

NEW ISSUE -BOOK-ENTRY - ONLY

Ratings: Moody's "___", S&P "___"
See "MUNICIPAL BOND RATINGS AND INSURANCE" herein.

Delivery of the Bonds is subject to the opinion of Bond Counsel to the effect that interest on the Bonds will be excludable from gross income for federal income tax purposes under statutes, regulations, published rulings and court decisions existing on the date thereof, subject to the matters described under "TAX MATTERS" herein including the alternative minimum tax on corporations. THE BONDS WILL BE DESIGNATED AS QUALIFIED TAX-EXEMPT OBLIGATIONS BY THE DISTRICT. See "TAX MATTERS - Qualified Tax-Exempt Obligations for Financial Institutions" herein.

\$6,005,000

NORTHTOWN MUNICIPAL UTILITY DISTRICT
(A Political Subdivision of the State of Texas Located in Travis County, Texas)
UNLIMITED TAX AND REVENUE BONDS, SERIES 2007

Dated: October 1, 2007**Due: September 1, as shown below**

Interest on the Bonds will accrue from October 1, 2007 and is payable March 1, 2008 and each September 1 and March 1 thereafter until the earlier of maturity or redemption, and will be calculated on the basis of a 360-day year composed of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company New York, New York, ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent/registrar for the Bonds is Wells Fargo Bank, N.A. (the "Paying Agent"). The Bonds are obligations solely of the District and are not obligations of the City of Austin, Texas; Travis County, Texas; the State of Texas; or any entity other than the District.

MATURITIES
(Due September 1)

Due	Principal Amount	Interest Rate (a)	Initial Reoffering Yield (b)	CUSIP Number (c)	Due	Principal Amount	Interest Rate (a)	Initial Reoffering Yield (b)	CUSIP Number (c)
2008	\$ 150,000	_____ %	_____ %		2020*	\$ 250,000	_____ %	_____ %	
2009	150,000	_____ %	_____ %		2021*	275,000	_____ %	_____ %	
2010	150,000	_____ %	_____ %		2022*	275,000	_____ %	_____ %	
2011	175,000	_____ %	_____ %		2023*	300,000	_____ %	_____ %	
2012	175,000	_____ %	_____ %		2024*	325,000	_____ %	_____ %	
2013	175,000	_____ %	_____ %		2025*	325,000	_____ %	_____ %	
2014	200,000	_____ %	_____ %		2026*	350,000	_____ %	_____ %	
2015*	200,000	_____ %	_____ %		2027*	375,000	_____ %	_____ %	
2016*	225,000	_____ %	_____ %		2028*	400,000	_____ %	_____ %	
2017*	225,000	_____ %	_____ %		2029*	400,000	_____ %	_____ %	
2018*	225,000	_____ %	_____ %		2030*	430,000	_____ %	_____ %	
2019*	250,000	_____ %	_____ %						

* Redemption Provisions: The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2015, in whole or from time to time in part, on September 1, 2014, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. The Bonds maturing September 1, _____ are also subject to mandatory sinking fund redemption. See "THE BONDS - Redemption."

- (a) After requesting competitive bids for purchase of the Bonds, the District has accepted the lowest bid to purchase the Bonds, bearing interest as shown, at a price of _____ % of par plus accrued interest to the date of delivery, resulting in a net effective interest rate to the District of _____ %.
- (b) The initial reoffering yields indicated represent the lower of the yields resulting when priced to maturity or the first redemption date. The initial yields at which the Bonds will be priced will be established by and will be the sole responsibility of the Initial Purchaser (as herein defined). The yields may be changed at any time at the discretion of the Initial Purchaser. Accrued interest from October 1, 2007 to the date of delivery of the Bonds to the Initial Purchaser is to be added to the price.
- (c) CUSIP numbers have been assigned to this issue by the CUSIP Service Bureau and are included solely for the convenience of purchasers of the Bonds. Neither the District nor the Financial Advisor shall be responsible for the selection or correctness of the CUSIP numbers shown herein.

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax, without legal limitation to rate or amount, levied against taxable property within the District and are further payable from and secured by a pledge of certain net revenue (described herein), if any. The District receives in connection with the water sewer and drainage system within the District unless or until such pledge and lien are terminated as described herein. See "THE BONDS - Source of and Security for Payment." THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. See "INVESTMENT CONSIDERATIONS" herein.

The Bonds are offered by the Initial Purchaser subject to prior sale, when, as and if issued by the District and accepted by the Initial Purchaser, subject, among other things to the approval of the Initial Bond by the Attorney General of Texas and the approval of certain legal matters by McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel. Delivery of the Bonds is expected through the facilities of DTC on or about _____, 2007 in Austin, Texas.

Bids Due: _____, 2007 at 10:30 A.M., C.D.S.T.
at 701 Brazos, Suite 400, Austin, Texas 78701
Award Expected: 11:30 A.M., C.D.S.T

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USE OF INFORMATION IN OFFICIAL STATEMENT

Purposes of compliance with Rule 15c2-12 of the Securities Exchange Commission (the "Rule"), this document constitutes a preliminary official statement of the District with respect to the Bonds that has been deemed "final" by the District as of its date for the omission of the information permitted by the Rule.

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the District.

This Official Statement does not alone constitute, and is not authorized by the District for use in connection with, an offer to sell or the solicitation of any offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, orders, contracts, records, and engineering and other related reports set forth in the Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from the Financial Advisor, for further information.

This Official Statement contains, in part, estimates, assumptions and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions, or matters of opinion, or as to the likelihood that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of this "Official Statement" nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or the other matters described herein since the date hereof. However, the District has agreed to keep this "Official Statement" current by amendment or sticker to reflect material changes in the affairs of the District, to the extent that information actually comes to its attention, until delivery of the Bonds to the Initial Purchaser and thereafter only as specified in "OFFICIAL STATEMENT -Updating the Official Statement During Underwriting Period" and "CONTINUING DISCLOSURE OF INFORMATION."

NEITHER THE DISTRICT NOR THE FINANCIAL ADVISOR MAKE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY OR ITS BOOK-ENTRY-ONLY SYSTEM.

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid of, _____ (the "Initial Purchaser") to purchase the Bonds at the interest rates shown on the cover page of this Official Statement at a price of ____% of par plus accrued interest to date of delivery. No assurance can be given that any trading market will be developed for the Bonds after their sale by the District to the Initial Purchaser. The District has no control over the price at which the Bonds are subsequently sold, and the initial yields at which the Bonds are priced and reoffered are established by and are the sole responsibility of the Initial Purchaser.

Prices and Marketability

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE INITIAL PURCHASER MAY OVER - ALLOT OR EFFECT TRANSACTIONS

WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OR THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold or traded in the secondary market.

Securities Laws

No registration statement relating to the offer and sale of the Bonds has been filed with the Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdiction.

MUNICIPAL BOND RATINGS AND INSURANCE

Moody's Investor Service ("Moody's") and Standard & Poor's Corporation, a division of The McGraw-Hill Companies, Inc. ("S&P") have assigned underlying ratings of "___" and "___," respectively, to the Bonds. The District's Unlimited Tax and Revenue Refunding Bonds, Series 2006 received ratings of "Aaa" and "AAA" from Moody's and S&P, respectively, as a result of a municipal bond insurance policy issued by Financial Guaranty Insurance Company ("FGIC"). The District's Unlimited Tax and Revenue Refunding Bonds, Series 2004 received ratings of "Aaa" and "AAA" from Moody's and S&P, respectively, as a result of a municipal bond insurance policy issued by Ambac Assurance Corporation ("Ambac"). The District's Unlimited Tax and Revenue Bonds, Series 2003 received ratings of "Aaa" and "AAA" from Moody's and S&P, respectively, as a result of a municipal bond insurance policy issued by Financial Security Assurance Inc. ("FSA"). The District's Unlimited Tax and Revenue Bonds, Series 2002 received an "AAA" rating from S&P as a result of a municipal bond insurance policy issued by Ambac. The District's Series 1994, 1997 and 2001 bonds were issued as non-rated bonds. An explanation of the significance of a rating may be obtained from the company furnishing the rating. The rating reflects only the respective view of such company, and the District makes no representation as to the appropriateness of the rating. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating company, if, in the judgment of such company, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds. The District has been qualified for bond insurance from several municipal bond insurance companies. The purchase of municipal bond insurance will be at the option and expense of the Initial Purchaser.

Bonds	Municipal Bond Rating	Underlying Municipal Bond Rating	Municipal Bond Insurer
Unlimited Tax / Rev Bonds, Series 1994	Non Rated	Non Rated	Non Insured
Unlimited Tax / Rev Bonds, Series 1997	Non Rated	Non Rated	Non Insured
Unlimited Tax / Rev Bonds, Series 2001	Non Rated	Non Rated	Non Insured
Unlimited Tax / Rev Bonds, Series 2002	"AAA" – S&P	"BBB" – S&P	Ambac Assurance Corporation
Unlimited Tax / Rev Bonds, Series 2003	"AAA" – S&P "Aaa" – Moody's	"BBB" – S&P "Baa2" – Moody's	Financial Security Assurance Inc.
Unlimited Tax / Rev Rfdg Bonds, Series 2004	"AAA" – S&P "Aaa" – Moody's	"BBB" – S&P "Baa2" – Moody's	Ambac Assurance Corporation
Unlimited Tax / Rev Bonds, Series 2006	"AAA" – S&P "Aaa" – Moody's	"BBB" – S&P "Baa2" – Moody's	Financial Guaranty Insurance Company

OFFICIAL STATEMENT SUMMARY

The following material is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement. The offering of the Bonds to potential investors is made only by means of this entire Official Statement. No person is authorized to detach this summary from this Official Statement or to otherwise use it without the entire Official Statement.

THE DISTRICT

The District	Northtown Municipal Utility District (the "District") is a political subdivision of the State of Texas created by an order of the Texas Water Commission, now known as the Texas Commission on Environmental Quality (the "Commission" or "TCEQ"), adopted on August 14, 1985 and confirmed at an election held within the District on December 21, 1985 and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District was created to provide water, wastewater and storm drainage to the approximately 1,224.33 acres within its boundaries, all of which lie within Travis County, Texas. See "THE DISTRICT - Location."
Location	The District is located in Travis County approximately 15 miles northeast of Austin's central business district. The District lies wholly within the extraterritorial jurisdiction of the City of Austin and is adjacent to the city limits of the City of Pflugerville. The District is comprised of approximately 1,224.33 acres, of which approximately 1,015.91 acres are currently developable. Access to the District is provided by Interstate Highway 35 and Farm to Market Road 1825. See "THE DISTRICT - Location."
The Developers	The developers currently active within the District are Continental Homes of Texas, L.P., which is owned by D.R. Horton, Inc. ("Horton"), NWC Howard @ I-35 Ltd., Hanna/Magee L.P. #1 and Village @ Northtown Ltd. ("Village"). See "THE DEVELOPERS - Description of Developers."
Status of Development	The District contains approximately 1,015.91 net developable acres and, at August 7, 2007, approximately 728.59 acres have been or are currently being developed with utility facilities as Northtown Sections 1, 2, 4, 5A, 7, and 9; Wildflower, Sections 1, 2, 3, 4 and 5; Northtown West Section 1; Settlers Meadow Sections 1, 2, 3 and 4; Gaston/Sheldon, Sections 1, 2, 3, 4 and 5, Northtown Park, Section 8, Northtown at Parkway, Northtown at Parkside, Brookfield Estates Section 1 and Section 2, Lakes at Northtown and Lakes at Techridge. As of August 7, 2007, development within the District consisted of 2,490 completed homes, 82 homes under construction, 205 vacant single-family lots, and 287.32 acres of undeveloped but developable property under current development regulations. See "THE DISTRICT - Historical and Current Status of Development."
Builders	Horton is currently constructing homes within the District. According to Horton, the sales price of homes being constructed by it generally ranges from \$121,500 to \$160,000, with the average home size being 1,650 square feet. Additionally, Hanna/Magee L.P. #1 is developing approximately 69 single family lots within the District as The Lakes at Northtown. According to Hanna/Magee L.P. #1, KB Home Lone Star LP ("KB Home") has contracted to purchase all lots currently being developed or expected to be developed in the future in The Lakes at Northtown and KB Home expects to construct homes ranging in size from 1,650 to 3,725 square feet with an average sales price in the \$200,000 range. Other development within the District includes:_____. See "THE DISTRICT - Homebuilding."

THE BONDS

Description	The Bonds in the aggregate principal amount of \$6,005,000 mature serially in varying amounts on September 1 of each year from 2008 through 2030 and as a term bond which
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matures September 1, ____ in the principal amounts set forth on the cover page hereof. Interest accrues from October 1, 2007 at the rates per annum set forth on the cover page hereof and is payable March 1, 2008 and each September 1 and March 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See "THE BONDS - General Description."

Redemption Bonds maturing on and after September 1, 2015 are subject to redemption prior to maturity at the option of the District in whole or from time to time in part on September 1, 2014, or on any date thereafter, at par plus accrued interest from the most recent interest payment date to the date of redemption. The Bond maturing September 1, ____ is also subject to mandatory sinking fund redemption. See "THE BONDS - Redemption."

Source of Payment Principal of and interest on the Bonds are payable from the proceeds of a continuing direct annual ad valorem tax levied upon all taxable property within the District, which under Texas law is not legally limited as to rate or amount. See "TAXING PROCEDURES." The Bonds are further payable from and are secured by a pledge of certain net revenues (described herein), if any, the District receives in connection with the water, sanitary sewer and drainage system (the "System") within the District, unless and until such pledge and lien are terminated as described herein (see "THE BONDS - Source of and Security for Payment"). It is not expected that the operation of the System will produce Net Revenue sufficient to make any substantial contributions to the District's debt service requirements. **The Bonds are obligations solely of the District and are not obligations of the City of Austin, Texas; Travis County, Texas; the State of Texas; or any entity other than the District.** See "THE BONDS - Source of and Security for Payment."

Payment Record The District has previously issued six installments of unlimited tax and revenue new money bonds to acquire or construct utility facilities in the aggregate principal of \$15,875,000. Additionally, the District has heretofore issued one installment of refunding bonds in the aggregate principal amount of \$2,504,999.70.

After the issuance of the Bonds, the District will have outstanding new money bonds in the aggregate principal amount of \$17,240,000 and outstanding refunding bonds in the principal amount of \$2,365,000 for a combined outstanding debt in the principal amount of \$19,605,000. See "FINANCIAL STATEMENT – Outstanding Bonds."

The District has not defaulted in the payment of the principal and interest on the Outstanding Bonds. However one year's capitalized interest was included in the Series 1994 Bonds and approximately twenty-four months' of capitalized interest was included in each of the Series 1997, Series 2001, Series 2002, Series 2003, Series 2004 and Series 2006 Bonds. See "FINANCIAL STATEMENT - Outstanding Bonds."

Authority for Issuance The Bonds are being issued pursuant to Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended, an order of the TCEQ, and an Order (the "Bond Order") adopted by the Board of Directors of the District. See "THE BONDS - Authority for Issuance."

Use of Proceeds The proceeds of the Bonds will be used to reimburse the developer for the design and construction of water, wastewater and drainage facilities to serve the following subdivision projects: Gaston/Sheldon Sections 2 and 3 (Phases A, B & C), Northtown Park Section 8, Brookfield Estates Phases 1, 2 & 3, and Gaston/Sheldon Section 4 (Phases A, B & C).

In addition, proceeds of the Bonds will be used to: (1) capitalize approximately twenty-four months' interest requirements on the Bonds, and (2) pay certain costs associated with the issuance of the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

Bonds Authorized But

Unissued..... The Bonds are the seventh installment of \$69,443,000 new money bonds authorized at an election held within the District on December 21, 1985. After the sale of the Bonds, \$45,058,000 of unlimited tax and revenue bonds will remain authorized but unissued. See “FINANCIAL STATEMENT – Unlimited Tax and Revenue Bonds Authorized but Unissued”, “Outstanding Bonds” and “THE BONDS – Issuance of Additional Debt.” In addition, District voters authorized the issuance of \$97,670,000 Contract Bonds, none of which has been issued and none of which are currently expected to be issued in the future. See “THE DISTRICT – City of Austin Consent Agreement.”issuance. See “FINANCIAL STATEMENT - Outstanding Bonds” and “THE BONDS – Issuance of Additional Debt.”

Municipal Bond Ratings

and Insurance Moody’s Investor Service (“Moody’s”) and Standard & Poor’s Corporation, a division of The McGraw-Hill Companies, Inc. (“S&P”) have assigned ratings of “___” and “___”, respectively, to the Bonds. The District has been qualified for bond insurance from several municipal bond insurance companies. The purchase of municipal bond insurance will be at the option and expense of the Initial Purchaser. See “MUNICIPAL BOND RATINGS AND INSURANCE.”

Qualified Tax-Exempt

Obligations The District will designate the Bonds as "qualified tax-exempt obligations" pursuant to section 265(b) of the Internal Revenue Code of 1986, as amended, and will represent that the total amount of tax-exempt bonds (including the Bonds) issued by it during calendar year 2007 is not reasonably expected to exceed \$10,000,000. See "TAX MATTERS - Qualified Tax-Exempt Obligations for Financial Institutions."

Bond Counsel McCall, Parkhurst & Horton, L.L.P., Austin, Texas.

General Counsel Armbrust & Brown, L.L.P., Austin, Texas.

Financial Advisor Southwest Securities, Austin, Texas.

Engineer Sam Jones Consulting, Inc., Hutto, Texas

INVESTMENT CONSIDERATIONS

The purchase and ownership of the Bonds involve certain investment considerations and all prospective purchasers are urged to mine carefully the Official Statement, including particularly the section captioned “INVESTMENT CONSIDERATIONS,” with respect to the investment security of the Bonds.

SELECTED FINANCIAL INFORMATION
(Unaudited as of August 31, 2007)

2007 Certified Assessed Valuation	\$357,239,412	(a)
Gross Debt Outstanding (after issuance of the Bonds).....	\$19,605,000	
Ratio of Gross Debt to 2007 Certified Assessed Valuation	5.49%	
2007 Tax Rate		
Debt Service (b)	\$0.3026	
Maintenance & Operation	<u>0.4474</u>	
Total	<u>\$0.7500</u>	(c)
Debt Service Fund Balance (as of August 31, 2007)	\$ 406,167	(d)
Average percentage of current tax collections - Tax Years 1997-2006	97.93%	
Average percentage of total tax collections - Tax Years 1997-2006.....	98.47%	
Average Annual Debt Service Requirement (2007-2030) of the Bonds and the Outstanding Bonds ("Average Requirement")	\$1,274,048	
Tax rate required to pay Average Requirement based upon 2007 Certified Assessed Valuation at 95% collections.....	\$0.38/\$100 A.V.	
Maximum Annual Debt Service Requirement (2013) of the Bonds and the Outstanding Bonds ("Maximum Requirement")	\$1,577,983	
Tax rate required to pay Maximum Requirement based upon 2007 Certified Assessed Valuation at 95% collections.....	\$0.47/\$100 A.V	
Number of connections as of August, 2007		
Single Family - Occupied.....	2,440	
Single Family - Unoccupied.....	73	
Builder Connections.....	101	
Irrigation Meters.....	17	
Fire Hydrants.....	3	
The District	<u>2</u>	
	2,641	
Estimated population as of August, 2007.....	8,540	(e)

- (a) Assessed valuation of the District as of January 1, 2007 as certified by the Travis Central Appraisal District ("TCAD"). See "TAXING PROCEDURES."
- (b) In its order approving the issuance of the Bonds, the Commission recommended that the District levy a debt service tax rate \$0.3026 per \$100 assessed valuation. The District levied a 2007 debt service tax rate of \$0.3026, at the District's Board meeting in September 2007.
- (c) The District levied a 2007 total tax rate of \$0.7500 at its meeting in September, 2007.
- (d) Does not include approximately twenty four months' capitalized interest (\$540,450) included in the Bond proceeds. Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Debt Service Fund.
- (e) Based on 3.5 residents per completed single-family connection

OFFICIAL STATEMENT
relating to
\$6,005,000
Northtown Municipal Utility District
(A Political Subdivision of the State of Texas Located in Travis County, Texas)

UNLIMITED TAX AND REVENUE BONDS, SERIES 2007

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by the Northtown Municipal Utility District (the "District"), a political subdivision of the State of Texas (the "State"), of its \$6,005,000 Unlimited Tax Bonds, Series 2007 (the "Bonds").

The Bonds are issued pursuant to an order (the "Bond Order") adopted by the Board of Directors of the District on the date of the sale of the Bonds, pursuant to Article XVI, Section 59 of the Constitution and general laws of the State, including Chapters 49 and 51 of the Texas Water Code, as amended, a bond election held within the District on December 21, 1985 approving the issuance of the Bonds, and the approving order of the Texas Commission on Environmental Quality (the "Commission" or the "TCEQ").

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meaning assigned to such terms in the Bond Order.

Included in this Official Statement are descriptions of the Bonds and certain information about the District and its finances. ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT. Copies of such documents may be obtained from the District c/o of Armbrust & Brown, L.L.P., 100 Congress, Suite 1300, Austin, Texas 78701, or from the District's Financial Advisor, Southwest Securities, 701 Brazos, Suite 400, Austin, Texas, 78701, upon payment of reasonable copying, mailing and handling charges

THE BONDS

General Description

The Bonds will bear interest from October 1, 2007 and will mature on September 1 of the years and in the principal amounts, and will bear interest at the rates per annum, set forth on the cover page hereof. Interest on the Bonds will be paid on March 1, 2008 and each September 1 and March 1 thereafter until maturity or earlier redemption and will be calculated on the basis of a 360-day year composed of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company New York, New York, ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent for the Bonds is Wells Fargo Bank, N.A. (the "Paying Agent").

Redemption

Optional Redemption... The Bonds maturing on and after September 1, 2014, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2015, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption.

Mandatory Sinking Fund Redemption . . . In addition to being subject to optional redemption, as provided above, the Bonds maturing on September 1, ____ and September 1, ____ are subject to mandatory sinking fund redemption prior to maturity by lot in the following amounts, on the following dates and at a price of par plus accrued interest to the redemption date from amounts required to be deposited in the Debt Service Fund:

Bonds Maturing September 1,

<u>Mandatory</u>	<u>Principal</u>
<u>Redemption Date</u>	<u>Amount</u>

Bonds Maturing September 1,

<u>Mandatory</u>	<u>Principal</u>
<u>Redemption Date</u>	<u>Amount</u>

*Stated Maturity

The principal amount of the Bonds required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the District, by the principal amount of any Bonds of the stated maturity which, at least 50 days prior to a mandatory redemption date, (1) shall have been acquired by the District, at a price not exceeding the principal amount of such Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent for cancellation, (2) shall have been purchased and cancelled by the Paying Agent at the request of the District, with monies in the Debt Service Fund at a price not exceeding the principal amount of the Bonds plus accrued interest to the date of purchase thereof, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory sinking fund redemption requirement.

Notice of Redemption . . . At least 30 calendar days prior to the date fixed for any redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent by United States mail, first-class postage prepaid, at least 30 calendar days prior to the date fixed for redemption, to the registered owner of each Bond to be redeemed at its address as it appeared on the 45th calendar day prior to such redemption date and to major securities depositories and bond information services.

The Bonds of a denomination larger than \$5,000 may be redeemed in part (\$5,000 or any multiple thereof). Any Bond to be partially redeemed must be surrendered in exchange for one or more new Bonds of the same maturity for the unredeemed portion of the principal of the Bonds so surrendered. In the event of redemption of less than all of the Bonds, the particular Bonds to be redeemed shall be selected by the District, if less than all of the Bonds of a particular maturity are to be redeemed, the Paying Agent is required to select the Bonds of such maturity to be redeemed by lot.

Termination of Book-Entry-Only System

The District is initially utilizing the book-entry-only system of DTC. See "BOOK-ENTRY-ONLY SYSTEM." In the event that the Book-Entry-Only System is discontinued by DTC or the District, the following provisions will be applicable to the Bonds.

Payment . . . Principal of the Bonds will be payable at maturity to the registered owners as shown by the registration books maintained by the Paying Agent upon presentation and surrender of the Bonds to the Paying Agent at the designated office for payment of the Paying Agent in Austin, Texas (the "Designated Payment/Transfer Office"). Interest on the Bonds will be payable by check or draft, dated as of the applicable interest payment date, sent by the Paying Agent by United States mail, first class, postage prepaid, to the registered owners at their respective addresses shown on such records, or by such other method acceptable to the Paying Agent requested by registered owner at the risk and expense of the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the original date payment was due.

Registration. . . If the book-entry-only system is discontinued, the Bonds may be transferred and re-registered on the registration books of the Paying Agent only upon presentation and surrender thereof to the Paying Agent at the Designated Payment/Transfer Office. A Bond also may be exchanged for a Bond or Bonds of like maturity and interest and having a like aggregate principal amount or maturity amount, as the case may, upon presentation and surrender at the Designated Payment/Transfer Office. All Bonds surrendered for transfer or exchange must be endorsed for assignment by the execution by the registered owner or his duly authorized agent of an assignment form on the Bonds or other instruction of transfer acceptable to the Paying Agent. Transfer and exchange of Bonds will be without expense or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such transfer or exchange. A new Bond or Bonds, in lieu of the Bond being transferred or exchanged, will be delivered by the Paying Agent to the registered owner, at the Designated Payment/Transfer Office of the Paying Agent or by United States mail, first-class, postage prepaid. To the extent possible, new Bonds issued in an exchange or transfer of Bonds will be delivered to the registered owner not more than three (3) business days after the receipt of the Bonds to be canceled in the exchange or transfer in the denominations of \$5,000 or any integral multiple thereof.

Limitation on Transfer of Bonds . . . Neither the District nor the Paying Agent shall be required to make any transfer, conversion or exchange to an assignee of the registered owner of the Bonds (i) during the period commencing on the close of business on the fifteenth (15th) (whether or not a business day) calendar day of the month preceding each interest payment date (the “Record Date”) and ending with the opening of business on the next following principal or interest payment date or (ii) with respect to any Bond called for redemption, in whole or in part, within forty-five (45) days of the date fixed for redemption; provided, however, such limitation of transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Bond.

Replacement Bonds . . . If a Bond is mutilated, the Paying Agent will provide a replacement Bond in exchange for the mutilated bond. If a Bond is destroyed, lost or stolen, the Paying Agent will provide a replacement Bond upon (i) the filing by the registered owner with the Paying Agent of evidence satisfactory to the Paying Agent of the destruction, loss or theft of the Bond and the authenticity of the registered owner’s ownership and (ii) the furnishing to the Paying Agent of indemnification in an amount satisfactory to hold the District and the Paying Agent harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Bond must be borne by the registered owner. The provisions of the Bond Order relating to the replacement Bonds are exclusive and to the extent lawful, preclude all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Bonds.

Authority for Issuance

At an election held within the District on December 21, 1985, voters within the District authorized a total of \$69,443,000 principal amount of bonds for water, wastewater, and drainage facilities. The Bonds constitute the seventh installment of new money bonds issued by the District. After the sale of the Bonds, the District will have remaining \$45,058,000 in authorized but unissued unlimited tax bonds. In addition, District voters authorized the issuance of \$97,670,000 Contract Bonds, none of which have been issued and none of which are expected to be issued in the future.

The Bonds are issued pursuant to the terms and provisions of the Bond Order; Chapters 49 and 54 of the Texas Water Code, as amended and Article XVI, Section 59 of the Texas Constitution. The issuance of the Bonds has been approved by the TCEQ.

Source of and Security for Payment

The Bonds are payable as to principal and interest from the proceeds of an annual ad valorem tax levied upon all taxable property within the District, which under Texas law is not legally limited as to rate or amount. See “TAXING PROCEDURES.” The Bonds are further payable from and are secured by a pledge of certain Net Revenues (defined below), if any, of the System (defined below) and subject to the conditions described below.

Tax Pledge... The Board covenants in the Bond Order that, while any of the Bonds are outstanding and the District is in existence, it will levy an annual ad valorem tax and will undertake to collect such a tax, against anticipated delinquencies, together with revenues and receipts from other sources which are legally available for such purposes, to pay interest on the Bonds as it become due, to provide a sinking fund for the paying of principal of the Bonds when due or the redemption price at any earlier required redemption date, to pay when due any other contractual obligations of the District payable in whole or in part from taxes, and to pay the expenses of assessing and collecting such tax. The net proceeds from taxes levied to pay debt service on the Bonds are required to be placed in a special account of the District designated its “Debt Service Fund” for the Bonds. The Bond Order provides for the termination of the pledge of taxes and Net Revenues when and if the City of Austin dissolves the District and assumes all debts and liabilities of the District.

Net Revenues Pledged... The Bonds are further secured by a first lien on and pledge of certain Net Revenues, if any, of the District’s water, wastewater and drainage system which does not include any facilities constructed with proceeds of any Special Project Bonds issued by the District (collectively, the “System”). “Net Revenues” are defined by the Bond Order as net revenues received from the operation of the System after deduction of reasonable costs of administration, efficient operation and adequate maintenance, provided however, the term “Net Revenues” shall not include any revenues, now or hereafter pledged or contracted to be pledged by the District pursuant to a contract authorized by law under which contract such revenues are to be pledged to the payment of bonds issued by the District for any special project. Any Net Revenues remaining after payment of debt service on the Bonds is available to the District for any lawful purpose. The Net Revenues are entirely dependent upon sales of water and sewer services to residents and users in the District. **It is not expected that the operation of the System will produce Net Revenues sufficient to make any substantial contributions to the District’s debt service requirements.**

Dissolution... Under Texas law, the District may be annexed and dissolved by the City of Austin (the “City”) without the consent of the District or its residents. When and if the District is abolished, the City must assume the assets, functions, and obligations of the District (including the Bonds) and the pledge of taxes and Net Revenues, if any, will terminate. No

representation is made concerning the likelihood of dissolution or the ability of the City to make debt service payments on the Bonds should dissolution occur. See “THE DISTRICT – City of Austin Consent Agreement.”

Payment Record

The District has never defaulted on the timely payment of the principal of or interest on its bonds. See ‘FINANCIAL STATEMENT – Outstanding Bonds.’ However one year’s capitalized interest was included in the Series 1994 Bonds and approximately twenty-four months’ of capitalized interest was included in each of the Series 1997, Series 2001, Series 2002, Series 2003, Series 2004 and Series 2006 Bonds.

Funds

The Bond Order creates or affirms creation, establishment and maintenance by the District of an Operating Fund, a Debt Service Fund for the Bonds and a Construction Fund.

The Operating Fund provides for operation and maintenance of the System and payment of general and administrative expenses of the District. The District agrees in the Bond Order to deposit to the Operating Fund gross revenues from the ownership and operation of the System except for certain contractually derived revenues described therein. The Operating Fund may be used solely (1) to pay reasonable administration, efficient operation, and adequate maintenance expenses of the System, (2) at the Board’s discretion, to transfer from time to time any excess to the credit of the Debt Service Fund of the District when needed to pay the obligations of the District payable therefrom, and (3) to the extent the Debt Service Fund of the District and tax collections available for deposit thereto are sufficient to pay when due the obligations of the District payable from such Debt Service Fund, to pay any other expenses of the District which may be lawfully paid from the Operating Fund.

The Bond Order confirms establishment and maintenance by the District of the Debt Service Fund to be used to pay the principal of and interest on and Paying Agent fees in respect of the Bonds. The Bond Order requires that the District deposit to the credit of the Debt Service Fund (1) from the delivery of the Bonds to the Initial Purchaser, the amount received from the proceeds of the Bonds representing accrued interest and 24 months’ interest on the Bonds, (2) all receipts of Net Revenues, if any, and District ad valorem taxes (and penalties and interest thereon) levied to pay debt service requirements on (or fees and expenses of the Paying Agent with respect of) the reasonable administration, operation, and maintenance expenses of the System, and (3) such other funds as the Board shall, at its option, deem advisable. The Bond Order requires that the Debt Service Fund be applied solely to provide for the payment of the principal or redemption price of and interest on the Bonds when due, and to pay fees to the Registrar when due.

The Construction Fund is the capital improvements fund of the District. The Bond Order requires the District to deposit to the credit of the Construction Fund the balance of the proceeds of the Bonds remaining after the deposits to the Debt Service Fund. The Construction Fund may be applied solely to (1) pay the costs necessary or appropriate to accomplish the purposes for which the Bonds are issued including payment of the costs of issuance, and (2) the extent proceeds of the Bonds deposited to the Construction Fund and investment income attributable thereto are in excess of the amounts require for any such purposes, then in the discretion of the District to transfer such unexpected proceeds or income to the Debt Service Fund or to apply the same to one or more other authorized purposes as approved by the TCEQ.

Defeasance of Outstanding Bonds

General . . . The Bond Order provides for the defeasance of the Bonds and the termination of the pledge of taxes and all other general defeasance covenants in the Bond Order under certain circumstances. Any Bond and the interest thereon shall be deemed to be paid, retired, and no longer outstanding within the meaning of the Bond Order (a "Defeased Bond"), except to the extent provided below for the Paying Agent to continue payments, when the payment of all principal and interest payable with respect to such Bond to the due date or dates thereof (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities (defined below) that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, or (3) any combination of (1) and (2) above, and when proper arrangements have been made by the District with the Paying Agent or an eligible trust company or commercial bank for the payment of its services until after all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes levied and pledged, as provided in the Bond Order and such principal and interest shall be payable solely from such money or Defeasance Securities, and shall not be regarded as outstanding under the Bond Order.

Any money so deposited with or made available to the Paying Agent or an eligible trust company or commercial bank also may be invested at the written direction of the District in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be remitted to the District or deposited as directed in writing by the District.

Until all Defeased Bonds shall have become due and payable, the Paying Agent shall perform the services of Registrar for such Defeased Bonds the same as if they had not been defeased, and the District shall make proper arrangements to provide and pay for such services as required by the Bond Order.

For purposes of these provisions, "Defeasance Securities" means (i) direct non-callable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (ii) non-callable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, and (iii) non-callable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent.

Any such obligations must be certified by an independent public accounting firm of national reputation to be of such maturities and interest payment dates and bear such interest as will, without further investment or reinvestment of either the principal amount thereof or the interest earnings therefrom, be sufficient to provide all debt service payments on the Bonds.

Retention of Rights . . . To the extent that, upon the defeasance of any Defeased Bond to be paid at its maturity, the District retains the right under Texas law to later call the Defeased Bond for redemption in accordance with the provisions of the order authorizing its issuance, the District may call such Defeased Bond for redemption upon complying with the provisions of Texas law and upon satisfaction of the provisions set forth above regarding such Defeased Bond as though it was being defeased at the time of the exercise of the option to redeem the Defeased Bond and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Debt.

Investments . . . Any escrow agreement or other instrument entered into between the District and the Paying Agent or an eligible trust company or commercial bank pursuant to which money and/or Defeasance Securities are held by the Paying Agent or an eligible trust company or commercial bank for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of certain requirements. All income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank which is not required for the payment of the Bonds and

interest thereon, with respect to which such money has been so deposited, will be remitted to the District or deposited as directed in writing by the District.

Paying Agent/Registrar

Principal of and semiannual interest on the Bonds will be paid by Wells Fargo Bank, N.A. having its office Austin, Texas the initial Paying Agent/Registrar (the "Paying Agent"). The Paying Agent must be either a bank, trust company, financial institution or other entity duly qualified and equally authorized to serve and perform the duties as paying agent and registrar for the Bonds.

Provision is made in the Bond Order for the District to replace the Paying Agent by a resolution of the District giving notice to the Paying Agent of the termination of the appointment, stating the effective date of the termination and appointing a successor Paying Agent. If the Paying Agent is replaced by the District, the new Paying Agent shall be required to accept the previous Paying Agent's records and act in the same capacity as the previous Paying Agent. Any successor paying agent/registrar selected by the District shall be subject to the same qualification requirements as the Paying Agent. The successor paying agent/registrar, if any, shall be determined by the Board of Directors and written notice thereof, specifying the name and address of such successor paying agent/registrar will be sent by the District or the successor paying agent/registrar to each Registered Owner by first-class mail, postage prepaid.

Record Date

The record date for payment of the interest on Bonds on any regularly scheduled interest payment date is defined as the close of business on the fifteenth (15th) day of the month (whether or not a business day) preceding such interest payment date.

Issuance of Additional Debt

The District may issue additional bonds, with the approval of the TCEQ, necessary to provide and maintain improvements and facilities consistent with the purposes for which the District was created. See "THE DISTRICT – General." The District's voters have authorized the issuance of \$69,443,000 of unlimited tax and revenue bonds and \$97,670,000 in contract revenue bonds for the purpose of providing water, wastewater and storm drainage facilities and to reimburse developers for certain construction costs in connection with such facilities. Following the issuance of the Bonds, the District will have \$45,058,000 of unlimited tax and revenue bonds authorized but unissued. The Bond Order imposes no limitation on the amount of additional bonds which may be issued by the District if so authorized by the voters in the District and approved by the District and the TCEQ. The District anticipates issuing additional bonds from existing authorization to repay eligible reimbursements to Continental and Village or any other developers in the District. As of the date hereof, the District's Engineer estimates that approximately \$6,849,591 of reimbursable actual construction costs have been incurred and will be payable to the developers pursuant to various reimbursement agreements, as hereinafter described.

The District is also authorized by statute to engage in fire-fighting activities, including the issuance of bonds for such purpose. Before the District could issue ad valorem tax bonds for fire-fighting activities, the following actions would be required: (1) approval of the fire plan and issuance of bonds by the TCEQ; (2) authorization of a detailed fire plan and bonds for such purposes by the qualified voters in the District; (3) amendments to the existing City of Austin ordinance specifying the purposes for which the District may issue bonds; and (4) approval of bonds by the Attorney General of Texas. The Board has not considered calling an election for approval of a fire plan or related bonds at this time. Issuance of bonds for fire-fighting activities could dilute the investment security for the Bonds. Current fire protection and emergency services are provided by the Travis County Emergency Services District No. 2. The District does not have any current intention to engage in fire-fighting activities.

Effective September 13, 2003, Article XVI, Section 59 of the Texas Constitution and Chapter 49 of the Water Code were amended to authorize certain districts, such as the District, to issue bonds, subject to voter approval and the approval of the TCEQ, payable from ad valorem taxes to pay for the development and maintenance of park and recreational facilities. The District has not called an election to authorize bonds for such purpose but may consider doing so in the future.

On January 6, 1986, the District and the City of Austin, Texas (the "City") entered into a Utility Construction Contract (the "Contract") governing the issuance of the \$97,670,000 contract revenue bonds authorized by the voters of the District on December 21, 1985 (the "Contract Revenue Bonds"). Any Contract Revenue Bonds issued would be special obligations of the District secured by a first lien on and pledge of Contract Payments (as hereinafter defined) to be made by the City to the trustee for the Contract Revenue Bonds pursuant to the Contract, as amended, authorized under Section 402.014 Local Government Code as amended, formerly Article 1109j, Vernon's Annotated Texas Civil Statutes, as amended. The Contract Payments would constitute a special revenue obligation of the City payable from the net revenues of the City's

waterworks and sewer system, subject to a prior lien on and pledge of the City's Prior Lien Revenue Bonds and on a parity with the City's Subordinate Lien Revenue Bonds.

Under the terms of the Contract, the District has agreed to issue bonds to finance the acquisition and construction of additions, extensions and improvements to the sanitary sewer system of the City. Pursuant to the Contract, the City has agreed to make payments sufficient to meet debt service requirements (the "Contract Payments"). Upon completion of construction, the City would own and operate the facilities but has agreed to reserve adequate capacity to serve the District. The District has agreed to reimburse the City for the District's pro rata share of the construction costs (designated to be approximately 16.13%). The District's payments to the City would be payable from an ad valorem contract tax levied upon all taxable property within the District and additionally secured by a subordinate lien on the Net Revenues of the District's System. The Contract is in effect until the Contract Bonds are paid, not to exceed 40 years.

Subsequent to execution of the Contract, a number of the water and wastewater projects contemplated by the Contract were funded through the City of Austin's capital improvement fund. As a result, on August 14, 1986, the City and the District entered into a First Amendment to the Contract which among other things provides that the provisions of the Contract requiring the District to issue Contract Revenue Bonds to pay for certain water and wastewater projects will take effect only in the event the City elects to require the District to finance a portion of such project costs through the issuance of Contract Revenue Bonds. As of the date hereof, the City has not made an election to require the District to issue the Contract Revenue Bonds and it is currently not anticipated that any Contract Revenue Bonds will be issued.

Legal Investment and Eligibility to Secure Public Funds in Texas

Pursuant to Section 49.186 of the Water Code, bonds, notes or other obligations issued by a water control and improvement district "shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the State, and all agencies, subdivisions, and instrumentalities of the State, including all counties, cities, towns, villages, school districts and all other kinds and types of districts, public agencies and bodies politic." Additionally, Section 49.186 of the Water Code provides that bonds, notes or other obligations issued by a water control and improvement district are eligible and lawful security for all deposits of public funds of the State and all agencies, subdivisions and instrumentalities of the State. For political subdivisions in Texas which have adopted investment policies and guidelines in accordance with the Public Funds Investment Act (Texas Government Code, Chapter 2256), the Bonds may have to be assigned a rating of not less than "A" or its equivalent as to investment quality by a national rating agency before such obligations are eligible investments for sinking funds and other public funds.

The District makes no representation that the Bonds will be acceptable to banks, savings and loan associations or public entities for investment purposes or to secure deposits of public funds. The District has made no investigation of other laws, regulations or investment criteria that might apply to or otherwise limit the availability of the Bonds for investment or collateral purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds and as to the acceptability of the Bonds for investment or collateral purposes.

Specific Tax Covenants

In the Bond Order, the District has covenanted with respect to, among other matters, the use of the proceeds of the Bonds and the manner financed therewith by persons other than state or local governmental units, and the manner in which the proceeds of the Bonds are to be invested. The District may cease to comply with any such covenant if it has received a written opinion of a nationally recognized bond counsel to the effect that regulations or rulings hereafter promulgated modify or expand provisions of the Internal Revenue Code of 1986, as amended (the "Code"), so that such covenant is ineffective or inapplicable or compliance with such covenant adversely affects the exemption from federal income taxation of interest on the Bonds under Section 103 of the Code.

Additional Covenants

The District has additionally covenanted in the Bond Order that it will keep accurate records and accounts and employ an independent certified public accountant to audit and report on its financial affairs at the close of each fiscal year, such audits to be in accordance with applicable law, rules and regulations and open to inspection in the office of the District.

Remedies in Event of Default

The Bond Order provides that, in addition to all other rights and remedies of any owner of Bonds provided by the laws of the State of Texas, in the event the District defaults in the observance or performance of any covenant in the Bond Order including payment when due of the principal of and interest on the Bonds, registered owners may apply for a writ of

mandamus from a court of competent jurisdiction requiring the Board of Directors or other officers of the District to observe or perform such covenants.

The Bond Order provides no additional remedies to a registered owner. Specifically, the Bond Order does not provide for an appointment of a trustee to protect and enforce the interests of the registered owners or for the acceleration of maturity of the Bonds upon the occurrence of a default in the District's obligations. Consequently, the remedy of mandamus is a remedy that may have to be enforced from year to year by the registered owners.

Under Texas law, no judgment obtained against the District may be enforced by execution of a levy against the District's public purpose property. The registered owners themselves cannot foreclose on property within the District or sell property within the District in order to pay principal of or interest on the Bonds. In addition, the enforceability of the rights and remedies of the registered owners may be limited by federal bankruptcy laws or other similar laws affecting the rights of creditors of political subdivisions. See "INVESTMENT CONSIDERATIONS - Bankruptcy Limitation to Registered Owners' Rights".

Consolidation

A district (such as the District) has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water and wastewater systems with the water and wastewater system(s) of the district(s) with which it is consolidating. The revenues of the consolidated system may be pledged equally to all first lien bonds of the consolidating districts. No representation is made that the District will consolidate its water and wastewater system with any other district.

Annexation

The District lies entirely within the extraterritorial jurisdiction of the City of Austin, Texas ("Austin" or the "City"). Under Texas law, the District may be annexed by the City without the District's consent. Upon annexation, the City would assume the District's assets and obligations including the Bonds and dissolve the District. The District has no control over or knowledge of the annexation plans of the City of Austin. Therefore, no prediction can be made regarding the likelihood or timing of any annexation or the ability of the City to make debt service payments should annexation occur. See "THE DISTRICT – City of Austin Consent Agreement."

Alteration of Boundaries

In certain circumstances, under Texas law the District may alter its boundaries to: 1) upon satisfying certain conditions, annex additional territory; and 2) under certain circumstances exclude land which is non agricultural or cannot be irrigated if land which can be irrigated of at least equal value and acreage is annexed. No representation is made concerning the likelihood that the District would effect any change in its boundaries.

Approval of the Bonds

The Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of Texas does not pass upon or guarantee the quality of the Bonds as an investment, nor does he pass upon the adequacy or accuracy of the information contained in this Official Statement.

Amendments to the Bond Order

The District may without the consent of or notice to any registered owners amend the Bond Order in any manner not detrimental to the interest of the registered owners, including the curing of an ambiguity, inconsistency, or formal defect or omission therein. In addition, the District may, with the written consent of the owners of a majority in principal amount of the Bonds then outstanding affected thereby, amend, add to, or rescind any of the provisions of the Bond Order, except that, without the consent of the owners of all of the Bonds affected, no such amendment, addition, or rescission may (i) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof or the rate of interest therein, change the place or places at, or the coin or currency in which, any Bond or the interest thereon is payable, or in any other way modify the terms of payment of the principal of and interest on the Bonds, or (ii) reduce the aggregate principal amount of Bonds required for consent to any such amendment, addition, or rescission. In addition, a state, consistent with federal law, may within the exercise of its police powers make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of its political subdivisions as are reasonable and necessary for attainment of an important public purpose.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by the DTC while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (i) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participant, (ii) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (iii) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act initially as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 2.2 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation, and Emerging Markets Clearing Corporation, also subsidiaries of DTCC, as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC, and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and of line dealers, banks, trust companies, and clearing companies that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's highest rating: AAA. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase.

Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction.

Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct or Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co., or such other DTC nominee, do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Paying Agent/Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, interest and principal payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, interest and principal payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District. Under such circumstances, in the event that a successor securities depository is not obtained, Bonds are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bonds will be printed and delivered in accordance with the Bond Order.

In reading this Official Statement it should be understood that while the Bonds are in the Book-Entry-Only System, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and (ii) except as described above, notices that are to be given to registered owners under the Bond Order will be given only to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

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USE AND DISTRIBUTION OF BOND PROCEEDS

(Will be updated to conform to TCEQ ORDER)

The proceeds of the Bonds will be used to reimburse the developer for the design and construction of water, wastewater and drainage facilities to serve the following subdivision projects: Gaston/Sheldon Sections 2, 3 (Phases A, B & C), Northtown Park Section 8, Brookfield Estates Phases 1, 2 & 3, and Gaston/Sheldon 4 (Phases A, B & C).

CONSTRUCTION COSTS

Amount

District Share

A. Developer Contribution Items

1	Gaston-Sheldon Section 2 – Water, Wastewater, and Drainage	\$842,879	\$590,016
2	Gaston-Sheldon Section 3 – Water, Wastewater, and Drainage	1,914,959	1,340,471
3	Northtown Park, Section 8 - Water, Wastewater, and Drainage	155,134	108,594
	Environmental and Miscellaneous	31,119	21,783
4	Brookfield Estates I, Phases 1, 2 & 3	1,601,699	1,121,190
5	Gaston-Sheldon Section 4 - Water, Wastewater, and Drainage	615,595	430,917
6	Engineering, Testing & Inspection	<u>1,020,864</u>	<u>714,605</u>
	Total Developer Contribution Items	\$6,182,249	\$4,327,576

B. District Items

None

TOTAL CONSTRUCTION COSTS (70.2% of BIR)

\$4,327,576

NON-CONSTRUCTION COSTS

A.	Legal Fees	\$	70,050
B.	Bond Counsel (1.25% of BIR)		75,063
C.	Fiscal Agent Fess (2.0% of BIR)		120,100
D.	Interest Costs		
	a. Capitalized Interest (2 years @ 4.50%)		540,450
	b. Developer Interest		537,932
E.	Underwriter's Discount (3.0%)		180,150
F.	Bond Issuance Expense		34,611
G.	Bond Engineering Report		38,000
H.	TCEQ Fee (.25% BIR)		15,013
I.	Attorney General Fee (0.1% BIR)		6,005
J.	Contingency		<u>60,050</u> (a)
	TOTAL NON-CONSTRUCTION COSTS	\$	1,677,424.00

TOTAL BOND ISSUE REQUIREMENT

\$ 6,005,000.00

(a) In its approval of the issuance of the Bonds, the Commission directed any surplus bond proceeds resulting from the sale of the Bonds at a lower interest rate (than anticipated in the Bond Application) to be shown as a contingency item and be subject to the Commission rules on use of surplus bond funds

INVESTMENT CONSIDERATIONS

General

The Bonds, which are obligations of the District and are not obligations of the State of Texas; Travis County, Texas; the City of Austin, Texas or any other political subdivision, will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property located within the District, and by a pledge of and lien on certain Net Revenues, if any, of the System. It is not expected any Net Revenues will be available to contribute to the payment of the Bonds. See "THE BONDS - Source of and Security for Payment." The ultimate security for payment of principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the

District all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The collection by the District of delinquent taxes owed to it and the enforcement by registered owners of the District's obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that continued development of property within the District will accumulate or maintain taxable values sufficient to justify continued payment by property owners or that there will be a market for the property. See "Registered Owners' Remedies" below.

Factors Affecting Taxable Values and Tax Payments

Economic Factors and Interest Rates: A substantial percentage of the taxable value of the District results from the current market value of single-family residences and developed lots. The market value of such homes and lots is related to general economic conditions affecting the demand for and taxable value of residences. Demand for lots and residential dwellings can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability and the prosperity and demographic characteristics of the urban center toward which the marketing of lots is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact existing values.

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers and homebuilders are able to obtain financing for development and construction costs. Lenders have been selective in recent years in making real estate loans in the Austin area because of the negative impact to their real estate portfolios. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete development activities within the District. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued development and construction within the District. In addition, although located approximately 15 miles from the central downtown business district of the City of Austin, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Austin metropolitan and regional economics.

Competition . . . The demand for single-family homes in the District could be affected by competition from other residential developments including those in other utility districts located near the District, many of which have a more mature development status. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in more established neighborhoods closer to downtown Austin that are for sale. Such homes could represent additional competition for homes proposed to be sold within the District.

The competitive position of the developers in the sale of developed lots and in the construction of single-family residential houses within the District is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the developers will be implemented or, if implemented, will be successful.

Dependence Upon Developers . . . The principal taxpayers and major landowners in the District are the developers. The growth of the tax base is dependent upon additional development of lots in the District and the construction of homes thereon. The developers are under no obligation to continue to market for improvement developed tracts of land. Thus, the furnishing of information related to the proposed development by the developer should not be interpreted as such a commitment by such developer. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the developer, or any other subsequent landowner to whom such parties may sell all or a portion of their holdings within the District, to implement any plan of development. Furthermore, there is no restriction on the developer's right to sell its land. The District can make no prediction as to the effects that current or future economic or governmental circumstances may have on any plans of the developer. Failure to construct taxable improvements on developed lots and tracts and failure of the developer to develop its land would restrict the rate of growth of taxable value in the District. See "THE DISTRICT - Current Status of Development" and "THE DEVELOPERS."

Impact on District Tax Rates . . . Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of the District property owners to pay their taxes. The 2007 Certified Assessed Valuation is \$357,239,412. See "FINANCIAL STATEMENT." After issuance of the Bonds, the Maximum Annual Debt Service Requirement will be \$1,577,983 (2013) and the Average Annual Debt Service Requirement will be \$1,274,048 (2007 through 2030, inclusive). Based upon the 2007 Certified Assessed Valuation, a tax rate of \$0.47/\$100 assessed valuation, at a 95% collection rate, would be necessary to pay the Maximum Annual Debt Service Requirement of \$1,577,983, and a tax rate of \$0.38/\$100 assessed valuation at a 95% collection rate would be necessary to pay the Average Annual Debt Service Requirement of \$1,274,048. See "DEBT SERVICE REQUIREMENTS" and "TAX DATA - Tax Adequacy for Debt Service."

Tax Collections and Foreclosure Remedies

The District has a right to seek judicial foreclosure on a tax lien, but such remedy may prove to be costly and time consuming and, since the future market or resale market, if any, of the taxable real property within the District is uncertain, there can be no assurance that such property could be sold and delinquent taxes paid. Additionally, the District's tax lien is on a parity with the liens of all other State and local taxing authorities on the property against which the taxes are levied. Registered owners are entitled under Texas law to a writ of mandamus to compel the District to perform its obligations. Such remedy would have to be exercised upon each separate default and may prove costly, time consuming and difficult to enforce. Furthermore, there is no trust indenture or trustee, and all legal actions would have to be taken on the initiative of, and be financed by, registered owners to enforce such remedies. The rights and remedies of the registered owners and the enforceability of the Bonds may also be limited by bankruptcy, reorganization and other similar laws affecting the enforcement of creditors' rights generally.

Registered Owners' Remedies

In the event of default in the payment of principal of or interest on the Bonds, the registered owners have the right to seek a writ of mandamus, requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interest of the registered owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the registered owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District's property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the registered owners may further be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. See "THE BONDS – Remedies in Event of Default."

Bankruptcy Limitation to Registered Owners' Rights

The enforceability of the rights and remedies of registered owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of registered owners' remedies, including mandamus and the foreclosure of tax liens upon property within the District discussed above. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision, such as the District, may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (i) is specifically authorized to file for federal bankruptcy protection by applicable state law, (ii) is insolvent or unable to meet its debts as they mature, (iii) desires to effect a plan to adjust such debts, and (iv) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiations are impracticable. Under State law a water control and improvement district, such as the District, must obtain the approval of the Commission as a condition to seeking relief under the Federal Bankruptcy Code. The Commission is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under State law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by a district with State law requirements, a district could file a voluntary bankruptcy petition under Chapter 9, thereby involving the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A federal bankruptcy court is a court of equity and federal bankruptcy judges have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be applicable, the concomitant delay and loss of remedies to the registered owners could potentially and adversely impair the value of the registered owner's claim.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a registered owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the registered owner's claim against a district.

The Effect of the Financial Institutions Act of 1989 on Tax Collections of the District

The "Financial Institutions Reform, Recovery and Enforcement Act of 1989" ("FIRREA"), enacted on August 9, 1989, contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens, and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary liens shall attach to such property, (ii) the FDIC shall not be liable for any penalties or fines, including those arising from the failure to pay any real or personal property tax when due and (iii) notwithstanding failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

There has been little judicial determination of the validity of the provisions of FIRREA or how they are to be construed and reconciled with respect to conflicting state laws. However, certain recent federal court decisions have held that the FDIC is not liable for statutory penalties and interest authorized by State property tax law, and that although a lien for taxes may exist against real property, such lien may not be foreclosed without the consent of the FDIC, and no liens for penalties, fines, interest, attorneys fees, costs of abstract and research fees exist against the real property for the failure of the FDIC or a prior property owner to pay ad valorem taxes when due. It is also not known whether the FDIC will attempt to claim the FIRREA exemptions as to the time for contesting valuations and tax assessments made prior to and after the enactment of FIRREA. Accordingly, to the extent that the FIRREA provisions are valid and applicable to any property in the District, and to the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in the District, and may prevent the collection of penalties and interest on such taxes.

Marketability

The District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price for the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are more generally bought, sold or traded in the secondary market.

Continuing Compliance with Certain Covenants

Failure of the District to comply with certain covenants contained in the Bond Order on a continuing basis prior to the maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "TAX MATTERS."

Forward-Looking Statements

The statements contained in this Preliminary Official Statement, and in any other information provided by the District, that are not purely historical, are forward-looking statements, including statements regarding the District's expectations, hopes, intentions, or strategies regarding the future.

Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Preliminary Official Statement are based on information available to the District on the date hereof, and the District assumes no obligation to update any such forward-looking statements.

The forward looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement would prove to be accurate.

Future Debt

The District reserves in the Bond Order the right to issue the remaining \$47,563,000 authorized but unissued bonds (see "FINANCIAL STATEMENT – Unlimited Tax and Revenue Bonds Authorized but Unissued"), and such additional bonds as may hereafter be approved by both the Board of Directors and voters of the District. The District has also reserved the right to issue certain other additional bonds, revenue bonds or notes, special project bonds, refunding bonds, and other obligations described in the Bond Order. All of the remaining \$47,563,000 bonds which have heretofore been authorized by the voters of the District may be issued by the District, with the approval of the City of Austin and the TCEQ, from time to time as improvement needs arise. If the District does issue future bonds or other debt obligations, such issuance could increase gross debt/property valuation ratios and might adversely affect the investment security of the Bonds.

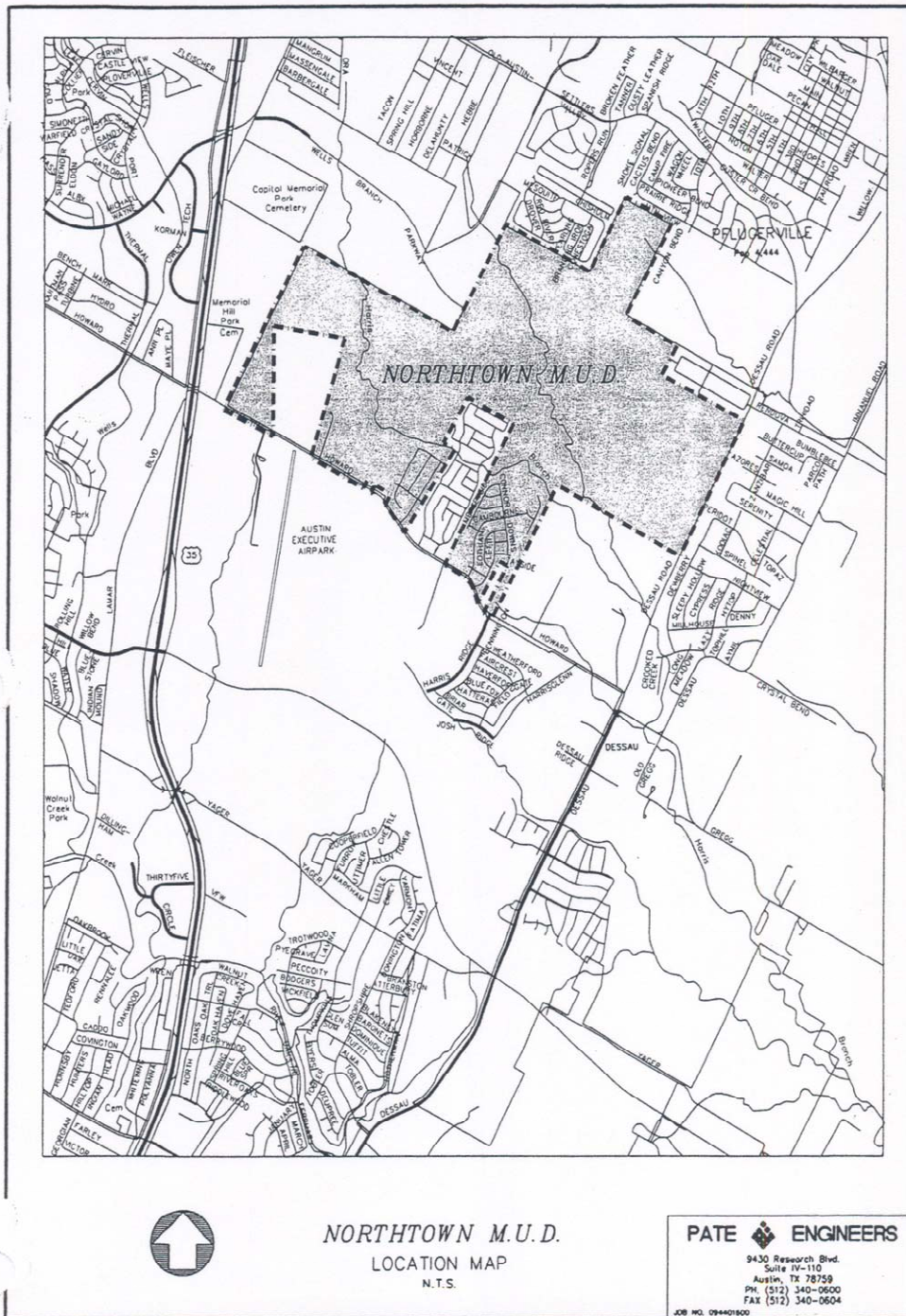
According to the District's Engineer, there is approximately \$6,849,591 currently owed to the developers for the development of the utilities within the District. See "THE DISTRICT - Historical and Current Status of Development." In order to provide utility service to the remaining undeveloped but potentially developable acres within the District (approximately 412 acres), the District anticipates that it may issue up to the full principal amount of authorized but unissued bonds (\$47,563,000) in installments over the next several years. Each future issue of bonds is intended to be sold at the earliest practicable date consistent with the maintenance of a reasonable tax rate in the District (assuming projected increases in the value of taxable property made at the time of issuance of the bonds are accurate). The District does not employ any formula with respect to assessed valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. The issuance of additional bonds is subject to approval by the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. In addition, future changes in health or environmental regulations could require the construction and financing of additional improvements without any corresponding increases in taxable value in the District. See "THE BONDS -Issuance of Additional Debt."

Government Approval

As required by law, engineering plans, specifications and estimate of construction costs for the facilities and services to be purchased by the District with the proceeds of the Bonds have been approved, subject to certain conditions, by the TCEQ. See "USE AND DISTRIBUTION OF BOND PROCEEDS". The TCEQ approved the issuance of the Bonds by an order signed August 7, 2007. In addition, the Attorney General of Texas must approve the legality of the Bonds prior to their delivery.

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DISTRICT MAP



THE DISTRICT

General

The District was created by an order of the Texas Water Commission, now known as the Texas Commission on Environmental Quality (the "Commission" or "TCEQ") adopted on August 14, 1985, and a confirmation election held within the District on December 21, 1985, and operates as a municipal utility district pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code and other general statutes of the State of Texas applicable to municipal utility districts. The District is subject to the continuing supervision of the TCEQ and is located entirely within the extraterritorial jurisdiction of the City of Austin. See "THE BONDS - Source of and Security for Payment – Dissolution."

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. If approved by the voters and the TCEQ, the District may establish, operate and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide such facilities and services to the customers of the District. Effective September 13, 2003, Article XVI, Section 59 of the Texas Constitution and Chapter 49 of the Water Code were amended to authorize certain districts, such as the District, to issue bonds, subject to voter approval and the approval of the TCEQ, payable from ad valorem taxes to pay for the development and maintenance of park and recreational facilities. The District has not called an election to authorize bonds for such purpose but may consider doing so in the future. See "THE BONDS – Issuance of Additional Debt".

The TCEQ exercises continuing supervisory jurisdiction over the District. In order to obtain the consent for creation of the District from the City of Austin, within whose extraterritorial jurisdiction the District lies, the District was required to observe certain requirements of the City of Austin which limit the purposes for which the District may sell bonds to the acquisition, construction, and improvement of waterworks, wastewater, and drainage facilities; require approval by the City of Austin of District construction plans; and permit connections only to single-family lots and commercial or multi-family commercial platted reserves which have been approved by the Planning Commission of the City of Austin. Construction and operation of the District's System is subject to the regulatory jurisdiction of additional governmental agencies. See "THE SYSTEM."

City of Austin Consent Agreement

The City Council of the Austin passed Ordinance No. 84-0503, which granted the City's consent to creation of the District and approved the "Agreement Concerning Creation and Operation of Northtown Municipal Utility District" (the "Consent Agreement"). Following creation of the District, the District joined in the Consent Agreement on January 6, 1986. The Consent Agreement sets forth terms and conditions regarding, among other things, the issuance of bonds by the District, the water supply and wastewater treatment services to be provided to the District by the City, limitations on service by the District, and land use and development within the District. The Consent Agreement has been amended by agreements between the City and the District dated April 16, 1990, December 1, 1993, November 30, 1994, August 17, 1997, February 23, 2000, and July 2, 2003. The following is a summary of certain of the terms and conditions of the Consent Agreement, as amended, but it is not a complete description and is qualified by reference to the Consent Agreement and its amendments, copies of which are available from the District.

In the Creation Agreement, the City has contracted to provide water required for commercial and domestic purposes by users within the District and to receive, treat, and dispose of all sewage collected by the District and delivered to the City's sewer trunk lines. The District is a wholesale water and wastewater customer of the City for all areas of the District except: (i) the Settler's Meadow Subdivision, which is currently served through wholesale services received by the District from the City of Pflugerville under the terms of the "Interlocal Agreement Regarding Temporary Water and Wastewater Service " between the District, Austin and the City of Pflugerville dated April 3, 1998 (the "Pflugerville Interlocal Agreement") and (ii) a small area of the District that is provided wastewater service directly by the City under the terms of the Interlocal Agreement Regarding the Provision of Retail Water and Wastewater Service to the Lake at Tech Ridge Development dated February 13, 2006 (the "Tech Ridge Interlocal Agreement"). (See: The System").

Under the Creation Agreement, the District receives wholesale services from the City on similar terms to those applicable to service to other municipal utility districts served by Austin. The Creation Agreement provides that Austin will not be liable for a failure to provide water and wastewater service if the failure results from conditions outside of Austin's control. In addition, Austin has the right to limit service to the District on the same basis and to the same extent that Austin limits service to other customers.

The Creation Agreement provides that each developer will serve as project manager for the construction of the portion of facilities constituting the District's utility system that is being funded by the developer. Plans for all District facilities are subject to review and approval by the TCEQ and Austin prior to construction.

The District may not serve customers outside of its boundaries and may not annex additional land into the District without the prior approval of Austin. Under the "Tech Ridge Interlocal Agreement", the City and the District agreed that, with respect to a development which is located partially within the District and partially within the City's service area outside of the District, the City would serve an area located within the District and the District would serve an area located outside of the District and in Austin's service area of approximately the equivalent size. This agreement was entered into in order that lots within this area would be served by a single service provider.

The Creation Agreement provides that the City may annex the District after eight years from the date of confirmation of creation of the District, which occurred December 21, 1985, if 90% of the District's facilities that are to be constructed through the issuance of bonds have not been completed by that date (December 21, 1993). Because 90% of the District's facilities were not completed by December 21, 1993, the City could technically proceed with annexation of the District at any time. Generally, under Texas law, the City may not annex any land within the District unless it annexes the entire District, assumes all of the District's obligations including the Bonds, and dissolves the District. See "--Strategic Partnership Negotiations."

The District and the City of Austin have agreed to certain land use controls, including land use and density limitations, for property located within the boundaries of the District. Prior to development, the land in the District must be subdivided in accordance with State law and City of Austin ordinances.

Strategic Partnership Negotiations

The City of Austin previously expressed an interest in negotiating a strategic partnership agreement with the District under Section 43.0751 of the Texas Local Government Code. This statute permits cities and districts to negotiate and enter into written agreements providing terms and conditions under which the land within a district will be annexed, services will be provided and funded, and the district will continue either in its then-existing form or as a limited district that provides only specified functions. At this time, the City of Austin has not initiated any discussions and no negotiations on the terms of any possible strategic partnership agreement or on the creation of a limited park district have occurred.

Management of the District

Board of Directors

The District is governed by a Board, consisting of five directors, which has control over and management supervision of all affairs of the District. Directors' terms are four years with elections held within the District on the second Saturday in May in each even numbered year. All of the directors reside or own property in the District.

Name	Position	Length of Service	Term Expires May
Texana Kowis	President	17 years	2010
Robin Campbell	Vice President	8 years	2008
Brenda Richter	Secretary	7 1/2 years	2010
William Henderson	Treasurer	3 1/2 years	2008
Michael Zeniecki	Asst. Secretary	5 years	2010

Consultants

Tax Assessor/Collector

Land and improvements in the District are being appraised by the Travis Central Appraisal District. The Tax Assessor/Collector is appointed by the Board of Directors of the District. The Travis County Tax Assessor/Collector, Ms. Nelda Wells Spears, currently serves the District in this capacity under contract.

General Manager

ECO Resources is charged with the responsibility of providing general management and bookkeeping services for the District. ECO Resources serves in a similar capacity for 62 other special districts.

Engineer

The District's consulting engineer is Sam Jones Consulting, Inc. (the "Engineer"). Such firm serves as consulting engineer to 12 other special districts.

Auditor

The District has engaged Pena Swayze, & Company, L.L.P., certified public accountants, to serve as auditor to the District. See "Appendix A" for a copy of the District's September 30, 2006 audited financial statements. Pena Swayze serves as auditor to 35 other special districts.

Financial Advisor

Southwest Securities serves as the District's financial advisor (the "Financial Advisor"). The fee for services rendered in connection with the issuance of the Bonds is based on the percentage of the Bonds actually issued, sold and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds. The Financial Advisor has been authorized by the Board to submit a bid for the purchase of the Bonds.

Bond Counsel

The District has engaged McCall, Parkhurst & Horton L.L.P., Austin, Texas, as Bond Counsel in connection with the issuance of the District's Bonds. The fees of Bond Counsel are contingent upon the sale of and delivery of the Bonds.

General Counsel

The District employs Armbrust & Brown, L.L.P. ("A&B") as general counsel. Fees paid to A&B for work related to the issuance of the Bonds are contingent upon the sale of the Bonds.

Location

The District is located in Travis County approximately 15 miles northeast of Austin's central business district. The District lies wholly within the extraterritorial jurisdiction of the City of Austin and is adjacent to the city limits of the City of Pflugerville. The District is comprised of approximately 1,224.33 acres of which approximately 1,015.91 acres are developable under current development regulations. Access to the District is provided by Interstate Highway 35 and Farm to Market Road 1825.

Current Status of Development (TO BE UPDATED)

The District contains 1,224.33 acres of land, of which 1,015.91 are developable under current development regulations. Development within the District commenced in 1986 when Milburn Homes ("Milburn"), a predecessor to Continental Homes of Texas, L.P., dba D.R. Horton, Inc. ("Horton") developed approximately 59 acres of land as Northtown, Sections 1, 2, 4, 5A, 7 and 9 containing 359 single family lots.

On December 13, 1993, Dessau Road, Limited Partnership ("DRLP") purchased approximately 71 undeveloped acres and developed approximately 34 acres as Northtown West, Section 1 containing 167 single family lots. Following the development of these single family subdivisions by Milburn and DRLP, the City of Austin required that additional roadway improvements be constructed prior to any further development of the remaining 18 acres and 37 acres owned by Milburn and DRLP, respectively.

In 1994, S.V.W.W. Harris Ridge Limited Partnership purchased approximately 95 undeveloped acres within the District. Development of this area did not require any additional roadway improvements to be constructed, and S.V.W.W. developed approximately 68 acres as Wildflower, Sections 1, 2, 3, 4 and 5, containing 225 single family lots.

On June 30, 1999, Pulte Homes of Texas, L.P. ("Pulte") purchased approximately 70 acres within the District, all of which has been developed as Settlers Meadow, Sections 1, 2, 3 and 4, containing 295 single family lots.

Horton purchased an additional approximately 246 acres within the Gaston/Sheldon Tract within the District in two parcels on November 24, 1998 and April 30, 1999. According to Horton, development of the Gaston/Sheldon Tract occurred in phases. Utility facilities and street paving to serve Section 1 were completed within the first quarter of 2002 (approximately 53 acres, 226 single family lots). Construction of utility facilities to serve Gaston/Sheldon Section 2 (41 acres, 107 single family lots) was completed within the first quarter of 2003. Gaston/Sheldon Section 3 (60 acres, 230 single family lots) was completed in the second quarter of 2003, Sections 4A and 4B (17.7 acres with 88 single family lots) were completed in September 2003, Section 4C (14.71 acres with 67 single family lots) was completed in September 2004, and Section 5 (47.33 acres with 241 single family lots) was completed in the first half of 2005. Parkway at Northtown (22.29 acres with 97 single family lots) was completed in September 2005.

In May, 2002, Horton purchased an additional 58.44 acres within the District. This acreage was combined with 57.60 acres purchased in February of 2002. Approximately 340 single-family lots are expected to be developed in various sections and phases as Brookfield Estates. Brookfield Estates Section 1, Phase I (19.34 acres, 72 single family lots) was completed within the second quarter of 2003, Brookfield Estates Section 1, Phase 2 and 3 (38.26 acres, 110 single family lots) was completed in March 2004, and Brookfield Estates Section 2, Phase A (10.45 acres, 39 single family lots) was completed in February 2005. Utility facilities to serve Brookfield Estates Section 2, Phase B (10.90 acres, 59 lots) are under construction and anticipated to be complete in April 2006. Additionally, utility facilities to serve Parkside at Northtown (33.31 acres, 144 lots) are under construction and anticipated to be complete in May 2006. The completion of the extension of Harris Ridge Boulevard and the related bridge, as described below, are necessary to provide access to the Parkside lots.

On September 6, 2005, NWC Howard & I-35 Ltd. ("NWC") purchased 139 acres of land including approximate 129 acres located within the District. NWC is a Texas limited partnership whose general partner is NWC Howard & I-35 GP, LLC. Subsequently, on March 22, 2007, NWC sold 90.55 acres to Hanna/Magee L.P. #1 (HM#1). According to NWC, the ultimate development of its remaining 48.45 acres is expected to include multifamily, commercial, retail, and office space. Currently NWC has informed the District that it is constructing the necessary water, wastewater, and drainage trunk facilities to serve approximately 88 acres platted as approximately 300 single family lots. NWC has also represented that it intends to construct certain roadways including The Lakes Boulevard. According to the District's engineer, The Lakes Boulevard is substantially complete. Additionally, NWC has stated that it is currently negotiating the sale of certain single family lots and acreage within the District with several interested parties. The District makes no representation that any development will occur within this acreage.

On June 30, 2000 and September 27, 2000, respectively, Village @ Northtown, Ltd. ("Village") purchased three tracts of land within the District totaling 327 acres, including the remaining 37 undeveloped acres owned by DRLP and the remaining 27 undeveloped acres owned by S.V.W.W. Of the total 327 acres, approximately 265 acres are currently developable. Village designed a master plan for the development of its 272 net developable acres including single family attached units, multifamily units, office, retail and public use, including a greenbelt area, and informed the District that it plans to subdivide its land, provide infrastructure and sell tracts to other developers. According to Village, the master plan was approved by the City Council of the City of Austin on April 10, 2003, and by the District on July 2, 2003. The District has been informed by Village that it has entered into an agreement with Travis County regarding the construction of an extension to Wells Branch Parkway and HeatherWilde Boulevard which is necessary for development of the Village tracts. Additionally, Village has contacted the District regarding the negotiation of a reimbursement agreement for certain infrastructure and development costs anticipated to be incurred by Village. Village has arranged for development financing through ABC Bank.

In November, 2002, KB Homes purchased and developed approximately 8 acres within the District as Northtown Park, Section 8, containing 57 lots.

According to Continental and Village, roadway improvements and the construction of a bridge are necessary for the ultimate development of the remainder of the Gaston/Sheldon Tract and the Village Tract. In February 2004, Continental posted fiscal with the City in an amount sufficient to construct the extension of Harris Ridge Boulevard and the related bridge and has entered into a contract with the District under which Continental had agreed to construct the extension and bridge by January 1, 2006. At this time, Continental has negotiated an extension with the District and the bridge improvements are complete as well as the Extension of Harris Ridge Boulevard.

As of December 31, 2006, the District contained a total of 2,408 completed single family homes, 0 single family homes under construction, and 323 vacant developed single family lots.

Parks

The District currently owns three parks, 1) the 10.34 acre Stoney Creek Park, which is improved with two playscapes, picnic tables, a granite trail and irrigated landscaping, a sand volleyball court and pavilion; 2) the 6.768 acre Meadow Point Park, which is improved with a playscape; and 3) the 20.34 acre Wildflower Park, which is also improved with a playscape.

In March 2004, an additional 20 acre park site located within the Gaston Sheldon Tract was dedicated to the District by Horton as an expansion of the Stoney Creek Park, increasing the original 10.34 acre park to approximately 30 acres. In addition, Horton funded \$21,000 for master planning, \$5,000 for clearing of the park, and \$190,000 for bridge, sidewalk and trail improvements to the park site. The District's land plan projects that the District will be donated additional land, which is primarily creek frontage located within the 100-year flood plain, which will be used as part of the District's integrated trail system.

The following chart reflects the status of single-family development as of August 7, 2007:

A. Developed with Utility Facilities

A. Developed with Utility Facilities			Single-Family		
Sections	Acreage	Platted Lots	Completed Homes	Homes Under Construction	Vacant Lots
<u>Northtown</u>					
1	8.64	39	39	0	0
2	16.32	115	115	0	0
4	14.75	106	106	0	0
5A	11.49	53	53	0	0
7	2.74	15	15	0	0
9	<u>4.63</u>	<u>31</u>	<u>31</u>	<u>0</u>	<u>0</u>
Subtotal	58.57	359	359	-	-
Northtown West, Section 1	33.62	167	165	0	2
<u>Wildflower</u>					
1	9.25	40	40	0	0
2	8.30	43	43	0	0
3	9.88	43	43	0	0
4	7.54	42	42	0	0
5	<u>9.72</u>	<u>57</u>	<u>57</u>	<u>0</u>	<u>0</u>
Subtotal	44.69	225	225	-	-
<u>Settlers Meadow</u>					
1	17.93	70	70	0	0
2	17.00	89	89	0	0
3	20.28	92	92	0	0
4	<u>14.38</u>	<u>44</u>	<u>44</u>	<u>0</u>	<u>0</u>
Subtotal	69.59	295	295	-	-
<u>Gaston Sheldon</u>					
Section 1	53.48	223	223	0	0
Section 2	40.85	107	107	0	0
Section 3	60.41	230	230	0	0
Section 4	32.41	155	155	0	0
Section 5	<u>47.33</u>	<u>241</u>	<u>239</u>	<u>0</u>	<u>2</u>
Subtotal	234.48	956	954	-	2
Brookfield Estates, Section 1	48.63	182	182	0	0
Brookfield Estates, Section 2	67.03	319	148	66	105
Northtown Park, Section 8	8.19	57	57	0	0
Northtown @ Parkway	22.29	11	11	0	0
Duplex Units		<u>43</u>	<u>86</u>	<u>0</u>	<u>0</u>
		54	97	0	0
Northtown @ Parkside					
Duplex Units	16.50	72	8	16	96

B. Utility Facilities Under Construction

Lakes at Northtown	73.9	311	0	0	0
Lakes at Techridge (Riverside Resources)	51.1	0	0	0	0
Total Acreage Developed or Being Developed	728.59	2,997	2,490	82	205

C. Remaining Undeveloped but Developable Acreage

Developable Acreage	287.32
Subtotal	<u>287.32</u>
Total Developable Acreage	1,015.91
D. Undevelopable Acreage	<u>208.42</u>
Total Acreage	<u>1,224.33</u>

THE DEVELOPERS (TO BE UPDATED)

Role of a Developer

In general, the activities of a landowner or developer within a utility district, such as the District, include purchasing land within the future district, petitioning for creation of the district, designing the development, defining a marketing program, planning and scheduling building schedules, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases water, sewer, and drainage facilities in the utility district) pursuant to the rules of the Commission, and selling improved lots or commercial reserves to builders, other developers or third parties. Ordinarily, the Developer pays one hundred percent (100%) of the costs of paving and amenity design and construction while the utility districts finance the costs of the water supply and distribution, wastewater collection and drainage facilities. While a landowner or developer is required by the TCEQ to pave streets and pay for its allocable portion of the costs of utilities to be financed by the district through a specific bond issue, if any, a developer is generally under no obligation to a district to undertake development activities with respect to other property it owns within a district. Furthermore, there is no restriction on a developer's right to sell any or all of their land within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of the developer to perform such activities in development of the property within the utility district may have a profound effect on the security for the bonds issued by a district.

Current Developers

Continental Homes of Texas, L.P.: Continental is a Texas limited partnership which is owned by D.R. Horton, Inc. ("Horton"). Horton and related joint ventures are developing land and building homes within the nearby Central Texas cities of Austin, Cedar Park, College Station, Killeen, Kyle, Manor, Pflugerville, Round Rock, Temple and Waco. Current subdivision activities include the following development projects; Avery Ranch, Bauerle Ranch, Briar Creek, Brookfield, Forest Oaks, Olympic Heights, Plum Creek, Round Rock Ranch, Stone Oak, Benbrook, Cat Hollow, Cedar Park TC, Cullen Country, Grand Oaks, Highland Park, Kensington Trail, Onion Creek, Presidential Meadows, Settler's Crossing, and Settler's Overlook. Horton has developed more than 4,000 acres and sold over 25,000 homes in the past 30 years.

In December 2005, Horton restructured and amended its existing unsecured revolving credit facility, increasing it to \$2.15 billion and extending its maturity to December 19, 2010. The new facility included a \$1 billion letter of credit sub-facility

and an uncommitted \$750 million accordion feature that permitted an increase in the facility. Borrowing capacity is reduced by the amount of letters of credit outstanding.

Horton is a Delaware corporation whose stock is traded on the New York Stock Exchange. Horton is a national builder that builds homes in 74 markets and 25 states. For the fiscal year ended September 30, 2005, Horton had gross revenues of approximately \$13.9 billion of which approximately 98% came from its home building activities; approximately \$12.5 billion in total assets; and approximately \$5.4 billion of shareholder equity. Horton is subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and other information with the Securities and Exchange Commission ("SEC"). Copies of such material can be obtained by mail from the public reference section of the SEC, 450 Fifth Street, Washington, D.C. 20549 at prescribed rates. In addition, such reports and other information may be obtained from the New York Stock Exchange.

NWC Howard & I-35 Ltd.: NWC Howard & I-35 Ltd. owns a 48.45 acre tract within the District, which was purchased from Beal Bank. NWC is a Texas limited partnership whose general partner is NWC Howard & I-35 GP, LLC.

Hanna/Magee L.P. #1 ("HM#1) purchased 90.55 acres from NWC Howard & I-35 Ltd. on March 22, 2007. Of the 90.55 acres approximately 76.25 acres are located within the boundaries of the District. HM#1 is a Texas limited partnership whose general partner is Hanna/Magee GP, Inc., a Texas corporation. According to HM#1, it intends to develop the 90.55 acres as the single family subdivision of The Lakes at Northtown, which is expected to be developed in phases and to ultimately contain a total of 310 single family lots. According to HM#1, construction of utility facilities to serve Phase 1 (32.733 acres, platted as 69 single family lots) is currently under construction and is expected to be completed in September, 2007.

HM#1 has also informed the District that it has contracted with KB Home Lone Star LP ("KB") to purchase all of the 310 projected lots to be developed in The Lakes at Northtown. HM#1 has represented that KB is expected to build homes ranging in size from 1,650 to 3,725 square feet with an average sales price in the low \$200,000 range.

Village @ Northtown, Ltd.: Village @ Northtown, Ltd. is a Texas limited partnership whose general partner is Village @ Northtown General Partner, Inc. with Clifton E. Lind serving as President. Village purchased approximately 327 acres within the District through three separate acquisitions. Approximately 271 acres was acquired from the Pfluger Family Limited Partnership for cash and a seven-year seller note, which according to a representative of Village, has been subsequently repaid. Approximately 26 acres was purchased from SVW Harris Ridge Limited Partnership for cash. The third tract, consisting of approximately 30 acres was purchased from Dessau Road, Limited Partnership by Jeffercindershan, Ltd., a Texas limited partnership whose general partner is Jeffercindershan General Partner, Inc. with Clifton E. Lind serving as President. The acquisition financing for the third tract was provided by cash and a one-year seller note which has been paid in full.

THE SYSTEM

Regulation

The District receives its primary water supply and wastewater treatment from the City of Austin (the "City" or "Austin") pursuant to the terms of the Consent Agreement, and currently receives wholesale water and sewer service for the Settlers Meadow subdivision within the District from the City of Pflugerville under the terms of the Pflugerville Interlocal Agreement between the District, Austin and the City of Pflugerville. (See "THE DISTRICT – City of Austin Consent Agreement"). The Pflugerville Interlocal Agreement was amended in November 2004 by "First Amendment to Interlocal Agreement Regarding Temporary Wholesale Water and Wastewater Service" and, under the terms of the amendment, water and wastewater service to the District for Settler's Meadow from Pflugerville will be discontinued and service will begin being provided by Austin when certain facilities, which were funded in part through the proceeds of the Outstanding Bonds, are completed. The District has agreed to use diligent, good faith efforts to complete the required facilities and effect the transition of service no later than January 1, 2010. The District has authorized its engineer to design the water and wastewater facilities necessary to effectuate the change in service from Pflugerville to Austin for the Settler's Meadow subdivision as originally contemplated by the Consent Agreement with the City of Austin. According to the District's engineer, design of the trunk wastewater facilities is complete, and the District anticipates that construction of such facilities will be completed simultaneously with the water facilities necessary to convert Settler's Meadow from City of Pflugerville services to City of Austin water and wastewater services.

Water Supply and Distribution

The District receives its primary potable water supply from Austin which, in turn, obtains water from three locations along the Colorado River. The District lies in Austin's North Pressure Zone, which gets water from two of the three water treatment plants serving the northern areas of Austin's System. The two water treatment plants serving the District have a combined firm yield of 110 million gallons-per-day ("mgd"), which is capable of serving the District at ultimate development.

Wastewater Collection and Treatment

Wastewater treatment service for the District is primarily provided by the Austin's Walnut Creek Interceptor and Wastewater Treatment Plant (the "Treatment Plant"). The Treatment Plant has a permitted capacity of 75 mgd, which is capable of serving the District at ultimate development. Current flows through the Treatment Plant are approximately 49 mgd. The District has constructed a system of force mains, gravity mains, and lift stations to transfer wastewater to the Walnut Creek Interceptor and Treatment Plant. The City has agreed to accept a pump-over of 1.0 mgd to the Walnut Creek Plant from the District. This system consists of 10, 12 and 14-inch force mains, an 18-inch gravity main, 1,200-gpm and 1,795 gpm lift station located within the District.

100-Year Flood Plain

According to the District's Engineer, approximately 132.73 acres of undeveloped land within the District are located within the 100-year flood plain, and are included in the land use table as undevelopable.

Water and Wastewater Operations

Rate and Fee Schedule - Table 1

The District provides water and wastewater service to utility customers within the District and charges rates as set by the Board of Directors from time to time. In addition, the District collects certain tap fees from builders. The rates for water and wastewater service to utility customers of the District which are effective as of January 23, 2007:

Water (monthly billings)

Water (monthly billings)

Residential

In District Rates:

Minimum Monthly Charge

(Basic Service rate) which includes solid waste disposal and recycling	\$ 23.44 per residence
0-7,000 gallons.....	\$ 3.39 per 1,000 gallons
7,001 –12,000.....	3.93
12,001 – 17,000.....	4.46
over 17,000.....	5.06

Commercial

In District Rates:

Minimum Monthly Charge (does not include solid waste disposal or recycling) \$15.25 per meter

Water Commodity Charge

per 1,000 gallons per month, where "Base" means the customer's average water usage during the winter averaging period.

<u>Gallons Used</u>	<u>Commodity Charge</u>
0 – Base	\$ 3.39
over Base to Base x 1.50	3.93
over Base x 1.50 to Base x 1.75	4.46
over Base x 1.75	5.06

Sewer (monthly billings)

Residential

In District Rates:

Per 1,000 gallons..... \$ 5.12

Commercial**In District Rates:**

Per 1,000 gallons \$ 6.12

Out of District Sewer Rates

Commodity Charge \$ 5.97 per 1,000 gallons

Irrigation Rates**Standard Rate:**

0 – 7,000 gallons \$ 3.39

7,001 – 12,000 3.93

12,001 – 17,000 4.46

Over 17,000 gallons 5.06

Fire Hydrant**Residential and Commercial****Monthly In District Rates:**

Service Availability Charge per Fire Hydrant Meter \$100.00 (minimum)

Commodity Charge:**Pflugerville Service Area:**

(a) Standard Rate per 1,000 gallons \$ 3.93

(b) Rate during winter averaging period 5.70

Austin Service Area:

(a) Standard Rate per 1,000 gallons \$ 3.39

(b) Rate during winter averaging period 5.06

Other Fees**Water:**

5/8 inch to 2 inches \$600.00

Over 2 inches To be installed by the
District at cost times 2

Sewer:

Residential \$600.00

Commercial To be installed by the
District at cost times 2

Park Fee: \$300.00

Per dwelling unit,
for commercial projects
per LUE

Operating Revenues and Expenses Statement - Table 2

The following statement sets forth in condensed form the historical operations of the District. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Such summary has been prepared upon information obtained from the District's annual financial reports. Reference is made to such reports for further and more complete information.

	Fiscal Year Ended ^(a)					
	9/30/2006	9/30/2005	9/30/2004	9/30/2003	9/30/2002	9/30/2001
REVENUES						
Water and Wastewater Service	\$2,127,552	\$1,656,221	\$1,228,442	\$955,711	\$784,513	\$479,436
System Connection Fees	389,900	217,700	342,300	329,400	481,800	219,600
Property Tax Revenues	1,175,028	947,311	718,049	450,486	333,896	263,027
Park Fees	89,400	62,100	37,800	145,200	101,100	54,900
Park Grant	-0-	-0-	-0-	-0-	39,085	23,437
Interest Income	187,476	77,688	25,327	16,030	13,717	9,897
Miscellaneous	<u>22,220</u>	<u>17,901</u>	<u>17,680</u>	<u>24,904</u>	<u>10,948</u>	<u>6,099</u>
TOTAL REVENUES	\$3,991,576	\$3,078,921	\$2,369,598	\$1,921,731	\$1,702,059	\$1,056,396
EXPENDITURES						
Water and Wastewater Purchases	\$1,427,344	\$1,185,334	\$894,474	\$769,980	\$632,762	\$452,593
Repairs and Maintenance	158,456	150,482	112,237	85,045	61,148	67,377
Utilities	11,300	6,847	7,251	6,468	6,154	6,184
Park Maintenance	248,030	131,349	110,249	156,366	36,108	24,842
Inspection Fees/Meter Purchases	69,050	68,334	88,327	34,815	102,705	9,013
General Manager Services	211,810	180,805	162,577	137,724	122,080	106,807
Legal Fees	99,840	96,691	70,430	69,661	97,927	76,647
Engineering Fees	27,726	34,195	37,982	31,762	32,892	35,992
Audit Fees	10,600	12,296	9,250	10,829	8,620	8,000
Restrictive Covenants	83,646	78,170	63,431	50,888	-0-	-0-
Security services	31,602	33,637	26,550	16,920	18,400	18,835
Tax Assessor/Collector Fees	8,270	5,823	4,416	3,184	2,385	1,877
Director Fees	13,080	15,502	15,017	16,148	17,774	11,626
Insurance	3,874	2,995	2,382	3,169	1,466	3,480
Other	40,717	35,857	37,927	37,305	27,059	16,840
Contracted Services	-	2,720	-	-	-	-
Capital Outlay	<u>135,043</u>	<u>116,471</u>	<u>178,089</u>	<u>8,838</u>	<u>166,343</u>	<u>36,008</u>
TOTAL EXPENDITURES	\$2,580,388	\$2,157,508	\$1,820,589	\$1,439,102	\$1,333,823	\$876,121
NET REVENUES (DEFICIT)	\$1,411,188	\$921,413	\$549,009	\$482,629	\$368,236	\$180,275
Number of Active Water and Sewer Connections	2,386	1,960	1,651	1,586	1,211	939

(a) Audited

PROJECTED DEBT SERVICE SCHEDULE - TABLE 3

Northtown Municipal Utility District

\$6,005,000

Unlimited Tax and Revenue Bonds, Series 2007

Issue Dated: October 1, 2007

First Interest Payment Due: March 1, 2008

Year Ending 31-Dec	Outstanding Bonds				Series 2007					Projected Total	
	Principal Due (09/01)	Interest		Total	Principal (Due 9/01)	Interest *			Principal and Interest	Debt Service Requirements	
		Due (03/01)	Due (09/01)			Total	(Due 3/01)	(Due 9/01)			Total
2007	\$ 481,031	\$ -	\$ 342,193	\$ 823,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 823,224	
2008	580,000	284,863	284,863	1,149,726	150,000	135,113	135,113	270,225	420,225	1,569,951	
2009	600,000	273,128	273,128	1,146,256	150,000	131,738	131,738	263,475	413,475	1,559,731	
2010	620,000	260,831	260,831	1,141,662	150,000	128,363	128,363	256,725	406,725	1,548,387	
2011	640,000	248,953	248,953	1,137,906	175,000	124,988	124,988	249,975	424,975	1,562,881	
2012	675,000	236,942	236,942	1,147,984	175,000	121,050	121,050	242,100	417,100	1,565,084	
2013	720,000	224,379	224,379	1,168,758	175,000	117,113	117,113	234,225	409,225	1,577,983	
2014	640,000	211,173	211,173	1,062,346	200,000	113,175	113,175	226,350	426,350	1,488,696	
2015	680,000	198,859	198,859	1,077,718	200,000	108,675	108,675	217,350	417,350	1,495,068	
2016	720,000	185,526	185,526	1,091,052	225,000	107,175	107,175	214,350	439,350	1,530,402	
2017	640,000	171,024	171,024	982,048	225,000	99,113	99,113	198,225	423,225	1,405,273	
2018	690,000	157,678	157,678	1,005,356	225,000	94,050	94,050	188,100	413,100	1,418,456	
2019	745,000	143,768	143,768	1,032,536	250,000	88,988	88,988	177,975	427,975	1,460,511	
2020	800,000	127,028	127,028	1,054,056	250,000	83,363	83,363	166,725	416,725	1,470,781	
2021	645,000	108,994	108,994	862,988	275,000	77,738	77,738	155,475	430,475	1,293,463	
2022	695,000	94,519	94,519	884,038	275,000	71,550	71,550	143,100	418,100	1,302,138	
2023	720,000	78,834	78,834	877,668	300,000	65,363	65,363	130,725	430,725	1,308,393	
2024	770,000	62,554	62,554	895,108	325,000	58,613	58,613	117,225	442,225	1,337,333	
2025	800,000	45,031	45,031	890,062	325,000	51,300	51,300	102,600	427,600	1,317,662	
2026	570,000	26,525	26,525	623,050	350,000	43,988	43,988	87,975	437,975	1,061,025	
2027	325,000	13,813	13,813	352,626	375,000	36,113	36,113	72,225	447,225	799,851	
2028	325,000	6,906	6,906	338,812	400,000	27,675	27,675	55,350	455,350	794,162	
2029	-	-	-	-	400,000	18,675	18,675	37,350	437,350	437,350	
2030	-	-	-	-	430,000	9,675	9,675	19,350	449,350	449,350	
	<u>\$14,081,000</u>	<u>\$ 3,160,878</u>	<u>\$ 3,503,071</u>	<u>\$20,744,980</u>	<u>\$6,005,000</u>	<u>\$1,913,588</u>	<u>\$1,913,588</u>	<u>\$3,827,175</u>	<u>\$9,832,175</u>	<u>\$30,577,155</u>	

* Calculated at an estimated annual interest rate of 4.50% solely for purposes of illustration.

FINANCIAL STATEMENT
(Unaudited as of August 31, 2007)

Assessed Value - Table 4

2007 Certified Assessed Valuation	\$357,239,412 (a)
Gross Debt Outstanding	\$ 20,086,030 (b)
Debt Service Fund Balance (as of August 31, 2007)	\$ 406,167 (c)
Ratio of Gross Debt to 2007 Certified Assessed Valuation	5.65%

Area of District: 1,224.33 acres
Estimated 2007 Population: 8,540 (d)

- (a) Assessed Valuation of the District as of January 1, 2007 as certified by the Travis Central Appraisal District ("TCAD"). See "TAXING PROCEDURES."
(b) After issuance of the Bonds.
(c) Does not include approximately twenty-four months' capitalized interest (\$301,773) included in the Bond proceeds. Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Debt Service Fund.
(d) As of August, 2007. Based on 3.5 residents per active single-family connection.

Unlimited Tax and Revenue Bonds Authorized but Unissued - Table 5

<u>Date of Authorization</u>	<u>Purpose</u>	<u>Authorized</u>	<u>Issued to Date</u>	<u>Unissued</u>
12/21/85	Water, Sanitary Sewer and Drainage	\$69,443,000	\$21,880,000 (a)	\$47,563,000
12/21/85	Contract Bonds	97,670,000	-0- (b)	\$97,670,000

- (a) Includes the Bonds.
(b) See "The Bonds – Issuance of Additional Debt".

Outstanding Bonds - Table 6

A. New Money Bonds

<u>Dated</u>			<u>Original Principal</u>	<u>Principal Amount Outstanding after issuance of the Bonds</u>
<u>Date</u>	<u>Series</u>	<u>Purpose</u>	<u>Amount</u>	
3/1/1994	1994	Water and Sewer	\$1,000,000	\$ -
5/1/1997	1997	Water and Sewer	995,000	125,000
2/1/2001	2001	Water and Sewer	2,100,000	340,000
8/1/2002	2002	Water and Sewer	3,510,000	3,085,000
11/1/2003	2003	Water and Sewer	3,770,000	3,385,000
4/1/2006	2006	Water and Sewer	4,500,000	4,300,000
10/1/2007 (a)	2007	Water and Sewer	<u>6,005,000</u>	<u>6,005,000</u>
Total		<i>subtotal</i>	\$21,880,000	\$17,240,000

B. Refunding Bonds

10/1/2004	2004	Refunding	<u>\$2,505,000</u>	<u>\$2,365,000</u>
		<i>subtotal</i>	\$2,505,000	\$2,365,000
		Total	<u>\$24,385,000</u>	<u>\$19,605,000</u>

- (a) The Bonds.

Cash and Investment Balances (Unaudited as of August 31, 2007) - Table 7

General Operating Fund	\$ 4,669,577
Debt Service Fund	406,167 (a)
Park Fund	2,589,929
Capital Projects Fund	1,670,082

(a) Does not include approximately twenty-four months' capitalized interest included in the Series 2007 Bond proceeds. Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Debt Service Fund.

Investment Authority and Investment Practices of the District

Under Texas law, the District is authorized to invest in (1) obligations of the United States or its agencies and instrumentalities, including letters of credit; (2) direct obligations of the State of Texas or its agencies and instrumentalities; (3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which is guaranteed or insured by or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; (6) bonds issued, assumed or guaranteed by the State of Israel; (7) certificates of deposit meeting the requirements of the Texas Public Funds Investment Act (Chapter 2256, Texas Government Code) that are issued by or through an institution that either has its main office or a branch in Texas, and are guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund, or are secured as to principal by obligations described in clauses (1) through (6) or in any other manner and amount provided by law for District deposits; (8) fully collateralized repurchase agreements that have a defined termination date, are fully secured by obligations described in clause (1), and are placed through a primary government securities dealer or a financial institution doing business in the State of Texas; (9) certain bankers' acceptances with the remaining term of 270 days or less, if the short-term obligations of the accepting bank or its parent are rated at least A-1 or P-1 or the equivalent by at least one nationally recognized credit rating agency; (10) commercial paper with a stated maturity of 270 days or less that is rated at least A-1 or P-1 or the equivalent by either (a) two nationally recognized credit rating agencies or (b) one nationally recognized credit rating agency if the paper is fully secured by an irrevocable letter of credit issued by a U.S. or state bank; (11) no-load money market mutual funds registered with and regulated by the Securities and Exchange Commission that have a dollar weighted average stated maturity of 90 days or less and include in their investment objectives the maintenance of a stable net asset value of \$1 for each share; and (12) no-load mutual funds registered with the Securities and Exchange Commission that have an average weighted maturity of less than two years, invest exclusively in obligations described in the this paragraph, and are continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent. In addition, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations, including letters of credit, of the United States or its agencies and instrumentalities in an amount at least equal to the amount of bond proceeds invested under such contract, other than the prohibited obligations described below.

A political subdivision such as the District may enter into securities lending programs if (i) the securities loaned under the program are 100% collateralized, a loan made under the program allows for termination at any time and a loan made under the program is either secured by (a) obligations that are described in clauses (1) through (6) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than A or its equivalent or (c) cash invested in obligations described in clauses (1) through (6) above, clauses (10) through (12) above, or an authorized investment pool; (ii) securities held as collateral under a loan are pledged to the District, held in the District's name and deposited at the time the investment is made with the District or a third party designated by the District; (iii) a loan made under the program is placed through either a primary government securities dealer or a financial institution doing business in the State of Texas; and (iv) the agreement to lend securities has a term of one year or less.

The District may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than AAA or AAAM or an equivalent by at least one nationally recognized rating service. The District may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the District retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the District must do so by order, ordinance, or resolution.

The District is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no

interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that include a list of authorized investments for District funds, the maximum allowable stated maturity of any individual investment and the maximum average dollar-weighted maturity allowed for pooled fund groups. All District funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each fund's investment. Each Investment Strategy Statement will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas law, the District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment considering the probable safety of capital and the probable income to be derived." At least quarterly the District's investment officers must submit an investment report to the Board of Directors detailing: (1) the investment position of the District, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, and any additions and changes to market value and the ending value of each pooled fund group, (4) the book value and market value of each separately listed asset at the beginning and end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategies and (b) Texas law. No person may invest District funds without express written authority from the Board of Directors.

Under Texas law, the District is additionally required to: (1) annually review its adopted policies and strategies, (2) require any investment officers with personal business relationships or family relationships with firms seeking to sell securities to the District to disclose the relationship and file a statement with the Texas Ethics Commission and the District, (3) require the registered principal of firms seeking to sell securities to the District to: (a) receive and review the District's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude imprudent investment activities, and (c) deliver a written statement attesting to these requirements; (4) in conjunction with its annual financial audit, perform a compliance audit of the management controls on investments and adherence to the District's investment policy, (5) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse repurchase agreement, (6) restrict the investment in non-money market mutual funds in the aggregate to no more than 15% of the District's monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service and (7) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements.

Current Investments - Table 8

As of April, 2007 the District is currently invested in L.O.G.I.C. (\$8,289,010), and U S Treasury Money Market Funds (\$737,375). State law requires the District to mark its investments to market price each calendar quarter and upon the conclusion of each fiscal year, for the purpose of compliance with applicable accounting policies concerning the contents of the District's audited financial statements.

Investment Value as of <u>April 30, 2007</u>	
L.O.G.I.C.	\$8,289,010
Money Market	<u>737,375</u>
Total Investments	\$ 9,026,385

Estimated Overlapping Debt Statement

Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from several sources, including information contained in "Texas Municipal Reports," published by the Municipal Advisory Council of Texas. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. Political subdivision overlapping the District are authorized by State law to levy and collect ad valorem taxes for operation, maintenance and/or general revenue purposes in addition to taxes of debt service and the tax burden for operation, maintenance and/or general purposes is not included in these figures.

Taxing Body	Gross Debt		% of Overlapping Net Debt	Amount of Overlapping Net Debt
	Amount	As of		
Travis County	499,537,441	9/1/2007	0.397%	1,981,745
Travis County ESD 2	3,785,000	9/1/2007	7.778%	294,402
Travis County Healthcare District	(a)	9/1/2007	0.000%	(a)
Pflugerville Independent School District	281,340,000	9/1/2007	5.070%	14,265,238
TOTAL ESTIMATED OVERLAPPING NET DEBT				16,541,385
The District	\$ 19,605,000	9/1/2007	100.00%	19,605,000
TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT				<u>36,146,385</u>
Ratio of Estimated and Overlapping Net Debt to 2007 Certified Assessed Valuation				10.12%

(a) No outstanding debt paid from taxes; maintenance tax only

(b) Includes the Bonds.

Overlapping Taxes for 2006

Overlapping Entity	2006 Tax Rate	Average Single
	Per \$100 AV	Family Tax Bill
Travis County	\$ 0.4499	\$ 554
Travis County ESD 2	0.1000	123
Pflugerville Independent School District	1.6800	2,067
Travis County Healthcare District	0.0734	90
The District	<u>0.7500</u>	<u>923</u>
Total Overlapping Tax Rate	<u>\$ 3.0799</u>	<u>\$ 3,790</u>

(a) Based on the 2006 average home value of \$123,059.

TAX DATA

Classification of Assessed Valuation (a) - Table 9

Type Property	2007		2006		2005	
	Amount	%	Amount	%	Amount	%
Real, Single-Family ^(a)	\$304,982,130	81.40%	\$269,905,595	83.97%	\$233,578,769	84.48%
Vacant Platted Lots	2,601,463	0.69%	423,904	0.13%	5,789,364	2.09%
Real, Acreage (Land Only)	9,857,363	2.63%	11,094,567	3.45%	11,094,607	4.01%
Commercial Real Property	25,370,007	6.77%	10,581,396	3.29%	8,732,867	3.16%
Telephone Company	82,480	0.02%	78,550	0.02%	79,750	0.03%
Cable Television Co	99,830	0.03%	99,830	0.03%	92,670	0.03%
Tangible Personal Property	31,655,490	8.45%	29,230,757	9.09%	17,116,264	6.19%
Total	<u>\$374,648,763</u>	<u>100.00%</u>	<u>\$321,414,599</u>	<u>100.00%</u>	<u>\$276,484,291</u>	<u>100.00%</u>

(a) Reflects classification of assessed valuation as supplied by the Travis Central Appraisal District ("TCAD") prior to adjustments or exemptions. Such value may differ from the original certified assessed valuation, and any supplements or adjustments thereto, as supplied by TCAD.

Tax Collections - Table 10

The following statement of tax collections reflects the historical tax collection experience of the District. Such summary has been prepared for inclusion herein based upon information from District reports and records of the District Tax

Assessor/Collector. Reference is made to such reports and records for further and more complete information. See "Classification of Assessed Valuation" above.

Tax Year	Adjusted Assessed Valuation ^(a)		Tax Rate	Tax Levy	Current Collections		Total Collections		Year Ending
					Amount	%	Amount	\$	
1997	\$	39,530,168	\$ 0.5957	\$ 235,481	\$ 234,280	99.49%	\$ 234,280	99.49%	9/30/1998
1998		52,600,963	0.5957	313,344	309,584	98.80%	309,584	98.80%	9/30/1999
1999		63,111,800	0.6400	403,916	398,812	98.74%	401,290	99.35%	9/30/2000
2000		85,240,045	0.6400	549,390	538,803	98.07%	542,953	98.83%	9/30/2001
2001		106,890,553	0.6500	549,390	539,562	98.21%	548,354	99.81%	9/30/2002
2002		135,979,778	0.6500	883,869	861,918	97.52%	858,461	97.13%	9/30/2003
2003		175,127,410	0.7500	1,323,418	1,300,948	98.30%	1,327,420	100.30%	9/30/2004
2004		217,798,615	0.7500	1,632,413	1,615,145	98.94%	1,642,413	100.61%	9/30/2005
2005		257,839,127	0.7500	1,933,893	1,920,954	99.33%	1,939,260	100.28%	9/30/2006
2006		298,308,441	0.7500	2,237,313	2,190,943	97.93%	2,203,070	98.47%	9/30/2007 ^(a)

(a) Collections through May 23, 2007. Taxes are due January 1 of each year.

District Tax Rates - Table 11

Tax Rate per \$100 Assessed Valuation

	2007	2006	2005	2004	2003	2002	2001
Debt Service	\$ 0.3026	\$ 0.3540	\$ 0.3000	\$ 0.3200	\$ 0.3455	\$ 0.3206	\$ 0.3443
Maintenance	<u>0.4474</u>	<u>0.3960</u>	<u>0.4500</u>	<u>0.4300</u>	<u>0.4045</u>	<u>0.3294</u>	<u>0.3057</u>
Total	<u>\$ 0.7500</u>	<u>\$ 0.7500</u>	<u>\$ 0.7500</u>	<u>\$ 0.7500</u>	<u>\$ 0.7500</u>	<u>\$ 0.6500</u>	<u>\$ 0.6500</u>

Tax Rate Limitation

The District's tax rate for debt service on the Bonds is legally unlimited as to rate or amount.

Maintenance Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for planning, constructing, acquiring, maintaining, repairing or operating the District's improvements, if such maintenance tax is authorized by a vote of the District's electors. Such tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Outstanding Bonds and the Bonds, and any tax bonds which may be issued in the future. At an election held on December 21, 1985, voters within the District authorized a maintenance tax not to exceed \$1.50/\$100 assessed valuation. As shown above under "District Tax Rates," the District levied a 2007 maintenance and operations tax of \$0.4474/\$100 assessed valuation.

Principal Taxpayers - Table 12

The following list of principal taxpayers was provided by the District's Tax Assessor/Collector based on the 2006, 2005, and 2004 tax rolls of the District, which reflect ownership as of January 1, of each year shown.

Taxpayer	Type of Property	2006	2005	2004
Applied Materials, Inc. (a)	Land and Improvements	\$ 19,279,175	(b)	(b)
AMB/TR Four 2004 L P	Land and Improvements	5,820,734	(b)	(b)
NWC Howard & I-35 LTD	Land and Improvements	4,932,753	(b)	(b)
AMB/TR Four 2001 LTD	Land and Improvements	4,760,662	\$ 8,732,867	\$ 9,177,753
Continental Homes of Texas	Land and Improvements	2,960,172	7,342,739	3,828,500
Continental Homes of Texas	Land and Improvements	1,799,522	(b)	(b)
Secretary of HUD (c)	Land and Improvements	1,650,690	784,906	(b)
16 A Partners Limited LC	Land and Improvements	1,307,845	1,307,845	1,307,845
Village @ Northtown LTD	Land and Improvements	700,000	700,000	700,000
Chick Packaging of Texas Inc.	Land and Improvements	684,918	788,956	804,637
Total		<u>\$ 43,896,471</u>	<u>\$ 19,657,313</u>	<u>\$ 15,818,735</u>

(a) Represents a small portion of the Applied Materials, Inc. building located within the District's boundaries.

(b) Not included in respective year.

(c) Includes eight single family homes foreclosed on by the Secretary of Housing and Urban Development.

Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation from the 2007 Certified Assessed Valuation and utilize tax rates adequate to service the District's total debt service requirements, including the Bonds. No available debt service funds are reflected in these computations. See "INVESTMENT CONSIDERATIONS - Impact on District Tax Rates."

Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2007 through 2030).....	\$1,274,048
\$0.38 Tax Rate on the 2007 Certified Assessed Valuation of \$357,239,412 @ 95% collections produces	\$1,289,634
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2013).....	\$1,577,983
\$0.47 Tax Rate on the 2007 Certified Assessed Valuation of \$357,239,412 @ 95% collections produces	\$1,595,074

Debt Service Fund Management Index

Debt Service Requirements for year ending 12/31/07.....	\$ 1,118,150 (a)
Debt Service Fund Balance as of 9/30/06	414,375 (b)
Capitalized interest included in Bond proceeds	540,450 (c)
2006 Debt Service Tax Levy @ 95% collections produces	<u>1,003,211 (d)</u>
Total Available for Debt Service.....	<u>\$ 1,958,036</u>

(a) Interest requirements on the Bonds begin March 1, 2008.

(b) Audited. Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Debt Service Fund.

(c) Approximately twenty-four months at an estimated interest rate of 4.50%

(d) The District levied a 2006 debt service tax rate of \$0.3540.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Outstanding Bonds and the Bonds, and any additional bonds payable from taxes which the District may hereafter issue (see "INVESTMENT CONSIDERATIONS - Future Debt") and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year-to-year as described more fully herein under "THE BONDS - Source of and Security for Payment." Under Texas law, the Board is also authorized to levy and collect an ad valorem tax for the operation and maintenance of the District and for the payment of certain contractual obligations, if authorized by its voters. See "TAX DATA - Tax Rate Limitation."

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of the State, including the District. Provisions of the Property Tax Code are complex and are not fully summarized herein.

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State an appraisal district with the responsibility for recording and appraising property for all taxing units within the county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Travis Central Appraisal District (the "TCAD") has the responsibility for appraising property for all taxing units within Travis County, including the District.

Such appraised values whether certified or estimated are subject to review and change by the Travis Central Appraisal Review Board (the "Appraisal Review Board"). The appraisal roll as approved by the Appraisal Review Board must be used by the District in establishing its tax roll and tax rate.

Property Subject to Taxation by the District

General: Except for certain exemptions provided by State law, all real property, tangible personal property held or used for the production of income, mobile homes, and certain categories of intangible personal property with a tax situs in the district is subject to taxation by the district; however, no effort is expected to be made by the Appraisal District to include on the tax roll tangible or intangible personal property not devoted to commercial or industrial use. Principal categories of exempt property include: property owned by the State or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; income producing tangible personal property or mineral interests with a taxable value of less than \$500; certain property used for the control of air, water or land pollution; solar and wind power energy devices; certain non-profit cemeteries; farm products owned by the producer; and certain property owned by qualified charitable, religious, veterans, youth or fraternal organizations. Goods, wares, ores and merchandise (other than oil, gas, or petroleum products) that are acquired in or imported into the state and forwarded out of state within 175 days thereafter are also exempt. Property owned by a disabled veteran or by the spouse of certain children of a deceased disabled veteran or a veteran who died while on active duty is partially exempt to between 45,000 and 412,000 of assessed value depending upon the disability rating of the veteran. Also partially exempt, if approved by the Board or at an election called by the Board upon petition of at least 20% of the qualified voters who voted in the District's preceding election, are residence homesteads of certain person who are disabled or at least 65 years old, not less than \$3,000 of appraised value or such higher amount as the Board or the District's voters may approve. The District's tax assessor/collection is authorized by statute to disregard such exemptions for the elderly and disabled if granting the exemptions would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemptions by the District.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The District has never adopted a general homestead exemption.

Tax Abatement: Williamson and Travis Counties and the District may enter into tax abatement agreements with owners of real property within such zone. The tax abatement agreements may exempt from ad valorem taxation by the applicable taxing jurisdiction for a period of up to ten years, all or any part of the increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with a comprehensive plan. To date, the District has not executed any abatement agreements.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the TCAD at market value as of January 1 of each year. Once an appraisal roll is prepared and formally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code.

The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price that such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three years for agricultural use and taxes for the previous five years for open space land and timberland.

The Property Tax Code requires the TCAD to implement a plan for periodic reappraisal of property. The plan must provide for appraisal of all real property in the TCAD at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the TCAD or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the TCAD chooses formally to include such values on its appraisal roll.

District and Taxpayer Remedies

Under certain circumstances taxpayers and taxing units (such as the District), may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury, if requested by any party. Additionally, taxing units may bring suit against the TCAD to compel compliance with the Property Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes unless it elects to transfer the collection functions to another governmental entity. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the Board based upon the valuation of property within the District as of the preceding January 1. Taxes are due October 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to fifteen percent (15%) if imposed by the District. The delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances.

Rollback of Operation and Maintenance Tax Rate

The qualified voters of the District have the right to petition for a rollback of the District's operation and maintenance tax rate only if the total tax bill on the average residence homestead increases by more than eight percent. If a rollback election is called and passes, the rollback tax rate is the current year's debt service and contract tax rates plus 1.08 times the previous year's operation and maintenance tax rate. Thus, debt service and contract tax rates cannot be changed by a rollback election.

District's Rights In The Event Of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property on January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. See "FINANCIAL STATEMENT - Overlapping Taxes for 2005". A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within two years after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. See "INVESTMENT CONSIDERATIONS - General - Tax Collections and Foreclosure Remedies."

Effect of FIRREA on Tax Collections

The "Financial Institutions Reform, Recovery and Enforcement Act of 1989" ("FIRREA") contains provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution. See "INVESTMENT CONSIDERATIONS - The Effect of the Financial Institutions Act of 1989 on Tax Collections of the District."

LEGAL MATTERS

Legal Opinions

Issuance of the Bonds is subject to the approving legal opinion of the Attorney General of Texas to the effect that the initial Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the District and further payable from and secured by a pledge of certain net revenues, if any, the District receives in connection with the System. Issuance of the Bonds is also subject to the legal opinion of McCall, Parkhurst & Horton L.L.P. ("Bond Counsel"), based upon examination of a transcript of the proceedings incident to authorization and issuance of the Bonds, to the effect that the Bonds are valid and binding obligations of the District payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity. Bond Counsel's legal opinion will also address the matters described below under "TAX MATTERS." Such opinions will express no opinion with respect to the sufficiency of the security for or the marketability of the Bonds. In connection with the issuance of the Bonds, Bond Counsel has been engaged by, and only represents, the District.

The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of Bonds actually issued, sold and delivered, and therefore, such fees are contingent upon the sale and delivery of the Bonds.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

No-Litigation Certificate

The District will furnish to the Initial Purchaser a certificate, dated as of the date of delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature has been filed or is then pending or threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner

questioning the authority or proceedings for the issuance, execution, or delivery of the Bonds; or affecting the validity of the Bonds.

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District from that set forth or contemplated in the Official Statement.

TAX MATTERS

Opinion

On the date of initial delivery of the Bonds, McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds. SEE "APPENDIX B - Form of Bond Counsel Opinion."

In rendering its opinion, Bond Counsel will rely upon (a) certain information and representations of the District, including information and representations contained in the District's federal tax certificate, and (b) covenants of the District contained in the Bond documents relating to certain matters, including arbitrage and the use of the proceeds of the Bonds and the property financed or refinanced therewith. Failure by the District to observe the aforementioned representations or covenants could cause the interest on the Bonds to become taxable retroactively to the date of issuance.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included in gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the District with such requirements, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result. Existing Law is subject to change by Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the District with respect to the Bonds or the property financed or refinanced with proceeds of the Bonds. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The Initial Purchaser has represented that the initial public offering price to be paid for one or more maturities of the Bonds is less than the principal amount thereof or one or more periods for the payment of interest on the Bonds is not equal to the accrual period or is in excess of one year (the "Original Issue Discount Bonds"). The difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond constitutes original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. All owners of Original Issue Discount Bonds should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of the treatment of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such Original Issue Discount Bonds.

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on Existing Law, which is subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Interest on the Bonds will be includable as an adjustment for "adjusted current earnings" to calculate the alternative minimum tax imposed on corporations by section 55 of the Code. Section 55 of the Code imposes a tax equal to 20 percent for corporations, or 26 percent for noncorporate taxpayers (28 percent for taxable income exceeding \$175,000), of the taxpayer's "alternative minimum taxable income," if the amount of such alternative minimum tax is greater than the taxpayer's regular income tax for the taxable year.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

State, Local and Foreign Taxes

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

Qualified Tax-Exempt Obligations for Financial Institutions

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer's taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a "financial institution" allocable to tax-exempt obligations, other than "private activity bonds," that are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any "on-behalf of" and "subordinate" issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term "financial institution" as any "bank" described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to "qualified tax-exempt obligations" provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a "bank," as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase "qualified tax-exempt obligations" shall be reduced by twenty-percent (20%) as a "financial institution preference item."

The District will designate the Bonds as "qualified tax-exempt obligations" within the meaning of section 265(b) of the Code. In furtherance of that designation, the District has covenanted to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as "qualified tax-exempt obligations." **Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the Internal Revenue Service could take a contrary view. If the Internal Revenue Service takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the \$10,000,000 limitation and the Bonds would not be "qualified tax-exempt obligations."**

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has made the following agreement for the benefit of the registered and beneficial owners. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified material events, to certain information vendors. This information will be available to securities brokers and others who subscribe to receive the information from the vendors.

Annual Reports

The District will provide certain updated financial information and operating data to certain information vendors annually. The information to be updated includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement under Tables 1 through 12 and in Appendix A. The District will update and provide this information within six months after the end of each fiscal year ending in or after 2007. The District will provide the updated information to each nationally recognized municipal securities information repository ("NRMSIR") and to any state information depository ("SID") that is designated by the State of Texas and approved by the staff of the United States Securities and Exchange Commission (the "SEC").

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 (the "Rule"). The updated information will include audited financial statements, if it is completed by the required time. If audited financial statements are not available by the required time, the District will provide unaudited financial statements and audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix A or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District's current fiscal year end is September 30, 2007. Accordingly, it must provide updated information by March 30, in each year, commencing after 2007 unless the District changes its fiscal year. If the District changes its fiscal year, it will notify each NRMSIR and any SID of the change.

Material Event Notices

The District will also provide timely notices of certain events to certain information vendors. The District will provide notice of any of the following events with respect to the Bonds, if such event is material to a decision to purchase or sell Bonds: (i) principal and interest payment delinquencies; (ii) non-payment related defaults; (iii) unscheduled draws on debt service reserves reflecting financial difficulties; (iv) unscheduled draws on credit enhancements reflecting financial difficulties; (v) substitution of credit or liquidity providers, or their failure to perform; (vi) adverse tax opinions or events affecting the tax-exempt status of the Bonds; (vii) modifications to rights of Registered Owners; (viii) Bond calls; (ix) defeasances; (x) release, substitution, or sale of property securing repayment of the Bonds; and (xi) rating changes. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under "Annual Reports". The District will provide each notice described in this paragraph to any SID and to either each NRMSIR or the Municipal Securities Rulemaking Board ("MSRB").

The Municipal Advisory Council of Texas has also received SEC approval to operate, and has begun to operate, a "central post office" for information filings made by municipal issuers, such as the District, which then transmits the filed information to the NRMSIRs and the appropriate SID. This central post office can be accessed and utilized at www.DisclosureUSA.com ("Disclosure USA"). The District may utilize for the filing of information related to the Bonds.

Availability of Information from NRMSIRs and SID

The District has agreed to provide the foregoing information only to NRMSIRs and any SID. The information will be available to registered owners only if the registered owners comply with the procedures and pay the charges established by such information vendors or obtain the information through securities brokers who do so.

The Municipal Advisory Council of Texas has been designated by the State as a SID, and the SEC staff has determined that it is a qualified SID. The address of the Municipal Advisory Council is 600 West 8th Street, P.O. Box 2177, Austin, Texas 78768-2177, its telephone number is 512/476-6947, and its world-wide web address is www.mactexas.com.

The Municipal Advisory Council of Texas has also received SEC approval to operate, and has begun to operate, a "central post office" for information filings made by municipal issuers, such as the District, which then transmits the filed information to the NRMSIRs and the appropriate SID. This central post office can be accessed and utilized at www.DisclosureUSA.com ("Disclosure USA"). The District may elect to utilize Disclosure USA for the filing of information related to the Bonds.

Limitations and Amendments

The District has agreed to update information and to provide notices of material events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although registered owners may seek a writ of mandamus to compel the District to comply with its agreement.

This continuing disclosure agreement may be amended by the District from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if (i) the provisions, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (ii) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Order that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the District (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Holders and beneficial owners of the Bonds. The District may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

Compliance with Prior Undertakings

The District has complied in all material respects with its continuing disclosure agreement entered into in connections with the Outstanding Bonds made in accordance with SEC Rule 15c2-12 in connection with its Outstanding Bonds.

FINANCIAL ADVISOR

The Official Statement was compiled and edited under the supervision of Southwest Securities (the "Financial Advisor"), which firm was employed in 1997 as Financial Advisor to the District. The fees paid the Financial Advisor for services rendered in connection with the issuance and sale of the Bonds are based on a percentage of the Bonds actually issued, sold and delivered, and therefore such fees are contingent on the sale and delivery of the Bonds. The Financial Advisor has requested the right to bid on the Bonds, and the District has given its consent.

OFFICIAL STATEMENT

Preparation

The information in this Official Statement was compiled and edited by the Financial Advisor. In addition to compiling and editing such information, the Financial Advisor has obtained the information set forth herein under the captions indicated from the following sources:

"THE DISTRICT- Continental Homes of Austin, L.P., Village @ Northtown Ltd." and NWC Howard & I-35 Ltd. (collectively the "Developers"), Sam Jones Consulting, Inc. (the "Engineer"); "THE DEVELOPERS – Continental Homes, Village @ Northtown Ltd. and NWC Howard & I-35 Ltd."; "THE DISTRICT – City of Austin Consent Agreement" Armbrust & Brown, L.L.P.; "THE SYSTEM" - Engineer; "FINANCIAL STATEMENT" - Travis Central Appraisal District and Records of the District ("Records"); "ESTIMATED OVERLAPPING DEBT STATEMENT" - Municipal Advisory Council of Texas and Financial Advisor; "TAX DATA" and "THE SYSTEM - Water And Wastewater Operations" - Audits, Records and Tax Assessor/Collector; "PROJECTED DEBT SERVICE REQUIREMENTS" - Financial Advisor; "THE BONDS," "TAXING PROCEDURES," and "TAX MATTERS" - McCall, Parkhurst & Horton L.L.P.

Experts

In approving this Official Statement, the District has relied upon the following experts.

The Engineer: The information contained in the Official Statement relating to engineering matters and to the description of the System and, in particular, that information included in the sections entitled "THE DISTRICT" and "THE SYSTEM," has been provided by Sam Jones Consulting, Inc., and has been included in reliance upon the authority of said firm as experts in the field of civil engineering.

Appraisal District: The information contained in this Official Statement relating to the certified assessed valuation of property in the District and, in particular, such information contained in the section captioned "FINANCIAL STATEMENT," has been provided by the Travis Central Appraisal District, in reliance upon their authority as experts in the field of appraising and tax assessing.

Tax Assessor/Collector: The information contained in this Official Statement relating to tax collection rates, and principal taxpayers has been provided by Ms. Nelda Wells Spears in reliance upon her authority as an expert in the field of tax assessing and collecting.

Updating the Official Statement During Underwriting Period

If, subsequent to the date of the Official Statement to and including the date the Initial Purchaser is no longer required to provide an Official Statement to potential customers who request the same pursuant to Rule 15c2-12 of the federal Securities Exchange Act of 1934 (the "Rule") (the earlier of (i) 90 days from the "end of the underwriting period" (as defined in the Rule) and (ii) the time when the Official Statement is available to any person from a nationally recognized repository but in no case less than 25 days after the "end of the underwriting period"), the District learns or is notified by the Initial Purchaser of any adverse event which causes any of the key representations in the Official Statement to be materially misleading, the District will promptly prepare and supply to the Initial Purchaser a supplement to the Official Statement which corrects such representation to the reasonable satisfaction of the Initial Purchaser, unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds as described in the notice of sale accompanying this Official Statement. The obligation of the District to update or change the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser (the "end of the underwriting period" within the meaning of the Rule), unless the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers on or before such date, in which case the obligation to update or change the Official Statement will extend for an additional period of time of 25 days after all of the Bonds have been sold to ultimate customers. In the event the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers, the Initial Purchaser agrees to notify the District in writing following the occurrence of the "end of the underwriting period" as defined in the Rule.

Certification as to Official Statement

The District, acting by and through its Board of Directors in its official capacity in reliance upon the experts listed above hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements and descriptions pertaining to the District and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, description and statements concerning entities other than the District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof. Except as set forth in "CONTINUING DISCLOSURE OF INFORMATION" herein, the District has no obligation to disclose any changes in the affairs of the District and other matters described in this Official Statement subsequent to the "end of the underwriting period" which shall end when the District delivers the Bonds to the Initial Purchaser at closing, unless extended by the Initial Purchaser. All information with respect to the resale of the Bonds subsequent to the "end of the underwriting period" is the responsibility of the Initial Purchaser.

Annual Audits

Under Texas Law, the District must keep its fiscal records in accordance with generally accepted accounting principles. It must also have its financial accounts and records audited by a certified or permitted public accountant within 120 days after the close of each fiscal year of the District, and must file each audit report with the Commission within 135 days after the close of the fiscal year once the District has issued bonds or has assets or receipts in excess of \$100,000. Prior to selling bonds or having assets over \$100,000, the District is allowed under State law to file a financial report in lieu of an audit. Copies of each audit report must also be filed in the office of the District. The District's fiscal records and audit reports are available for public inspection during regular business hours, and the District is required by law to provide a copy of the District's audit reports to any registered owner or other member of the public within a reasonable time on request, upon payment of charges prescribed by the Texas General Services Commission.

This Official Statement was approved by the Board of Directors of Northtown Municipal Utility District, as of the date shown on the first page hereof.

/s/

Texana Kowis
President, Board of Directors

/s/

Brenda Richter
Secretary, Board of Directors

PHOTOGRAPHS

The following photographs were taken in the District in June, 2007. The homes shown in the photographs are representative of the type of construction presently located within the District, and these photographs are presented solely to illustrate such construction. The District makes no representation that any additional construction such as that as illustrated in the following photographs will occur in the District. See "THE DISTRICT."

APPENDIX A
Audited Financial Statement

The information contained in this appendix has been excerpted from the audited financial statements of Northtown Municipal Utility District for the fiscal year ended September 30, 2006. Certain information not considered to be relevant to this financing has been omitted; however, complete audit reports are available upon request.

APPENDIX B
Form of Bond Counsel Opinion

APPENDIX C

Bond Insurance Specimen

OFFICIAL NOTICE OF SALE

\$6,005,000

NORTHTOWN MUNICIPAL UTILITY DISTRICT
(A Political Subdivision of the State of Texas Located in Travis County, Texas)

UNLIMITED TAX AND REVENUE BONDS, SERIES 2007

Bids Due: _____, _____, 2007 at 10:30 A.M. C.D.S.T.

The Bonds are obligations solely of Northtown Municipal Utility District and are not obligations of the City of Austin, Texas; Travis County, Texas; the State of Texas or any entity other than the District.

THE DISTRICT WILL DESIGNATE THE BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.

THE SALE

Bonds Offered for Sale at Competitive Bidding . . . Northtown Municipal Utility District (the "District") is offering for sale \$6,005,000 Unlimited Tax and Revenue Bonds, Series 2007 (the "Bonds"). Bids may be submitted by either of three alternative procedures: (i) sealed written bids; (ii) electronic bids, or (iii) facsimile bids. Prospective bidders may select one of the three alternative bidding procedures in their sole discretion. Neither the District nor its Financial Advisor, Southwest Securities, assumes any responsibility or liability for a prospective bidding procedure.

The District and Southwest Securities assume no responsibility or liability with respect to any irregularities associated with the submission of electronic bids.

Southwest Securities will not be responsible for submitting any bids received after the deadline. For the purpose of determining compliance with any and all time deadlines set forth in this Official Notice of Sale, for all alternative bidding procedures, the official time shall be the time maintained only by the Parity Electronic Bid Submission System ("PARITY").

Procedure Number 1: Sealed, Written Bids Delivered in Person. . . . Sealed bids, plainly marked "Bid for Bonds," should be addressed to the "Board of Directors of Northtown Municipal Utility District", and if delivered in person, delivered to Cheryl Allen, Southwest Securities, 701 Brazos Street, Suite 400, Austin, Texas 78701, by 10:30 A.M., C.D.S.T., on the date of the bid opening. All bids must be submitted on the "Official Bid Form" without alteration or interlineations. Copies of the Official Bid Form accompany the Preliminary Official Statement.

Procedure Number 2: Electronic Bidding Procedures. . . . Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY between 9:30 A.M., C.D.S.T. and 10:30 A.M., C.D.S.T., on the date of the bid opening.

Subscription to the i-Deal LLC's BIDCOMP Competitive Bidding System is required in order to submit an electronic bid through PARITY. Further information about PARITY, including any fee charged, may be obtained from Dalcomp/Parity, 1359 Broadway, 2nd Floor, New York, New York 10018 attention: Eric Washington (212) 849-5021.

The District will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe to PARITY.

An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Bonds on the terms provided in this Official Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the District. Neither Southwest Securities nor the District shall be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of PARITY, the use of such facilities being the sole risk of the prospective bidder.

All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and the Official Bid Form. If any provisions of this Official Notice of Sale shall conflict with information provided by PARITY as the approved provider of electronic bidding services, this Official Notice of Sale shall control.

For information purposes only, bidders are requested to state in their electronic bids the true interest cost to the District, as described under "Basis of Award" below.

The District and Southwest Securities will not be responsible for submitting any bids received after the above deadlines.

Procedure Number 3: Bids by Facsimile . . . Bidders that choose to exercise the facsimile bidding options must submit their bid by facsimile on the date of the sale. Any bids received by facsimile will be attached to the signed Official Bid Form if previously submitted.

Facsimile bids to the attention of Cheryl Allen will be accepted at (512) 320-5865, between 9:30 A.M. and 10:30 A.M., C.D.S.T. on _____, _____, 2007.

The District and Southwest Securities are not responsible if such facsimile number is busy or malfunctioning which prevents a bid or bids from being submitted on a timely basis. **The District and Southwest Securities will not be responsible for submitting any bids received after the above deadlines.** The District and Southwest Securities assume no responsibility or liability with respect to any irregularities associated with the submission of bids if the facsimile bid options are exercised.

Signed Official Bid Forms . . . The bidder whose bid is the winning bid in accordance with this Notice of Sale will be notified immediately and, if it has not previously done so, the winning bidder must submit a fax of a Signed Official Bid Form in connection with the sale on _____, 2007 to Cheryl Allen, Southwest Securities, (512) 320-5865.

Place and Time of Bid Opening . . . The Board will publicly review bids for the purchase of the Bonds at the designated meeting place outside the boundaries of the District, at Armbrust & Brown, L.L.P., 100 Congress Avenue, Suite 1300, Austin, Texas 78701 at 12:00 Noon, C.D.S.T.

Award of Bonds . . . The District will take action to award the Bonds or reject all bids promptly upon the opening of bids. Upon awarding the Bonds, the District will also adopt the resolution authorizing issuance of the Bonds (the "Bond Resolution") and will approve the Official Statement, which will be an amended form of the Preliminary Official Statement. Sale of the Bonds will be made subject to the terms, conditions and provisions of the Bond Resolution to which Bond Resolution reference is hereby made for all purposes. The District reserves the right to reject any and all bids and to waive any and all irregularities, except time of filing.

Withdrawal of the Bids . . . Any bid may be withdrawn by an authorized representative of the bidder at any time prior to the time set for receipt of bids. Thereafter, all bids shall remain firm for three hours after the time for receipt of the bids. The award of or rejection of bids will occur within this time period.

Extension of Sale Date . . . The District reserves the right to extend the date and/or time for the receipt of bids by giving notice, by Bond Buyer Wire Service, and by posting a notice at the place established for receipt of bids, not later than 3:00 PM, C.D.S.T, on _____, _____, 2007, of the new date and time for receipt of bids. Such notice shall be considered an amendment to this Official Notice of Sale.

THE BONDS

Description of Bonds . . . The Bonds will be dated October 1, 2007 and interest on the Bonds will be payable March 1, 2008, and semiannually thereafter on March 1 and September 1 until maturity or earlier redemption, and will be calculated on the basis of a 360-day year of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company New York, New York, ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent/registrar for the Bonds is Wells Fargo Bank, N.A. (the "Paying Agent").

The Bonds mature serially on September 1 in the years and amounts shown below.

Principal Amount	Year of Maturity	Principal Amount	Year of Maturity
\$ 150,000	2008	\$ 250,000	2020
150,000	2009	275,000	2021
150,000	2010	275,000	2022
175,000	2011	300,000	2023
175,000	2012	325,000	2024
175,000	2013	325,000	2025
200,000	2014	350,000	2026
200,000	2015	375,000	2027
225,000	2016	400,000	2028
225,000	2017	400,000	2029
225,000	2018	430,000	2030
250,000	2019		

The District reserves the right to redeem prior to maturity those Bonds maturing on September 1 in each of the years 2015 through 2030, both inclusive, in whole or from time to time in part on September 1, 2014, or any date thereafter, in integral multiples of \$5,000 at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. If less than all of the Bonds are to be redeemed, the particular Bonds thereof shall be selected and designated by the District, and if less than all of the Bonds within a maturity are redeemed, the particular Bonds or portions thereof to be redeemed shall be selected by the Paying Agent by lot.

Bidders have the right to designate one or more maturity dates for the Bonds on or after September 1, 2028 as serial or term bonds; however, no more than three dates can be designated as maturity dates for term bonds. No maturity of any serial bond shall be scheduled

to occur on or after the date of the first sinking fund installment on any term bond. No sinking fund installment with respect to any term bond shall be due on or prior to the date of the final maturity of any earlier maturity term bond. The amount of term bonds, if any, maturing on each maturity date shall be equal to the sum of (1) the installment specified above for such maturity date and (2) the installments specified above preceding such date (and subsequent to any earlier final maturity date of another specified term bond, and the term bonds of such maturity shall be retired utilizing such installments and sinking fund installments at par plus accrued interest). If and to the extent the successful bidder specifies for the Bonds a maturity date or dates of September 1, 2028 and consecutive subsequent years, the District will issue such Bonds as serial bonds maturing on such date or dates in amounts in accordance with the foregoing respective schedules. The balance of such Bonds, if any, shall be issued as term bonds as designated by the successful bidder.

Successor Paying Agents . . . The Paying Agent may be removed from its duties as Paying Agent with or without cause by action of the Board of Directors of the District upon thirty (30) days notice to be effective at such time which will not disrupt orderly payment on the next principal or interest payment date, but no such removal shall become effective until a successor Paying Agent has accepted the duties of the Paying Agent by written instrument. Every Paying Agent appointed by the Board of Directors must be a competent and legally qualified bank, trust company, financial institution or other agency qualified to act as and perform the services as Paying Agent.

Source of Payment . . . The Bonds, when issued, will constitute valid and binding obligations of the District payable as to principal and interest from the proceeds of a continuing, direct, annual ad valorem tax levied against taxable property located within the District, without legal limitation as to rate or amount.

Other Terms and Covenants . . . Other terms of the Bonds and various covenants of the District contained in the Bond Resolution under which the Bonds are to be issued are described in the Preliminary Official Statement, to which reference is made for all purposes.

Book-Entry-Only System . . . The District intends to utilize the Book-Entry-Only System of The Depository Trust Company ("DTC"). See "BOOK-ENTRY-ONLY SYSTEM" in the Official Statement.

Municipal Bond Rating and Insurance . . . Moody's Investor Service ("Moody's") and Standard & Poor's Corporation, a division of The McGraw-Hill Companies, Inc. ("S&P") have assigned underlying ratings of "____" and "____," respectively, to the Bonds. The District has made applications for an insurance policy insuring the timely payment of the principal of and interest on the Bonds from several municipal bond insurance companies. The purchase of such insurance and the payment of all associated costs will be at the option and expense of the Initial Purchaser.

CONDITIONS OF SALE

Types of Bids and Interest Rates . . . The Bonds will be sold in one block, all or none, and no bid of less than 97% of par value plus accrued interest to the date of delivery will be considered. Bidders must specify the rate or rates of interest the Bonds will bear, but no bid which results in a net effective interest rate as defined by Chapter 1204, Government Code, as amended (the IBA method), of more than ____% will be considered. The difference between the highest interest rate bid and the lowest interest rate bid shall not exceed 2%. Interest rates must be in multiples of 1/8th or 1/20th of 1%. Any number of interest rates and rate changes may be named, but graduating or declining interest rates within a maturity, split interest rates within a maturity, or supplemental or zero interest rates will not be acceptable.

Basis of Award . . . For the purpose of awarding sale of the Bonds, the total interest cost of each bid will be computed by determining, at the rate or rates specified, the total dollar value of all interest on the Bonds from the date thereof to their respective maturities and adding thereto the dollar amount of the discount bid, if any, or deducting therefrom the premium bid, if any. Subject to the right of the District to reject any or all bids, the Bonds will be awarded to the bidder whose bid, based on the above computation, produces the lowest interest cost to the District. In the event of mathematical discrepancies between the interest rates and the interest cost determined therefrom, as both appear on the "Official Bid Form," the bid will be determined solely from the interest rates shown on the "Official Bid Form."

Good Faith Deposit . . . Each bid must be accompanied by a Bank cashier's check payable to the order of "Northtown Municipal Utility District" in the amount of \$120,100 which is 2% of the par value of the Bonds. The check will be considered as a Good Faith Deposit, and the check of the successful bidder (the "Initial Purchaser") will be retained uncashed by the District until the Bonds are delivered. Upon payment for and delivery of the Bonds, the Good Faith Deposit will be returned to the Initial Purchaser uncashed. If the Initial Purchaser should fail or refuse to make payment for or accept delivery of the Bonds in accordance with its bid, then the check will be cashed and accepted by the District as full and complete liquidated damages. Such check may accompany the Official Bid Form or it may be submitted separately. If submitted separately, it shall be made available to the District prior to the opening of the bids and shall be accompanied by instructions from the bank on which it is drawn which authorize its use as a Good Faith Deposit. The checks of the unsuccessful bidders will be returned immediately after bids are opened and sale of the Bonds has been awarded.

Financial Advisor's Reservation of Rights . . . The District's Financial Advisor, Southwest Securities, has requested the right to bid on the Bonds, and the District has given its consent.

OFFICIAL STATEMENT

By accepting the winning bid, the District agrees to the following representations and covenants to assist the Initial Purchaser in complying with Rule 15c2-12 of the Securities and Exchange Commission ("SEC").

Final Official Statement . . . The District has prepared the accompanying Preliminary Official Statement for dissemination to potential purchasers of the Bonds, but will not prepare any other document or version for such purpose except as described below. The District will be

responsible for completing the Official Statement by inserting the interest rates bid, the purchase price bid, the ratings assigned to the Bonds (if not currently included) if applicable, the purchase of municipal bond insurance, if any, the initial public offering yields as set forth in the Official Bid Form, or otherwise supplied by the Initial Purchaser, and for preparing and inserting the final debt service schedule. The District does not intend to amend or supplement the Official Statement otherwise, except to take into account certain subsequent events, if any, as described below. Accordingly, the District deems the accompanying Preliminary Official Statement to be final as of its date, within the meaning of SEC Rule 15c2-12(b)(1), except for the omission of the foregoing items. By delivering the final Official Statement or any amendment or supplement thereto in the requested quantity to the Initial Purchaser on or after the sale date, the District represents the same to be complete as of such date, within the meaning of SEC Rule 15c2-12(e)(3). Notwithstanding the foregoing, the only representations concerning the absence of material misstatements or omissions from the Official Statement which are or will be made by the District are those described in the Official Statement under "OFFICIAL STATEMENT - Certification as to Official Statement."

Changes to Official Statement During Underwriting Period . . . If, subsequent to the date of the Official Statement to and including the date the Initial Purchaser is no longer required to provide an Official Statement to potential customers who request the same pursuant to 15c2-12 of the Federal Securities Exchange Act of 1934 (the "Rule") (the earlier of (i) 90 days from the "end of the underwriting period" (as defined in the Rule) and (ii) the time when the Official Statement is available to any person from a nationally recognized repository but in no case less than 25 days after the "end of the underwriting period"), the District learns or is notified by the Initial Purchaser of any adverse event which causes any of the key representations in the Official Statement to be materially misleading, the District will promptly prepare and supply to the Initial Purchaser a supplement to the Official Statement which corrects such representation to the reasonable satisfaction of the Initial Purchaser, unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds as described below. See "DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS - Delivery." The obligation of the District to update or change the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser (the "end of the underwriting period" within the meaning of the Rule), unless the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers on or before such date, in which case the obligation to update or change the Official Statement will extend for an additional period of time of 25 days after all of the Bonds have been sold to ultimate customers. In the event the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers, the Initial Purchaser agrees to notify the District in writing following the occurrence of the "end of the underwriting period" as defined in the Rule.

Delivery of Official Statements . . . The District will furnish to the Initial Purchaser (and to each other participating underwriter of the Bonds, within the meaning of SEC Rule 15c2-12(a), designated by the Initial Purchaser), within seven (7) business days after the sale date, the aggregate number of Official Statements requested but not in excess of 250 copies. The District will also furnish to the Initial Purchaser a like number of any supplement or amendment prepared by the District for dissemination to potential purchasers of the Bonds as described above in "OFFICIAL STATEMENT - Changes to Official Statement During Underwriting Period" as well as such additional copies of the Official Statement or any supplement or amendment as the Initial Purchaser may request prior to the 25th day after the "end of the underwriting period" within the meaning of the Rule. The District will pay the expense of preparing up to 250 copies of the Official Statement and all copies of any supplement or amendment issued on or before the delivery date, but the Initial Purchaser must pay for all other copies of the Official Statement or any supplement or amendment thereto.

Rule G-36 Requirements . . . It is the responsibility of the Initial Purchaser to comply with the Municipal Securities Rulemaking Board's Rule G-36 within the required time frame. The Initial Purchaser must send two copies of the "Official Statement" along with two complete Form G-36's to the appropriate address.

DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS

Delivery . . . The Bonds will be tendered to the Initial Purchaser as a single typewritten, photocopied or otherwise reproduced bond in fully registered form in the aggregate principal amount of \$6,005,000 payable in installments to the Initial Purchaser or its representative as designated in the Official Bid Form, manually signed by the President and Secretary of the Board of Directors, or executed by the facsimile signatures of the President and Secretary of the Board of Directors, and approved by the Attorney General of the State and registered and manually signed by the Comptroller of Public Accounts of the State of Texas. Initial delivery will be at the designated office for payment of the Paying Agent in Austin, Texas. Payment for the Bonds must be made in immediately available funds for unconditional credit to the District, or as otherwise directed by the District. The Initial Purchaser will be given five business days' notice of the time fixed for delivery of the Bonds. It is anticipated that initial delivery can be made on or about _____, _____, 2007, and it is understood and agreed that the Initial Purchaser will accept delivery and make payment for the Bonds not later than 10:00 a.m., C.D.S.T., on _____, _____, 2007 or thereafter on the date the Bonds are tendered for delivery up to and including _____, _____, 2007. If for any reason the District is unable to make delivery on or before _____, _____, 2007, then the District shall immediately contact the Initial Purchaser and offer to allow the Initial Purchaser to extend his offer for an additional thirty (30) days. If the Initial Purchaser does not elect to extend their offer within five (5) business days thereafter, then the Good Faith Deposit will be returned, and both the District and the Initial Purchaser shall be relieved of any further obligation.

DTC Definitive Bonds . . . The Bonds will be issued in book-entry-only form and registered in the name of Cede & Co. as the nominee for DTC. All reference herein and in the Official Statement to the bondholders or registered owners of the Bonds shall mean Cede & Co. and not the beneficial owners of the Bonds. Purchases of beneficial interests in the Bonds will be made in book-entry form in the denomination of \$5,000 principal amounts or any integral multiple thereof. Under certain limited circumstances, the District may determine to forego immobilization of the Bonds at DTC, or another securities depository, in which case, such beneficial interests would become exchangeable for definitive printed obligations of like principal amount.

CUSIP Numbers . . . It is anticipated that CUSIP identification numbers will be printed or otherwise reproduced on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Initial

Purchaser to accept delivery of and pay for the Bonds in accordance with the terms of this Notice of Sale and the terms of the Official Bid Form. All expenses in relation to the printing of CUSIP numbers on the Bonds shall be paid by the District. However, the CUSIP Service Bureau charge for the assignment of the numbers shall be the responsibility of and shall be paid for by the Initial Purchaser.

Conditions to Delivery . . . The obligation of the Initial Purchaser to take up and pay for the Bonds is subject to the Initial Purchaser's receipt of the legal opinion of the Attorney General of Texas and the legal opinion of Freeman & Corbett, L.L.P., Austin, Texas, Bond Counsel for the District ("Bond Counsel"), the no-litigation certificate, all described below, and the non-occurrence of the events described below under "No Material Adverse Change" and no appeal of the TCEQ order. See "TCEQ Approval" below. In addition, if the District fails to comply with its obligations under "OFFICIAL STATEMENT" above, the Initial Purchaser may terminate its contract to purchase the Bonds by delivering written notice to the District within five (5) days thereafter.

Legal Opinions . . . The District will furnish the Initial Purchaser a transcript of certain proceedings held incident to the authorization and issuance of the Bonds, including a certified copy or original of the approving opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Bonds are valid and binding obligations of the District, payable from the proceeds of an annual ad valorem tax levied, without limit as to rate or amount, upon all taxable property within the District and further payable from and secured by a pledge of certain net revenues, if any, the District receives in connection with the System. The District also will furnish the legal opinion of McCall, Parkhurst & Horton L.L.P. Bond Counsel, to the effect that, based upon an examination of such transcript, (1) the Bonds are valid and legally binding obligations of the District payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity, (2) the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes, without limitation as to rate or amount, against taxable property within the District and (3) pursuant to the Internal Revenue Code of 1986, (the "Code") then in effect and existing regulations, published rulings, and court decisions thereunder and assuming continuing compliance by the District with the provisions of the Bond Resolution, the interest on the Bonds is excludable from the gross income, and will not be subject to the alternative minimum tax on individuals for federal income tax purposes. The statutes, regulations, rulings, and court decisions on which such opinion is based are subject to change. Neither the opinion of the Attorney General nor the opinion of Bond Counsel will express any opinion or make any comment with respect to the sufficiency of the security for or the marketability of the Bonds.

The opinion of Bond Counsel is expected to be reproduced on the back panel of the definitive Bonds over a certification by the facsimile signature of the Secretary of the Board attesting that such reproduction is a true and correct copy of the original opinion. The failure to print such legal opinion on any Bond shall not constitute cause for a failure or refusal by the Initial Purchaser to accept delivery of and pay for the Bonds.

Certification of Issue Price . . . In order to provide the District with information required to enable it to comply with certain conditions of the Internal Revenue Code of 1986, as amended, relating to the exemption of interest on the Bonds from the gross income of their owners, the Initial Purchaser will be required to complete, execute, and deliver to the District (on or before the date of delivery of the Bonds) a certification as to the "issue price" of the Bonds substantially in the form accompanying this "Notice of Sale" of the Bonds. In the event the successful bidder will not re-offer the Bonds for sale or is unable to sell a substantial amount of the Bonds of any maturity by the date of delivery, such certificate may be modified in a manner approved by the District and Bond Counsel. Each bidder, by submitting its bid, agrees to complete, execute, and deliver such a certificate by the date of delivery of the Bonds, if its bid is accepted by the District. It will be the responsibility of the Initial Purchaser to institute such syndicate reporting requirements, to make such investigation, or otherwise to ascertain the facts necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Bond Counsel. In no event will the District fail to deliver the Bonds as a result of the Initial Purchaser's inability to sell a substantial amount of the Bonds at a particular price prior to delivery.

Qualified Tax-Exempt Obligations for Financial Institutions . . . Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible by such taxpayer in determining taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer which is a "financial institution" allocable to tax-exempt obligations, other than "private activity bonds," which are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any subordinate issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term "financial institution" as referring to any corporation described in section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business which is subject to federal or state supervision as a financial institution.

The District will designate the Bonds as "qualified tax-exempt obligations" within the meaning of section 265(b) of the Code. In furtherance of that designation, the District will covenant to take such action which would assure or to refrain from such action which would adversely affect the treatment of the Bonds as "qualified tax-exempt obligations." Potential purchasers should be aware that if the issue price to the public (or, in the case of discount bonds, the amount payable at maturity) exceeds \$10,000,000, then such obligations might fail to satisfy the \$10,000,000 limitation and the obligations would not be "qualified tax-exempt obligations."

No Material Adverse Change . . . The obligations of the District to deliver the Bonds and of the Initial Purchaser to accept delivery of and pay for the Bonds are subject to the condition that at the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition of the District from those set forth in or contemplated by the "Preliminary Official Statement" as it may have been supplemented or amended through the date of sale.

No-Litigation Certificate . . . On the date of delivery of the Bonds to the Initial Purchaser, the District will deliver to the Initial Purchaser a certificate, as of the same date, to the effect that to the best of the District's knowledge no litigation of any nature is pending or, to the best of the certifying officers' knowledge or belief, threatened against the District, contesting or affecting the Bonds; restraining or enjoining the

authorization, execution, or delivery of the Bonds; affecting the provision made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds; or affecting the validity of the Bonds or the title of the present officers and directors of the District.

TCEQ Approval . . . The Texas Commission on Environmental Quality ("TCEQ") approved the issuance of the Bonds by an order dated August 7, 2007. Pursuant to State law, certain interested parties have 30 days from the date of the TCEQ Order to appeal such action. Delivery of the Bonds is conditioned upon no appeal being filed on the TCEQ Order.

CONTINUING DISCLOSURE

The District will agree in the Bond Resolution to provide certain periodic information and notices of material events in accordance with the Rule, as described in the Preliminary Official Statement under "CONTINUING DISCLOSURE OF INFORMATION." The Initial Purchaser's obligation to accept and pay for the Bonds is conditioned upon delivery to the Initial Purchaser or its agent of a certified copy of the Bond Resolution containing the agreement described under such heading.

GENERAL CONSIDERATIONS

Future Registration . . . The Bonds are transferred, registered and exchanged only on the registration books of the Paying Agent, and such registration shall be at the expense of the District though the District or Paying Agent may require payment by an owner of the Bonds requesting a transfer or exchange of Bonds of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of any Bond. A Bond may be transferred or exchanged upon surrender to the Paying Agent accompanied by a written instrument of transfer acceptable to the Paying Agent duly executed by the registered owner thereof or his attorney duly authorized in writing. Upon surrender for transfer of any Bond to the Paying Agent, the District shall execute and the Paying Agent shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of the same stated maturity and of any authorized denomination, and of a like aggregate principal amount.

Record Date . . . The record date ("Record Date") for the interest payable on any interest payment date means the close of business on the fifteenth (15th) calendar day of the month (whether or not a business day) next preceding such interest payment date.

Record Date for Bonds to be Redeemed . . . Neither the District nor the Paying Agent shall be required (1) to issue, transfer, or exchange any Bond during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal on interest payment date or (2) to transfer or exchange, in whole or in part, any Bond or any portion thereof selected for redemption prior to maturity, within forty-five (45) calendar days prior to its redemption date.

Investment Considerations . . . The Bonds involve certain Investment Considerations and all prospective bidders are urged to examine carefully the Preliminary Official Statement with respect to the Investment Considerations associated with the Bonds. Particular attention should be given to the information set forth therein under the caption "INVESTMENT CONSIDERATIONS."

Reservation of Rights . . . The District reserves the right to reject any and all bids and to waive any and all irregularities, except time of filing.

Not an Offer to Sell . . . This Official Notice of Sale does not alone constitute an offer to sell the Bonds but is merely notice of sale of the Bonds. The invitation for bids on the Bonds is being made by means of this Official Notice of Sale, the Preliminary Official Statement and the Official Bid Form

Registration and Qualification Under Securities Laws . . . The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder; the Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions.

By submission of a bid, the Initial Purchaser represents that its sale of the Bonds in states other than Texas will be made only pursuant to exemptions from registration or qualification or, where necessary, the Initial Purchaser will register and qualify the Bonds in accordance with the securities laws of any jurisdiction which so requires. The District agrees to cooperate, at the Initial Purchaser's written request and expense, in registering or qualifying the Bonds, or in obtaining exemption from registration or qualification, in any state where such action is necessary, provided that the District shall not be required to file a general or special consent to service of process in any jurisdiction.

Copies of Documents . . . Copies of the Official Notice of Sale, the Preliminary Official Statement, the Official Bid Form, Audits, and the pro forma Bond Resolution may be obtained at the offices of Southwest Securities, 701 Brazos Street, Suite 400, Austin, Texas 78701, Financial Advisor to the District.

Texana Kowis
President,
Board of Directors

DATE: _____, 2007

OFFICIAL BID FORM

President and Board of Directors
Northtown Municipal Utility District
c/o Southwest Securities
701 Brazos, Suite 400
Austin, Texas 78701

Directors:

We have read in detail the Official Notice of Sale and Preliminary Official Statement of Northtown Municipal Utility District (the "District") relating to its \$6,005,000 Unlimited Tax and Revenue Bonds, Series 2007 (the "Bonds"), which by reference are made a part hereof. We recognize the special Investment Considerations involved in these securities, and have made such inspections and investigations as we deem necessary in order to evaluate the investment quality of the Bonds. Accordingly, we offer to purchase the District's legally issued Bonds, upon the terms and conditions set forth in the Bond Resolution, the Official Notice of Sale and the Preliminary Official Statement, for a cash price of \$_____ (which represents _____% of par value) plus accrued interest to the date of delivery of the Bonds to us, provided such Bonds mature September 1 and bear interest in each year at the following rates:

Maturity (September 1)	Amount	Interest Rate	Maturity (September 1)	Amount	Interest Rate
2008	\$ 150,000		2020*	\$ 250,000	
2009	150,000		2021*	275,000	
2010	150,000		2022*	275,000	
2011	175,000		2023*	300,000	
2012	175,000		2024*	325,000	
2013	175,000		2025*	325,000	
2014	200,000		2026*	350,000	
2015*	200,000		2027*	375,000	
2016*	225,000		2028*	400,000	
2017*	225,000		2029*	400,000	
2018*	225,000		2030*	430,000	
2019*	250,000				

* The District reserves the right to redeem, prior to maturity, those Bonds maturing September 1, 2015 through 2030, both inclusive in whole or from time to time in part on September 1, 2014 or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption.

Our calculation (which is not a part of this bid) of the interest cost from the above bid is:

Total Interest Cost \$ _____

Plus: Cash Discount \$ _____

Net Interest Cost..... \$ _____

Net Effective Interest Rate %

The mandatory sinking fund installments checked above, if any, shall be applied for the redemption of term bonds maturing as follows:

Term Bond Maturity Date September 1	Year of First Mandatory Redemption	Principal Amount of Term Bond	Interest Rate
_____	_____	_____	_____ %
_____	_____	_____	_____ %
_____	_____	_____	_____ %

The initial bonds shall be registered in the name of _____ (syndicate manager). We will advise the office of _____, the Registrar, on forms to be provided by the Registrar, of our registration instructions at least five business days prior to the date set for initial delivery of Bonds on the closing date. We will not ask the Registrar to accept any registration instructions after the five day period for delivery of Bonds on the closing date.

Cashier's Check No. _____, issued by _____ Bank, _____, Texas and payable to your order in the amount of \$_____ (is attached hereto) (has been made available to you prior to the opening of this bid) as the Good Faith Deposit for disposition in accordance with the terms and conditions set forth in the Official Notice of Sale. Should we fail or refuse to make payment for

the Bonds in accordance with the terms and conditions of such Official Notice of Sale, such check shall be cashed and the proceeds retained as complete liquidated damages against us. We hereby represent that sale of the Bonds in states other than Texas will be made only pursuant to exemptions from registration or qualification and that, where necessary, we will register or qualify the Bonds in accordance with the securities laws of the states in which the Bonds are offered or sold.

The undersigned agrees to complete, execute, and deliver to the District, by the date of delivery of the Bonds, a certificate relating to the "issue price" of the Bonds in the form and to the effect attached to or accompanying the Official Notice of Sale, with such changes thereto as may be acceptable to the District. The undersigned further agrees to provide in writing the initial reoffering prices and other term, if any, to Southwest Securities by the close of the next business day after the award.

(Syndicate members, if any)

Respectfully submitted,

By: _____

(Authorized Representative)

Phone Number: _____

ACCEPTANCE CLAUSE

The above and foregoing bid is hereby accepted by Northtown Municipal Utility District this _____ day of _____, 2007.

ATTEST:

Secretary, Board of Directors

President, Board of Directors

BOND YEARS

Interest Accrues From: October 1, 2007

Due: September 1

Year	Amount	Bond Years	Cumulative Bond Years	Year
2008	\$ 150,000	137.5000	137.5000	2008
2009	150,000	287.5000	425.0000	2009
2010	150,000	437.5000	862.5000	2010
2011	175,000	587.5000	1,450.0000	2011
2012	175,000	860.4167	2,310.4167	2012
2013	175,000	1,035.4167	3,345.8333	2013
2014	200,000	1,210.4167	4,556.2500	2014
2015	200,000	1,583.3333	6,139.5833	2015
2016	225,000	1,783.3333	7,922.9167	2016
2017	225,000	2,231.2500	10,154.1667	2017
2018	225,000	2,456.2500	12,610.4167	2018
2019	250,000	2,681.2500	15,291.6667	2019
2020	250,000	3,229.1667	18,520.8333	2020
2021	275,000	3,479.1667	22,000.0000	2021
2022	275,000	4,102.0833	26,102.0833	2022
2023	300,000	4,377.0833	30,479.1667	2023
2024	325,000	5,075.0000	35,554.1667	2024
2025	325,000	5,822.9167	41,377.0833	2025
2026	350,000	6,147.9167	47,525.0000	2026
2027	375,000	6,970.8333	54,495.8333	2027
2028	400,000	7,843.7500	62,339.5833	2028
2029	400,000	8,766.6667	71,106.2500	2029
2030	430,000	9,166.6667	80,272.9167	2030

Total Bond Years: 80,272.9167
Average Maturity: 13.367680 years

CERTIFICATE OF ISSUE PRICE

The undersigned hereby certifies with respect to the sale of the Northtown Municipal Utility District Unlimited Tax and Revenue Bonds, Series 2007 (the "Bonds"), issued in the aggregate principal amount of \$6,005,000, as follows:

1. The undersigned is the duly authorized representative of the purchaser (the "Purchaser") of the Bonds from Northtown Municipal Utility District (the "Issuer").
2. All of the Bonds have been offered to members of the public in a bona fide initial offering. For purposes of this Certificate, the term "public" does not include any bondhouses, brokers, dealers, and similar persons or organizations acting in the capacity of underwriters or wholesalers (including the Purchaser or members of the selling group or persons that are related to, or controlled by, or are acting on behalf of or as agents for the undersigned or members of the selling group).
3. Each maturity of the Bonds was offered to the public at a price which, on the date of such offering, was reasonably expected by the Purchaser to be equal to the fair market value of such maturity.
4. Other than the obligations set forth in paragraph 5 hereof (the "Retained Maturity" or "Retained Maturities"), the first price/yield at which a substantial amount (i.e., at least ten (10) percent) of the principal amount of each maturity of the Bonds was sold to the public is set forth below:

Principal Amount at Maturity	Maturity	Price / Yield	Principal Amount at Maturity	Maturity	Price / Yield
\$ 150,000	2008	_____	\$ 250,000	2020	_____
150,000	2009	_____	275,000	2021	_____
150,000	2010	_____	275,000	2022	_____
175,000	2011	_____	300,000	2023	_____
175,000	2012	_____	325,000	2024	_____
175,000	2013	_____	325,000	2025	_____
200,000	2014	_____	350,000	2026	_____
200,000	2015	_____	375,000	2027	_____
225,000	2016	_____	400,000	2028	_____
225,000	2017	_____	400,000	2029	_____
225,000	2018	_____	430,000	2030	_____
250,000	2019	_____			

5. In the case of the Retained Maturities, the Purchaser reasonably expected on the offering date to sell a substantial amount (i.e., at least ten (10) percent) of each Retained Maturity at the initial offering price/yield as set forth below:

Principal Amount at Maturity	Maturity	Price / Yield	Principal Amount at Maturity	Maturity	Price / Yield
\$ 150,000	2008	_____	\$ 250,000	2020	_____
150,000	2009	_____	275,000	2021	_____
150,000	2010	_____	275,000	2022	_____
175,000	2011	_____	300,000	2023	_____
175,000	2012	_____	325,000	2024	_____
175,000	2013	_____	325,000	2025	_____
200,000	2014	_____	350,000	2026	_____
200,000	2015	_____	375,000	2027	_____
225,000	2016	_____	400,000	2028	_____
225,000	2017	_____	400,000	2029	_____
225,000	2018	_____	430,000	2030	_____
250,000	2019	_____			

6. Please select the appropriate statement:

() The Purchaser will not purchase bond insurance for the Bonds.

() The Purchaser will purchase bond insurance from _____ (the "Insurer") for a fee/premium of \$_____ (the "Fee"). The Fee is a reasonable amount payable solely for the transfer of credit risk for the payment of debt service on the Bonds and does not include any amount payable for a cost other than such guarantee, e.g., a credit rating or legal fees. The Purchaser represents that the present value of the Fee for each obligation constituting the Bonds to which such Fee is properly allocated and which are insured thereby is less than the present value of the interest reasonably expected to be saved as a result of the insurance on each obligation constituting the Bonds. The Fee has been paid to a person who is not exempt from federal income taxation and who is not a user or related to the user of any proceeds of the Bonds. In determining present value for this purpose, the yield of the Bonds (determined with regard to the payment of the guarantee fee) has been used as the discount rate. No portion of the Fee is refundable upon redemption of any of the Bonds in an amount which would exceed the portion of such Fee that has not been earned.

7. The Purchaser understands that the statements made herein will be relied upon, by the Issuer in its effort to comply with the conditions imposed by the Internal Revenue Code of 1986, and by Bond Counsel in rendering their opinion that the interest on the Bonds is excludable from the gross income of the owners thereof.

EXECUTED AND DELIVERED this _____ day of _____, 2007.

(PURCHASER)

By: _____

Title: _____