

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A
Frequently Asked Questions

What is Kendall County Water Control and Improvement District No. 2A?

Kendall County Water Control and Improvement District No. 2A (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 1,693 acre Esperanza development located in Kendall County within the extraterritorial jurisdiction of the City of Boerne, Texas (the "City").

What is the Purpose of the District?

Pursuant to an agreement with the City, the District was created to assist the City in providing water, sewer and drainage facilities and road improvements to the property within the District. The existence of the District facilitates the City's desire to have public water, sewer, drainage and road facilities to serve the Esperanza project, thus resulting in a higher quality community. The District will exist until the City annexes the District into the City's corporate boundaries.

The District has and will continue to issue bonds to finance the construction of the water, sewer and drainage facilities, road improvements and fire protection improvements within the District. The District levies an annual property tax of \$0.95 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 and facilitating comparable City services to land within 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 \$0.95 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 Esperanza residents is \$2.3429 per \$100 of assessed valuation. This rate includes:

Kendall County	\$0.3770
Boerne ISD	\$1.0109
Cow Creek GWD	\$0.0050
District	<u>\$0.9500</u>
Total Tax Rate	\$2.3429

District residents do not pay taxes to the City of Boerne.

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, reclaimed water, sanitary sewer, natural gas and solid waste and trash collection services within the boundaries of the District. The City charges Esperanza residents the "out-of-city" rates for potable water, sanitary sewer and natural gas services. The City charges Esperanza residents the "in-city" rates for reclaimed water and solid waste and trash collection services. 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 Esperanza Community Association, Inc.?

This is the name of the homeowner's association within Esperanza 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 Esperanza. 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)

830-336-4575 (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. 2A: Phone: (713) 850-9000 Email: kugle@sklaw.us or apellegrin@sklaw.us

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