. Contractor shall notify HDG 48 hours prior to commencement of work to coordinate project inspection schedules.
- Lawn Installation: Prior to application of hydromulch, contractor shall apply control herbicide (recommended mixture of Imago and Roundup) to remove all existing weeds as necessary, scarify existing soil to specified depths. Remove all lumps, clods, trash, and sticks greater than 1". Fine grade to provide positive drainage and smooth lawn areas and cut swales as necessary to ensure no ponding of water. 4" amended top soil to be laid above compacted subgrade. Bottom elevation of sod strip to be 2" minimum below finished grade of adjacent pavement. Lay specified sod strip along the back of curb and hydromulch per specifications within approximate limits shown on plans. Finished grade of lawn and planting areas to be minimum 1/2" below finished grade of adjacent pavement.

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1 PLANTING PLAN  
1" = 10'



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Utility District**

2600 Blockhouse Drive  
Leander, TX 78641

CONSULTANTS  
*Gray Engineering*  
8834 N Capital of Texas Hwy #140  
Austin, TX 78759  
T. 512.452.0371

PROJECT  
**Tumlinson  
Playscape**  
Cedar Park, Texas

**INTERIM REVIEW ONLY**  
This document is incomplete and is not intended for regulatory approval, bidding, permitting or construction purposes.  
Landscape Architect: Trent Rush  
Texas Registration Number: 2022  
Date: 10/16/2024

100% Construction Documentation  
October 16, 2024  
REVISIONS

No	Date	Issue

CHECKED BY: TR  
DRAWN BY: SA  
SHEET TITLE

Planting Plan

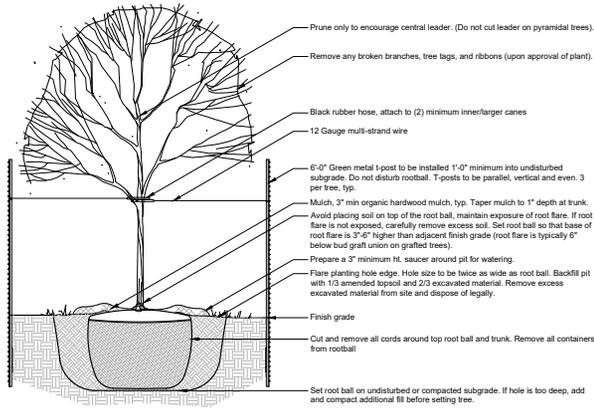
SHEET NUMBER

**L3.01**

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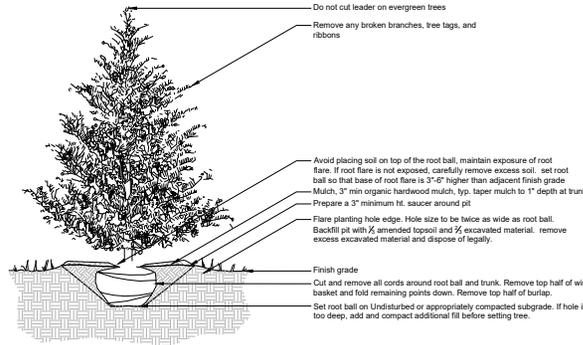
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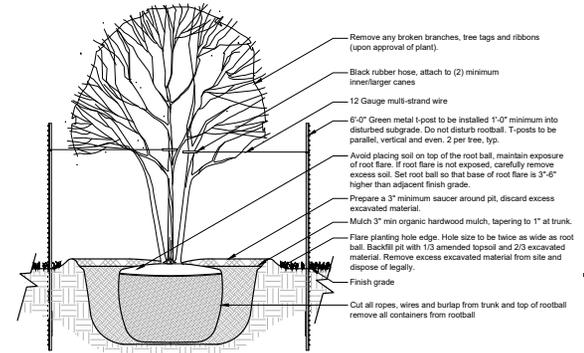
1 SHADE TREE

1/2" = 1'-0"



2 EVERGREEN TREE PLANTING

1/2" = 1'-0"

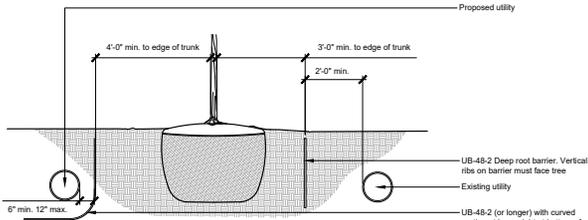


3 ORNAMENTAL TREE PLANTING

1/2" = 1'-0"

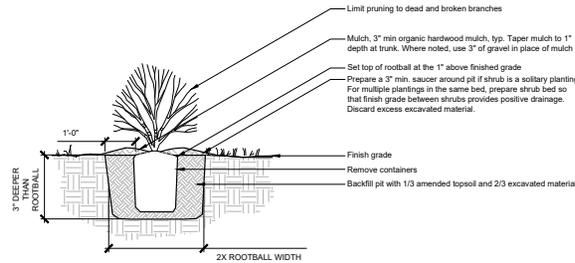
NOTE:

- Trees / tree wells shall not conflict with existing or proposed water or wastewater lines or appurtenances and shall not be installed within a minimum horizontal distance of five feet (5') from the outside edge of any public or private utility line or appurtenance to the outside edge of the tree.
- All trees / shrubs installed within a horizontal separation distance of ten feet (10') maximum to five feet (5') minimum from existing or proposed water or wastewater lines or appurtenances shall include "Deep root" UB 48-2 root barrier, or approved equal, to be installed vertically, 48" from top of ground, 2" from the outer diameter of the utility pipe / appurtenance, and 6" to 3" from the outside edge of the tree / shrub.
- If necessary, revise dimensions to reflect actual field conditions.



4 DEEP ROOT (TM) ROOT BARRIER

1/2" = 1'-0"

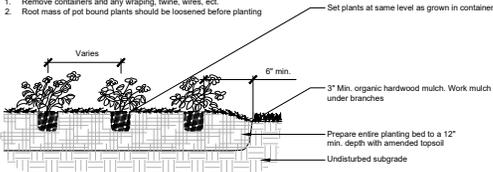


5 SHRUB PLANTING

1/2" = 1'-0"

NOTE:

- Remove containers and any wrapping, twine, wires, ect.
- Root mass of pot bound plants should be loosened before planting

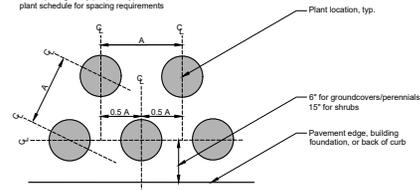


6 PERENNIAL PLANTING

1/2" = 1'-0"

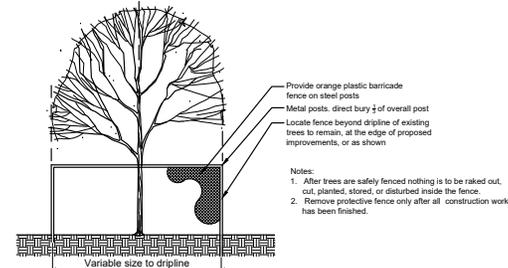
NOTE:

- Plant spacings vary per plant type. Ref. plant schedule for spacing requirements



7 TRIANGULAR PLANT SPACING

NOT TO SCALE



8 Tree Protection Fence

1/2" = 1'-0"

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1601 Rio Grande Street Suite 450  
Austin, Texas 78701  
T 512.770.4503  
hitchcockdesigngroup.com

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PROJECT  
Tumlinson  
Playscape  
Cedar Park, Texas

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REVISIONS		
No	Date	Issue

CHECKED BY TR DRAWN BY SA  
SHEET TITLE

Planting Details

SHEET NUMBER

L3.02

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**GENERAL LANDSCAPE NOTES**

- All work shall be laid out by Landscape Contractor for approval by Owners Representative prior to start. All material shall be subject to Owner approval.
- Written approval is required by the Owner for any changes.
- Landscape Contractor to provide daily cleanup and maintenance through completion.
- The Landscape Contractor shall take all necessary precautions to protect any existing buildings or structures on the site and shall be held responsible for any damage caused by his work.
- It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over and to straighten or replant all plants which are damaged due to lack of guying or staking if unstacked. Plants blown over by wind shall not cause additional expense to the Owner but be the financial responsibility of the Landscape Contractor.
- Landscape Contractor shall not be responsible at any time to replace or honor any warranty for the loss of any tree, plants, groundcover, or sod due to fires, floods, freezing temperatures, lightning, winds in excess of 50 mph, or any natural disaster.
- Unless otherwise specified on these plans, the Landscape Contractor shall be responsible for the fine grading of the planting and sodded areas.
- Topsoil material, when called for on the plans, shall be free of hard clods, stiff clay, hard pan, stones larger than 1" diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to proper growth.
- The Landscape Contractor is advised of the existence of underground utilities on the site. The Landscape Contractor shall be responsible for any and all damages to utilities and such damage shall not cause any additional expense to the Owner.
- Plant list quantities are provided as an aid to bidders only. The Landscape Contractor is responsible for verifications of plant material quantities on plan. Improper plant counts made by the Landscape Contractor shall be no cause for additional expense to the Owner.
- Plants shall conform to the American Association of Nurseryman Standards.
- The Landscape Contractor is responsible for the protection (with physical barriers) and maintenance of existing and transplanted trees during construction (where applicable).
- The Landscape Contractor to coordinate placement of plant material with the site and building lighting locations as per architectural plans.
- No plant material shall be allowed to encroach on the right-of-way, sidewalks or easements to the extent that vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No tree or shrub shall be pruned in a manner, which significantly disfigures the tree, or which would reasonably lead to the death of a tree.
- All walkways shall meet A.D.A. and T.A.A. requirements.

**PLANTING NOTES**

- All requirements of the [City of XXXX] landscaping regulations shall be met. All signage and fencing contingent upon building inspection department approval.
- Tree locations are diagrammatic. Contractor shall stake out all tree locations in the field using colored bags for each different tree species that are for review and approval by the landscape architect prior to excavation. Landscape architect reserves the right to adjust plants to the exact locations in the field.
- All shrub, groundcover, and seasonal color bed layouts shall be staked by contractor for approval by landscape architect prior to excavation. Landscape architect reserves the right to adjust beds to the exact locations in the field.
- Contractor is responsible for verifying locations of underground utilities prior to construction. Trees shall be planted outside all utility easements.
- All trees shall be planted at least five feet (5'-0") from any utility line, overhead line or obstruction, or other trees within the project. Four feet (4'-0") from any curb, wall, building, edging, or sidewalk and there shall be three feet (3'-0") diameter clear around hydrants. Other plant spacing shall be as shown on the plans.
- All plant material shall be placed in respect to intersection visibility requirements (refer to drawings). No planting over 30' in height shall be placed within the visibility triangle. Trees overhanging visibility easements or right of ways shall have a minimum clear branching height of nine feet (9'-0").
- Trees overhanging sidewalks, parking, or pedestrian areas shall have a minimum clear branching height of seven feet (7'-0").
- All plant material, exclusive of trees, shall not exceed 30" in height within road medians.
- All trees shall be measured 6" above ground.
- It is the responsibility of the contractor to advise the landscape architect of any condition found on the site which prohibits installation as shown on these drawings.
- All required landscaping will be maintained in a neat and orderly manner at all times. This will include mowing, edging, pruning, fertilizing, watering, weeding, and other activities common to the maintenance of landscaping. All plant material will be maintained in a healthy and growing condition. Plant material which are destroyed, damaged, or removed will be replaced with plant material similar in variety and size.
- Landscape contractor shall be responsible for fine grading, removal of miscellaneous debris and any additional fill required to create a smooth condition prior to planting in all areas. Final grading shall be approved by the landscape architect in the field prior to planting.
- An automatic underground sprinkler system shall be installed and provide complete coverage in all landscape areas. Overspray upon streets and sidewalks is prohibited. A permit from building inspection is required for each irrigation system.
- All shrub, groundcover, and seasonal beds shall have a minimum two inches (2") of mulch layer. Provide steel edging as shown on plans. Where no edging is indicated provide a shovel cut edge within the groundcover or shrub areas.
- Warranty statement: landscape / irrigation contractor to provide a written warranty statement to owner at substantial completion. Statement shall provide a one year materials and workmanship warranty for all landscape planting, irrigation system and related work. Owner shall provide maintenance of landscape planting and irrigation system sufficient to meet or exceed normal horticultural practices during the one year warranty period.

**GRADING NOTES**

- All grades shall be field verified by the contractor. Including top of curb elevations. Any existing and / or on-site conditions which vary from those shown on the drawings shall be immediately brought to the attention of the landscape architect before proceeding with work.
- Contractor shall verify locations of all existing utilities prior to excavation.
- All grading shall provide for natural runoff of water without low spots or pockets. Flow lines shall be accurately set and shall not be less than 1% gradient unless otherwise noted. Contractor shall be responsible for positive drainage in all planting areas.
- Contractor to coordinate with civil engineer to verify location and elevations of all existing storm water lines, drain inlets, flow lines, and other subsurface utilities.

**MATERIALS AND BED PREPARATION**

- Edging to be Luffard Company 3/16" x 4" steel, painted black. Contractor to round and file all corners to a smooth finish.
- Shrub bed preparation to be 12" depth and shall consist of 6" of existing soil mixed with 6" minimum organic soil mix (organic humus and sandy loam 50-50 mix) and top dressed with 2" minimum of 'triple hammered' shredded hardwood mulch.
- Groundcover bed preparation to be 8" depth and shall consist of 2" of existing soil mixed with 6" minimum organic soil mix (organic humus and sandy loam 50-50 mix) and top dressed with 2" minimum of 'triple hammered' shredded hardwood mulch.
- Weed stop fabric to be Marfil or equal.

**VERTICAL CLEARANCE NOTES**

- All trees to be limbed up to provide a minimum vertical clearance of 80' (n) along accessible route.
- For all drive ways and internal circulations areas on site where fire department access is required, a minimum clearance of 14' (R) is required.

PLANT SCHEDULE PLAYSCAPE						
CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPACING	QTY	REMARKS
<b>SHRUBS</b>						
TSA	Leucophyllum frutescens Texas Sage	5 gal	22"-24"	36" O.C.	89	Matched, well rooted
SL	Senna lindheimeriana Yakal Leaf Senna	5 gal	22"-24"	36" O.C.	33	Matched, well rooted
WO	Wedelia texana Orange Zexmenia	3 gal	16"-18"	30" O.C.	48	Matched, well rooted
<b>PERENNIALS</b>						
GMI	Conoclinium greggii Gregg's Mistflower	3 gal	16"-18"	30" O.C.	46	Matched, well rooted



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No	Date	Issue

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SHEET TITLE

**Planting Schedule  
& Notes**

SHEET NUMBER  
**L3.03**

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### October 2024

Establish timeline for the upcoming \$3,150,000 Park Bonds & Engineers will finalize the presentation to the Board for the park improvements.

#### Highlights

Engineers outline the scope for the projects and the use of Bond funds as submitted to the TCEQ.

Engineers address the status of plans for the Tumlinson Park improvements and options for proceeding forward

Board is presented with the design and timing of the park improvements.

Board will consider and take action on the final design plans for the Tumlinson Park improvements

### January/February 2025

The Bond Process begins. The Financial Advisor prepares all necessary items for the Bond Sale. Additionally, the project is publicly advertised, and bids are accepted.

#### Highlights

The Board will consider and take action on the Engineer to advertise and receive bids for the Tumlinson Park improvements.

The Engineer publicly advertises the bonds and accepts bids from Contractors. The most competitive bid is accepted

The Financial Advisor receives the Estimated AV, decisions for Ratings/Insurance, and final comments on the documents.

The District advertises the sale of the Bonds and the Bonds are sold.

### May/June 2025

Construction is completed on the park improvements and all funds have been distributed by the District for costs related to the project.

#### Highlights

Construction is completed on the Park Bond project

All work has been expected by the Engineer for approval

All costs related to construction have been submitted and paid with Bond proceeds

The project is opened to the District residents to use and enjoy.

### November/December 2024

The District will receive the TCEQ Staff Memorandum and Draft Order. Once the signed TCEQ Order is available, the 30-day appeal period begins.

#### Highlights

The TCEQ Order will inform the District of whether or not the Bond proceeds must go into escrow.

Financial Advisor distributes the initial offering documents to the consultants for review and comment.

The Board will consider and take action on Requesting an Estimated AV & for the FA to seek municipal bond rating & insurance on the Bonds.

The TCEQ mandatory 30-Day Appeal Period elapses

### March/April 2025

The District receives the Bond proceeds for construction costs and construction begins on the playscape project

#### Highlights

The Bonds close and funds are distributed.

Construction begins on the Park Bond projects.

Project completion is anticipated to between 30 to 90 days

Engineer reports status of the project to the Board

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 10/01/2024	
Time Start: 1530hrs Beginning Mileage: 95216 miles	Time Ended: 2100hrs Ending Mileage: 95225 miles	Total Time: 5:30 hours mins Total Mileage: 9 miles

Location	Violation	Violation	Violation

**Comments:**

1330hrs: Beginning of tour of duty.

1400hrs: I conducted a neighborhood check.

1500hrs: I conducted a neighborhood check.

1730hrs: National night Out

1830 hrs: National Night Out ends, I conducted a neighborhood check.

1930: End of tour of duty.

*Hector G. Hernandez Jr #16244*

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Minh Nguyen		DATE: 10/01/2024
TIME START: 1820	TIME ENDED: 2220	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 136405	ENDING MILEAGE: 136539	TOTAL MILEAGE: 48miles

Location	Violation	Violation	Violation

**COMMENTS:**

From 1820 hours -1900 hours Deputy were at 2500 blk Beverly Cv for Police National night out.

At 1914 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1920 hours

At 2111 hours Deputy conducted security check at the Walker House deputy did not see anything suspicious. Cleared at 215 hours

At 2155 hours, Deputy conducted a security check at Tumlinson Park There was no vehicle in the parking lot. Deputy locked the gate. Deputy drives over to the bike trail and locked the gate. Cleared at 2201 hours.

At 2203 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2209 hours.

At 2210 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 2215 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Billy R. Boggs # 4308		DATE: 10-02-2024
TIME START: 16:15PM	TIME ENDED: 21:15PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 51634	ENDING MILEAGE: 51671	TOTAL MILEAGE: 37

Location	Violation	Violation	Violation
3500 Blockhouse Dr	SPEEDING - CIT		
Blockhouse / Scottsdale	FAILED TO YIELD @ STOP INTERSECTION-WARN		

**COMMENTS: \*\*\*OUT FOR FUEL - NEW HOPE @ 183A\*\*\***

**16:15PM:** BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD

**16:29PM:** CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STAFF / PARENTS WERE ONSITE - ALL APPEARED OKAY

**17:07PM:** CHECKED JUMANO PARK - ONE VEHICLE ONSITE @ GARDEN - GARDEN MEMBER ONSITE WEEDEATING GARDEN AREA; NO OTHER VEHICLES ON PREMISES; INTERIOR CHAIN LINK GATE CLOSED & SECURED TO FACILITY AREA

**17:27PM:** TRAFFIC STOP - 3500-BLK BLOCKHOUSE DR - SPEEDING

**17:39PM:** CHECKED APACHE PARK & POOL - POOL WAS IN USE W/ STAFF ONSITE; PLAYGROUND WAS UNOCCUPIED

**17:45PM:** CHECKED TONKAWA PARK - SOUTHWEST FIELD WAS IN USE FOR LITTLE LEAGUE BASEBALL PRACTICE; NORTHEAST FIELD WAS UNOCCUPIED; PLAYGROUND WAS IN USE

**17:50PM:** CHECKED TUMLINSON PARK & POOL - PARK BASEBALL FIELD WAS IN USE FOR BASEBALL PRACTICE; VOLLEYBALL COURT WAS IN USE; POOL AREA WAS CLOSED & SECURED

**17:58PM:** CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED; NO VEHICLES ON PREMISES

**17:59PM:** CHECKED WALKERHOUSE, PAVILLION & COURTS - TENNIS COURTS WERE IN USE; PAVILLION WAS UNOCCUPIED; WALKERHOUSE WAS SECURED ALL DOORS & WINDOWS

**19:12PM:** TRAFFIC STOP - BLOCKHOUSE @ SCOTTSDALE - FAILED TO YIELD ROW - STOP INTERSECTION - WARNING

**19:50PM - 20:15PM:** RECHECKED ALL PARKS - BIKE TRAIL, TUMLINSON, TONKAWA & JUMANO PARKS WERE CLEAR & NO VEHICLES ON PREMISES; APACHE PARK POOL WAS STILL IN USE & STAFF WAS ONSITE

**20:25PM:** OBSERVED DARK SUV PARKED IN THE TURNAROUND IN TUMLINSON PARK - MADE CONTACT WITH A MALE, WHO WAS ONSITE AT THE POOL & WAS RESETTNG THE POOL PUMP

**21:15PM:** ENDED TOUR OF DUTY @ BLOCKHOUSE MUD



*Billy Ray Boggs*  
OFFICER'S SIGNATURE

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date: 10/03/2024	
Time Start: 22:50 Beginning Mileage: 107736	Time Ended: 05:20 Ending Mileage: 100790	Total Time: 6.5 hours Total Mileage: 54 miles

Location	Violation	Violation	Violation
Scottsdale / US 183A Toll Frontage	Fail to Signal Turn 100 ft		

### Comments:

#### 22:50 – Begin Tour of Duty

23:00 – Bike Trail Park check by, gate locked, all clear.

23:15 – Walker House check by, all clear.

23:20 – Tumlinson Park check by, gate locked, all clear.

23:30 – Tonkawa Park check by, gate locked, all clear.

23:35 – Jumano Park check by, gate locked, all clear.

00:35 – Traffic Stop CFS #: 2024300271

01:15 – Apache Park check by, all clear.

01:55 – Walker House check by, all clear.

02:15 – Elementary School check by, all clear.

02:35 – Bike Trail Park check by, all clear.

02:53 – WCSO Case #: 2024-10-00127 – 2x arrests made, transport and paperwork

05:20 – End tour of duty.

Bryson Mora #16249

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Detective John Bartlett #15235		DATE: 10-04-2024
TIME START: 1630 hours	TIME ENDED: 2230 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 161768	ENDING MILEAGE: 161817	TOTAL MILEAGE: 49 MILES

Location	Violation	Violation	Violation

**COMMENTS:**

**16:30 PM: Begin Tour of Duty Blockhouse MUD**  
**16:32 PM: Monitored Traffic on Scottsdale Dr and Blockhouse Dr || All Okay.**  
**16:54 PM: Neighborhood Check of Susan Ln and surrounding neighborhoods.**  
**17:15 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.**  
     - Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.  
**17:43 PM: Neighborhood Check of House Creek Dr and surrounding neighborhoods.**  
**18:11 PM: Neighborhood Check of Snelling Dr and surrounding neighborhoods.**  
**18:34 PM: Neighborhood Check of Charlie Harley Dr and surrounding neighborhoods.**  
**18:56 PM: Neighborhood Check of Lambrusco Ln and surrounding neighborhoods.**  
**19:13 PM: Security Check of Jumano Park, and back building || All okay.**  
**19:42 PM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.**  
**20:06 PM: Security Check of Apache park and Pool || All Okay.**  
**20:23 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.**  
     - Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.  
**20:58 PM: Neighborhood Check of Armstrong Dr and surrounding neighborhoods.**  
**21:17 PM: Neighborhood Check of English River Dr and surrounding neighborhoods.**  
**21:34 PM: Neighborhood Check of Luke Ln and surrounding neighborhoods.**  
**21:49 PM: Security Check of Tonkawa Park and trails || All okay.**  
**22:00 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.**  
**22:03 PM: Security Check of the Bike Park. All clear and gates locked || All Okay**  
**22:06 PM: Security Check of Tumlinson Park and pool. Gates Locked. || All Okay**  
**22:14 PM: Security Check of Jumano Park, back building. Gates Locked || All Okay.**  
**22:30 PM: End Tour of duty.**

John S. Bartlett #15235

OFFICER'S SIGNATURE

\*\*\*While conducting security checks, I am also checking gates, parks and surrounding neighborhoods\*\*\*

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Minh Nguyen		DATE: 10/05/2024
TIME START: 2230	TIME ENDED: 0230	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 136800	ENDING MILEAGE: 136845	TOTAL MILEAGE: 45miles

Location	Violation	Violation	Violation

**COMMENTS:**

At 2232 hours, Deputy conducted a security check at Tumlinson Park There was no vehicle in the parking lot. Deputy locked the gate. Deputy drives over to the bike trail and locked the gate. Cleared at 2240 hours.

At 2241 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2245 hours.

At 2246 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 2250 hours.

At 2352 hours, Deputy conducted a security check at Apache Park. Deputy did not see anything suspicious. Cleared at 2358 hours

At 0050 hours Deputy conducted a security check at Block House ES. There was no vehicle in the front and back parking lot. Deputy cleared at 0056 hours.

At 0155 hours Deputy conducted security check at the Walker House deputy did not see anything suspicious. Cleared at 0200 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 10/06/2024	
Time Start: 1500hrs Beginning Mileage: 123046 miles	Time Ended: 1900hrs Ending Mileage: 123067miles	Total Time:4 hours mins Total Mileage: 21 miles

Location	Violation	Violation	Violation

**Comments:**

1500hrs: Beginning of tour of duty.

1511hrs: I conducted a neighborhood check, beginning on Mojave Bend.

1654hrs: I conducted a neighborhood check beginning at Claudia Dr.

1842hrs: I conducted a neighborhood check beginning at Luke Lane.

1900hrs: End of tour of duty

*Hector G. Hernandez Jr #16244*

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date: 10/07/2024	
Time Start: 22:15 Beginning Mileage: 108210	Time Ended: 04:15 Ending Mileage: 108236	Total Time: 6.0 hours Total Mileage: 26 miles

Location	Violation	Violation	Violation
3000 block Block House Dr.	Equipment Violation		

### Comments:

#### 22:15 – Begin Tour of Duty

22:20 – Bike Trail Park check by, all clear.

22:45 – Bike Trail Park check by, gate locked, all clear.

22:50 – Walker House check by, all clear.

23:00 – Tumlinson Park check by, gate locked, all clear.

23:10 – Tonkawa Park check by, gate locked, all clear.

23:14 – Traffic stop: CFS #: 2024304229

23:30 – Jumano Park check by, gate was already locked when I came to the park, all clear.

23:55 – Apache Park check by, all clear.

00:23 – Tonkawa Park check by, all clear.

00:40 – Elementary school check by, all clear.

01:30 – Dead end near HEB Center check by, all clear.

01:45 – Jumano Park gate check by, all clear.

02:25 – Apache Park check by, all clear.

02:47 – Walker House check by, all clear.

03:00 – Elementary school check by, all clear.

03:25 – Stepping Stone School check by, all clear.

03:55 – Jumano Park gate check by, all clear.

04:15 – End Tour of Duty.

*Bryson Mora #16249*

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Billy R. Boggs # 4308		DATE: 10-09-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 52011	ENDING MILEAGE: 52042	TOTAL MILEAGE: 31

Location	Violation	Violation	Violation
3100 Blockhouse Dr	SPEEDING		
Creek Run @ Hutton	SPEEDING	DEF R TAILLAMP	DEF R TURN SIGNAL LAMP
Blockhouse Dr @ Scottsdale	FAILED TO YIELD @ STOP INTERSECTION		

**COMMENTS:** \*\*\*OUT FOR FUEL - NEW HOPE @ 183A\*\*\*

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD

16:27PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STAFF / PARENTS / KIDS STILL ONSITE - ALL APPEARED OKAY

16:39PM: CHECKED JUMANO PARK - PARK WAS UNOCCUPIED / NO VEHICLES ON PREMISES; ALL INTERIOR GATES TO GARDEN & FACILITY WERE CLOSED & SECURED

16:55PM: CHECKED APACHE PARK & POOL - PARK PLAYGROUND WAS IN USE; POOL STAFF WAS ONSITE @ POOL

17:01PM: TRAFFIC STOP - 3100-BLK BLOCKHOUSE DR - SPEEDING - WARNING

17:17PM: CHECKED TONKAWA PARK - PARK PLAYGROUND WAS IN USE; COUPLE OF VEHICLES ON PREMISES

17:20PM: CHECKED TUMLINSON PARK - BASEBALL FIELD WAS IN USE FOR PRACTICE; POOL AREA WAS CLOSED & SECURED

17:30PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED / NO VEHICLES WERE ON PREMISES

17:53PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED; PAVILLION WAS IN USE BY EXERCISE GROUP; TENNIS COURTS WERE IN USE

19:10PM - 20:21PM: RECHECKED ALL PARKS - TONKAWA WAS IN USE; TUMLINSON WAS CLEAR; BIKE TRAIL WAS CLEAR; JUMANO PARK GARDEN MEMBERS ONSITE - ALL APPEARED OKAY THROUGHOUT PARKS

19:44PM: TRAFFIC STOP - CREEK RUN @ HUTTON - SPEEDING, DEF R TAILLAMP, DEF R TURN SIGNAL LAMP - WARNINGS

20:04PM: TRAFFIC STOP - BLOCKHOUSE DR @ SCOTTSDALE - FAILED TO YIELD @ STOP INTERSECTION - WARNING

21:00PM: ENDED TOUR OF DUTY @ BLOCKHOUSE MUD



*Billy Ray Boggs*

OFFICER'S SIGNATURE

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Detective John Bartlett #15235		DATE: 10-10-2024
TIME START: 1800 hours	TIME ENDED: 2230 hrs	TOTAL TIME: 4 hrs 30 min
BEGINNING MILEAGE: 162187	ENDING MILEAGE: 162221	TOTAL MILEAGE: 34 MILES

Location	Violation	Violation	Violation

**COMMENTS:**

18:00 PM: Begin Tour of Duty Blockhouse MUD  
 18:03 PM: Neighborhood Check of Greenlee Dr and surrounding neighborhoods.  
 18:25 PM: Neighborhood Check of Kicking Bird Dr and surrounding neighborhoods.  
 18:49 PM: Neighborhood Check of Shipshaw River Dr and surrounding neighborhoods.  
 19:13 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.  
     - Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.  
 19:48 PM: Security Check of Tonkawa Park and trails || All Okay.  
 20:13 PM: Neighborhood Check of Beverly Ln and surrounding neighborhoods.  
 20:26 PM: Security Check of Apache Park and pool || All Okay.  
 20:46 PM: Neighborhood Check of Bardolino Ln and surrounding neighborhoods.  
 21:12 PM: Neighborhood Check of Nettie Dr and surrounding neighborhoods.  
 21:33 PM: Neighborhood Check of Charley Harley Dr and surrounding neighborhoods.  
 21:48 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.  
 21:54 PM: Security Check of the Bike Park. All clear and gates locked || All Okay  
 22:00 PM: Security Check of Tumlinson Park and pool. Gates Locked. || All Okay  
 22:11 PM: Security Check of Jumano Park, back building. Gates Locked || All Okay.  
 22:30 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

\*\*\*While conducting security checks, I am also checking gates, parks and surrounding neighborhoods\*\*\*

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy James Polk #15343	Date: 10/12/2024	
Time Start: 2030	Time Ended: 0030	Total Time: 4
Beginning Mileage: 141177	Ending Mileage: 141209	Total Mileage: 32

Location	Violation	Violation	Result
3315 Bardolino Ln		Taillights were not on	Warning

### Comments:

- 2030: Being Tour of Duty @ BlockHouse MUD
- 2031: Checked Bike Park
- 2051: Checked Tonkawa Park
- 2122: Checked Jumano Park
- 2143: Traffic Stop Event #2024309477
- 2206: Checked Bike Park – Park was cleared and the gate was secured.
- 2208: Checked Tumlinson Park – Park was cleared and the gate was secured.
- 2212: Checked Tonkawa Park – Park was cleared and the gate was secured.
- 2217: Checked Jumano Park – Park was cleared and the gate was secured.
- 2249: Checked Tonkawa Park – Park was cleared and the gate was secured.
- 2316: Checked Jumano Park – Park was cleared and the gate was secured.
- 2336: Checked Tumlinson Park – Park was cleared and the gate was secured.
- 0003: Checked Tonkawa Park – Park was cleared and the gate was secured.
- 0021: Checked Jumano Park – Park was cleared and the gate was secured.
- 0030: End Tour of Duty @ BlockHouse MUD

James Polk #15343

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 10/14/2024	
Time Start: 1700hrs Beginning Mileage: 71650	Time Ended: 2230 hrs Ending Mileage: 71669 miles	Total Time: 5 hours 30 mins Total Mileage: 19 miles

Location	Violation	Violation	Violation

**Comments:**

1700hrs: Beginning of tour of Duty

1714hrs: I conducted a neighborhood check.

1845hrs: I conducted a neighborhood check.

2019hrs: I conducted a neighborhood check.

2200hrs: I closed the bike trail gate.

2202hrs: I checked the walker house, everything secured.

2207hrs: I closed the Tonkawa park gate.

2211hrs: I closed the Tumlinson Park gates.

2230hrs: I closed the disc golf gates.

2230hrs: End of tour of duty

*Hector G. Hernandez Jr #16244*



# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:10/13/2024	
Time Start: 2330	Time Ended: 0430	Total Time: 0500
Beginning Mileage: 82994	Ending Mileage: 83033	Total Mileage: 39

Location	Violation	Violation	Violation

**Comments:**

**2330hrs Begin Tour of Duty**

**2335hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.**

**2345hrs Security Check Bike Trail Park. No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.**

**2355hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.**

**0002hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.**

**0138hrs Security Check Apache park. No vehicles parked in parking lot. No one playing in playground. No issues observed.**

**0300hrs Security Check Walker House. All doors at Walker house secured. No issues observed.**

**0430hrs End Tour of Duty**

**Case Winkler #15527**

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Detective John Bartlett #15235		DATE: 10-15-2024
TIME START: 1800 hours	TIME ENDED: 2230 hrs	TOTAL TIME: 4 hrs 30 min
BEGINNING MILEAGE: 162402	ENDING MILEAGE: 162435	TOTAL MILEAGE: 33 MILES

Location	Violation	Violation	Violation

**COMMENTS:**

18:00 PM: Begin Tour of Duty Blockhouse MUD  
 18:03 PM: Monitored Traffic on Scottsdale Dr and Blockhouse Dr || All okay.  
 18:28 PM: Neighborhood Check of Luke Ln and surrounding neighborhoods.  
 18:54 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.  
     - Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.  
 19:29 PM: Neighborhood Check of Susan Ln and surrounding neighborhoods.  
 19:45 PM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.  
 20:07 PM: Neighborhood Check of Nettie Dr and surrounding neighborhoods.  
 20:21 PM: Neighborhood Check of McDowell Bend and surrounding neighborhoods.  
 20:40 PM: Neighborhood Check of English River Lp and surrounding neighborhoods.  
 21:01 PM: Security Check of Jumano Park || All Okay.  
 21:24 PM: Neighborhood Check of Pine Portage Lp and surrounding neighborhoods.  
 21:45 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.  
     - Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.  
 22:00 PM: Security Check of the Bike Park. All clear and gates locked || All Okay  
 22:03 PM: Security Check of Tumlinson Park and pool. Gates Locked. || All Okay  
 22:08 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.  
 22:14 PM: Security Check of Jumano Park, back building. Gates Locked || All Okay.  
 22:30 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

\*\*\*While conducting security checks, I am also checking gates, parks and surrounding neighborhoods\*\*\*

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Billy R. Boggs # 4308		DATE: 10-16-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 52500	ENDING MILEAGE: 52531	TOTAL MILEAGE: 31

Location	Violation	Violation	Violation

**COMMENTS:** \*\*\*OUT FOR FUEL - NEW HOPE / 183A\*\*\*

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD

16:18PM: CHECKED BH ELEM SCHOOL / PORTABLE BUILDING - STAFF WAS STILL ONSITE - ALL APPEARED OKAY

16:28PM: CHECKED ALL OF DILLON LAKE BND REGARDING AN EMAIL ABOUT AN ABANDONED TRAILER FULL OF TRASH - THE TRAILER WAS NO LONGER ON DILLON LAKE BND OR SURROUNDING STREETS - UTL

16:37PM: CHECKED JUMANO PARK - TWO VEHICLES ON PREMISES; INTERIOR GARDEN & FACILITY GATES WERE CLOSED & SECURED

16:52PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS UNOCCUPIED; SCHOOL BUS UNLOADING STUDENTS; POOL STAFF WAS ONSITE @ POOL

16:56PM: CHECKED TONKAWA PARK - PLAYGROUND WAS IN USE; SOUTH FIELD WAS IN USE; NORTH FIELD WAS UNOCCUPIED; COULE OF VEHICLES WERE ON PREMISES

17:07PM: CHECKED TUMLINSON PARK & POOL - PARK & BASEBALL FIELD WAS IN USE; POOL AREA WAS CLOSED & SECURED

17:20PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED; NO VEHICLES ON PREMISES

18:23PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - TENNIS COURTS WERE IN USE; PAVILLION WAS IN USE; WALKERHOUSE WAS SECURED

18:50PM-19:40PM: WAS ABLE TO TRACK DOWN THE PREVIOUS OWNER AND THE "NEW" OWNER OF THE VOLVO PARKED / ABANDONED ON ZINFANDEL DR - NEW OWNER WAS CONTACTED & MOVED THE VOLVO TO HIS RESIDENCE AND OFF OF ZINDANDEL. NO FURTHER ACTION NEEDED

19:45PM-20:20PM: RECHECKED ALL PARKS - BIKE TRAIL, TUMLINSON & JUMANO WERE UNOCCUPIED WITH NO VEHICLES ON PREMISES. APACHE PARK POOL WAS IN USE WITH STAFF ONSITE AND PLAYGROUND WAS UNOCCUPIED. TONKAWA PARK WAS STILL OCCUPIED WITH ONE VEHICLE ON PREMISES.

21:00PM: ENDED TOUR OF DUTY @ BLOCKHOUSE MUD



*Billy Ray Boggs*

OFFICER'S SIGNATURE

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy James Polk #15343	Date: 10/17/2024	
Time Start: 2030	Time Ended: 0030	Total Time: 4
Beginning Mileage: 141667	Ending Mileage: 141694	Total Mileage: 27

Location	Violation	Violation	Result

**Comments:**

- 2030: Being Tour of Duty @ BlockHouse MUD**
- 2037: Checked Jumano Park**
- 2105: Checked Tonkawa Park**
- 2137: Checked Tumlinson Park**
- 2202: Checked Bike Park – Park was cleared and the gate was secured.**
- 2205: Checked Tumlinson Park – Park was cleared and the gate was secured.**
- 2208: Checked Tonkawa Park – Park was cleared and the gate was secured.**
- 2216: Checked Jumano Park – Park was cleared and the gate was secured.**
- 2238: Checked BlockHouse Elem school**
- 2301: Checked Bike Park and Tumlinson Park – Park was cleared and the gate was still secured.**
- 2321: Checked Tonkawa Park – Park was cleared and the gate was still secured.**
- 2345: Checked Jumano Park – Park was cleared and the gate was still secured.**
- 0005: Checked Tumlinson Park – Park was cleared and the gate was still secured.**
- 0021: Checked Tonkawa Park – Park was cleared and the gate was still secured.**
- 0030: End Tour of Duty @ BlockHouse MUD**

*James Polk #15343*

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Antonio Lovato #11316		DATE: 10-18-2024
TIME START: 0530	TIME ENDED: 1030	TOTAL TIME: 5
BEGINNING MILEAGE: 121396	ENDING MILEAGE: 121448	TOTAL MILEAGE:

Location	Violation	Violation	Violation

**COMMENTS:**

**0530hrs Begin Tour of Duty.**

**0553hrs Security Check Tonkawa Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.

**0616hrs Security Check Bike Trail Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one on the track. No issues observed.

**0628hrs Security Check Jumano Park.** The gate to the park was locked and secured. No vehicles parked in front of the gate or in the park. No one seen in the park. No issues observed.

**0650hrs School Zone Enforcement on Creek Run.** No traffic violations were observed.

**0744hrs Security Check Tumlinson Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking lot. There were a few people walking around in the park on the trails. No one on the baseball field or in the park. No issues observed.

**0803hrs Security Check Apache Park.** There were several vehicles parked in the parking lot. There was swim practice going on in the school. There were kids sitting on the playground waiting for the bus to arrived. No issues observed.

**0850hrs Security Check Jumano Park.** The gate to the park was unlocked and open. No vehicles parked in the parking area in front of the gate or in the park. No one in the garden or in playing disc golf. No issues observed.

**0924hrs Security Check Tonkawa Park.** No vehicles parked in the parking lot. No one playing on the playground, soccer field, or walking around on the track. No issues observed.

**0948hrs** dispatched to a welfare check on Alexander Dr. There was no answer at the door and the neighbor advise the person's vehicle was not parked at the residence. The district deputy was going to call the caller back to find out more information. Event #2024315485.

**1030 End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.  
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 10-19-2024
TIME START: 0708	TIME ENDED: 1408	TOTAL TIME: 7
BEGINNING MILEAGE:	ENDING MILEAGE:	TOTAL MILEAGE:

Location	Violation	Violation	Violation

**COMMENTS:**

**0708hrs Begin Tour of Duty.**

**0730hrs Jumano Park for bulk trash drop off. There were vehicles already trying to go into the park.**

**1408hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Derrick Johnson #13763		DATE: 10/20/2024
TIME START: 22:00 Begin Mileage: 37902	TIME ENDED: 04:00 Ending Mileage: 37923	TOTAL TIME: 6 Total Mileage: 21

Location	Violation	Location	Violation

**COMMENTS:** No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

**22:00hrs** 10-41 patrol Blockhouse MUD.

**22:30hrs** Security check Blockhouse Elementary School.

**23:07hrs** Security check at Jumano park and the area was clear. Gates were closed and locked.

**23:10hrs** Security check at Tonkawa park. Parking lot was clear and gates were closed and locked.

**23:12hrs** Security check at the bike park. Parking lot was clear and the gates closed and locked.

**23:15hrs** Security check in Tumlinson park pool. The parking lot was checked and there were no vehicles in the parking lot. The gates were closed and locked.

**23:35hrs** Security check 500 blk of Ross Port Bend.

**00:05hrs** Security check 4200 blk of Block House Dr

**00:35hrs** Security check 3000 blk of Block House Dr

**01:30hrs** Security check 2400 blk of Greenlee Dr

**02:45hrs** Security check 16000 blk of Spotted Eagle Dr.

**03:45hrs** Security check 400 blk of Creek Run

**04:00hrs** 10-42 Blockhouse patrol.

*Derrick Johnson #13763*

OFFICER'S SIGNATURE

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date: 10/22/2024	
Time Start: 19:30 Beginning Mileage: 108765	Time Ended: 01:30 Ending Mileage: 108790	Total Time: 6.0 hours Total Mileage: 25 miles

Location	Violation	Violation	Violation

### Comments:

#### 19:30 – Begin Tour of Duty

19:35 – Stepping Stone school check by, all clear.

19:43 – Bike Trail Park check by, all clear.

20:00 – Elementary school check by, all clear.

20:15 – Jumano Park check by, all clear.

20:52 – Walker House check by, all clear.

21:00 – CFS #:20244320219 – assist other Deputy on traffic stop.

21:45 – Apache Park check by, all clear.

22:15 – Bike Trail Park check by, gate locked, all clear.

22:20 – Walker House check by, all clear.

22:25 – Tumlinson Park check by, gate locked, all clear.

22:30 – Tonkawa Park check by, gate locked, all clear.

22:40 – Jumano Park check by, gate was already locked when I came to the park, all clear.

22:45 – Tended to CFS #:2024320277 – noise complaint.

23:20 – Apache Park check by, all clear.

23:43 – Tonkawa Park check by, all clear.

23:55 – Bike Trail Park check by, all clear.

00:02 – CFS #: 2024320349 – Domestic Disturbance

01:15 – Elementary school check by, all clear.

01:30 – End tour of duty.

*Bryson Mora #16249*

**Block House Creek M.U.D.  
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 10-23-2024
TIME START: 1600	TIME ENDED: 2115	TOTAL TIME: 5.25
BEGINNING MILEAGE: 121753	ENDING MILEAGE: 121765	TOTAL MILEAGE: 12

Location	Violation	Violation	Violation

**COMMENTS:**

**1600hrs Begin Tour of Duty.**

**1700hrs Sub Meeting.**

**1830hrs Board Meeting.**

**Went around and locked up the gates after the meeting. All the parks were empty and no vehicles parked in the parking lots.**

**2115hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Billy R. Boggs # 4308		DATE: 10-23-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 52858	ENDING MILEAGE: 52882	TOTAL MILEAGE: 24

Location	Violation	Violation	Violation
3500 Blockhouse Dr	SPEEDING - 55/30 - CIT	EXPIRED MVR - CIT	
2500 S Blockhouse Dr	SPEEDING - WARN		
2500 S Blockhouse Dr	SPEEDING - WARN		

**COMMENTS:**

16:00PM: BEGAN TOUR OF DUTY @ BLOCKHOUSE MUD  
 16:03PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STAFF & STUDENTS STILL ONSITE @ CAMPUS; PORTABLE BUILDING SECURED  
 16:15PM: CHECKED JUMANO PARK - INTERIOR GATES TO GARDEN & FACILITY WERE CLOSED & SECURED; THREE VEHICLES ON PREMISES FOR DISC-GOLF  
 16:25PM: CHECKED APACHE PARK & POOL - POOL WAS CLOSED & SECURED; PLAYGROUND WAS UNOCCUPIED  
 16:33PM: CHECKED TONKAWA PARK - PLAYGROUND & FIELDS WERE UNOCCUPIED; NO VEHICLES WERE ON PREMISES  
 16:40PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED; NO VEHICLES ON PREMISES  
 16:41PM: CHECKED OUT WITH DEPUTY LOVATO AT WALKERHOUSE - MUD MEETING & MEETING REGARDING BROWN SANTA IS SCHEDULED TO TAKE PLACE; TENNIS COURTS WERE IN USE; PAVILLION WAS UNOCCUPIED  
 17:11PM: CHECKED TUMLINSON PARK & POOL - POOL WAS CLOSED & SECURED; PARK WAS OCCUPIED WITH ONLY ONE VEHICLE ON PREMISES; BASEBALL FIELD WAS NOT IN USE  
 17:45PM: TRAFFIC STOP - SPEEDING - CIT ISSUED  
 18:26PM: TRAFFIC STOP - SPEEDING - WARN ISSUED  
 18:45PM: TRAFFIC STOP - SPEEDING - WARN ISSUED  
 19:25PM-19:50PM: RECHECKED ALL PARKS - BIKE TRAIL, JUMANO & TONKAWA WERE CLEAR / UNOCCUPIED; TUMLINSON PARK WAS OCCUPIED W/ ONE VEHICLE ON PREMISES, APACHE PARK WAS CLEAR & POOL STAFF WAS ONSITE  
 20:15PM: STOPPED BY MUD MEETING FOR DIRECTOR ROBERTS LAST DAY ON THE BOARD  
 21:00PM: ENDED TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs

OFFICER'S SIGNATURE

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 10/24/2024	
Time Start: 1630 Beginning Mileage: 772076	Time Ended: 2230 hrs Ending Mileage: 72100 miles	Total Time: 6 hrs Total Mileage: 24 miles

Location	Violation	Violation	Violation

**Comments:**

**1630hrs: Beginning of tour of Duty. I conducted a neighborhood check.**

**1828hrs: I responded to a call outside of block house. I was closest unit to a disturbance at a voting site on main st. less than a mile away. 10 minutes deducted from BH time sheet.**

**1838hrs: Neighborhood check.**

**1949hrs: Neighborhood check**

**1954hrs: Traffic stop**

**2005hrs: I responded to a welfare check on a special needs subject who was barefoot on Claudia Dr. Subject returned home.**

**2200hrs: Bike trail gates closed.**

**2207hrs: Walker house secured.**

**2211hrs: Tumlinson Fort gate closed**

**2239hrs: Golf trail gates closed.**

**2240hrs: End of tour of duty**

*Hector G. Hernandez Jr #16244*



## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Derrick Johnson #13763		DATE: 10/26/2024
TIME START: 21:00 Begin Mileage: 38124	TIME ENDED: 00:00 Ending Mileage: 38137	TOTAL TIME: 3 Total Mileage: 12

Location	Violation	Location	Violation

**COMMENTS:** No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

**21:00hrs** 10-41 patrol Blockhouse MUD.

**21:15hrs** Security check 3000 blk of Block House Dr

**21:30hrs** Security check 2400 blk of Greenlee Dr

**22:35hrs** Security check at Tonkawa park, no sign of criminal mischief.

**22:08hrs** Responded to a vehicle crash at the intersection of Tumlinson park and Block House Dr.

Event#2024344928

**23:07hrs** Security check at Jumano park and the area was clear. Gates were closed and locked.

**23:10hrs** Security check at Tonkawa park. Parking lot was clear and gates were closed and locked.

**23:12hrs** Security check at the bike park. Parking lot was clear and the gates closed and locked.

**23:15hrs** Security check in Tumlinson park pool. The parking lot was checked and there were no vehicles in the parking lot. The gates were closed and locked.

**23:35hrs** Security check 800 blk of Luke Ln.

**00:00hrs** Security check 400 blk of Creek Run

**00:00hrs** 10-42 Blockhouse patrol.

*Derrick Johnson #13763*

OFFICER'S SIGNATURE

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy James Polk #15343	Date: 10/27/2024	
Time Start: 1900	Time Ended: 2330	Total Time: 4.5
Beginning Mileage: 142582	Ending Mileage: 142624	Total Mileage: 42

Location	Violation	Violation	Result

**Comments:**

- 1900: Being Tour of Duty @ BlockHouse MUD
- 1903: Checked Jumano Park
- 1927: Checked Tonkawa Park
- 1947: Checked Tumlinson Park and Pool
- 2010: Checked Jumano Park
- 2040: Checked Tonkawa Park
- 2053: Traffic Stop Event Number #2024325741.
- 2105: Checked Tumlinson Park and Pool
- 2132: Checked Block House Ele school
- 2149: Checked Jumano Park
- 2203: Checked Tonkawa Park – Park was cleared and the gate was secured.
- 2207: Checked Bike Park – Park was cleared and the gate was secured.
- 2210: Checked Tumlinson Park and Pool – Park was cleared and the gate was secured.
- 2217: Checked Jumano Park – Park was cleared and the gate was secured.
- 2245: Checked Tumlinson Park – Park was cleared and the gate was still secured.
- 2317: Checked Tonkawa Park – Park was cleared and the gate was still secured.
- 2330: End Tour of Duty @ BlockHouse MUD

*James Polk #15343*

**Block House Creek M.U.D.  
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 10/28/2024
TIME START: 08:30 Begin Mileage: 38592	TIME ENDED: 14:30 Ending Mileage: 38618	TOTAL TIME: 6 Total Mileage: 26

Location	Violation	Location	Violation
3500 blk of Block house dr	Speeding		
400 blk of Creek Run Dr	Speeding		

**COMMENTS:**

**08:30hrs** 10-41 patrol Blockhouse MUD.

**08:40hrs** Security check 3000 blk of Block House Dr.

**09:30hrs** Security check 500 blk of Ross Port Bend.

**09:45hrs** Security check 4200 blk of Block House Dr

**10:45hrs** Security check 700 blk of Luke Ln

**10:30hrs** Security check 2400 blk of Greenlee Dr

**11:55hrs** Security check Big Falls Dr

**11:25hrs** Security check 400 blk of Creek Run

**12:33hrs** Conducted traffic stop 3500 blk of Block house dr. for Speeding

**12:49hrs** Conducted traffic stop 400 blk of Creek Run Dr, Speeding.

**13:20hrs** Security check at the bike park, no sign of criminal mischief.

**13:46hrs** Security check 16000 blk black kettle.

**14:00hrs** Security check Apache park.

**14:30hrs** 10-42 Blockhouse patrol.

*Derrick Johnson #13763*

OFFICER'S SIGNATURE

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Minh Nguyen		DATE: 10/28/2024
TIME START: 2320	TIME ENDED: 0320	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 138431	ENDING MILEAGE: 138474	TOTAL MILEAGE: 43miles

Location	Violation	Violation	Violation

**COMMENTS:**

At 2322 hours, Deputy conducted a security check at Tumlinson Park There was no vehicle in the parking lot. Deputy locked the gate. Deputy drives over to the bike trail and locked the gate. Cleared at 2332 hours.

At 2333 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2337 hours.

At 2338 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 2340 hours.

At 0025 hours, Deputy conducted a security check at Apache Park. Deputy did not see anything suspicious. Cleared at 0029 hours

At 0130 hours Deputy conducted a security check at Block House ES. There was no vehicle in the front and back parking lot. Deputy cleared at 0132 hours.

At 0235 hours Deputy conducted security check at the Walker House deputy did not see anything suspicious. Cleared at 0240 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

## Block House Creek M.U.D. DAILY PATROL REPORT

NAME: Deputy Billy R. Boggs # 4308		DATE: 10-30-2024
TIME START: 17:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 4 HRS
BEGINNING MILEAGE: 53390	ENDING MILEAGE: 53424	TOTAL MILEAGE: 34

Location	Violation	Violation	Violation

**COMMENTS:**

17:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD  
 17:07PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STAFF & STUDENTS WERE STILL ONSITE - ALL APPEARED OKAY  
 17:19PM: CHECKED JUMANO PARK - (5) VEHICLES ON PREMISES FOR DISC GOLF; (1) VEHICLE ON PREMISES @ GARDEN (GARDEN CLUB MEMBER WORKING) WAS ONSITE - INTERIOR GATES TO FACILITY WERE CLOSED & SECURED  
 17:54PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS UNOCCUPIED; POOL STAFF & SWIMMERS WERE ONSITE  
 18:01PM: CHECKED TONKAWA PARK - FIELDS WERE NOT IN USE; PLAYGROUND WAS NOT IN USE; 1 VEHICLE / 2 MALES WERE ON PREMISES IN PARKING LOT FLYING A SMALL DRONE  
 18:06PM: CHECKED TURLINSON PARK - BASEBALL FIELD WAS IN USE FOR PRACTICE; VOLLEYBALL COURT WAS IN USE; POOL AREA WAS CLOSED & SECURED - FOUND THE OFFICE LIGHT LEFT ON IN POOLHOUSE - POOLHOUSE CHECKED GOOD AND LIGHT WAS TURNED OFF  
 18:40PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED / NO VEHICLES ON PREMISES  
 18:42PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED; PAVILLION WAS UNOCCUPIED; TENNIS & BASKETBALL COURTS WERE IN USE  
 21:00PM: ENDED TOUR OF DUTY @ BLOCKHOUSE MUD

*Billy Ray Boggs*  
 OFFICER'S SIGNATURE

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:10/31/2024	
Time Start: 1830 Beginning Mileage: 3483	Time Ended: 2230 Ending Mileage: 3509	Total Time: 0400 Total Mileage: 26

Location	Violation	Violation	Violation

**Comments:**

**1830hrs Begin Tour of Duty**

**2104hrs Security Check Apache park. No vehicles parked in parking lot. No one playing in playground. No issues observed.**

**2115hrs Security Check Walker House. All doors at Walker house secured. No issues observed.**

**2200hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.**

**2205hrs Security Check Bike Trail Park. No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.**

**2215hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.**

**2225hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.**

**2230hrs End Tour of Duty**

**Case Winkler #15527**



# Premier Recreation Management Services, LLC

1822 Lloydminister Way, Cedar Park, TX 78613

E-mail [Marc@premierrecreation.net](mailto:Marc@premierrecreation.net) Office phone 512-591-0194

November 6, 2024

Ursela Logn

President

Block House Creek M.U.D.

R.E. Pool Management Report

Dear Mrs. Logan,

## Pool Report

- No major injuries or accidents during October.
- Apache continues to be utilized on weekends and evenings.
- Apache pool is now open 12pm – 5pm on Saturday and Sunday and 5:00pm – 9:00pm Monday, Wednesday and Friday.
- Staff continue to clean pools daily, but during the fall it is nearly impossible to keep up with the falling leaves.
- No major issues with pumps or chemical feed systems.
- Heaters at Apache are working properly. Tarps are now being used when evening temperatures are expected to drop below 74 degrees.
- Chemical Logs for Apache can be found at <https://app.poolsharkh2o.com/logbook/6t12ya7q>



Marc

# Shift Reports

## Apache

2024/10/01 7:51:07 PM CST	Apache	No	Another good swim meet. No issues at all, ran smoothly.
2024/10/02 8:05:09 PM CST	Apache	No	Good day, nothing really happened but some lap swimmers and a few families.
2024/10/04 8:07:49 PM CST	Apache	No	Good day everything was great. Good weather, good amount of people.
2024/10/05 3:50:38 PM CST	Apache	No	Only 4-5 people total today, very slow. It was nice sunny weather.
2024/10/06 5:36:49 PM CST	Apache	No	Weather was nice, it was around 80 the entire day. Max patrons we had at once was 9.
2024/10/07 8:06:29 PM CST	Apache	No	Good day. Unfortunately there were a ton of leaves and acorns in the pool and surrounding deck so most of the day we spent cleaning them.
2024/10/09 8:15:28 PM CST	Apache	No	Warm day that turned chilly when the sun went away. Most patrons we had at once was 6, probably had 15 in total throughout the day.
2024/10/11 8:04:01 PM CST	Apache	No	Normal day. Lots of swimmers today for lap Swim.
2024/10/12 4:26:10 PM CST	Apache	No	Great day. Good number of guests. Got to vacuum pool and also went over and cleaned Tumlinson
2024/10/13 4:04:26 PM CST	Apache	No	Around 20-15 patrons during the day
2024/10/13 4:18:40 PM CST	Apache	No	About 40 patrons, a clear hot day, decent over all.
2024/10/16 8:25:26 PM CST	Apache	No	Good day, first cold day of the season, we put tarps on the pool and also cleaned it
2024/10/18 8:21:44 PM CST	Apache	No	A normal day, less patrons than usual.
2024/10/20 4:07:23 PM CST	Apache	No	Best weather of the year. Had allot of visitors today and lots of lap swimmers
2024/10/20 9:26:40 AM CST	Apache	No	Beautiful day outside, a little chilly. Max patrons we had was around 9.
2024/10/21 8:09:41 PM CST	Apache	No	85-73 temps. Less than 10 patrons entire shift.
2024/10/23 8:03:29 PM CST	Apache	No	76-89 degree temps, 10 patrons total, no more than 6 at one time
2024/10/25 8:05:10 PM CST	Apache	No	77-89 degree temps, less than 10 patrons
2024/10/30 8:35:00 PM CST	Apache	No	79 degrees, windy night, total 8 patrons no more than 4 at any given time

Monthly Report		Block House MUD
<b>Report Period: 11/4/24 - 11/29/24</b>		
Common Area Maintenance		
The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string trimming, tree trimming and shrub pruning) on the following dates:		
<b>Week of November 4th</b>	Services performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control.		
Blow leaves and debris from Luther Chance outfield deck.		
Continue fall leaf cleanup throughout the property.		
<b>Week of November 11th</b>	Services to be performed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Visit District for any unforeseen/necessary items needing resolution.		
Install fall color to beds at Tumlinson Park, Tonkawa Park, and main entrance.		
<b>Week of November 18th</b>	Services to be performed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control.		
Blow leaves and debris from Luther Chance outfield deck.		
Continue fall leaf cleanup throughout the property.		
<b>Week of November 25th</b>	Services to be performed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Visit District for any unforeseen/necessary items needing resolution.		



**PRIORITY LANDSCAPES**  
MAKING YOU OUR PRIORITY

# Proposal #4715

## Luther Chance Deck Tree Surgery

**Date** 10/23/2024

**Customer** Block House MUD | 2600 S Block House Dr | Leander, TX 78641

**Property** Block House MUD | 2600 S Block House Dr. | Leander, TX 78641

**PO #**

Complete tree services on 2 live oaks at the Luther Chance outfield deck.

- Install bolts to split trunks to help prevent future splitting.
- Selectively trim limbs to help reduce weight on trunks.

Note: No guarantee is given for prevention of future splitting or cracking of trunks leading to limb breakage and falling.

### Tree Services

Items	Quantity		
Install Bolts & Weight Reduction	1.00		
		<b>PROJECT SUBTOTAL:</b>	\$2,833.00
		<b>SALES TAX:</b>	\$0.00
		<b>PROJECT TOTAL:</b>	<b>\$2,833.00</b>

### Terms & Conditions

By 

Clint Welch

Date 10/23/2024

Priority Landscapes

By \_\_\_\_\_

Date \_\_\_\_\_

Block House MUD

Attached are some pictures of the trees that are cracked from freeze damage. One is a large trunk on a very large tree and the other is a smaller oak near the deck. If both were to fall, they would fall away from the deck but near the trail below.





**PRIORITY LANDSCAPES**  
MAKING YOU OUR PRIORITY

# Proposal #4716

## Luther Chance Deck Tree Removal

**Date** 10/23/2024

**Customer** Block House MUD | 2600 S Block House Dr | Leander, TX 78641

**Property** Block House MUD | 2600 S Block House Dr. | Leander, TX 78641

**PO #**

Complete tree removal services on 2 live oaks at the Luther Chance outfield deck.

- Remove split trunk on large live oak at back of deck.
- Remove smaller split live oak at back of deck.
- Remove 2 dead limbs on other live oaks at back of deck.

### Tree Services

Items	Quantity
Tree Removal	1.00
<b>PROJECT SUBTOTAL:</b> \$2,250.00	
<b>SALES TAX:</b> \$0.00	
<b>PROJECT TOTAL:</b> \$2,250.00	

### Terms & Conditions

By 

Clint Welch

Date 10/23/2024

Priority Landscapes

By \_\_\_\_\_

Date \_\_\_\_\_

Block House MUD



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

**Bookkeeper's Report | November 12, 2024**

# **Block House Municipal Utility District**



**WEBSITE**

[www.municipalaccounts.com](http://www.municipalaccounts.com)



**ADDRESS**

3755 S. Capital of TX Hwy Bldg 1,  
Suite 280  
Austin, Texas 78704



**CONTACT**

Phone: 512.782.2400  
Fax: 512.795.9968

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# Monthly Financial Summary - General Operating Fund

Block House MUD - GOF



## Account Balance Summary

Balance as of 10/24/2024 **\$4,343,054**

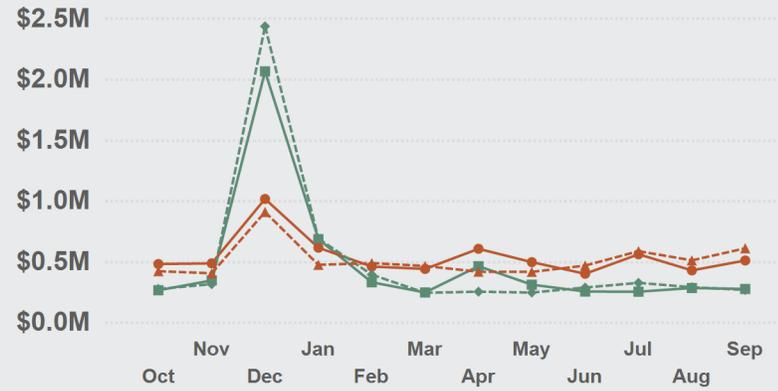
Receipts 89,644

Disbursements (180,507)

Balance as of 11/12/2024 **\$4,252,191**

## Overall Revenues & Expenditures By Month (Year to Date)

— Current Year Revenues      - - - Prior Year Revenues  
— Current Year Expenditures      - - - Prior Year Expenditures



## September 2024

### Revenues

Actual	Budget	Over/(Under)
\$280,185	\$967,683	(\$687,498)

### Expenditures

Actual	Budget	Over/(Under)
\$513,966	\$485,499	\$28,467

## October 2023 - September 2024 (Year to Date)

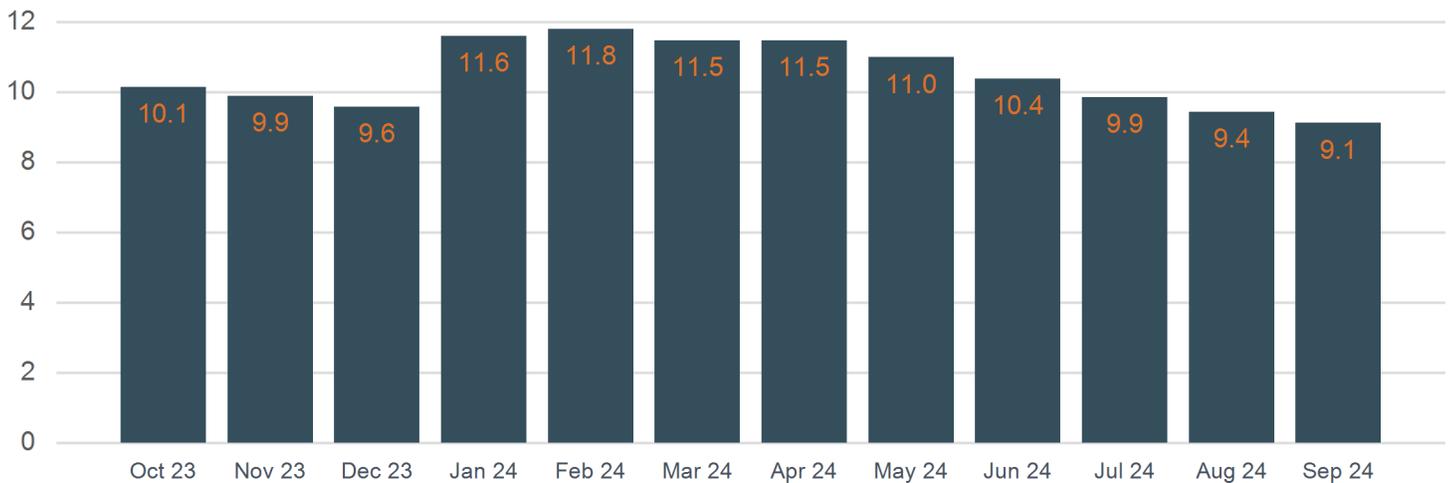
### Revenues

Actual	Budget	Over/(Under)
\$5,829,396	\$6,591,328	(\$761,932)

### Expenditures

Actual	Budget	Over/(Under)
\$6,549,759	\$6,591,328	(\$41,569)

## Operating Fund Reserve Coverage Ratio (In Months)



# Cash Flow Report - Checking Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 10/24/2024</b>				<b>\$5,642.62</b>
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				<b>\$0.00</b>
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				<b>\$0.00</b>
<b>Balance as of 11/12/2024</b>				<b>\$5,642.62</b>

# Cash Flow Report - Lockbox Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 10/24/2024</b>				<b>\$25,951.28</b>
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				<b>\$0.00</b>
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				<b>\$0.00</b>
<b>Balance as of 11/12/2024</b>				<b>\$25,951.28</b>

# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 10/24/2024</b>				<b>\$41,219.26</b>
<b>Receipts</b>				
	Transfer from Texpool		89,643.84	
<b>Total Receipts</b>				<b>\$89,643.84</b>
<b>Disbursements</b>				
9097	DataVox Inc	VOID: Telephone Expense	0.00	
9143	Contigo Technology, LLC	VOID: IT Support	0.00	
9178	DataVox Inc	Reissue Check #9097	(167.96)	
9179	First Citizens Visa	Credit Card Statement	(668.10)	
9180	Williamson County	Quarterly Patrol Vehicle Usage	(5,898.75)	
9181	Armbrust & Brown, PLLC	Legal Fees	(19,237.48)	
9182	Christopher R. Stanfield	Board Meeting Video	(312.50)	
9183	City of Round Rock Environmental Services	Bacteriological Testing	(175.00)	
9184	Cothron's Safe & Lock Inc.	Maintenance & Repair	(244.80)	
9185	DSHS Central Lab MC2004	Water Testing	(414.00)	
9186	Jan-Pro of Austin	Cleaning	(1,983.33)	
9187	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(7,940.23)	
9188	Osborne Pest & Turf LP	Park/Pool Maintenance	(302.00)	
9189	Premier Recreation Management Services	Lifeguard Services	(21,200.00)	
9190	Quiddity Engineering, LLC	MS4 Permit 0A505-0004-24	(5,622.50)	
9191	Texas Disposal Systems, Inc.	Garbage Service Event	(1,397.00)	
9192	Williamson County	Quarterly Patrol Vehicle Usage	(8,268.00)	
9193	Sabrina N Harrelson	Customer Refund	(200.00)	
9194	Yen Minns	Customer Refund	(100.00)	
9195	Anthony Boyle	Customer Refund	(197.07)	
9196	Brian Burns	Customer Refund	(10.04)	
9197	Efrain Rojas	Customer Refund	(66.18)	
9198	Geoffrey McElhanon	Customer Refund	(75.31)	
9199	Grant Hill	Customer Refund	(130.59)	
9200	HCP Enterprises LLC	Customer Refund	(162.96)	
9201	Isac Rodrigues Da Silva	Customer Refund	(80.59)	
9202	JNJ Property Management	Customer Refund	(157.36)	
9203	Joseph McCabe	Customer Refund	(61.19)	
9204	Kimberly Antolini	Customer Refund	(200.00)	
9205	Laura Yager	Customer Refund	(57.36)	
9206	LLC 1	Customer Refund	(133.62)	
9207	Mandra One LLC	Customer Refund	(57.36)	
9208	Megan Flynn	Customer Refund	(132.65)	
9209	Michael Engel	Customer Refund	(132.35)	
9210	Michaela Ann Delafuente	Customer Refund	(100.95)	
9211	Monte Davis Property Management	Customer Refund	(91.17)	
9212	Nathan Hendricks	Customer Refund	(110.88)	

# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
9213	Nichole King-Campbell	Customer Refund	(90.39)	
9214	Robert Adams	Customer Refund	(29.54)	
9215	Rollingwood Management, Inc.	Customer Refund	(133.51)	
9216	Terrell Ballard	Customer Refund	(34.42)	
9217	Trevor Wolfe	Customer Refund	(90.38)	
9218	Veronica Castillo	Customer Refund	(340.95)	
ACH	AT&T	Internet Expense	(466.48)	
ACH	AT&T U-verse	Internet Expense	(465.84)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(6,405.63)	
ACH	Atmos Energy Corp	Pool Gas	(359.26)	
HRP	Ursula Logan	Fees of Office 10/23/2024	(204.10)	
HRP	Cecilia Roberts.	Fees of Office 10/23/2024	(204.10)	
HRP	Robert Young	Fees of Office 2/20, 2/22, 2/27, 3/11, 4/3,	(1,759.61)	
HRP	HR&P	Payroll Administration Fee	(50.00)	
HRP	United States Treasury	Payrol Tax	(449.15)	
HRP	John S Bartlett	Patrol 10/01-10/15/2024	(831.15)	
HRP	Billy R Boggs	Patrol 10/01-10/15/2024	(554.10)	
HRP	Hector Hernandez.	Patrol 10/01-10/15/2024	(526.39)	
HRP	Bryson Mora	Patrol 10/01-10/15/2024	(692.62)	
HRP	James Polk	Patrol 10/01-10/15/2024	(221.64)	
HRP	Case Winkler	Patrol 10/01-10/15/2024	(277.05)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(514.10)	
HRP	Texas Workforce Commission	State Unemployment Tax	(23.40)	
<b>Total Disbursements</b>			<b>(\$90,863.09)</b>	
<b>Balance as of 11/12/2024</b>				<b>\$40,000.01</b>

# Actual vs. Budget Comparison

Block House MUD - GOF



	September 2024			October 2023 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Revenues</b>							
<b>Water Revenue</b>							
14101 Water -Customer Service Revenue	93,850	70,000	23,850	753,715	840,000	(86,285)	840,000
14104 Basic Service - Water	46,717	46,667	51	560,522	560,000	522	560,000
14105 Connection Fees	264	158	106	2,388	1,900	488	1,900
14109 TCEQ Reg Assessment - Water	12,766	0	12,766	12,766	0	12,766	0
<b>Total Water Revenue</b>	<b>153,598</b>	<b>116,825</b>	<b>36,773</b>	<b>1,329,391</b>	<b>1,401,900</b>	<b>(72,509)</b>	<b>1,401,900</b>
<b>Wastewater Revenue</b>							
14201 Wastewater-Customer Service Rev	35,220	35,000	220	406,584	420,000	(13,416)	420,000
14204 Basic Service - Wastewater	46,717	46,667	51	560,522	560,000	522	560,000
<b>Total Wastewater Revenue</b>	<b>81,937</b>	<b>81,667</b>	<b>270</b>	<b>967,106</b>	<b>980,000</b>	<b>(12,894)</b>	<b>980,000</b>
<b>Property Tax Revenue</b>							
14301 Maintenance Tax Collections	864	25,111	(24,247)	1,817,132	1,806,035	11,097	1,806,035
14303 Property Tax Penalty & Interest	212	300	(88)	4,640	3,600	1,040	3,600
<b>Total Property Tax Revenue</b>	<b>1,076</b>	<b>25,411</b>	<b>(24,335)</b>	<b>1,821,772</b>	<b>1,809,635</b>	<b>12,137</b>	<b>1,809,635</b>
<b>Parks &amp; Recreation Revenue</b>							
14601 Park Revenue	21,560	21,667	(107)	258,540	260,000	(1,460)	260,000
14604 Facility Rental	125	83	42	1,800	1,000	800	1,000
14605 Pool Contract Rental -TW & LISD	0	10,000	(10,000)	21,285	20,000	1,285	20,000
<b>Total Parks &amp; Recreation Revenue</b>	<b>21,685</b>	<b>31,750</b>	<b>(10,065)</b>	<b>281,625</b>	<b>281,000</b>	<b>625</b>	<b>281,000</b>
<b>Administrative Revenue</b>							
14702 Penalties & Interest	3,489	1,667	1,822	37,019	20,000	17,019	20,000
14704 Fire Protection Tax	385	10,985	(10,600)	810,590	805,613	4,977	805,613
14706 Delinquent Tax Attorney Collect	0	167	(167)	2,363	2,000	363	2,000
<b>Total Administrative Revenue</b>	<b>3,874</b>	<b>12,818</b>	<b>(8,944)</b>	<b>849,972</b>	<b>827,613</b>	<b>22,359</b>	<b>827,613</b>
<b>Interest Revenue</b>							
14801 Interest Earned on Checking	11	35	(25)	344	425	(81)	425
14802 Interest Earned on Temp. Invest	17,922	23,333	(5,411)	284,204	280,000	4,204	280,000
<b>Total Interest Revenue</b>	<b>17,933</b>	<b>23,369</b>	<b>(5,436)</b>	<b>284,548</b>	<b>280,425</b>	<b>4,123</b>	<b>280,425</b>
<b>Other Revenue</b>							
15801 Miscellaneous Income	83	167	(84)	3,023	2,000	1,023	2,000
15802 Insurance Reimbursement-	0	0	0	66,959	66,959	0	66,959
15803 Donations	0	0	0	225,000	225,000	0	225,000
<b>Total Other Revenue</b>	<b>83</b>	<b>167</b>	<b>(84)</b>	<b>294,982</b>	<b>293,959</b>	<b>1,023</b>	<b>293,959</b>
<b>Total Revenues</b>	<b>280,185</b>	<b>292,006</b>	<b>(11,821)</b>	<b>5,829,396</b>	<b>5,874,532</b>	<b>(45,136)</b>	<b>5,874,532</b>

# Actual vs. Budget Comparison

Block House MUD - GOF



	September 2024			October 2023 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Water Service</b>							
16102 Operations - Water	10,750	14,167	(3,417)	154,381	170,000	(15,619)	170,000
16104 Purchase Water	76,208	64,583	11,624	684,852	775,000	(90,148)	775,000
16110 Utility - Booster Station	1,766	1,417	349	15,684	17,000	(1,316)	17,000
16115 Meter Replacement	182	2,083	(1,901)	30,294	42,000	(11,706)	42,000
16116 Permit Expense - Water	0	0	0	5,505	5,500	5	5,500
16117 TCEQ Regulatory Expense - Water	12,766	0	12,766	12,766	0	12,766	0
16121 Storage Tank Utilities	81	67	14	790	800	(10)	800
16122 Maintenance & Repairs- Water/BS	16,416	11,250	5,166	145,017	135,000	10,017	135,000
16123 Leak Detection	0	10,000	(10,000)	0	10,000	(10,000)	10,000
16124 Lead and Copper Analysis	167	0	167	28,043	11,000	17,043	11,000
<b>Total Water Service</b>	<b>118,336</b>	<b>103,567</b>	<b>14,769</b>	<b>1,077,332</b>	<b>1,166,300</b>	<b>(88,968)</b>	<b>1,166,300</b>
<b>Wastewater Service</b>							
16202 Operations - Wastewater	10,750	13,083	(2,333)	153,000	157,000	(4,000)	157,000
16204 Purchase Wastewater Service	26,916	27,500	(584)	329,550	330,000	(450)	330,000
16205 Maint & Repairs - Wastewater	3,767	9,750	(5,983)	131,685	117,000	14,685	117,000
16208 Laboratory Expense - Wastewater	175	250	(75)	3,069	3,000	69	3,000
16211 Utilities - Lift Station	77	100	(23)	1,071	1,200	(129)	1,200
16214 Telephone Expense - Wastewater	265	208	56	2,490	2,500	(10)	2,500
<b>Total Wastewater Service</b>	<b>41,949</b>	<b>50,892</b>	<b>(8,942)</b>	<b>620,864</b>	<b>610,700</b>	<b>10,164</b>	<b>610,700</b>
<b>Garbage Service</b>							
16301 Garbage Expense	66,025	66,250	(225)	792,932	795,000	(2,068)	795,000
<b>Total Garbage Service</b>	<b>66,025</b>	<b>66,250</b>	<b>(225)</b>	<b>792,932</b>	<b>795,000</b>	<b>(2,068)</b>	<b>795,000</b>
<b>Storm Water Quality</b>							
16407 MS4-Stormwater Program	5,124	5,167	(43)	63,510	62,000	1,510	62,000
<b>Total Storm Water Quality</b>	<b>5,124</b>	<b>5,167</b>	<b>(43)</b>	<b>63,510</b>	<b>62,000</b>	<b>1,510</b>	<b>62,000</b>
<b>Parks &amp; Recreation Service</b>							
16602 Landscape Maintenance	40,033	45,833	(5,800)	566,853	550,000	16,853	550,000
16605 Pool Maintenance	332	9,167	(8,835)	93,004	110,000	(16,997)	110,000
16607 Chemicals - Pool	3,000	5,833	(2,833)	85,009	70,000	15,009	70,000
16608 Utilities - Park	2,487	4,417	(1,929)	53,032	53,000	32	53,000
16609 Utilities - Pool	640	667	(27)	7,608	8,000	(392)	8,000
16610 Electrical/Light Utility (PEC)	1,867	1,667	201	20,753	20,000	753	20,000
16611 Utilities - Pool Gas	359	1,250	(891)	11,090	15,000	(3,910)	15,000
16612 Supplies & Phone - Pool	643	1,250	(607)	16,453	15,000	1,453	15,000
16613 Fence Maintenance	0	23,333	(23,333)	221,730	280,000	(58,270)	280,000
16615 Park & Walker House Maintenance	2,562	15,522	(12,960)	163,438	186,265	(22,827)	186,265
16616 Park Administration/Cleaning	1,983	2,083	(100)	23,817	25,000	(1,183)	25,000

# Actual vs. Budget Comparison

Block House MUD - GOF



	September 2024			October 2023 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Parks &amp; Recreation Service</b>							
16617 Park Equipment Maintenance	362	2,500	(2,138)	23,251	30,000	(6,749)	30,000
16619 Pool Cleaning	3,200	1,917	1,283	22,400	23,000	(600)	23,000
16620 BMX Track Reconstruction	0	250	(250)	0	3,000	(3,000)	3,000
16622 Mgmt/Lifeguards	40,000	25,417	14,583	305,000	305,000	0	305,000
16623 District Signage - Outdoor	44	125	(81)	1,733	1,500	233	1,500
<b>Total Parks &amp; Recreation Service</b>	<b>97,514</b>	<b>141,230</b>	<b>(43,716)</b>	<b>1,615,171</b>	<b>1,694,765</b>	<b>(79,594)</b>	<b>1,694,765</b>
<b>Administrative Service</b>							
16703 Legal Fees	16,108	20,000	(3,893)	233,102	240,000	(6,898)	240,000
16705 Auditing Fees	0	0	0	19,250	19,250	0	19,250
16706 Engineering Fees	3,728	1,833	1,894	31,643	22,000	9,643	22,000
16707 Engineering Fees - Special	900	3,333	(2,433)	33,019	40,000	(6,981)	40,000
16708 Financial Advisor Fees	0	0	0	2,885	3,000	(115)	3,000
16709 Election Expense	20	0	20	1,548	500	1,048	500
16710 Website Hosting	1,479	2,083	(605)	23,009	25,000	(1,991)	25,000
16712 Bookkeeping Fees	11,923	8,050	3,873	113,111	115,000	(1,889)	115,000
16714 Printing & Office Supplies	425	542	(117)	6,033	6,500	(467)	6,500
16715 Filing Fees	80	42	38	274	500	(226)	500
16716 Delivery Expense	623	417	207	3,667	5,000	(1,333)	5,000
16717 Postage	1,555	1,667	(112)	19,304	20,000	(696)	20,000
16718 Insurance & Surety Bond	0	0	0	25,679	25,000	679	25,000
16722 Bank Service Charge	617	417	200	4,745	5,000	(255)	5,000
16723 Travel Expense	20	83	(63)	672	1,000	(328)	1,000
16724 Publication Expense (SB 622)	447	0	447	1,685	2,500	(816)	2,500
16725 Tax Assessor/Appraisal	6,041	0	6,041	30,896	25,000	5,896	25,000
16726 Delinquent Tax Attorney Fee	0	167	(167)	2,363	2,000	363	2,000
16728 Record Storage Fees	228	208	20	2,434	2,500	(66)	2,500
16731 Arbitrage Analysis	0	0	0	0	500	(500)	500
16734 District Management Fees	30,000	24,167	5,833	314,328	290,000	24,328	290,000
16737 Legal Fees - PIRs	0	0	0	723	0	723	0
16738 Legal Fees - Restrictive Cov	2,054	2,250	(196)	25,643	27,000	(1,357)	27,000
16739 Rate Analysis	0	0	0	10,000	9,200	800	9,200
16740 Seminar Expense	0	2,500	(2,500)	1,836	3,500	(1,664)	3,500
16741 Communications	0	0	0	683	1,000	(318)	1,000
16743 Restrictive Covenants	2,800	2,917	(117)	36,300	35,000	1,300	35,000
16744 IT Maintenance & Cyber Security	1,650	1,417	233	18,906	17,000	1,906	17,000
<b>Total Administrative Service</b>	<b>80,696</b>	<b>72,092</b>	<b>8,604</b>	<b>963,736</b>	<b>942,950</b>	<b>20,786</b>	<b>942,950</b>
<b>Security Service</b>							
16801 Patrol Service	28,398	11,250	17,148	163,471	135,000	28,471	135,000

# Actual vs. Budget Comparison

Block House MUD - GOF



	September 2024			October 2023 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Security Service</b>							
16803 Surveillance/Security Maint.	0	1,250	(1,250)	9,933	15,000	(5,067)	15,000
16804 Surv/Security Mnth(Trinity)	0	1,250	(1,250)	14,328	15,000	(672)	15,000
<b>Total Security Service</b>	<b>28,398</b>	<b>13,750</b>	<b>14,648</b>	<b>187,732</b>	<b>165,000</b>	<b>22,732</b>	<b>165,000</b>
<b>Fire Service</b>							
16901 Fire Protection	385	10,985	(10,600)	810,590	805,613	4,977	805,613
<b>Total Fire Service</b>	<b>385</b>	<b>10,985</b>	<b>(10,600)</b>	<b>810,590</b>	<b>805,613</b>	<b>4,977</b>	<b>805,613</b>
<b>Payroll Expense</b>							
17101 Payroll Expenses	2,652	1,667	985	20,681	20,000	681	20,000
17102 Payroll Administration	200	150	50	1,700	1,800	(100)	1,800
17103 Payroll Tax Expense	2,304	917	1,387	13,275	11,000	2,275	11,000
<b>Total Payroll Expense</b>	<b>5,156</b>	<b>2,733</b>	<b>2,423</b>	<b>35,656</b>	<b>32,800</b>	<b>2,856</b>	<b>32,800</b>
<b>Other Expense</b>							
17805 Other Office Expenses	85	417	(332)	4,079	5,000	(921)	5,000
17806 District Functions	95	417	(322)	8,057	5,000	3,057	5,000
<b>Total Other Expense</b>	<b>180</b>	<b>833</b>	<b>(654)</b>	<b>12,135</b>	<b>10,000</b>	<b>2,135</b>	<b>10,000</b>
<b>Total Expenditures</b>	<b>443,762</b>	<b>467,499</b>	<b>(23,736)</b>	<b>6,179,659</b>	<b>6,285,128</b>	<b>(105,469)</b>	<b>6,285,128</b>
<b>Total Revenues (Expenditures)</b>	<b>(163,577)</b>	<b>(175,492)</b>	<b>11,915</b>	<b>(350,262)</b>	<b>(410,596)</b>	<b>60,334</b>	<b>(410,596)</b>
<b>Other Revenues</b>							
<b>Extra Ordinary Revenue</b>							
15901 Assigned Surplus	0	675,677	(675,677)	0	675,677	(675,677)	675,677
15902 Transfer From Surplus/Capital	0	0	0	0	41,119	(41,119)	41,119
<b>Total Extra Ordinary Revenue</b>	<b>0</b>	<b>675,677</b>	<b>(675,677)</b>	<b>0</b>	<b>716,796</b>	<b>(716,796)</b>	<b>716,796</b>
<b>Total Other Revenues</b>	<b>0</b>	<b>675,677</b>	<b>(675,677)</b>	<b>0</b>	<b>716,796</b>	<b>(716,796)</b>	<b>716,796</b>
<b>Other Expenditures</b>							
<b>Bond Expense</b>							
17703 Bond Expenses	70,204	0	70,204	70,204	0	70,204	0
<b>Total Bond Expense</b>	<b>70,204</b>	<b>0</b>	<b>70,204</b>	<b>70,204</b>	<b>0</b>	<b>70,204</b>	<b>0</b>
<b>Capital Outlay</b>							
17901 Capital Outlay	0	0	0	144,864	145,000	(136)	145,000
17907 Walker House Improve/Rehab	0	0	0	4,200	4,200	0	4,200
17913 Tumlinson Pool Project	0	18,000	(18,000)	50,911	57,000	(6,089)	57,000
17995 BGE Spyglass Asset Management	0	0	0	99,922	100,000	(78)	100,000
<b>Total Capital Outlay</b>	<b>0</b>	<b>18,000</b>	<b>(18,000)</b>	<b>299,897</b>	<b>306,200</b>	<b>(6,303)</b>	<b>306,200</b>

# Actual vs. Budget Comparison

Block House MUD - GOF



	September 2024			October 2023 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Other Expenditures</b>							
<b>Total Other Expenditures</b>	70,204	18,000	52,204	370,101	306,200	63,901	306,200
<b>Total Other Revenues (Expenditures)</b>	<b>(70,204)</b>	<b>657,677</b>	<b>(727,881)</b>	<b>(370,101)</b>	<b>410,596</b>	<b>(780,697)</b>	<b>410,596</b>
<b>Excess Revenues (Expenditures)</b>	<b>(233,781)</b>	<b>482,185</b>	<b>(715,965)</b>	<b>(720,363)</b>	<b>0</b>	<b>(720,363)</b>	<b>0</b>

# Balance Sheet as of 09/30/2024

Block House MUD - GOF



## Assets

### Bank

11101 Cash in Bank	\$5,643
11102 Lockbox	25,951
11104 Managers	36,696

**Total Bank** \$68,289

### Investments

11201 Time Deposits	\$705,000
11202 Money Market Cash Equivalent	4,001,550

**Total Investments** \$4,706,550

### Receivables

11301 Accounts Receivable	\$447,495
11303 Maintenance Tax Receivable	45,152
11305 Accrued Interest	18,021
11312 Due From Leander ISD	15,760

**Total Receivables** \$526,428

### Interfund Receivables

11402 Due From Debt Service	\$1,461
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**Total Interfund Receivables** \$1,461

### Prepays

11703 Prepaid Expenses	\$1,800
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**Total Prepays** \$1,800

## Total Assets

**\$5,304,529**

## Liabilities & Equity

### Liabilities

#### Accounts Payable

12101 Accounts Payable	\$351,980
12102 Payroll Liabilities	756
12105 Payroll Liability - SUI	25
12107 Accrued Payroll	9,342

**Total Accounts Payable** \$362,104

#### Other Current Liabilities

12202 Due To TCEQ	\$9,181
12205 Due To Others	5,239

**Total Other Current Liabilities** \$14,419

#### Deferrals

12502 Deferred Inflows Property Tax	\$45,152
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**Total Deferrals** \$45,152

#### Deposits

12601 Customer Meter Deposits	\$349,989
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**Total Deposits** \$349,989

## Total Liabilities

**\$771,665**

# Balance Sheet as of 09/30/2024

Block House MUD - GOF



## Liabilities & Equity

### Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance

Total Unassigned Fund Balance

Net Income

**Total Equity**

**Total Liabilities & Equity**

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\$5,253,227

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\$5,253,227

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(\$720,363)

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\$4,532,864

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**\$5,304,529**

# Monthly Financial Summary - Capital Projects Fund

Block House MUD - CPF

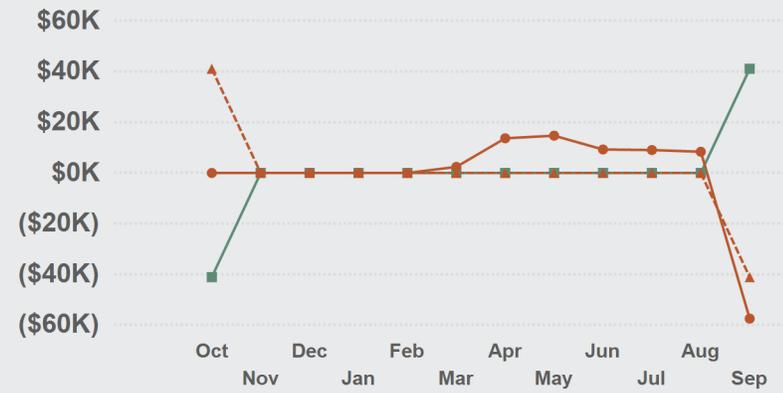


## Account Balance Summary

<b>Balance as of 10/24/2024</b>	<b>\$0</b>
<hr/>	
Receipts	0
Disbursements	0
<hr/>	
<b>Balance as of 11/12/2024</b>	<b>\$0</b>

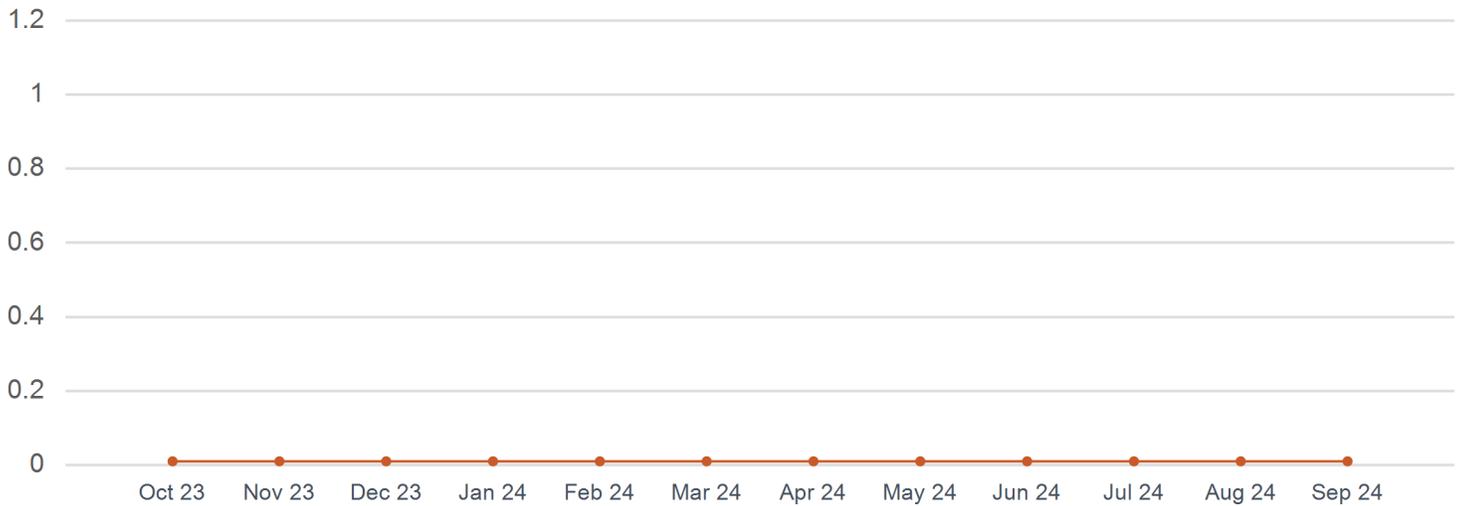
## Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues      - - -▲ Prior Year Revenues  
—● Current Year Expenditures      - - -▲ Prior Year Expenditures



## Account Balance By Month | October 2023 - September 2024

—● CAPITAL PROJECTS FUND



# Cash Flow Report - Checking Account

Block House MUD - CPF



Number	Name	Memo	Amount	Balance
<b>Balance as of 10/24/2024</b>				<b>\$0.01</b>
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				<b>\$0.00</b>
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				<b>\$0.00</b>
<b>Balance as of 11/12/2024</b>				<b>\$0.01</b>

# District Debt Summary as of 11/12/2024

Block House MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
<b>Total \$ Authorized</b>		<b>Authorized</b>	<b>Authorized</b>	<b>Authorized</b>
\$37.48M		\$34.33M	\$3.15M	\$25.50M
<b>Total \$ Issued</b>		<b>Issued</b>	<b>Issued</b>	<b>Issued</b>
\$25.81M		\$25.81M	N/A	\$1.49M
<b>Yrs to Mat</b>	<b>Rating</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>
2	AA	\$8.52M	\$3.15M	\$24.01M

\*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

## Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2020 - Refunding	\$3,310,000	2027	\$2,955,000
2016 - Refunding	\$5,800,000	2026	\$1,140,000
<b>Total</b>	<b>\$9,110,000</b>		<b>\$4,095,000</b>

# District Debt Schedule

Block House MUD - DSF



Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$380,000.00	\$59,100.00	\$439,100.00
UMB	2016 - Refunding	\$895,000.00	\$17,100.00	\$912,100.00
<b>Total Due 04/01/2025</b>		<b>\$1,275,000.00</b>	<b>\$76,200.00</b>	<b>\$1,351,200.00</b>

Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$0.00	\$51,500.00	\$51,500.00
UMB	2016 - Refunding	\$0.00	\$3,675.00	\$3,675.00
<b>Total Due 10/01/2025</b>		<b>\$0.00</b>	<b>\$55,175.00</b>	<b>\$55,175.00</b>

# Investment Profile as of 11/12/2024

Block House MUD

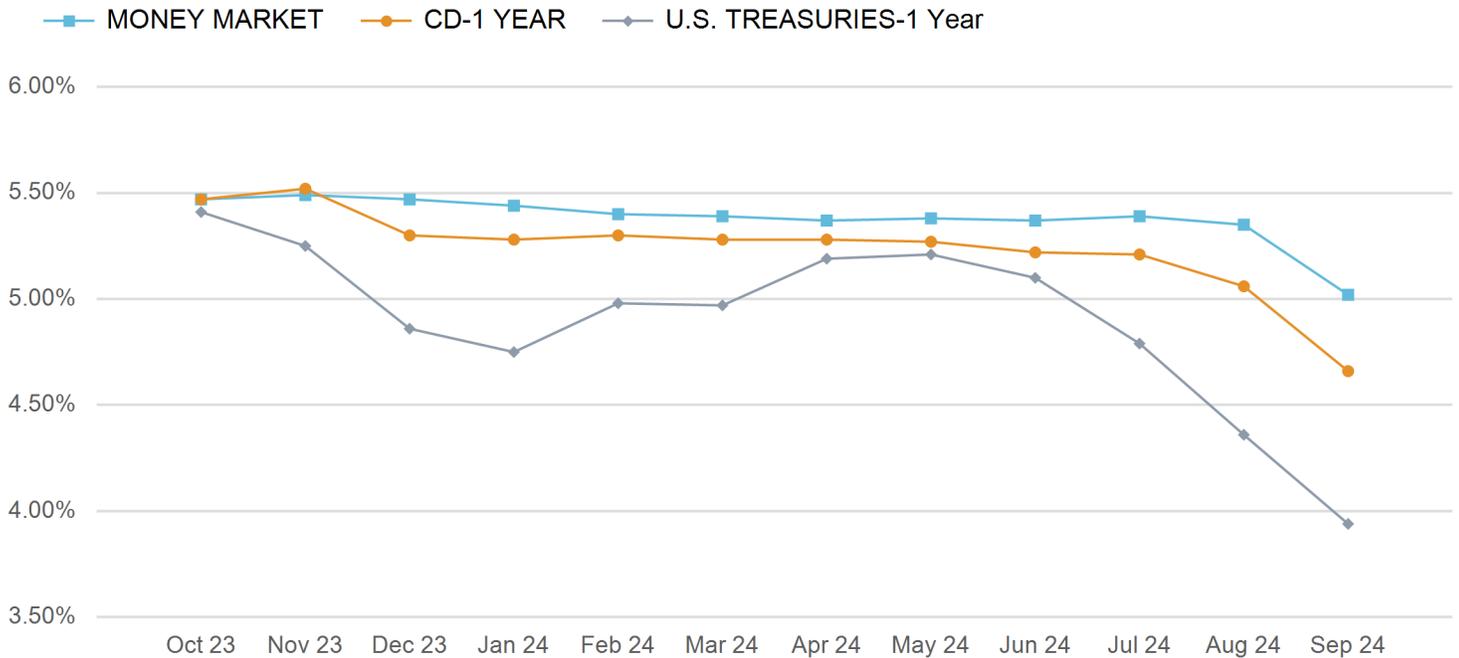


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$4,252,191	<b>Funds Available to Invest</b> \$0	<b>Funds Available to Invest</b> \$526,607	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$4,180,597	<b>Funds Invested</b> \$0	<b>Funds Invested</b> \$526,607	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 98%	<b>Percent Invested</b> 0%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.95%	180 Days	4.57%	180 Days	4.51%
		270 Days	4.45%	270 Days	4.51%
		1 Yr	4.35%	1 Yr	4.28%
		13 Mo	2.62%	13 Mo	N/A
		18 Mo	3.52%	18 Mo	4.28%
		2 Yr	2.36%	2 Yr	4.09%

\*Rates are based on the most current quoted rates and are subject to change daily.

## Investment Rates Over Time (By Month) | October 2023 - September 2024



# Account Balance as of 11/12/2024

## Block House MUD - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
THIRD COAST BANK, SSB (XXXX4375)	12/28/2023	12/28/2024	5.50%	235,000.00	
INDEPENDENT BANK (XXXX4565)	10/13/2024	04/13/2025	4.66%	235,000.00	
FRONTIER BANK (XXXX1888)	07/24/2024	07/24/2025	5.25%	235,000.00	
<b>Money Market Funds</b>					
TEXPOOL (XXXX0001)	12/01/2008		4.87%	3,209,664.62	
TEXPOOL (XXXX0005)	07/07/2017		4.87%	272,379.03	Special Projects
<b>Checking Account(s)</b>					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05%	40,000.01	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.05%	5,642.62	Checking Account
PNC (XXXX5128)			0.01%	25,951.28	Lockbox
<b>Totals for General Operating Fund</b>				<b>\$4,258,637.56</b>	

### FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Checking Account(s)</b>					
FIRST CITIZENS BANK-CKING (XXXX0952)			0.05%	0.01	Checking Account
<b>Totals for Capital Projects Fund</b>				<b>\$.01</b>	

### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXPOOL (XXXX0003)	12/01/2008		4.87%	526,207.20	
<b>Totals for Debt Service Fund</b>				<b>\$526,207.20</b>	

### Grand Total for Block House MUD :

**\$4,784,844.77**

**TAX ANALYSIS FISCAL YEAR END 09/2024**

**BLOCK HOUSE MUD**

	TAX YEARS				GRAND TOTALS			
	2023				TOTAL	TOTAL	TOTAL	TOTAL
	DSF	M&O	FIRE	TOTAL				
PERCENTAGE	34.46%	45.32%	20.22%	100.00%	DSF	M&O	FIRE	TOTAL
TAX LEVY	1,391,140.59	1,829,332.78	816,226.96	4,036,700.33				
<b>Oct 2023</b>								
TAXES	10,346.96	13,606.13	6,070.90	30,023.99	11,940.62	16,191.91	6,932.31	35,064.84
PENALTY	0.00	0.00	0.00	0.00	316.45	513.45	171.06	1,000.96
					12,257.07	16,705.36	7,103.37	36,065.80
<b>Nov 2023</b>								
TAXES	66,986.85	88,086.88	39,303.34	194,377.07	67,008.21	88,121.54	39,314.88	194,444.63
PENALTY	0.00	0.00	0.00	0.00	29.10	47.21	15.73	92.03
					67,037.30	88,168.75	39,330.61	194,536.66
<b>Dec 2023</b>								
TAXES	969,258.91	1,274,563.56	568,695.40	2,812,517.86	968,924.77	1,274,033.00	568,515.62	2,811,473.39
PENALTY	0.00	0.00	0.00	0.00	10.90	17.69	5.89	34.48
					968,935.67	1,274,050.68	568,521.52	2,811,507.87
<b>Jan 2024</b>								
TAXES	247,698.67	325,720.71	145,332.78	718,752.17	247,366.49	325,197.19	145,154.35	717,718.03
PENALTY	0.00	0.00	0.00	0.00	17.75	28.80	9.59	56.14
					247,384.24	325,225.99	145,163.94	717,774.17
<b>Feb 2024</b>								
TAXES	60,482.55	79,533.82	35,487.06	175,503.43	60,499.11	79,560.68	35,496.01	175,555.81
PENALTY	624.86	821.69	366.63	1,813.18	638.22	843.36	373.85	1,855.43
					61,137.33	80,404.05	35,869.86	177,411.24
<b>Mar 2024</b>								
TAXES	8,828.45	11,609.31	5,179.94	25,617.70	8,866.14	11,670.45	5,200.30	25,736.89
PENALTY	420.02	552.32	246.44	1,218.78	429.82	568.22	251.74	1,249.78
					9,295.96	12,238.67	5,452.04	26,986.67
<b>Apr 2024</b>								
TAXES	3,400.77	4,471.97	1,995.34	9,868.07	3,284.69	4,283.62	1,932.60	9,500.91
PENALTY	150.92	198.46	88.55	437.94	169.25	228.21	98.46	495.92
					3,453.94	4,511.83	2,031.06	9,996.83
<b>May 2024</b>								
TAXES	4,994.59	6,567.82	2,930.48	14,492.89	5,246.78	6,977.02	3,066.80	15,290.60
PENALTY	143.94	189.27	84.45	417.66	222.27	316.38	126.79	665.44
					5,469.05	7,293.39	3,193.60	15,956.04
<b>June 2024</b>								
TAXES	1,534.59	2,017.96	900.39	4,452.94	1,468.28	1,910.38	864.55	4,243.21
PENALTY	81.89	107.69	48.05	237.63	87.23	116.34	50.93	254.50
					1,555.51	2,026.72	915.48	4,497.71
<b>July 2024</b>								
TAXES	5,114.69	6,725.75	3,000.95	14,841.39	5,059.47	6,636.16	2,971.11	14,666.74
PENALTY	164.22	215.95	96.35	476.52	168.78	223.35	98.82	490.95
					5,228.25	6,859.51	3,069.93	15,157.69
<b>Aug 2024</b>								
TAXES	1,308.72	1,720.96	767.87	3,797.55	1,287.42	1,686.38	756.35	3,730.15
PENALTY	160.97	211.68	94.45	467.10	168.34	223.63	98.43	490.39
					1,455.75	1,910.01	854.78	4,220.54
<b>Sept 2024</b>								
TAXES	656.80	863.68	385.36	1,905.84	656.80	863.68	385.36	1,905.84
PENALTY	111.65	146.82	65.51	323.99	111.66	146.83	65.52	324.01
					768.46	1,010.51	450.88	2,229.85
<b>TOTALS</b>	1,382,471.03	1,817,932.42	811,140.25	4,011,543.70				
TAXES	1,380,612.55	1,815,488.54	810,049.82	4,006,150.90	1,381,608.77	1,817,132.02	810,590.24	4,009,329.80
PENALTY	1,858.48	2,443.88	1,090.43	5,392.80	2,369.76	3,273.46	1,366.82	7,010.03
<b>TOTALS</b>	1,382,471.03	1,817,932.42	811,140.25	4,011,543.70	1,383,978.53	1,820,405.47	811,957.05	4,016,339.83
ADJUSTMENTS	(3,392.06)	(4,460.52)	(1,990.23)	(9,842.82)	(4,740.61)	(6,621.54)	(2,717.20)	(14,079.35)
TAX DUE @				99.49%	<b>TOTAL DS A/R</b>	<b>TOTAL GOF AR</b>	<b>TOTAL FIRE AR</b>	<b>TOTAL TAX DUE</b>
<b>9/30/2024</b>	7,135.98	9,383.72	4,186.91	20,706.61	26,833.11	32,028.99	13,123.01	71,985.11
<b>TAX RATES</b>	<b>0.2035</b>	<b>0.2676</b>	<b>0.1194</b>	<b>0.5905</b>		<b>Total M&amp;O</b>	<b>45,152.01</b>	

Updated 11/2023

# Cash Flow Forecast

## Block House MUD

	9/30/2024	9/30/2025	9/30/2026	9/30/2027	9/1/2028
Assessed Value	\$679,099,260	\$679,099,260	\$679,099,260	\$679,099,260	\$679,099,260
Maintenance Tax Rate	\$0.2676	\$0.2676	\$0.2676	\$0.2676	\$0.2676
Maintenance Tax	\$1,806,035	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924
% Change in Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
% Change in Expenses	5.00%	5.00%	5.00%	5.00%	5.00%

<b>Cash Balance 07/24/2024</b>	<b>\$4,933,749</b>	<b>\$4,258,072</b>	<b>\$3,636,026</b>	<b>\$2,816,334</b>	<b>\$1,786,788</b>
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### Revenues

Maintenance Tax	\$1,806,035	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924
Water Revenue	840,000	865,200	891,156	917,891	945,427
Sewer Revenue	420,000	432,600	445,578	458,945	472,714
Basic Service	1,120,000	1,153,600	1,188,208	1,223,854	1,260,570
Interest Earned	280,425	288,838	297,503	306,428	315,621
Additional Revenue	1,449,191	1,134,667	1,168,707	1,203,768	1,239,881
<b>Total Revenues</b>	<b>\$5,915,651</b>	<b>\$5,655,829</b>	<b>\$5,772,076</b>	<b>\$5,891,810</b>	<b>\$6,015,137</b>

### Expenses

Water Expenses	\$1,166,300	\$1,224,615	\$1,285,846	\$1,350,138	\$1,417,645
Wastewater Expenses	610,700	641,235	\$673,297	\$706,962	\$742,310
Park & Pool Expenses	554,265	581,978	\$611,077	\$641,631	\$673,713
Landscaping Expenses	550,000	577,500	\$606,375	\$636,694	\$668,528
Administrative Expenses	315,000	330,750	\$347,288	\$364,652	\$382,884
Solid Waste Expenses	795,000	834,750	\$876,488	\$920,312	\$966,327
Other Expenses	1,987,663	2,087,046	2,191,398	2,300,968	2,416,017
<b>Total Expenses</b>	<b>\$6,285,128</b>	<b>\$6,277,874</b>	<b>\$6,591,768</b>	<b>\$6,921,357</b>	<b>\$7,267,424</b>

### Net Surplus

**(\$369,477) (\$622,046) (\$819,692) (\$1,029,546) (\$1,252,287)**

### Special Projects

Capital Outlay	\$145,000	0	0	0	0
Walker House Improve/Rehab	4,200	0	0	0	0
Tumlinson Pool Project	57,000	0	0	0	0
BGE Spyglass Asset Management	100,000	0	0	0	0
	\$306,200	\$0	\$0	\$0	\$0

<b>Ending Cash Balance</b>	<b>\$4,258,072</b>	<b>\$3,636,026</b>	<b>\$2,816,334</b>	<b>\$1,786,788</b>	<b>\$534,500</b>
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### Operating Reserve % of Exp

64.60% 57.92% 42.73% 25.82% 7.35%

(Ideal is at least 100%)

Number of Months	8	7	5	3	1
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# Block House Municipal Utility District Quarterly Investment Inventory Report Period Ending September 30, 2024

BOARD OF DIRECTORS  
Block House Municipal  
Utility District

Attached is the Quarterly Investment Inventory Report for the  
Period ending September 30, 2024.

This report and the District's investment portfolio are in compliance with the  
investment strategies expressed in the District's investment policy, and the  
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the  
preparation of the investment report, I have reviewed the divestment lists  
prepared and maintained by the Texas Comptroller of Public Accounts, and the  
District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton  
(Investment Officer)

Ghia Lewis  
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours  
Within twelve months of taking office and requires at least (4) four hours training within each (2)  
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)  
December 26, 2017 (Texpool Academy 10 Hours)  
January 9, 2020 (TexPool Academy 12 Hours)  
December 31, 2021 (Texpool Academy 10 Hours)  
December 16, 2023 (Texpool Academy 10 Hours)  
November 5, 2015 (Texpool Academy 10 Hours)  
November 6, 2017 (Texpool Academy 10 Hours)  
November 5, 2019 (Texpool Academy 10 Hours)  
December 28, 2021 (Texpool Academy 10 Hours)  
December 26, 2023 (Texpool Academy 10 Hours)

# Summary of Money Market Funds

07/01/2024 - 09/30/2024

Fund: Operating

Financial Institution: TEXPOOL

Account Number: XXXX0001 Date Opened: 12/01/2008 Current Interest Rate: 4.87%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2024		4,291,751.32				
07/24/2024	TAX TRF		2,942.20			
07/24/2024	TRF FROM SPECIAL PROJECTS		124,460.00			
07/24/2024	TRF TO MANAGERS			(512,387.88)		
07/24/2024	FRONT CD XXXX1888 INTEREST		11,972.11		19,127.25	
07/31/2024						
07/31/2024	SWEEP FROM PNC		188,559.99			
08/28/2024	TAX TRF		9,929.44			
08/28/2024	TRF TO MANAGERS			(457,928.31)		
08/29/2024	TRF TO MANAGERS			(26,915.60)		
08/31/2024					18,781.45	
08/31/2024	SWEEP FROM PNC		254,055.59			
09/25/2024	TAX TRF		2,764.79			
09/25/2024	TRF TO MANAGERS			(368,017.01)		
09/30/2024					16,454.13	
09/30/2024	SWEEP FROM PNC		216,276.86			
09/30/2024	TRF TO MANAGERS			(62,655.00)		
Totals for Account XXXX0001:		\$4,291,751.32	\$810,960.98	(\$1,427,903.80)	\$54,362.83	\$3,729,171.33

Account Number: XXXX0005 Date Opened: 07/07/2017 Current Interest Rate: 4.87%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2024		392,952.62				
07/24/2024	TRF TO GOF			(124,460.00)		
07/31/2024					1,520.42	
08/31/2024					1,214.88	
09/30/2024					1,151.11	
Totals for Account XXXX0005:		\$392,952.62		(\$124,460.00)	\$3,886.41	\$272,379.03
Totals for Operating Fund:		\$4,684,703.94	\$810,960.98	(\$1,552,363.80)	\$58,249.24	\$4,001,550.36

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest

Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing

Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

# Summary of Money Market Funds

07/01/2024 - 09/30/2024

Fund: Debt Service

Financial Institution: TEXPOOL

Account Number: XXXX0002 Date Opened: 12/01/2008 Current Interest Rate: 4.87%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2024		4,547.93				
07/24/2024	TRF TO GOF			(2,942.20)		
07/24/2024	TRF TO DSF			(1,605.73)		
07/31/2024					28.44	
07/31/2024	TAX 07/24		10,525.41			
07/31/2024	TAX 07/24 DIT		4,632.28			
08/28/2024	TRF TO GOF			(9,929.44)		
08/28/2024	TRF TO DSF			(5,256.69)		
08/31/2024					64.97	
08/31/2024	TAX 08/24		4,660.28			
09/03/2024	TAX 09/24		1,790.11			
09/25/2024	TRF TO GOF			(2,764.79)		
09/25/2024	TRF TO DSF			(1,960.46)		
09/30/2024					17.85	
Totals for Account XXXX0002:		\$4,547.93	\$21,608.08	(\$24,459.31)	\$111.26	\$1,807.96

Account Number: XXXX0003 Date Opened: 12/01/2008 Current Interest Rate: 4.87%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
07/01/2024		585,798.57				
07/24/2024	TAX TRF		1,605.73			
07/31/2024					2,648.75	
08/28/2024	TAX TRF		5,256.69			
08/31/2024					2,659.48	
09/25/2024	TAX TRF		1,960.46			
09/30/2024	BOND PAYMENT UMB			(76,200.00)		
09/30/2024					2,530.95	
Totals for Account XXXX0003:		\$585,798.57	\$8,822.88	(\$76,200.00)	\$7,839.18	\$526,260.63
Totals for Debt Service Fund:		\$590,346.50	\$30,430.96	(\$100,659.31)	\$7,950.44	\$528,068.59

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest

Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing

Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

# Summary of Certificates of Deposit with Money Market

07/01/2024 - 09/30/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
FRONTIER BANK	XXXX1888	07/26/23	07/23/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.00%	10,977.39	11,972.11	0.00	11,972.11	0.00
FRONTIER BANK	XXXX1888	07/24/24	07/24/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	5.25%	0.00	0.00	0.00	0.00	2,298.49
INDEPENDENT BANK	XXXX8587	04/16/24	10/12/24	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.50%	2,691.23	0.00	0.00	0.00	5,913.63
THIRD COAST BANK, SSB	XXXX4375	12/28/23	12/28/24	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.50%	6,586.44	0.00	0.00	0.00	9,808.83
Rolled over FROM CD XXXX4324															
Totals for Operating Fund:				705,000.00	0.00	235,000.00	0.00	235,000.00	705,000.00	N/A	20,255.06	11,972.11	0.00	11,972.11	\$18,020.95
Beginning Balance: \$705,000.00															
Plus Principal From Cash: \$0.00															
Less Principal Withdrawn: \$0.00															
Plus Interest Reinvested: \$0.00															
Fixed Balance: \$705,000.00															
MM Balance: \$4,001,550.36															
Total Balance: \$4,706,550.36															

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest  
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

# Summary of Certificates of Deposit with Money Market

07/01/2024 - 09/30/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Capital Projects															
Totals for Capital Projects Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
	Beginning Balance:	\$0.00							\$0.00						
	Plus Principal From Cash:	\$0.00						Interest Earned:	\$0.00						
	Less Principal Withdrawn:	\$0.00					Less Beg Accrued Interest:		\$0.00						
	Plus Interest Reinvested:	\$0.00					Plus End Accrued Interest:		\$0.00						
	Fixed Balance:	\$0.00					Fixed Interest Earned:		\$0.00						
	MM Balance:	\$0.00					MM Interest Earned:		\$0.00						
	Total Balance:	\$0.00					Total Interest Earned:		\$0.00						

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest  
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

# Summary of Certificates of Deposit with Money Market

07/01/2024 - 09/30/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Totals for Debt Service Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance: \$0.00															
Plus Principal From Cash: \$0.00															
Less Principal Withdrawn: \$0.00															
Plus Interest Reinvested: \$0.00															
Fixed Balance: \$0.00															
MM Balance: \$528,068.59															
Total Balance: \$528,068.59															

Totals for District:															
				705,000.00	0.00	235,000.00	0.00	235,000.00	705,000.00	N/A	20,255.06	11,972.11	0.00	11,972.11	\$18,020.95

Block House MUD

## Detail of Pledged Securities

07/01/2024 - 09/30/2024

Financial Institution: FIRST CITIZENS BANK-CKING

Security: FHLMC	Par Value:	8,485,335.00	Maturity Date:	09/15/2043	Pledged:	04/01/2024	Released:
CUSIP: 3137BPAF6	Date	Value					Amount Released:

07/31/2024	1,423,129.00
08/31/2024	1,402,234.00
09/30/2024	1,406,015.00

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest  
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market



O 512.452.0371 : F 512.454.9933  
8834 North Capital of Texas Highway, Suite 140  
Austin, Texas 78759 : [www.grayengineeringinc.com](http://www.grayengineeringinc.com)

TBPELS 2946

## MEMORANDUM

**TO:** Block House MUD Board of Directors

**FROM:** David W. Gray, P.E./Crystal Hall, P.G.

**DATE:** November 5, 2024

**RE:** Engineering Report  
GEI 349-8891-54

---

The following is a summary of the active jobs which we currently have on-going for the District:

**General Engineering Services** (GEI No. 349-8891-54 /11120)

We have been assisting the District with ongoing matters, as requested.

**Block House \$3,150,000 Recreational Bond Issue** (GEI Job. No. 349-11515.38)

The final bond application, including report and all other support documents, was filed with TCEQ on May 16, 2024, and declared administratively complete by TCEQ on May 17, 2024. We recently responded to TCEQ staff comments and are expecting the final report back this month.

**Tumlinson Playscape Recreational Improvements** (GEI Job No. 349-11817.32)

This ongoing scope of work is to be funded by proceeds from the proposed recreational bond. We participated in a sub-committee meeting in October to review and discuss the plans. There were no actions or decisions made at the sub-committee meeting.

**NFM Site Development Plan Review** (GEI Job. No. 349-11669.67)

Construction of the NFM site improvements is continuing. Construction of the connections from the NFM site to the District's existing storm water drainage system has started and is being monitored by GEI staff.



Block House MUD Board of Directors

November 6, 2024

Page 2

Crystal Hall and David Gray will be in attendance at the Board's November regular meeting to address any questions or concerns that may arise.

DWG:CH:ad

cc: Sean Abbott; Armbrust & Brown, PLLC  
Andrew Hunt; Crossroads Utility Services  
Lisa Sandoval; Crossroads Utility Services  
Brian Williams, P.E.; Gray Engineering, Inc.



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

[texasdisposal.com](http://texasdisposal.com)

**Block House MUD  
 2024 Quarterly Operations Reports**

<b>First Quarter 2024</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
January	44	3	2	4	27	1
February	44	3	2	2	23	0
March	51	3	3	1	16	1
<b>Totals</b>	<b>139</b>	<b>9</b>	<b>7</b>	<b>7</b>	<b>66</b>	<b>2</b>

<b>Second Quarter 2024</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
April	46	6	1	1	13	3
May	49	3	2	19	86	0
June	46	1	4	27	54	2
<b>Totals</b>	<b>141</b>	<b>10</b>	<b>7</b>	<b>47</b>	<b>153</b>	<b>5</b>

<b>Third Quarter 2024</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
July	52	0	1	15	48	0
August	52	5	3	6	88	6
September	47	3	0	6	111	2
<b>Totals</b>	<b>151</b>	<b>8</b>	<b>4</b>	<b>27</b>	<b>247</b>	<b>8</b>

<b>Fourth Quarter 2024</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
October	43	0	0	4	61	0
November						
December						
<b>Totals</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>61</b>	<b>0</b>

<b>2024 TOTALS</b>	<b>474</b>	<b>27</b>	<b>18</b>	<b>85</b>	<b>527</b>	<b>15</b>
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**Block House MUD - 2024 Operations Report  
October**

**Courtesy Pick-ups**

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
n/a						

**Bulky Waste**

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29770	ROBERTS	2710	ALEXANDER	10/16/2024	BULKY WASTE SRVC	8164452
29808	PENDELL	2606	ARMSTRONG	10/23/2024	BULKY WASTE SRVC	8177054
29911	CAMPBELL	14907	BIG FALLS	10/2/2024	BULKY WASTE SRVC	8131836
29911	CAMPBELL	14907	BIG FALLS	10/9/2024	BULKY WASTE SRVC	8159027
29944	GROESCH	16502	BLACK KETTLE	10/23/2024	BULKY WASTE SRVC	8169861
29976	FARRELL	16811	BLACK KETTLE	10/23/2024	BULKY WASTE SRVC 6CY	8177150
30046	ELLINGTON	17513	BOTTLE SPRINGS	10/9/2024	BULKY WASTE SRVC	8149705
30148	DEKAY	1115	CHARDONNAY	10/30/2024	BULKY WASTE SRVC	8180726
30264	WALKER	16217	COPPER LEAF	10/23/2024	BULKY WASTE SRVC	8176390
30419	REMMELL	15343	ENGLISH RIVER	10/9/2024	BULKY WASTE SRVC	8159404
30614	RIEGER	2510	JACQUELINE	10/30/2024	BULKY WASTE SRVC	8185111
30630	VILLARRUBIA	16407	JADESTONE	10/9/2024	BULKY WASTE SRVC	8157425
30743	HORAN	403	KATHLEEN	10/23/2024	BULKY WASTE SRVC	8176451
30808	POWERS	3200	LAMBRUSCO	10/16/2024	BULKY WASTE SRVC	8169029
30862	SHOEMAKER	16500	LONE WOLF	10/30/2024	BULKY WASTE SRVC	8182580
30896	HOOD	900	LUKE	10/2/2024	BULKY WASTE SRVC	8146285
30945	GARCIA	1621	MCDOWELL	10/2/2024	BULKY WASTE SRVC	8129229
31015	COOK	1407	MOLSON LAKE	10/30/2024	BULKY WASTE SRVC 6CY	8184506
31054	HUGGINS	906	MOSER RIVER	10/23/2024	BULKY WASTE SRVC	8177782
31117	MORRIS	1507	NETTIE	10/2/2024	BULKY WASTE SRVC	8127855
31134	SHUFFIELD	3200	PICTON	10/16/2024	BULKY WASTE SRVC	8167945
31139	FISHER	3205	PICTON	10/23/2024	BULKY WASTE SRVC	8173300
31148	METCALF	1113	PINE PORTAGE	10/16/2024	BULKY WASTE SRVC	8164416
31151	SAVOY	1117	PINE PORTAGE	10/9/2024	BULKY WASTE SRVC	8155189
31162	KNIGHT	1128	PINE PORTAGE	10/2/2024	BULKY WASTE SRVC	8147378
31189	ESTUESTA	1219	PINE PORTAGE	10/16/2024	BULKY WASTE SRVC	8168972
31198	BERRY	1231	PINE PORTAGE	10/2/2024	BULKY WASTE SRVC	8116964
31208	CURRIE	1241	PINE PORTAGE	10/23/2024	BULKY WASTE SRVC 3YD	8175695
31278	HINDSITE AUSTIN	1007	PORT DANIEL	10/16/2024	BULKY WASTE SRVC	8161513
31385	OLIVIA	1507	SCOTTSDALE	10/23/2024	BULKY WASTE SRVC	8172705
31472	MCKINNEY	14911	SNELLING	10/23/2024	BULKY WASTE SRVC	8169857
31554	PERKINS	16307	SPOTTED EAGLE	10/9/2024	BULKY WASTE SRVC	8159431
31609	BLAY	16619	SPOTTED EAGLE	10/9/2024	BULKY WASTE SRVC	8158868
31609	BLAY	16619	SPOTTED EAGLE	10/16/2024	BULKY WASTE SRVC	8164335
31609	BLAY	16619	SPOTTED EAGLE	10/17/2024	BULKY WASTE SRVC	8171413
31617	CANO	16707	SPOTTED EAGLE	10/2/2024	BULKY WASTE SRVC	8131296
31698	SHAPIRO	3309	ST GENEVIEVE	10/16/2024	BULKY WASTE SRVC	8161142
31783	JOINER	2510	TRACY	10/9/2024	BULKY WASTE SRVC	8150857

31873	RAGSDALE	2809	TURTLE RIVER	10/30/2024	BULKY WASTE SRVC	8179606
31910	AMAYA	2608	WALKER	10/30/2024	BULKY WASTE SRVC	8179846
31918	WASHINGTON	2703	WALKER	10/23/2024	BULKY WASTE SRVC	8171362
31936	DEYOUNG	2812	WALKER	10/23/2024	BULKY WASTE SRVC	8174678
31994	LOGAN	3312	ZINFANDEL	10/2/2024	BULKY WASTE SRVC	8147557

#### Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
n/a						

#### Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
78336	CHRISTIANSEN	17405	BOTTLE SPRINGS	10/17/2024	96G RECYCLE CART DLVR	8170655
30603	CHAPMAN	2614	HUTTON	10/15/2024	96G TRASH CART DLVR	8163511
30603	CHAPMAN	2614	HUTTON	10/15/2024	96G RECYCLE CART DLVR	8163511
32000	COOPER	15105	ZYANYA	10/17/2024	96G TRASH CART DLVR	8170405

#### Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29880	POFFO	601	BEVERLY	10/30/2024	SWAP 9Y CART FOR SAME	8174486
29924	BARRICK	15004	BIG FALLS	10/2/2024	SWAP 9T CART FOR SAME	8145329
29924	BARRICK	15004	BIG FALLS	10/23/2024	SWAP 9T CART FOR SAME	8171664
29927	LAMBERT	15007	BIG FALLS	10/2/2024	SWAP 9T CART FOR SAME	8145332
29932	VALDERAZ	15012	BIG FALLS	10/2/2024	SWAP 9T CART FOR SAME	8132534
29960	DRAGUIEVICH	16617	BLACK KETTLE	10/9/2024	SWAP 9T CART FOR SAME	8151184
29964	GERMANY	16703	BLACK KETTLE	10/9/2024	SWAP 9T CART FOR SAME	8151174
30027	BATEY	17404	BOTTLE SPRINGS	10/2/2024	SWAP 9T CART FOR SAME	8145328
30048	KOCIK	17515	BOTTLE SPRINGS	10/2/2024	SWAP 9T CART FOR SAME	8145335
30132	HOPKINS	1004	CHARDONNAY	10/2/2024	SWAP 9Y CART FOR SAME	8132471
30201	RAICH	2504	CLAUDIA	10/9/2024	SWAP 9T CART FOR SAME	8151190
30291	COLVARD	2500	CYNTHIA	10/30/2024	SWAP 9Y CART FOR SAME	8171666
30294	ROBLES	2503	CYNTHIA	10/30/2024	SWAP 9Y CART FOR SAME	8171668
30295	MONTE DAVIS PROPERTY	2504	CYNTHIA	10/16/2024	SWAP 9Y CART FOR SAME	8151119
30297	KAUB	2506	CYNTHIA	10/16/2024	SWAP 9Y CART FOR SAME	8151130
30351	JONES	1406	DILLON LAKE	10/30/2024	SWAP 9Y CART FOR SAME	8171734
30369	CLARK	1520	DILLON LAKE	10/23/2024	SWAP 9T CART FOR SAME	8171767
30409	BIEBER	15333	ENGLISH RIVER	10/9/2024	SWAP 9T CART FOR SAME	8155984
30496	WORTHINGTON DALMAN	2803	GREENLEE	10/30/2024	SWAP 9T CART FOR SAME	8180212
30522	PRICE	704	HOUSE CREEK	10/16/2024	SWAP 9T CART FOR SAME	8167397
30532	TAVERAS	802	HOUSE CREEK	10/2/2024	SWAP 9T CART FOR SAME	8145351
30548	DOUCET	902	HOUSE CREEK	10/9/2024	SWAP 9T CART FOR SAME	8151168
30586	HILL	2508	HUTTON	10/9/2024	SWAP 9T CART FOR SAME	8151141
30587	KELLY	2509	HUTTON	10/2/2024	SWAP 9T CART FOR SAME	8145345
30588	BAKIR	2510	HUTTON	10/2/2024	SWAP 9T CART FOR SAME	8145338
30736	KINCHELOE	2511	KATHLEEN	10/2/2024	SWAP 9T CART FOR SAME	8132368
30737	VALENZUELA	2512	KATHLEEN	10/2/2024	SWAP 9T CART FOR SAME	8132363
30737	VALENZUELA	2512	KATHLEEN	10/9/2024	SWAP 9T CART FOR SAME	8155554

30739	REHFUSS	305	KATHLEEN	10/30/2024	SWAP 9Y CART FOR SAME	8171735
30748	MORENO	409	KATHLEEN	10/23/2024	SWAP 9T CART FOR SAME	8171740
30748	MORENO	409	KATHLEEN	10/30/2024	SWAP 9Y CART FOR SAME	8174487
30760	NEWTON	603	KATHLEEN	10/23/2024	SWAP 9T CART FOR SAME	8175525
30764	STOVER	607	KATHLEEN	10/30/2024	SWAP 9Y CART FOR SAME	8171756
30765	BENTLEY	608	KATHLEEN	10/30/2024	SWAP 9Y CART FOR SAME	8171760
30767	DILKS	610	KATHLEEN	10/30/2024	SWAP 9Y CART FOR SAME	8174480
30774	ECKWAHL	617	KATHLEEN	10/2/2024	SWAP 9T CART FOR SAME	8132370
30784	BARRY	16208	KICKING BIRD	10/9/2024	SWAP 9T CART FOR SAME	8151134
30832	ZHOU	3315	LAMBRUSCO	10/2/2024	SWAP 9Y CART FOR SAME	8132462
30949	HANG	1704	MCDOWELL	10/9/2024	SWAP 9Y CART FOR SAME	8132361
30949	HANG	1704	MCDOWELL	10/30/2024	SWAP 9Y CART FOR SAME	8168296
31107	SPEARING	3414	NAPA VALLEY	10/9/2024	SWAP 9Y CART FOR SAME	8132366
31107	SPEARING	3414	NAPA VALLEY	10/23/2024	SWAP 9Y CART FOR SAME	8168301
31306	YARNO	17516	PORT HOOD	10/23/2024	SWAP 9T CART FOR SAME	8171800
31311	FAHAD	2903	RAINY RIVER	10/30/2024	SWAP 9Y CART FOR SAME	8171805
31357	PHILPOTT	1510	ROSSPORT	10/30/2024	SWAP 9T CART FOR SAME	8182377
31411	WHITLOCK	16606	SHIPSHAW RIVER	10/9/2024	SWAP 9T CART FOR SAME	8151127
31415	MEDEL	16612	SHIPSHAW RIVER	10/23/2024	SWAP 9T CART FOR SAME	8171807
31420	NAKATA	16704	SHIPSHAW RIVER	10/30/2024	SWAP 9T CART FOR SAME	8179321
31435	CANTU	16808	SHIPSHAW RIVER	10/2/2024	SWAP 9T CART FOR SAME	8132175
31435	CANTU	16808	SHIPSHAW RIVER	10/9/2024	SWAP 9T CART FOR SAME	8155559
31435	CANTU	16808	SHIPSHAW RIVER	10/16/2024	SWAP 9Y CART FOR SAME	8166195
31437	GIKIKA	16810	SHIPSHAW RIVER	10/9/2024	SWAP 9T CART FOR SAME	8151137
31590	MCGRAW	16509	SPOTTED EAGLE	10/9/2024	SWAP 9T CART FOR SAME	8151150
31643	MORLEY	3305	SPUMANTI	10/2/2024	SWAP 9Y CART FOR SAME	8132467
31644	MCMULLEN	3306	SPUMANTI	10/2/2024	SWAP 9Y CART FOR SAME	8132489
31649	PEARSON	3402	SPUMANTI	10/2/2024	SWAP 9Y CART FOR SAME	8132486
31649	PEARSON	3402	SPUMANTI	10/16/2024	SWAP 9Y CART FOR SAME	8155551
31674	BRINKMAN	3204	ST GENEVIEVE	10/9/2024	SWAP 9Y CART FOR SAME	8158502
31705	MAXWELL	3316	ST GENEVIEVE	10/30/2024	SWAP 9Y CART FOR SAME	8171809
31710	GAMMILL	16802	STOCKTON	10/9/2024	SWAP 9T CART FOR SAME	8151157
31749	EVANS	2302	SUSAN	10/30/2024	SWAP 9Y CART FOR SAME	8171815

**Cart Terms**

CUST #	CUSTOMER NAME	ADDRESS	DATE	ACTION	W/O#
n/a					



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

[texasdisposal.com](http://texasdisposal.com)

## Block House MUD Trash and Recycle Weight Report 2024

### 1st Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	193.95	71.43
February	128.20	27.17
March	134.25	19.51
<b>Total Tonnage for 1st Qtr</b>	<b>456.40</b>	<b>118.11</b>

### 2nd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April	113.70	37.80
May	180.27	69.08
June	182.04	58.21
<b>Total Tonnage for 2nd Qtr</b>	<b>476.01</b>	<b>165.09</b>

### 3rd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July	193.09	69.09
August	141.20	61.89
September	125.60	46.03
<b>Total Tonnage for 3rd Qtr</b>	<b>459.89</b>	<b>177.01</b>

### 4th Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October	201.49	66.12
November		
December		
<b>Total Tonnage for 4th Qtr</b>	<b>201.49</b>	<b>66.12</b>

<b>Total Yearly Tonnage 2024</b>	<b>1593.79</b>	<b>526.33</b>
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10/16/2024	41086	F502	521876	6.65
10/23/2024	41086	F502	522660	4.81
10/23/2024	41101	F503	522672	6.47
10/24/2024	41087	F502	522688	3.93
10/30/2024	41101	F503	523513	7.85
10/31/2024	41086	F502	523551	7.44

**Total Recycle Tonnage**

**76.38**

# Block House Municipal Utility District Waste & Recycling Report

## October 2024

Date	Address	Customer Statement	Resolution/Response
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No Misses for October 2024.

### Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	111
Cart Deliveries	6
Carts Terminated	2
Bulky Pickup Service	47

## Granicus Budgetary Proposal for Block House Mud

### ORDER DETAILS

**Prepared By:** Astrid Xu  
**Phone:**  
**Email:** astrid.xu@granicus.com  
**Order #:** Q-373201  
**Prepared On:** 17 Oct 2024  
**Expires On:** 12 Nov 2024

### ORDER TERMS

**Currency:** USD  
**Payment Terms:** Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)  
**Current Subscription**  
**End Date:** 12 Nov 2024  
**Period of Performance:** 13 Nov 2024 - 12 Nov 2025

## PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Renewing Subscription Fees			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
govAccess - Maintenance, Hosting, & Licensing Fee - Core	Annual	1 Each	\$6,688.76
govDelivery for Integrations	Annual	1 Each	\$0.00
<b>SUBTOTAL:</b>			<b>\$6,688.76</b>

## TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at <https://granicus.com/legal/licensing>, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-373201 dated 17 Oct 2024 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Block House Mud to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- The terms and conditions set forth in the Agreement effective 13 Nov 2019 are incorporated herein by reference.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**ATTORNEY DIRECTIVES**  
(From October 23, 2024 Meeting)

1. Mr. Abbott is to draft a letter to letter to the resident regarding the discharge of paint into the District's drainage system. ***Done***



# BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

## Covered Applications and Prohibited Technology Policy

Effective Date: November 20, 2024

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## 1.0 INTRODUCTION

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On December 7, 2022, Governor Greg Abbott required all state agencies to ban the video-sharing application TikTok from all state-owned and state-issued devices and networks over the Chinese Communist Party's ability to use the application for surveilling Texans. Governor Abbott also directed the Texas Department of Public Safety ("DPS") and the Texas Department of Information Resources ("DIR") to develop a plan providing state agencies guidance on managing personal devices used to conduct state business. Following the issuance of the Governor's directive, the 88<sup>th</sup> Texas Legislature passed Senate Bill 1893 effective June 14, 2023 ("S.B. 1893"), which prohibits the use of covered applications (defined herein) on governmental entity devices.

Accordingly, as required by S.B 1893, Block House Municipal Utility District (the "District") has established this policy to prohibit the use or installation of covered applications on District issued, owned, and/or leased electronic devices, including cell phones, desktop computers, laptops, tablets, smart watches, and other internet-capable devices ("District Devices").

## 2.0 COVERED APPLICATIONS POLICY

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### 2.1 SCOPE AND DEFINITIONS

This policy applies to all District full- and part-time employees, contractors, paid or unpaid interns, and others with access to the District's network.

A covered application is:

- The social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited.
- A social media application or service specified by proclamation of the Governor under Government Code Section 620.005.

### 2.2 COVERED APPLICATIONS ON DISTRICT DEVICES

Except as expressly provided in this policy, the use or installation of covered applications is prohibited on all District Devices. The District will identify, track, and manage all District Devices to:

- a. Prohibit the installation of a covered application.

- b. Prohibit the use of a covered application.
- c. Remove a covered application from any District Device that was on the device prior to the passage of S.B. 1893.
- d. Remove an application from a District Device if the Governor issues a proclamation identifying it as a covered application.

## 2.3 ONGOING AND EMERGING TECHNOLOGY THREATS

To provide protection against ongoing and emerging technological threats to the District's sensitive information and critical infrastructure, the District will monitor and evaluate recommendations by the DPS and the DIR regarding additional social media applications or services that pose a risk.

## 2.4 USE OF PERSONAL DEVICES FOR DISTRICT BUSINESS

The use of personal cell phones, desktop computers, laptops, tablets, and other internet-capable devices for District business is not explicitly prohibited if covered applications are installed on such device; *however*, if the District has an internal network, personal devices are prohibited from connecting directly to such network by physical or Wi-Fi connection.

## 2.5 COVERED APPLICATION EXCEPTIONS

The District may permit exceptions authorizing the installation and use of a covered application on District Devices only to the extent necessary for:

- (1) Providing law enforcement; or
- (2) Developing or implementing information security measures.

If the District authorizes an exception allowing for the installation and use of a covered application on District Devices, the District will use and document measures to mitigate the risks posed to the District during the application's use.

## 3.0 POLICY COMPLIANCE

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The District will verify compliance with this policy through various methods, including, but not limited to, IT/security system reports and feedback to leadership. A person found to have violated this policy may be subject to disciplinary action, including termination of employment/contract.

## 4.0 POLICY REVIEW

---

This policy will be reviewed periodically and updated as necessary to reflect changes in State law and/or to suit the needs of the District.

---

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
CODE OF ETHICS, TRAVEL, AND PROFESSIONAL SERVICES POLICY**

(September 27, 2023)

**ARTICLE I**

**SUBJECT MATTER**

This Code of Ethics, Travel, and Professional Services Policy ("Policy") is adopted by the Board of Directors (the "Board") of Block House Municipal Utility District (the "District") under Sections 49.157 and 49.199 of the Texas Water Code and Section 2256.005 of the Texas Government Code. The subject matter of this Policy is addressed by other requirements of Texas law, including those governing public meetings, public records, audits, financial management, disqualifications of Directors, dual office holding limitations, conflicts of interest, self-dealing, and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

**ARTICLE II**

**DEFINITIONS**

2.01. Business Entity. "Business Entity" means a sole proprietorship, partnership, firm corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted.

2.02. Commission. "Commission" means the Texas Commission on Environmental Quality.

2.03. Developer. "Developer" means a developer of property in the District.

2.04. Director. "Director" means a person elected or appointed to serve on the Board.

2.05. District Official. "District Official" means a Director, Officer, or Employee.

2.06. Emolument. "Emolument" means pay or some other benefit, compensation, or thing of value received in exchange for holding an office. For example, free or discounted utility services or a fee of office for meeting attendance could constitute an emolument.

2.07. Employee. "Employee" means any person or Business Entity working for or on behalf of the District.

2.08. Investment Officer. "Investment Officer" means a person appointed by the Board to handle District investments.

2.09. Officer. "Officer" means an elected or appointed officer of the District, including an Investment Officer, who exercises responsibilities beyond those that are advisory in nature.

2.10. Professional Services Procurement Act. "Professional Services Procurement Act" means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.

2.11. Public Funds Investment Act. “Public Funds Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.

2.12. Public Funds Collateral Act. “Public Funds Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.

2.13. Substantial Interest. “Substantial Interest” has the same meaning as set forth in Chapter 171, Texas Local Government Code, as amended from time to time. Under Chapter 171, Texas Local Government Code:

A. A person has a Substantial Interest in a Business Entity if the person: (i) owns 10% or more of the voting stock or shares of a Business Entity; (ii) owns either 10% or more or \$15,000 or more of the fair market value of a Business Entity; or (iii) has received funds from the Business Entity that constitute more than 10% of the person’s gross income for the previous year.

B. A person has a Substantial Interest in real property if the person has an equitable or legal ownership interest in the property that has a fair market value of \$2,500 or more.

C. A person also has a Substantial Interest in a Business Entity or real property if he or she is related in the first degree by consanguinity (blood) or the first degree by affinity (marriage), as determined under Chapter 573, Texas Government Code, to a person who has a Substantial Interest in a Business Entity or in real property under Subsections A or B of this Section.

### **ARTICLE III**

#### **CODE OF ETHICS**

3.01. Statement of Policy; Purposes of Policy. This Policy has been adopted to establish guidelines for high ethical standards in official conduct by Directors and Officers, and to provide guidance to Directors and Officers in order to instill a high level of public confidence in their professionalism, integrity and commitment to the public interest. Further, this Policy will serve as a basis for disciplining those who refuse to abide by its terms.

3.02. Standards of Conduct.

A. All Directors and Officers must conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartiality, or devotion to the best interests of the District.

B. All District Officials must conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Officials must treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

C. No District Official may disclose any confidential information, including information gained during any executive session of the Board, without prior written authorization of the Board.

D. No District Official may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

E. All District Officials must use care when taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board or the District.

F. All Directors must consistently attend all meetings of the Board, including all regularly scheduled work sessions. If a Director fails to attend one-half of the regular meetings of the Board scheduled within a 12-month period, the Director may be removed from the Board by the unanimous vote of the other Directors.

H. The Board shall conduct a minimum two-hour ethics training per year.

3.03. Conflicts of Interest.

A. All Directors and Officers are subject to Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest.

B. The District may not transact any business with a Business Entity or involving real property in which a Director or Officer has any interest, whether direct or indirect, without prior approval of the Board, after disclosure by the interested Director or Officer and discussion at a posted Board meeting. If a Director or Officer has a Substantial Interest, the Director or Officer must also file an affidavit disclosing the nature and extent of the interest before any action is taken on the matter in accordance with Chapter 171, Texas Local Government Code.

C. A Director may not participate in discussion or action on a matter involving a Business Entity or real property in which the Director has a Substantial Interest if the Board's action will, or it is reasonably foreseeable to, have a special economic effect on the Business Entity or value of the real estate that is distinguishable from the effect on the public, unless a majority of the Board is likewise disqualified and has filed affidavits disclosing similar interests in the same matter.

D. A Director may not participate in a discussion or action on a matter involving a Business Entity or real property in a manner that will, or is reasonably foreseeable to, have a special economic effect on the Director, such as a matter involving a current or prospective District contractor or subcontractor with whom the Director does, or has done, business, without prior approval of the Board, after disclosure by the Director.

E. A Director or Officer may not act as a surety for a Business Entity that has work, business, or a contract with the District or act as a surety on any official bond required of a District Official.

F. No Director or Officer may represent, directly or indirectly, himself or any private person, Business Entity, group or interest, other than the District, before the Board, except in matters of purely public concern, when doing so without compensation or remuneration.

G. The Board may not appoint or confirm the appointment to any position, or award any contract to, a person related to a member of the Board within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) when the salary or other compensation is paid, directly or indirectly, from District funds, except as provided by Chapter 573, Texas Government Code.

H. Each District Official must file a conflict of interest disclosure statement or conflict of interest questionnaire, as applicable, when required to do so by Chapter 176, Texas Local Government Code.

I. As provided in Section 171.009, Texas Local Government Code, a Director may serve as a member of the board of directors of a private, nonprofit corporation or other non-profit entity if he or she receives no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

3.04. Disqualification of Directors. As provided in Section 49.052, Texas Water Code, a Director is disqualified from serving as a member of the Board if he or she:

A. is related within the third degree of affinity or consanguinity to a Developer, any other Director, or the manager, engineer, attorney, or other person providing professional services to the District;

B. is an employee of a Developer or any Director, manager, engineer, attorney, or other person providing professional services to the District or a Developer in connection with the District or property located in the District;

C. is a Developer;

D. is serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a Developer in connection with the District or property located in the District;

E. is a party to a contract with or along with the District, except for the purchase of public services furnished by the District to the public generally;

F. is a party to a contract with or along with a Developer relating to the District or to property within the District, other than a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of either establishing a permanent residence, establishing a commercial business within the District, or qualifying as a Director; or

G. during his or her term of office, fails to maintain the qualifications required by law to serve as a Director.

3.05. Dual Office Holding Limitations.

A. Constitutional Limitations. Except as permitted by Article XVI, Section 40 of the Texas Constitution, no Director may hold or exercise at the same time, more than one civil office of Emolument.

B. Common-Law Incompatibility. No Director may hold another public office in violation of the common-law doctrine of incompatibility that applies to holding two incompatible positions and prohibits a person from holding certain public offices at the same time because of practical conflicts of interest that might arise, including service as a director of two governmental authorities with overlapping taxing jurisdictions.

## ARTICLE IV

### TRAVEL EXPENDITURES AND FEES OF OFFICE

4.01. Fees of Office. A director may receive fees of office in an amount equal to the amount of the per diem set from time to time by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution for each day the Director actually spends performing duties as a Director. Total fees of office payable to any Director may not exceed the sum of \$7,200 per District fiscal year. This maximum will be determined based on the date the fee of office is earned and not on the date of payment. No Director may receive fees of office if the Director owes any sum of money to the District. Fees of office will be paid only for called meetings of the Board or, upon prior approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. In this section, "performing the duties of a Director" means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

4.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director on behalf of the District is subject to approval by the Board.

4.03. Verification. In order to receive fees of office and to receive reimbursement for expenses, each Director must present a verified statement of attendance to the Board indicating the date(s) spent performing the duties of a Director and a general description of the duties performed on each such date, together with all supporting receipts and invoices.

4.04. Conference and Seminar Policy. Directors may attend conferences and meetings at the District's expense only if deemed appropriate by the Board. Each Director will report to the Board on all seminars and conferences attended at the next regular meeting of the Board following the seminar or conference. This report may be oral or written, as determined by the Director. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of this Policy, each Director who attends a conference, business meeting, or seminar related to the District business may be reimbursed for travel, lodging, and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to airfare, car rental, taxi fare, and parking incurred while on official District business, will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. The cost of alcoholic beverages, hotel movies, gifts, laundry and dry cleaning, entertainment, family attending with the Director, personal telephone

calls and all other expenses that are of a personal nature or are not reasonable or necessary to District business will not be paid or reimbursed by the District.

## ARTICLE V

### PROFESSIONAL SERVICES; BONDS

5.01. Selection. Consultants and Employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their demonstrated competence and qualifications to perform the services for a fair and reasonable price, and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

5.02. Interested Parties. If required to do so by Section 2252.908, Texas Government Code, attorneys, engineers, auditors, financial advisors, or other professional consultants entering into a contract, renewal, amendment, or extension of a contract with the District will (i) complete a Certificate of Interested Parties ("Form 1295") and electronically file it with the Texas Ethics Commission (the "TEC"); and (ii) submit to the District the signed and notarized Form 1295 including the certification of filing number of the Form 1295 with the TEC, at the time the executed contract is submitted to the District. Any contract that requires a Form 1295 will not be effective until the requirements listed above are satisfied and any award of a contract by the District is expressly made contingent upon compliance with such requirements.

5.03. Bond or Insurance. In order to protect the District against loss of District funds, the District will, in accordance with Section 49.057(e), Texas Water Code, require any Employee who routinely collects, pays, or handles District funds to either (i) provide the District with a bond payable to the District in an amount determined by the Board to be sufficient to safeguard the District; or (ii) obtain and thereafter maintain a policy or policies of insurance, the coverage of which, in the Board's determination, adequately protects the interests of the District.

5.04. Review. The performance of all Employees providing professional services to the District will be regularly monitored and reviewed by the Board. An Employee's performance may be formally reviewed and evaluated by the Board at any time, upon the request of any Director.

## ARTICLE VI

### BOARD MEETING PROCEDURES

6.01. Regular Meetings. Regular meetings of the Board will be held on the fourth Wednesday of each month, beginning at 6:30 p.m., unless another date and time are approved by the Board. In order to avoid overly long Board meetings which tend to be inefficient and which also result in increased fees being paid to the District's consultants, regular Board meetings will be adjourned at 10:30 p.m. and all agenda items which have not been considered ("Pending Items") will be continued until the next Board meeting, unless a motion to continue the regular meeting beyond 10:30 p.m. is adopted by affirmative vote of a majority of the Board members.

6.02. Unfinished Business. Any Pending Items from a regular Board meeting will be continued to either (i) a special called meeting scheduled by motion adopted by affirmative vote of a majority of the Board members or (ii) the next regular meeting of the Board.

6.03 Parliamentary Procedure. In order to foster an environment of efficient, productive, and comprehensive policy consideration and decision making, Robert's Rules of Order will be utilized to govern parliamentary procedure during Board meetings.

## ARTICLE VII

### COMPLAINTS AND PROCEDURES FOR VIOLATIONS

7.01. Complaints. All complaints or allegations of violations of this Policy must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Policy alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

7.02. Initial Determination. Within five business days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Policy. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

7.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the Directors not implicated by the complaint will determine whether the complaint should be considered or rejected.

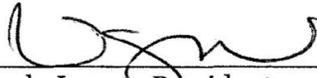
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision, or vote will be made in open meeting.

7.05. Discipline. The failure of a Director to comply with the provisions of this Policy will constitute grounds for (i) a reprimand by the other Directors, (ii) removal of the Director from one or more subcommittees of the Board, (iii) required ethics training as approved by the Board, and/or (iv) other measures as determined by the Board.

*[Signature Page Follows]*

ADOPTED this 27<sup>th</sup> day of September, 2023.

**BLOCK HOUSE MUNICIPAL UTILITY  
DISTRICT**

By:   
\_\_\_\_\_  
Ursula Logan, President  
Board of Directors

ATTEST:

  
\_\_\_\_\_  
Robert Young, Secretary  
Board of Directors