

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

October 24, 2023

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Northtown Municipal Utility District was held on October 24, 2023 at 700 E. Wells Branch Parkway, Pflugerville, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificates of Posting of the Notice are attached as **Exhibit "A"**.

The roll was called of the members of the Board:

Brenda Richter	-	President
Robin Campbell	-	Vice President
Felix Amaro	-	Treasurer
Christopher Capers	-	Secretary
Lee Hill	-	Assistant Secretary

and all of the Directors were present except Director Campbell and Director Amaro, thus constituting a quorum. Also present at times during the meeting were Mona Oliver, the District manager; Allen Douthitt of Bott & Douthitt, PLLC ("*Bott & Douthitt*"); Dennis Hendrix of Crossroads Utility Services LLC ("*Crossroads*"); Carter Dean of Armbrust & Brown, PLLC ("*A&B*"); Scott Foster of 360 Professional Services, Inc. ("*360 PSI*"); Deputy Yarbrough of the Travis County Sheriff's Office ("*TCSO*"); Richard Fadal of TexaScapes; and Baldemar Silva, a resident of the District.

Director Richter called the meeting to order at 5:55 p.m. and stated that the Board would first receive resident communications and Board member announcements. Mr. Silva introduced himself, stating that he represented the Village at Northtown HOA.

Director Richter next announced that the Board would consider approval of the minutes of the September 26, 2023 Board meeting. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the minutes, as presented.

Director Richter next stated that the Board would consider whether to file a petition for release of certain District property from the City of Austin's ETJ. Mr. Dean stated that he had not completed his research regarding the feasibility of the proposition. Director Hill asked that the item be tabled until the January Board meeting.

Director Richter next recognized Deputy Yarbrough to present the security report attached as **Exhibit "B"**. Deputy Yarbrough reviewed the security report with the Board. The Board then considered renewal of the District's engagement with Travis County Sheriff's Office, including (i) the Application for Secondary Employment of Law Enforcement; (ii) the Liability Agreement for Law Enforcement Related Secondary Employment; and (iii) the Agreement with Regarding to Use of Vehicles in Connection with Off Duty Employment of County Peace Officers attached collectively as **Exhibit "C"** (the "*Renewal*"). Upon motion by Director Hill and second by Director Cosimeno, the Board voted 3-0 to approve the Renewal. Ms. Oliver then stated that

she had a meeting with a representative of Flock Safety next week regarding the possible installation of license plate reading cameras in the District.

Director Richter next stated that the Board would receive the operations manager's report and recognized Mr. Hendrix. Mr. Hendrix introduced himself, stating that he would replace Robert Anderson as Crossroads' representative for the District, and reviewed the operations manager's report attached as **Exhibit "D"** with the Board. He reported that there were 3,080 occupied single family connections as of September, that the water loss for the prior reporting period was 5.74%, and that the September water samples were satisfactory. He next reviewed the write-offs included in his report. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the write-offs. Mr. Hendrix then stated that Crossroads was working to remove the dilapidated lift station that had recently broken. Ms. Oliver noted that she had opened an insurance claim with TMLIRP regarding the matter. Mr. Hendrix then stated that the master meter on Howard Lane needed to be replaced, and presented a proposal from FMS attached as **Exhibit "E"** to do so. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the proposal. Mr. Hendrix then stated that he had been coordinating with HydroPro regarding the installation of electronic meters throughout the District, and that work would begin the following week. Director Capers asked that Mr. Hendrix bring a meter to the next meeting to show the Board. Mr. Hendrix concluded his report by reviewing the letter from the TCEQ attached as **Exhibit "F"** with the Board.

Director Richter then stated that the Board would consider landscape maintenance matters and recognized Mr. Fadal. Mr. Fadal first presented the "plant of the month": shell ginger. He stated that shell ginger was a large shade plant that grew naturally in Asia, and served as a good accent plant. Mr. Fadal then presented the landscape maintenance report attached as **Exhibit "G"** and reviewed it with the Board. He then presented the proposal attached as **Exhibit "H"** for the fall overseeding and topdressing of the District's irrigated turf areas. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the proposal.

Director Richter announced that the Board would next receive the District manager's report and recognized Ms. Oliver. Ms. Oliver called the Board's attention to her monthly reports included in the meeting packet attached as **Exhibit "I"**. Ms. Oliver reviewed the Legal/Security Committee report and the monthly expenditure report with the Board. She next reviewed the solid waste services report from Texas Disposal Systems with the Board. She then stated that the disc golf course would be used for a tournament in early November and would be closed for casual play during that time. She then stated that the Wildflower bridge repair was nearly complete. The Board then considered the District manager's monthly expenditure limit, which was currently \$2,000 per month. After discussion, upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve a new expenditure limit of \$5,000 per month.

Director Richter next stated that the Board would receive a report from the Facilities Committee. Mr. Foster reviewed the status of the office and pavilion project with the Board, noting that final payment and acceptance of the project were pending completion of various punch list items and the receipt of all required close-out documents. He added that the Facilities Committee had considered the matter, and that Mr. Evans had recently emailed STR Constructors' regarding the outstanding items at the Facilities Committee's direction. Mr. Foster then presented an invoice from Fatter & Evans attached as **Exhibit "J"**, for work performed outside of the scope of his original engagement with the District regarding the office and pavilion project. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the invoice. Mr. Hill asked Mr. Dean to contact Travis County to state that the

District was interested in allowing the County to use the District's office building as a polling place in future elections.

Director Richter stated that the Board would next receive the engineering report. Mr. Foster reviewed his report attached as Exhibit "K" with the Board and covered the status of various development projects in the District. He presented Pay Application No. 3 for the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements project attached as Exhibit "L" and recommended approval. Mr. Foster then directed the Board's attention to the Release of and Termination of Drainage Easement in connection with the Village at Northtown Condominiums Water, Wastewater and Drainage Improvements project attached as Exhibit "M", and stated that he recommended its approval, since the easement had been replaced and was no longer needed. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve Pay Application No. 3 and the Release of and Termination of Drainage Easement. Mr. Foster next stated that the JD's Supermarket Dessau project may change from retail to multifamily, and that he would update the Board if this were to occur. Mr. Foster then presented the proposal from Jones-Heroy & Associates, Inc. attached as Exhibit "N" to the Board. He explained that the proposal was for Jones-Heroy to prepare an application to the TCEQ for the use of surplus funds from the District's capital projects fund, noting that the application would likely take four to six months to complete. Upon motion by Director Capers and second by Director Hill, the Board voted 3-0 to approve the proposal. Mr. Foster then stated that the Board should engage a separate consultant to help it create a new master parks plan, and that the Facilities Committee could identify such a consultant to recommend to the Board for approval. Director Hill stated that he wanted to ensure that the consultant did not create the plan in a vacuum, instead taking a holistic approach.

Director Richter then recognized Mr. Douthitt for purposes of receiving the bookkeeper's report. Mr. Douthitt presented the updated cash activity report attached as Exhibit "O" and reviewed it with the Board. He next reviewed the checks being presented for approval and recommended approval of the transfers listed on page one of his report. He noted that the invoice for electronic meters was very large, so he would like to make payment by wire transfer instead of check. Upon motion by Director Hill and second by Director Capers, the Board voted 3-0 to approve the transfers and the payment of bills and invoices, as presented, and to authorize payment of the invoice for the electronic meters by wire transfer.

Director Richter then stated that the Board would consider matters related to the District's website. Ms. Oliver stated that she had contacted four additional website companies and was waiting to receive certain details before discussing further with the Communications Committee.

Director Richter stated that the Board would consider its wholesale water and wastewater services, including contract negotiations with the City of Austin. Mr. Dean stated that he had no update regarding such matters.

Director Richter stated that the Board would then receive a report from the District's attorney. Mr. Dean stated that the Board had received court documents regarding the District's possible participation in a class action settlement concerning PFA contamination, but that since the District had no PFA contamination at this time, he did not recommend participating in the class action. The Board agreed that it would take no action on the matter at this time, but that if PFA contamination were detected, that it would reconsider. Mr. Dean then stated that two mechanics liens had been filed on the District's office property in connection with the construction of the office by STR Constructors. He explained that the liens need to be released before final payment to STR was made, which had been communicated to STR.

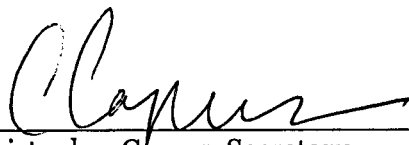
Director Richter stated that the Board would consider future agenda items and its meeting schedule. The Board agreed that it would hold its November meeting on its regular meeting date and its December meeting on December 20<sup>th</sup>.

Mr. Silva stated that the Village at Northtown HOA had been in contact with Crossroads regarding installation of a fire hydrant on Silver Lace Lane. He then stated that he would like to know who was responsible for mowing the detention pond in his subdivision. Mr. Foster stated that he would discuss the issue with him outside of the Board meeting.

There being no further business to come before the Board, upon motion by Director Capers and second by Director Hill, the meeting was adjourned at 6:49 p.m.



Date: November 28, 2023

  
\_\_\_\_\_  
Christopher Capers, Secretary  
Board of Directors

CERTIFICATE OF PROVISION OF NOTICE OF MEETING FOR  
NORTHTOWN MUNICIPAL UTILITY DISTRICT  
TO THE TRAVIS COUNTY CLERK'S OFFICE  
and  
OFFICES OF ARMBRUST AND BROWN, PLLC


THE STATE OF TEXAS       §

COUNTY OF TRAVIS       §

I, D. Pederson, hereby certify that at 12:32 p. m. on Oct 17, 2023, I provided a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District to the Travis County Clerk's office located at 5501 Airport Blvd., Austin, Texas for subsequent posting in accordance with Section 551.054 of the Texas Government Code.

I understand that the attached notice was provided to the County Clerk in order to comply with the Open Meetings provision of Chapter 551 of the Texas Government Code and that the Board of Directors of Northtown Municipal Utility District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 17<sup>th</sup> day of October, 2023.



\_\_\_\_\_  
Printed Name: D. Pederson  
Company: Armbrust & Brown PLLC

EXHIBIT A

CERTIFICATE OF POSTING FOR  
NORTHTOWN MUNICIPAL UTILITY DISTRICT  
AT  
(1) 14401 Harris Ridge Blvd. (park pavilion)  
(2) 700 East Wells Branch Parkway (district office)  
PFLUGERVILLE, TEXAS 78660

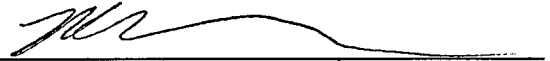
THE STATE OF TEXAS       §

COUNTY OF TRAVIS       §

I, Mona Oliver, hereby certify that at 1:45 p.m. on 10-17, 2023, I posted a copy of the attached notice of meeting of the Board of Directors of Northtown Municipal Utility District at a place readily accessible and convenient to the public within the boundaries of the District at the locations noted above.

I understand that the notice was posted in order to comply with the Open Meetings provisions of Chapter 551 of the Government Code and that the Board of Directors of Northtown Municipal Utility District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 17<sup>th</sup> day of October, 2023.

  
Printed Name: Mona Oliver  
Company: Northtown M. U. D.

**STAYS IN FILE****NORTHTOWN MUNICIPAL UTILITY DISTRICT  
AGENDA**

October 24, 2023

**TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY  
DISTRICT AND ALL OTHER INTERESTED PARTIES:**

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a meeting at **5:45 p.m. on Tuesday, October 24, 2023. This meeting will be held at the District office located at 700 East Wells Branch Parkway, Pflugerville, Texas.** Members of the public are entitled to participate in and to address the Board of Directors during the meeting.

**PUBLIC INPUT**

1. Resident communications and Board member announcements;

**DISCUSSION/ACTION ITEMS**

2. Minutes of September 26, 2023 Board meeting;
3. Discussion regarding filing petition for release of certain District property from ETJ with City of Austin;
4. District security and public safety and related action items, including:
  - (a) Report from Travis County Sheriff's Office, including crime statistics;
  - (b) Legal/Security Committee report;
  - (c) Holiday work schedules and compensation;
  - (d) Renewal of engagement with Travis County Sheriff's Office, including:
    - (i) Application for Secondary Employment of Law Enforcement;
    - (ii) Liability Agreement for Law Enforcement Related Secondary Employment;
    - (iii) Agreement with Regard to Use of Vehicle(s) in Connection with Off Duty Employment of County Peace Officer(s);
5. District operations manager and utility operator's report and related action items, including:
  - (a) Utility operations and repairs, including any proposals;
  - (b) Billing report and write-offs;
  - (c) TCEQ letter regarding water contaminant monitoring;
6. Landscape maintenance report and related action items, including any proposals;
7. District manager's report and related action items, including:
  - (a) Legal/Security Committee report, including covenant violations and enforcement actions;

- (b) Monthly expenditure report;
  - (c) Reservation ledger;
  - (d) Solid waste services, including monthly TDS report;
  - (e) Purchase requests and/or proposals;
  - (f) Increase District manager's monthly expenditure limit;
8. Facilities Committee report and related action items, including:
- (a) Status of construction of office and pavilions; including any proposals or invoices for payment;
  - (b) Approval of pay applications and/or change orders from STR Constructors for construction of office and pavilions and acceptance of project;
  - (c) Repairs, maintenance, and monthly expenditures for parks and recreational facilities;
9. District engineer's report and related action items, including:
- (a) Development matters, including:
    - (i) Village at Northtown Condominiums Water, Wastewater, and Drainage Improvements, including:
      - (A) Release of drainage easement granted Village at Northtown, Ltd.;
      - (B) Approval of pay applications and/or change orders;
    - (ii) Village at Northtown Multifamily (North Wells Branch/The Parker);
    - (iii) Village at Northtown Multifamily (Edenbrook);
    - (iv) The Lakes Retail Center;
    - (v) AvalonBay Multifamily;
  - (b) MS4 compliance matters, including:
    - (i) Permitting;
    - (ii) Storm Water Pollution Prevention Plan compliance;
  - (c) Jones – Heroy & Associates, Inc. proposal for preparation of application to TCEQ for use of surplus capital projects funds from previous bond sales;
  - (d) Parks Masterplan status; including proposals and agreements;
10. District bookkeeper's report and related action items, including:
- (a) Payment of bills and invoices;
  - (b) Fund transfers;
  - (c) Investments;
  - (d) Developer escrow report and reconciliation;
11. District website, including hosting, redesign, maintenance, and related action items;
12. Wholesale water and wastewater services and related action items, including contract negotiation with City of Austin and related action items;
13. Attorney's report and related action items, including:
- (a) Notice of Proposed Class Action Settlement and Court Approval Hearing;
  - (b) Mechanic's and Materialmen's liens filed on District property; and
14. Future agenda items and holiday meeting schedule.



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



Attorney for the District

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Northtown Municipal Utility District is committed to compliance with the Americans With Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information.

Came to hand and posted on a Bulletin Board in the  
County Recording Office, Austin, Travis County, Texas on this the  
17 day of October 2023

Dyana Limon-Mercado  
County Clerk, Travis County, Texas

By Yezenia E. Deputy

**YESENIA E.**



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**202381399**

Oct 17, 2023 02:53 PM

Fee: \$3.00

ESPINOZAY

# Crime Stats

Date	Crime	Location	Notes
09/02/2023	ATT Auto Theft	13XXX CAMBOURNE DR	
9/2/2023	Burglary of Vehicle	14XXX MERSEYSIDE DR	
9/18/2023	Burglary of Vehicle	24XX FORGETMENOT LN	
9/28/2023	Auto Theft	14XXXMerseyside Dr	



THE TRAVIS COUNTY SHERIFF'S OFFICE RESERVES THE RIGHT TO DENY ANY REQUEST  
**APPLICATION FOR SECONDARY EMPLOYMENT OF LAW ENFORCEMENT**

5555 Airport Blvd., Austin, Texas 78751, Desk: (512) 854-7271 - Fax: (512) 854-4554 - E-mail: [off.duty@traviscountytx.gov](mailto:off.duty@traviscountytx.gov)

PERSON/BUSINESS/ORGANIZATION HIRING OFFICER: Northtown M.U.D.  
 ADDRESS (No PO Box): 700 E. Wells Branch Parkway City: Pflugerville State: TX Zip: 78660  
 PERSON SUBMITTING APPLICATION: Mona Oliver BUSINESS PHONE: 512-716-0759 PHONE: 512-965-1560  
 E-MAIL: moliver@northtownmud.org DRIVER'S LICENSE/STATE: \_\_\_\_\_ SSN OR TAX ID: \_\_\_\_\_

TRAFFIC  SECURITY  NO. OF DEPUTIES\*: 1 NO. OF VEHICLES\*: 1 NO. OF EXPECTED GUESTS: \_\_\_\_\_  
 \*WE WILL MAKE THE FINAL DETERMINATION ON NUMBER OF OFFICERS AND UNITS. WILL ALCOHOL BE AVAILABLE:  Yes  No  
 TEMPORARY  PERIODICALLY (throughout year)  FOR THIS CALENDAR YEAR

START DATE: 1-1-2024 END DATE: 12-31-2024 START TIME: schedule END TIME: \_\_\_\_\_ EVENT TITLE: \_\_\_\_\_

OFFICERS NEEDED FOR: Patrol Northwon parks and neighborhoods

JOB LOCATION (include facility name and address): Northtown M.U.D.

JOB SITE POINT OF CONTACT: Mona Oliver CELL PHONE: 512-965-1560

COMMENTS: Ms Oliver is the District Manager

**FROM THIS POINT FORWARD TRAVIS COUNTY SHERIFF'S OFFICE IS REFERRED TO AS TCSO, APPLICANT IS REFERRED TO AS CONTRACTOR.**

**ALL REQUESTS ARE SUBJECT TO APPROVAL:** The Sheriff, acting personally or through a designee, reserves the right to deny any application for secondary employment of law enforcement. Application approval is subject to guidelines set forth by TCSO Policies and Procedures. Local background checks are done on individuals requesting security for private functions.

**TIMELINE SUBMISSION OF APPLICATION:** Application received 10/25/2023

- Events under 500 people submit 30 days prior to event.
- Events 500 – 1,000 people submit 60 days prior to event.
- Events over 1,000 people, foot or bike races, submit 90 days prior to event.

**OFFICER RESPONSIBILITIES:** A TCSO Deputy's primary responsibility while working in a secondary employment capacity, is the enforcement of Federal and State laws and County ordinances; to protect life and property and to keep the peace. DEPUTIES ARE PROHIBITED FROM ENFORCING HOUSE RULES. House rules are defined as rules that are not specifically authorized by state or federal law, and are typically rules of the Contractor. Officers shall follow all TCSO Policies and Procedures.

Officers engaged in a secondary employment job will not refuse to assist any citizen requesting or needing assistance. Officers are expected to take necessary action in an attempt to assist citizens in need of help by calling on-duty officers, taking reports, effecting arrests, or providing any other services related with the duties of a peace officer.

**CONTRACTOR'S RESPONSIBILITIES:** The Contractor agrees to hold harmless TCSO and all TCSO personnel from losses of any kind caused while at the site of the secondary employment. All traffic control jobs must be approved by the jurisdictional authority, such as and not limited to the Texas Department of Transportation or Travis County Transportation and Natural Resources before we allow our officers to work. If permits are required, the Contractor must show proof of approved permits before officers are allowed to work. A Contractor's signature on this application serves as an acknowledgment of all information provided on our application.

**REVOCATION OF APPROVED APPLICATIONS:** The application/contract can be canceled at any time by the TCSO or the Contractor for no reason. Cancellation notice must be in writing by letter or email. Examples for revocation are for informational purposes only and are not intended to be exclusive of other reasons not contained therein: a conflict of interest develops between the County and the Contractor; non-payment of officers; Contractor is arrested; the Contractor is under investigation by the District or County Attorney's Office, or any Law Enforcement Agency for violations of law; the Contractor refuses to cooperate with an investigation related to the secondary employment job; the job becomes controversial, such as labor or civil disputes.

**RATES: Payment due upon service rendered, or no later than 2- weeks for long-term contracts.**

**COUNTY-OWNED VEHICLES:** \$20 per hour with a 2-hour minimum.

**OFFICERS:** \$50 per hour: General Security. 4-hour minimum for all rates, except Contract Coordinator.

\$53 per hour: Police Bicycle Certified Officers

\$50 per hour: Contract Coordinator. The coordinator may charge this rate for administrative duties performed.

\$60 per hour: Emergency requests received with less than 2 business days notice.

\$60 per hour: Supervisors when required. Requirement is determined by complexity of request.

\$65 per hour: Holidays: New Years Eve, New Years Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Juneteenth, Independence Day (July 4th), Labor Day, Veteran's Day, Thanksgiving, Christmas Eve, and Christmas Day.

**CANCELLATIONS:** Any cancellation made after 4:00 PM Central Standard Time on the business day prior to the Contractor's scheduled event will result in a cancellation fee, equal to 4 hours at applicable Officer Pay Rate per scheduled Officer. Contractor must receive confirmation of receipt of cancellation request from TCSO to avoid cancellation fee.

CONTRACTOR SIGNATURE: [Signature] PRINT NAME: Mona Oliver DATE: 10/24/2023

[THIS SECTION FOR TCSO USE ONLY] DATE: 11/2/2023 APPROVE  DENY  CONTRACTOR ID: 1032

MAJOR SIGNATURE: [Signature] DATE: \_\_\_\_\_ APPROVE \_\_\_\_\_ DENY \_\_\_\_\_ CONTRACTOR ID: 1032  
9BB5223369B3471... JOB ID: Various

COORDINATOR ASSIGNED: Colton Yarborough #4928

**LIABILITY AGREEMENT FOR  
LAW ENFORCEMENT RELATED SECONDARY EMPLOYMENT**

For and in consideration of the permission given by the Travis County Sheriff's Office (hereinafter TCSO) for Northtown M.U.D. (hereinafter called CONTRACTOR) to engage as independent contractors employees of the TCSO (hereinafter EMPLOYEES), while said EMPLOYEES are not on duty with and for the TCSO, it is agreed as follows:

1. It is mutually agreed that while the EMPLOYEE performs services for the CONTRACTOR as an independent contractor, said EMPLOYEE is not acting as an employee of TCSO.

2. The CONTRACTOR, binding its heirs, administrators, executors, estate, successors, and assigns, hereby agrees to indemnify, protect, defend, and hold harmless Travis County, TCSO, and their elected officials, officers, employees and agents (the "Releasees") from any and all damages, including without limitation: interest, court costs, attorney's fees and other expenses which the Releasees may incur or become liable for as the result of any claim, demand, obligation, liability suit or cause of action arising in whole or part from the work of said EMPLOYEES for the CONTRACTOR, whether or not such claim, demand, or suit be frivolous, and whether or not it be made or brought by the CONTRACTOR or by a third person or entity.

3. It is understood by CONTRACTOR that TCSO shall retain the right to withdraw at any time its permission for its EMPLOYEES to work in a private capacity. If the permission of TCSO is withdrawn, the CONTRACTOR agrees to terminate its contracting relationships with said EMPLOYEES. The CONTRACTOR, as part of this agreement binds itself to release and hold harmless the Releasees from any liability or claim for damages in the event such permission is withdrawn by the TCSO.

4. The CONTRACTOR shall maintain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas with minimum amounts of Ten Thousand Dollars (\$10,000) per occurrence for property damage, One Hundred Thousand Dollars (\$100,000) per person and Three Hundred Thousand Dollars (\$300,000) per occurrence for personal injury.

5. This Agreement shall remain in effect for a period of one (1) year from the date of the last signature below.

DocuSigned by:  
Craig Smith  
9BB5223369B3471  
\_\_\_\_\_  
TCSO Major Signature

*[Signature]*  
\_\_\_\_\_  
Employer or Authorized Agent of CONTRACTOR

11/2/2023  
\_\_\_\_\_  
Date

10/24/2023  
\_\_\_\_\_  
Date



**Agreement With Regard To Use of Vehicle(s) In Connection  
With Off Duty Employment of County Peace Officer(s)**

This Agreement is made and entered into by and between the following parties: Travis County, acting by and through the Travis County Sheriff's Office (hereinafter referred to as "COUNTY"), and Northtown M.U.D., (hereinafter referred to as "CONTRACTOR").

CONTRACTOR will employ one or more off-duty officers to provide security services/traffic control services, etc. The services to be provided will involve the use of one or more COUNTY vehicles. The Sheriff has determined that the use of the COUNTY vehicle(s) will serve a public purpose (conserve the peace, protect life and property, ensure the public safety, etc.). To ensure that the public purpose is met, the Sheriff will at all times retain control over the vehicle(s). CONTRACTOR will compensate the off-duty officer(s) directly in accordance with a separate agreement or understanding entered into between the CONTRACTOR and the officer(s). CONTRACTOR will reimburse COUNTY \$20.00 per hour for use of the COUNTY vehicle. The parties agree that such reimbursement shall be deemed a donation to the COUNTY under section 81.032 of the Texas Local Government Code.

Job Date(s): January 1, 2024 - December 31, 2024

Job Location(s): Northtown M.U.D.

CONTRACTOR

*Mona Oliver*  
Authorized Agent Signature

Mona Oliver

Printed Name

District Manager

Position

10/24/2023

Date

DocuSigned by: COUNTY

*Craig Smith*  
Authorized Agent Signature

Craig Smith

Printed Name

Major

Position

11/2/2023

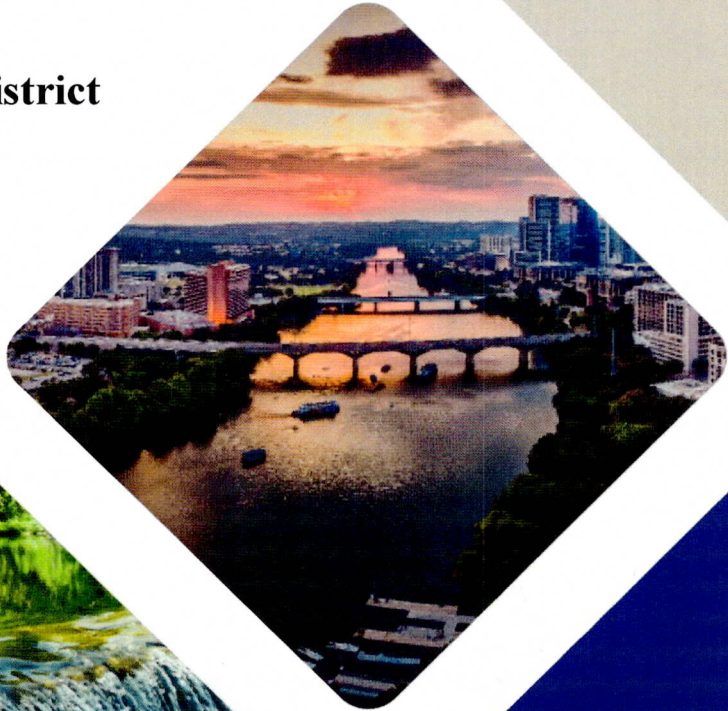
Date

Job No.: 1032 / various



## UTILITY MANAGER'S REPORT

### Northtown Municipal Utility District Board of Directors Meeting



October 24, 2023

EXHIBIT   D



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

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Operations Report

- Operations/Billing report including water accountability: -5.74%
- **Occupied Connections: 3080**
- **Total Connections: 3233**
  - All Samples were satisfactory
- Review and approve delinquent accounts and write-offs: -10-\$2,507.29 (3 Owners- 7 Renters)

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Monthly Update on District facilities including non-routine maintenance and repairs:

**Lift Station #3**

1. We are working to identify a vender who is able to can complete the final wash down and cleanup as well as remove the damage chemical tank.
- **System Maintenance**
    1. Repair logs attached
    2. DCDA needs to be replaced at the Howard master meter ( The Lakes). FMS quote of \$2500.00 to complete.
  - **MISC:**
    - AMR Project:**
      1. Kick off meeting was held on 11Oct23. The best location of the AMR antenna was determined for LS#1 at the end of the drive. This will require a change order to the project of about \$4000.00 in order to have a 10 foot pad installed to hold the 100' antenna
      2. HydroPro will begin delivery of the meter boxes and lids over the next 30-45 days, These will be staged at LS #2. They will also have a roll of dumptier delivered to contain any debris related to the project.

TIGIMX2

**Northtown Municipal Utility District  
Operations Report**

**For the Month of August 2023**

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>3080</u>	x 3 =	<u>9240</u>
Vacant Single Family Connections	<u>34</u>		
Multi Family Connections	<u>6</u>	830 Units x 3 =	<u>2490</u>
Commercial	<u>9</u>		
Builder Connections	<u>31</u>		
Builder New Taps	<u>24</u>		
Schools	<u>2</u>		
Non-Profit	<u>0</u>		
Fire Hydrants	<u>3</u>		
District Connections	<u>13</u>		
Irrigation Connections	<u>31</u>		
TOTAL CONNECTIONS	<u>3233</u>		<u>11730</u> Estimated Population

**BACTERIOLOGICAL ANALYSES**

<u>5</u>	Water sample(s) taken on	<u>09/12/23</u>	All bacterial samples were satisfactory.
<u>5</u>	Water sample(s) taken on	<u>09/19/23</u>	All bacterial samples were satisfactory.

**WATER ACCOUNTING**

Pumped through master meter(s)				
from	<u>09/01/23</u>	to	<u>09/30/23</u>	<u>37,001,000</u> Gallons
Total Gallons Received/Billing Period				
from	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>36,271,000</u> Gallons
Total Gallons Billed				
from	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>34,174,000</u> Gallons
Flushing	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>14,000</u> Gallons
Billing Adjustments				
from	<u>07/28/23</u>	to	<u>08/29/23</u>	<u>0</u> Gallons
Gallons gain/loss				<u>(2,083,000)</u> Gallons
Percentage gain/loss				<u>-5.74%</u>

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CUSTOMER BILLING REPORT  
 NORTHTOWN MUNICIPAL UTILITY DISTRICT  
 August 11, 2022 Through September 10, 2023

Current Billing

Basic Service	123,833.10	
Water	187,306.82	
Sewer	116,309.17	
TCEQ	1,540.00	
Deposit	8,696.32	
Misc	<u>14,452.62</u>	
 Total Current Billing		 \$452,138.03

Aged Receivables

Thirty (30) Days	-1,900.79	
Sixty (60) Days	48,870.56	
Ninety (90) Days	1,386.49	
One Hundred Twenty (120) Days	<u>25,654.29</u>	
Billed Arrears	74,010.55	
Credit Bal Fwd	<u>-9,060.78</u>	
 Total Aged Receivables		 \$64,949.77

Accounts Receivables

Penalty	7,005.95	
Basic Service	121,250.69	
Water	61,341.42	
Sewer	101,941.81	
TCEQ	1,361.41	
Deposit	-\$10,374.07	
Miscellaneous	<u>99,369.94</u>	
	381,897.15	
 Total Accounts Receivables		 \$381,897.15

Deposit Liability

Balance As Of	08/11/23	\$699,209.36
Collections		10,050.00
Deposits Applied		<u>-8,696.32</u>
 Balance As Of	 09/10/23	 \$700,563.04

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Billing Report**

September 20023

<b>Connections</b>	<b>August</b>	<b>September</b>
Active	3199	3118
Inactive	34	16
<b>Total</b>	<b>3233</b>	<b>3234</b>

New Connects	0	0
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**Billing Recap**

	<b>August</b>	<b>September</b>
<b>Current Billing</b>	<b>\$489,341.42</b>	<b>\$452,138.03</b>
Water	\$148,150.19	\$187,306.82
Sewer	\$107,711.79	\$116,309.17
State Assessment	\$1,298.65	\$1,540.00
Basic Service	\$121,964.52	\$123,833.10
Miscellaneous	\$100,868.05	\$14,452.62
Deposit	\$9,348.22	\$8,696.32
<b>Current Payments</b>	<b>\$570,344.21</b>	<b>\$381,897.15</b>
<b>Arrears</b>	<b>August</b>	<b>September</b>
30 Day	\$65,129.43	-\$1,900.79
60 Day	\$1,894.96	\$48,870.56
90 Day	\$241.52	\$1,386.49
120 Day	\$3,424.34	\$25,654.29
<b>Gross Arrears</b>	<b>\$70,690.25</b>	<b>\$74,010.55</b>

<b>Month</b>	<b>August</b>	<b>Sept</b>
Total Customers	3233	3234
Letters	371	371
Disconnects	20	22

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

**Water Report**

September-23

**Total Water Flows**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	21,876	9,926	22,272	24,544	21,970	19,561
February	18,713	8,785	18,548	15,091	18,007	17,215
March	22,278	21,734	21,764	22,854	22,763	20,550
April	23,185	12,957	22,182	23,806	25,955	27,151
May	27,596	22,203	24,751	23,113	27,691	19,470
June	26,292	22,308	27,650	24,121	31,151	25,098
July	27,286	25,733	30,449	24,990	33,802	31,554
August	27,286	19,975	37,691	25,512	32,368	33,994
September	21,624	27,539	31,636	29,383	34,355	37,001
October	12,482	26,984	31,147	25,791	29,539	
November	11,181	23,276	32,200	22,580	21,941	
December	7,783	23,114	22,754	23,551	20,209	
<b>TOTAL</b>	<b>247,582</b>	<b>244,534</b>	<b>323,044</b>	<b>285,336</b>	<b>319,751</b>	<b>231,594</b>

**Bacteriological Analyses**

Samples: satisfactory taken on 09/19/23, 09/26/23

**Chlorine Residual**

	<b>September</b>
Average	1.9
Maximum (4.0)	3.1
Minimum (0.5)	0.7

**Total Wastewater Billed**

<b>Month</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	15,158	13,169	14,553	16,930	15,630	15,525
February	15,759	15,529	15,095	16,110	16,402	17,193
March	14,826	14,513	14,047	15,732	17,357	15,299
April	15,060	14,881	16,608	16,685	18,421	15,282
May	15,883	15,597	16,834	17,978	17,141	15,300
June	16,651	15,290	17,042	16,190	16,956	13,857
July	15,933	14,310	17,187	18,157	16,565	14,449
August	16,304	14,947	18,367	16,734	17,836	15,633
September	16,386	14,979	18,735	17,557	17,071	16,881
October	14,907	14,626	22,891	18,225	16,991	
November	15,737	15,138	15,472	17,006	16,201	
December	15,003	14,068	21,766	17,640	16,796	
<b>TOTAL</b>	<b>187,607</b>	<b>177,047</b>	<b>208,597</b>	<b>204,944</b>	<b>203,366</b>	<b>139,419</b>

NORTHTOWN M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	MASTER METER	CONSUMPTION TOTALS	FLUSHING TOTALS	BILLING ADJUSTMENTS	GALLONS UNACCOUNTED	PERCENT GAIN/LOSS
09/30/19	10/28/19	28,465.4	27,596.0	51.0	(46.0)	-864.4	-3.04%
10/29/19	11/25/19	28,100.9	27,140.0	51.0	(46.0)	-955.9	-3.40%
11/26/19	12/27/19	21,268.9	20,087.0	51.0	(13.0)	-1143.9	-5.38%
12/28/19	01/30/20	21,503.9	20,226.0	48.0	(40.0)	-1269.9	-5.91%
01/31/20	02/28/20	17,649.7	16,888.0	48.0	(59.0)	-772.7	-4.38%
02/29/20	03/30/20	19,505.0	19,176.0	73.5	(1,070.0)	-1325.5	-6.80%
03/31/20	04/29/20	21,932.0	20,676.0	61.5	(83.0)	-1277.5	-5.82%
04/30/20	05/29/20	23,209.0	22,141.0	61.5	(92.0)	-1098.5	-4.73%
05/30/20	06/29/20	26,508.0	24,962.0	48.0	(89.0)	-1587.0	-5.99%
06/30/20	07/29/20	30,654.0	30,354.7	39.7	-	-259.6	-0.85%
07/30/20	08/28/20	31,232.0	29,041.0	48.0	-	-2143.0	-6.86%
08/29/20	09/29/20	25,944.0	24,413.0	43.5	-	-1487.5	-5.73%
<b>TOTALS</b>		295,972.8	282,700.7	624.7	(1,538.0)	(14,185.4)	---
<b>AVERAGE</b>		24,664.4	23,558.4	52.1	(128.2)	(1,182.1)	-4.79%
09/30/20	10/28/20	29,284.0	22,488.0	40.5	-	-1278.5	-4.37%
10/29/20	11/25/20	29,696.0	21,112.0	42.0	-	-8542.0	-28.76%
11/26/20	12/29/20	26,656.0	22,031.0	72.0	(4.0)	-4557.0	-17.10%
12/30/21	01/28/21	20,569.0	18,924.0	34.5	-	-1610.5	-7.83%
01/28/21	02/26/21	23,055.0	41,919.0	63.0	(20,156.0)	-1229.0	-5.33%
02/27/21	03/25/21	19,933.0	18,211.0	28.5	-	-1693.5	-8.50%
03/26/21	04/26/21	24,803.2	23,061.0	42.0	-	-1700.2	-6.85%
04/27/21	05/26/21	21,782.4	19,985.0	58.5	-	-1738.9	-7.98%
05/27/21	06/26/21	24,260.7	23,850.0	75.0	-	-335.7	-1.38%
06/27/21	07/26/21	23,480.0	21,612.0	49.5	-	-1818.5	-7.74%
07/27/21	08/25/21	27,510.0	25,274.0	48.0	-	-2188.0	-7.95%
<b>TOTALS</b>		271,029.3	258,467.0	553.5	(20,160.0)	(26,691.8)	---
<b>AVERAGE</b>		24,639.0	23,497.0	50.3	(1,832.7)	(2,426.5)	-9.85%
08/26/21	09/28/21	29,505.0	28,867.0	66.0	-	-572.0	-1.94%
09/29/21	10/28/21	23,503.0	23,324.0	40.5	-	-138.5	-0.59%
10/29/21	11/28/21	22,879.0	22,623.0	46.8	-	-209.2	-0.91%
11/29/21	12/27/22	20,004.0	17,975.0	30.0	-	-1999.0	-9.99%
12/28/21	01/26/22	20,131.0	18,885.0	60.3	-	-1185.7	-5.89%
01/27/22	02/28/22	20,936.0	19,859.0	67.5	-	-1009.5	-4.82%
03/01/22	03/28/22	19,510.0	17,810.0	48.0	-	-1652.0	-8.47%
03/29/22	04/27/22	25,975.0	23,512.0	157.0	-	-2306.0	-8.88%
04/28/22	05/26/22	25,606.0	23,075.0	107.3	-	-2423.7	-9.47%
05/27/22	06/23/22	28,653.0	27,654.0	47.3	-	-951.7	-3.32%
06/24/22	07/27/22	37,409.0	35,142.0	121.3	-	-2145.7	-5.74%
07/28/22	08/30/22	37,270.0	36,104.0	116.3	-	-1049.7	-2.82%
08/31/22	09/29/22	30,568.0	27,773.0	60.4	-	-2734.6	-8.95%
<b>TOTALS</b>		341,949.0	322,603.0	968.7	-	(18,377.3)	---
<b>AVERAGE</b>		26,303.8	24,815.6	74.5	-	(1,413.6)	-5.37%
09/30/22	10/27/22	28,684.0	28,240.0	85.6	-	-358.4	-1.25%
10/28/22	11/29/22	26,036.0	25,733.0	104.6	-	-198.4	-0.76%
11/30/22	12/28/22	18,558.0	19,331.0	123.7	-	896.7	4.83%
12/29/22	01/30/23	23,088.0	22,222.0	58.7	-	-807.3	-3.50%
01/31/23	02/28/23	18,815.0	18,053.0	27.4	-	-734.6	-3.90%
03/01/23	03/27/23	19,935.0	18,764.0	9.5	-	-1161.5	-5.83%
03/28/23	05/01/23	25,800.0	24,530.0	30.5	-	-1239.5	-4.80%
05/02/23	05/26/23	18,100.0	17,075.0	56.0	-	-969.0	-5.35%
05/27/23	06/29/23	29,995.0	29,631.0	167.0	-	-197.0	-0.66%
06/30/23	07/27/23	29,354.0	27,381.0	39.9	-	-1933.1	-6.59%
07/28/23	08/29/23	36,271.0	34,174.0	14.0	-	-2083.0	-5.74%
<b>TOTALS</b>		274,636.0	265,134.0	716.9	-	(8,785.1)	---
<b>AVERAGE</b>		24,966.9	24,103.1	65.2	#DIV/0!	(798.6)	-3.20%

**Northtown MUD  
Water Usage Analysis**

Billing Period	Residential (gallons)	Builder (gallons)	School (gallons)	Non-Profit (gallons)	Fire Hydrant (gallons)	Multi-Family (gallons)	Irrigation (gallons)	Commercial (gallons)	District (gallons)	Monthly Totals (gallons)	Number of Residential Connections	Average Usage	Letters	Terminations
October 2020	18,976,000	155,000	44,000	21,000	39,000	3,748,000	1,204,000	27,000	199,000	24,413,000	3,041	6.2	527	0
November 2020	15,283,000	128,000	48,000	16,000	32,000	4,591,000	1,353,000	861,000	176,000	22,488,000	3,043	5.0	500	0
December 2020	16,535,000	208,000	18,000	26,000	30,000	2,129,000	1,445,000	721,000	-	21,112,000	3,049	5.4	523	0
January 2021	13,551,000	96,000	49,000	21,000	0	5,000,000	1,004,000	1,309,000	1,001,000	22,031,000	3,053	4.4	445	0
February 2021	10,350,000	35,000	54,000	27,000	0	4,414,000	648,000	3,093,000	303,000	18,924,000	3,059	3.4	312	0
March 2021	14,007,000	14,000	44,000	26,000	0	4,594,000	505,000	2,480,000	93,000	21,763,000	3,071	4.6	357	0
April 2021	14,196,000	17,000	40,000	17,000	0	1,293,000	1,067,000	1,486,000	95,000	18,211,000	3,071	4.6	416	0
May 2021	16,955,000	36,000	97,000	23,000	0	1,886,000	1,742,000	2,198,000	124,000	23,061,000	3,064	5.5	-	0
June 2021	14,883,000	50,000	112,000	12,000	700,000	2,273,000	1,282,000	545,000	128,000	19,985,000	3,072	4.8	402	60
July 2021	13,468,000	9,000	56,000	34,000	0	5,210,000	1,079,000	3,793,000	201,000	23,850,000	3,076	4.4	399	32
August 2021	16,283,000	9,000	25,000	31,000	83,000	2,141,000	1,479,000	1,384,000	177,000	21,612,000	3,167	5.1	384	36
September 2021	18,447,000	25,000	100,000	37,000	62,000	2,597,000	2,370,000	1,338,000	298,000	25,274,000	3,167	5.8	329	37
<b>Total</b>	<b>182,934,000</b>	<b>782,000</b>	<b>687,000</b>	<b>291,000</b>	<b>946,000</b>	<b>39,876,000</b>	<b>15,178,000</b>	<b>19,235,000</b>	<b>2,795,000</b>	<b>262,724,000</b>				

October 2021	17,330,000	53,000	107,000	19,000	10,000	5,415,000	2,626,000	2,900,000	407,000	28,867,000	3,167	5.5	420	28
November 2021	17,692,800	18,000	121,000	13,000	8,000	1,054,200	2,845,000	1,382,000	190,000	23,324,000	3,167	5.6	422	31
December 2021	17,297,000	9,000	111,000	1,000	8,000	1,348,000	1,241,000	2,423,000	185,000	22,623,000	3,167	5.5	418	21
January 2022	13,630,000	7,000	84,000	34,000	0	1,136,000	1,340,000	1,614,000	130,000	17,975,000	3,163	4.3	476	9
February 2022	10,442,000	6,000	68,000	17,000	0	4,297,000	994,000	2,899,000	162,000	18,885,000	3,168	3.3	418	26
March 2022	11,130,000	18,000	104,000	1,000	0	4,839,000	224,000	3,438,000	105,000	19,859,000	3,168	3.5	368	31
April 2022	12,743,000	6,000	95,000	1,000	74,000	1,903,000	811,000	2,050,000	127,000	17,810,000	3,168	4.0	368	31
May 2022	12,025,000	6,000	149,000	-	401,000	4,918,000	2,307,000	3,508,000	198,000	23,512,000	3,169	3.8	400	27
June 2022	12,189,000	8,000	100,000	1,000	14,601,000	5,559,000	2,228,000	3,407,000	210,000	38,303,000	3,169	3.8	446	40
July 2022	13,953,000	10,000	44,000	-	0	5,755,000	2,064,000	3,091,000	262,000	25,179,000	3,168	4.4	494	48
August 2022	18,397,015	12,000	31,000	-	0	7,068,000	3,160,000	4,553,000	371,000	33,592,015	3,172	5.8	498	19
September 2022	16,623,015	13,000	80,000	-	6,000	6,011,000	3,015,000	3,990,000	1,905,000	31,643,015	3,179	5.2	463	36
<b>Total</b>	<b>173,451,830</b>	<b>166,000</b>	<b>1,094,000</b>	<b>87,000</b>	<b>15,108,000</b>	<b>49,303,200</b>	<b>22,855,000</b>	<b>35,255,000</b>	<b>4,252,000</b>	<b>301,572,030</b>				

October 2022	13,059,028	28,000	101,000	-	1,000	6,900,000	3,249,000	4,083,000	352,000	27,773,028	3,181	4.1	568	25
November 2022	11,794,011	10,000	144,000	-	0	10,714,000	2,168,000	2,972,000	438,000	28,240,011	3,184	3.7	487	21
December 2022	15,860,048	7,000	46,000	-	459,000	5,730,000	2,143,000	1,314,000	174,000	25,733,048	3,184	5.0	-	-
January 2023	13,565,077	23,000	137,000	-	529,000	3,407,000	1,106,000	338,000	226,000	19,331,077	3,181	4.3	474	-
February 2023	10,995,038	666,000	105,000	-	3,000	4,851,033	1,146,000	4,260,000	196,000	22,222,071	3,183	3.5	398	-
March 2023	13,412,066	186,000	119,000	-	2,000	3,433,000	339,000	262,000	319,000	18,072,066	3,185	4.2	330	-
April 2023	13,811,057	58,000	84,000	-	1,000	2,546,000	1,720,000	314,000	230,000	18,764,057	3,189	4.3	399	30
May 2023	17,418,082	43,000	135,000	-	2,000	4,280,000	1,968,000	428,000	256,000	24,530,082	3,173	5.5	358	30
June 2023	11,790,050	40,000	97,000	-	1,000	2,855,000	1,776,000	280,000	237,000	17,076,050	3,219	3.7	392	27
July 2023	19,243,000	268,000	76,000	-	5,000	5,265,000	3,542,000	365,000	867,000	29,631,000	3,222	6.0	347	26
August 2023	17,998,000	275,000	15,000	104,000	308,000	4,203,000	2,774,000	369,000	1,335,000	27,381,000	3,233	5.6	371	20
September 2023	24,011,000	443,000	85,000	119,000	0	3,460,000	3,811,000	254,000	1,991,000	34,174,000	3,234	7.4	371	22
<b>Total</b>	<b>182,956,457</b>	<b>2,047,000</b>	<b>1,144,000</b>	<b>223,000</b>	<b>1,311,000</b>	<b>57,644,033</b>	<b>25,742,000</b>	<b>15,239,000</b>	<b>6,621,000</b>	<b>292,927,490</b>				

<b>Active</b>	<b>Residential</b>	<b>Builder</b>	<b>School</b>	<b>Non-Profit</b>	<b>Fire Hydrant</b>	<b>Multi-Family</b>	<b>Irrigation</b>	<b>Commercial</b>	<b>District</b>	<b>Builder Taps</b>	<b>3234</b>
	<b>3104</b>	<b>34</b>	<b>2</b>	<b>0</b>		<b>6</b>	<b>31</b>	<b>9</b>	<b>13</b>	<b>18</b>	
<b>Vacant</b>	<b>16</b>						<b>1</b>				

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WASTEWATER REPAIR LOG > \$500  
SEPTEMBER 2023**

DATE	ADDRESS	PROBLEM	COST
01/25/22	15200 LANTERN DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. SEWER DISTRICT SIDE IS BACKED UP. USED JETTER TO PUSH ROOT BLOCKAGE OUT. TELEVISED LINE.	\$13,943.13
01/25/22	IN DISTRICT	NEW FORCE MAIN - SANITARY SYSTEM WORK COMPLETE. INSTALLED 2" WET TAP FOR CONTRACTOR. SHUT OFF LIFT STATIONS AND ASSISTED CONTRACTOR WITH 5 TIE INS AND TRAFFIC CONTROL. OPENS ALL ARV'S AND PRESSURE TESTED THE REPAIR.	\$13,238.39
01/25/22	15200 LANTERN DR	EXCAVATED AND REPAIRED SANITARY LINE. DUG DOWN AND EXPOSED BROKEN SEWER PIPE. CUT OUT BROKEN PIPE AND REPLACED WITH NEW PARTS. BACKFILLED AND CLEANED SITE.	\$2,905.66
01/25/22	13918 MERSEYSIDE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. NO BACK UPS ON DISTRICT SIDE. JETTED FROM 6" CLEAN OUT TO MAIN. STILL FOUND MET WITH CONTRACTOR WALKTHROUGH PERFORMED WITH PITTS AND DISTRICT ENGINEERS OF NEW UTILITIES.	\$519.16
02/28/22	IN DISTRICT		\$549.91
03/10/22	13802 CAMBOURNE DR	CUSTOMER PROBLEM - DISTRICT LINES CLEAR. FOUND BOTH SERVICES BACKED UP ON ARRIVAL. TRIED TO JET OUT BOTH LINES. THEN USED AUGER TO CUT ROOTS FOUND IN LINE.	\$951.93
03/30/22	13802 CAMBOURNE DR	EXCAVATED & REPAIRED SANITARY LINE. EXCAVATED 12 FTR DEEP ON A 6 IN MAIN THAT WAS CRACKED AT THE WYE. CLEARED OUT ROOTS, BACKFILLED AND CLEANED SITE.	\$10,654.18
05/25/22	IN DISTRICT	VECTOR TRUCK WORK-COMLETE. USED VECTOR TO CLEAN LINES BETWEEN MANHOLES. 700 EAST WELLS BRANCH. NEW DISTRICT BLDG.	\$793.46
05/25/22	IN DISTRICT	SANITARY SYSTEM WORK COMPLETE. SURVEYED MANHOLES,CHECKED CONDITION OF MANHOLES, CREEKS AND STORM PONDS. NO SIGNS OF I7I. REPLACED MISSING BOLTS AS NEEDED.	\$2,160.93
06/23/22	IN DISTRICT	CENTRAL MAINT WORK COMPLETED. RELOCATED UNUSED FORCE MAIN. MATERIAL AT THE OFFICE WITH HEAVY MACHINE. 40FT STICKS OF 16" PIPING.	\$2,926.91
10/05/22	13805 MERSEYSIDE DR	EXCAVATED & REPAIRED SANITARY LINE. WE EXPOSED SEWER LINE 5FT DOWN. HAVING TO CUT THE SIDEWALK OUT. MADE AND MADE OUR REPAIR TO THE LINE.	\$6,209.37
10/26/22	13805 MERSEYSIDE DR	CONCRETE WORK COMPLETED. REPALACED A CONCRETE PATCH FROM A PREVIOUS SEWER DIG. 5FT X 4 FT.	\$576.61
12/16/22	15013 HYSON CROSSING	VECTOR TRUCK WORK - COMPLETE. CLEANED OUT DISTRICT LINE. LINE WAS CLEARED.	\$1,305.28
12/15/22	15013 HYSON CROSSING	SEWER COMPLETELY BACKED UP. UESED VECTOR TO JET THE LINE ONCE CLEARED WE TELEVISED THE LINE TO INSPECT. LINE WAS CLEAR.	\$1,095.37
12/15/22	14120 CEYLON TEA CIR	EXVAVATED & REPAIRED SANITARY LINE. DUG DOWN 6FT TO REACH WYE WITH FULL OF ROOTS MADE ENOUGH ROOM AND CUT OUT BAD PIPE AND REPAIRED BACKFILLED WITH GRAVEL AND CLEANED SITE.	\$3,153.82
01/11/23	14120 CEYLON TEA CIR	CUTOMER PROBLEM-DISTRICT LINES CLEAR. TELEVISED LINE AND FOUND ROOTS, MARKED LOCATIONS OF INFILTRATION, WILL RETURN.	\$585.99
05/01/23	13701 CAMBOURNE DR	JETTED LINE AT CUSTOMER 4" CLEAN OUT AND TELEVISED.	\$967.99
06/15/23	IN DISTRICT	MANHOLE SURVEY ALONG THE HARRIS BRANCH CREEK FOR MS4 ANNUAL 2023-2024 INSPECTIONS.	\$2,439.00
06/27/23	IN DISTRICT	MET WITH CONTRACTIO AND DISTRICT ENGINEER. DID WALK TROUGH ON WARRANTY WORK FOR FORCE MAIN TIE INS.	\$539.50
09/25/23	1324 PEPPERMINT TRL	TELEVISED SEWER LINE. GREASE BUILD UP, JETTED LINE OUT AND TELEVISED.	\$656.56
09/25/23	1324 PEPPERMINT TRL	VECTOR TRUCK WORK-COMLETE. HOMEOWNER SEWER BACK UP. A LOT OF GREASE, JETTED LINE.	\$1,306.99
<b>TOTAL FOR 2023</b>			<b>\$6,496.03</b>
<b>TOTAL FOR 2022</b>			<b>\$60,984.11</b>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
WATER REPAIR LOG > \$500  
SEPTEMBER 2023**

DATE	ADDRESS	PROBLEM	COST
01/11/23	14401 HARRIS RIDGE BLVD-2	HOUSELINE LEAK. WATER WAS SHOOTING OUT OF A PIPE SO WE CLOSED 2 VALVES TO ISOLATE WATER.	\$614.00
01/11/23	IN DISTRICT	DUMP TRUCK WORK COMPLETED. SPOOLS HAUSLED OFF FOR 2021-2022	\$3,824.57
01/04/23	13921 CONNER DOWNS DR	REPLACED BROKEN CURBSTOP-DIG UP METER BOX TO MAKE ROOM FOR REPAIR. CRIMPED THE SERVICE LINE TO MAKE REPAIR AND BACKFIL WE NEED MORE TOPSOIL.	\$1,018.26
01/24/23	13800 GREINERT DR	ASPHALT AFTER REPAIR - PATCH NEEDED T BE PREPPED. THEN POUED AND SPREAD ASPHALT BEFORE COMPACTINGWITH ROLLER. CLEANED UP SITE.	\$1,339.93
02/24/23	IN DISTRICT	COMPLETE WORK ON FIRE HYDRANT. TOOK HYDRANT APART AND REPLACED THE MAIN VALVE GASKET AND FITTINGS ON THE BOTTOM OF HYDRANT. PUT BACK TOGETHER AND REINSTALLED.	\$1,693.79
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT 502 HOWARD AND LAKES MM	\$605.00
03/01/23	IN DISTRICT	PUMPED OUT METER VAULT-READ METER AT HOWARD AND LAKES MM	\$644.00
04/10/23	IN DISTRICT	WORK ON WATER DISTRIBUTION SYSTEM ARRIVED TO LOCATEION WHEN AW STATED THEIR WATER SHUT OFF THIS MORNING. THEN LOW WATER PRESSURE WAS BEING CALLED T THE OFFICE PON CHECKING THE FIRE HYDRANTS EVERY WHERE HAD 35/45 PSI.	\$581.88
04/18/23	IN DISTRICT	WATER STSTEM WORK COMPLETE. AUSTIN WATER HAD A TEST SHUT OUT AND WE ENDED UP HAVING HIGH PSI AND LOW PSI AND I WAS IN DISTRICT ADDRESSING CUSTOMERS AND WAS TAKING PRESSURE READING.	\$525.00
05/01/23	1913 WHITTARD OF CHELSEA	REPLACED METER BOX & LID AND ADJUSTED THE METER.	\$1,040.84
05/01/23	13815 LOTHIAN DR	EXCAVATED & REPAIRED WATER MAIN. FOUND A PIN HOLE IN POLY CAUSED BY KINK IN LINE. DUG DOWN TO SERVICE LINE AND MADE OUT REPAIR TO LINE. BACKFILLED WITH GRAVEL.	\$3,743.74
05/08/23	F/H 700 E WELLS BRANCH PKWY	RELOCATE HYDRANT METER- TOOK TO FMS.	\$724.80
06/15/23	NORTHTOWN MUD	PUMPED OUT VAULT AT SAS STATION AT W/HOWARD LN AND MCALLEN PASS. WE CAME BACK OUT TO PUMP OUT VAULT.	\$893.00
08/25/23	IN DISTRICT	PURCHASED SUPPLIES-ORDERED NEW ODOR LOGGER FOR NTWN MUD.	\$2,290.39
<b>TOTAL FOR 2023</b>			<b>\$19,539.20</b>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
GENERAL MANAGER'S REPORT  
WRITE-OFF LIST  
Sep-23**

NAME:	Owner / Renter	Date Finaled	Write-Off	Deposit Applied
Esmerelda Barajas	Owner	6/30/2023	\$ 163.04	\$ 150.00
Amalia Barrera	Renter	7/3/2023	\$ 179.88	\$ 150.00
Jacobi Kemol Boudreaux	Renter	8/1/2023	\$ 483.71	\$ 150.00
Annette Garza	Owner	8/9/2023	\$ 459.80	\$ 150.00
Chris Alan Laake	Renter	7/11/2023	\$ 503.03	\$ 150.00
Fabiano Rocha Franca	Renter	7/24/2023	\$ 107.68	\$ 150.00
Eduardo Sanchez	Renter	7/11/2023	\$ 154.79	\$ 450.00
Sahleenah Dearman	Owner	8/11/2023	\$ 212.00	\$ 150.00
Kimberley Morgan Hart	Renter	8/11/2023	\$ 76.25	\$ 150.00
Sena Adane Banata	Renter	9/7/2023	\$ 167.11	\$ 150.00
			\$ 2,507.29	

Approved by the Board of Directors at the meeting held on October 24, 2023.

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_



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

	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ 276.53	\$ 1,681.38	\$ 1,620.83	\$ 684.38
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 684.32	\$ 1,810.70	\$ 3,140.46	\$ 633.24
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ 1,400.21	\$ 577.34	\$ 80.62	\$ 294.65
COLLECTED	\$ -	\$ -	\$ -	
<b>JANUARY</b>				
WRITE-OFF	\$ 165.18	\$ 1,945.60	\$ -	\$ 374.77
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>FEBRUARY</b>				
WRITE-OFF	\$ 79.55	\$ 898.79	\$ 697.86	\$ 319.31
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MARCH</b>				
WRITE-OFF	\$ 493.52	\$ -	\$ -	\$ 1,124.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>APRIL</b>				
WRITE-OFF	\$ 347.84	\$ -	\$ 156.90	\$ 492.35
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>MAY</b>				
WRITE-OFF	\$ 118.38	\$ 5,602.46	\$ 1,070.12	\$ 866.35
COLLECTED	\$ -	\$ -		\$ -
<b>JUNE</b>				
WRITE-OFF	\$ -	\$ 1,130.42	\$ 732.92	\$ 307.72
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>JULY</b>				
WRITE-OFF	\$ 1,534.99	\$ 5,413.65	\$ 294.08	\$ 227.76
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>AUGUST</b>				
WRITE-OFF	\$ 1,534.99	\$ 2,420.24	\$ 1,739.84	\$ 1,233.60
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>SEPTEMBER</b>				
WRITE-OFF	\$ 837.99	\$ 226.38	\$ 613.52	\$ 2,507.29
COLLECTED	\$ -	\$ -	\$ -	
<b>TOTAL COLLECTIONS:</b>	\$ 7,473.50	\$ 21,606.96	\$ 10,047.15	\$ 9,065.77
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -

Sales & Repairs on:  
 Water Meters  
 Control Valves  
 Ultrasonic Meters  
 Backflow Preventers

# FLUID METER SERVICE

1-512-258-3594  
 1-800-944-4472

Our Physical/Mailing Address:  
**Fluid Meter Service**  
 7304 McNeil Dr., #604  
 Austin, TX 78729

- \* AWWA Certified Tests
- \* Rebuilding of Meters

Fluidmeter@gmail.com  
 www.Fluidmeterusa.com

Northtown MUD  
 90 Crossroads ut

Quote  
 PP

REQ BY Dennis Hendrix PHONE \_\_\_\_\_ PO# \_\_\_\_\_

DATE		DATE WANTED		WARRANTY:		
11-8-23						
QUANTITY		PLEASE ENTER OUR ORDER FOR GOODS LISTED BELOW			UNIT PRICE	TOTAL
ORDERED	RECEIVED	DESCRIPTION				
1		# 0387092			26,000	26,000
		10" 709 DCDA-OSY-GPM				
		Replacement BFP for 800 W Howard Lane				
		SN: 140566				
note: FFA						
note: skip to: Crossroads ut						
		2601 Forest Creek Dr.				
		Round Rock, TX 78665				
		Attn: Dennis Hendrix				
		Tag: Northtown MUD				
<b>NOT AN INVOICE</b> 4672						

REMARKS 26,000  
Watts PO# 1108236  
2121-21,327,610

Material Transfer Information

Pick Up By \_\_\_\_\_ Date \_\_\_\_\_

Delivery By \_\_\_\_\_

Received By \_\_\_\_\_ Date \_\_\_\_\_

EXHIBIT E

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



PWS\_2270264\_CO\_20231003\_Correspondence  
CN601178726  
RN102687621

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**  
*Protecting Texas by Reducing and Preventing Pollution*

October 03, 2023

NORTHTOWN MUD  
BRENDA RICHTER, PRESIDENT  
100 CONGRESS AVE STE 1300  
AUSTIN, TX 78701-2744

**SUBJECT: Results of Unregulated Contaminant Monitoring**  
NORTHTOWN MUD - PWS ID TX2270264  
TRAVIS County, TX

Attention: Public Water System Owner/Manager/Operator

On June 15, 2022, the EPA issued revised interim health advisory levels for PFOA (perfluorooctanoic acid) and PFOS (perfluorooctanesulfonic acid). The EPA also issued final advisories for PFBS (perfluorobutanesulfonic acid) and GenX (hexafluoropropylene oxide dimer acid). For more information on EPA's action related to PFAS please visit EPA's website at:

- [www.epa.gov/pfas/our-current-understanding-human-health-and-environmental-risks-pfas](http://www.epa.gov/pfas/our-current-understanding-human-health-and-environmental-risks-pfas)
- [www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos](http://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos)
- [espanol.epa.gov/espanol/avisos-de-salud-sobre-el-pfoa-y-pfos-en-el-agua-potable](http://espanol.epa.gov/espanol/avisos-de-salud-sobre-el-pfoa-y-pfos-en-el-agua-potable)

On March 14, 2023, the EPA announced the proposed National Primary Drinking Water Regulation (NPDWR) for six PFAS including perfluorooctanoic acid (PFOA), perfluorooctane sulfonic acid (PFOS), perfluorononanoic acid (PFNA), hexafluoropropylene oxide dimer acid (HFPO-DA, commonly known as GenX Chemicals), perfluorohexane sulfonic acid (PFHxS), and perfluorobutane sulfonic acid (PFBS). For more information on EPA's NPDWR please visit EPA's website at:

- <https://www.epa.gov/sdwa/and-polyfluoroalkyl-substances-pfas>

There is currently federal funding available through the Bipartisan Infrastructure Law for emerging contaminants at small and disadvantaged communities. For more information please visit EPA's website at:

- <https://www.epa.gov/dwcapacity/emerging-contaminants-ec-small-or-disadvantaged-communities-grant-sdc>

If you have not already done so, we encourage you to seek assistance. One available form of assistance is the TCEQ's Financial, Managerial, and Technical (FMT) Assistance program. Through FMT Assistance, public water systems in Texas can receive free, on-site help with financial, managerial, and technical topics. For a complete list of assistance topics offered, please visit <<http://www.tceq.texas.gov/drinkingwater/fmt>>. Additionally, the FMT Assistance program is currently developing a PFAS training which will be available soon. Please email [FMT@tceq.texas.gov](mailto:FMT@tceq.texas.gov) or call (512) 239-4691 to request FMT assistance or to check if the PFAS training is available.

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • [tceq.texas.gov](http://tceq.texas.gov)

How is our customer service? [tceq.texas.gov/customersurvey](http://tceq.texas.gov/customersurvey)  
printed on recycled paper

EXHIBIT F

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BRENDA RICHTER, PRESIDENT

Page 2

October 03, 2023

If you have any questions related to PFAS in drinking water, please contact Brian Dye with EPA at [dye.brian@epa.gov](mailto:dye.brian@epa.gov).

Sincerely,



Laura Higgins, Section Manager  
Drinking Water Standards Section (MC-155)  
Water Supply Division  
Texas Commission on Environmental Quality

cc: TCEQ Region 11  
JAMES WILLS VP OPERATIONS, 2601 FOREST CREEK DR , ROUND ROCK TX 78665-1232



**MONTHLY REPORT**

**Northtown M.U.D.**

**Report Period: 09/01/2023 - 09/30/2023**

**Parks & Entrance Grounds Maintenance**

The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string-trimming, tree trimming, and shrub pruning) on the following dates:



9/5 – 9/6	9/12 – 9/13	9/19 – 9/20	9/26 – 9/27
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**Task/Observation/Area** Highlights of services performed during regular maintenance

After completing the standard maintenance tasks such as mowing & string-trimming of the District’s irrigated turf areas, crews also detailed the District’s beds & tree rings, as well as having added mulch where needed throughout the District. In addition, crews also broadcast ant biannual bait in areas where needed throughout the District’s boundaries. Finally, crews also collected/removed any low-hanging tree limbs they observed throughout the District as well.

<b>Greenbelt &amp; Drainage Maintenance</b>	Greenbelt & Drainage maintenance occurred during the week(s) of:	09/07/2023
---	--	------------

**Task/Observation/Area:** Additional services/observations pertaining to the greenbelts & drainage

After completing the standard maintenance tasks such as mowing & string-trimming of the District’s channels & greenbelts, as well as removed approximately 20-cu. ft. of trash/litter from within these same areas located throughout the District’s properties.



<b>Trail System Maintenance</b>	9/5 – 9/6	9/12 – 9/13	9/19 – 9/20	9/26 – 9/27
---------------------------------	-----------	-------------	-------------	-------------

**Task/Observation/Area** Additional services/observations pertaining to the trail system

Crews completed the standard maintenance tasks such as mowing & string-trimming of the District’s entire trail system, crews also performed weed control in areas where needed within the District’s trails. Finally, crews also raked out any rough areas they observed within the District’s trail system in an effort to achieve a smoother, neater overall appearance to the District’s trails.



<b>Irrigation System Maintenance</b>	9/5 – 9/6	9/12 – 9/13	9/19 – 9/20	9/26 – 9/27
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**Task/Observation/Area:** Additional services/observations pertaining to the irrigation system

A Licensed Irrigator performed a comprehensive irrigation system analysis and he made any subsequent repairs totaling less than the pre-approved \$300 maximum while he was still on District property.



<b>Status of Proposal Work</b>	
Proposal # 10132 - Landscape/Irrigation: New Office Entry Planters	- Completed 09/22/23
Proposal # 10242 - Fall Ragweed & Johnsongrass Control Program	- Completed 09/29/23

<b>Notes / Miscellaneous</b>



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

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

**PROPOSAL FOR LANDSCAPE SERVICES**

22-Sep-23

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

**PROPOSAL ID:** 10265  
**HM PHONE:**  
**WK PHONE:** 512-716-0759  
**FAX:**

**PROJECT: FALL OVERSEED & TOPDRESS IRRIGATED TURF**

Fall is the time to perform annual overseeding with cool season grasses and the application of composted topdressing mix to the following irrigated turfgrass areas - (1) 50 Acre Park Parking Lot - Pavilion - Entry - Frontages - Dog Park, (2) Stoney Creek Park, (3) Northtown Entry, & (4) Meadow Pointe Entry. Cool season grasses extend the use of the turfgrass areas, help control winter weeds, moderates soil temperatures, aids in keeping the soil active during the winter and looks especially good. If the Board desires to have this work scheduled, please return an executed copy of this proposal to our office. Thank you!

DESCRIPTION	QTY	UM
LABOR, LANDSCAPE CREW EQUIPPED	1	LT
LOADER/OPERATOR	8	HOURS
PERENNIAL RYEGRASS SEED	36	BAG
TEXASCAPES REVITALIZER TOPDRESS MIX	98	YDS.
FERTILIZER 10-18-22	23	50#
DELIVERY	7	TRIP
	<b>SUBTOTAL</b>	\$22,401.70
	<b>SALES TAX</b>	\$0.00
	<b>TOTAL</b>	<b>\$22,401.70</b>

**CONTRACT ADDENDUM**

This Contract Addendum ("Addendum") is incorporated into the attached proposal (the "Proposal") between **TexaScapes, Inc.** ("Contractor") and **Northtown Municipal Utility District** (the "District"). If there is any conflict between the terms of the attached Proposal and this Addendum, the terms of this Addendum will control.

Phone 512-472-0207 • Fax 512-472-0229  
 www.texasclapes.com



13740 Research Blvd., Suite J-7  
 Austin, Texas 78750

*Founded with Integrity. A Proud Texas Corporation Since 1985.*

**EXHIBIT H**



1. **Interested Parties.** Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Proposal, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Proposal to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Proposal is not effective until the requirements listed above are satisfied and any approval or award of the Proposal by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. **Conflicts of Interest.** Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Proposal to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. **Verification Under Chapter 2271, Texas Government Code.** If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Proposal. The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. **Verification Under Subchapter F, Chapter 2252, Texas Government Code.** For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

5. **Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies.** If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Proposal. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

6. **Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries.** If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), Contractor represents and warrants that, at the time of execution and delivery of the Proposal, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Proposal against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity", "firearm entity", and "firearm trade association" have the meanings ascribed to them in Section 2274.001, *Texas Government Code*.





District's Unique Control Number: \_\_\_\_\_



Respectfully Submitted,

*Richard Fadal, President*

This proposal expires on: 22-Oct-23

District:

Northtown Municipal Utility District

By: *Brenda Richter*  
Brenda Richter, President

Date: 10/24/2023

Phone 512-472-0207 • Fax 512-472-0229  
www.texascapes.com



13740 Research Blvd., Suite J-7  
Austin, Texas 78750

*Founded with Integrity. A Proud Texas Corporation Since 1985.*

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1** Name of business entity filing form, and the city, state and country of the business entity's place of business.  
TexaScapes, Inc.  
Austin, TX United States

Certificate Number:  
2023-1076327

Date Filed:  
09/26/2023

**2** Name of governmental entity or state agency that is a party to the contract for which the form is being filed.  
Northtown Municipal Utility District

Date Acknowledged:

**3** Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.  
09262023-6  
Fall Overseed & Topdress Irrigated Turf - Proposal 10265

4	Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
			Controlling	Intermediary
	Fadal, Richard	Georgetown, TX United States	X	
	Fadal, Jennifer	Georgetown, TX United States	X	
	Grissom, Doug	Leander, TX United States		X

**5** Check only if there is NO Interested Party.

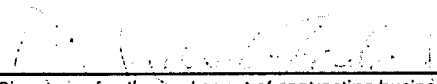
**6 UNSWORN DECLARATION**

My name is Richard Fadal, and my date of birth is 10/21/1952.

My address is 13740 Research Blvd., Suite I-7, Austin, TX, 78750, USA.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 26th day of September, 2023.  
(month) (year)

  
\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)

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**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
 (Declarant)

# NORTHTOWN MUD

## MAINTENANCE MONTHLY REPORT September 11 – October 14, 2023

- Weekly general cleaning at office, pavilion, parks and ponds.
  - Removed and posted next meeting agenda.
  - Posted next monthly board meeting date on entry signs.
  - Changed out memory cards and replaced batteries as needed in game cameras.
  - Assisted with covenant inspections and general administration.
  - Flushed well valves weekly as preventative maintenance recommended by CTWM.
  - Removed 10 bandit signs throughout the district and flyers posted around district.
  - Cleaned out all water fountains & checked for loose bolts on all picnic benches, tables and playscapes.
  - Cut down and disposed of fallen trees and various limbs throughout park system after wind events.
  - Removed various debris from district creeks and ponds.
  - Cleaned and sharpened all chainsaw chains several times and made required repairs.
  - Performed preventive maintenance on all motorized equipment.
  - Monitored Wildflower well status and entered data in log.
  - Washed all shop rags, Ford F150 and ATV's.
  - Stocked wood pile for free disbursement in 50 Acre Park and WildFlower Park.
  - Made minor granite trail repairs due to rain.
  - Continue raising canopy in various park areas to maintain an open line of sight.
  - Picked up and disposed of dumped debris on various alleys & roadways in the District.
  - Continue cutting down dead trees marked for removal.
  - Closed and opened Dog Park during rainfall.
  - Closed soccer fields at the 50 Acre Park for TexasScapes overseed program. *(open item)*
  - Raising tree canopy in open areas at 50 Acre Park.
  - Working on washout area at WildFlower bridge. *(open item)*
  - Replaced plexiglass n agenda board at 50 Acre Park.
  - Repaired trash catchers in Ceylon Tea Pond after storm.
  - Installed new sensor on bottle filler at WildFlower pavilion.
  - Installed 4 new tires on Kubota #3
  - Installed new handles on 50 Acre Park restroom doors.
  - Replace broken door stopper at 50 Acre Park.
  - Replaced broken panels blown out at by broken storage tank.
  - Removed broken Dog Park agility item.
- 
- WildFlower well not staying powered on; trouble shooting. *(closed item)*
  - Ordered replacement part for drinking fountain. *(closed item)*
  - Ordered replacement plexiglass for scratched up Agenda Board front. *(closed item)*
  - Held retention pond and outlet maintenance training.
  - Working on vendors for web hosting and management of web site with Committee. *(open item)*
  - Reported leak at the meter at new office location. *(closed item)*
  - Still working with STR for a few punch list items. *(open item)*
  - Alterman identified additional issue with well #1. Well repairs in progress. *(closed item)*
  - Working with TCSO Coordinator regarding a parking concern in The Lakes due to resident complaints.
  - Attend new facility construction meetings on site every 1<sup>st</sup> & 3<sup>rd</sup> Tuesday of the month.
  - Requested the TCSO deputies hired by NT MUD keep an eye out four wheelers using the parks and trails in the evenings and weekends on 3/22/22. *(ongoing)*
  - Working with New Facility Construction subcommittee and various consultants regarding office, pavilions, and equipment projects. *(in progress)*

## Northtown MUD

NEW VIOLATIONS SENT A COURTESY CARD						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13705 Cambourne	10/11/2023	N			Bulky; Various debris must be stored out of view
	13802 Cambourne	10/11/2023	N			Bulky; Various debris must be stored out of view
	1621 Darjeeling	10/16/2023	N			Bulky; Various debris must be stored out of view
	13920 Greinert	10/16/2023	N			Lawn is overgrown and in need of maintenance
	13904 Lampting	10/16/2023	N			Lawn is overgrown and in need of maintenance
	14000 Lampting	10/16/2023	N			Bulky; Various debris must be stored out of view
	14032 Lampting	10/16/2023	N			Bulky; Various debris must be stored out of view
	14817 Lantern	10/11/2023	N			Lawn is overgrown and in need of maintenance
	13703 Letti	10/11/2023	N			Lawn is overgrown and in need of maintenance
	13721 Merseyside	9/23/2023	N			Trailer parked in view of street
	13806 Randalstone	10/11/2023	N			Bulky; Various debris must be stored out of view
	13920 Randalstone	10/11/2023	N			1. Lawn overgrown 2. Various debris in view
	1217 Sleepytime	10/16/2023	N			Lawn is overgrown and in need of maintenance
	1400 Sleepytime	10/16/2023	N			Lawn is overgrown and in need of maintenance
	401 Tudor House	10/16/2023	N			Lawn is overgrown and in need of maintenance
	516 Tudor House	9/23/2023	N			Lawn is overgrown and in need of maintenance
	616 Tudor House	9/23/2023	N			Bulky; Various debris must be stored out of view
	14905 Valerian Tea	9/23/2023	N			Lawn is overgrown and in need of maintenance
	14912 Valerian Tea	9/23/2023	N			Various debris must be stored out of view
CONTINUING VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	13712 Cambourne	9/23/2023	Y			Various debris must be stored out of view
	1624 Darjeeling	9/15/2023	Y			1. Trailer parked in view 2. Various debris in view
	809 Friendship Quilt	9/15/2023	Y			Various debris must be stored out of view
	13902 Greinert	9/25/2023	Y			Various debris must be stored out of view
	921 Grey Castle	9/23/2023	Y			Lawn is overgrown and in need of maintenance
	1601 Lady Grey	9/15/2023	Y			1. Trailer parked in view 2. Boat parked in view
	13729 Lampting	7/25/2023	Y	Ext. 8/31/23		Lawn is overgrown and in need of maintenance
red GMC truck	13904 Lampting	8/31/2023	Y			1. Vehicle on lawn 2. Various debris in view
	13910 Lampting	8/31/2023	Y			Various debris & wood in front of garage doors
	15107 Lantern	9/15/2023	Y			Bulky; Various debris must be stored out of view

## Northtown MUD

black Honda Accord LP# CRC 8741 & black Acura LP#CRC 8741	13902 Lothian	9/11/2023	Y			1. Derelict vehicle w/flat tires parked in view 2, Lawn overgrown
	14025 Maricella	9/11/2023	Y			Various debris must be stored out of view
	13812 Randalstone	9/5/2023	Y			1. Lawn overgrown 2. Various debris in view
	13905 Randalstone	9/5/2023	Y			Bulky; Various debris must be stored out of view
<b>CONTINUING VIOLATIONS SENT TO LEGAL</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	802 Dawlish	4/26/2022	Y	Same	6/28/2022	1. Fence/gate is in disrepair 2, Debris in view
	13716 Greinert	8/24/2023	Y	Same	10/10/2023	1. Fence/gate disrepair 2. Various debris in view
monitor	13910 Lampting	6/13/2023	Y	Ext 8/31/23	7/31/2023	1. Trailer parked in view 2. Various debris in view
	13626 Merseyside	5/30/2023	Y	Same	7/24/2023	Lawn is overgrown and in need of maintenance
monitor	1324 Peppermint	11/12/2022	Y	Same	12/27/2022	1. Trailer parked in view
white Ford truck no LP	909 Rocking Spur	12/30/2022	Y	Same	3/1/2023	Derelict vehicle on jacks parked in view
	609 Tudor House	8/19/2023	Y	Same	9/28/2023	1. Lawn overgrown 2. Trach cans in view
	632 Tudor House	7/19/2023	Y	Same	8/31/2023	1. Bulky; Various debris in view
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	10 DAY CHECK	ATTORNEY	VIOLATION
	13605 Cambourne	9/23/2023	N			1. Lawn overgrown 2. Various debris in view
	13611 Cambourne	8/24/2023	Y			1. Fence/gate disrepair 2. Various debris in view
	1808 Darjeeling	9/15/2023	N			Lawn is overgrown and in need of maintenance
	13905 Greinert	8/24/2023	Y			Various debris must be stored out of view
	13910 Greinert	8/24/2023	Y			Various debris must be stored out of view
	1601 Lady Grey	9/15/2023	N			3.Lawn overgrown
	13709 Lampting	7/25/2023	Y	Same	9/14/2023	Various debris in view 2. Trash cans in view
	13806 Lampting	8/31/2023	Y			Various debris must be stored out of view
	13807 Lampting	8/31/2023	N			Various debris must be stored out of view
	13811 Lampting	8/31/2023	N			Various debris must be stored out of view
	13901 Lampting	8/31/2023	N			Various debris must be stored out of view
	13903 Lampting	8/31/2023	N			Various debris must be stored out of view
	13918 Lampting	8/31/2023	N			Various debris must be stored out of view
	14004 Lampting	8/31/2023	N			1. Lawn overgrown 2. Various debris in view
	13902 Lothian	9/11/2023	N			3. Debris in view
	14300 Nestle Ct	9/15/2023	N			Fence/gate is in a state of disrepair

## Northtown MUD

	13800 Randalstone	9/5/2023	N			Lawn is overgrown and in need of maintenance
	13900 Randalstone	9/5/2023	N			Fence/gate is in a state of disrepair
	13902 Randalstone	9/5/2023	N			Various debris must be stored out of view
Mitsubishi Eclipse	303 Segovia	9/5/2023	N			Derelict vehicle w/flat tire parked in view
	1216 Sleepytime	9/15/2023	N			Lawn is overgrown and in need of maintenance
	1308 Sleepytime	9/15/2023	N			Lawn is overgrown and in need of maintenance
	1432 Sleepytime	9/15/2023	N			Lawn is overgrown and in need of maintenance
	916 Twisted Fence	9/15/2023	N			Bulky; Various debris must be stored out of view
	15033 Valerian Tea	7/6/2023	Y	Same	8/23/2023	Bulky; Various debris must be stored out of view

# WildFlower

VIOLATIONS SENT A COURTESY REMINDER						
NOTES	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	126 Blue Flax	10/14/2023	N			1. Rear fence/gate disrepair 2. Lawn overgrown 4. Mow back area 3. Trash cans in view
	133 Blue Flax	9/28/2023	N			Lawn overgrown and in need of maintenance
	14025 Golden Flax	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	14034 Golden Flax	10/4/2023	N			Lawn overgrown and in need of maintenance
	14041 Golden Flax	9/28/2023	N			Lawn overgrown and in need of maintenance
	14046 Golden Flax	9/28/2023	N			Lawn overgrown and in need of maintenance
	113 Segovia	9/28/2023	N			Rear bulky debris in view
	201 Segovia	9/18/2023	N			Front various debris in view
	217 Segovia	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	13705 Spring Heath	10/14/2023	N			Front various debris in view
	13828 Spring Heath	10/4/2023	N			Lawn overgrown and in need of maintenance
	13832 Spring Heath	9/13/2023	N			Rear fence/gate is in a state of disrepair
	114 Star Flower	10/4/2023	N			Front various debris in view
	126 Star Flower	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	104 Wild Senna	10/14/2023	N			1. Lawn overgrown 2. Mow back area
	129 Wild Senna	9/28/2023	N			Rear bulky debris in view
	216 Wild Senna	10/4/2023	N			Front fence/gate is in a state of disrepair
	303 Wild Senna West	9/28/2023	N			Lawn overgrown and in need of maintenance
VIOLATIONS SENT A LETTER						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	14018 Golden Flax	10/10/2023	Y			2. Rear fence/gate disrepair
	14038 Golden Flax	9/18/2023	Y			Lawn overgrown and in need of maintenance
	101 Segovia	9/18/2023	Y			1. Rear various debris in view 2. Trash cans in view
CONTINUING VIOLATIONS NOT RESOLVED - SENT TO ATTORNEY						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK	ATTORNEY	VIOLATION
	114 Blue Flax	2/11/2023	Y	Same	3/31/2023	Rear fence/gate is in a state of disrepair
	13901 Golden Flax	8/22/2023	Y	Same	10/12/2023	Rear fence/gate is in a state of disrepair
	105 Segovia	6/8/2020	Y	Same	12/2/2022	1. Lawn overgrown 2. Mow back area by parking pad 3.
	141 Segovia	7/18/2023	Y	Same	9/6/2023	2. Front bulky debris in view



## WildFlower

	127 Star Flower	9/18/2020	Y	Same	5/13/2021	Garage / shed disrepair
	317 Wild Senna	10/6/2022	Y	Same	12/2/2022	1. Rear bulky debris in view 2, Trash cans in view
	110 Wild Senna West	7/18/2023	Y	Same	9/7/2023	1. Rear fence/gate disrepair
	200 Wild Senna West	7/18/2023	Y	Ext 11/15/23	9/7/2023	Rear fence/gate is in a state of disrepair
blue Dodge Nitro LP# NJX 912	214 Wild Senna West	8/11/2020	Y	Same	10/2/2020	1. Front fence/gate disrepair 2. Lawn maintenance 3. Derelict vehicle w/flat tire parked in view.
<b>RESOLVED</b>						
NOTE	ADDRESS	DATE NOTIFIED	PHOTO	15 DAY CHECK		VIOLATION
	126 Blue Flax	9/7/2023	N			2. Rear bulky debris in view
	13725 Golden Flax	9/7/2023	N			Front fence/gate is in a state of disrepair
	13908 Golden Flax	8/9/2023	Y			Rear bulky debris in view
	14013 Golden Flax	9/7/2023	N			Front bulky debris in view
white SUV	14014 Golden Flax	9/13/2023	N			Vehicle parked on lawn
	14018 Golden Flax	8/9/2023	Y			1. Rear various debris in view
	116 Segovia	9/7/2023	N			Front bulky debris in view
	124 Segovia	9/13/2023	N			Lawn overgrown and in need of maintenance
	125 Segovia	7/11/2023	Y	Same	9/6/2023	Front various debris in view
	133 Segovia	8/31/2023	N			1. Rear various debris in view 2. Rear fence/gate disrepair
	13705 Spring Heath	8/31/2023	N			Rear bulky debris in view
	13714 Spring Heath	8/31/2023	N			Rear bulky debris in view
	13801 Spring Heath	6/17/2023	Y	Same	7/27/2023	1. Rear bulky debris in view 2. Trash cans in view
	13801 Spring Heath	8/15/2023	Y			2. Back area is overgrown
	13804 Spring Heath	9/18/2023	N			Rear fence/gate is in a state of disrepair
	132 Wild Senna	8/31/2023	N			Front bulky debris in view
	133 Wild Senna	9/7/2023	N			Rear bulky debris in view
	212 Wild Senna	8/31/2023	N			Mow back area by parking pad
	228 Wild Senna	9/13/2023	N			Rear fence/gate is in a state of disrepair
white Buick LP# RTD 4857	317 Wild Senna	8/31/2023	N			Rear derelict vehicle w/wrecked in view
	205 Wild Senna West	8/22/2023	Y			Rear fence/gate is in a state of disrepair

Address	Violation	NT First Notice Letter	A & B Final Notice	Notice of Impending Litigation	A & B Special Final Notice	Suit Filed	Contempt Letter	Status
14025 Maricella Lane	Debris in view	3/6/2020	6/23/2020	1/20/2021	8/20/2021			Deadline for compliance for Special Final Notice is as of 9/3/2021
13902 Lothian Drive	Derelict vehicle, lawn in need of maintenance	12/14/2020	2/25/2021	3/23/2021	5/20/2021			Deadline for compliance of Special Final Notice is 06/04/2021
214 Wild Senna Drive	Derelict and unregistered vehicle, lawn in need of maintenance, fence in disrepair	12/11/2019	1/3/2020	2/5/2020 8/31/2023	3/18/2020			Deadline for compliance for SECOND NOIL is as of 9/15/2023
214 Wild Senna Drive	Fence in disrepair, lawn in need of maintenance	9/15/2020	10/26/2020	8/31/2023				Deadline for compliance is as of 9/15/2023
1324 Peppermint Trail	Trailer in view	12/1/2022	12/28/2022	1/24/2023	2/27/2023 4/6/2023			Deadline for compliance for SECOND Special Final Notice is as of 4/20/2023 <b>*Monitoring*</b>

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – OCTOBER 2023**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Contempt Letter</b>	<b>Status</b>
13626 Merseyside Drive	Lawn in need of maintenance	6/30/2023	7/25/2023	8/17/2023				Deadline for compliance is as of 9/1/2023
632 Tudor House Road	Debris in view, trash cans in view	8/11/2023	9/1/2023	9/26/2023				Deadline for compliance is as of 10/11/2023
141 Segovia Way	Debris in view	8/14/2023	9/7/2023	10/5/2023				Deadline for compliance is as of 10/20/2023
110 Wild Senna Drive	Fence in disrepair	8/14/2023	9/7/2023	10/13/2023				Deadline for compliance is as of 10/28/2023
200 Wild Senna Drive	Fence/ gate in disrepair	8/14/2023	9/7/2023					Deadline for compliance is as of 11/15/2023
13910 Lampting Drive	Debris in view	6/10/2023	8/1/2023	9/26/2023				Deadline for compliance is as of 10/11/2023
609 Tudor House Road	Lawn in need of maintenance; trash cans in view	9/7/2023	9/29/2023					Deadline for compliance is as of 10/14/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS – OCTOBER 2023**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Contempt Letter</b>	<b>Status</b>
13716 Greinert Drive	Fence in disrepair; debris in view, trash cans in view	9/14/2023	10/11/2023					Deadline for compliance is as of 10/26/2023
13901 Golden Flax Trail	Fence in disrepair	9/15/2023	10/13/2023					Deadline for compliance is as of 10/28/2023

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
RESTRICTIVE COVENANT VIOLATIONS LAWSUITS – OCTOBER 2023**

<b>Address</b>	<b>Violation</b>	<b>NT First Notice Letter</b>	<b>A &amp; B Final Notice</b>	<b>Notice of Impending Litigation</b>	<b>A &amp; B Special Final Notice</b>	<b>Suit Filed</b>	<b>Status</b>
127 Star Flower Way	Exterior Maintenance – Garage in Disrepair	4/5/2021	5/20/2021	6/16/2021	7/14/2021	1/20/2022	Law Suit approved by subcommittee on 01/18/2022. Suit filed on 01/20/2022.
105 Segovia Way	Lawn in need of maintenance, fence in disrepair	7/16/2020	8/26/2020	10/28/2020	12/10/2020	1/20/2022	Law Suit approved by subcommittee on 01/18/2022. Suit filed on 01/20/2022.
114 Blue Flax Lane	Fence in disrepair	3/6/2023	4/3/2023	5/1/2023	6/2/2023		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.
317 Wild Senna Drive	Debris in view, garbage cans in view	11/9/2022	12/7/2022	1/23/2023	2/21/2023		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.
802 Dawlish Drive	Debris in view; fence/ gate in disrepair	5/26/2022	6/28/2022	7/28/2022 8/30/2022	9/27/2022		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.
909 Rocking Spur Cove	Derelict and unregistered vehicle	1/23/2023	3/2/2023	4/6/2023	5/5/2023		Law Suit approved by subcommittee on 09/18/2023. Suit filed on 09/25/2023.

## District Manager Monthly Expense Approvals

\$2000.00 per month - Approval by BOD 2-23-16

Emergency \$2000.00 per month w/1 director notified - Approved by BOD 4-28-15

<b>OFFICE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
9/6/23	Postage	Mail lost and found item to owner	\$4.75
9/11/23	Zoom	On line meetings	\$157.40
9/13/23	Stamps (2 rolls)	Mail	\$132.00
9/20/23	Water (40)		\$4.99
	Subtotal		<u>\$299.14</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
9/6/23	Bar oil (2), chainsaw chain (2), fuel mix, batteries (18), screws (1 bx), gloves, wasp spray (2), cleaner (2), trash bags (2 bxs), concrete (6 bgs), mortar (2), cutting wedge	Restock	\$378.85
9/7/23	Mutt Mitts (3 bxs), updated Labor Law Poster, polycarbonate sheet	Restock, update and replace agenda board front at 50A park	\$463.41
9/13/23	Drinking fountain pipe, concrete (7)	Repair and restock	\$55.58
9/14/23	Diesel Fuel	ATV's	\$100.00
9/20/23	Brass locks (4), push/pull handles (4), Lock box, HP ink (2)	Replace and restock	\$207.03
9/20/23	6 tier utility shelf, toilet paper	Organize and restock	\$144.47
9/20/23	Fuel & truck wash	F150	\$68.63
9/26/23	Remove & remount new tires (4)	ATV's	\$86.00
	Subtotal		<u>\$1,503.97</u>
<b>Grand Total for the Month</b>			<b><u>\$1,803.11</u></b>

# District Manager Monthly Expense Approvals

\$2000.00 per month - Approval by BOD 2-23-16

Emergency \$2000.00 per month w/1 director notified - Approved by BOD 4-28-15

<b>OFFICE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
10/3/23	Bottled water (45), copy paper (500), Plastic plates,	Restock	\$91.35
10/10/23	Business cards for Sam	Promotion	\$124.40
10/11/23	Printer head, file folders	Replace & Restock	\$134.91
	Subtotal		<u>\$350.66</u>
<b>PARKS &amp; MAINTENANCE PURCHASES</b>			
DATE	ITEM	PURPOSE	AMOUNT
10/2/23	Diesel Fuel	ATV's	\$120.00
10/3/23	Paper towels (15), trash bags, toilet paper (90 ct), packing tape (9)	Restock	\$121.34
	Subtotal		<u>\$241.34</u>
	<u>Grand Total for the Month</u>		<u>\$592.00</u>

## Northtown MUD - September 2023

### Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
9/1/2023	44088	A429	3164312	12.4
9/1/2023	41122	A431	3164347	12.58
9/1/2023	41131	A430	3164401	12.2
9/1/2023	41108	A428	3164495	12.15
9/1/2023	44088	A429	3164580	10.75
9/1/2023	41108	A428	3164582	1.13
9/1/2023	41122	A431	3164592	6.59
9/1/2023	41131	A430	3164602	5.48
9/1/2023	44078	A428	3164606	5.64
9/8/2023	41125	A429	3167966	11.41
9/8/2023	41122	A431	3168077	13.75
9/8/2023	41131	A430	3168080	12.71
9/8/2023	41128	A428	3168088	12.49
9/8/2023	41128	A428	3168261	4.87
9/8/2023	41125	A429	3168282	8.79
9/8/2023	41122	A431	3168285	7.06
9/8/2023	41131	A430	3168314	6.65
9/15/2023	41125	A429	3171803	13.33
9/15/2023	41128	A428	3171867	13.99
9/15/2023	41143	A431	3171936	16.6
9/15/2023	44080	A430	3171938	14.76
9/15/2023	41125	A429	3172018	7.35
9/15/2023	41128	A428	3172036	4.71
9/15/2023	44080	A430	3172038	2.63
9/15/2023	41143	A431	3172061	6.08
9/22/2023	41125	A429	3175613	10.93
9/22/2023	41131	A430	3175766	13.75
9/22/2023	41128	A428	3175816	13.76
9/22/2023	41125	A429	3175973	10.89
9/22/2023	41122	A431	3175976	6.06
9/22/2023	41130	A431	3175977	6.93
9/22/2023	41128	A428	3175986	4.72
9/22/2023	41131	A430	3175993	7.51
9/29/2023	41131	A430	3179428	11.95
9/29/2023	41130	A431	3179465	13.14
9/29/2023	41125	A429	3179487	13.07
9/29/2023	41131	A430	3179715	7.72
9/29/2023	41128	A428	3179727	13.85

Total Northtown Containers	3289
<u>/Total containers on all routes</u>	<u>4527</u>
% of Northtown containers in routes	72.65%
Total Tonnage	388.61
X % of Northtown containers in routes	72.65%
<u>Estimated trash tonnage</u>	<u>282.34</u>



9/29/2023	41125	A429	3179731	7.62
9/29/2023	41130	A431	3179742	10.61

**Total Trash Tonnage 388.61**

**Estimated Recycle Weights**

Date	Truck #	Route	Ticket #	Tonnage on Route
9/1/2023	44064	A514	306790	4.74
9/1/2023	44064	A514	306842	4.72
9/8/2023	44088	A514	307740	4.24
9/8/2023	41146	A515	307777	6.38
9/8/2023	44088	A514	307790	4.95
9/15/2023	44086	A514	308676	7.51
9/15/2023	44086	A514	308709	3.16
9/22/2023	44090	A515	309665	3.95
9/22/2023	44085	A514	309666	6.05
9/22/2023	44089	A514	309667	5.45
9/29/2023	44086	A514	310605	7
9/29/2023	44086	A514	310647	3.04

**Total Recycle Tonnage 47.49**

Total Northtown Containers	3270
<u>/Total containers on all routes</u>	<u>3873</u>
% of Northtown containers in routes	84.43%
Total Tonnage	47.49
X % of Northtown containers in routes	84.43%
<u>Estimated recycle tonnage</u>	<u>40.10</u>

# Northtown Reservation Ledger

Date Paid & Form Rcv'd	Reservation Date	Name	Pavilion or Disc Golf	In / Out of District	Res. Fee Rcv'd	Deposit Rcv'd	Deposit Withheld	Notes	Refund Amount
2/23/23	4/14/23	C. Foster #001	Pav	In	\$25.00	\$100.00		Requested refund from B&D 4/20/23	\$100.00
4/14/23	4/30/23	A. Richardson #002	Pav	In	\$25.00	\$100.00		Requested refund from B&D 5/15/23	\$100.00
4/23/23	5/7/23	M. Hudson #003	Pav	Out	\$100.00	\$200.00		Requested refund from B&D 5/15/23	\$200.00
5/30/23	6/11/23	M. Stefano #004	Pav	Out	\$100.00	\$200.00		Requested refund from B&D 6/16/23	\$200.00
5/30/23	7/22/23	S. Thomas #005	Pav	In	\$25.00	\$100.00		Requested refund from B&D 8/7/23	\$100.00
6/1/23	6/16/23	E. Ramirez #006	Pav	In	\$25.00	\$100.00		Requested refund from B&D 6/27/23	\$100.00
7/14/23	10/11/23	H. Nguyen #007	Pav	Out	\$100.00	\$200.00		Requested refund from B&D 10/12/23	\$200.00
8/31/23	9/10/23	H. Masters #012	Pav	In	\$25.00	\$100.00		Requested refund from B&D 9/14/23	\$100.00
9/1/23	10/8/23	K. Bailey #013	Pav	In	\$25.00	\$100.00		Requested refund from B&D 10/12/23	\$100.00
9/22/23	10/7/23	C. Bonavida #014	Pav	In	\$25.00	\$100.00		Requested refund from B&D 10/12/23	\$100.00
10/13/23	11/1/23	NADGT National #008	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/2/23	NADGT National #009	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/3/23	NADGT National #010	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/4/23	NADGT National #011	Disc Golf	Out	\$300.00	\$100.00			
10/13/23	11/1/23	NADGT National #015	Pav	Out	\$100.00	\$200.00			
10/13/23	11/2/23	NADGT National #016	Pav	Out	\$100.00	\$200.00			
10/13/23	11/3/23	NADGT National #017	Pav	Out	\$100.00	\$200.00			
10/13/23	11/4/23	NADGT National #018	Pav	Out	\$100.00	\$200.00			
		<b>Total Income =</b>			<b>\$2,075.00</b>				



**TEXAS DISPOSAL SYSTEMS**

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

**texasdisposal.com**

**Northtown MUD  
 2023 - Quarterly Operations Reports**

<b>First Quarter 2023</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	61	10	42	10	37	8
February	96	5	7	34	29	10
March	60	23	12	20	11	3
<b>Totals</b>	<b>217</b>	<b>38</b>	<b>61</b>	<b>64</b>	<b>77</b>	<b>21</b>

<b>Second Quarter 2023</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	64	4	7	21	25	29
May	51	8	4	20	26	8
June	65	17	17	29	19	7
<b>Totals</b>	<b>180</b>	<b>29</b>	<b>28</b>	<b>70</b>	<b>70</b>	<b>44</b>

<b>Third Quarter 2023</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	57	5	11	24	30	1
August	32	6	6	46	19	8
September	56	8	4	13	15	5
<b>Totals</b>	<b>145</b>	<b>19</b>	<b>21</b>	<b>83</b>	<b>64</b>	<b>14</b>

<b>Fourth Quarter 2023</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						
November						
December						
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>2023 TOTALS</b>	<b>542</b>	<b>86</b>	<b>110</b>	<b>217</b>	<b>211</b>	<b>79</b>
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## Northtown- 2023 Operations Report September

### Courtesy Pick-ups

CUST #	CUST NAME	ADDRESS	DATE	ACTION	W/O#
70684	ZARATE	13908 GREINERT	9/8/2023	96G TRASH CLEANUP	7456221
72070	YEPEZ BOBADILLA	806 CRIEFF CROSS	9/15/2023	96G TRASH CLEANUP	7467851
73216	LANDERS	413 TUDOR HOUSE	9/22/2023	96G TRASH CLEANUP	7475754
127001	TAYLOR	920 WATSON	9/1/2023	96G TRASH CLEANUP	7439388

### Bulky Waste

CUST #	CUST NAME	ADDRESS	DATE	ACTION	W/O#
61732	COLVIN	15020 ANTIQUE FINISH	9/1/2023	BULKY WASTE SRVC	7438920
61736	LABDELL	1001 ANTIQUE HERITAGE	9/22/2023	BULKY WASTE SRVC 6CY	7477333
61738	CROWLEY	1005 ANTIQUE HERITAGE	9/8/2023	BULKY WASTE SRVC	7454134
61818	SELMAN	806 BURNSALL GATES	9/22/2023	BULKY WASTE SRVC	7478834
61880	MILLER	13805 CEYLON TEA	9/22/2023	BULKY WASTE SRVC	7479932
61886	CLARK	902 CASTLETON	9/22/2023	BULKY WASTE SRVC	7476017
68653	VILLARREAL	908 BATTENBURG	9/8/2023	BULKY WASTE SRVC	7457149
70071	ROGERS	616 BATTENBURG	9/29/2023	BULKY WASTE SRVC	7488356
70749	GARCIA	13807 LAMPTING	9/1/2023	BULKY WASTE SRVC	7439957
70779	AHIANTE	13924 LAMPTING	9/22/2023	BULKY WASTE SRVC 6CY	7479212
70879	SURY	15005 LANTERN	9/29/2023	BULKY WASTE SRVC	7490012
70921	DE LA ROSA	14329 LEMONGRASS	9/22/2023	BULKY WASTE SRVC	7477817
70921	DE LA ROSA	14329 LEMONGRASS	9/22/2023	BULKY WASTE SRVC	7484775
70921	DE LA ROSA	14329 LEMONGRASS	9/22/2023	BULKY WASTE SRVC	7485035
71062	GRAHAM	13709 LETTI	9/1/2023	BULKY WASTE SRVC	7453737
71077	MONROY	13814 LETTI	9/8/2023	BULKY WASTE SRVC	7458386
71134	BURROUGHS	905 LOW BRIM	9/1/2023	BULKY WASTE SRVC 6CY	7437306
71277	TORRES	13815 MERSEYSIDE	9/22/2023	BULKY WASTE SRVC	7479228
71446	POSADAS	900 ROCKING SPUR	9/29/2023	BULKY WASTE SRVC	7485175
71448	TARLETON	903 ROCKING SPUR	9/22/2023	BULKY WASTE SRVC	7475716
71532	CAMPBELL	1217 SLEEPYTIME	9/8/2023	BULKY WASTE SRVC 6CY	7458226
71537	JANECEK	1300 SLEEPYTIME	9/22/2023	BULKY WASTE SRVC	7478314
71562	ROMIREZ	1432 SLEEPYTIME	9/29/2023	BULKY WASTE SRVC	7484055
71715	COOK	1209 TUDOR HOUSE	9/1/2023	BULKY WASTE SRVC 6CY	7436852
71717	HSU	1217 TUDOR HOUSE	9/29/2023	BULKY WASTE SRVC 6CY	7486288
71790	ROCHA	133 WILD SENNA	9/5/2023	BULKY WASTE SRVC	7437451
71853	MARTINEZ	324 WILD SENNA	9/5/2023	BULKY WASTE SRVC	7439155
72003	TOLBERT	13924 CEYLON TEA	9/22/2023	BULKY WASTE SRVC	7476954
72003	TOLBERT	13924 CEYLON TEA	9/26/2023	BULKY WASTE SRVC	7486622
72173	BUTLER	806 DAWLISH	9/22/2023	BULKY WASTE SRVC	7465861
75407	GOMEZ	616 TUDOR HOUSE	9/15/2023	BULKY WASTE SRVC	7470531
75407	GOMEZ	616 TUDOR HOUSE	9/19/2023	BULKY WASTE SRVC	7476950
76135	STERLING	1504 SWEET LEAF	9/1/2023	BULKY WASTE SRVC 6CY	7437847
78153	ROSS	1405 SWEET LEAF	9/29/2023	BULKY WASTE SRVC	7490267

86662	KNIGHT	1312	SWEET LEAF	9/15/2023	BULKY WASTE SRVC 6CY	7472846
86662	KNIGHT	1312	SWEET LEAF	9/19/2023	BULKY WASTE SRVC 6CU YD	7477424
86727	RAMSEY	1313	HONEY BLOSSOM	9/8/2023	BULKY WASTE SRVC	7456387
87185	MONTECINOS	1320	SWEET LEAF	9/1/2023	BULKY WASTE SRVC	7454032
90919	RO	1412	LADY GREY	9/22/2023	BULKY WASTE SRVC 6CY	7480611
98078	WOMACK	14109	HARRIS RIDGE	9/22/2023	BULKY WASTE SRVC	7476303
100964	RICHARD	1709	GOLDEN SUNRISE	9/29/2023	BULKY WASTE SRVC	7484717
102854	NASH, JR	14109	MERSEYSIDE	9/22/2023	BULKY WASTE SRVC	7474092
106717	MERIT PROPERT	14212	TEA ROOM	9/1/2023	BULKY WASTE SRVC	7438158
109967	MOLINA	1516	TEA LEAF	9/15/2023	BULKY WASTE SRVC	7473975
114959	RIZVI MOHAMM	14313	NARUNA	9/22/2023	BULKY WASTE SRVC	7481859
117405	HAM	809	MAHOMET	9/15/2023	BULKY WASTE SRVC	7472883
120373	DELAROSA	1508	MORNING MIST	9/1/2023	BULKY WASTE SRVC	7438127
130913	VENKATARAM	913	WATSON	9/1/2023	BULKY WASTE SRVC	7438425
130913	VENKATARAM	913	WATSON	9/29/2023	BULKY WASTE SRVC	7490111
147587	MICHELLE	932	OATMEAL	9/1/2023	BULKY WASTE SRVC	7451663
158086	HOLOYE	14712	LAKE VICTOR	9/22/2023	BULKY WASTE SRVC	7474113
164959	NATHANI	14317	LAKE VICTOR	9/1/2023	BULKY WASTE SRVC	7453558
248036	LINH	304	LEMON LIGHT	9/8/2023	BULKY WASTE SRVC	7454310
258851	GADE	201	LEMON LIGHT	9/15/2023	BULKY WASTE SRVC	7466060
260992	SIEBERT	14305	SILVER LACE	9/1/2023	BULKY WASTE SRVC	7436472
14470	NORTHTOWN M		VARIOUS LOCATIONS	9/8/2023	BULKY WASTE SRVC	7464652

#### Missed Pick-ups

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
69963	ARIEGA	14604	GINSENG	9/19/2023	96G TRASH MISS	7475710
71161	ZAMORA	14000	MARICELLA	9/5/2023	96G TRASH MISS	7456615
95480	BALME	1004	PEPPERMINT	9/19/2023	96G TRASH MISS *HOMESIT	7476411
112758	BURNA	1509	FERN RIDGE	9/5/2023	96G TRASH MISS	7457638
302158	CHONG	14507	JEFFERSON CRAIG	9/19/2023	96G RECY MISS	7476025
304735	RIVERA	14603	JEFFERSON CRAIG	9/19/2023	96G RECY MISS	7475805
305382	HUWAIDI	14605	JEFFERSON CRAIG	9/19/2023	96G TRASH MISS	7477288
305382	HUWAIDI	14605	JEFFERSON CRAIG	9/19/2023	96G RECY MISS	7477297

#### Cart Deliveries

CUST #	CUST NAME	ADDRESS		DATE	ACTION	W/O#
305712	PERALTA DE AR	904	THAYER	9/15/2023	96G RES TRASH CART DLVR	7471025
306396	SANTOS	700	WATSON	9/8/2023	96G RES TRASH CART DLVR	7465496
61825	NEEMAN	13910	CAMBOURNE	9/6/2023	96G RES RECY CART DLVR	7458177
71754	PETAIA	916	TWISTED FENCE	9/15/2023	96G RES TRASH CART DLVR	7468081
71756	OVERTON	920	TWISTED FENCE	9/27/2023	96G RES TRASH CART DLVR	7487783
72070	YEPEZ BOBADIL	806	CRIEFF CROSS	9/11/2023	96G RES TRASH CART DLVR	7467835
118208	NGUYEN	821	SWEET LEAF	9/11/2023	96G RES RECY CART DLVR	7467479
306248	ISOLA OSOBU	14602	JEFFERSON CRAIG	9/6/2023	96G RES TRASH CART DLVR	7458192
306248	ISOLA OSOBU	14602	JEFFERSON CRAIG	9/6/2023	96G RES RECY CART DLVR	7458192

306590	CARPENTER	14506	JEFFERSON CRAIG	9/15/2023	96G RES TRASH CART DLVR	7471062
306590	CARPENTER	14506	JEFFERSON CRAIG	9/15/2023	96G RES RECY CART DLVR	7471062
307045	NGUYEN	14509	JACKSON BROWNING	9/27/2023	96G RES TRASH CART DLVR	7484701
307045	NGUYEN	14509	JACKSON BROWNING	9/27/2023	96G RES RECY CART DLVR	7484701

**Cart Swaps**

CUST #	CUST NAME	ADDRESS	DATE	ACTION	W/O#
61214	HARRIS	14325 ALDERMINSTER	9/15/2023	SWAP 9T CART FOR SAME	7468745
70187	ZARAZUA	14017 GOLDEN FLAX	9/8/2023	SWAP 9T CART FOR SAME	7456446
70737	ICARO	13733 LAMPTING	9/1/2023	SWAP 9T CART FOR SAME	7439468
71283	HILL	13903 MERSEYSIDE	9/15/2023	SWAP 9T CART FOR SAME	7467635
71538	MORENO	1301 SLEEPYTIME	9/8/2023	SWAP 9T CART FOR SAME	7456146
71607	DELGADO	13806 SPRING HEATH	9/15/2023	SWAP 9T CART FOR SAME	7468057
72070	YEPEZ BOBADILLA	806 CRIEFF CROSS	9/15/2023	SWAP 9Y CART FOR SAME	7467845
73367	SHAW	605 TUDOR HOUSE	9/8/2023	SWAP 9T CART FOR SAME	7465935
87678	ALQAYSI	1308 PEPPERMINT	9/1/2023	SWAP 9T CART FOR SAME	7435839
95476	HONG	15213 VALERIAN TEA	9/1/2023	SWAP 9T CART FOR SAME	7438334
100948	MERCY	813 FLATTERS	9/15/2023	SWAP 9Y CART FOR SAME	7456431
118911	MCWATERS	700 WATSON	9/8/2023	SWAP 9T CART FOR SAME	7465472
123157	NEWMAN	708 WATSON	9/1/2023	SWAP 9T CART FOR SAME	7437284
130914	HESTER	901 WATSON	9/1/2023	SWAP 9T CART FOR SAME	7436743
156540	RADENBAUGH	14704 LAKE VICTOR	9/29/2023	SWAP 9T CART FOR SAME	7476023

**Cart Terms**

CUST #	CUST NAME	ADDRESS	DATE	ACTION	W/O#
71575	GREELY	904 SMOOTHING IRON	9/1/2023	CART 9T TERM	7438494
71638	VARGAS	127 STAR FLOWER	9/15/2023	CART 9T TERM	7467443
71754	PETAIA	916 TWISTED FENCE	9/15/2023	CART 9T TERM	7468083
72005	MCADAMS	14004 CEYLON TEA	9/8/2023	CART 9Y TERM	7458638
291388	PETAIA	916 TWISTED FENCE	9/8/2023	CART 9Y TERM	7428135



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

**texasdisposal.com**

**Northtown MUD Trash and Recycle Weight Report  
 2023**

**1st Quarter 2023**

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	217.00	35.17
February	186.27	26.49
March	295.20	45.55

**Total Tonnage for 1st Qtr** **698.47** **107.21**

**2nd Quarter 2023**

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April	263.97	32.05
May	252.45	27.39
June	322.50	42.21

**Total Tonnage for 2nd Qtr** **838.92** **101.65**

**3rd Quarter 2023**

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July	225.21	49.92
August	227.59	40.49
September	282.34	40.10

**Total Tonnage for 3rd Qtr** **735.14** **130.51**

**4th Quarter 2023**

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

**Total Tonnage for 4th Qtr** **0.00** **0.00**

<b>Total Yearly Tonnage 2023</b>	<b>2272.53</b>	<b>339.37</b>
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**Fatter & Evans Architects, Inc.**  
 7509 Menchaca Rd, Suite 100  
 Austin, TX 78745

# Invoice

INVOICE DATE:	10/13/2023
INVOICE NO:	4603

PROGRESS BILLING TO:

**Mona Oliver, District Manager**  
**Northtown Municipal Utility District**  
**700 E Wells Branch Pkwy**  
**Pflugerville, TX 78660**

PROJECT:

**NT MUD Office & Pavilions**

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Hourly Additional Construction Administration Phase Services Beyond the 2 Year Anniversary of the STR Construction Contract:				
Barnaby Evans, Principal - Hourly Professional Services	3/27/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	3/30/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	4/4/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	4/6/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	4/7/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	4/11/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	4/13/2023	0.75	125.00	93.75
Barnaby Evans, Principal - Hourly Professional Services	4/14/2023	0.75	125.00	93.75
Barnaby Evans, Principal - Hourly Professional Services	4/17/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	4/18/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	4/20/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	4/24/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	4/25/2023	4	125.00	500.00
Barnaby Evans, Principal - Hourly Professional Services	4/26/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	5/1/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	5/2/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	5/4/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	5/9/2023	1	125.00	125.00

**Total Amount Due Upon Receipt:**

**Fatter & Evans Architects, Inc.**  
 7509 Menchaca Rd, Suite 100  
 Austin, TX 78745

# Invoice

INVOICE DATE:	10/13/2023
INVOICE NO:	4603

PROGRESS BILLING TO:

**Mona Oliver, District Manager  
 Northtown Municipal Utility District  
 700 E Wells Branch Pkwy  
 Pflugerville, TX 78660**

PROJECT:

**NT MUD Office & Pavilions**

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Barnaby Evans, Principal - Hourly Professional Services	5/11/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	5/12/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	5/15/2023	2.5	125.00	312.50
Barnaby Evans, Principal - Hourly Professional Services	5/16/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	5/18/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	5/22/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	5/23/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	5/30/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	6/1/2023	2.5	125.00	312.50
Barnaby Evans, Principal - Hourly Professional Services	6/2/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	6/5/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	6/6/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	6/7/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	6/8/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	6/9/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	6/12/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	6/19/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	6/20/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	6/26/2023	5	125.00	625.00
Barnaby Evans, Principal - Hourly Professional Services	6/27/2023	2.5	125.00	312.50

**Total Amount Due Upon Receipt:**

**Fatter & Evans Architects, Inc.**  
 7509 Menchaca Rd, Suite 100  
 Austin, TX 78745

# Invoice

INVOICE DATE:	10/13/2023
INVOICE NO:	4603

PROGRESS BILLING TO:

**Mona Oliver, District Manager  
 Northtown Municipal Utility District  
 700 E Wells Branch Pkwy  
 Pflugerville, TX 78660**

PROJECT:

**NT MUD Office & Pavilions**

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Barnaby Evans, Principal - Hourly Professional Services	6/28/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	6/29/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	6/30/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	7/5/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	7/6/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	7/7/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	7/10/2023	2.5	125.00	312.50
Barnaby Evans, Principal - Hourly Professional Services	7/11/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	7/12/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	7/13/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	7/25/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	7/26/2023	5.5	125.00	687.50
Barnaby Evans, Principal - Hourly Professional Services	7/27/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	7/28/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	7/31/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/1/2023	3.75	125.00	468.75
Barnaby Evans, Principal - Hourly Professional Services	8/2/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/4/2023	0.5	125.00	62.50
Barnaby Evans, Principal - Hourly Professional Services	8/7/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/8/2023	3.75	125.00	468.75

**Total Amount Due Upon Receipt:**

**Fatter & Evans Architects, Inc.**  
 7509 Menchaca Rd, Suite 100  
 Austin, TX 78745

# Invoice

INVOICE DATE:	10/13/2023
INVOICE NO:	4603

PROGRESS BILLING TO:

**Mona Oliver, District Manager  
 Northtown Municipal Utility District  
 700 E Wells Branch Pkwy  
 Pflugerville, TX 78660**

PROJECT:

**NT MUD Office & Pavilions**

<u>DESCRIPTION OF SERVICES PERFORMED:</u>	<u>DATE:</u>	<u>QTY, HRS or % COMP...</u>	<u>RATE:</u>	<u>AMOUNT:</u>
Barnaby Evans, Principal - Hourly Professional Services	8/10/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/14/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	8/15/2023	4.5	125.00	562.50
Barnaby Evans, Principal - Hourly Professional Services	8/21/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	8/22/2023	4	125.00	500.00
Barnaby Evans, Principal - Hourly Professional Services	8/23/2023	1.25	125.00	156.25
Barnaby Evans, Principal - Hourly Professional Services	8/29/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/5/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	9/14/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/15/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	9/18/2023	3	125.00	375.00
Barnaby Evans, Principal - Hourly Professional Services	9/19/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	9/20/2023	1.5	125.00	187.50
Barnaby Evans, Principal - Hourly Professional Services	9/26/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/28/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	9/29/2023	2	125.00	250.00
Barnaby Evans, Principal - Hourly Professional Services	10/9/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	10/10/2023	1	125.00	125.00
Barnaby Evans, Principal - Hourly Professional Services	10/11/2023	3.5	125.00	437.50
Barnaby Evans, Principal - Hourly Professional Services	10/12/2023	0.5	125.00	62.50

**Total Amount Due Upon Receipt: \$20,843.75**



P.O. Box 3639  
Cedar Park, Texas 78630

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**DATE:** October 16, 2023  
**TO:** Northtown Municipal Utility District  
Board of Directors  
**FROM:** Scott J. Foster, P.E.  
**RE:** Northtown MUD – Engineer’s Report for the October 2023 Board Meeting

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**Report from District Engineer, including:**

***a) Development Updates;***

***i) Village at Northtown Section 2 (Condominiums);***

Revised plans were submitted to the District which reduced the density of the project from 63 units to 43 units. Due to the reduction in density, a portion of the previously paid parkland fees were refunded at the July 2023 meeting.

The Board approved the award of the contract at the May 2023 meeting. Construction started in July 2023 and is expected to be completed by early 2024. Attached for approval in accordance with the reimbursement agreement is Pay Estimate No. 3 (\$421,391.85). There are no change orders provided for the District’s consideration.

There is a previously dedicated drainage easement (Doc. No. 2015137236) that is no longer required and is recommended to be released.

***ii) Village at Northtown Multifamily (North Wells Branch/The Parker), including easements and construction agreements;***

Phase 2 of the project is expected to start construction late-2023. The restrictive covenant review is pending final approval. A variance request to reduce the building setback (Section 10c – 30 feet required) from District parkland was approved at the March 1, 2023 Board Meeting.

***iii) Village at Northtown Multifamily (Edenbrook), including easements and restrictive covenants;***

Construction has started and is expected to last into 2024.

***iv) The Lakes Retail Center;***

The project started construction in May 2022 and is expected to be completed in the fall of 2023.

***v) Avalon Bay Multifamily;***

Construction plans have been submitted and reviewed for the first phase of the project, and construction is expected start in late 2023. The plans are still pending technical approval and the

EXHIBIT   k

approval of the restrictive covenant submittal. The required easements and restrictive covenant have been recorded.

At the April 2023 Board meeting, it was discussed that a portion of the project was anticipated to have increased parkland fees. Upon further discussion with the developer, it appears that there was an omission in their original plans which should have identified the correct number of units.

**vi) *JD's Supermarket Dessau;***

Construction plans were submitted and the reviewed placed on hold pending the receipt of updated documents from the applicant. The applicant has not responded to multiple requests for updates and the documents. As a result, this project is now considered dormant until further action by the applicant occurs.

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

TCEQ has published the requirements and guidance for the MS4 renewal. The renewal was due by July 23, 2019, and 360 PSI submitted on May 22, 2019. TCEQ technically approved the Stormwater Management Plan on September 23, 2021. TCEQ provided the final steps for approval on April 19, 2022, which required the publication of a public notice and the ability for the public to review the Stormwater Management Plan. The public notice was published on April 28, 2022, and the plan was made available at the District office on April 26, 2022. All required documents have been filed with the TCEQ and are pending final approval.

The TCEQ requires an annual report be filed which summarizes the District's MS4 related activities. The 2022 annual report was filed with the TCEQ on March 24, 2023.

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

**c) *Surplus Bond Matters;***

As previously discussed, the Board has requested that surplus funds from a previous bond issue and available cash be used to reimburse eligible developer projects. Attached for consideration is an agreement from Jones-Heroy & Associates, Inc. to prepare the necessary documents for the TCEQ's approval. Additional assistance will be required by the District's existing consultants and advisors. It is expected that the application could be submitted by late Q1 of 2024.

**d) *Parks Master Plan;***

As previously discussed and included in this year's budget, the District would like to update their parks masterplan. The last masterplan was completed in August 2018 and provided invaluable benefit in updating and expanding the District's park system. The District will need to retain a consultant to update the masterplan and it is expected that selection could occur by December 2024.

Utilities

### APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER) 1062 KB Home Lone Star, Inc. 10800 Pecan Park Blvd., Suite 200 Austin, TX 78750	PROJECT: 10-2618 Village at Northtown Condominiums UTILITIES	APPLICATION NO. Three (3)	Distribution \$ 468,213.17 \$ 46,821.32 \$ 421,391.85
CONTRACTOR: DNT Construction P O Box 6210 Round Rock, Texas 78683	ENGINEER: Walker Partners, LLC 804 Las Cimas Pkwy., Ste. 150 Austin, TX 78746	DNT CONSTRUCTION INVOICE NO. 2618-3U	PERIOD TO: 9/1/23 - 9/30/23
		CONTRACT DATE:	

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

CHANGE ORDER SUMMARY			
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	\$0.00
Approved this Month			
Number	Date Approved		
1			
2			
3			
4			
TOTALS		\$0.00	\$0.00
Net change by Change Orders		\$0.00	

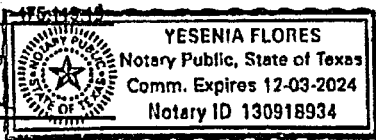
1 ORIGINAL CONTRACT SUM	\$ 1,231,526.98
2 Net change by Change Orders	\$ -
3 CONTRACT SUM TO DATE	\$ 1,231,526.98
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 840,453.10
5 Retainage:	
a. 10 % of Cpt Wk	\$ 84,045.31
(Column D + E on J703)	
b. 10 % of Stored Mtl	\$ -
(Column F on J703)	
Total Retainage (Line 5a + 5b or (Total in Column 1 of J703)	\$ 84,045.31
6 TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$ 756,407.79
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 335,015.94
8 CURRENT PAYMENT DUE	\$ 421,391.85
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 175,119.14

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

CONTRACTOR: DNT CONSTRUCTION, LLC

By: Kristyne Wetley Date: 9/14/23  
Kristyne Wetley, Contract Administrator

State of TEXAS County of TRAVIS  
Subscribed and sworn to before me this 19 day of September, 2023  
Notary Public: Yesenia Flores  
My Commission expires: 12/03/2024



KB Home Lone Star, Inc.  
By: Saree Jara Date: 9/28/23

Northtown MUD  
By: Bruce Rault Date: 10/24/2023

Walker Group Engineering

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

### ENGINEER CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED  
(Attach explanation if amount certified differs from the amount applied for.)  
ENGINEER

By: [Signature] Date: 9/22/23

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

EXHIBIT

Wire request done & approved

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: Village at Northtown Condominiums

CONTRACTOR: DNT CONSTRUCTION  
P O Box 6210  
Round Rock, Texas 78683

PROGRESS PAYMENT NO: Three (3)  
PROGRESS PAYMENT PERIOD: 8/1/23 - 8/30/23

Wastewater Improvements				CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	COST	ESTIMATE	
1	4' Dia. Wastewater Manhole	10	EA	\$ 4,730.82	\$47,308.20	0.00	10.00	10.00	\$47,308.20	\$0.00	100%
2	Pipe, 8" Dia. PVC (SDR-26) - WW Line Type	1110	LF	\$ 60.73	\$67,410.30	111.00	999.00	1110.00	\$67,410.30	\$6,741.03	100%
3	Pipe, 18" Steel Encasement	10	LF	\$ 153.97	\$1,539.70	0.00	10.00	10.00	\$1,539.70	\$0.00	100%
4	Double Wastewater Service - (Long)	6	EA	\$ 3,529.57	\$21,177.42	0.00	6.00	6.00	\$21,177.42	\$0.00	100%
5	Double Wastewater Service - (Short)	13	EA	\$ 3,060.33	\$39,784.29	0.00	13.00	13.00	\$39,784.29	\$0.00	100%
6	Single Wastewater Service - (Long)	3	EA	\$ 3,011.80	\$9,035.40	0.00	3.00	3.00	\$9,035.40	\$0.00	100%
7	Single Wastewater Service - (Short)	2	EA	\$ 1,411.80	\$2,823.60	0.00	2.00	2.00	\$2,823.60	\$0.00	100%
8	Adjust Wastewater Manhole Rim to Finished Grade & Recast	2	EA	\$ 217.60	\$435.20	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	Trench Excavation Safety	1110	LF	\$ 2.03	\$2,253.30	0.00	1110.00	1110.00	\$2,253.30	\$0.00	100%
10	Construction Staking	1.00	LS	\$ 4,769.00	\$4,769.00	1.00	0.00	1.00	\$4,769.00	\$0.00	100%
					\$186,534.41				\$186,099.21	\$11,510.03	100%

OK

Water Improvements				CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	COST	ESTIMATE	
1	Pipe, 8" Dia. PVC (C-900) - Water Line Type	1363	LF	\$ 72.72	\$99,117.36	136.00	600.00	1038.00	\$75,337.92	\$9,889.92	78%
2	8" Gate Valve	4	EA	\$ 2,979.25	\$11,917.00	0.00	4.00	4.00	\$11,917.00	\$0.00	100%
3	8"x8" Reducer	2	EA	\$ 610.95	\$1,221.90	0.00	2.00	2.00	\$1,221.90	\$0.00	100%
4	12"x8" Reducer	1	EA	\$ 489.27	\$489.27	0.00	1.00	1.00	\$489.27	\$0.00	100%
5	Fire Hydrant Assembly	5	EA	\$ 7,835.40	\$38,177.00	0.00	2.00	2.00	\$15,270.80	\$0.00	40%
6	Double Water Service - (Long)	7	EA	\$ 3,504.22	\$24,529.54	0.00	7.00	7.00	\$24,529.54	\$0.00	100%
7	Double Water Service - (Short)	9	EA	\$ 2,928.84	\$26,359.56	0.00	9.00	9.00	\$26,359.56	\$0.00	100%
8	Single Water Service - (Long)	5	EA	\$ 2,948.48	\$14,732.30	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	Single Water Service - (Short)	6	EA	\$ 2,321.80	\$13,930.80	0.00	0.00	0.00	\$0.00	\$0.00	0%
10	Remove Existing Air Release Valve & 12" Plug	1	EA	\$ 301.58	\$301.58	0.00	1.00	1.00	\$301.58	\$0.00	100%
11	Remove Existing 8" Plug	1	EA	\$ 603.14	\$603.14	0.00	1.00	1.00	\$603.14	\$0.00	100%
12	Connect to Existing 12" Water Line	1	EA	\$ 3,882.25	\$3,882.25	0.00	0.00	0.00	\$0.00	\$0.00	0%
13	Connect to Existing 8" Water Line	1	EA	\$ 1,797.57	\$1,797.57	0.00	0.00	0.00	\$0.00	\$0.00	0%
14	Restrained Joint Pipe - PVC - (C-800)	525	LF	\$ 59.70	\$31,342.50	0.00	525.00	525.00	\$31,342.50	\$0.00	100%
15	Trench Excavation Safety	1363	LF	\$ 1.15	\$1,567.45	0.00	1036.00	1036.00	\$1,191.40	\$0.00	76%
16	Construction Staking	1	LS	\$ 352.57	\$352.57	0.00	1.00	1.00	\$352.57	\$0.00	100%
					\$271,822.73				\$188,917.16	\$9,889.92	70%

OK

Drainage Improvements				CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	COST	ESTIMATE	
1	Pipe, 18" Dia. RCP Type III (All Depths)	392.00	LF	\$ 68.22	\$26,742.24	39.00	0.00	39.00	\$2,660.58	\$0.00	10%
2	Pipe, 30" Dia. RCP Type III (All Depths)	189	LF	\$ 119.80	\$22,642.20	18.00	0.00	18.00	\$2,158.40	\$0.00	10%
3	Pipe, 36" Dia. RCP Type III (All Depths)	485	LF	\$ 152.85	\$74,132.25	48.00	0.00	48.00	\$7,338.80	\$0.00	10%
4	Pipe, 42" Dia. RCP Type III (All Depths)	189	LF	\$ 208.55	\$39,037.95	18.00	0.00	18.00	\$3,717.80	\$0.00	10%
5	Pipe, 48" Dia. RCP Type III (All Depths)	200	LF	\$ 228.72	\$45,744.00	20.00	0.00	20.00	\$4,514.40	\$0.00	10%
6	Pipe, 60" Dia. RCP Type III (All Depths)	8	LF	\$ 393.67	\$3,149.36	0.08	0.00	0.08	\$31.49	\$0.00	1%
7	Pre-Cast Junction Box, (4'x4')	1	EA	\$ 4,091.03	\$4,091.03	0.00	0.00	0.00	\$0.00	\$0.00	0%
8	Pre-Cast Junction Box, (5'x5')	1	EA	\$ 5,071.26	\$5,071.26	0.00	0.00	0.00	\$0.00	\$0.00	0%
9	Junction Box, (6'x6') with 4'x4' Grate Inlet on Top	1	EA	\$ 8,870.53	\$8,870.53	0.00	0.00	0.00	\$0.00	\$0.00	0%
10	Junction Box, (5'x5') with 3'x3' Grate Inlet on Top	2	EA	\$ 6,543.77	\$13,087.54	0.00	0.00	0.00	\$0.00	\$0.00	0%
11	Standard Pre-Cast Manhole, 4' Dia. With (FISH) Storm Sewer L	3	EA	\$ 4,301.92	\$12,905.76	0.00	0.00	0.00	\$0.00	\$0.00	0%
12	Standard Pre-Cast Manhole, 5' Dia. With (FISH) Storm Sewer L	1	EA	\$ 6,215.90	\$6,215.90	0.00	0.00	0.00	\$0.00	\$0.00	0%
13	10' Curb Inlet	4	EA	\$ 6,999.09	\$27,996.36	0.00	0.00	0.00	\$0.00	\$0.00	0%
14	4'x4' Grate Inlet	1	EA	\$ 4,448.23	\$4,448.23	0.00	0.00	0.00	\$0.00	\$0.00	0%
15	5'x5' Area Inlet	1	EA	\$ 5,738.67	\$5,738.67	0.00	0.00	0.00	\$0.00	\$0.00	0%
16	4'x4' Area Inlet	2	EA	\$ 3,483.49	\$6,966.98	0.00	0.00	0.00	\$0.00	\$0.00	0%
17	3'x3' Area Inlet	1	EA	\$ 3,040.71	\$3,040.71	0.00	0.00	0.00	\$0.00	\$0.00	0%
18	Remove Existing Plug	1	EA	\$ 603.14	\$603.14	0.00	0.00	0.00	\$0.00	\$0.00	0%
19	Connect to Existing 60" Storm Drain Line	1	EA	\$ 1,179.80	\$1,179.80	0.00	0.00	0.00	\$0.00	\$0.00	0%
20	Adjust Existing Storm Drain Manhole Rim to finished Grade	2	EA	\$ 217.60	\$435.20	0.00	0.00	0.00	\$0.00	\$0.00	0%
21	Headwall with Mortared Rock Armor	1	EA	\$ 2,038.48	\$2,038.48	0.00	0.00	0.00	\$0.00	\$0.00	0%
22	Trench Excavation Safety	1,463	LF	\$ 1.15	\$1,682.45	0.00	0.00	0.00	\$0.00	\$0.00	0%
23	Construction Staking	1	LS	\$ 14.72	\$14.72	0.00	0.00	0.00	\$0.00	\$0.00	0%



DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: Village at Northtown Condominiums

CONTRACTOR: DNT CONSTRUCTION  
P O Box 6210  
Round Rock, Texas 78683

PROGRESS PAYMENT NO: Three (3)  
PROGRESS PAYMENT PERIOD: 9/1/23 - 9/30/23

					\$316,260.74	\$20,417.57	\$20,417.57	\$0.00	6%			
<b>Grading</b>												
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS QTY.	QTY. THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
1	Excavation	881	CY	\$ 233.07	\$205,334.67	881.00	0.00	881.00	\$205,334.67	\$205,334.67	\$0.00	100%
2	Embankment	23,194	CY	\$ 4.02	\$93,239.88	14500.00	8000.00	20500.00	\$82,410.00	\$58,290.00	\$24,120.00	88%
					\$298,674.65				\$287,744.67	\$263,624.67	\$24,120.00	95%

OK

					CONTRACT AMOUNT	PREVIOUS QTY.	QTY. THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
<b>Erosion Control</b>												
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS QTY.	QTY. THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
1	Area Inlet Protection (New Inlet)	8	EA	\$ 98.03	\$784.24	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
2	Curb Inlet Protection (New Inlet)	4	EA	\$ 98.03	\$392.12	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
3	Stabilized Construction Entrance	1	EA	\$ 1,153.30	\$1,153.30	1.00	0.00	1.00	\$1,153.30	\$1,153.30	\$0.00	100%
4	SM Fence	4,018	LF	\$ 10.57	\$42,470.26	4018.00	0.00	4018.00	\$42,470.26	\$42,470.26	\$0.00	100%
5	Mulch Sock	40	LF	\$ 7.78	\$311.20	40.00	0.00	40.00	\$311.20	\$311.20	\$0.00	100%
6	Temporary Rock Berm	48	LF	\$ 25.95	\$1,193.70	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
7	Trench Safety Plan Implementation	1	LS	\$ 1,729.95	\$1,729.95	1.00	0.00	1.00	\$1,729.95	\$1,729.95	\$0.00	100%
8	Stormwater Pollution Prevention Plan (SWPP)	1	LS	\$ 3,459.91	\$3,459.91	1.00	0.00	1.00	\$3,459.91	\$3,459.91	\$0.00	100%
					\$51,494.66				\$49,124.62	\$49,124.62	\$0.00	95%

					CONTRACT AMOUNT	PREVIOUS QTY.	QTY. THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
<b>Wastewater Improvements (Non-Reimbursable)</b>												
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS QTY.	QTY. THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
1	Removal/Decommission of 4 Dia. Manhole	2	EA	\$ 1,738.51	\$3,477.02	0.00	2.00	2.00	\$3,477.02	\$0.00	\$3,477.02	100%
2	Removal/Decommission of 8 Dia. PVC (SDR-26)	228	LF	\$ 31.51	\$7,184.28	0.00	228.00	228.00	\$7,184.28	\$0.00	\$7,184.28	100%
3	Pipe, 8" Dia. PVC (SDR-26) - WW Line Type	205	LF	\$ 69.68	\$14,284.40	0.00	205.00	205.00	\$14,284.40	\$0.00	\$14,284.40	100%
4	4" Dia. Wastewater Manhole (New Construction)	4	EA	\$ 6,342.74	\$25,370.98	0.00	4.00	4.00	\$25,370.98	\$0.00	\$25,370.98	100%
5	Connect to Existing 8" Wastewater Line	1	EA	\$ 1,453.61	\$1,453.61	0.00	1.00	1.00	\$1,453.61	\$0.00	\$1,453.61	100%
6	Trench Excavation Safety	205	LF	\$ 1.15	\$235.75	0.00	205.00	205.00	\$235.75	\$0.00	\$235.75	100%
7	Temporary By-Pass Pumping	1	LS	\$ 28,470.73	\$28,470.73	0.00	1.00	1.00	\$28,470.73	\$0.00	\$28,470.73	100%
					\$80,476.75				\$80,476.75	\$0.00	\$80,476.75	100%

OK

					CONTRACT AMOUNT	PREVIOUS QTY.	QTY. THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
<b>General Conditions</b>												
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS QTY.	QTY. THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
1	Payment and Performance Bonds	1	LS	\$ 17,673.12	\$17,673.12	1.00	0.00	1.00	\$17,673.12	\$17,673.12	\$0.00	100%
					\$17,673.12				\$17,673.12	\$17,673.12	\$0.00	100%

**TOTAL CONTRACT** \$1,231,526.98 \$840,453.10 \$372,239.93 \$468,213.17 68%

TOTAL COMPLETED TO DATE	\$ 840,453.10
TOTAL COMPLETED/STORED TO DATE	\$ 840,453.10
RETAINAGE HELD	\$ 84,045.31
TOTAL CPLT LESS RETAINAGE	\$ 756,407.79
LESS PREVIOUS BILLINGS	\$ 335,015.94
CURRENT PAYMENT DUE	\$ 421,391.85

ORIGINAL CONTRACT AMOUNT	\$ 1,231,526.98
CONTRACT CHANGES	\$
TOTAL CONTRACT W/ CHANGES	\$ 1,231,526.98
WORK COMPLETED TO DATE	\$ 840,453.10
BALANCE TO COMPLETE	\$ 391,073.88

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Village at Northtown Condominiums

Job No. 10-2618

On receipt by the signer of this document of a check from KB Homes Lone Star Inc. (maker of check) in the sum of \$421,391.85 payable to DNT Construction, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of KB Homes Lone Star Inc. (owner) located at Pflugerville, Texas (location) to the following extent: Village at Northtown Condominiums (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to KB Homes Lone Star Inc. (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

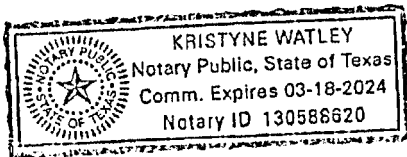
Date 9/14/2023

DNT Construction, LLC (Company name)

By [Signature] (Signature)

Dean Tomme, President (Title)

SUBSCRIBED AND SWORN TO BEFORE ME on this 14 September 2023 to certify which witness my hand and official seal of office.



[Signature]  
Notary Public, State of Texas

Kristyne Watley  
Printed Name of Notary  
My Commission Expires: March 18, 2024

After Recording, Please Return To:

Carter W. Dean  
Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701

**RELEASE AND TERMINATION OF DRAINAGE EASEMENT**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

**WHEREAS**, Northtown Municipal Utility District, a political subdivision of the State of Texas (the "District"), holds a drainage easement (the "Easement") granted by Village at Northtown, Ltd., a Texas limited partnership ("Village"), to the District, recorded under Document No. 2015137236, Official Public Records of Travis County, Texas;

**WHEREAS**, the District's engineer has confirmed that the Easement is no longer needed by the District and the District desires to release and terminate the Easement and all of its rights thereunder;

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the benefit of all present and future owners of the property encumbered by the Easement or any portion thereof, the District has **RELEASED AND TERMINATED**, and by these presents does **RELEASE AND TERMINATE**, the Easement in its entirety, but without representation or warranty of any kind.

**EXECUTED TO BE EFFECTIVE** the 24th day of October, 2023.

**DISTRICT:**

**NORTHTOWN MUNICIPAL UTILITY DISTRICT**

By: \_\_\_\_\_  
Brenda Richter, President  
Board of Directors

THE STATE OF TEXAS       §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on October 24, 2023, by Brenda Richter, President of Northtown Municipal Utility District, on behalf of the District.

(seal)

\_\_\_\_\_  
Notary Public Signature

**EXHIBIT M**



14

**DRAINAGE EASEMENT**

**DRAINAGE EASEMENT  
(TO BE VACATED).**

**STATE OF TEXAS §**

**KNOW ALL BY THESE PRESENTS:**

**COUNTY OF TRAVIS §**

**THAT VILLAGE @ NORTH TOWN, LTD.**, a Texas limited partnership, "Grantor" whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and confessed and for which no lien, express or implied, is retained, does GRANT, SELL, and CONVEY to NORTH TOWN MUNICIPAL UTILITY DISTRICT, a political subdivision of the State of Texas whose address is 100 Congress Avenue, Austin, Travis County, Texas 78701 ("Grantee") a right of way and easement for drainage purposes ("Drainage Easement") in, upon, over, and across the following described land:

That certain tract, piece, or parcel of land, situated in Travis County, Texas, described by metes and bounds in **EXHIBIT A** attached hereto and made a part hereof for all purposes, and further described by the sketch attached hereto and made a part hereof for all purposes as **EXHIBIT A-1** ("Easement Tract").

Grantor covenants and agrees to the following, which shall be considered covenants running with the land, binding upon Grantor, its successors and assigns:

- 1) The Drainage Easement granted hereby may be used for the construction, installation, replacement, repair, inspection, maintenance, relocation, removal, upgrade, and operation of enclosed storm sewer pipes or culverts and related facilities and appurtenances.
- 2) Grantor shall use the Easement Tract only in those ways which are not inconsistent with the Drainage Easement herein granted and agrees to do nothing which would impair, damage, or destroy said Drainage Easement or any drainage facilities within the Easement Tract.
- 3) No objects, including but not limited to, buildings or fences, shall be allowed in or on the Easement Tract except as approved by Grantee (or if annexed into the City of Austin, by the City); provided, driveways and landscaping which are not inconsistent with and which do not materially interfere with or prevent the use of the Easement Tract by Grantee as contemplated herein are permitted over enclosed pipes or culverts installed in the Easement Tract.
- 4) Grantor, its successors or assigns, shall provide for access to the subject Drainage Easement as may be necessary and shall not prohibit access by Grantee, Travis County or the City of Austin for inspection or maintenance of said Drainage Easement.
- 5) Grantor or any other party exercising any rights within the Easement Tract will be liable for any and all damages resulting to the Easement Tract or the facilities of Grantee within the Easement Tract as a result of their activities and, upon completing such activities, will be responsible for restoring the surface of the Easement Tract, at such party's sole cost and expense, to the extent necessary so as to not interfere in any material way with Grantee's use of the Drainage Easement.

herein granted. Grantee will have no liability or responsibility for the repair or replacement of any improvements placed within the Easement Tract by Grantor or any other third party which may be damaged or destroyed by Grantee's exercise of its rights within the Drainage Easement herein granted

**TO HAVE AND TO HOLD** the above-described Drainage Easement, together with all and singular the rights and appurtenances thereto in any way belonging, unto the Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND DEFEND FOREVER** all and singular the said Drainage Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth on **EXHIBIT B** attached hereto and made a part hereof for all purposes, to the extent applicable to the Easement Tract (the "Permitted Exceptions").

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed on this 7 day of August, 2015

**GRANTOR:**

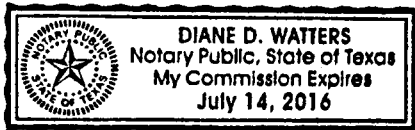
**Village @ Northtown, Ltd.,  
A Texas limited partnership**

By: Village @ Northtown General Partner, Inc.,  
A Texas corporation, its General Partner

By: *Clifton Lind*  
Clifton Lind, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS         §

This instrument was acknowledged before me on this 7<sup>th</sup> day of August, 2015, by Clifton Lind, President of Village @ Northtown General Partner, Inc., a Texas corporation, General Partner of Village @ Northtown, Ltd., a Texas limited partnership, on behalf of such partnership.



*Diane D. Watters*  
Notary Public, State of Texas

**ACCEPTED AND AGREED:**

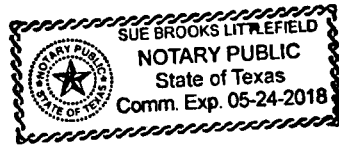
NORTHTOWN MUNICIPAL UTILITY DISTRICT

Brenda Richter  
Brenda Richter, Board of Directors

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on this 25<sup>th</sup> day of August, 2015,  
by Brenda Richter, Vice President of Northtown Municipal  
Utility District and on behalf of such utility district.

Sue Brooks Littlefield  
Notary Public, State of Texas



**AFTER RECORDING, PLEASE RETURN TO:**

Sue Brooks Littlefield  
Armbrust & Brown, PLLC  
100 Congress Ave., Suite 1300  
Austin, Texas 78701

DESCRIPTION

BEING 0.2550 OF ONE ACRE OF LAND SITUATED IN THE ALEXANDER WALTERS SURVBY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT I (271.148 ACRES) CONVEYED TO VILLAGE @ NORTHTOWN, LTD, IN A DEED RECORDED IN DOCUMENT NO. 2000156544 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.2550 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in the east line of said Tract I, at its intersection with the north right-of-way line of Harris Ridge Boulevard (64' right-of-way), as dedicated on the recorded map of Parkside Subdivision, of record in Document No. 200400029, of the Official Public Records of Travis County, Texas, for the southwest corner of Lot 1, Block "H", of said Parkside Subdivision and the east corner of a 1.638 acre tract of land described in Right-of-Way Dedication, recorded in Document No. 2010148072, of the Official Public Records of Travis County, Texas;

THENCE with the east line of said Tract I and west line of said Parkside Subdivision the following two (2) courses and distances:

- 1) North 27°50'13" East, a distance of 390.73 feet to a 1/2 inch iron rod found;
- 2) North 27°51'10" East, a distance of 395.98 feet to a point, from which a 1/2 inch iron rod found for the northwest corner of said Parkside Subdivision and in the west line Lot 29, Block DD, of Gaston-Sheldon Subdivision, according to the map or plat thereof recorded in Document No. 200200243, of the Official Public Records of Travis County, Texas, bears, North 27°51'10" East, a distance of 573.42 feet;

THENCE North 62°08'50" West, over and across said Tract I, a distance of 238.70 feet to the POINT OF BEGINNING of the herein described tract;

THENCE continuing over and across said Tract I the following eight (8) courses and distances:

- 1) North 68°39'59" West, a distance of 20.18 feet to a point;
- 2) North 13°39'56" East, a distance of 311.94 feet to a point;
- 3) North 68°04'33" West, a distance of 180.43 feet to a point;
- 4) North 63°40'04" West, a distance of 45.23 feet to a point;
- 5) North 26°19'56" East, a distance of 20.00 feet to a point;
- 6) South 63°40'04" East, a distance of 44.46 feet to a point;

MAG  
6 June 2011

- 7) South 68°04'33" East, a distance of 196.96 feet to a point;
- 8) South 13°39'56" West, a distance of 331.94 feet to the POINT OF BEGINNING, containing 0.2550 of one acre, more or less, of land.

Reference is herein made to the sketch of this tract accompanying this description.

Subject tract described herein is an easement. No monumentation set for corners.

Bearing Basis: The Texas Coordinate System of 1983, Central Zone (NAD 83 (CORS96)) (Grid North). All distances were adjusted to the surface using a surface adjustment factor of 1.00009981. (surface = grid \* surface adjustment factor)

I certify that this description was prepared from a survey made on the ground, February 3, 2010, under my supervision.

CUNNINGHAM-ALLEN, INC.



6 JUNE 2011

Miguel A. Escobar  
Registered Professional Land Surveyor No. 5630  
3103 Bee Caves Rd., Ste. 202  
Austin, TX 78746  
512.327.2946



REFERENCES

TCAD #: 0267310108  
AUSTIN GRID #: P35 & P36



# SKETCH TO ACCOMPANY DESCRIPTION

DRAINAGE EASEMENT  
SHEET 1 OF 2

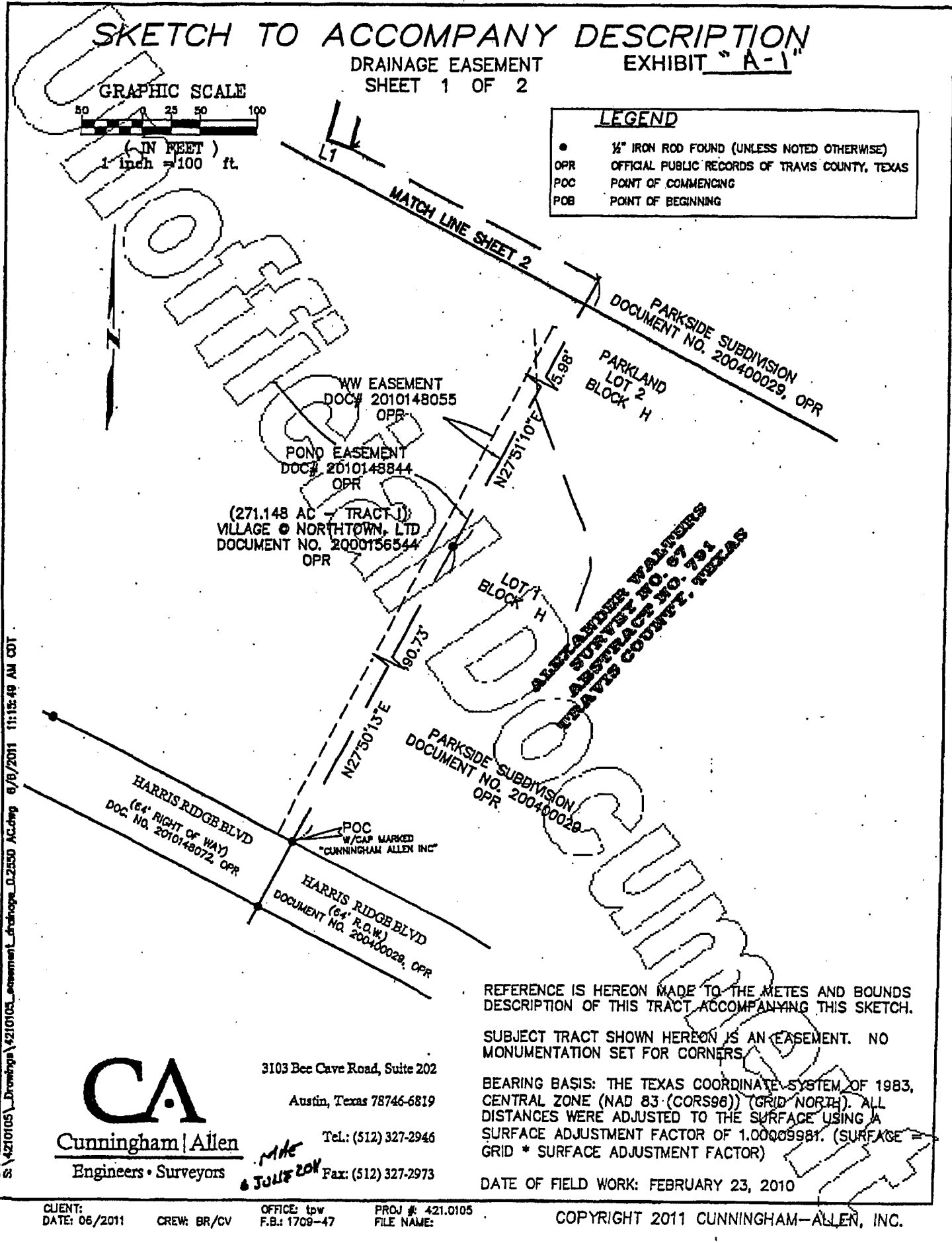
EXHIBIT "A-1"

GRAPHIC SCALE



(- IN FEET )  
1 inch = 100 ft.

LEGEND	
•	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING



REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

SUBJECT TRACT SHOWN HEREON IS AN EASEMENT. NO MONUMENTATION SET FOR CORNERS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (CORS96)) (GRID NORTH). ALL DISTANCES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00009981. (SURFACE = GRID \* SURFACE ADJUSTMENT FACTOR)

DATE OF FIELD WORK: FEBRUARY 23, 2010



Cunningham | Allen  
Engineers • Surveyors

3103 Bee Cave Road, Suite 202  
Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

*MAE*  
*6 JUL 2011*

S:\4210105\Drawings\4210105\_easement\_dra.dwg 6/8/2011 11:15:49 AM CDT

CLIENT: DATE: 06/2011

CREW: BR/CV

OFFICE: tpw F.B.: 1709-47

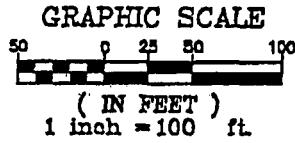
PROJ #: 421.0105 FILE NAME:

COPYRIGHT 2011 CUNNINGHAM-ALLEN, INC.

# SKETCH TO ACCOMPANY DESCRIPTION

DRAINAGE EASEMENT  
SHEET 2 OF 2

EXHIBIT "A-1"



0.2550 ACRE

(271.148 AC - TRACT I)  
VILLAGE OF NORTHTOWN, LTD  
DOCUMENT NO. 2000156544  
OPR

ALEXANDER WALTERS  
SURVEY NO. 67  
ABSTRACT NO. 791  
TRAVIS COUNTY, TEXAS

PARKSIDE SUBDIVISION  
DOCUMENT NO. 200400029  
OPR  
PARKLAND  
LOT 2  
BLOCK H

SALLY LONN  
GASTON-SHELDON SUBDIVISION  
SECTION THREE  
DOC. NO. 2002020243, OPR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°39'59"W	20.18'
L2	N13°39'56"E	311.94'
L3	N68°04'33"W	180.43'
L4	N63°40'04"W	45.23'
L5	N26°19'56"E	20.00'
L6	S63°40'04"E	44.46'
L7	S68°04'33"E	196.96'
L8	S13°39'56"W	331.94'

LEGEND	
•	1/4" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING

SURVEYED BY:  
*Miguel A. Escobar*  
MIGUEL A. ESCOBAR  
REG. PROF. LAND SURVEYOR  
NO. 5630  
DATE: 6 JUNE 2011



**CA**  
Cunningham | Allen  
Engineers • Surveyors

3103 Bee Cave Road, Suite 202  
Austin, Texas 78746-6819  
Tel.: (512) 327-2946  
Fax: (512) 327-2973

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Restrictive covenant of record in Document Number 2003145929, of the Official Public Records of Travis County, Texas.
2. A stated undivided one-half interest in and to all oil and gas, the royalties, bonuses, rentals, and all other rights in connection with the same, excepting executive rights together with the full and exclusive right to execute all leases with respect to oil and gas, all of which are expressly excepted herefrom and not insured hereunder, as the same are set forth in an instrument recorded in Vol. 8463, Page 835, of the Deed Records of Travis County, Texas.
3. All terms, conditions, and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Village at Northtown Pond Maintenance Area I of record in Document Number 2010148843, of the Official Public Records of Travis County, Texas.
4. All terms, conditions, and provisions of that certain Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage and Water Quality Facilities of record in Document Number 2010148844, of the Official Public Records of Travis County, Texas.
5. All terms, conditions, and provisions of that certain Water, Sewer and Drainage Agreement of record in Document Number 2011026224, of the Official Public Records of Travis County, Texas.

**AFFIDAVIT AS TO DEBTS AND LIENS**

**BEFORE ME**, the undersigned authority personally appeared Clifton E. Lind (name of Affiant) known to me to be the person whose name is subscribed to this Affidavit, acting in the capacity of President for Village @ Northtown General Partner, Inc., a Texas corporation authorized to do business in the State of Texas, general partner of Village @ Northtown, Ltd., the owner of the property that is the subject of the foregoing instrument (the "Property"), who being sworn, on oath, deposed and stated the following:

1. My name is Clifton E. Lind. I am above the age of 18 years, of sound mind, have never been convicted of a felony or crime of moral turpitude, and am fully qualified to make this Affidavit.

2. I am authorized to make this Affidavit in the capacity of President, for Village @ Northtown General Partner, Inc., a Texas corporation authorized to do business in the State of Texas, general partner of Village @ Northtown, Ltd., the owner of the Property that is described in the foregoing instrument ("Owner").

3. I have personal knowledge of the facts contained herein as an officer of the general partner of the Owner and I have recently reviewed the Owner's records concerning the Property. On the basis of my personal knowledge, after diligent inquiry, I attest that, as of the date of this Affidavit:


(a) All labor, services, and materials provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of the Owner, have been paid in full and no liens have been filed or exist with respect to the Property, except for the mechanics lien claim of Cunningham | Allen, Inc. which has been partially released as to the "Easement Tract" described in the foregoing instrument;

(b) There are no actions, proceedings, judgments, bankruptcies, liens, or executions filed or pending against the Owner that would affect the Property; and

(c) As of the date of this Affidavit, the Owner is not a debtor in bankruptcy.

SIGNED, this 7 day of August, 2015

**AFFIANT:**

  
Signature

Clifton E. Lind  
Printed/Typed Name of Affiant

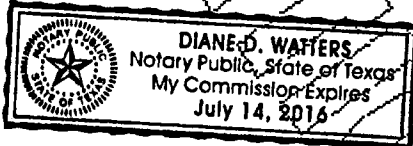
STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

This instrument was subscribed and sworn to before me on the 7<sup>th</sup> day of August, 2015, by Clifton E. Lind, President of Village @ Northtown General Partner, Inc., a corporation of the State of Texas, as general partner of Village @ Northtown, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

Diane D. Waters  
NOTARY PUBLIC, STATE OF TEXAS



\_\_\_\_\_  
PRINTED/TYPED NAME OF NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

Original Document

CONSENT OF LIEN HOLDER

Hallmark Business Services, Inc., being the holder of a lien dated August 28, 2014, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded at Document No. 2014131582, Official Public Records of Travis County, Texas, and a second lien dated April 30, 2015, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded at Document No. 2015067494, Official Public Records of Travis County, Texas, against the property of Grantor described in the foregoing Drainage Easement, hereby consents to the Drainage Easement and agrees that its liens are subject to and subordinate to the Drainage Easement, and that the undersigned has authority to execute and deliver this Consent of Lien Holder, and that all acts necessary to bind the Lien Holder have been taken.

Hallmark Business Services, Inc.

By: \_\_\_\_\_  
Name: PAUL TOVAR  
Title: CEO

THE STATE OF TEXAS

COUNTY OF Travis

Before me Elizabeth Banda (Notary name), Notary Public, on this 10<sup>th</sup> day of August, 2015, personally appeared Paul Tovar the CEO of Hallmark Business Services, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.

(seal)



Elizabeth Banda  
Notary Public, State of Texas

CONSENT OF LIEN HOLDER

Gary Valdez, as agent for the Participants defined in the Intercreditor Agreement, being the holder of a lien dated May 8, 2008, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded under Document No. 2008077197, Official Public Records of Travis County, Texas, as affected by the instruments recorded at Document Nos. 2008077200, 2013074952, 2014024785, 2014131583, 2015009998 and 2015067495, Official Public Records of Travis County, Texas, against the property of Grantor described in the foregoing Drainage Easement, hereby consents to the Drainage Easement and agrees that its lien is subject to and subordinate to the Drainage Easement, and that the undersigned has authority to execute and deliver this Consent of Lien Holder, and that all acts necessary to bind the Lien Holder have been taken.

Participants defined in the Intercreditor Agreement

By: Gary Valdez  
Gary Valdez, Agent for the Participants Defined in the Intercreditor Agreement

THE STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

Before me Dee A. Gentry (Notary name), Notary Public, on this 10th day of August, 2015, personally appeared Gary Valdez, Agent for Participants defined in the Intercreditor Agreement, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.



Dee A. Gentry  
Notary Public, State of Texas

**CONSENT OF LIEN HOLDER**

City Bank, being the holder of a liens dated May 8, 2008, granted by Village @ Northtown, Ltd. under the Deed of Trust recorded at Document No. 2008077193, Official Public Records of Travis County, Texas, as affected by Document Nos. 2008077196, 2008077199, 2010068066, 2010170213, 2011171279, 2012020917, 2013021762, 2013059611, 2014025720 and 2015030028, Official Public Records of Travis County, Texas, and the Assignment of Right to Reimbursement recorded at Document No. 2008079262, Official Public Records of Travis County, Texas, and subject to the Partial Releases of Lien recorded at Document Nos. 2013050860 and 2014023606, Official Public Records of Travis County, Texas, against the property of Grantor described in the foregoing Drainage Easement, hereby consents to the Drainage Easement and agrees that its liens are subject to and subordinate to the Drainage Easement, and that the undersigned has authority to execute and deliver this Consent of Lien Holder, and that all acts necessary to bind the Lien Holder have been taken.

City Bank, a Texas banking association

By: [Signature]  
Name: Steve Alexander  
Title: Executive Vice President

THE STATE OF TEXAS    §  
  §  
  §  
COUNTY OF Lubbock   §

Before me Patty Miller (Notary name), Notary Public, on this 11th day of August, 2015, personally appeared Steve Alexander, Executive Vice Pres. of City Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.

[Signature: Patty Miller]  
Notary Public, State of Texas





CONSENT AND PARTIAL RELEASE OF LIEN CLAIMANT

Cunningham | Allen, Inc., being the claimant ("Lien Claimant") under an Affidavit for Mechanics Lien ("Lien Claim") filed December 12, 2014 at Document No. 2014184919, Official Public Records of Travis County, Texas, against the property of Grantor described therein, hereby consents to the foregoing Drainage Easement and partially releases its Lien Claim as to the "Easement Tract" described in the Drainage Easement and any facilities constructed therein or thereon. Lien Claimant represents that the undersigned has authority to execute and deliver this Consent and Partial Release of Lien Claimant and that all acts necessary to bind the Lien Claimant have been taken. However, this is a partial release only and is not intended to affect the Lien Claim against any unreleased part of the property described in the Lien Claim.

Cunningham | Allen, Inc.,  
a Texas corporation

By: Robert S. Allen  
Name: ROBERT S. ALLEN  
Title: PRESIDENT

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

Before me Jeanine Cuellar (Notary name), Notary Public, on this 25<sup>th</sup> day of August, 2015, personally appeared Robert S. Allen, the President of Cunningham | Allen, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration and in the capacity therein expressed.



(seal)

Jeanine Cuellar  
Notary Public, State of Texas

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 26, 2015 04:17 PM 2015137236

RODRIGUEZA: \$78.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS

Recorders Memorandum - At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

# JONES - HEROY & ASSOCIATES, INC.



October 12, 2023

**VIA E MAIL**

Board of Directors  
Northtown Municipal Utility District  
c/o Mr. Carter Dean  
Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

Re: Proposal to Perform Professional Services  
JHA #001-064

Dear Members of the Board:

Jones-Heroy & Associates, Inc. (JHA) appreciates this opportunity to submit this proposal to Northtown Municipal Utility District (District) for professional services. This scope of services includes preparing and submitting an application to the Texas Commission on Environmental Quality (TCEQ) for the use of surplus funds from the District's capital projects fund. We propose the following scope of services and corresponding fees.

**SCOPE OF SERVICES:**

1. Itemize the documentation that will be required as part of the District's application to TCEQ for approval to use surplus capital projects funds from previous bond sales;
2. Collect documents from developers and engineers required by TCEQ for developer reimbursement;
3. Review documents and costs to determine eligibility of costs submitted and present same to the Board;
4. Prepare an application following TCEQ rules using available documentation from the District's files and other consultants to support the application;

EXHIBIT   N

5. Coordinating and attending meetings with the District's consultants and TCEQ as necessary;
6. Process the application through the TCEQ and address questions and comments that result from the TCEQ's review of the application. The District's other consultants will be available if necessary to respond to requests for additional information.

Additional items not included in this proposal but which will be required from others are:

1. Various legal documents, including a certified copy of the district board's resolution authorizing submission of application;
2. Construction contract documentation for the projects to be reimbursed with the surplus funds and exhibits for the engineering report, including land use map showing existing and proposed development and facilities;
3. Letter from District's bookkeeper with information required by TCEQ rules;
4. If it is determined that the District qualifies for an expedited review pursuant to TCEQ rules, signatures from the District's attorney counsel and financial advisor on the required certificate of completion form will be needed.

#### **COMPENSATION AND PAYMENT**

We propose to provide the services described above on a time and materials basis not to exceed \$35,000 unless otherwise approved by the District. Time and material services will be invoiced monthly based on the salary schedule attached (Exhibit A). In addition, certain out-of-pocket expenses, including filing fees (\$100), reproduction, deliveries, automobile mileage, and travel expenses (if required) will be billed at the engineer's direct cost. Payment is due in our offices within thirty (30) days after the invoice date.

#### **LIMITATION OF LIABILITY**

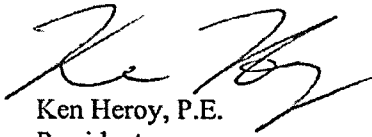
JHA's liability to the Client for any cause or combination of causes is in the aggregate limited to an amount no greater than JHA's insurance limits.

Northtown MUD  
October 12, 2023  
Page 3 of 6

**CLOSING**

We appreciate the opportunity to present this proposal and look forward to working with you on this project. Provided this Scope of Services and compensation arrangement are acceptable to you, please sign in the space provided and return one original to our office. Our proposal is valid for 120 days. If you have any questions or comments, please contact me.

Very truly yours,  
**JONES-HEROY & ASSOCIATES, INC.**



Ken Heroy, P.E.  
President

Attachments

**ACCEPTED ON BEHALF OF  
NORTHTOWN MUNICIPAL UTILITY  
DISTRICT**

By: Brian Belter Date: 10/24/2023

Title: President

**ATTACHMENT A**

**JONES - HERROY & ASSOCIATES, INC.**

**TYPICAL COMPENSATION FOR PROFESSIONAL SERVICES ON TIME AND MATERIALS AND ESTIMATED FEE BASIS**

Professional services performed on a time and material basis and estimated fee basis will be based on each employee's hourly rate, which is based on level of experience and expertise. The current rates of various staff categories are as follows and are updated from time to time:

<b>Staff Category</b>	<b>Hourly Rate</b>
President / Project Engineer	\$ 275.00 per hour
Associate / Senior Project Manager	\$ 240.00 per hour
Project Manager/ Project Engineer	\$ 200.00 per hour
Graduate Engineer	\$ 160.00 per hour
Technician	\$ 135.00 per hour
Administrative	\$ 115.00 per hour

Reimbursable expenses such as copies, delivery charges, and mileage will be billed at JHA's direct cost.

### CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached Proposal between Jones-Heroy & Associates, Inc. ("Contractor") and Northtown Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

1. **Interested Parties.** Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits the Contract to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. **Conflicts of Interest.** Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. **Verification Under Chapter 2271, Texas Government Code.** If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. **Verification Under Subchapter F, Chapter 2252, Texas Government Code.** For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,

<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and

<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a

foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

**5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies.** If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the contract. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

**6. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries.** If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity", "firearm entity", and "firearm trade association" have the meanings ascribed to them in Section 2274.001, *Texas Government Code*.

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1** Name of business entity filing form, and the city, state and country of the business entity's place of business.  
Jones - Heroy & Associates, Inc.  
Austin, TX United States

Certificate Number:  
2023-1088747

Date Filed:  
10/27/2023

**2** Name of governmental entity or state agency that is a party to the contract for which the form is being filed.  
Northtown Municipal Utility District

Date Acknowledged:

**3** Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.  
20231024-9(c)  
Preparation of Use of Surplus Funds Application to the TCEQ

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Heroy, Ken	Austin, TX United States	X	
	Jones, Jason	Austin, TX United States	X	
	Clark, Travis	Austin, TX United States	X	
	Potter, Shane	Austin, TX United States	X	

**5** Check only if there is NO Interested Party.

**6 UNSWORN DECLARATION**

My name is Sona Holmstrom, and my date of birth is 11-19-1952.

My address is 13915 N Mopac Expy, Suite 408, Austin, TX, 78728, USA  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 27th day of Oct, 2023.  
(month) (year)

*Sona Holmstrom*

Signature of authorized agent of contracting business entity  
(Declarant)



# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**  
Jones - Heroy & Associates, Inc.  
Austin, TX United States

Certificate Number:  
2023-1088747

Date Filed:  
10/27/2023

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**  
Northtown Municipal Utility District

Date Acknowledged:  
10/31/2023

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**  
20231024-9(c)  
Preparation of Use of Surplus Funds Application to the TCEQ

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Heroy, Ken	Austin, TX United States	X	
	Jones, Jason	Austin, TX United States	X	
	Clark, Travis	Austin, TX United States	X	
	Potter, Shane	Austin, TX United States	X	

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_ (street), \_\_\_\_\_ (city), \_\_\_\_\_ (state), \_\_\_\_\_ (zip code), \_\_\_\_\_ (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)

# Northtown Municipal Utility District

October 24, 2023

---

- Review Cash Activity Report, including Receipts and Expenditures
  - ☑ Action Items:
    - Approval of director and vendor payments
    - Approve funds transfers:
      - Logic Operating Account to ABC Bank Manager's Account: \$1,420,528.63
      - Logic Operating Account to ABC Bank Manager's Account: \$36,000.00
      - TexPool Operating Account to ABC Bank Customer Refund Account: \$5,000.00
      - PNC Bank Lockbox Account to TexPool General Operating Account: \$350,000.00

EXHIBIT 0

**Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Operating Account  
September 30, 2023 - October 24, 2023**

		<u>General Fund</u>
		<u>Operating Account</u>
<b>Cash Balance - September 30, 2023</b>		<b>21,148.09</b>
<b>Subsequent Activity</b>		<b>3,933.30</b>
Cash Receipts	Dessau Retail Escrow	3,808.30
Cash Receipts	Facility Rental	<u>125.00</u>
	<b>Total Subsequent Activity</b>	<b><u>3,933.30</u></b>
<b>Projected Balance as of October 24, 2023</b>		<b>\$ 25,081.39</b>

**Northtown Municipal Utility District  
Cash Activity Report - ABC Bank Manager's Account  
August 31, 2023 - October 24, 2023**

		<u>General Fund Manager's Account</u>
<b>Cash Balance - August 31, 2023</b>		<b>\$ 274,800.53</b>
<b>Subsequent Activity</b>		<b>24,820.03</b>
Transfers approved at the September 26, 2023 Meeting		719,045.18
Expenditures Approved at the September 26, 2023 Meeting		(679,273.13)
Payroll Expenses	Payroll and Payroll Taxes	<u>(14,952.02)</u>
Total Subsequent Activity		<u>24,820.03</u>
<b>Cash Balance - September 30, 2023</b>		<b>\$ 299,620.56</b>
<b>Subsequent Expenditures</b>		<b>(36,321.69)</b>
Payroll Expenses	Payroll and Payroll Taxes	(28,647.16)
Ramona Oliver	Expense Reimbursement	(663.53)
AT&T	Telephone - September 2023	(1,025.93)
Roadrunner Inspection Services	Inspection Fees	(700.00)
Bailey, Kefre	Facility Rental Deposit Refund	(100.00)
Bonavida, Charlotte	Facility Rental Deposit Refund	(100.00)
Charter Communications	Park Internet - September 2023	(146.18)
City of Austin	Utilities - September 2023	(3,469.50)
Nguyen, Hien	Facility Rental Deposit Refund	(200.00)
Petty Cash	Expense Reimbursement	(486.41)
Ramona Oliver	Expense Reimbursement	(648.00)
AT&T Mobility	Telephone - October 2023	(91.19)
City of Austin	Utilities - October 2023	<u>(43.79)</u>
Total Subsequent Activity		<u>(36,321.69)</u>
<b>Expenditures to be Approved at October 24, 2023 Meeting</b>		<b>(1,420,528.63)</b>
360 Professional Services, Inc.	Engineering Fees - September 2023	(7,444.47)
Alterman, Inc.	Water Well Irrigation Maintenance	(1,021.50)
Aqua-Tech Laboratories, Inc.	Lab Fees - August 2023	(1,023.75)
Armbrust & Brown, P.L.L.C.	Legal Fees - September 2023	(15,724.79)
Bott & Douthitt, P.L.L.C.	Accounting Services - September 2023	(6,000.00)
City of Austin	W/WW Purchases - September 2023	(192,294.82)
Concretex	Fence Repairs - Lift Station	(1,500.00)
Crossroads Utility Services	Operations - September 2023	(45,658.55)
DSHS Central Lab MC2004	Lab Fees 7/2023	(427.84)
Fatter & Evans Architects, Inc.	Office and Pavillion	(20,843.75)
HydroPro Solutions, LLC	Meter Purchases	(927,185.00)
Ramona Oliver	Expense Reimbursement	(355.20)
Texas Disposal Systems, Inc.	Garbage Fees - September 2023	(75,878.60)
TexaScapes	Landscape Maintenance/Irrigation Repairs	(77,736.05)
TML Intergovernmental Risk Pool	Insurance 2023-24	(34,713.56)
Travis County Sheriff's Department	Security Patrol Vehicle	(1,600.00)
Wells Branch Municipal Utility District	Rate Appeal	(1,145.75)
Williams Mapping & Consulting	Monthly MS4 Inspections	(800.00)
Amaro, Felix	Director Fees	(204.10) *
Capers, Christopher	Director Fees	(184.09) *
Armbrust & Brown, P.L.L.C.	Legal Fees - September 2023	(2,952.50) *
Employee Incentive Plans, Inc.	401(k) Administration Fee	(737.15) *
HydroPro Solutions, LLC	Meter Purchases	(3,917.16) *
TexaScapes	Repaired ruts at Settlers Park	<u>(1,180.00) *</u>
		<u>(1,420,528.63)</u>
<b>Subtotal</b>		<b>(1,157,229.76)</b>
<b>Transfers to be approved</b>		<b>1,456,528.63</b>
Transfer for expenditures approved 10/24/2023 from Logic Operating		1,420,528.63
Transfer Funds from Logic Operating		36,000.00
<b>Projected Balance as of October 24, 2023</b>		<b>\$ 299,298.87</b>

\*Added after packet distribution

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Customer Refund Account**  
**September 30, 2023 - October 24, 2023**

	<b>General Fund Customer Refund Account</b>
<b>Cash Balance - September 30, 2023</b>	<b>\$ 6,553.21</b>
<b>Expenditures to be Approved at October 24, 2023 Meeting</b>	<b>(5,369.60)</b>
Antopia, Maria	Customer Refund (125.33)
Ascencio de Jesus, Norma	Customer Refund (89.47)
Austin Vesters Property Management	Customer Refund (104.98)
Bailey, Whitney	Customer Refund (45.00)
Broussard, Catherine	Customer Refund (46.08)
Contreras, Kathleen	Customer Refund (69.51)
Gills, Eden	Customer Refund (36.51)
Ha, Richard	Customer Refund (72.91)
Heck, Ashley	Customer Refund (54.76)
Hernandez, Alfredo	Customer Refund (159.71)
Holck, Timothy	Customer Refund (17.05)
Ikekwere, Chukwuemeka	Customer Refund (64.88)
Lewis, Rayshard	Customer Refund (105.60)
Liem, Thanh	Customer Refund (124.61)
Manning, Carmello	Customer Refund (39.49)
Motive Energy	Customer Refund (1,559.55)
Oukrop, Michael	Customer Refund (116.58)
Parameshwaran, Jagadeesh	Customer Refund (307.75)
Rivaldo, Alan	Customer Refund (55.60)
Robnet, Keehl	Customer Refund (117.93)
Ryan-Kettler, Wendy	Customer Refund (44.22)
Stetson Property Management	Customer Refund (104.36)
Sykes, Latoya	Customer Refund (255.00)
Timewise Developers, LLC	Customer Refund (1,479.90)
Villavicencio, Gabrielle	Customer Refund (68.45)
Zhu, Wennping	Customer Refund (104.37)
<b>Total Expenditures</b>	<b>(5,369.60)</b>
<b>Subtotal</b>	<b>1,183.61</b>
<b>Transfers to be approved - from TexPool Operating Account</b>	<b>5,000.00</b>
<b>Projected Balance as of October 24, 2023</b>	<b>\$ 6,183.61</b>

**Northtown Municipal Utility District**  
**Cash Activity Report - ABC Bank Park Fund Account**  
**September 30, 2023 - October 24, 2023**

	<u>ABC Bank Park Account</u>
<b>Cash Balance - September 30, 2023</b>	<b>\$ 49,950.00</b>
<b>Projected Balance as of October 24, 2023</b>	<b>\$ 49,950.00</b>

**Northtown Municipal Utility District  
Cash/Investment Activity Report  
September 30, 2023 - October 24, 2023**

	Interest Rate	Maturity Date	Balance 9/30/2023	Subsequent Receipts	Subsequent Disbursements	Subtotal	Transfers to be 10/24/2023	Projected Balance 10/24/2023
<b>General Fund -</b>								
ABC Bank - Operating Account	0.0000%	N/A	\$ 21,148.09	\$ 3,933.30	\$ -	\$ 25,081.39	\$ -	\$ 25,081.39
ABC Bank - Manager's Account	0.0000%	N/A	299,620.56	-	(1,456,850.32)	(1,157,229.76)	1,456,528.63 (1)(2)	299,298.87
ABC Bank - Customer Refunds	0.0000%	N/A	6,553.21	-	(5,369.60)	1,183.61	5,000.00 (3)	6,183.61
PNC Bank Lockbox	0.0000%	N/A	40,216.64	339,866.39	-	380,083.03	(350,000.00) (4)	30,083.03
Logic Operating - 01	5.5441%	N/A	15,212,789.50	-	-	15,212,789.50	(1,456,528.63) (1)(2)	13,756,260.87
TexPool Operating	5.3648%	N/A	2,101,078.69	-	-	2,101,078.69	345,000.00 (3)(4)	2,446,078.69
TexPool Fiscal Surety Trail Easement	5.3648%	N/A	109,210.58	-	-	109,210.58	-	109,210.58
<b>Total - General Fund</b>			<b>17,790,617.27</b>	<b>343,799.69</b>	<b>(1,462,219.92)</b>	<b>16,672,197.04</b>	<b>-</b>	<b>16,672,197.04</b>
<b>Park Fund -</b>								
ABC Bank - Park Account	0.0000%	N/A	49,950.00	-	-	49,950.00	-	49,950.00
Logic - Park Fund - 02	5.5441%	N/A	49,412.81	-	-	49,412.81	-	49,412.81
TexPool Park	5.3648%	N/A	4,796.33	-	-	4,796.33	-	4,796.33
<b>Total - Park Fund</b>			<b>104,159.14</b>	<b>-</b>	<b>-</b>	<b>104,159.14</b>	<b>-</b>	<b>104,159.14</b>
<b>Debt Service Fund -</b>								
Logic - Tax Account	5.5441%	N/A	15,977.14	-	-	15,977.14	-	15,977.14
Logic - Debt Service	5.5441%	N/A	936,845.96	-	-	936,845.96	-	936,845.96
TexPool - SR 2020 Cap Int	5.3648%	N/A	168,661.37	-	-	168,661.37	-	168,661.37
<b>Total - Debt Service Fund</b>			<b>1,121,484.47</b>	<b>-</b>	<b>-</b>	<b>1,121,484.47</b>	<b>-</b>	<b>1,121,484.47</b>
<b>Capital Project Fund -</b>								
Logic - SR 2011 CPF	5.5441%	N/A	2,621.11	-	-	2,621.11	-	2,621.11
TexPool - SR 2020 CPF	5.3648%	N/A	4,659,408.00	-	-	4,659,408.00	-	4,659,408.00
<b>Total - Capital Project Fund</b>			<b>4,662,029.11</b>	<b>-</b>	<b>-</b>	<b>4,662,029.11</b>	<b>-</b>	<b>4,662,029.11</b>
<b>Total - All Funds</b>			<b>\$ 23,678,289.99</b>	<b>\$ 343,799.69</b>	<b>\$ (1,462,219.92)</b>	<b>\$ 22,559,869.76</b>	<b>\$ -</b>	<b>\$ 22,559,869.76</b>

- (1) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$1,420,528.63  
(2) To transfer funds from Logic Operating Account to ABC Bank Manager's Account: \$36,000.00  
(3) To transfer funds from TexPool Operating Account to ABC Bank Customer Refund Account: \$5,000.00  
(4) To transfer funds from PNC Bank Lockbox Account to TexPool Operating: \$350,000.00