

## RESOLUTION NO.

**WHEREAS**, on June 6, 2013, the Council passed Resolution No. 20130606-054 authorizing the creation of the Estancia Hill County Public Improvement District (District) pursuant to Texas Local Government Code Chapter 372 (Act); and

**WHEREAS**, the Council authorized the creation of the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (Authorized Improvements); and

**WHEREAS**, the development of the District is occurring in multiple phases, as described in the Preliminary Service and Assessment Plan, the first phase being approximately 214.0 acres located within the District (Improvement Area #1), the second phase being approximately 131.0 acres located within the District (Improvement Area #2), and the third phase being approximately 180.6 acres located within the District (Improvement Area #3); and

**WHEREAS**, the District 2025 Amended and Restated Service and Assessment Plan (2025 SAP), including the proposed assessment roll for Improvement Area #3 (Proposed Assessment Roll and, together with the 2025 SAP, the Preliminary SAP), is attached as Exhibit A; and

**WHEREAS**, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements benefitting the property within Improvement Area #3 to be financed by the District, and the Proposed Assessment Roll sets forth assessments proposed to be levied against each parcel of land in Improvement Area #3, as determined by the method of assessment chosen by the City; and

25                   **WHEREAS**, the Act requires that the Proposed Assessment Roll be filed  
26 with the City Clerk and be subject to public inspection; and

27                   **WHEREAS**, the Act requires that a public hearing (Assessment Hearing) be  
28 called to consider proposed assessments and requires the Council to hear and pass  
29 on any objections to the proposed assessments at, or on the adjournment of, the  
30 Assessment Hearing; and

31                   **WHEREAS**, the Act requires that notice of the Assessment Hearing be  
32 mailed to property owners liable for assessment and published in a newspaper of  
33 general circulation in the City and the City's extraterritorial jurisdiction before the  
34 10<sup>th</sup> day before the date of the Assessment Hearing; and

35                   **WHEREAS**, the Council's final determination and approval of the costs of  
36 the Authorized Improvements benefitting property located in Improvement Area  
37 #3 shall be subject to and contingent upon the Council's approval, after the  
38 Assessment Hearing, of a final Service and Assessment Plan, including the final  
39 Assessment Roll; and

40                   **WHEREAS**, the City and SLF III – Onion Creek, L.P., a Texas limited  
41 partnership, the developer of the District (Developer) responsible for the  
42 construction of public improvements to serve Improvement Area #3 of the District,  
43 have entered into an Estancia Hill Country Public Improvement District Financing  
44 Agreement (Financing Agreement) dated June 20, 2013, as amended by a First  
45 Amendment dated November 28, 2018; and

46                   **WHEREAS**, all capitalized terms not otherwise defined in this Resolution  
47 shall have the meanings given them in the Preliminary SAP; **NOW**,  
48  
**THEREFORE**,

49                   **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

50                   The Council approves the Preliminary SAP for the District, including the  
51 Proposed Assessment Roll. All capitalized terms not otherwise defined in this  
52 Resolution shall have the meanings given them in the Preliminary SAP.

53                   **BE IT FURTHER RESOLVED:**

54                   The Council determines that the total costs of the Authorized Improvements  
55 benefitting property located in Improvement Area #3 to be financed by the District  
56 are as set forth in Section V.C(3) of the Preliminary SAP, which costs do not  
57 include the payment of expenses incurred in the administration of the District.

58                   **BE IT FURTHER RESOLVED:**

59                   The Council directs that the Proposed Assessment Roll be filed with the City  
60 Clerk and be available for public inspection.

61                   **BE IT FURTHER RESOLVED:**

62                   The Council directs the City Clerk to publish notice of the Assessment  
63 Hearing to be held on September 25, 2025, in substantially the form attached as  
64 Exhibit B, in a newspaper of general circulation in the City and the City's  
65 extraterritorial jurisdiction on or before September 14, 2025.

**BE IT FURTHER RESOLVED:**

When the Proposed Assessment Roll is filed with the City Clerk, the Council directs the City Clerk to mail notice of the Assessment Hearing to be held on September 25, 2025, to owners of property liable for assessment.

**ADOPTED:** \_\_\_\_\_, 2025 **ATTEST:** \_\_\_\_\_

Erika Brady  
City Clerk