Mary Ban
Sabina
Ms Baker.

WILLIAMSON CENTRAL APPRAISAL DISTRICT
APPRAISAL REVIEW BOARD
625 FM 1460, Georgetown, TX 78626-8050
www.wcad.org

April 22, 2022

Para más información visite nuestra página web:
www.wcad.org

KALRA, SANDEEP & DEEPSHIKHA
201 GASPAR BEND BND
CEDAR PARK, TX 78613

Please bring this letter when attending your hearing. The date, time and place of your Informal meeting and Formal Hearing are as follows:

Date & Time: 05/10/2022 9:15 AM

Appeal Reason(s): Market Protest

Appeal Tax Year: 2022

Location: Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626-8050

Representing:

Owner Name: KALRA, SANDEEP & DEEPSHIKHA
QuickRefID and Property Type: R496931 RAD
Legal Description: S9725 - BUTTERCUP CREEK PH 5 SEC 11, BLOCK B, Lot 1

We have received your protest on the described property(s) attached. A property owner initiating a protest is entitled to appear before the ARB to offer evidence or argument. Please review the following information to prepare for your protest hearing or visit our website for full details on protest procedures: www.wcad.org/protest-procedures.

Informal and Formal Hearing: The policy adopted by the Appraisal Review Board (ARB) ***recommends*** you and a District staff member have an informal meeting prior to the formal hearing before the ARB. The ARB policy further ***suggests*** both parties, you and the staff member, make their evidence available to each other. For your informal and formal hearing, you should bring documentation relevant to the protested year to support your opinion of value or any other property concerns. You or your agent are entitled upon request a copy of the information the Chief Appraiser or his representative plans to introduce at the hearing. If you and the staff member are unable to resolve the protest at the informal meeting, you will proceed directly to the formal hearing before the ARB. Both the informal and formal will each be kept to a 15-minute time frame.

There is a limit of ***ONE PERSON*** allowed per side at each informal and ARB formal hearing.

Representation in Lieu of Attending in Person:

Affidavit: The property tax code allows you to submit your evidence to the ARB in the form of an affidavit. For an affidavit to be considered, it must be received by the Appraisal District prior to the hearing. Under Section 41.45(i), the affidavit must: (1) swear the information presented is true and correct and be executed before a Notary Public or public official who is authorized to administer oaths; (2) identify the property owner(s), property description and/or account number. Please also include date and time of the hearing, and property owner mailing address.

Authorized Party: You may authorize a paid agent or representative to appear at your hearing. An Appointment of Agent form as prescribed by the Texas Comptroller, detailing representation and signed by the property owner, must be filed with the Appraisal District on or before the hearing. Non-paid individuals must provide proof of authority to represent a property on behalf of an owner. A form for this purpose is available here: https://www.wcad.org/wp-content/uploads/2021/03/AffidavitAuthorizationToRepresent.pdf.

Scheduling Policy: You must be on time for your scheduled hearing. The applicable protest(s) can be dismissed if you fail to appear. On request made to the ARB ***BEFORE*** the date of the hearing, a property owner who has not designated an agent under Section 1.111 to represent the owner at the hearing is entitled to ONE postponement of the hearing without showing cause. In addition, and without limitation as to the number of postponements, the ARB shall postpone the hearing to a later date if good cause is shown by the property owner or the owner's agent, or if the Chief Appraiser consents to the postponement. The hearing may not be postponed to a date less than 5 days or more than 30 days from the scheduled hearing date, unless agreed to by the Chief Appraiser and the ARB Chair or Chair's representative.
Expedite your reschedule online by accessing www.wcad.org/hearing-scheduler with your Online Protest Passcode: 20937B1922

Withdrawal:
To withdraw and cancel your hearing, fill out the Protest Withdrawal form: https://tinyurl.com/wcad-protestwithdrawal.
Written requests to withdraw hearing are also accepted via mail or in person at the WCAD office.

(1) I Need receipt of all pages.
& e-docs;

(2) Email of the person J Peterson.

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You or your agent may appear at the ARB hearing in person, by telephone conference call, videoconference or by filing a written affidavit. To appear by telephone conference call or videoconference, you must provide written notice at least 10 days before the hearing, and any evidence must be submitted by written affidavit delivered to the ARB before the hearing begins. ARBs in counties with populations less than 100,000 that also lack the technological capabilities for videoconferences are not required to provide them.

If you fail to appear, you may lose the right to be heard by the ARB on the protest and the right to appeal. If you or your agent fails to appear at a hearing, you are entitled to a new hearing if you file with the ARB, not later than four days after your hearing date, a written statement showing good cause for failing to appear and request a new hearing. Good cause is defined as a reason that includes an error or mistake that was not intentional or was not the result of conscious indifference and will not cause undue delay or injury to the person authorized to extend the deadline or grant a rescheduling.

What Steps to Take to Prepare for Protest Hearing

You should consult with the appraisal district staff about your property's value. Ask questions about items you do not understand. The appraisal district is required to provide copies of documents that you request, at no charge via first class mail or electronically by agreement. Many appraisal districts provide a great deal of information on their websites at no charge.

If you are protesting the appraisal of your home or small business, you can view videos on the topic on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/.

Observing the following tips can also help in achieving a successful appeal:

- *Be on time and prepared for your hearing.* The ARB may place time limits on hearings.
- *Stick to the facts and avoid emotional pleas.* The ARB has no control over the appraisal district's operations or budget, tax rates for local taxing units, inflation or local politics; addressing these topics in your presentation wastes time and will not help your case.
- *Review the ARB hearing procedures.* After you receive the ARB hearing procedures, take time to become thoroughly familiar with them and be prepared to follow them.
- *Present your information in a simple and well-organized manner.* You and the appraisal district staff are required to exchange evidence at or before the hearing. Photographs and other documents are useful. You should take an appropriate number of copies so that each ARB member and the appraisal district representative receive one.

The date of your appraisal is Jan. 1, so you should make sure that changes made before that date are included in the appraisal. Improvements or damage to your property after Jan. 1 should not be part of the appraisal or the protest.

If you are protesting the value of business property or other appraisal matters, you should have evidence to support your opinion of value. Sales data may not be available or relevant, but income and expense information may be useful.

Generally, the appraisal district has the burden of proof in value and unequal appraisal disputes. An appraiser's job is to appraise property at its market value, equitably and uniformly.

Limited Binding Arbitration

After you have filed a notice of protest and if you believe your ARB or chief appraiser failed to comply with a procedural requirement relating to your protest, you may file a request for limited binding arbitration (LBA) to compel the ARB or chief appraiser to comply with certain procedural requirements.

To request LBA, you must file a Request for Limited Binding Arbitration. Additional information about filing a LBA request, including filing deadlines and fees, can be found on the Comptroller's website at comptroller.texas.gov/taxes/property-tax/.

What if you are Dissatisfied with the ARB's Decision

After the ARB rules on your protest, it will send a written order by certified mail. In counties with a population of 120,000 or more, you or your agent can request to receive order of determination by email. If you are dissatisfied with the order of determination, there are three options to appeal. Any ARB decision can be appealed to the state district court in the county in which the property is located. Depending on the facts and the type of property, you may be able to appeal to the State Office of Administrative Hearings (SOAH) or to binding arbitration.

Additional information about appealing an ARB decision, including filing deadlines and fees, can be found on the Comptroller's website at comptroller.texas.gov/property-tax/protests/.

In all types of appeals you are required to pay a specified portion of your taxes before the delinquency date.

What is the Comptroller's role in the protest process?

The Comptroller's office provides a survey for property owners to offer feedback on the ARB experience, that may be submitted by mail or electronically. The online survey is available in English at surveymonkey.com/r/surveyarb and in Spanish at surveymonkey.com/r/Spanishsurveyarb. Survey results are published in an annual report. The Comptroller's office does not, however, have oversight responsibility over the ARB and has no authority to investigate complaints about the ARB. Any complaints about the ARB or its members should be directed to the ARB itself, the taxpayer liaison officer or the local administrative district judge. The Comptroller's office has no direct involvement in the protest process.

Further, this pamphlet is intended to provide customer assistance to taxpayers. It does not address all aspects of property tax law or the appraisal process. The Comptroller's office is not offering legal advice, and this information neither constitutes nor serves as a substitute for legal advice. Questions regarding the meaning or interpretation of statutes, notice requirements and other matters should be directed to an attorney or other appropriate counsel.

Where can you get more information?

This publication does not cover all aspects of the ARB protest process or property taxes. For more information, please see the following Web resources:

- *Appraisal Protests and Appeals;*
- *Appraisal Review Board Manual;*
- *Paying Your Taxes;*
- *Property Tax System Basics;*
- *Taxpayer Bill of Rights;*
- *Texas Property Tax Code;* and
- *Valuing Property.*

This information is found on the Comptroller's Property Tax Assistance website. It provides property owners a wealth of information on the appraisal and protest process at comptroller.texas.gov/taxes/property-tax/. For specific inquiries, you must contact the appraisal district where your property is located.

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Property Tax Assistance Division
Texas Comptroller of Public Accounts
Publication #96-295. Revised January 2022.

For additional copies visit our website:
comptroller.texas.gov/taxes/property-tax/

Sign up to receive email updates on the Comptroller topics of your choice at **comptroller.texas.gov/subscribe/**.

In compliance with the Americans with Disabilities Act, this document may be requested in alternative formats by calling:

800-252-5555.

b. Announce that, in accordance with Tax Code Section 41.45(h), all written and electronic material that has not been provided must be provided at this time.

c. State that the ARB members who are considering the protest have not communicated with anyone about the protest, have signed affidavits to that effect.

d. Welcome the parties and remind them of the content of the hearing procedures, **time limits for the hearing** (approximately 20 minutes total) and other relevant matters. The ARB or panel may waive the time limits at its discretion.

e. All testimony must be given under oath or affirmation and all witnesses who plan to testify will be sworn in. The record shall reflect the refusal to take an oath or affirmation by any person testifying or giving evidence.

f. Ask if any testifying witness holds a license or certificate from the Texas Appraiser Licensing and Certification Board and if so, is the witness appearing in that capacity.

g. Ask the property owner or agent to decide if they wish to present their evidence (documents and/or testimony) and argument before or after the appraisal district. At the beginning of the presentation of evidence, an opinion of value (if applicable) for the property must be stated by the protesting party.

h. If the property owner or agent elects to testify first, they may present their evidence (documents and/or testimony). The ARB will consider evidence on those issues addressed on a timely written notice of protest. If witnesses are present, the property owner or agent may examine the witnesses as part of the presentation of evidence. At the end of the presentation, an opinion of value (if applicable) for the property must be stated.

i. Next the appraisal district representative may cross examine the property owner, the agent, or the representative and/or witnesses. The ARB/panel will limit cross examination to matters that are relevant to the subject of the hearing and will not permit questions that are abusive or personal.

j. If the property owner or agent presented their case first, the appraisal district representative shall present evidence (documents and/or testimony) next. If witnesses are present, whether in person or by virtual or telephonic means, the appraisal district representative may examine the witnesses as part of the presentation of evidence.

k. Then, the property owner or agent can cross examine the appraisal district representative and/or witnesses.

l. Members of the ARB cannot be examined, or cross examined by parties. ARB members may ask clarifying questions.

m. The party presenting its case first may offer rebuttal evidence (additional evidence to refute evidence presented by the other party).

n. The other party can then offer rebuttal evidence.

o. The party presenting its case first must make its closing argument and state the ARB determination being sought.

p. The party presenting its case second must make its closing argument and state the ARB determination being sought.

q. The ARB or panel Chair must state that the testimony is closed.

r. The ARB or panel must deliberate orally. No notes, text messages, or other forms of written communication are permitted.

s. The ARB or panel Chair must ask for a separate motion for each matter that was the subject of the protest hearing. The motion should include the exact value or issue to be determined. A vote must be taken and recorded by the designated member of the ARB assigned for this purpose. Separate motions and determinations must be made for each protested issue. (i.e., excessive appraisal and unequal appraisal must have separate ARB motions and determinations).

Single-member panels must make a recommendation on each motion submitted under protest, however, the ARB will either accept the panel's determination, make its own determination on the protest, or refer the matter for rehearing to a single-member panel composed of an ARB member who did not hear the original protest.

t. Announce the determination(s) of the ARB, thank the parties for their participation and state that an order of the decision of the ARB will be sent by certified mail. A property owner or agent can submit a written request for the notice of determination for email delivery, it will be provided by the district. Provide the property owner or their agent documents indicating that the members of the board hearing their protest signed the required affidavit. The recorded hearing is now concluded.

Audiovisual screens are typically used by ARB members during hearings for reviewing evidence and other information. ARB must make audiovisual screens available to property owners and agents at the hearings to view the same information that is presented to the ARB members by the appraisal district staff. This requirement is met if the property owner or agent can see all information displayed on at least one audiovisual screen in the hearing location (there is no requirement that the property owner or agent be provided a separate screen).

If a chief appraiser uses audiovisual equipment at a protest hearing, the appraisal office must provide equipment of the same general type, kind and character for the use of the property owner or agent during the hearing. See Section VII, Other Issues, for more information regarding audiovisual equipment requirements.

The property owner or agent and the appraisal district representative are prohibited from debating each other. All communications must be directed to the ARB members, except for examination or cross examination during testimony of witnesses or parties testifying at the hearing.

For taxing unit challenges, motions to correct appraisal records, protests regarding exemption, or other matters that may be the subject of ARB hearings, the ARB should follow the order of conducting hearings above but may make exceptions for the type of hearing.

Records for each ARB proceeding must be kept according to Tax Code Section 41.68 and Comptroller Rule 9.803. This includes the ARB retaining evidence offered or submitted by the parties as required by Tax Code Section 41.45 and Comptroller Rules 9.803 and 9.805. The Secretary of the ARB is responsible for ensuring proper record keeping, maintenance, and retention.

2. Conducting Hearings by Telephone Conference Call or Videoconference Call

Tax Code Section 41.45(n) allows a property owner initiating a protest is entitled to offer evidence or argument by affidavit without personally appearing. Tax Code Section 41.45(b-1) requires a property owner to notify the ARB by written request not later than the 10th day before the date of the hearing if the property owner intends to appear remotely. To offer evidence or argument at a hearing conducted remotely, a property owner **must** submit a properly notarized affidavit of any evidence before the hearing begins. A property owner is responsible for providing access to a hearing conducted by telephone conference call to another person the owner invites to participate in the hearing.

Tax Code Section 41.45(b-2) requires the ARB to provide the telephone number for conducting the teleconference call or the URL address for conducting the videoconference. The ARB must hold the hearing in a location with equipment that allows all ARB members and parties to the protest in attendance to hear and see the property owner's argument.

3. Conducting Hearings Closed to the Public

[Tax Code Sections 41.66(d) and (d-1)]

A joint motion by the chief appraiser and the property owner is required to request that the hearing be closed due to intent to disclose proprietary or confidential information that will assist the ARB in determining the protest.

The ARB or panel Chair must convene the hearing as an open meeting and then announce that the meeting will be closed to the public as permitted by Tax Code Sections 41.66(d) and (d-1). Only the parties to the protest, their witnesses, and the ARB members are permitted to stay in the hearing room. The same order of proceedings as for hearings open to the public must be followed.

The Secretary of the ARB must keep a separate tape recording or written summary of testimony for the closed meeting in accordance with the provisions of Comptroller Rule 9.803 generally. The proprietary or confidential evidence presented at the hearing giving rise to the closed hearing is confidential according to Tax Code Section 22.27 and must be marked as "confidential" and maintained as confidential in the ARB records for proper handling. At the conclusion of the hearing the ARB panel must confirm with the parties that all proprietary and confidential information has been appropriately identified by the ARB. The confidentiality of the information must be maintained by the ARB members and disclosed only as provided by law.

After deliberation, the ARB must reconvene in open meeting and vote or take final action on the protest deliberated in the closed meeting. There must be no mention of the proprietary or confidential information during the open meeting.

4. Right to Examine and Cross Examine Witnesses or Other Parties

Tax Code Section 41.66(b) states that "each party to a hearing is entitled to offer evidence, examine or cross examine witnesses or other parties, and present argument on the matters subject to the hearing." The ARB cannot prohibit this entitlement in any way; however, **it may enforce time limits** and dictate the order of ARB hearings for witness examination and cross examination. To the extent possible, the parties should be advised in advance of **the time limitations** the ARB has determined to impose regarding the presentation of evidence.

5. Party's Right to Appear by an Agent

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Complaint version 0.0.2

Against "Gregory Calkins, P.E", who has not followed TBPE's TEPA guidelines under following sections:

§ 1001.003: practice of engineering, section c, specially point (3) public life safety

> Design shows lack of public life safety

§1001.407: Site conditions check.

> Site conditions were not fully evaluated

§137.55: a, b, and c.

> not followed safety

§137.33 e, and f (2): Seal with "Calculations or Estimates"

> mandatory calculations missing

§137.59: Competent Engineering.

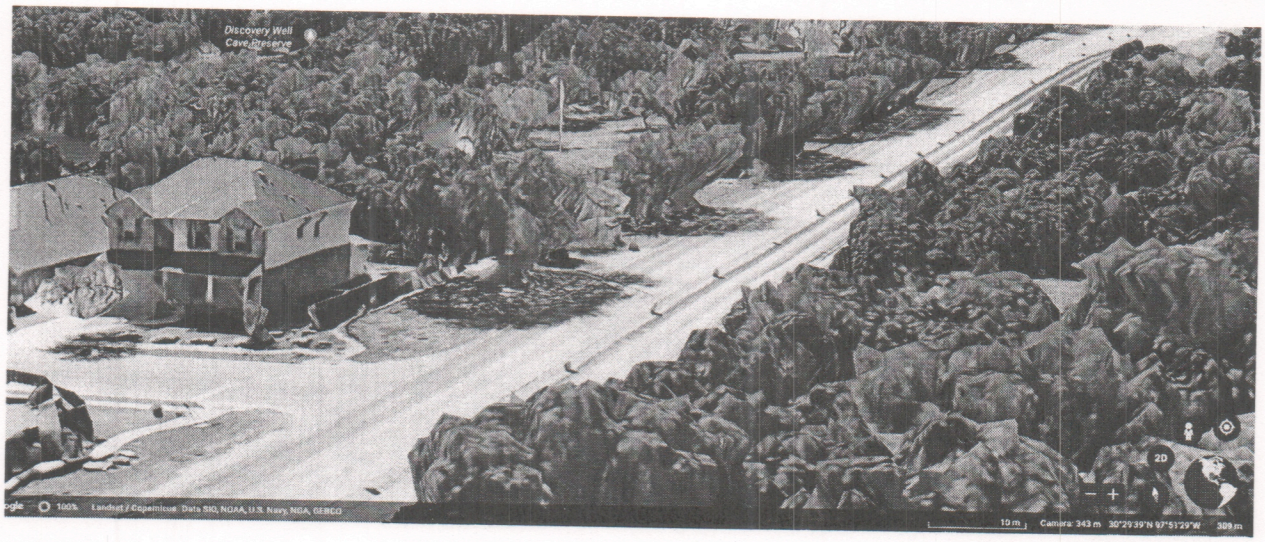
> just showed incompetency at best.

I see that design failed to provide "calculations or estimates", "public safety". The PE engineer(s) did not complete site condition checks an did not show competency in offering material and design overall. The above list is not comprehensive, and I allow TBPE to add more sections of violations if they see missing here.

Proofs and Details:

This is case comparison of 2 structures named (a) and (b) for only one part of the Anderson Mill Road expansion project that showcase work done outside property "201 Gaspar Bend, Cedar Park, TX 78613". Here (a) and (b) signifies:

(a) OLD design/structure (before the road expansion),
How it looked on google earth and map. Look at the old pictures



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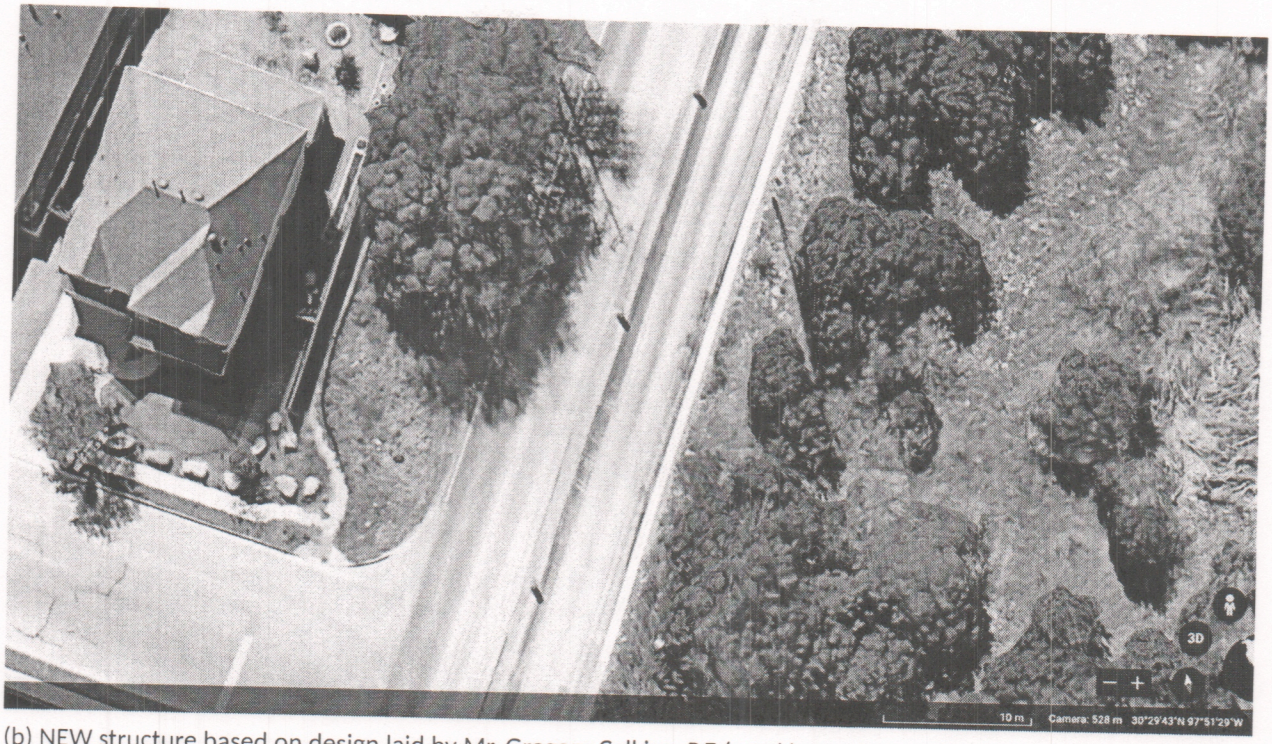

(b) NEW structure based on design laid by Mr. Gregory Calkins, P.E (used in road expansion)

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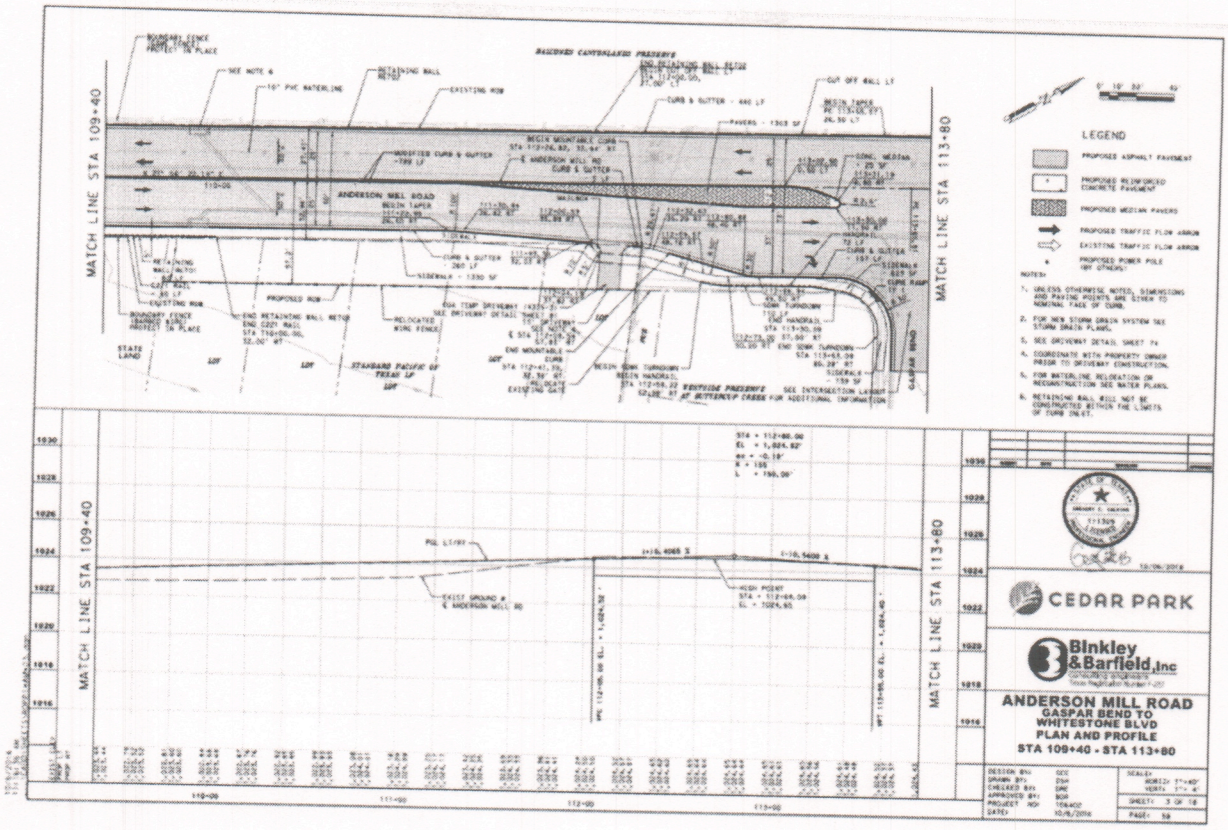

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Case - 0: TBPE TEPA suggests "calculations or estimates" that must go with the engineering drawings with seal. I found none.

RE: Anderson Mill Rd Expansion AndersonMillRd ×

David Calabuig, Sr., PE, MBA <dcalabuig@binkleybarfield.com> Fri, Aug 3, 2018, 11:33 AM
to me, Alan, Darwin

Sandeep,

I looked into the project folder and didn't find calculations used to produce the drawings. I'll confirm with Greg upon his return from vacation next week if he has any.

We typically use design manuals, like the AASHTO green book you requested earlier today, to produce the design on the computer using the values specified in these manuals.

Please direct future requests to the City of Cedar Park who funded the design and construction of this project.

Regards,
David Calabuig

From: Sandeep Kalra <sandeep.kalra@gmail.com>

City engineers (Licensed and unlicensed, not just this project, but all projects since 25 yrs.) puts an estimate in this place that happens to be "cost estimates". This one below is screen shot of cost estimate that Mr. Darwin, P.E., and Mr. Green of city gave me when I asked for "calculations or estimates"

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ANDERSON MILL ROAD - GASPAR BEND TO FM 1431 - PHASE 1 (7/27/16)				
100% CONSTRUCTION COST ESTIMATE SUMMARY				
SUMMARY				
Roadway	Construction	$	8,016,277.25	
Traffic Signal (FM 1431)	Construction	$	227,895.18	
	SUBTOTAL	$	8,244,172.43	
	Mobilization, Bond, Insurance (15%)	$	1,236,625.86	
	SUBTOTAL	$	9,480,798.29	
	10% Contingency	$	948,079.83	
			ROADWAY & SIGNAL TOTAL	**$ 10,428,878**
Water	Construction	$	246,480.00	
Sewer	Construction	$	445,210.00	
	Water + Sewer Construction Cost	$	**691,690.00**	
	Mobilization, Bond, Insurance (15%)	$	103,753.50	
	SUBTOTAL	$	795,443.50	
	10% Contingency	$	79,544.35	
			WATER AND SANITARY SEWER TOTAL	**$ 874,988**
			TOTAL PHASE I CONSTRUCTION COST	**$ 11,303,866**

This estimate is based upon TxDOT Average Unit Bid Prices dated June 30, 2016 and City of Austin Bid Prices dated 2015-2016. Any opinion of construction costs is supplied for the general guidance of the Client only. It is not feasible to guarantee the accuracy of such opinions as compared to contract bids or actual costs to Client due to market conditions and competitive bidding practices.

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Case-1 [Public Safety was not considered, Site-conditions not analyzed, in-competencies]. Site conditions were not noted. The readings on soil sample and traffic count were not enough. From what I know, they did some hydraulic or fluid calculations too (may be to see way out for rainwater). Wind and placement of properties also play role. It is well known fact that big vehicles such as transportation trucks, lories, etc. can drift in heavy wind. This is more often seen on highways than in residential because there are structures such as other houses, and commercial complex that blocks or slows the wind. However, properties on the edge of town that faces the outside with no such structure are prone to wind. '201 Gaspar Bend, CP TX 78613' is one such property. It sits on the edge of city and winds flowing from BCCP Land towards property are unblocked and can sometimes be aggressive. This is the only road that is designated as major artery and have big trucks allowed. Other artery - Lakeline road does not allow commercial heavy trucks. Some of the things that can go wrong w.r.t. wind is here:

One such Proof: https://www.youtube.com/watch?v=MG22JlcZnMk

As you can see from the video, the drift can kill anyone or has potential to do it. Even the truck with not correctly fasten payload can cause causalities. They are all possible with case-(b), and less likely in case-(a).

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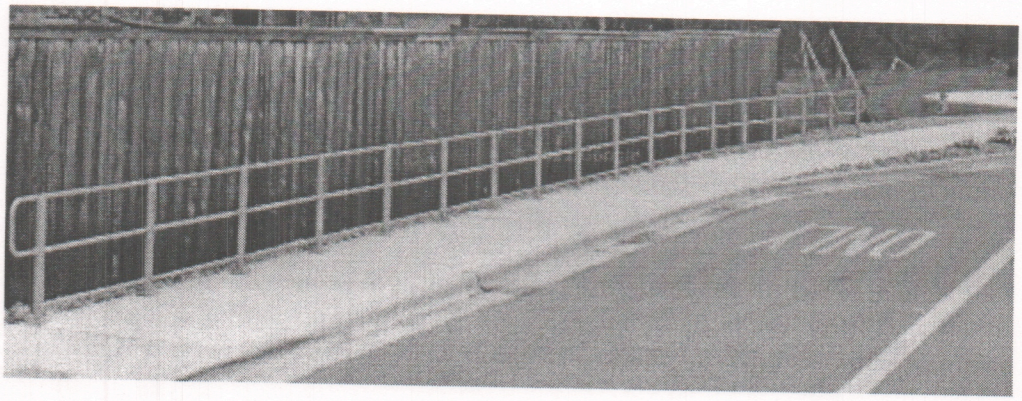
In case of (a) there was a 35+ feet distance between property and road. Moreover, there were 3 huge trees with a size of 40 ft or more and they sat between the road and property. These trees and distance were barrier from this case to happen.

In case of (b) the design is prone to all things that can go wrong. The cushion of 35+ feet and trees are gone. Plus, in case something like this happens, then there is very little room for pedestrian to move. They are bound to +/- 10 to 15 ft of land between road and a metal bar, literally squeezing them in between.

There is a small frame barricade (pic down below) that city did put right next to the fence (I see some element of it in design too). This is sign of "in-competencies" more than anything. The metal bar frame barrier gives "false sense of safety" but does not protect my property or pedestrians from the case-1(this case) or case-2(below) or case-3(below). The only safety given here is a 4 to 6 inch of curb and that is not enough for the kind of traffic this road has.



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Case-2[Public Safety, Site-conditions not analyzed, in competencies]: A pebble on road can become a projectile coming from the tires of the road and can hit any pedestrian. Possibilities of such things can also cause big harm. This road is taken by neighbors and kids to jog, and to go to school (elementary school Deer Creek). My first neighbor (Sumit Jajoo) had his son in Deer Creek and requested pedestrian road in the first meeting with City as his son used to take that route on foot to school. The city meeting was attended by 10 families, HOA, City Engineers, etc. Mr. Jajoo had to stop his son from going on foot after the road completion because of danger of big trucks that can do harm. I witness one such incident right after the road was complete and the city installed new improved and strong wooden fence.

In case of (a) the 35+ feet distance and trees would have lowered the chance of such occurrences to almost 0.
In case of (b), the incident was observed. Here is the Proof, also note that city did "nothing" to mitigate it even after knowing that this happened and may happen again.
Proof: email with pics that I sent to Mr. Alan Green.

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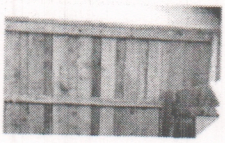
A rock after hitting the fence caused it Inbox × AndersonMillRd ×

Sandeep Kalra <sandeep.kalra@gmail.com>
to alan.green

Thu, Nov 1, 2018, 4:47 PM

A car tyre probably pushed a rock hard and new fence is now cracked. Guess what happens if someone is standing there

2 Attachments



Reply Forward

1 of the pics that was inserted in the above email.

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Case-3 [Ignored how traffic works, Site-conditions not analyzed, incompetence]
The design was done with 0 knowledge of how this site location works, and materials choice such as metal frame for safety shows incompetency. There are thousands of accidents due to drunk driving, illegal turns, and unlawful entry/exit in residential place. The design (a) was serving pedestrians and residents with safety whereas with design (b) that is gone. To show what I mean, I have captured some incidents from my house window. They are not exhaustive and certainly limited by the angle of camera that captures them. Site-conditions must have been evaluated before making the design.

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Adopting this design is inviting problems for kids, pedestrians, and resident of property for years to come.

I have seen unlawful entry and exit of trucks carrying heavy load of stones, gasoline/fuel and sometime travelling empty. There is an equal set of large trucks carrying (probably lawfully) trailer with 20+ cars, heavy machinery, and sod etc. for building lawns and swimming pools.

Proof: Video proof of such trucks travelling unlawfully in the locality (some caring fuel). Unfortunately, the angle of installation fails to capture incoming traffic and mostly capture outgoing, but this tells you that with minimum effort I can record violations happening then how much more is happening in real life.

[0] https://drive.google.com/file/d/10G51slZwMlZI-ygxK5c8_In9vli__mv7/view?usp=sharing (Incoming truck)
[1] https://drive.google.com/file/d/1JqiyEzPHkmzg9B7sWFx_uCLy49CInm3e/view?usp=sharing
[2] https://drive.google.com/file/d/1FwMIrIIMN4QUuFM1JvUu1HNgM9bG-oMQ/view?usp=sharing
[3] https://drive.google.com/file/d/187EPATyNTty3C7pik75WKdPbsuWBdvMQ/view?usp=sharing
[4] https://drive.google.com/file/d/1MQMzgaEdh6lCscYYB4mdy12qTAW2Y-XT/view?
[5] https://drive.google.com/file/d/197J-8aqMREVIPETI9lhD16ALWUJGUq1A/view?usp=sharing
[6] https://drive.google.com/file/d/1AU0tV5dGdUugx91H2f0TnuH_VA-QZY1W/view?usp=sharing
[7] https://drive.google.com/file/d/1qIMioBx9OcR7-gsaX_804Q4luvqO4eRa/view?usp=sharing (not stopping on STOP sign)
[8] https://drive.google.com/file/d/1J8mm6oanglZSXtP2xg2G715FNKzTWLcp/view?usp=sharing
[9] https://drive.google.com/file/d/1NfeZAoeDAu8Y_vP5oTtVCmdtTt24LH18/view?usp=sharing (fuel truck)
[10] Video: https://drive.google.com/file/d/1wqzgz3LztS9lublQKKSrnQXbghC9nTxP/view?usp=sharing (another fuel truck)
Closeup Pic: https://drive.google.com/file/d/1cpprBqjPz2DstGOia1girSdSrux5KwL5/view?usp=sharing
Closeup2: https://drive.google.com/file/d/13AnSsdu_y3MqKEnqB-kcx1KX5HN4c9rq/view?usp=sharing
[11] https://drive.google.com/file/d/1Vg7FIcUfLbLVt0sVT2T7iNWnXvvmQgjH/view?usp=sharing
[12] https://drive.google.com/file/d/1Vg7FIcUfLbLVt0sVT2T7iNWnXvvmQgjH/view?usp=sharing

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case -4 [Design imposes limitations] On asking for barrier as other 9 houses, I got this reply from Mr. Alan Green on July-19-2018.

The raised barrier could also cause issues with sight distance for cars approaching Anderson Mill Road on Gaspar Bend when looking south.

RE: Anderson Mill Road Project - Current Schedule and Events AndersonMillRd x

Alan Green <Alan.Green@cedarparktexas.gov>
to me

Jul 19, 2018, 8:59 AM

Sandeep:
We do not plan to install a barrier on the south side of Gaspar Bend. The edge of the north bound through lane will be at a minimum of 20 feet from your property line and the minimum recommended distance is 12 feet. There will be a raised median as a barrier from the southbound traffic as well as raised curb and gutter of your side of the roadway. The raised barrier could also cause issues with sight distance for cars approaching Anderson Mill Road on Gaspar Bend when looking south.

Thanks,
Alan

All I see are 2 problems

First Problem: This is design "introduced" problem. With design (a) there was a possibility that cars approaching Anderson mill road could move further to view things clearer and there was no need for this limitation, whereas with (b) now this is this limitation that this design imposes on city to disallow me barricade.

Second problem: The other bigger problem with this argument is that now city is acknowledging that a kid of around 3 or 4 feet is invisible to the eyes of car driver, and if the kid for any reason moves faster towards the car, then there is a possible fatality out because of this design.

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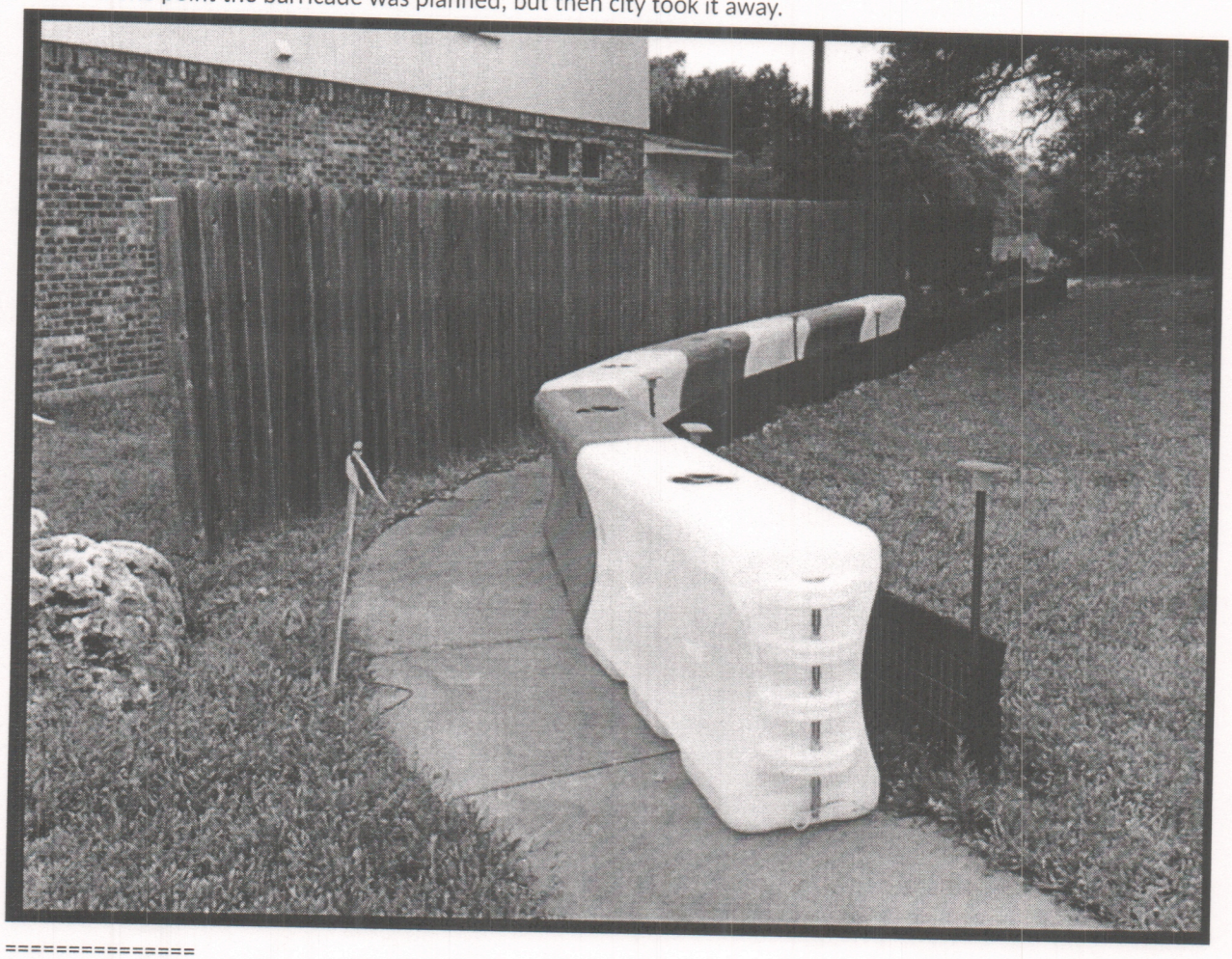
Note: At one point the barricade was planned, but then city took it away.



==========

Case-4. The design leaves very little space for a big vehicle such as school bus, dumpster truck to turn right into the neighborhood (coming from south of Anderson mill into Gaspar Bend). The congestion can be seen here in video when a left turning vehicle is present. This happens every morning. I think we are waiting for just a drunk driver in place of school bus or city truck to begin his/her right turn and cause fatalities.

Proof: https://drive.google.com/file/d/1zKMC_ZOrCaErv1ovTjKMNVtII7RHxWtU/view?usp=sharing

I am also living in fear of accident every day when we back our car to go out. This congestion can cause drivers to make mistakes. In all cases traffic standing or merging to Anderson mill road is a looser (of life and safety).

==========

Case 5 [Ignorance of Weather Conditions]: Mr. Gregory's plan has forgotten that roads could have sleet, ice, and snow. In feb 2020 we saw massive ice and snow. How are things going to turn in such weather condition are totally unknown? Design (a) was inherited by me and others and we had 35 ft distance to avoid mishap, whereas design (b) is new structure and do not have room for pedestrian in any such case. The lack of understanding of ground reality is already evident from case - 1 through 4 of this report. I cannot stress more on how this aspect may have been totally overlooked by PE engineer(s) involved here.

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No proof here.

Closing Arguments:

This report was only compiled for road that extended on side of the property 201 Gaspar bend. I have shown how the Mr. Gregory, PE did "gross negligence" in his design and overlooked site conditions, and other aspects and just did a slopy job.

However, this is not the end. This report also showcased similar "gross negligence" by city engineers. Texas City Engineers' followed standards close to zero other than taking care of picking the suggested distance and material. The cities in Texas are methodically planning on lowering the standard of engineering within Texas. It is a red flag.

This is how these things are operating (between yr. 2000 through 2019):

Look at this email screen shot, and read response of PE engineer here (read 20+ times):

On Wed, Aug 1, 2018 at 12:13 PM Darwin Marchell <darwin.marchell@cedarparktexas.gov> wrote:

Sandeep,

I have been doing this for **25 years** and am a registered professional engineer. I am 100% certain that the estimate relates to the cost of the project. What field of engineering is your wife registered as a professional engineer in?

From: Sandeep Kalra [mailto:sandeep.kalra@gmail.com]
Sent: Wednesday, August 1, 2018 2:08 PM
To: Alan Green <Alan.Green@cedarparktexas.gov>
Cc: Darwin Marchell <darwin.marchell@cedarparktexas.gov>; dkalra111 <dkalra111@gmail.com>
Subject: Re: Project : Anderson Mill Rd Expansion

I think you are mistaken on the estimate part.
The context of the clause is on safety, and welfare and I believe the estimates are also associated to the safety and not to cost.

The state or a political subdivision of the state may not construct a public work involving engineering in which the public h
ealth, welfare,
or safety is involved, unless:
(1) th
e engineering plans, specifications, and estimates have been prepared by an engineer; and
(2) the engineering construction is to be performed under the direct supervision of an engineer

Best Regards,

City is trying to cut cost in public projects by removing conditions such as asking for design calculation (they must pay more to get them from design companies). They "do not ask" them so these PE firms stopped doing the calculations or estimations. Then city engineers have started replacing "cost-estimates" as estimates in these projects. This is going on from years (25+ yr. by Mr. Darwin's count in 2018. Now it's more like 30 yrs.)

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I have not seen a single F.E or P.E exam (throughout the USA) where questions were framed that what if this material 'X' is replaced with 'Y' then what kind of cost you estimate or what % of savings will the employer get? Cost is simply not a function of engineering. It is "accounting function". Safety estimates are function of engineering. However, it is not how the word "estimates" is understood by engineers. It is unfortunate that I cannot pick others for this kind of complaint, but this is not 1 project, or 1 engineer or 1 city. This seems widespread and demands a correction. I do not see any need for city to have PE engineers if they do not know this and fail to inform city or county what following the standard means.

City engineers also did not follow any AASHTO guidelines to ask BCCP or any other body for permits. Now BCCP did not qualify it as wrongdoing, but most likely this because they hardly can do much now. Things are already out of their control. The road is built. But I anticipate that if this was something city did then it could have also saved wildlife too.

I am doing whatever I can to raise this point and stand my grounds. I am not even engineer in eyes of TBPE and my reach and understanding are as good as references I can get. I am not a lawyer also, nor do I have big money to fight the city. But looks like TBPE is well equipped to many. It can start with correcting the documents and remove confusion along with notifying cities, PE engineers, and authorities AASHTO and FHWA. They can hire lawyers to find ways to prosecute those who do not uphold TBPE standards (wishful thinking b/c there are a lot of those that sits in city payrolls)

As far as this report is concern, I am hoping that TBPE helps brings some justice for me, take down such engineers (huge fine, jail time, and request of redesign this infrastructure they developed with little to no competency, and not just leave with warning and/or small fine), and takes it as case-study to educate young engineers on how they fought and services the Texas state.

However, from the overall path things have taken I kind of feel that this will be thrown out because of 2 yr., or some window of timeframe elapsed. I will be sad if that happens (and another thought is that maybe then I will have a case-study to showcase to world).

PS: I am not a native English speaker. Sorry about grammar, language and English overall. I hope my message is clear, and if not then please feel free to ask me. I will try to rephrase or clarify.
I am also limited in knowledge on how TBPE works, so I will like TBPE to review the complaint, and let me know if it must add more proofs, or content to clarify things.

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Gmail

Sandeep Kalra <sandeep.kalra@gmail.com>

RE: FOIA Wilco Records needed (2022-357-PIA)

piarequest <piarequest@wilco.org> Mon, May 9, 2022 at 4:09 PM
To: Sandeep Kalra <sandeep.kalra@gmail.com>
Cc: piarequest <piarequest@wilco.org>, Allyssa Delgadillo <allyssa.delgadillo@wilco.org>, Ariane Flores <ariane.flores@wilco.org>, Corby Holcomb <corby.holcomb@wilco.org>, Danielle Gilliam <danielle.gilliam@wilco.org>, Jessica Morrison <jessica.morrison@wilco.org>, Kerstin Siptak <kerstin.siptak@wilco.org>, Netosha Kennerson <netosha.kennerson@wilco.org>, Peggy Vasquez <pvasquez@wilco.org>

Good afternoon Mr. Kalra,

With regard to your request, please be advised that we have not heard back from the responsive department; therefore we do not have responsive information for this request.

If you should have any questions, please do not hesitate to contact us.

Thank you,

Dianne M. Flores

Civil Legal Assistant

Williamson County Attorney's Office

405 MLK Street, #7

Georgetown, Texas 78626

Tel: 512.943.1158

Fax: 512.943.1431

dmflores@wilco.org

From: Sandeep Kalra <sandeep.kalra@gmail.com>
Sent: Monday, April 25, 2022 2:09 PM
To: piarequest <piarequest@wilco.org>
Subject: Fwd: FOIA Wilco Records needed.

PFA the email thread. I am looking for 2 things:

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1. In my previous appraisal meeting I raised concerns on the construction quality of the projects that Wilco is handing over to my city. I have submitted many docs at that time, and I remember one of them was showing an email that outlines a letter to me by the licensed engineer that in this city or anywhere else he has seen no safety calculations being done for any infrastructure projects. I need a copy of that submission back so that I have proof that I submitted it to Wilco. I did that in the ARB meeting, and I may have a copy but not a receipt of acknowledgement.

2. I also need answers as to why tax dollars are spent on something that cannot be produced safely. This is my reason for protest on property taxes, and I do not wish to give my tax dollars unless a written reason for it or a denial of "that never happened" kind of reason is produced.

PS: I consider myself a victim of these unsafe road projects that out of many Wilco financed.

Best Regards,
Sandeep Kalra

---------- Forwarded message ---------
From: **Lauren Gammon** <lauren.gammon@wilco.org>
Date: Mon, Apr 25, 2022 at 9:02 AM
Subject: RE: FOIA Wilco Records needed.
To: Sandeep Kalra <sandeep.kalra@gmail.com>

Hello Sandeep,

If you are looking to file an open records request, please email your request to: **piarequest@wilco.org**.

If you need to speak with the Williamson Central Appraisal District, you can call them at 512-930-3787.

Thank you,

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Lauren Gammon

Multimedia Specialist

WILLIAMSON COUNTY 1848

512-943-3579 (office)

512-943-1122 (media line)

From: Sandeep Kalra <sandeep.kalra@gmail.com>
Sent: Sunday, April 24, 2022 9:57 PM
To: ABMisdemeanors <abmisdemeanors@wilco.org>; Lauren Gammon <lauren.gammon@wilco.org>; Williamson County Road Bond Program <roadbond1@wilco.org>
Subject: FOIA Wilco Records needed.

EXTERNAL email: Exercise caution when opening.

I have raised appraisal protest on my property (201 Gaspar Bend, Cedar Park TX). I will need some information from you.

In the 2018 appraisal meeting at the Georgetown office, I submitted to the ARB that the city of cedar park, and many more cities in Wilco are not creating infrastructure as per guidelines provided by the safety ordinance they or texas govt. has laid down. **I will need an email copy of those documents. Please provide them to me.**

I have also raised my voice in city meetings, and have given them on multiple occasions written letters showing how they have misused their power and funds that Wilco has accumulated and provided them for the betterment. I have raised the same to the Texas board of engineering(TBPE). Knowing this, why has Wilco not taken any action? **If wilco have taken any concrete action, then please provide proof so that I can withdraw my application to market protest or else I will go on to meet the ARB and then the head of Wilco.**

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If wilco cannot provide in writing why public money from me and thousands of us are misused to make unsafe and at times below quality infrastructure, then I am obliged to raise this and ask them to not collect the money and instead raise this with Texas govt, that may have otherwise higher standards that they follow. CC: roads@wilco.org if they

know anything?

I will need answers.

What rights do Wilco have to misuse the money this way? I know you may not have answers. If you cannot, then please redirect the email to the right person or send me the email of a person or Wilco committee that may have the answers.

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discussion

On Thu, Aug 20, 2020 at 12:21 AM Sandeep Kalra <sandeep.kalra@gmail.com> wrote:

Hi Mr. David,

I am eagerly waiting for communication from WCAD with options to reject the $400K offer that the city has made. I would like to know if there is an email or electronic communication possible to officially reject it and move to the next level or not.
Please suggest how to proceed and where I can i register to reject it.

Best Regards,
Sandeep Kalra

On Wed, Aug 5, 2020 at 10:48 PM Sandeep Kalra <sandeep.kalra@gmail.com> wrote:

Hi Mr. David. I will like to reject the $400K evaluation. What is the next step and how must I do to reject it?

> On Aug 3, 2020, at 2:59 PM, Sandeep Kalra <sandeep.kalra@gmail.com> wrote:
>
> 201 Gaspar bend cp tx
>
> ---------- Forwarded message ---------
> From: **Sandeep Kalra** <sandeep.kalra@gmail.com>
> Date: Mon, Aug 3, 2020 at 8:16 AM
> Subject: email stash
> To: G-9 FF * Sandeep kalra <Sandeep.kalra@gmail.com>, <anderson.mill.road@gmail.com>
>
> 1
> 2
> 3
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> 9
> 10
> 11
> 12
> 13.eml
> 14.eml
> 15.eml
> 17.eml

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Gmail

Sandeep Kalra <sandeep.kalra@gmail.com>

Re: email stash

Sandeep Kalra <sandeep.kalra@gmail.com> Mon, May 9, 2022 at 9:16 PM
To: piarequest <piarequest@wilco.org>, Allyssa Delgadillo <allyssa.delgadillo@wilco.org>, Ariane Flores <ariane.flores@wilco.org>, Corby Holcomb <corby.holcomb@wilco.org>, Danielle Gilliam <danielle.gilliam@wilco.org>, Jessica Morrison <jessica.morrison@wilco.org>, Kerstin Siptak <kerstin.siptak@wilco.org>, Netosha Kennerson <netosha.kennerson@wilco.org>, Peggy Vasquez <pvasquez@wilco.org>

All of them are .eml extensions and need outlook or some email tools to look into.

I looked back and the date of ARB is in 2020. It is still 2 yrs back (sorry not from 2017,2018 I guess). The city of Cedar Park is known from there.. probably they also hide it from you all.

Mr. David of WCAD, who was the first to meet on my ARB appointment, was told verbally, and he did open a few attachments in the ARB meeting. Also, I submitted 100+ pages printed that I took with me and given to them for ARB as well.

Best Regards,
Sandeep Kalra

On Mon, May 9, 2022 at 9:02 PM Sandeep Kalra <sandeep.kalra@gmail.com> wrote:
I have found one such email that was presented in ARB. Here it is.

Best Regards,
Sandeep Kalra

---------- Forwarded message ---------
From: **Sandeep Kalra** <sandeep.kalra@gmail.com>
Date: Sat, Sep 19, 2020 at 3:38 AM
Subject: Re: email stash
To: davida@wcad.org <davida@wcad.org>

Sorry by Rds i meant ARB. I have been keeping an eye on communication to see when I can reject it but looks like it is being delayed.. so please pass this email of mine to officially reject the ARB settlement option of $400k and reschedule one with the next level i.e with Williamson county commissioner (I guess her name is Ms. Long).

Best Regards,
Sandeep Kalra

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On Fri, Sep 18, 2020 at 12:51 PM Sandeep Kalra <sandeep.kalra@gmail.com> wrote:

David.
I haven't seen any papers or email yet. How can I digitally reject Rds to meet legislators and authority for further

Dear Kimberly Reese,

When the meeting about the start of Anderson mill road expansion project was called in January, it was told that the road will have atleast 10 feet of distance from the fence line.

Now I am hearing a changed story. One of the resident who is in contact with City was told that the road may come as close as 4-5 feet because City of Cedar Park was not able to persuade Austin City to share part of their land that is primarily used for wild preserve.

If that is the case, then it seems that the city of Cedar Park is valuing cost of human lives less valuable than what Austin City values life of birds and animals.

I am not against the development or improvement, but it must not be at the cost of human values.

These are my Concerns (not in specific order)

1. **SAFETY**: The number of vehicles that crosses the road has increased, and with wider road, there is more to come. It has become really dangerous for my kids to even play outside in **my** yard.

2. **NOISE LEVEL:** With Increase in vehicle, the noise level has increased drastically. With easy access and HEB and potential mall like structure coming in next few years, the level of noise will become unbearable.

3. **LOSS OF TREES:** This are important for many reason. Trees not only provide shade, they also provide safety, and helps in reducing noise, and pollution. City has no plans on retention of trees.

4. **POLLUTION**: The level of pollution is going to be up many folds. What if resident develops health issues because of the increase in pollution. City has plans to cut big-trees near my property and near others too, but no plan is shared that tells us if they are going to plant new trees between the property and the road.

5. **HEIGHT OF PROPOSED WALL**: In January meeting, the engineer told us that there will be a low wall to keep traffic off from property. The height of such wall will be 4-5 feet. My question is that will a 4-5 feet wall be enough? Most of the trucks that will be allowed to operate on the road will have tyre sizes of more than 4 feet. How will this wall protect us? Who will taking the responsibility (in written)? I think a high concrete/stone wall (12-15 feet) is the answer.

6. **SPEED LIMIT**: Before the project started, the speed limit of the road was 40 m/hr., but there is a chance that city may want it higher.

7. **DECREASE OF PROPERTY VALUE:** Because of the increase of activity around the property, and with reduced security and safety, there is high chance that it will be hard to sell this property if we decide to do so.

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What do I want from City of Cedar Park? (Again, not in specific order)

1. **Minimum 10 feet of distance** between property and road. The city must leave 10 feet of space between the property and road for us to feel little secure.

2. **A high(12-15 feet) stone wall** (that is esthetically pleasing so that we do not loose the property value).

OR

City must give us Tax break, and then work with HOA to **allow us(me and other residents) to make our own wall with the tax-break money**. HOA and/or City can lay the requirement of the wall. We the residents must then be allowed to construct our high stone wall, and the money spent can be compensated against the property tax that we pay to city.

3. **Plant lot of new trees in the 10 feet distance between the property line and road** so that the pollution and noise can be curbed.

4. **Speed limit on new road must NOT be increased;**

5. Traffic light Signal: I have seen people rushing at far more than 40. I have seen numerous traffic tickets given on given day because of speeding. There is a proposed light signal that may solve the problem.

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To: **ARB Board and WCAD Org**
From: Sandeep
Date: 10th-May-2022

Through this message, I will tell you in very simple terms how the taxpayers money is being misused by WCAD and cities under it.

Money collected from us as homeowners are distributed to cities to construct roads, infrastructure and wellbeing of humans and animals. In reality, this is not the case.

PART-A : **I claim there was "No safety" in any infrastructure whatsoever Wilco has financed with taxpayers money in last 25 years.**

The cities appoints licensed engineers and some non-licensed engineers that must construct infrastructure using TBPE guidelines. One mandatory guideline is "Safety" (Fun-fact: Cedar Park where my home lies has Safety in their guiding principle.) These cities and all engineering teams then outsource the project to some engineering teams where another set of engineers must complete drawings, calculations, and estimates. The city engineers must then verify the completed artifacts. TBPE guidelines are relevant to engineering only. I.e. calculations and estimates involves maths, physics, and in some cases relevance taken from similar projects that is well assumed to be safe and has been earlier prepared by using maths+physics etc.

Now, what happens in reality?

In reality, the engineering firms that projects are outsourced often ask for cost of artifacts. I.e. cost of drawing, Plus cost of calculations, Plus cost of estimates, etc. So, these very qualified engineers that city hire came up with plan. They started only asking for drawing, without calculations and estimates. To satisfy the process in place, they started putting "material cost-estimates and calculations" in the paperwork.

They have been doing it from 25 yrs or more. I am not taking of 1 engineer, or 1 city. Wilco can pick any city - RoundRock, Cedar Park, Leander, etc.

The extend of fraud is so wide that to hide this the whole of Cedar Park engineering team and many other members tried to explain that my interpretation of TBPE law is flawed and does not even apply to infrastructure projects. Before this they even tried to mention me (or they were convinced themselves) that calculations and estimates in TBPE docs is in fact economic-estimates of project, and material cost calculations.

All public projects done are unsafe by design.

PART-A Addendum: US just completed 20+ yrs of war in Afghanistan. US lost ~2500 soldiers. Given 3500 texans die due to road accidents, and if you just consider bad-design as only 10% responsible (although i think it must be 30+%), over 25 yrs we are talking of 7000+ deaths due to single cause **-- Such unsafe projects throughout Texas may have caused more than what US fatalities were in 20 yrs of war in Afghanistan (almost similar timeframe to compare)**. Wilco share 1/254 of these deaths I.e. 28 deaths due to bad design in last 25 years. In reality if I only consider big counties(Travis, Wilco, Hays,..), then the deaths may be above 200.

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PART-B: No permits are ever taken for any construction.

Wilco has a lot of BCCP land that is federal land and is reserved for wildlife. This land does not allow without permit any infrastructure more than 3000 sq. ft. A peasant like me may end up in jail for dwelling a hole near the property. Cities has acted to be above law and do not take permit for anything.. not even constructing many miles long road with no safety with BCCP side too, or at least in the cases I have seen they did not. They may have acted alone, but they are using my tax money to do stupid things. I will not finance it.

What is the impact if they do not take permit?

Wildlife and Fishery in USA has permanently lost 20+ species in last decade. This declaration is done in mid 2021. I think Wilco must have made sure that the money is not spent on projects that destroy the fauna of the wildlife. I claim that Wilco has knowingly or unknowing in past funded projects that have destroyed the flora and fauna of US wildlife. The money gone to them will be misused more so to destroy wildlife than to preserve it. They in many regards may now be in losing game because cities has rights to land that Wilco can only finance but not regulate.

What worse can happen now?

Cities has offered companies such as HEB and Amazon to construct mega structures in less than 1 mile of the BCCP land. They offered 400+ acres lying next to BCCP to them. In turn, many companies will at least on paper start helping wildlife by contributing to organizations that work for the wild. Many such orgs will be their own. Amazon and HEB (and maybe some more of them) has already disclosed plans to develop the land at intersection of Anderson Mill and 1431. This is 1 mile off BCCP wild sanctuary. These companies bought 200+ acres next to BCCP to create mega storage and distribution center. The noise from 7x24 trucks, light, traffic pollution, will all contribute to destroying everything here.

Anderson Mill road expansions was funded by tax money I sent to Wilco. The projects were financed only because these companies demanded expansion done on priority for their own benefits. **All other reasons told to public are lie.**

If my reasoning is un-true, then I dare Wilco to either permanently declare that 400+aces that is next to BCCP cannot be used by companies for mega storage, shopping complex, and other economic activities **OR block these orgs to use road and to run-traffic such as trucks next to BCCP for next 100 years.. I do not want to fund projects that benefit for-profit that runs pollution and noise and harm the wildlife. They are damaging the US wildlife permanently.**

What if cities were just forced to meet and raise permit with BCCP before construction? Answer: They had to deal with the safety of wildlife. This means that someone had to make sure that noise, pollution, etc that may impact wildlife is curbed. Leave aside animals, the city did not even considered thinking about safety of people living. They moved so close to my property that I can claim here than whole wilco do not have any property as unsafe as this.

PART-C: ARB may deny it but they could not even find a single property that is close to road as mine that allows 18 wheelers and produce noise and pollution of the level never seen before.

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The city will not even come to measure the levels and in fact they will hide behind the police as compliance that can only help curb traffic and reduce noise and pollution. I am ready to swap my property with any of the properties they compare my property with if they can help.

Note: Proofs are beyond 3MB allowed. I will carry them in USB Stick.

Also:

(1) Your own website has youtube videos stating that money will be spent for infra-structure

(2) Your appraisal formal protest papers talk of agreement but the last time in 2020, even w/ written correspondence w/ mr. David after meeting and telling that I donot agree to ARB decision, It was not addressed. Why force it? Why not let me meet high commissioner?

(3) If ARB officers cannot answer the misuse of money, why not let me deal with those who know "Why?"

(4) Will WCAD buy my property for $675K + Appraisal after Jan-1-2022 @ 4% rate? → You appraised it, and I am fine if you buy it.

(5) If Yes to (4) → take my keys.
I need 10-min to take my dog out & rest can be picked by movers & packers in 1 to 2 wk after closing.

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(6) Proofs are beyond 200 MB + videos of 800 MB and only partial proofs could be shared electronically & rest you can download & play from youtube

APPRAISAL REVIEW BOARD SURVEY

Every property owner or designated agent who attended Appraisal Review Board hearings is entitled to offer comments & suggestions concerning the ARB. This survey may be submitted to the comptroller by:

Electronic Response - *Recommended*:
Submit online at *https://www.surveymonkey.com/r/surveyarb*

Paper Response:
Paper survey and instructions for completion may be obtained at the appraisal district office or printed from the comptroller's website: *https://comptroller.texas.gov/taxes/property-tax/arb/*

Paper surveys may be scanned and emailed to PTAD at *ptad.communications@cpa.texas.gov*, or delivered in person or mailed to:

PTAD
1711 San Jacinto Blvd, 3rd Floor
Austin, TX 78701

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Williamson County Appraisal Review Board
Hearing Procedures

I. ARB Membership

[Tax Code Section 5.103(b) (12), (15), and (16)]

1. Administration of ARB (Appraisal Review Board) Appointments

ARB members have no statutory role in the process for the administration of applications or requests for appointment for membership on the ARB. If an ARB member is contacted by an individual regarding requesting an appointment to the ARB, the member must direct the individual to the person designated to receive applications or requests for appointment for the ARB. ARB members may refer applicants to www.wcad.org and go to the ARB tab for information and application.

2. Conflicts of Interest

Each ARB member must ensure that they do not have any conflict of interest that results in ineligibility to serve on the ARB or that restricts or prohibits the ARB member's participation in ARB activities, such as participation in the determination of a taxpayer protest. An ARB member must promptly report any conflict of interest to the ARB Chair in addition to any other individual or entity as may be provided by law. The Chair must ensure prompt notification of reported conflicts of interest to the appropriate individuals.

If an ARB member discovers before or during a protest hearing that a conflict of interest exists, the member cannot participate in that protest hearing. If the conflict exists due to the provisions of the Local Government Code Chapter 171, the member must file an affidavit with the Secretary of the ARB. The ARB member must file an affidavit as soon as the conflict is identified, even if it requires a delay in the conduct of the hearing. If the conflict arises from Tax Code Section 41.69, no affidavit must be filed; however, the ARB member must recuse themselves immediately from the hearing and report the conflict to the Chair or Secretary of the ARB.

ARB members must remember that while Local Government Code Chapter 171 addresses matters of "substantial interest", Tax Code Section 41.69 applies to any protest in which an ARB member has an interest (i.e., there is no requirement under Tax Code 41.69 that the interest be substantial). While a conflict of interest under Local Government Code Chapter 171 may not prohibit an ARB member from participation in a protest, Tax Code Section 41.69 may still prohibit participation. If an ARB member has a question as to whether they have a conflict of interest that might prohibit their involvement, the member shall immediately contact the ARB Chair to address the matter.

In the recusal process, the ARB member may not hear, deliberate, or vote on the matter that is the subject of the protest.

3. Ex Parte and Other Prohibited Communications

a. ARB members shall not engage in prohibited ex parte or other communications related to a protest. If an ARB member is approached by one or more individuals that appear to be engaging or attempting to engage in a prohibited communication, the ARB member shall immediately remove themselves from the conversation.

b. Property owners and their agents, and the chief appraiser and the chief appraisers' staff may not communicate with members of the ARB regarding the evidence, argument, facts, merits or property related to a property owner's protest except during the hearing on the protest.

c. Communications between the ARB and its legal counsel are not prohibited.

II. ARB Duties

[Tax Code Section 5.103(b) (1), (5), and (6)]

1. Statutory Duties of an ARB

Each ARB member is responsible for ensuring that they understand the statutory duties of the ARB and must comply with all statutory requirements in performing statutory duties as a member of the ARB.

2. Notices Required under the Property Tax Code

Each ARB member is responsible for obtaining and maintaining familiarity with notices required under the Property Tax Code. If an ARB member has reason to believe that any notice that is required by law to be provided by the ARB is not being provided or does not meet the requirements of applicable law, the ARB member must promptly notify the ARB Chair. The ARB Chair must investigate each such report and take appropriate action to correct all verified problems.

3. Determination of Good Cause under Tax Code Section 41.44(b)

a. "Good cause" for filing late protests is not defined in Tax Code Section 41.44(b). Claims of good cause for late-filed protests should be carefully considered. Additionally, standards in making determinations for good cause under Tax Code Section 41.44(b) should be uniformly applied. The ARB must give due consideration to good cause claims in such a manner that properly respects the rights of property owners while not undermining or contravening laws related to filing deadlines or the orderly and expeditious fulfillment of ARB duties.

b. "Good Cause" for failure to file a timely notice of protest exists when the property owner or the owner's agent shows necessity due to unforeseeable events or circumstances beyond the control of the property owner or the owner's agent. Some examples of good cause include, but are not limited to, accidents, illness, and emergencies. Untimely protests that are filed without a showing of good cause or after approval of the appraisal records cannot be accepted due to statutory deadlines for the ARB's completion of hearing.

c. When a property owner files a notice after the legal deadline or before the date the ARB approves the appraisal records, the property owner must provide the ARB with a written explanation for the failure to file the notice on time. The ARB will accept the protest and schedule a hearing if it is determined that there was good cause.

III. Pre-Hearing Informal Conference

The ARB recommends that the protesting party first review the matter being protested with the Chief Appraiser or the Chief Appraisers authorized designees and requires verbal verification if an informal conference was held and that the parties were not able to agree. All evidence that will be presented at the formal hearing by either party should be submitted for review at the pre-hearing conference.

IV. ARB Formal Hearings

[Tax Code Section 5.103(b) (3), (4), (7), and (14)]

1. Scheduling Hearings Generally

The ARB must schedule a hearing when a timely notice of protest is filed and, in doing so, may be provided with clerical assistance by the appraisal district.

2. Scheduling Hearings for Property Owners, Agents and Qualifying Lessees

Pursuant to Tax Code Section 41.66(i), hearings filed by property owners or their designated agents under Tax Code Section 1.111 must be scheduled for a specific time and date. More than one protest may be scheduled for hearings at the same time and date; however, if a hearing for a property owner or their agent is not started by an ARB panel or the full ARB within two hours of the scheduled hearing time, the ARB is required to postpone the hearing, if requested by the property owner or their designated agent. The request for postponement must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the request for postponement not later than the seventh day after the date of receipt of the request.

3. Scheduling Hearings for Multiple Accounts

If requested by a property owner or their designated agent, hearings on protests concerning up to 20 designated properties must be scheduled on the same day by the ARB. The request must meet all requirements of Tax Code Section 41.66(j), including the required statement in boldfaced type: "request for same day protest hearings". More than one such request may be filed in the same tax year by a property owner or their designated agent. Also pursuant to Tax Code Section 41.66(j), the ARB may schedule hearings on protests concerning more than 20 properties filed by the same property owner or their designated agent and may use different panels to conduct the hearings based on the ARB's customary scheduling. The ARB may follow the practices customarily used in the scheduling of hearings under Section 41.66(j).

4. ARB Panel Assignments (Tax Code Section 41.66 (k)(k-1) and 41.45(d)(d-1)

Pursuant to Tax Code Section 41.66(k) and (k-1), if an ARB sits in panels as authorized by Tax Code Section 41.45(d) and (d-1), protests must be assigned randomly, except for panels established under Tax Code Section 6.425, the ARB, with or without clerical assistance from the staff of the appraisal district, may consider the type of property or the protest grounds in order to assign the protest to a panel with members who have particular expertise. **Additionally, the ARB may apply limits to the number of hearings held consecutively by a single panel.**

HAND DELIVERED

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