ORDINANCE NO. 20170810-026

AN ORDINANCE LEVYING ASSESSMENTS FOR CALENDAR YEAR 2018 FOR PROPERTY IN THE ESTANCIA HILL COUNTRY PUBLIC IMPROVEMENT DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Findings. The Council finds that:

(A) Chapter 372 *(Public Improvement District Assessment Act)* of the Texas Local Government Code (Act) authorized the creation of the Estancia Hill Country Public Improvement District (District).

(B) On June 6, 2013, the City Council passed a resolution, which approved the creation of the District in accordance with its findings.

(C) On June 15, 2017, the City Council approved the 2018 assessment rate, proposed year 2018 assessment roll, a service and assessment plan update, and 2017 Addendum for the District.

(D) On August 10, 2017, the City Council held a public hearing, properly noticed under the Act, to consider the levy of the proposed assessments on property within the District for calendar year 2018.

(E) At the August 10, 2017 public hearing, the City Council heard each objection to a proposed assessment, found in each case that the assessments levied against each parcel are reasonable and consistent with the special benefits conferred by the District, and passed on each objection before it closed the public hearing.

(F) The assessments set out in Exhibit A, attached to and incorporated in this ordinance:

(1) should be made and levied against the property and property owners within the District;

(2) are in proportion to the benefits to the property for the services and improvements in the District; and

(3) establish substantial justice, equality, and uniformity in the amount assessed against each property owner for the benefits received and burdens imposed.

(G) In each case, the property assessed is benefited by the services and improvements provided in the District.

(H) The exclusion of certain property from assessment is reasonable because the excluded property will not receive a benefit from the District that is sufficient to justify an assessment and the exclusions promote efficient management of the District.

(I) The procedures followed and apportionment of the cost of the services and improvements in the District comply with applicable law and the purpose for which the District was formed.

(J) The assessments are based on the estimated buildout values of the individual properties within a parcel apportioned pro rata from the total estimated value of that parcel.

PART 2. Exemptions and Exclusions. The Council exempts the following from payment of the assessment and excludes from the roll:

(A) property of the City used for public purpose;

(B) property owned by the County and property owned by political subdivisions of the State of Texas and used for public purpose; and

(C) other property that is excluded by law or by agreement of the City and the petitioners.

PART 3. Assessment and Levy. The assessments shown on Exhibit A are levied and assessed against the property in the District and against the record owner of the property identified by the Travis Central Appraisal District records.

PART 4. Liability of Multiple Owners. If property in the District is owned by two or more individuals or entities, each owner is personally liable for the amount of the assessment based on the owner's partial interest in the total property ownership. A property owner may be released from an assessment lien if the owner pays the owner's proportionate share of an assessment.

PART 5. Interest and Lien.

(A) An assessment shown on Exhibit A:

(1) accrues interest at the rate of 0% from the effective date of this ordinance until January 31, 2018;

(2) accrues interest, penalties, and attorney's fees in the same manner as a delinquent ad valorem tax after January 31, 2018, until paid; and

(3) is a lien on the property shown in Exhibit A and the personal liability of the property owner.

PART 6. Due Date and Collection. An assessment is due and payable in full on or before January 31, 2018. If a property owner defaults on payment of an assessment against the owner's property, the City Manager's designee may file suit on behalf of the City to collect the assessment and may initiate a lien foreclosure, including interest, penalties, costs and attorney's fees.

PART 7. Statutory Authority. The assessments levied by this ordinance are made under the authority of Chapter 372 *(Public Improvement District Assessment Act)* of the Texas Local Government Code.

PART 8. Severability. The provisions of this ordinance are severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 9. This ordinance takes effect on August 21, 2017.

PASSED AND APPROVED

August 10, 2017 § §

Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

Exhibit A

City of Austin
Estancia Hill Country Public Improvement District (PID)
2018 Certified Assessment Roll and Rate

TCAD Property ID	Estancia PID Parcel Number	Property Address	Total Assessment for 2018
788256	1-7	S INTERSTATE HY 35	$ 800,696.62
837554	12	ESTANCIA PKWY	$ 177,172.38
851696	11	12501 MORELIA WAY	$ 1,789.62
851697	11	12503 MORELIA WAY	$ 1,789.62
851698	11	12502 MORELIA WAY	$ 1,789.62
851699	11	12500 MORELIA WAY	$ 1,789.62
851700	11	12501 ALTAMIRA ST	$ 1,789.62
851701	11	12407 MORELIA WAY	$ 1,789.62
851702	11	12405 MORELIA WAY	$ 1,789.62
851703	11	ESTANCIA PKWY 8 12403 Morelia	$ 1,789.62
851704	11	ESTANCIA PKWY 9 12401 Morelia	$ 1,789.62
851705	11	12406 MORELIA WAY	$ 1,789.62
851706	11	12404 MORELIA WAY	$ 1,789.62
851707	11	12402 MORELIA WAY	$ 1,789.62
851708	11	12400 MORELIA WAY	$ 1,789.62
851709	11	12411 ALTAMIRA ST	$ 1,789.62
851710	11	12409 ALTAMIRA ST	$ 1,789.62
851711	11	12407 ALTAMIRA ST	$ 1,789.62
851712	11	12405 ALTAMIRA ST	$ 1,789.62
851713	11	12403 ALTAMIRA ST	$ 1,789.62
851714	11	801 CARDENAS LN	$ 1,321.56
851715	11	803 CARDENAS LN	$ 1,321.56
851716	11	805 CARDENAS LN	$ 1,321.56
851717	11	807 CARDENAS LN	$ 1,321.56
851718	11	809 CARDENAS LN	$ 1,321.56
851719	11	12408 ALTAMIRA ST	$ 1,789.62
851720	11	12406 ALTAMIRA ST	$ 1,789.62
851721	11	12404 ALTAMIRA ST	$ 1,789.62
851722	11	12402 ALTAMIRA ST	$ 1,789.62
851723	11	12407 MADERO DR	$ 1,789.62
851724	11	12405 MADERO DR	$ 1,789.62
851725	11	12403 MADERO DR	$ 1,789.62
851726	11	701 CARDENAS LN	$ 1,321.56
851727	11	703 CARDENAS LN	$ 1,321.56
851728	11	705 CARDENAS LN	$ 1,321.56
851729	11	707 CARDENAS LN	$ 1,321.56
851730	11	909 ALLENDE BEND	$ 1,321.56
851731	11	907 ALLENDE BEND	$ 1,321.56
851732	11	905 ALLENDE BEND	$ 1,321.56

Exhibit A

City of Austin
Estancia Hill Country Public Improvement District (PID)
2018 Certified Assessment Roll and Rate

TCAD Property ID	Estancia PID Parcel Number	Property Address	Total Assessment for 2018
851733	11	903 ALLENDE BEND	$ 1,321.56
851734	11	901 ALLENDE BEND	$ 1,321.56
851735	11	811 ALLENDE BEND	$ 1,321.56
851736	11	809 ALLENDE BEND	$ 1,321.56
851737	11	807 ALLENDE BEND	$ 1,321.56
851738	11	805 ALLENDE BEND	$ 1,321.56
851739	11	801 ALLENDE BEND	$ 1,321.56
851740	11	12311 ALTAMIRA ST	$ 1,321.56
851741	11	12309 ALTAMIRA ST	$ 1,321.56
851742	11	12307 ALTAMIRA ST	$ 1,321.56
851743	11	12305 ALTAMIRA ST	$ 1,321.56
851744	11	12303 ALTAMIRA ST	$ 1,321.56
851745	11	12301 ALTAMIRA ST	$ 1,321.56
851746	11	12207 ALTAMIRA ST	$ 1,321.56
851747	11	12205 ALTAMIRA ST	$ 1,321.56
851748	11	12312 ALTAMIRA ST	$ 1,321.56
851749	11	12310 ALTAMIRA ST	$ 1,321.56
851750	11	12308 ALTAMIRA ST	$ 1,321.56
851751	11	12306 ALTAMIRA ST	$ 1,321.56
851752	11	12304 ALTAMIRA ST	$ 1,321.56
851753	11	12302 ALTAMIRA ST	$ 1,321.56
851754	11	12300 ALTAMIRA ST	$ 1,321.56
851755	11	12317 MADERO DR	$ 1,321.56
851756	11	12315 MADERO DR	$ 1,321.56
851757	11	12313 MADERO DR	$ 1,321.56
851758	11	12311 MADERO DR	$ 1,321.56
851759	11	12309 MADERO DR	$ 1,321.56
851760	11	12307 MADERO DR	$ 1,321.56
851761	11	12305 MADERO DR	$ 1,321.56
851762	11	12303 MADERO DR	$ 1,321.56
851763	11	12301 MADERO DR	$ 1,321.56
851764	11	812 ALLENDE BEND	$ 1,321.56
851765	11	810 ALLENDE BEND	$ 1,321.56
851766	11	808 ALLENDE BEND	$ 1,321.56
851767	11	806 ALLENDE BEND	$ 1,321.56
851768	11	804 ALLENDE BEND	$ 1,321.56
851769	11	802 ALLENDE BEND	$ 1,321.56
851770	11	800 ALLENDE BEND	$ 1,321.56
851771	11	ESTANCIA PKWY	$ 62,113.32

Exhibit A

City of Austin
Estancia Hill Country Public Improvement District (PID)
2018 Certified Assessment Roll and Rate

TCAD Property ID	Estancia PID Parcel Number	Property Address	Total Assessment for 2018
863947	11	TOLUCA DR - 404 Allende	$ 1,321.56
863948	11	TOLUCA DR - 402 Allende	$ 1,321.56
863949	11	400 ALLENDE BEND	$ 1,789.62
863950	11	12200 TOLUCA DR	$ 1,321.56
863951	11	12202 TOLUCA DR 102	$ 1,321.56
863952	11	12204 TOLUCA DR 103	$ 1,321.56
863953	11	12206 TOLUCA DR	$ 1,321.56
863954	11	12208 TOLUCA DR 105	$ 1,321.56
863955	11	12210 TOLUCA DR	$ 1,321.56
863956	11	12212 TOLUCA DR	$ 1,321.56
863957	11	12300 TOLUCA DR	$ 1,321.56
863958	11	12302 TOLUCA DR	$ 1,321.56
863959	11	12304 TOLUCA DR 110	$ 1,321.56
863960	11	12306 TOLUCA DR	$ 1,321.56
863961	11	12308 TOLUCA DR	$ 1,321.56
863962	11	12310 TOLUCA DR	$ 1,321.56
863963	11	12312 TOLUCA DR	$ 1,321.56
863964	11	12400 TOLUCA DR	$ 1,321.56
863965	11	12402 TOLUCA DR	$ 1,321.56
863966	11	12404 TOLUCA DR	$ 1,321.56
863967	11	12406 TOLUCA DR	$ 1,321.56
863968	11	12408 TOLUCA DR	$ 1,321.56
863969	11	12313 TOLUCA DR	$ 1,321.56
863970	11	12311 TOLUCA DR	$ 1,321.56
863971	11	12309 TOLUCA DR	$ 1,321.56
863972	11	12307 TOLUCA DR	$ 1,321.56
863973	11	12305 TOLUCA DR	$ 1,321.56
863974	11	12303 TOLUCA DR	$ 1,321.56
863975	11	12301 TOLUCA DR	$ 1,321.56
863976	11	12211 TOLUCA DR	$ 1,321.56
863977	11	12209 TOLUCA DR	$ 1,321.56
863978	11	12205 TOLUCA DR	$ 1,321.56
863979	11	12203 TOLUCA DR	$ 1,321.56
863980	11	12201 TOLUCA DR	$ 1,321.56
863981	11	610 CARDENAS LN	$ 1,321.56
863982	11	608 CARDENAS LN	$ 1,321.56
863983	11	606 CARDENAS LN	$ 1,321.56
863984	11	604 CARDENAS LN	$ 1,321.56
863985	11	502 602 CARDENAS LN	$ 1,321.56

Exhibit A

City of Austin
Estancia Hill Country Public Improvement District (PID)
2018 Certified Assessment Roll and Rate

TCAD Property ID	Estancia PID Parcel Number	Property Address	Total Assessment for 2018
863986	11	600 CARDENAS LN	$ 1,321.56
863987	11	506 CARDENAS LN 216	$ 1,321.56
863988	11	504 CARDENAS LN 217	$ 1,321.56
863989	11	502 CARDENAS LN 218	$ 1,321.56
863990	11	500 CARDENAS LN 219	$ 1,321.56
863991	11	401 CARDENAS LN	$ 1,321.56
863992	11	403 CARDENAS LN	$ 1,321.56
863993	11	405 CARDENAS LN	$ 1,321.56
863994	11	501 CARDENAS LN	$ 1,321.56
863995	11	503 CARDENAS LN	$ 1,321.56
863996	11	603 CARDENAS LN	$ 1,321.56
863997	11	607 CARDENAS LN	$ 1,321.56
863998	11	609 CARDENAS LN	$ 1,321.56
863999	11	611 CARDENAS LN	$ 1,321.56
864000	11	506 PERICO PL	$ 1,321.56
864001	11	504 PERICO PL 232	$ 1,321.56
864002	11	502 PERICO PL 233	$ 1,789.62
864003	11	500 PERICO PL 234	$ 1,789.62
864004	11	406 PERICO PL 235	$ 1,789.62
864005	11	402 PERICO PL 237	$ 1,789.62
864006	11	ESTANCIA PKWY 238 400 Perico	$ 1,789.62
864007	11	401 PERICO PL	$ 1,321.56
864008	11	403 PERICO PL	$ 1,789.62
864009	11	405 PERICO PL	$ 1,789.62
864010	11	407 PERICO PL	$ 1,789.62
864011	11	501 PERICO PL	$ 1,789.62
864012	11	505 PERICO PL	$ 1,789.62
864013	11	12506 MADERO DR	$ 1,789.62
864014	11	12508 MADERO DR 246	$ 1,789.62
864015	11	ESTANCIA PKWY 247 12510 MADERO	$ 1,789.62
864016	11	ESTANCIA PKWY 248 12512 MADERO	$ 1,789.62
864017	11	12514 MADERO DR 249 12514 Madero	$ 1,789.62
864018	11	601 Cardenas Ln	$ 1,789.62
864019	11	605 CARDENAS LN	$ 1,789.62
864020	11	404 PERICO PL	$ 1,789.62
864021	11	12515 MADERO DR	$ 1,789.62
864022	11	12513 MADERO DR	$ 1,789.62
864023	11	12511 MADERO DR	$ 1,789.62
864024	11	12509 MADERO DR 253	$ 1,789.62

Exhibit A

City of Austin
Estancia Hill Country Public Improvement District (PID)
2018 Certified Assessment Roll and Rate

TCAD Property ID	Estancia PID Parcel Number	Property Address	Total Assessment for 2018
864025	11	12507 MADERO DR	$ 1,789.62
864026	11	12505 MADERO DR	$ 1,789.62
864027	11	12503 MADERO DR	$ 1,789.62
864028	11	12501 MADERO DR	$ 1,789.62
864029	11	507 PERICO PL	$ 1,789.62
868485	9	S INTERSTATE HY 35	$ 201,266.86
868486	8	S INTERSTATE HY 35	$ 191,795.17
880035	11	ESTANCIA PKWY 96 502 Allende	$ 1,321.56
880036	11	ESTANCIA PKWY 97 500 Allende	$ 1,321.56
880037	11	PUERTA VALLARTA LN	$ 1,321.56
880038	11	PUERTA VALLARTA LN	$ 1,321.56
880039	11	PUERTA VALLARTA LN	$ 1,321.56
880040	11	PUERTA VALLARTA LN	$ 1,321.56
880041	11	PUERTA VALLARTA LN	$ 1,321.56
880042	11	ESTANCIA PKWY 146 510 Puerta Vallarta	$ 1,321.56
880043	11	ESTANCIA PKWY 147 600 Puerta Vallarta	$ 1,321.56
880044	11	ESTANCIA PKWY 148 602Puerta Vallarta	$ 1,321.56
880045	11	ESTANCIA PKWY 149 604 Puerta Vallarta	$ 1,321.56
880046	11	ESTANCIA PKWY 150 606 Puerta Vallarta	$ 1,321.56
880047	11	ESTANCIA PKWY 151 608 Puerta Vallarta	$ 1,321.56
880048	11	ESTANCIA PKWY 152 610 Puerta Vallarta	$ 1,321.56
880049	11	12200 CHALCO ST	$ 1,321.56
880050	11	12202 CHALCO ST	$ 1,321.56
880051	11	12204 CHALCO ST	$ 1,321.56
880052	11	12206 CHALCO ST	$ 1,321.56
880053	11	12208 CHALCO ST	$ 1,321.56
880054	11	ESTANCIA PKWY 164 12210 CHALCO ST	$ 1,321.56
880055	11	ESTANCIA PKWY 165 12300 CHALCO ST	$ 1,321.56
880056	11	ESTANCIA PKWY 166 12302 CHALCO ST	$ 1,321.56
880057	11	ESTANCIA PKWY 167 12304 CHALCO ST	$ 1,321.56
880058	11	ESTANCIA PKWY 168 12306 CHALCO ST	$ 1,321.56
880059	11	ESTANCIA PKWY 169 12308 CHALCO ST	$ 1,321.56
880060	11	ESTANCIA PKWY 182 609 PUERTA VALLARTA LN	$ 1,321.56
880061	11	ESTANCIA PKWY 183 607 PUERTA VALLARTA LN	$ 1,321.56
880062	11	605 PUERTA VALLARTA LN	$ 1,321.56
880063	11	603 PUERTA VALLARTA LN	$ 1,321.56
880064	11	601 PUERTA VALLARTA LN	$ 1,321.56
880065	11	511 PUERTA VALLARTA LN	$ 1,321.56
880066	11	509 PUERTA VALLARTA LN	$ 1,321.56

Exhibit A

City of Austin
Estancia Hill Country Public Improvement District (PID)
2018 Certified Assessment Roll and Rate

TCAD Property ID	Estancia PID Parcel Number	Property Address	Total Assessment for 2018
880067	11	507 PUERTA VALLARTA LN	$ 1,321.56
880068	11	505 PUERTA VALLARTA LN	$ 1,321.56
880069	11	LINARES LN	$ 1,321.56
880070	11	LINARES LN	$ 1,321.56
880071	11	LINARES LN	$ 1,321.56
880072	11	LINARES LN	$ 1,321.56
880073	11	LINARES LN	$ 1,321.56
880074	11	LINARES LN	$ 1,321.56
880075	11	LINARES LN	$ 1,321.56
880076	11	LINARES LN	$ 1,321.56
880077	11	LINARES LN	$ 1,321.56
880078	11	LINARES LN	$ 1,321.56
880079	11	LINARES LN	$ 1,321.56
880080	11	LINARES LN	$ 1,321.56
880081	11	LINARES LN	$ 1,321.56
880082	11	LINARES LN	$ 1,321.56
880083	11	LINARES LN	$ 1,321.56
880084	11	LINARES LN	$ 1,321.56
880085	11	LINARES LN	$ 1,321.56
880086	11	LINARES LN	$ 1,321.56
880087	11	LINARES LN	$ 1,321.56
880088	11	ALTAMIRA ST	$ 1,789.62
880089	11	ALTAMIRA ST	$ 1,789.62
880090	11	ALTAMIRA ST	$ 1,789.62
880091	11	ALTAMIRA ST	$ 1,789.62
880092	11	ALTAMIRA ST	$ 1,789.62
880093	11	ALTAMIRA ST	$ 1,789.62
880094	11	ALTAMIRA ST	$ 1,789.62
880095	11	ESTANCIA PKWY 265 12518 ALTAMIRA ST	$ 1,789.62
880096	11	ESTANCIA PKWY 266 12517 ALTAMIRA ST	$ 1,789.62
880097	11	ESTANCIA PKWY 267 12515 ALTAMIRA ST	$ 1,789.62
880098	11	ESTANCIA PKWY 268 12511 ALTAMIRA ST	$ 1,789.62
880099	11	ALTAMIRA ST	$ 1,789.62
880100	11	ALTAMIRA ST	$ 1,789.62
880101	11	ALTAMIRA ST	$ 1,789.62
880102	11	ALTAMIRA ST	$ 1,789.62
880103	11	ESTANCIA PKWY 273 12506 Morelia Way	$ 1,789.62
880104	11	MORELIA WAY	$ 1,789.62
880105	11	MORELIA WAY	$ 1,789.62

Exhibit A

City of Austin
Estancia Hill Country Public Improvement District (PID)
2018 Certified Assessment Roll and Rate

TCAD Property ID	Estancia PID Parcel Number	Property Address	Total Assessment for 2018
880106	11	MORELIA WAY	$ 1,789.62
880107	11	MORELIA WAY	$ 1,789.62
880108	11	MORELIA WAY	$ 1,789.62
880109	11	MORELIA WAY	$ 1,789.62
880110	11	MORELIA WAY	$ 1,789.62
880111	11	MORELIA WAY	$ 1,789.62
880112	11	MORELIA WAY	$ 1,789.62
880113	11	MORELIA WAY	$ 1,789.62
880114	11	MORELIA WAY	$ 1,789.62
880115	11	MORELIA WAY	$ 1,789.62
			$ 1,786,810.05

I, Diana Thomas, CPA and Controller for the City of Austin, affirm and attest that this is a true and correct account of all assessments for the Estancia Hill Country Public and Improvement District as of May 8, 2017 based upon data furnished to the City of Austin by the Travis County Central Appraisal District and by Lennar Corporation. Leannar provided lot size data.

Diana Thomas

Diana Thomas, CPA, Controller, City of Austin