



1 (3) establish substantial justice, equality, and uniformity in the amount  
2 assessed against each property owner for the benefits received and burdens  
3 imposed.  
4

5 (G) In each case, the property assessed is benefited by the services and  
6 improvements provided in the District.  
7

8 (H) The exclusion of certain property from assessment is reasonable because the  
9 excluded property will not receive a benefit from the District that is sufficient to  
10 justify an assessment and the exclusions promote efficient management of the  
11 District.  
12

13 (I) The procedures followed and apportionment of the cost of the services and  
14 improvements in the District comply with applicable law and the purpose for  
15 which the District was formed.  
16

17 (J) The assessments are based on the estimated buildout values of the individual  
18 properties within a parcel apportioned pro rata from the total estimated value of  
19 that parcel.  
20

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

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

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

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

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

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

1 **PART 5. Interest and Lien.**

2 (A) An assessment shown on Exhibit A:

- 3 (1) accrues interest at the rate of 0% from the effective date of this ordinance  
4 until January 31, 2018;
- 5 (2) accrues interest, penalties, and attorney's fees in the same manner as a  
6 delinquent ad valorem tax after January 31, 2018, until paid; and
- 7 (3) is a lien on the property shown in Exhibit A and the personal liability of  
8 the property owner.

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

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

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