

ARMBRUST & BROWN, PLLC

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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: May 5, 2022

RE: Block House Municipal Utility District -
May 11, 2022 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, May 11, 2022, 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)
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 Pumbo (McCall, Parkhurst & Horton L.L.P.)*
Tripp Hamby (Priority Landscapes, LLC)*
Antonio Lovato (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

May 11, 2022

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, May 11, 2022**, 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. 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.

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>	
GENERAL	
1.	Citizens’ communications;
DISCUSSION / ACTION ITEMS	
2.	Proposal from G & R Surveying, LLC for professional land surveying services for District parks;
3.	Review Parks Master Plan;
4.	Future Board meetings/agenda items.

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

(SEAL)



Attorney for the District

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



Gray Engineering, Inc.
Attention: David W. Gray, P.E., President
8834 N. Capital of Texas Highway, Suite 140
Austin, TX 78759
Date: March 21, 2022

RE: Estimate for Professional Land Surveying Services

G & R Surveying, LLC is pleased to present this proposal for professional land surveying services to Gray Engineering, Inc. (the client) for the Block House M.U.D. Parks.

Scope of Services:

Prepare a survey to assist with engineering design. (**Note:** The client will provide any permission necessary for access on adjoining properties to gather topographic or boundary information that may be required.)

The survey will show all easements shown on the recorded plats and title abstract, relevant features such as, property pins, drainage structures, pavement surfaces, visible utilities, drainage structures, curbs, sidewalks, sign, fences, 8” or larger hardwoods, and other features that may affect the proposed construction project. Note: Only the boundary/limits of the areas that are currently “native” will be identified.

The survey data is to be in AutoCAD 2018 compatible format, suitable for incorporation into design drawings. Topographic contour lines are to be provided within the CAD drawing, with an ASCII file attachments containing the data points. The vertical information will be NAVD 88, Geoid 18, unless a different datum is provided by the client.

- Chainsaw and/or machete use may be necessary for site-line clearing, and the client authorizes cutting of underbrush and small trees for this purpose.
- 1. Initial project set-up - Create base maps, boundary recovery, establishing our control network and title abstracts on all six park areas.
Lump sum fee: \$11,360.00.
- 2. Jumano Park Area – Survey limits include area located within the large fence area, access drive and adjacent parking. Additionally, the tee boxes, hole and approximately centerline of the nine-hole disk golf course will be located and shown.
Lump sum fee: \$16,400.00

(Continued on Page 2)

3. Apache Park – Survey limits include the entire park boundary and the triangle parcel across Block House Drive. Note: The outline of the pool facility and playground areas will be shown not each individual structure.
Lump sum: \$6,730.00
4. Tonkawa Park – Survey limits include the entire park boundary. Note: The outline of playground area will be shown not each individual structure.
Lump Sum: \$5,880.00
5. 3.376 Ac. Park located across Block House Drive from the Tumlinson Park area (BMX Park) – Survey limits include the entire park boundary.
Lump Sum: \$5,880.00
6. Tumlinson Park: – Survey limits include the entire park boundary. Note: The outline of pool area will be shown not each individual structure.
Lump Sum: \$13,460.00
7. Comanche Park – Survey limits include the entire park boundary.
Lump Sum: \$4,410.00

Total cost for this project is \$64,120.00

Note: The above excludes surveying services associated with easement production. That work will be invoiced hourly at the below hourly rates.

- Field Crew: \$170.00 per hour
- Survey Technician: \$95.00 per hour
- Registered Professional Land Surveyor (R.P.L.S.): \$155.00 per hour

David W. Gray
Gray Engineering, Inc.

D. Russell Stapleton, Jr.
G & R Surveying, LLC



- LEGEND**
- 1. Community building
 - Restroom facilities available via indoor and outdoor access
 - 2. Event lawn
 - Including artificial turf youth soccer field
 - 3. Playscape
 - 4. Pavilion
 - 5. Service yard
 - 6. Dumpster
 - 7. Parking
 - 8. Widen access road and bridge
 - 9. Enhance entrance
 - 10. Disc golf course
 - 11. Trail head connection to existing trails

Proposed Event Lawn

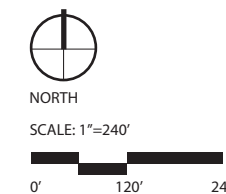
Proposed Community Building



Jumano Park

Block House MUD Parks Planning

Cedar Park, Texas



PREPARED FOR
Block House MUD

ISSUE DATE: March 23, 2022
All drawings are preliminary and subject to change.
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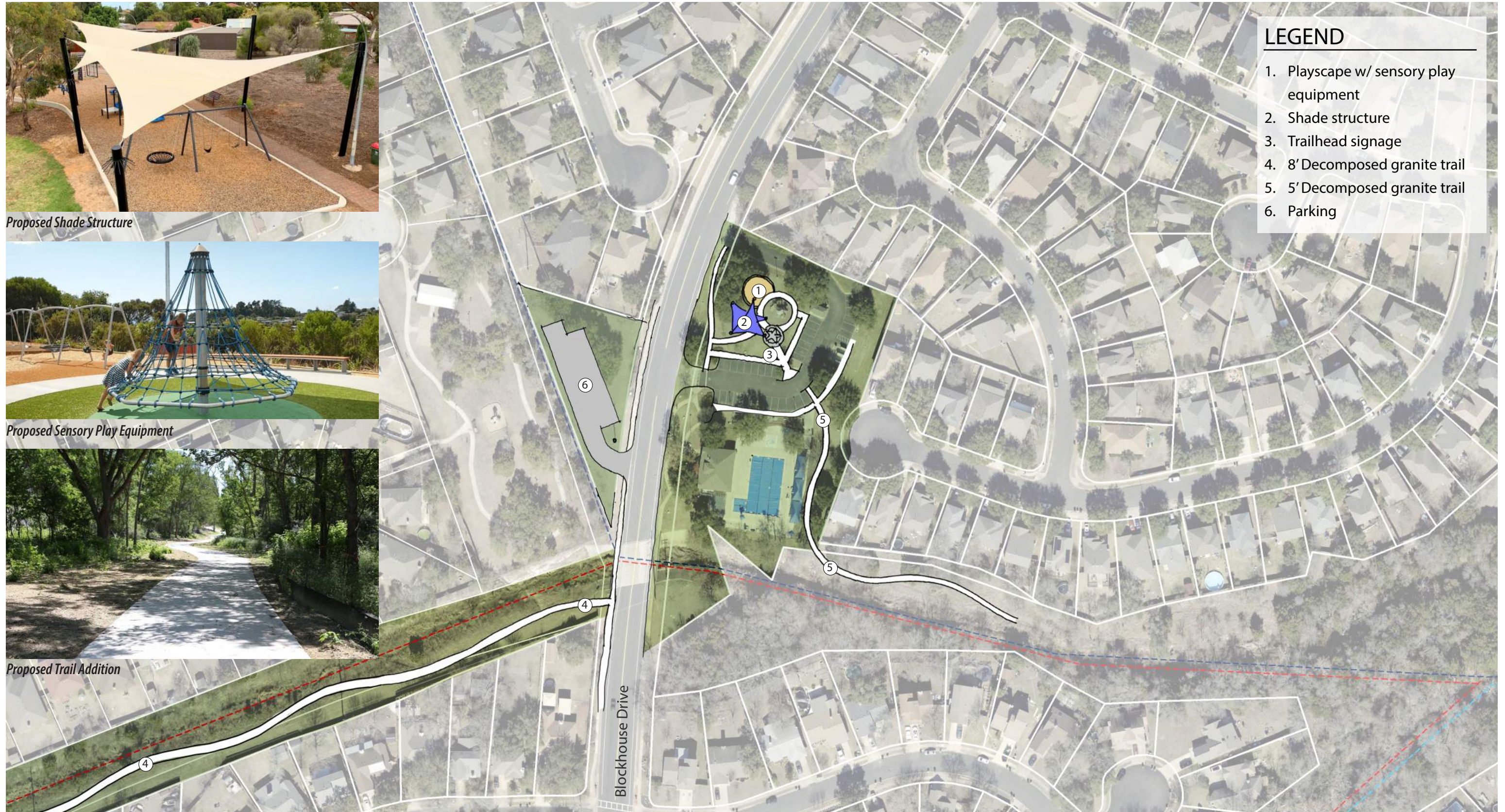
Proposed Shade Structure



Proposed Sensory Play Equipment



Proposed Trail Addition



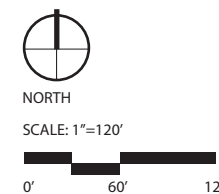
- LEGEND**
- 1. Playscape w/ sensory play equipment
 - 2. Shade structure
 - 3. Trailhead signage
 - 4. 8' Decomposed granite trail
 - 5. 5' Decomposed granite trail
 - 6. Parking



Apache Park

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Cedar Park, Texas



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Proposed Pavilion with Restroom and Storage



Proposed Dog Park



Proposed Ninja Warrior Course



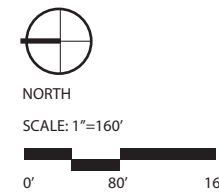
- LEGEND**
- 1. Backstop
 - 2. Parking
 - 3. Ninja warrior course
 - 4. Dog park
 - 5. Fitness station
 - 6. 8' Decomposed granite trail
 - 7. 5' Decomposed granite trail
 - 8. Shade pavilion w/ restrooms and storage



Tonkawa Park

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Cedar Park, Texas



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Proposed Shade Pavilion



Proposed Seat Wall



Proposed Event Lawn



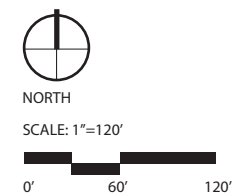
- LEGEND**
- 1. Opportunity for markets or outdoor events
 - 2. Shade pavilion
 - 3. Parking
 - 4. Event lawn
 - 5. Butterfly garden
 - 6. Seat wall
 - 7. Open pavilion



Comanche Park

Block House MUD Parks Planning

Cedar Park, Texas



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Proposed Sensory Playground



Proposed Boardwalk



Proposed Fitness Stations



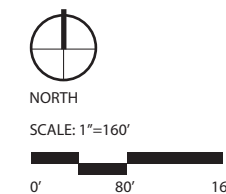
- LEGEND**
1. Parking
 2. Community garden
 3. Fitness station
 4. Playscape w/ nature and sensory play equipment
 5. Tree house w/ boardwalk
 6. Picnic tables and hammocks
 7. Restripe tennis court to pickleball court



Tumlinson Park

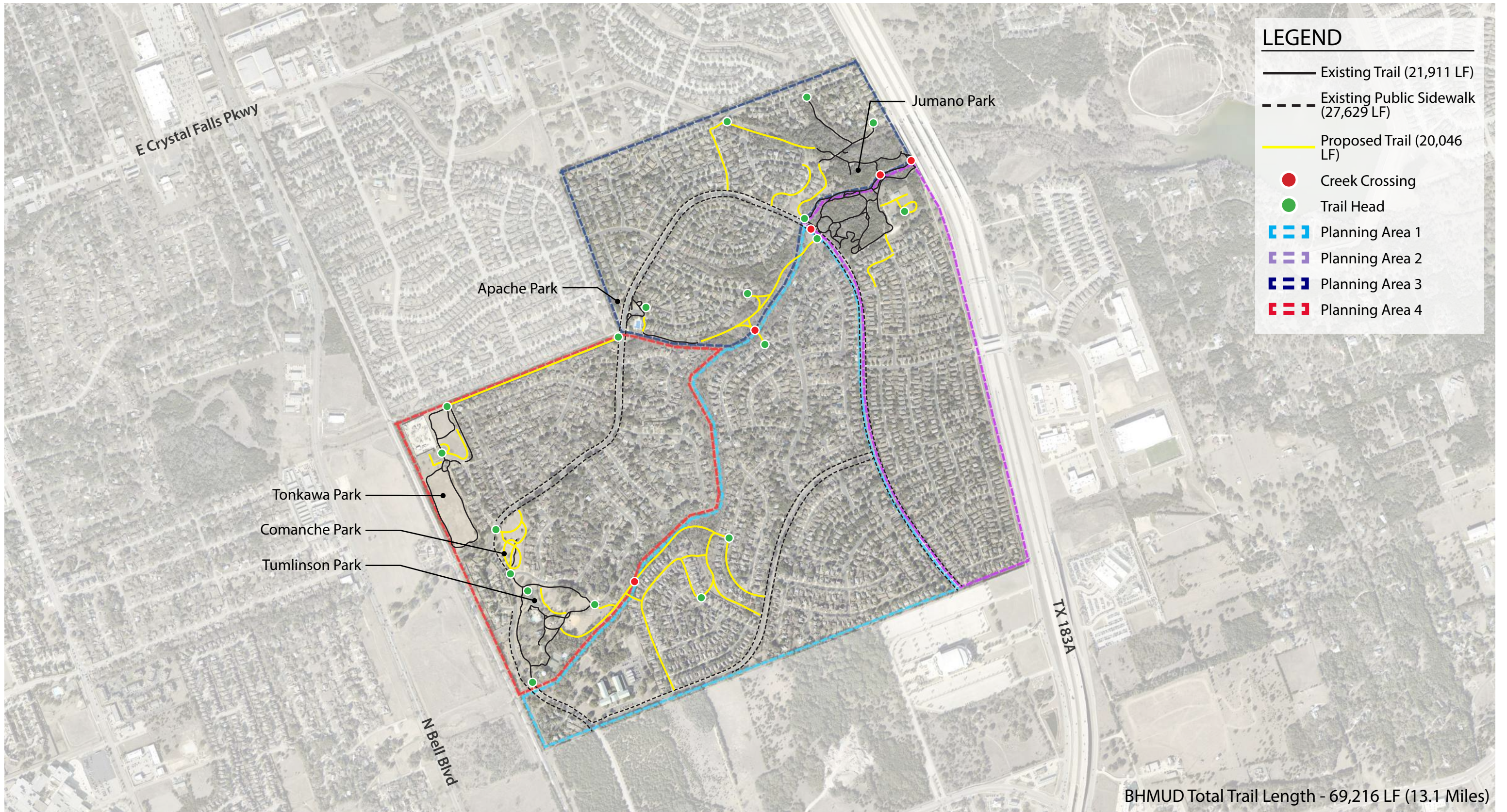
Block House MUD Parks Planning

Cedar Park, Texas



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LEGEND

- Existing Trail (21,911 LF)
- - - Existing Public Sidewalk (27,629 LF)
- Proposed Trail (20,046 LF)
- Creek Crossing
- Trail Head
- Planning Area 1
- Planning Area 2
- Planning Area 3
- Planning Area 4

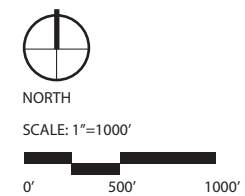
BHMUD Total Trail Length - 69,216 LF (13.1 Miles)



Trails Master Plan

Block House MUD Parks Planning

Cedar Park, Texas



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