

FILED  
9:39 a'clock  
A.M.  
C.G.

MAR 05 2025

CAUSE NO. 25-0488-0425

WILLIAMSON COUNTY, SIENA  
MUNICIPAL UTILITY DISTRICT NO. 1,  
and SIENA MUNICIPAL UTILITY  
DISTRICT NO. 2,  
*Plaintiffs,*

v.

THE CAMERON COUNTY HOUSING  
FINANCE CORPORATION,  
*Defendant.*

IN THE DISTRICT COURT, Williamson Co., TX

425 JUDICIAL DISTRICT

WILLIAMSON COUNTY, TEXAS

### TEMPORARY RESTRAINING ORDER

After considering the application for a temporary restraining order filed by Plaintiffs in the above-styled matter, the pleadings, and the evidence, the Court finds that—

1. There is a current controversy over Defendant Cameron County Housing Finance Corporation's ("CCHFC") efforts to seek exemption from ad valorem taxes for properties located in Williamson County, including the following real properties:

a. Lot 1, Siena Section 30, according to the map or plat thereof recorded as Document No. 2020037410 in the Official Public Records of Williamson County, Texas, located at 6531 CR 110, Round Rock, Texas, 78655. That property is a 13.677-acre tract of land on which a multi-family apartment project known as Siena Round Rock Apartments has been built ("Siena Round Rock").

b. Lot 2, Block A, Siena South, according to the map or plat thereof recorded as Document No. 20200099820 in the Official Public Records of Williamson County, Texas, located at 5540 Sofia Place, Round Rock, Texas 78665. That Property is a



15.0496-acre tract of land on which a multi-family apartment project known as The Sommery has been built ("The Sommery").

2. As alleged in the Plaintiffs' petition and supporting verification, CCHFC currently owns Sienna Round Rock, and intends to acquire The Sommery, and seeks to remove both properties from the Williamson Central Appraisal District ad valorem tax rolls, purportedly under Section 394.905 of the Texas Local Government Code.

3. Imminent harm and irreparable harm will result if CCHFC is permitted to acquire The Sommery and seek and obtain exemptions of Sienna Round Rock and The Sommery from the William Central Appraisal District ad valorem tax rolls. Specifically, if a temporary restraining order is not granted, imminent and irreparable harm will result to Plaintiffs since those properties within their jurisdictions will be removed from the tax rolls, which will immediately impact their fiscal budgeting and decrease the ad valorem taxes they otherwise could collect for these properties.

4. There is no adequate remedy at law because such damages or harm to Plaintiffs cannot be calculated.

5. An *ex parte* order, without notice to CCHFC, is necessary because there is not enough time to give notice to CCHFC, hold a hearing, and issue a restraining order before the imminent and irreparable injury, loss or damage occurs.

6. Therefore, the Court ORDERS that—

- a. CCHFC, as well as its officers, agents, servants, employees, attorneys, and those persons in active concert or participation with CCHFC, are prohibited from (i) acquiring real property in

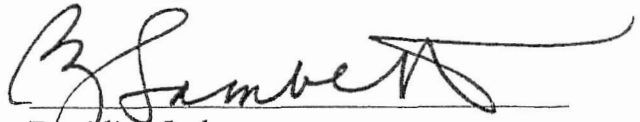


Williamson County, including The Sommery; (ii) seeking or obtaining exemptions from ad valorem taxes for real property in Williamson County, including Siena Round Rock and The Sommery.

- b. The clerk shall issue notice to CCHFC that the hearing on Plaintiffs' request for temporary injunction is set for March 13 2025 at 9:00 a.m./p.m. The purpose of the hearing shall be to determine whether this temporary restraining order should be made a temporary injunction pending a full trial on the merits.
- c. Plaintiffs are exempt from posting a bond pursuant to Section 6.001 of the Texas Civil Practice and Remedies Code and Section 49.066(f) of the Texas Water Code.

7. This order expires on March 14, 2025 at 9:00, A.m.

Signed: March 5, 2025

  
Presiding Judge

