

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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AUSTIN, TEXAS 78701-2744
512-435-2300

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DENISE L. MOTAL
(512) 435-2345
dmotal@abaustin.com

MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: July 15, 2021

RE: Block House Municipal Utility District -
July 21, 2021 Special Meeting

Enclosed please find the agenda and support materials for the special meeting of the Board of Directors of Block House Municipal Utility District scheduled for **Wednesday, July 21, 2021, at 6:30 p.m. at 2600 Block House Drive South, Leander, Texas.**

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

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

Jacquelyn Smith (Crossroads Utility Services, LLC)
Lisa Torres (Crossroads Utility Services, LLC)
Andrew Hunt (Crossroads Utility Services, LLC)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)
Mark Burton (Municipal Accounts & Consulting, L.P.)*
David Gray (Gray Engineering, Inc.)*
Cheryl Allen (Public Finance Group LLC)*
Carol Polumbo (McCall, Parkhurst & Horton L.L.P.)*
Tripp Hamby (Priority Landscapes, LLC)*
Charles Kelley (Williamson County Sheriff's Dept.)*

Jay Howard (Texas Disposal Systems, Inc.)*
Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Barbara Graves (Texas Disposal Systems, Inc.)*
Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
Tom Davis (Lifeguard 4 Hire, L.L.C.)*
Sandy Martin (BHC Owners Association)*
David Johnson (Tidal Waves Swim Team)*

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

July 21, 2021

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

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a special meeting at **6:30 p.m.** on **Wednesday, July 21, 2021**, at 2600 Block House Drive South, Leander, Texas.

PLEASE NOTE: Public comments will be accepted only during designated portions of the Board meeting. Comments from the floor will not be accepted during the business portion 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.

AN ELECTRONIC AGENDA PACKET FOR THE MEETING IS AVAILABLE AT THE FOLLOWING LINK:

<https://abaustin.sharefile.com/share/view/sd538f44a2d14aa28/fo095c57-73f7-4955-ba1c-c1ea257bde61>

The following matters may be considered and acted upon at the meeting:

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

<u>AGENDA</u>		<u>ANTICIPATED ACTION</u>
GENERAL		
1.	Citizens' communications;	Informational
DISCUSSION / ACTION ITEMS		
2.	Proposal from Mahan Home and Commercial Services for replacement of roof at Apache Pool house and storage shed and supplemental items (Director McMullen);	Decision
3.	Disc golf next phase, including:	Informational
(a)	Proposal from DigDug Construction, LLC for additional posts;	Decision

(b)	Proposal from DigDug Construction, LLC for pipe gate;	Decision
(c)	Proposal from DigDug Construction, LLC for tee boxes, sign posts and basket holes;	Decision
4.	Proposed use of Proposition A bond funds;	Informational
(a)	Process and timeline of selling bonds;	Informational
(b)	Park Plan and scope of park project;	Informational
5.	Proposal from Hitchcock Design regarding creating a master plan for the future Jumano Recreation Center and bathrooms at Tonkawa Park;	Decision
6.	Review of District Subcommittees;	Informational
7.	Restrictive covenant enforcement;	Informational
8.	Review of Meeting Notes;	Informational
9.	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 (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.



Attorney for the District

(SEAL)



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

Aerial Report For 3100 Block house Drive, Leander, TX 78641



Item	Amt	Amt w/ Waste
Roof Measurement	31.7 SQUARES	37.8 SQUARES
Perimeter	297.4 LIN FT	352.1 LIN FT
Hip & Ridge	220.2 LIN FT	252.1 LIN FT
Valley	39.0 LIN FT	44.9 LIN FT
1 Ventilation Lomanco 750 Slant Back Vent (color)	4 EA	
2 Ventilation Generic Lead Pipe Jack 1.5"	2 EA	
3 Ventilation Generic Lead Pipe Jack 2"	1 EA	
4 Ventilation Generic Lead Pipe Jack 3"	1 EA	



<p>Mahan Home and Commercial Services, LLC</p> <p>Address: 1530 Sun City Boulevard, Georgetown, TX 78633</p> <p>Phone: 5128287800</p>
<p>Company Representative:</p> <p>Name: Jesse Mahan</p> <p>Phone: 5128287800</p> <p>Email: jesse@mahanhcs.com</p>
<p>Customer Info</p> <p>Job: 3100 Block house Drive, Leander, TX 78641</p> <p>Claim #: PR143843</p> <p>None, None</p> <p>3100 Block house Drive, Leander, TX, 78641</p> <p>None</p>

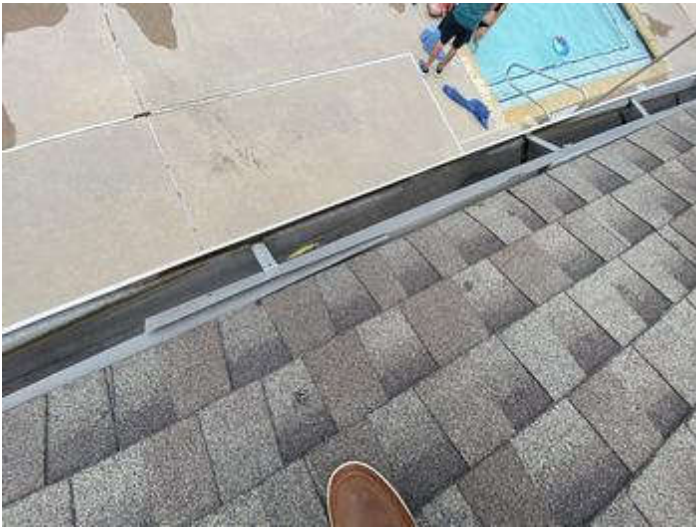
Description	Quantity	Price
ROOFING		
<p>Apache Pool House and Detached Shed-Shingles Lifetime Owens Corning Duration Tru-Def Driftwood (Line items 3-13,15-20)</p> <ul style="list-style-type: none"> * Tear Off 1 Layer of existing roofing shingles * Replace any rotten wood at plywood cost plus \$45 per sheet over and above this estimate. * Install 1 Layer of new synthetic felt underlayment. * Replace all Pipe Boots, Roof Vents and Re-flash as needed. * Install Ice/Water shield moisture barrier in all valleys. * Install Owens Corning Laminated Lifetime Shingle * Install Standard Hips & Ridge Shingles * Remove & Replace 1.5" Drip Edge Painted * Haul away debris * Full & Thorough Cleanup * Limited Lifetime Warranty on materials from manufacturer * 10 Year warranty on workmanship 	37.67 SQ	\$15,244.82
SUPPLEMENTS		
<p>Pool House-Gutters 6" Gutter</p> <p>** See 14 Photos Below **</p> <p>Gutter supplement replaces line item #14 and #21. Gutters sustained hail damage and are in need of replacement.</p>	214.40 LF	\$2,154.72
<p>Shed-Gutters 5" Gutter</p> <p>** See 6 Photos Below **</p> <p>Left off of the original scope of work</p>	44.00 LF	\$374.00
<p>Pool Tarp- Extra large 90'x71'</p> <p>** See 1 Photos Below **</p> <p>Pool tarp is essential to keep roofing debris from falling into the pool and harming swimmers and sensitive equipment to include vacuums and pumps.</p>	1.00 EA	\$1,242.50
Subtotal		\$19,016.04

Grand Total	\$19,016.04
Balance Due	\$19,016.04

Photos: Pool House-Gutters | 6" Gutter







Photos: Shed-Gutters | 5" Gutter





Photos: Pool Tarp- Extra large 90'x71'





TruDefinition®
DURATION®
 Shingles with Patented SureNail® Technology



Estate Gray†



TOTAL PROTECTION. TOTAL CONFIDENCE.®



SEAL.



DEFEND.



BREATHE.

TruDefinition® **DURATION**® Shingles with Patented SureNail® Technology

Bold contrast. Deep dimension. TruDefinition®.

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty*/** (for as long as you own your home) and a 130-MPH Wind Resistance Limited Warranty*. *TruDefinition Duration* Shingles are produced with StreakGuard™ Protection to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



Teak† ▼



The SureNail® Difference— A technological breakthrough in roofing.

The innovative features of Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

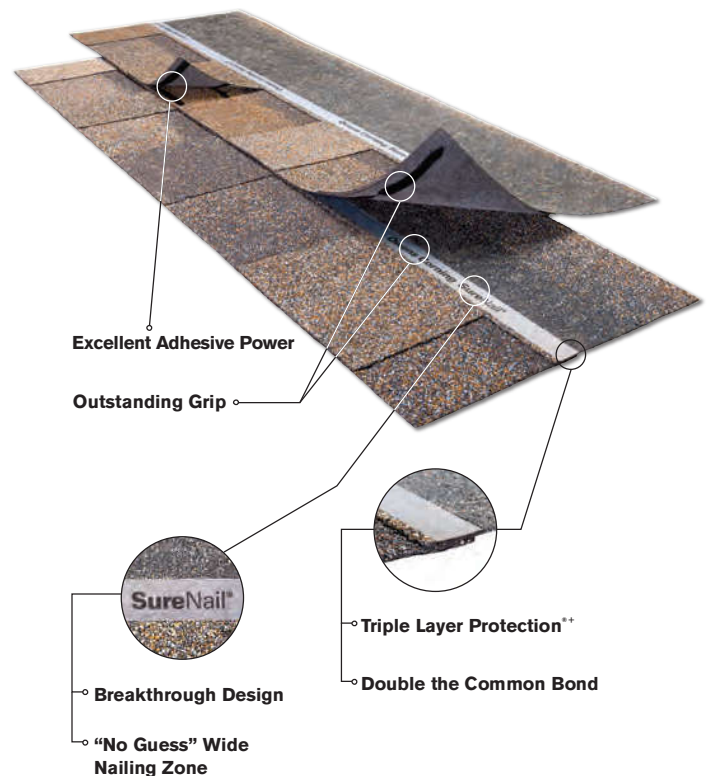
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection. A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Grip. Our enhanced Tru-Bond** sealant grips tightly to the engineered fabric nailing strip on the shingle below.

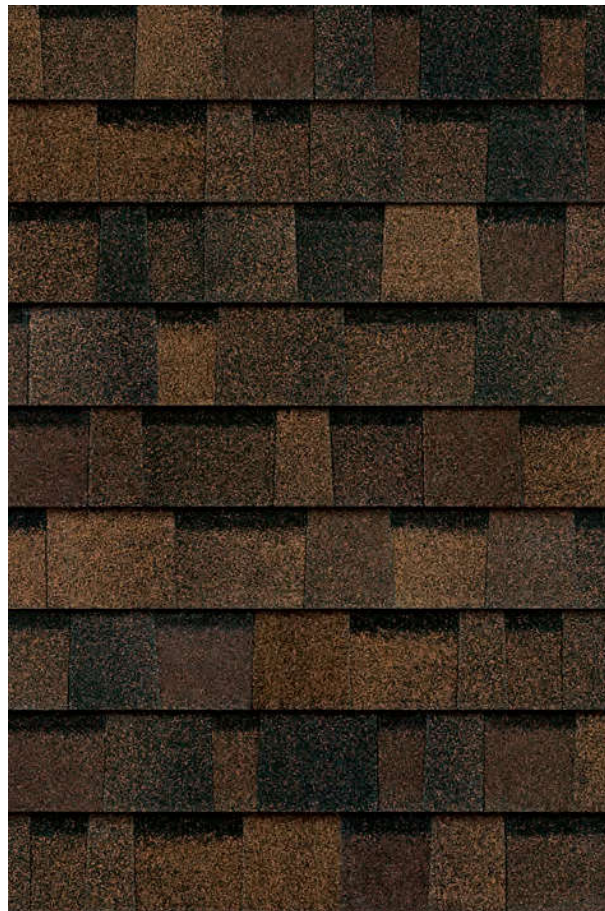
Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.





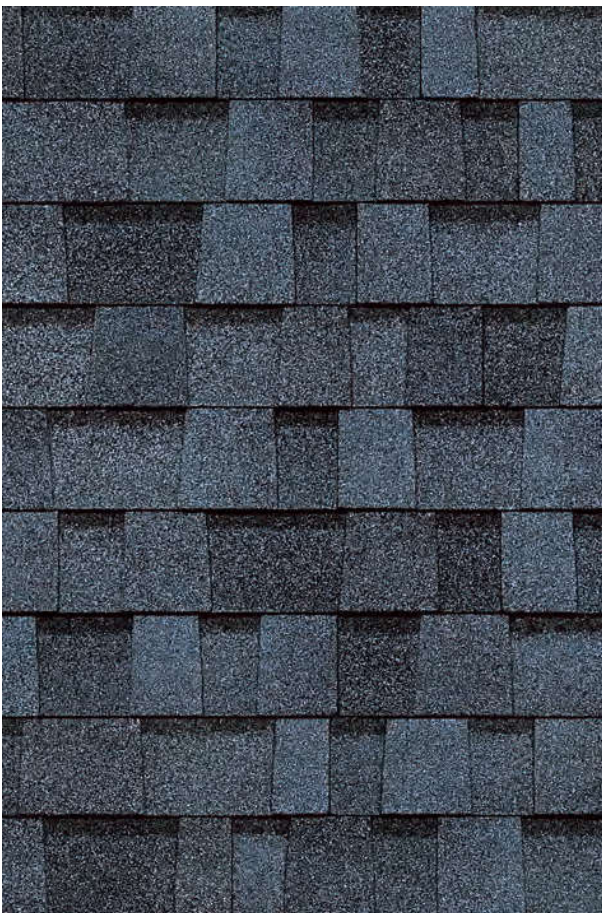
Amber†



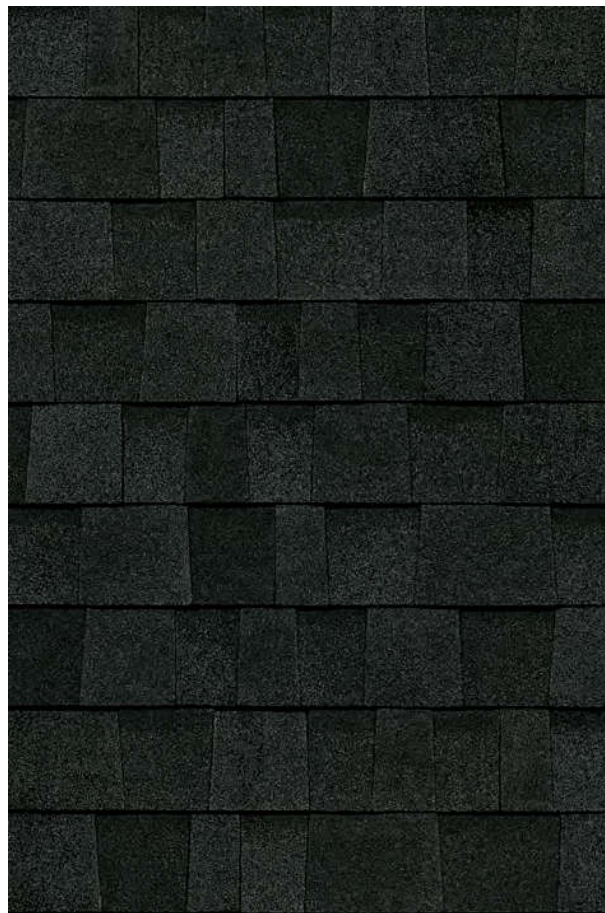
Brownwood†



Chateau Green†



Harbor Blue†



Onyx Black†

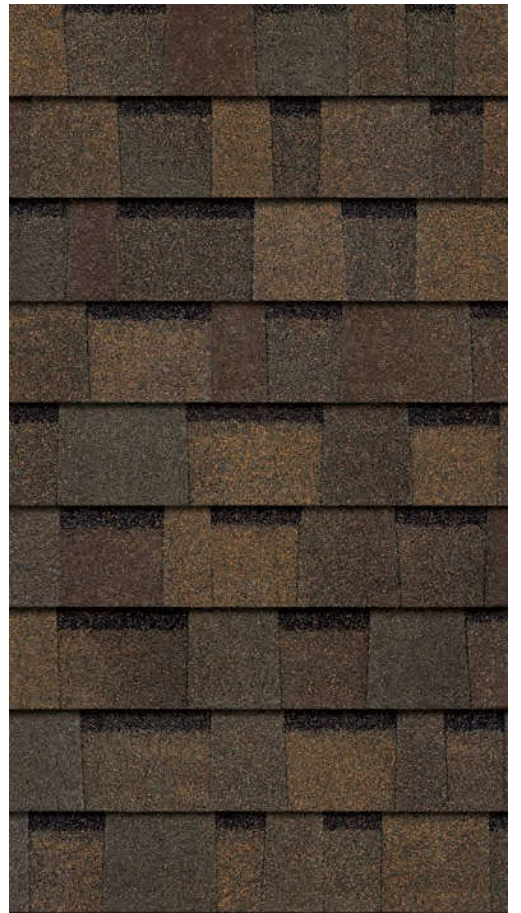


Shasta White†



Colonial Slate[†]
Not available in Service Area 11. (See map)

Desert Tan[†]

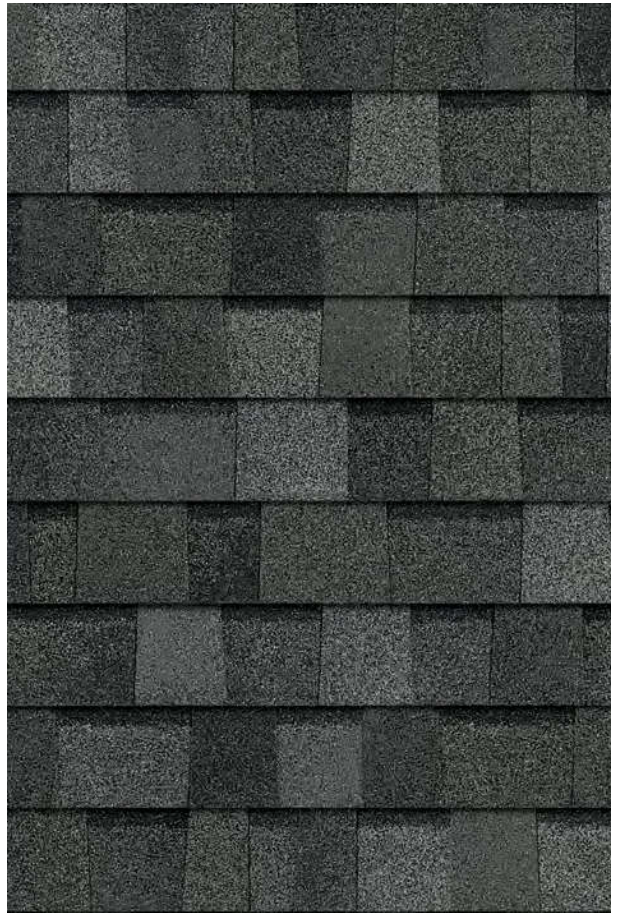


Sierra Gray[†]

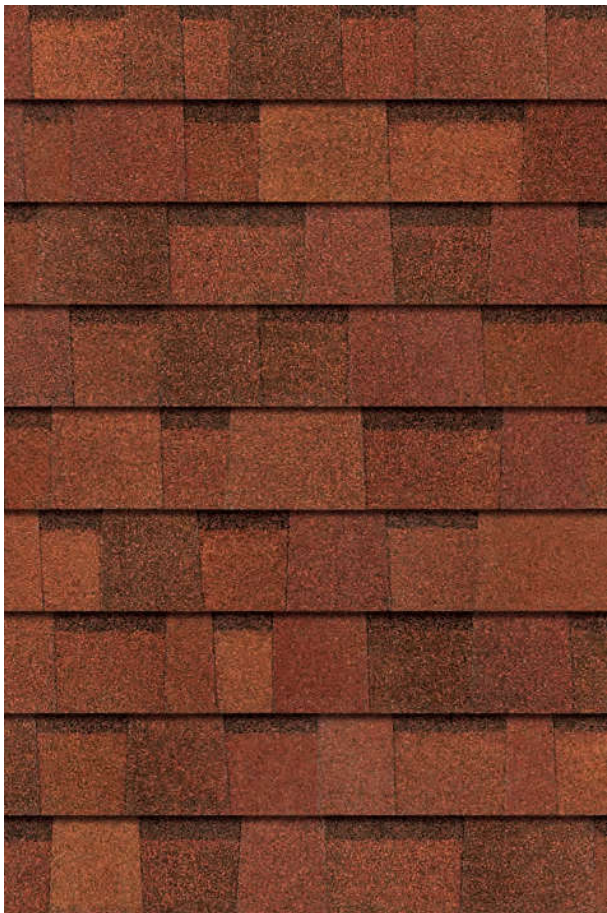
Teak[†]



Driftwood†

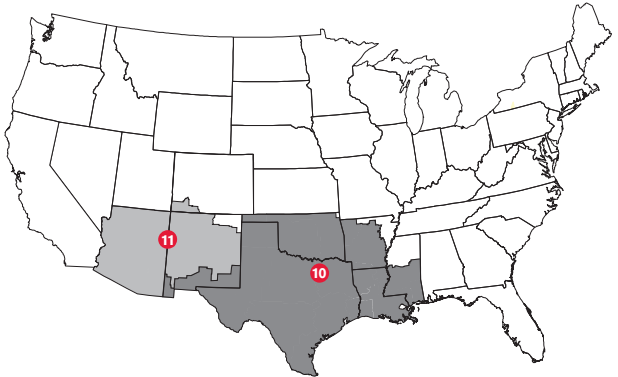


Estate Gray†



Terra Cotta†

Color Availability Map



ENERGY STAR® IS FOR ROOFS TOO



Similar to the energy-efficient appliances in your home, roofing products can help provide energy-saving qualities. Owens Corning® ENERGY STAR® qualified shingles can help reduce your heating and cooling bills when installed properly. These shingles reflect solar energy, helping to decrease the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

Limited Lifetime** (for as long as you own your home)

Wind Resistance Limited Warranty*

130 MPH

Algae Resistance Limited Warranty*

10 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



Algae Resistance available in areas shown in white.

TruDefinition® Duration® Shingles Product Specifications

Size	13 1/4" x 39 5/8"
Application Exposure	5 5/8"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228
ASTM D3018 (Type 1)
ASTM D3161 (Class F Wind Resistance)
ASTM D3462
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
CSA A123.5++
ICC-ES AC438#
PRI ER 1378E01
Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

* See actual warranty for complete details, limitations and requirements.

** 2018 Roofing Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

+ The amount of Triple Layer Protection® may vary on a shingle-to-shingle basis.

++ Only on product sold in Canada.

‡ Tru-Bond is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

40-Year Limited Warranty on commercial projects.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

Owens Corning Roofing Platinum and Preferred Contractors are independent contractors and are not affiliates of Owens Corning Roofing and Asphalt, LLC or its affiliated companies.

For patent information, please visit www.owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

SureNail® Technology is available only on Owens Corning® Duration® Series Shingles.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

Shingles are algae resistant to help control the growth of algae and discoloration.



HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task — especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products — Owens Corning has been a recognized leader in the building industry for over 75 years. In fact, we're America's most trusted roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job — an Owens Corning Roofing Preferred Contractor.

Together we can make this a positive experience — an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

Protected. Proud. Home.





Total Protection Roofing System^{® ^}

TOTAL PROTECTION SIMPLIFIED™



Owens Corning® Total Protection Roofing System® ^ integrates engineered Owens Corning® components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**

SEAL.

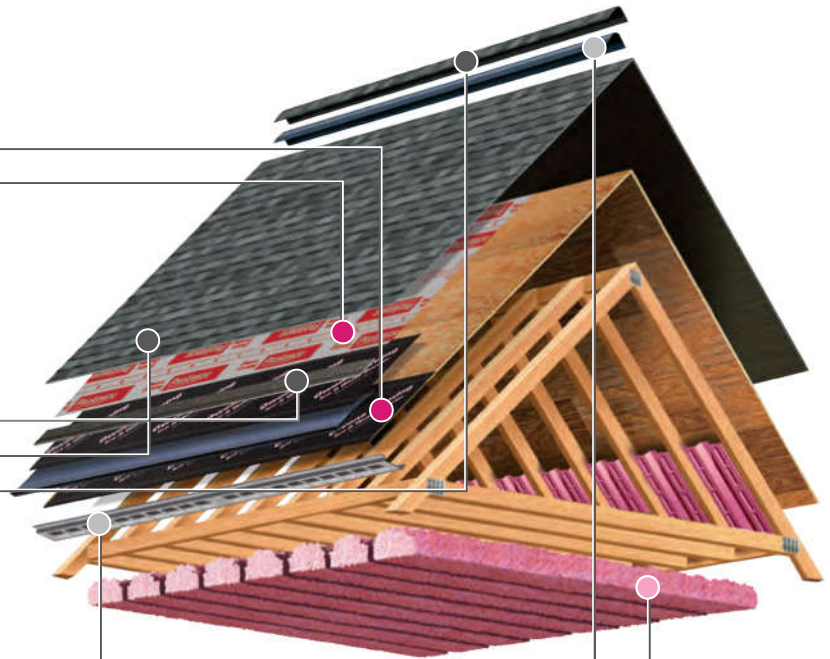
SELF-ADHERED ICE & WATER BARRIER
SYNTHETIC UNDERLAYMENT

DEFEND.

STARTER SHINGLES
LAMINATE SHINGLES
HIP & RIDGE SHINGLES

BREATHE.

INTAKE VENTS
EXHAUST VENTS



+ COMFORT.

PINK® FIBERGLAS™
BLOWN-IN
ATTIC INSULATION



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK®
www.owenscorning.com/roofing

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All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
© 2019 Owens Corning. All Rights Reserved.

(Irving East, Irving West)





CONSTRUCTION PROPOSAL

DigDug Construction, LLC
 P.O. Box 92583
 Austin, TX 78709
 P: 512.382.0008

SUBMITTED TO: Crossroads Utility Services, LLC

PHONE: 512.246.5902

DATE : 7.8.21

ATTENTION: Lisa Torres
 PROJECT NAME: Jumano Park - Disk Golf
 JOB ADDRESS: 1301 Black Kettle Dr
 CITY,STATE,ZIP: Cedar Park, 78641

CUSTOMER: Crossroads Utility Services, LLC
 ADDRESS: 2601 Forest Creek Dr
 CITY,STATE,ZIP: Round Rock, Texas 78665
 EMAIL: Itorres@crossroadsus.com

All items bid include labor, equipment, and materials in the scope of work, unless otherwise noted.

Description	Quantity	UOM	Unit Price	Price
Sign Posts: Provide and install 2 3/8" Galvanized posts (8' High). Instal signs provided by others.	30	EA	\$ 260.00	\$ 7,800.00
Exclusions: Permits, testing, barricades, traffic control, erosion control, landscaping, haul-off spoils				

****PLUS APPLICABLE SALES TAX****

Total: \$ 7,800.00

TERMS AND CONDITIONS:

Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All permits and fees are excluded unless otherwise noted. Contractor is not responsible for utility lines less than 12" deep or guarantee positive Drainage in Area's with less than 2% grade. The Contractor is to carry Workers' Compensation, General Liability and Property Damage Insurance upon the labor furnished in this Contract. An additional charge will be added to this estimate for waiver of subrogation and additional insured. Your signed acceptance constitutes a contract between you and DigDug Construction, LLC. All sums payable under this contract shall be paid to DigDug Construction, LLC. Applicant agrees to pay reasonable attorney fees, all court costs and any other expenses incurred by DigDug Construction, LLC in the collection of any sums due under this contract. DigDug Construction, LLC agrees to submit an invoice, showing the portion of the Project Price due against the Project, upon completion of each milestone. Unless otherwise noted all Invoices are payable within (30) days of receipt. Due to fluctuating Concrete prices, prices quoted above shall remain in effect for no more than thirty days from Proposal date. This proposal must be endorsed and returned by an authorized company official, owner or owner's agent seeking the above scope of work within the aforementioned thirty day period in order to hold these unit prices firm for no longer than one year from Proposal date.

**Scott Hawkins - Estimator / Project Manager 512.635.2168
 Shawkins@digdugconstruction.com**

Print Name: _____

Date: _____

Signature: _____

Title: _____

Our Services Include:

- Concrete Repairs • Hardscaping • Dirt Work • ADA Compliance • Lot Clearing
 Grading • Rock Walls • Pond Matinance • Pond Construction • Concrete Slabs • Foundations



CONSTRUCTION PROPOSAL

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SUBMITTED TO: Crossroads Utility Services, LLC

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DATE : 7.1.21

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 CITY,STATE,ZIP: Cedar Park, 78641

CUSTOMER: Crossroads Utility Services, LLC
 ADDRESS: 2601 Forest Creek Dr
 CITY,STATE,ZIP: Round Rock, Texas 78665
 EMAIL: ltorres@crossroadsus.com

All items bid include labor, equipment, and materials in the scope of work, unless otherwise noted.

Description	Quantity	UOM	Unit Price	Price
Pipe Gate: Provide and install a pipe gate, per the specs of the one at entrance to the park. Price includes Fabrication, insatllation, and painting black. Any signage, reflective strips,and locks are NOT included.	1	EA	\$ 7,500.00	\$ 7,500.00
Exclusions: Permits, testing, barricades, traffic control, erosion control, landscaping, haul-off spoils				

****PLUS APPLICABLE SALES TAX****

Total: \$ 7,500.00

TERMS AND CONDITIONS:

Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All permits and fees are excluded unless otherwise noted. Contractor is not responsible for utility lines less than 12" deep or guarantee positive Drainage in Area's with less than 2% grade. The Contractor is to carry Workers' Compensation, General Liability and Property Damage Insurance upon the labor furnished in this Contract. An additional charge will be added to this estimate for waiver of subrogation and additional insured. Your signed acceptance constitutes a contract between you and DigDug Construction, LLC. All sums payable under this contract shall be paid to DigDug Construction, LLC. Applicant agrees to pay reasonable attorney fees, all court costs and any other expenses incurred by DigDug Construction, LLC in the collection of any sums due under this contract. DigDug Construction, LLC agrees to submit an invoice, showing the portion of the Project Price due against the Project, upon completion of each milestone. Unless otherwise noted all Invoices are payable within (30) days of receipt. Due to fluctuating Concrete prices, prices quoted above shall remain in effect for no more than thirty days from Proposal date. This proposal must be endorsed and returned by an authorized company official, owner or owner's agent seeking the above scope of work within the aforementioned thirty day period in order to hold these unit prices firm for no longer than one year from Proposal date.

**Scott Hawkins - Estimator / Project Manager 512.635.2168
 shawkins@digdugconstruction.com**

Print Name: _____

Date: _____

Signature: _____

Title: _____

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- Concrete Repairs • Hardscaping • Dirt Work • ADA Compliance • Lot Clearing
- Grading • Rock Walls • Pond Matinance • Pond Construction • Concrete Slabs • Foundations



CONSTRUCTION PROPOSAL

DigDug Construction, LLC
 P.O. Box 92583
 Austin, TX 78709
 P: 512.382.0008

SUBMITTED TO: Crossroads Utility Services, LLC

PHONE: 512.246.5902

DATE : 6.29.21

ATTENTION: Lisa Torres
 PROJECT NAME: Jumano Park - Disk Golf
 JOB ADDRESS: 1301 Black Kettle Dr
 CITY,STATE,ZIP: Cedar Park, 78641

CUSTOMER: Crossroads Utility Services, LLC
 ADDRESS: 2601 Forest Creek Dr
 CITY,STATE,ZIP: Round Rock, Texas 78665
 EMAIL: Itorres@crossroadsus.com

All items bid include labor, equipment, and materials in the scope of work, unless otherwise noted.

Description	Quantity	UOM	Unit Price	Price
Concrete Tee Boxes: Excavate to proper depth. Form up and install #4 rebar at 18" OC. Pour 6" of 3500PSI concrete with a heavy broom finish. Wreck forms. Approx 10' x 5' Spoils to be spread onsite.	9	EA	\$ 1,110.00	\$ 9,990.00
Sign Posts: Provide and install 2 3/8" Galvanized posts (10' High). Posts only.	16	EA	\$ 295.00	\$ 4,720.00
Basket Holes: Dig 8" x24" holes. Holes only.	9	EA	\$ 100.00	\$ 900.00
Exclusions: Permits, testing, barricades, traffic control, erosion control, landscaping, haul-off spoils				

****PLUS APPLICABLE SALES TAX****

Total: \$ 15,610.00

TERMS AND CONDITIONS:

Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All permits and fees are excluded unless otherwise noted. Contractor is not responsible for utility lines less than 12" deep or guarantee positive Drainage in Area's with less than 2% grade. The Contractor is to carry Workers' Compensation, General Liability and Property Damage Insurance upon the labor furnished in this Contract. An additional charge will be added to this estimate for waiver of subrogation and additional insured. Your signed acceptance constitutes a contract between you and DigDug Construction, LLC. All sums payable under this contract shall be paid to DigDug Construction, LLC. Applicant agrees to pay reasonable attorney fees, all court costs and any other expenses incurred by DigDug Construction, LLC in the collection of any sums due under this contract. DigDug Construction, LLC agrees to submit an invoice, showing the portion of the Project Price due against the Project, upon completion of each milestone. Unless otherwise noted all Invoices are payable within (30) days of receipt. Due to fluctuating Concrete prices, prices quoted above shall remain in effect for no more than thirty days from Proposal date. This proposal must be endorsed and returned by an authorized company official, owner or owner's agent seeking the above scope of work within the aforementioned thirty day period in order to hold these unit prices firm for no longer than one year from Proposal date.

**Scott Hawkins - Estimator / Project Manager 512.635.2168
 Shawkins@digdugconstruction.com**

Print Name: _____

Date: _____

Signature: _____

Title: _____

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- Concrete Repairs • Hardscaping • Dirt Work • ADA Compliance • Lot Clearing
 Grading • Rock Walls • Pond Matinance • Pond Construction • Concrete Slabs • Foundations

**Block House Municipal Utility District
Unlimited Tax Park Bonds, Series 2022
SUMMARY OF COSTS**

	Total Estimated Costs	100% Reimbursement
<u>Construction Costs</u>		
Park and Recreational Improvements	\$ 2,724,600	\$ 2,724,600
Total Construction Costs	\$ 2,724,600	\$ 2,724,600
<u>Non Construction Costs</u>		
A. Legal Fees (3.00%)		\$ 94,500
B. Financial Advisor Fee (2.0%)		63,000
C. Capitalized Interest (1 yr @ 2.75%)		86,625
D. Bond Discount (3%)		94,500
E. Cost of Issuance		28,500 ^(a)
F. Attorney General Review Fee (0.10%)		3,150
G. TCEQ Review Fee (0.25%)		7,875
G. Bond Application Report (1.50%)		47,250
Total Non-Construction Costs		\$ 425,400
TOTAL BOND ISSUE REQUIREMENT		\$ 3,150,000
 (a) The cost of issuance includes the following costs:		
		<u>Estimated</u>
Publication of Notice of Sale		\$ 500
TCEQ Filing Fee		500
Disclosure Counsel		8,500
IRS Form 8038 Filing Fee		250
Bond Preparation Fee		500
Courier Deliveries, Faxes, Copies, Postage		250
Printing & Shipping of OS		1,500
Moody's Rating Fee		13,500
Miscellaneous		3,000
		\$ 28,500

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

No Growth

\$ 3,150,000 Unlimited Tax Park Bonds, Series 2022

prepared by Public Finance Group

Year	Projected Assessed Valuation	Tax Rate Per \$100 A.Y.	Tax Collections @ 99%	Investment Income @ 1.00%	Total Available for Debt	Total Outstanding Debt	Projected Series 2022 @ 2.75%	Projected Total Debt	Cumulative Debt Fund Balance	Percentage of Subsequent Year's Debt
2020	489,614,302 (a)	0.2925								
2021	\$ 546,205,272 (b)	\$ 0.2925	1,417,801	\$ 6,786	\$ 2,103,219	\$ 1,433,750	\$ -	\$ 1,433,750	\$ 678,632 (c)	49.38%
2022	546,205,272	0.2730	1,581,674	7,561	2,345,329	1,437,450	93,632	1,531,082	756,094 (d)	52.99%
2023	546,205,272	0.2730	1,476,229	-	2,290,475	1,446,075	90,651	1,536,726	814,247	49.01%
2024	546,205,272	0.2730	1,476,229	-	2,229,978	1,392,475	145,388	1,537,863	753,749	44.94%
2025	546,205,272	0.2730	1,476,229	-	2,168,345	1,406,375	133,760	1,540,135	692,116	40.74%
2026	546,205,272	0.2730	1,476,229	-	2,104,438	1,439,475	102,454	1,541,929	562,509	35.57%
2027	546,205,272	0.2730	1,476,229	-	2,038,738	1,494,300	86,939	1,581,239	457,500	29.64%
2028	546,205,272	0.2730	1,476,229	-	1,933,729	-	1,543,455	1,543,455	390,274	25.21%
2029	546,205,272	0.2730	1,476,229	-	1,866,503	-	1,548,065	1,548,065	318,438	
			\$ 13,333,077	\$ 14,347		\$ 10,049,900	\$ 3,744,344	\$ 13,794,244		

(a) Certified Assessed Valuation as of January 1, 2020, as provided by the Williamson Central Appraisal District ("WCAD").

(b) Preliminary Assessed Valuation as of January 1, 2021, as provided by WCAD.

(c) Audited Debt Service Fund Balance as of September 30, 2020.

(d) Includes capitalized interest (1 yr @ 2.75%) included in the Series 2022 bond proceeds.

\$ 678,632

\$ 86,625

Block House Municipal Utility District
Projected Debt Service Schedule: Annual Interest
Dated Date: January 26, 2022

\$3,150,000

Unlimited Tax Park Bonds, Series 2022

<u>Year</u>	<u>Projected Principal 1-Apr</u>	<u>Projected Interest Rate</u>	<u>Projected Annual Interest</u>	<u>Projected Total Annual Debt Service</u>
2022	\$ 35,000	2.75%	\$ 58,632	\$ 93,632
2023	5,000	2.75%	85,651	90,651
2024	60,000	2.75%	85,388	145,388
2025	50,000	2.75%	83,760	133,760
2026	20,000	2.75%	82,454	102,454
2027	5,000	2.75%	81,939	86,939
2028	1,465,000	2.75%	78,455	1,543,455
2029	1,510,000	2.75%	38,065	1,548,065
	\$ 3,150,000		\$ 594,344	\$ 3,744,344

Block House Municipal Utility District

PROJECTION OF INCOME AND EXPENSE - GENERAL FUND

	Audited	Audited	Projected	Budget	Estimated ^(a)				
	9/30/2019	9/30/2020	9/30/2021	2021/2022	9/30/2023	9/30/2024	9/30/2025	9/30/2026	9/30/2027
Revenues									
Property Taxes	\$ 2,301,905	\$ 2,560,689	\$ 1,625,582	\$ 1,625,582	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888
Water Service	670,852	760,601	700,000	700,000	721,000	742,630	764,909	787,856	811,492
Wastewater Service	418,583	434,103	435,000	435,000	448,050	461,492	475,336	489,596	504,284
Park Fee	260,069	258,297	260,000	260,000	267,800	275,834	284,109	292,632	301,411
Basic Services	1,111,494	1,117,835	1,145,000	1,145,000	1,179,350	1,214,731	1,251,172	1,288,708	1,327,369
Penalties and Interest	44,531	28,913	34,500	34,500	35,535	36,601	37,699	38,830	39,995
Tap Connection and Inspection Fees	1,920	2,312	1,500	1,500	1,545	1,591	1,639	1,688	1,739
Investment Revenues	100,441	72,522	713,241	713,241	734,638	756,677	779,378	802,759	826,842
Other	52,996	33,539	66,260	66,260	68,248	70,295	72,404	74,576	76,814
Total Revenues	\$ 4,962,791	\$ 5,268,811	\$ 4,981,083	\$ 4,981,083	\$ 4,961,054	\$ 5,064,739	\$ 5,171,535	\$ 5,281,534	\$ 5,394,834
Expenditures									
Purchased Water Service	\$ 581,178	\$ 657,851	\$ 620,000	\$ 620,000	\$ 638,600	\$ 657,758	\$ 677,491	\$ 697,815	\$ 718,750
Purchased Wastewater Service	302,512	302,512	310,000	310,000	319,300	328,879	338,745	348,908	359,375
Legal fees	168,898	174,142	182,000	182,000	187,460	193,084	198,876	204,843	210,988
Engineering fees	38,535	45,171	30,000	30,000	30,900	31,827	32,782	33,765	34,778
Audit fees	17,000	17,000	18,000	18,000	18,540	19,096	19,669	20,259	20,867
Accounting fees	42,025	46,638	52,000	52,000	53,560	55,167	56,822	58,526	60,282
General Manager	142,170	118,886	162,000	162,000	166,860	171,866	177,022	182,332	187,802
Operations and Billing	271,926	286,980	300,375	300,375	309,386	318,668	328,228	338,075	348,217
Financial Advisor fees	-	5,330	5,500	5,500	5,665	5,835	6,010	6,190	6,376
Tax appraisal/collection fees	22,744	23,845	30,000	30,000	30,900	31,827	32,782	33,765	34,778
Insurance	20,776	20,521	25,000	25,000	25,750	26,523	27,318	28,138	28,982
Legal notices	2,237	504	1,800	1,800	1,854	1,910	1,967	2,026	2,087
Director Fees (including Reimbursement)	33,297	33,159	42,500	42,500	43,775	45,088	46,441	47,834	49,269
Payroll Taxes	9,705	2,444	10,000	10,000	10,300	10,609	10,927	11,255	11,593
Election Costs	4,148	8,933	7,500	7,500	7,725	7,957	8,195	8,441	8,695
Office Supplies and Postage	30,900	43,290	48,000	48,000	49,440	50,923	52,451	54,024	55,645
Utilities	45,446	42,636	90,000	90,000	92,700	95,481	98,345	101,296	104,335
Repairs and Maintenance	130,428	230,978	737,000	737,000	759,110	781,883	805,340	829,500	854,385
Solid Waste Disposal	571,023	591,815	610,000	610,000	628,300	647,149	666,563	686,560	707,157
Security	143,258	139,672	135,000	135,000	139,050	143,222	147,518	151,944	156,502
Parks and Recreation	966,558	851,587	837,000	837,000	862,110	887,973	914,612	942,051	970,312
Firefighting	622,932	672,910	692,941	692,941	713,729	735,141	757,195	779,911	803,309
Capital Outlay	55,138	147,205	-	-	-	-	-	-	-
Other	93,646	76,965	93,300	93,300	96,099	98,982	101,951	105,010	108,160
Total Expenditures	\$ 4,316,480	\$ 4,540,974	\$ 5,039,916	\$ 5,039,916	\$ 5,191,113	\$ 5,346,847	\$ 5,507,252	\$ 5,672,470	\$ 5,842,644
Net Revenues	\$ 646,311	\$ 727,837	\$ (58,833)	\$ (58,833)	\$ (230,059)	\$ (282,107)	\$ (335,717)	\$ (390,936)	\$ (447,810)
General Fund Balance, Beginning of Year	\$ 3,860,022	\$ 4,506,333	\$ 5,234,170	\$ 5,175,337	\$ 5,116,504	\$ 4,886,445	\$ 4,604,337	\$ 4,268,620	\$ 3,877,685
Developer Advance									
General Fund Balance, End of Year	\$ 4,506,333	\$ 5,234,170	\$ 5,175,337	\$ 5,116,504	\$ 4,886,445	\$ 4,604,337	\$ 4,268,620	\$ 3,877,685	\$ 3,429,874
Projected Assessed Valuation ^(b)	\$ 492,843,293	\$ 489,568,549	\$ 546,205,272	\$ 546,205,272	\$ 546,205,272	\$ 546,205,272	\$ 546,205,272	\$ 546,205,272	\$ 546,205,272
Estimated M & O Tax Revenues ^(c)	\$ 1,874,081	\$ 1,559,677	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888	\$ 1,504,888
PROJECTED TOTAL TAX RATE -									
Maintenance & Operation	\$ 0.3841	\$ 0.3218	\$ 0.2783	\$ 0.2783	\$ 0.2783	\$ 0.2783	\$ 0.2783	\$ 0.2783	\$ 0.2783
Fire Tax	0.1369	0.1457	0.1457	0.1457	0.1457	0.1457	0.1457	0.1457	0.1457
Debt Service	0.2875	0.2925	0.2565	0.2565	0.2565	0.2565	0.2565	0.2565	0.2565
Total Projected Tax Rate	\$ 0.8085	\$ 0.7600	\$ 0.6805	\$ 0.6805	\$ 0.6805	\$ 0.6805	\$ 0.6805	\$ 0.6805	\$ 0.6805

(a) Based on 3% annual increase in expenses.

(b) Based upon growth as provided by the developer (build out of existing 828 lots).

(c) Based upon calculated maintenance & operation tax rate and a 99% tax collection rate.

Block House Municipal Utility District
Aggregate Debt Service Schedule - Semi-Annual Interest

Series 2022 Bonds									
Year	Outstanding Debt	Principal (Due 4/1)	Interest Rate	Projected Interest		Annual Interest	Principal & Interest	Total Outstanding Debt	
				(Due 4/1)	(Due 10/1)				
2021	1,433,750	-		-	-	-	-	1,433,750	
2022	1,437,450	35,000	2.75%	15,400	43,232	58,632	93,632	1,531,082	
2023	1,446,075	5,000	2.75%	42,831	42,820	85,651	90,651	1,536,726	
2024	1,392,475	60,000	2.75%	42,763	42,625	85,388	145,388	1,537,863	
2025	1,406,375	50,000	2.75%	41,938	41,823	83,760	133,760	1,540,135	
2026	1,439,475	20,000	2.75%	41,250	41,204	82,454	102,454	1,541,929	
2027	1,494,300	5,000	2.75%	40,975	40,964	81,939	86,939	1,581,239	
2028	-	1,465,000	2.75%	40,906	37,549	78,455	1,543,455	1,543,455	
2029	-	1,510,000	2.75%	20,763	17,302	38,065	1,548,065	1,548,065	
	\$ 10,049,900	\$ 3,150,000		\$ 286,825	\$ 307,519	\$ 594,344	\$ 3,744,344	\$ 13,794,244	



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPE 2946

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

**PARK MASTER PLAN
NO. 1**

**Adopted by Block House Municipal Utility District
on July 22, 2020**

Prepared for:

Block House Municipal Utility District
c/o Armbrust & Brown, P.L.L.C.
100 Congress Ave Suite 1300
Austin, Texas 78701

Prepared by:

Gray Engineering, Inc.
8834 N. Capital of Texas Highway, Suite 140
Austin, Texas 78759
TBPE Firm # 2946

July 2020



BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

PARK MASTER PLAN NO. 1

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INTRODUCTION

This Park Master Plan (Plan) identifies park and recreation improvements that consist of a variety of facilities and equipment to facilitate the recreation needs of the Block House Municipal Utility District community. The District is not obligated to acquire, purchase or construct the improvements as defined in this report. The acquisition, purchase or construction of any *park facilities* by the District is contingent upon: 1) the approval by the Board of Directors of the District, and 2) sufficient assessed value existing within the District to support bonds covering the cost of such park facilities.

Any bonds issued for *park facilities* will be limited, in any event to a) the estimated cost of the park facilities, as set forth in this Plan; or b) one percent (1%) of the assessed value within the District at the time of issuance of such bonds, whichever is less.

This Park Master Plan does not create an obligation on the part of the District to construct or acquire any *park facilities*, nor does it constitute a contract with the voters of, or residents and property owners in the District. This Plan reflects estimated costs as well as proposed locations and project descriptions which are subject to change based on future economics, market and other conditions and, as a result, this Plan is subject to amendment as necessary to reflect the changing conditions of the District.

PARKS & TRAILS IMPROVEMENTS

Parks & Trails Improvements covers several enhancements to the parks and trails in the community. Descriptions of the projects are included below.

Preliminary Project Descriptions:

1. Tonkawa Park Restroom Facility: Construct a restroom facility in Tonkawa Park. This would be a new community feature.
2. Jumano Park Community Building Renovation:
 - a. Either significantly enhance or rebuild the community building to provide a better space for meetings and events. This would be an enhancement to a current feature.
 - b. Jumano Access Road: Widen and enhance the access road, including bridge, from Block House Dr. to the Jumano Community building. This would be an enhancement to a current feature.
3. Trail Improvements:
 - a. Linking Parks via Trail Enhancements: Upgrade/Add trails throughout the neighborhood to connect the parks where possible, enabling residents to use trails to get to any neighborhood facility. This is largely a new feature, though some paths do exist between some facilities.
 - b. Signage/Waypoints/Trail Markers: Add signage throughout the trail system to enhance the usability and experience of trails. This would be a new feature.
 - c. Low Water Crossings: Enable access to both sides of the creek and continue trail connections. Some areas have been identified but a full list would need to be created. This is an enhancement to a current feature.

4. Dog Park Facility: Identify location and construct a fenced dog park for resident use. This would be a new community feature.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
PARKS & TRAILS IMPROVEMENTS
SUMMARY OF COSTS**

Construction Costs		Amount
1.	Tonkawa Park Restroom Facility	\$230,000
2.	Jumano Park Community Building Renovation	\$850,000
3.	Trail Improvements	
	3a. Linking Parks	\$626,000
	3b. Signage/Waypoints/Trail Markers	\$80,000
	3c. Jumano Access Road	\$100,000
	3d. Low Water Crossings	\$50,000
4.	Dog Park Improvements	\$80,000
	Engineering Fees, Permits, etc.	\$241,919
	Contingencies	\$315,606
Construction Cost Total		\$2,573,525

*Fees and Contingencies based on proportional estimate from Engineer

Non-Construction Costs		Amount
	Legal Fees (2.5%)	\$78,750
	Financial Advisor Fee (2.5%)	\$78,750
	Bond Discount (3%)	\$94,500
	Capitalized Interest (2 years @ 4%)	\$252,000
	Cost of Issuance	\$14,200
	TCEQ Review Fee (.25%)	\$7,875
	Attorney General's Review Fee (0.1%)	\$3,150
	Bond Application Report (1.5%)	\$47,250
Non-Construction Cost Total		\$576,475
Parks & Trails Improvements Total Cost		\$3,150,000

FENCE REPLACEMENT & RIGHT-OF-WAY/LANDSCAPING IMPROVEMENTS

Fence Replacement & Right-of-Way/Landscaping Improvements covers a replacement of the approximately 6 miles of wooden fence on both sides of the roughly oval loop formed by Block House Dr. and Creek Run. This would also include the portion of Block House Dr. that extends past Creek Run towards the HEB Center. This may also include fencing off Jumano Park along 183-A as a cost sharing project with CTRMA. Right-of-way improvements would also include landscaping and irrigation associated with new fence work.

The existing wood fence would be removed and a new, stronger fence would be added in its place to save on the cost of repairs and replacements to sections of the fence, including aesthetic upkeep such as cleaning and painting. The new fence would not require painting and would require far less in terms of regular maintenance than the current wooden fence. The proposed fence will be a split-faced wall with flagstone columns.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
 FENCE REPLACEMENT & RIGHT-OF-WAY/LANDSCAPING IMPROVEMENTS
 SUMMARY OF COSTS**

Fence Replacement & ROW Improvements Construction Costs		Amount
1.	Fence Around Perimeter	\$2,905,112
	Engineering Fees, Permits, etc.	\$348,614
	Contingencies	\$435,767
Construction Cost Total		\$3,689,493

*Fees and Contingencies based on proportional estimate from Engineer

Non-Construction Costs		Amount
	Legal Fees (2.5%)	\$113,000
	Financial Advisor Fee (2.5%)	\$113,000
	Bond Discount (3%)	\$135,600
	Capitalized Interest (2 years @ 4%)	\$361,600
	Cost of Issuance	\$23,687
	TCEQ Review Fee (.25%)	\$11,300
	Attorney General's Review Fee (0.1%)	\$4,520
	Bond Application Report (1.5%)	\$67,800
Non-Construction Cost Total		\$830,507
Fence Replacement & ROW Improvements Total Cost		\$4,520,000

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT PARKS MAP

FLOYD & TRACY CANTWELL
63.81 AC.
VOL. 1671, PG. 377

GPA PARTNERSHIP
13.41 AC.
DOC. NO. 9048122

GPA PARTNERS & DIMIGOS FAMILY TRUST
24.34 AC.
DOC. NO. 19997178

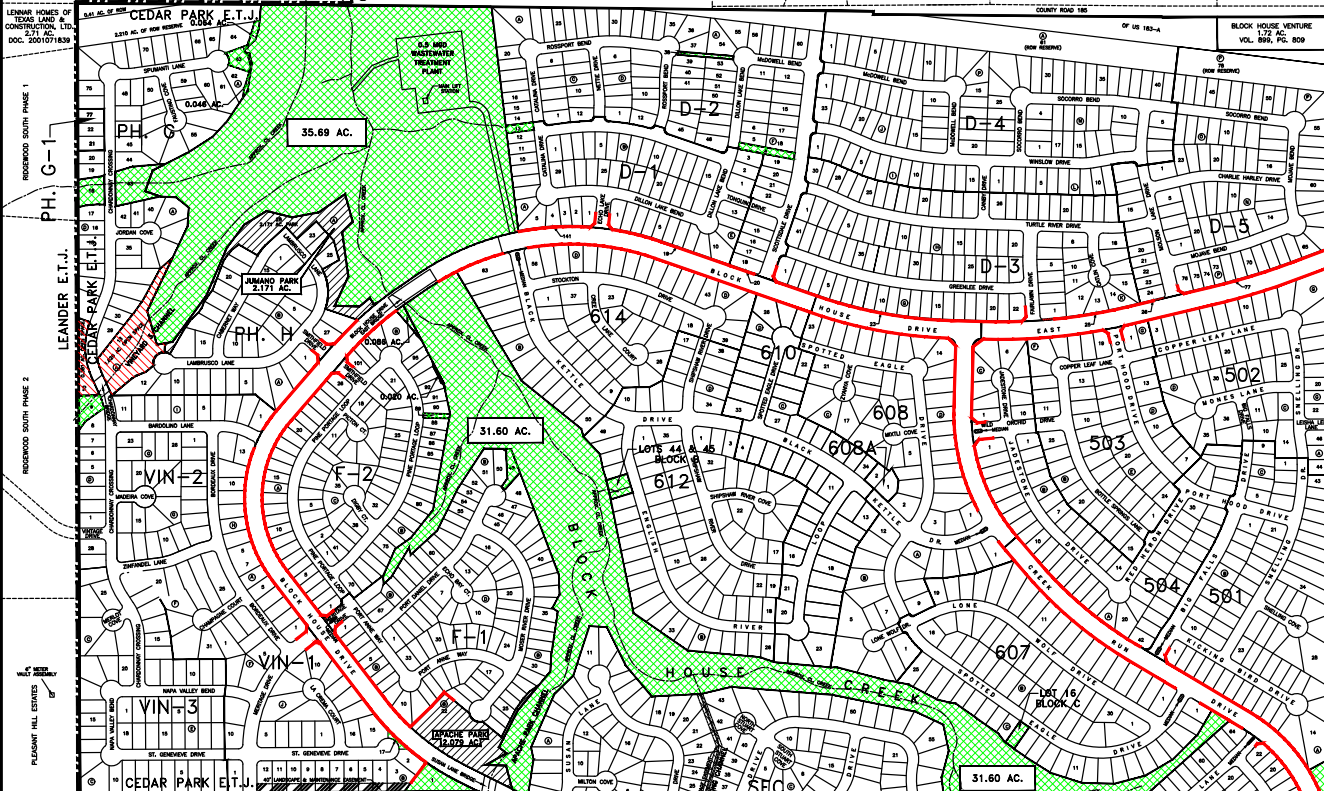
GPA PARTNERSHIP
13.41 AC.
DOC. NO. 9048122

JIM G. DIMIGOS
10.00 AC.
DOC. NO. 6701730

HURST FAMILY TRUST
10.00 AC.
VOL. 1671, PG. 377

LEANDER E.T.J.

LEANDER E.T.J.
CEDAR PARK E.T.J.



B.C.K., INC.
20,719 AC.
DOC. NO. 200208492

CITY OF CEDAR PARK
16.88 AC.
DOC. NO. 200208496

CITY OF CEDAR PARK
16.88 AC.
DOC. NO. 200208496

EMLY FANCHER, ET AL.
74.48 AC.
VOL. 578, PG. 429

LOT 144
BLOCK A

A. P. BOOLEY, ET UX
25.07 AC.
VOL. 490, PG. 143

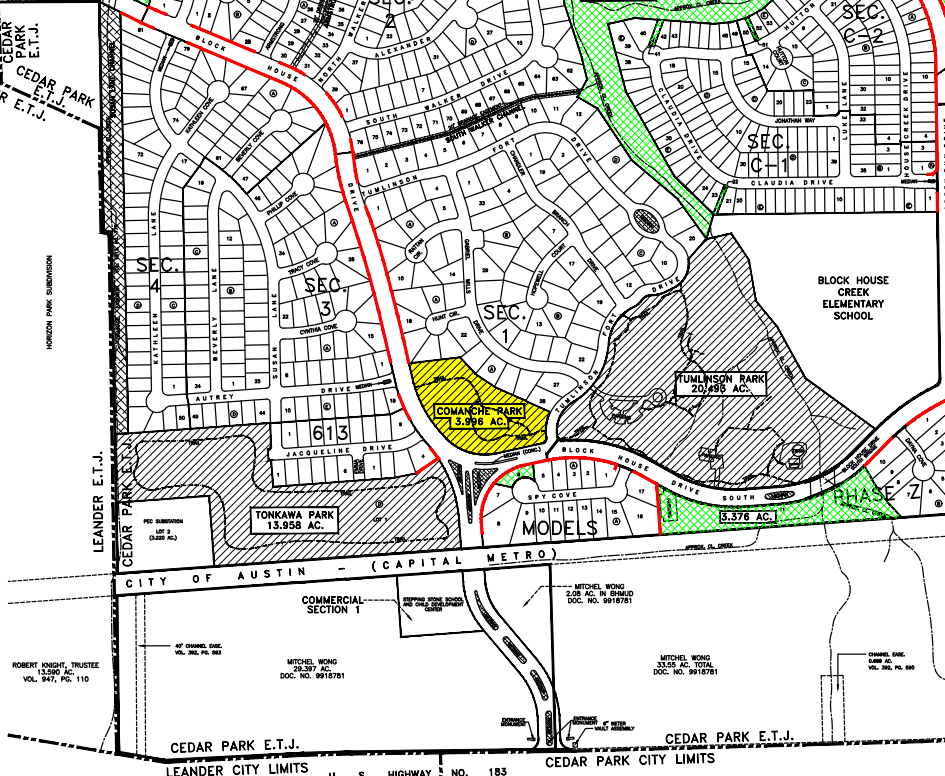
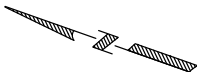
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50.28 AC.
VOL. 585, PG. 527

ROBERT KNIGHT, TRUSTEE
27,270 AC.
VOL. 955, PG. 836

ROBERT KNIGHT, TRUSTEE
16,842 AC.
VOL. 508, PG. 471

LEGEND

- MUD PARKLAND
- OTHER MUD-OWNED PROPERTY
- MUD-MAINTAINED AREAS
- BHC OWNERS ASSOCIATION-OWNED
- BHC OWNERS ASSOCIATION-MAINTAINED
- COUNTY-MAINTAINED
- ROW BEAUTIFICATION IMPROVEMENT
- PLAYScape IMPROVEMENTS



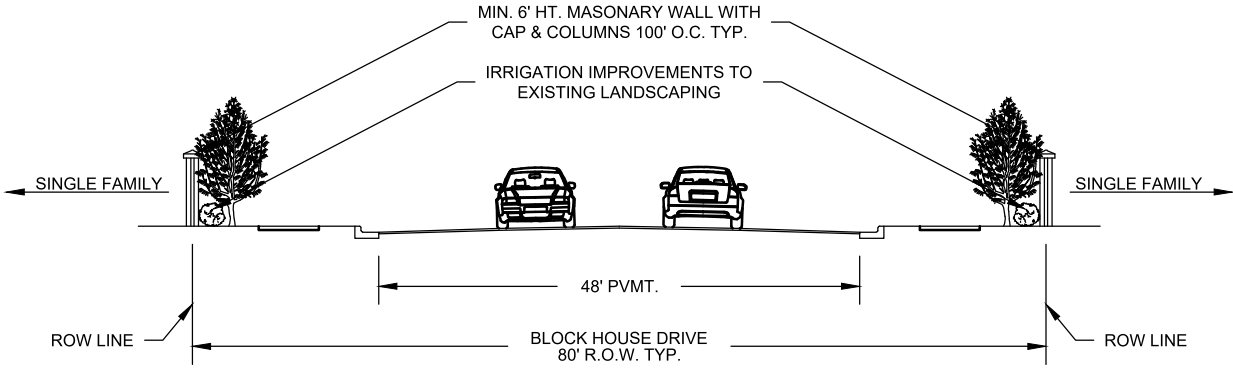
LEANDER CITY LIMITS

U. S. HIGHWAY NO. 183

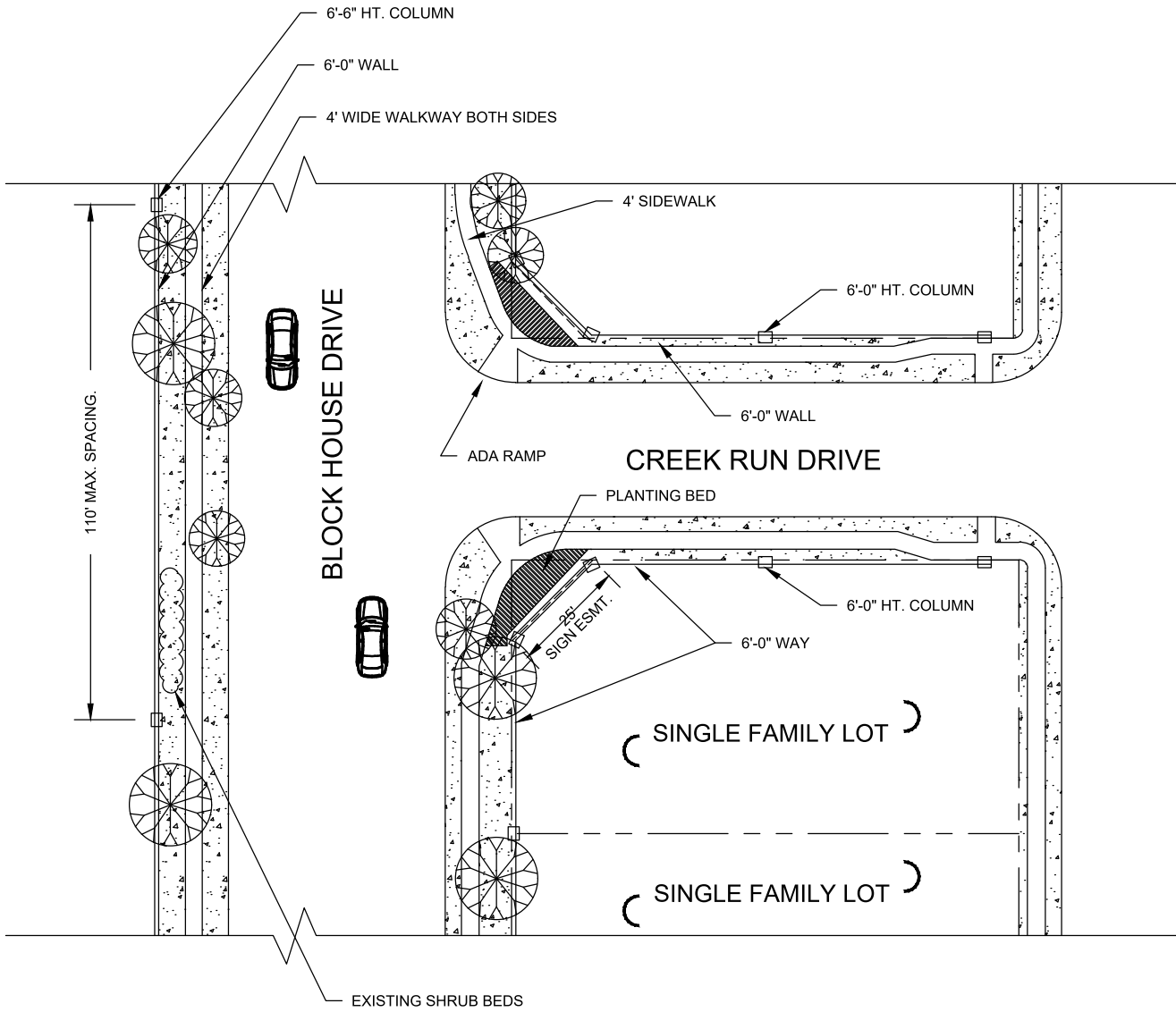
CEDAR PARK CITY LIMITS

PROJECT NO. 248-1150 DRAWN BY: CM
DATE: 6/8/2019 CHECKED BY: HE

8834 N. Capital of Texas Hwy.
Suite 100
Austin, Texas 78759
P(512)462-0931
FAX(512)454-9933
T(512)462-8246



TYPICAL CROSS SECTION
RESIDENTIAL COLLECTION STREET



H:\PROJECTS\349 BLOCK HOUSE MUD\11347 - 2019 PARKS PLAN - PREP. REVIEW & APPROVAL\CAD\EXHIBITS\11347-DETAIL-02.DWG DATE: 6/6/2019 3:08:31 PM BY: CMARTINEZ

PROJECT NO. 349-11347	DRAWN BY: CM
DATE: 6/6/2019	CHECKED BY: HB



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

**ORDER CALLING A PARK AND RECREATIONAL FACILITIES BOND ELECTION FOR
BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND MAKING PROVISION FOR
CONDUCTING SUCH ELECTION AND OTHER PROVISIONS INCIDENTAL AND
RELATED THERETO**

WHEREAS, Block House Municipal Utility District (the "District") is conservation and reclamation district created under and essential to accomplish the purposes of Section 59, Article XVI of the Texas Constitution, by an order of the Texas Water Commission, predecessor to the Texas Commission on Environmental Quality, on January 12, 1978; and

WHEREAS, on April 4, 1981, the qualified voters within the District approved a confirmation, initial director, operation and maintenance tax and bond election; and

WHEREAS, the District operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended; and

WHEREAS, the District is located within Williamson County, Texas and in accordance with Section 49.4645 of the Texas Water Code, as amended, is authorized to issue bonds supported by ad valorem taxes to pay for the development and maintenance of recreational facilities if the bonds are authorized by a majority vote of the qualified voters of the District and so long as the principal amount of such bonds does not exceed an amount equal to one percent of the value of the taxable property in the District or an amount greater than the estimated costs provided in the Park Plan, defined below, whichever is smaller; and

WHEREAS, the Board has filed in the District's office for review by the public a park plan (the "Park Plan") covering the recreational land, improvements, facilities and equipment (the "Park Facilities") that the District may, but is not obligated to, purchase or construct in the future and their estimated cost, together with maps, plats, drawing and data fully showing and explaining the Park Plan; and

WHEREAS, the Park Plan does not create an obligation on the part of the District to construct any recreational facilities and the Park Plan is not a proposition to be voted on and does not create a contract with the voters of or residents and property owners in the District; and

WHEREAS, the Board reserves the right to authorize amendments to the Park Plan and to reallocate costs of the Park Facilities, revise such Park Facilities and make such other changes to the Park Plan and the Park Facilities described therein as necessary to meet the changing requirements of the District; and

WHEREAS, the Board desires to call an election for the purpose of submitting two propositions on the issuance of the bonds of the District in one or more series for the development and maintenance of recreational facilities within the meaning of Section 49.462 of the Texas Water Code, as amended, and the levy of taxes in payment of such bonds; and

WHEREAS, the Park Plan contains an estimate of the Park Facilities for the District, generally as follows:

PARKS & TRAILS IMPROVEMENTS
SUMMARY OF COSTS

CONSTRUCTION COSTS	Total
1. Tonkawa Park Restroom Facility	\$230,000
2. Jumano Park Community Building Renovation	\$850,000
3. Trail Improvements	\$856,000
4. Dog Park Improvements	\$80,000
5. Engineering Costs	\$241,919
6. Contingencies	\$315,606
<u>TOTAL CONSTRUCTION COSTS</u>	<u>\$2,573,525</u>
NON-CONSTRUCTION COSTS	
A. Legal Fees	\$78,750
B. Fiscal Agent Fees	\$78,750
C. Capitalized Interest	\$252,000
D. Bond Discount	\$94,500
E. Bond Application Report Costs	\$47,250
F. Issuance Costs	\$14,200
G. TCEQ Fee	\$7,875
H. Attorney General Fee	\$3,150
<u>TOTAL NON-CONSTRUCTION COSTS</u>	<u>\$576,475</u>
TOTAL BOND ISSUE REQUIREMENT	\$3,150,000

FENCE & RIGHT-OF-WAY BEAUTIFICATION IMPROVEMENTS
SUMMARY OF COSTS

CONSTRUCTION COSTS	Total
1. Fence Replacement & ROW Beautification Improvements	\$2,905,112
2. Engineering Costs	\$348,614
3. Contingencies	\$435,767
<u>TOTAL CONSTRUCTION COSTS</u>	<u>\$3,689,493</u>
NON-CONSTRUCTION COSTS	
A. Legal Fees	\$113,000
B. Fiscal Agent Fees	\$113,000
C. Capitalized Interest	\$361,600
D. Bond Discount	\$135,600

E. Bond Application Report Costs	\$67,800
F. Issuance Costs	\$23,687
G. TCEQ Fee	\$11,300
H. Attorney General Fee	\$4,520
<u>TOTAL NON-CONSTRUCTION COSTS</u>	<u>\$830,507</u>
TOTAL BOND ISSUE REQUIREMENT	\$4,520,000

WHEREAS, the Board wishes to proceed with ordering the bond election and by separate action is also ordering a directors' election to also be held on the November 3, 2020 ballot;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE BLOCK HOUSE MUNICIPAL UTILITY DISTRICT;

SECTION 1. The declarations, findings and facts contained in, recited or repeated in the preamble of this Order are made a part hereof and are hereby adopted as, and found and declared to be true and complete.

SECTION 2. The Park Plan and estimates of cost, as supplemented from time to time, are hereby approved; provided, however, the District reserves the right to authorize amendments to the Park Plan as necessary to meet the changing requirements of the District.

SECTION 3. A special election shall be held within the District on November 3, 2020, between the hours of 7:00 a.m. and 7:00 p.m. at such polling places determined by Williamson County, Texas (the "County"), and such polling places are hereby established and designated as set forth on Exhibit "A" to this Order. Exhibit "A" shall be revised and finalized, if necessary, as directed by the County Elections Administrator. The County Elections Administrator is conducting the election pursuant to an Election Agreement between the District and the County Elections Administrator as authorized under Section 31.092 of the Texas Election Code (the "Election Agreement"). The election shall be held as a joint election pursuant to Chapter 271 of the Texas Election Code and a joint election agreement to be entered into between the District and the other eligible participating entities located in the County which are holding an election on November 3, 2020. The County's election equipment shall be used in the election. At the election there shall be submitted the questions of the issuance of park and recreational facilities bonds for (1) park and trail improvements, and (2) public right-of-way and fence beautification improvements. The election judges and clerks shall be appointed in accordance with the Election Agreement and Texas Election Code, as amended.

SECTION 4. The early voting ballot board presiding judge and alternate presiding judge shall be appointed in accordance with the Election Agreement and the Texas Election Code.

The central counting station presiding judge and the alternate presiding judge shall be appointed in accordance with the Election Agreement and the Texas Election Code.

Early voting in the election by personal appearance shall be conducted at the times, dates and polling places used for the Williamson County General Election which will be attached hereto as Exhibit "B" to this Order and this exhibit is incorporated by reference for all purposes. Exhibit "B" shall be revised and finalized, if necessary, as directed by the County Elections Administrator. Christopher Davis is the Early Voting Clerk. Application for ballots by mail should be sent to Williamson County Elections, PO Box 209, Georgetown, Texas 78627.

SECTION 5. Voting at the election shall be by the use of electronic or paper ballots which shall conform to the requirements of the Texas Election Code and the Texas Water Code. The District will comply with the Help America Vote Act and make available at least one DRE voting device approved for use by the Secretary of State for each polling place.

SECTION 6. The following propositions shall be submitted to the resident, qualified electors of the District:

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
PROPOSITION A

SHALL THE BOARD OF DIRECTORS OF THE BLOCK HOUSE MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$3,150,000 MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING TWENTY (20) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF DEVELOPING, PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, MAINTAINING, IMPROVING OR MANAGING RECREATIONAL FACILITIES INCLUDING PARKS, LANDSCAPING, PARKWAYS, GREENBELTS, SIDEWALKS, TRAILS, PUBLIC RIGHT-OF-WAY BEAUTIFICATION PROJECTS, RECREATIONAL EQUIPMENT AND FACILITIES AND ASSOCIATED STREET AND SECURITY LIGHTING (INCLUDING THE PARK AND TRAIL IMPROVEMENTS) AND ALL COSTS NEEDED TO ACCOMPLISH THE PURPOSES OF THE DISTRICT AUTHORIZED BY ARTICLE 16, SECTION 59 OF THE TEXAS CONSTITUTION, THE TEXAS WATER CODE OR ANY OTHER LAW NOW OR HEREAFTER ENACTED, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF AN ANNUAL AD VALOREM TAX ON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
PROPOSITION B

SHALL THE BOARD OF DIRECTORS OF THE BLOCK HOUSE MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$4,520,000 MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING TWENTY (20) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF DEVELOPING, PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, MAINTAINING, IMPROVING OR MANAGING RECREATIONAL FACILITIES INCLUDING PARKS, LANDSCAPING, PARKWAYS, GREENBELTS, SIDEWALKS, TRAILS, PUBLIC RIGHT-OF-WAY AND FENCE BEAUTIFICATION PROJECTS, RECREATIONAL EQUIPMENT AND FACILITIES AND ASSOCIATED STREET AND SECURITY LIGHTING (INCLUDING PUBLIC RIGHT-OF-WAY AND FENCE BEAUTIFICATION IMPROVEMENTS) AND ALL COSTS NEEDED TO ACCOMPLISH THE PURPOSES OF THE DISTRICT AUTHORIZED BY ARTICLE 16, SECTION 59 OF THE TEXAS CONSTITUTION, THE TEXAS WATER CODE OR ANY OTHER LAW NOW OR HEREAFTER ENACTED, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF AN ANNUAL AD VALOREM TAX ON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

The propositions will appear on the ballot in the following form:

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
PROPOSITION A

- | | | | |
|-----|---------|---|--|
| () | FOR |) | THE ISSUANCE OF \$3,150,000 BONDS FOR PARK |
| | |) | AND TRAIL IMPROVEMENTS. TAXES |
| () | AGAINST |) | SUFFICIENT TO PAY THE PRINCIPAL OF AND |
| | |) | INTEREST ON THE BONDS WILL BE IMPOSED. |

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
PROPOSITION B

- () FOR) THE ISSUANCE OF \$4,520,000 BONDS FOR
) PUBLIC RIGHT-OF-WAY AND FENCE
() AGAINST) BEAUTIFICATION IMPROVEMENTS. TAXES
SUFFICIENT TO PAY THE PRINCIPAL OF AND
INTEREST ON THE BONDS WILL BE IMPOSED.

Each voter shall vote on the propositions by placing an "X" in the square beside the statement indicating the way he or she wishes to vote.

SECTION 7. Solely for purposes of compliance with Section 3.009(b) of the Texas Election Code, set forth in Exhibit "C" attached hereto is the information required in a bond election order in accordance with Section 3.009(b) of the Texas Election Code.

SECTION 8. Oral assistance in Spanish shall be made available to all persons requiring such assistance. Any person requiring oral assistance in Spanish should contact the presiding judge or the Early Voting Clerk.

SECTION 9. In all respects, the election shall be conducted in accordance with the Texas Election Code and the Federal Help America Vote Act. Every polling place used in Williamson County for this election will have at least one Direct Recording Electronic voting device available for Election Day voting and early voting. The County Clerk may use a central counting station as provided by Section 127.000 et seq. as amended, Texas Election Code. Central counting station Presiding Judge and the Alternate Presiding Judge shall be appointed in accordance with the Election Agreement.

SECTION 10. The election shall be held and conducted and returns shall be made to the Board in accordance with state and federal law, including the Help America Vote Act, the Texas Election Code as modified by Chapters 49 and 54, Texas Water Code and the Election Agreement. The form of ballot and the order of the bond propositions and the directors' election as they shall appear on the ballot shall be in accordance with the Texas Election Code.

SECTION 11. All qualified resident electors of the District shall be entitled to vote in the election.

SECTION 12. In accordance with Section 4.003(a)(1) of the Texas Election Code, a substantial copy of this Order, appearing in English and Spanish, shall serve as proper notice of said election, and the President of the Board or other representatives of the District shall cause the notice to be published one time, not earlier than the 30th day or later than the 10th day prior to the date set for the election, in a newspaper published in the District or, if none is published in the District, in a newspaper of general circulation in the District. In addition, in accordance with Section 4.003(a)(2) of the Texas Election Code, a substantial copy of this Order, appearing in English and Spanish, shall be posted in accordance with the Texas Election Code not later than the 21st day before the election. The District is holding a bond election for park and recreational facilities; therefore, in accordance with Section 4.003(f) of the Texas Election Code, a copy of this Order, appearing in English and Spanish, shall be posted on Election Day and during early voting

by personal appearance in a prominent location at each polling place; posted in three public places in the boundaries of the District no later than the 21st day before the election; and posted on the District's Internet website during the 21 days before the election, if the District maintains an Internet website.

SECTION 13. Immediately after the election, the officers holding same shall make and deliver returns of the results thereof to the Secretary of the Board, who shall safely keep them and deliver same to the Board, at which the Board shall canvass the returns and declare the results of the election pursuant to Section 49.101 of the Texas Water Code and Section 67.003 of the Texas Election Code, as amended.

SECTION 14. The President or Vice President and Secretary or Assistant Secretary of the Board are authorized and directed to take any action necessary to carry out the provisions of this Order.

SECTION 15. It is hereby found that the meeting at which this Order has been considered and adopted was open to the public, as required by law, and that written notice of the time, place, and subject matter of said meeting, and of the proposed adoption of this Order, was given as required by Section 49.063, Texas Water Code, as amended. The Board further ratifies and confirms said written notice and the contents and posting thereof.


PASSED AND APPROVED this 22nd day of July, 2020.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 

President, Board of Directors

ATTEST:

By: 

Secretary, Board of Directors

ORDER CANVASSING ELECTION RETURNS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
BLOCK HOUSE MUNICIPAL UTILITY DISTRICT §

WHEREAS, the Board of Directors (the "Board") of the Block House Municipal Utility District (the "District") ordered an election to be held in the District on November 3, 2020 on the propositions hereinafter stated; and

WHEREAS, notice of the election was posted and published, and the bond election order was posted, all in accordance with the Texas Constitution, the Texas Water Code, as amended, and the Texas Election Code, as amended; and

WHEREAS, the Board has investigated all matters pertaining to the election, including the ordering, giving notice, officers, holding, and making returns of the election; and

WHEREAS, the election officers who held the election have duly made the returns of the results thereof, and the returns have been duly delivered to this Board.

THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE BLOCK HOUSE MUNICIPAL UTILITY DISTRICT:

1. The Board officially finds and determines that the election was duly ordered, that proper notice of the election was duly given, that proper election officers were duly appointed prior to the election, that the election was duly held, that the District has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the results of the election have been made and delivered, and that the Board has duly canvassed the returns, all in accordance with law and the order calling the election.

2. The Board officially finds and determines that the following votes were cast at the election on the submitted propositions by the resident, qualified electors of the District who voted at said election:

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
PROPOSITION A

(1,560) FOR)	THE ISSUANCE OF \$3,150,000 BONDS FOR
)	PARK AND TRAIL IMPROVEMENTS. TAXES
(1,303) AGAINST)	SUFFICIENT TO PAY THE PRINCIPAL OF AND
)	INTEREST ON THE BONDS WILL BE IMPOSED.

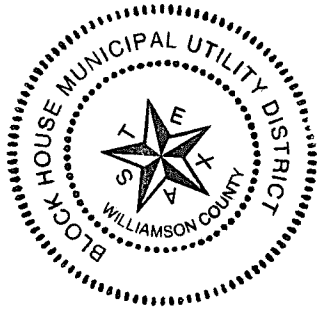
BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
PROPOSITION B

(1,222) FOR)	THE ISSUANCE OF \$4,520,000 BONDS FOR
)	PUBLIC RIGHT-OF-WAY AND FENCE
(1,610) AGAINST)	BEAUTIFICATION IMPROVEMENTS. TAXES
		SUFFICIENT TO PAY THE PRINCIPAL OF AND
		INTEREST ON THE BONDS WILL BE IMPOSED.

3. The Board of Directors officially finds, determines and declares the result of the election to be that Proposition A so submitted has received a favorable majority vote in all respects and has carried. The bonds authorized by Proposition A may be issued at such time and from time to time as determined by the Board of Directors and the ad valorem tax for such bonds may be levied, assessed and collected annually.

4. The Board of Directors officially finds, determines and declares the result of the election to be that Proposition B so submitted has not received a favorable majority vote in all respects and has not carried. The bonds set forth in Proposition B may not be issued.

PASSED AND ADOPTED this 17th day of November, 2020.



**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: *Cecilia Roberts*
President, Board of Directors

ATTEST:

By: *Don Mitchell*
Secretary, Board of Directors



May 24, 2021

Stuart McMullen
Director
Blockhouse Municipal Utility District
2600 Blockhouse Drive
Leander, TX 78641

RE: Jumano Park – Schematic Masterplan

Dear Directors,

Thank you for asking Hitchcock Design Group to submit this proposal for your Jumano Park project. We appreciate the opportunity to work with you and Blockhouse Municipal Utility District.

PROJECT UNDERSTANDING

Based on our discussions with you we understand that Blockhouse Municipal Utility District would like to develop a site masterplan for Jumano Park that can be the basis to solicit proposals for full design services.

SCOPE OF SERVICES

First, during Preliminary Design, we will prepare a concise Landscape Program that summarizes the existing resources and stakeholder interests, and we will prepare a Schematic Masterplan and corresponding Landscape Construction Cost Opinion that identify the scale, character, complexity and potential construction cost of the proposed site improvements.

Please see the Scope of Services for our step-by-step approach.

PROFESSIONAL FEES

Based on the Scope of Services, the fees to complete the work as outlined are as follows:

<i>Preliminary Design Services</i>	\$9,000
Program and Analysis Phase	
Schematic Masterplan	
Opinion of Probable Construction Costs	

Reimbursable expenses (printing, mileage and courier) will be invoiced in addition to the professional service fees. We recommend setting aside \$1,000 for these expenses.



May 24, 2021
Blockhouse Municipal Utility District – Jumano Park
Page 2

PROJECT TEAM

I will manage our work locally in Austin Texas. Other members of our firm will participate as needed in order to advance the work in a timely way.

Thank you again for the opportunity to work with you and Blockhouse Municipal Utility District. If you have any questions or wish to discuss this proposal further, please do not hesitate to call.

Sincerely,
Hitchcock Design Group

Trent Rush
Senior Principal



Scope of Services

Jumano Park Site Masterplan

PRELIMINARY DESIGN SERVICES

The goal for this part of the agreement is to finalize the program and reach consensus on a preliminary design approach for the proposed capital improvements.

A. Program and Analysis Phase

Objective: Confirm the characteristics of the existing resources, the requirements and preferences of the District, users, and other stakeholders, and produce a Landscape Program that will be the basis for further design.

Process: Hitchcock Design Group will:

1. (Mtg #1) Participate in a kick-off meeting with you and the other project team members confirming:
 - a. Project area, ownership and access
 - b. District, Parks Subcommittee, and target market goals, objectives and expectations
 - c. Neighboring property owners, tenant and other stakeholder interests
 - d. Program of amenities
 - e. Probable jurisdictional interests, regulations and processes
 - f. Comparable projects and best practices
 - g. Budgeted costs
 - h. Parks Subcommittee, District Engineer and HDG responsibilities
 - i. Communications protocol
 - j. Preliminary schedule
 - k. Invoicing and payment procedures
 - l. Other administrative considerations
2. Review readily available existing maps, plans and data for the project area and the immediate surroundings including:
 - a. Topographic and boundary surveys (base maps)
 - b. Property ownership and easements (base maps)
 - c. Architectural and/or site engineering plans (base maps)
 - d. City of Leander, Williamson County permitting and construction requirements
3. Observe and photograph the project area and immediate surroundings in order to identify readily apparent physical conditions and patterns of use.

B. Schematic Masterplan

Objective: Based on the approved program, reach consensus with the Parks Subcommittee on the organization, scale, character, cost and construction timing of the proposed improvements.

Process: Hitchcock Design Group will:

1. Using base maps prepared by others and in close collaboration with the Parks Subcommittee, prepare up to two (2) **Alternative Site Masterplans and Image**



Boards illustrating the organization, materials and/or finish, scale and character of the project elements such as:

- a. Building placement
 - b. Sidewalks and special pavement
 - c. Parking
 - d. Utilities, Easements Drainage
 - e. Programmed Amenities selected by Parks Subcommittee
 - f. Trees and Ornamental plant material
 - g. Turf and other groundcovers
 - h. Landscape lighting
2. (Mtg #2) Review the Schematic Masterplan recommendations with the Parks Subcommittee. Identify improvement priorities to advance for final Schematic Masterplan.
 3. Refine the schematic design recommendations, as may be appropriate, and prepare a **Site Masterplan**, and **Image Boards**.
 4. (Mtg #3) Submit and review our refined recommendations and improvement priorities with the Parks Subcommittee.

Deliverable: **Schematic Masterplan, OPCC** (size TBD, color, PDF) for your use and reproduction

OPTIONAL ADDITIONAL SERVICES

Services and meetings not specified in this Scope of Services will be considered Additional Services. If circumstances arise during HDG's performance of this Scope of Services that HDG believes require Additional Services, HDG will promptly notify Client about the nature, extent and probable additional cost of the Additional Services, and perform only such Additional Services following Client's written authorization.

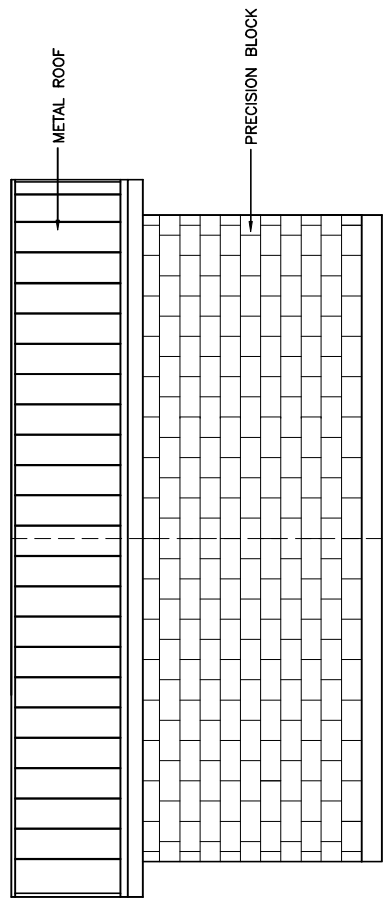
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 MECCA, CA.

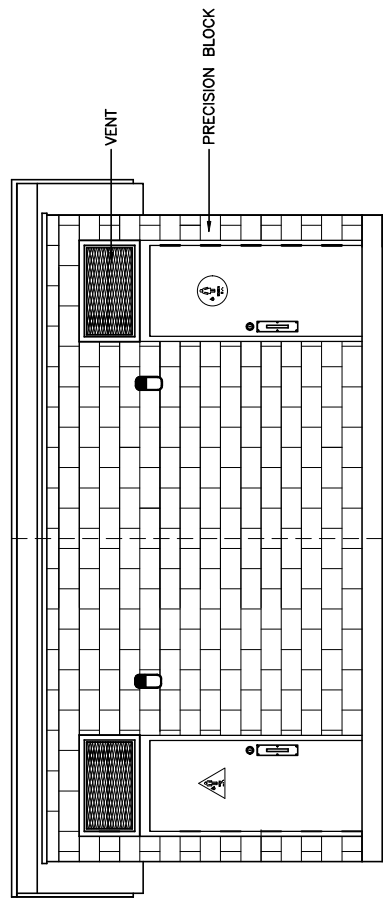
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SHEET DESCRIPTION:
 ELEVATIONS

SHEET
 A2



REAR ELEVATION



FRONT ELEVATION

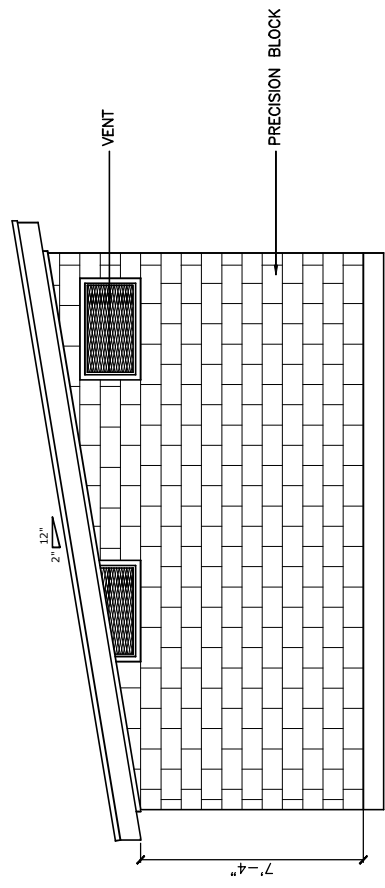
RFL Beckham Facilities Limited
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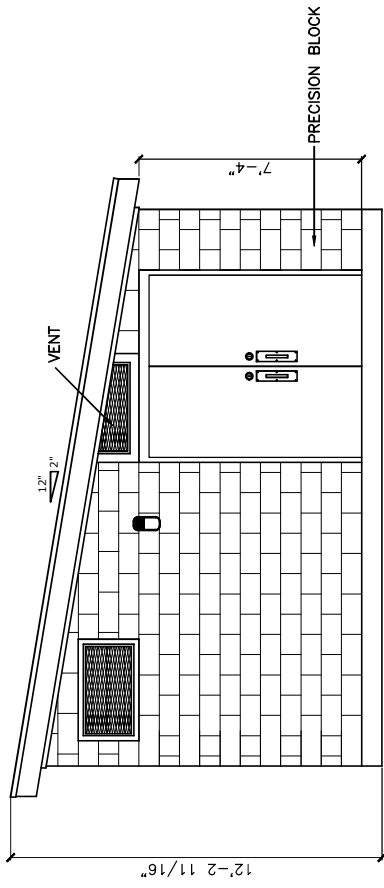
RFL MODEL #: B202ST
 PROJECT: OASIS PARK MECCA, CA.

SHEET DESCRIPTION:

SHEET A3



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Restroom
Interiors
Limited

440 WESTERN ROAD
BURNING WOOD, WV 26039
679-24-8600

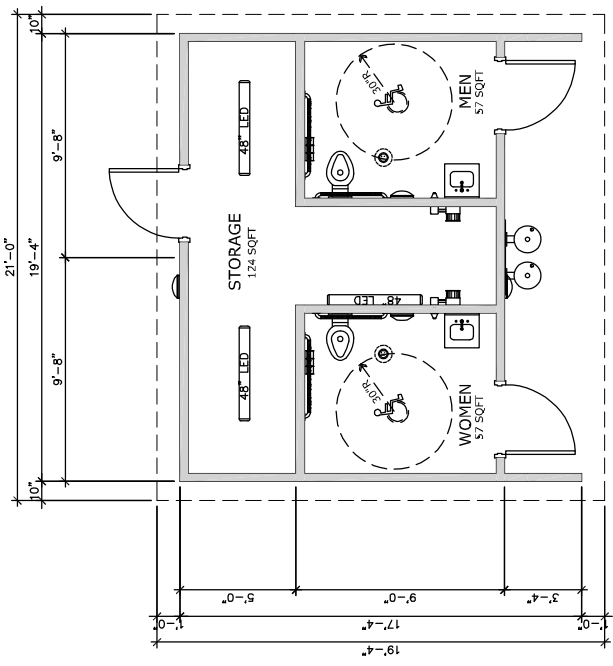
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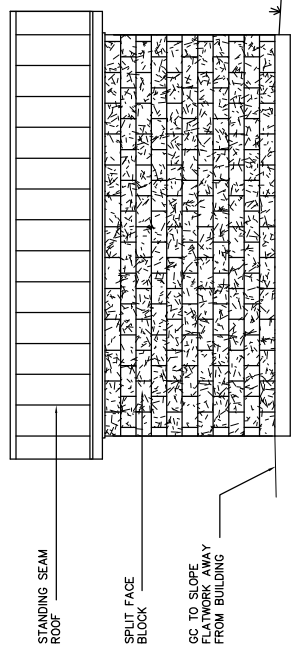
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DESCRIPTION:
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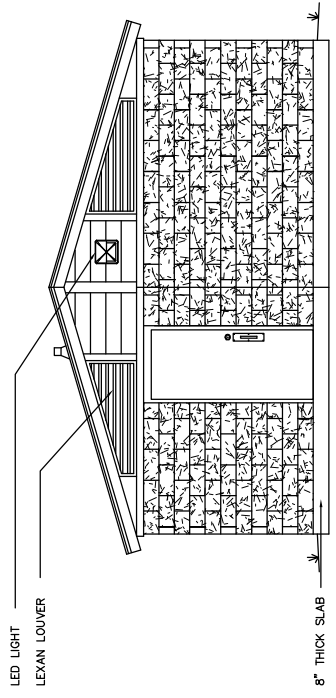
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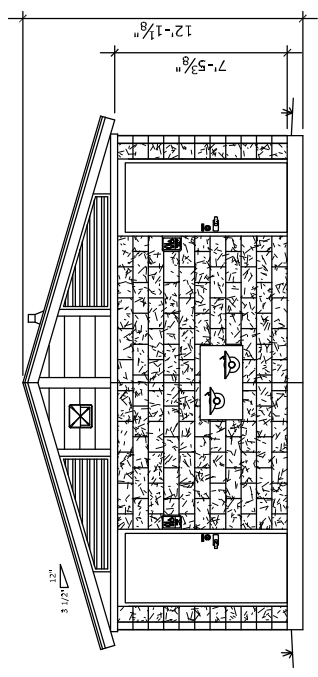
FLOOR PLAN



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



