

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4A

Frequently Asked Questions

What is Kendall County Water Control and Improvement District No. 4A?

Kendall County Water Control and Improvement District No. 4A (the "District") is a political subdivision of the State of Texas operating under the provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 51 of the Texas Water Code.

The District is part of the approximately 1,142 acre George's Ranch development located in Kendall County.

What is the Purpose of the District?

Pursuant to an agreement with the City, the City will be the retail provider of public water to residents within the District. The District will facilitate, finance, and maintain the public drainage and road facilities that serve the George's Ranch project, thus resulting in a higher quality community.

The District has and will continue to issue bonds to finance the construction of the water and drainage facilities and road improvements within the District. The District levies an annual property tax of \$0.75 to pay the District's operating costs and the outstanding debt on the bonds. This tax is levied on all property in the District based on the appraised value as determined by the Kendall Appraisal District.

Who Governs the District?

The District is governed by a board of directors consisting of five property owners. These directors are responsible for the on-going business of the District.

What about Taxes?

As no property within the District is within any city's limits, property owners in the District do not have to pay City property taxes. The annual property tax bill from the District replaces the City tax. Currently, the District's total tax rate is \$0.75 per \$100 assessed valuation. The District sends annual tax bills directly to residents. In addition, District residents must pay taxes to Kendall County, Boerne ISD and the Cow Creek Ground Water District, which entities are billed by the Kendall Appraisal District. Accordingly, District residents receive two separate tax bills for their property. The combined tax rate for George's Ranch residents is \$2.1286 per \$100 of assessed valuation. This rate includes:

Kendall County	\$0.3827
Boerne ISD	\$0.9909
Cow Creek GWD	\$0.0050
District	<u>\$0.7500</u>
Total Tax Rate	\$2.1286

What are the Current Single-Family Utility Rates within the District? Are there Additional Charges that I should be Aware of?

The City provides potable water, within the boundaries of the District. The City charges George's Ranch residents the "out-of-city" rates for potable water. Users should contact the City for further information regarding these services.

Pedernales Electric Cooperative (PEC) is the electric provider and GVTC is the telephone and internet provider. Users should contact PEC and GVTC for further information regarding these services.

What is the George's Ranch Homeowners Association, Inc.?

This is the name of the homeowner's association within George's Ranch and is a separate entity from the District. The purpose of this entity is to, among others, enforce deed restrictions, maintain the community recreation centers, and maintain the trails and other park and recreational facilities within George's Ranch. For questions relating to these items, please contact the Property Management Company as follows:

Goodwin & Company

<https://www.goodwintx.com/>

11950 Jollyville Rd. Austin, TX 78759

512-502-7500 (office)

210-447-5560 (direct)

Community Manager: Nicole Tufts esperanzamanager@goodwintx.com

General Assistance: info@goodwintx.com

Who Do You Contact For Additional Information?

City of Boerne: Phone: (830) 249-9511 Email: customersvc@boerne-tx.gov

PEC: Phone: (830) 868-7155 Web: www.pec.coop

GVTC: Phone: (830) 885-4411 Email: telephone@gvtc.com

KCWCID No. 4A: Phone: (713) 850-9000 Email: kugle@sklaw.us or abryan@sklaw.us

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