WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

TO: THE BOARD OF DIRECTORS OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Section 551, that the Board of Directors of Williamson County Municipal Utility District No. 49 will hold a Special Meeting on September 8, 2026 at 11:00 a.m. for the purposes stated herein. Members of the public may attend the meeting in person at Pape-Dawson Engineers Office, 10801 North Mopac Expressway, Building 3 - Suite 200, Austin 78759.

1. Public communication and comments;
2. Review and approve the Minutes for the August 11, 2026 Board meeting;
3. Conduct Public Hearing on 2026 Tax Rate;
4. Review budget and approve Resolution Adopting Operating Budget for September 30, 2027 fiscal year end;
5. Consider and adopt Order Setting Tax Rate for 2026 and authorize filing and posting of same;
6. Discuss appraisal of homes within the District;
7. Update from the developer as it relates to the status of development within the District;
8. If timely, review and approve an amendment to the Consent and Development Agreement with the City of Jarrell, Texas, LGI Homes-Texas, LLC and the District and take any necessary action with respect thereto;
9. Hear engineer's report, review any needed plat approvals, pay applications or change orders under existing contracts, and if timely, take any necessary actions with respect to any plan or plat approvals, authorize any additional formal bidding for construction contracts for additional phases of development, subject to receipt of necessary approvals, review of bids received and recommendation letters from engineer as to award of contracts, award of contracts and authorize notice to proceed, authorize partial or final acceptance of any projects and action with regard to substantial completion or final completion of any on-going contracts, general discussions with regard to construction and bond services and take any necessary action with respect thereto;
10. Review and approve Cash Activity Report and related payments, approve necessary fund transfers, and take further action with regard to any additional reporting or budget related matters;
11. Discuss and confirm the next proposed meeting date; and
12. Adjournment.

The Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 31st day of August 2026.

DISTRICT SEAL

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49

Matt McPhail, Attorney for the District
Williamson County Municipal Utility District No. 49

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49
("WCMUD NO. 49")

TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)

WCMUD No. 49 Property tax bill for the median-valued homestead for current fiscal year:	N/A
WCMUD No. 49 Estimated property tax bill for the median-valued homestead for the upcoming fiscal year if the proposed budget is adopted:	1,289.52

[Proposed Budget Attached]

Williamson County MUD No. 49
Proposed Budget
Fiscal Year 2026-2027

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2026-2027 Budget
Revenues:													
Property Tax Revenue	$ -	$ -	$ -	$ 102,295	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 102,295
Developer Advances	33,750	-	-	33,750	-	-	33,750	-	-	33,750	-	-	135,000
Total Revenues	**33,750**	**-**	**-**	**136,045**	**-**	**-**	**33,750**	**-**	**-**	**33,750**	**-**	**-**	**237,295**
Expenses:													
District Facility Expenses													
Mowing	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Utilities	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Total District Facility Expenses	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	57,000
Administrative Expenses -													
Director Fees	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	13,260
Payroll Taxes	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Mileage Reimbursements	75	75	75	75	75	75	75	75	75	75	75	75	900
Tax Appraisal/Collection Fees	500	-	-	500	-	-	500	-	-	500	-	-	2,000
Insurance	8,000	-	-	-	-	-	-	-	-	-	-	-	8,000
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Administrative Expenses	9,880	1,380	1,380	1,880	1,380	1,380	1,880	1,380	1,380	1,880	1,380	1,380	26,560
Professional Fees -													
Legal Fees	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
Financial Advisor Fees	-	-	-	-	-	-	-	-	-	-	-	3,500	3,500
Audit Fees	-	-	-	15,000	-	-	-	-	-	-	-	-	15,000
Accounting Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Engineering Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Total Professional Fees	11,000	11,000	11,000	26,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	14,500	150,500
Total Expenses	**25,630**	**17,130**	**17,130**	**32,630**	**17,130**	**17,130**	**17,630**	**17,130**	**17,130**	**17,630**	**17,130**	**20,630**	**234,060**
Excess/(Deficiency)	**$ 8,120**	**$ (17,130)**	**$ (17,130)**	**$ 103,415**	**$ (17,130)**	**$ (17,130)**	**$ 16,120**	**$ (17,130)**	**$ (17,130)**	**$ 16,120**	**$ (17,130)**	**$ (20,630)**	**$ 3,235**

Assumptions:
* **Assessed Valuation of $20,876,466**
* **Tax Rate of $0.49 (all O&M)**

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