

MUDS

MUNICIPAL UTILITY DISTRICTS

Travis County MUDs / Travis County Tax Office
Williamson County MUDs / Williamson County Tax Office
Hays County Muds / Hays County Tax Office

WHAT IS A MUD?

A **Municipal Utility District (MUD)** is one of several types of special districts that function as independent, limited governments authorized by the Texas Water Code to provide water, sewage, drainage and other services within the MUD boundaries.

WHAT IS THE PURPOSE OF A MUD?

The purpose of a MUD is to provide a developer an alternate way to finance infrastructure, such as water, sewer, drainage, and road facilities.

HOW DOES A MUD WORK?

Managed by a Board elected by property owners within the MUD, a MUD may issue bonds to reimburse a developer for authorized improvements and the MUD will utilize property tax revenues and user fees received from water and sewer services operated by the MUD to repay the debt. As the MUD pays off its debt, more of its tax revenue can be directed to other services.

HOW DO MUDS PROVIDE FOR PARKS, POOLS AND REC FACILITIES?

Originally, MUDs were very limited in what they were allowed to finance and what services they could provide. Over time, MUDS began taking on more responsibilities and providing enhanced services for their residents such as parks and recreation, deed restriction enforcement, and solid waste service. MUDS rely on the County to provide police and road maintenance services and Emergency Service Districts (ESDs) to provide fire protection.

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Travis County MUDs

Anderson Mill Ltd District 512-258-4104	Moore's Crossing MUD 512-435-2300	Tanglewood Forest Ltd. 512-287-8000	Walsh Ranch MUD 512-246-1400
Belvedere MUD 512-322-5814	North Austin MUD #1 512-246-1400	Travis County Bee Cave Rd #1 521-854-9555	West Cypress Hills WCID #1 512-402-1990
Cottonwood Creek MUD #1 512-246-1400	NE Travis County UD 512-451-6689	Travis County MUD #2-#14 512-246-1400	West Travis County MUD #3 512-280-6622
Cypress Ranch WCID #1 512-402-1990	Northtown MUD 512-246-1400	Travis County MUD #15 512-296-2005	West Travis County MUD #5 512-280-6622
Hurst Creek MUD 512-264-6281	Pilot Knob MUD #3 512-435-2300	Travis County MUD #16 512-246-1400	West Travis County MUD #6 512-435-2300
Kelly Lane WCID #1 and #2 512-990-6400	Presidential Glen MUD 512-435-2300	Travis County MUD #18 512-246-1400	West Travis County MUD #8 512-435-2300
Lakeside MUD #3 512-659-6557	Ranch at Cypress Creek 512-284-8000	Travis County MUD #21 512-518-2424	Wilbarger Creek MUD #1 512-246-1400
Lakeside WCID #1 512-659-6557	River Place MUD 512-246-0498	Travis County WCID #17 512-266-1111	Wilbarger Creek MUD #2 512-246-1400
Lakeside WCID #2A, #2B, #2C, #2D 512-322-5800	Senna Hills MUD 512-246-0498	Travis County MUD #17 512-435-2300	Williamson County WSIDD #3 512-246-1400
Lakeway MUD 512-261-6222	Shady Hollow MUD 512-280-6622	Travis County WCID #18 512-246-1400	William-Travis County MUD #1 512-246-0498
Lazy Nine MUD #1B 512-246-1400	SE Travis County 512-435-2300	Travis County WCID #20 512-246-1400	Key Title Group 900 S. Capital of Texas Hwy, Suite 100 Austin, Texas 78746 512 402 3300
Lost Creek MUD 512-327-6243	Sunfield MUD #1 972-982-8461	Travis County WCID #19 512-402-1990	

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Williamson and Hays County MUDs

Williamson County MUDs		Hays County MUDs	
	Paloma Lakes MUD #2 512-435-2367	Williamson County MUD #12 512-435-2367	
Block House MUD 512-246-1400	Parkside at Mayfield Ranch MUD 512-435-2367	Williamson County MUD #13 512-476-6604	GreenHawke WCID #2 512-435-2300
Brushy Creek MUD 512-255-7871	Ranch at Cypress Creek #1 512-322-5814	Williamson County MUD #15 512-435-2367	Hays County MUD #4 512-495-6000
Donahoe Creek Watershed 512-527-3271	Siena MUD #1, #2 512-435-2382	Williamson County MUD #19 512-435-2300	Hays County MUD #5 512-435-2300
Fernbluff MUD 512-238-0606	Sonterra MUD 512-435-2370	Williamson County MUD #22 512-246-1400	Headwaters MUD 512-451-6689
Highlands at Mayfield Ranch 512-435-2367	Stonewall Ranch MUD 512-451-6689	Williamson County MUD #10 512-782-2401	Hays County WCID #1, #2 512-246-0498
Lakeside MUD #3 512-435-2300	Upper Brushy Creek WCID 512-284-7685	Williamson County MUD #23 281-356-7542	North Hays County MUD #1 512-451-6689
Leander MUD #1 512-435-2300	Vista Oaks MUD 512-435-2300	Williamson County MUD #25 512-518-2423	Plum Creek Conservation 512-398-2383
Lakeside TODD MUD #1 512-451-6689	West Williamson County MUD #1 512-435-2300	Williamson County MUD #26 512-451-6689	Reunion Ranch 512-476-6604
Meadows of Chandler Creek MUD 512-246-0498	Williamson Liberty Hill MUD 512-451-6689	William-Travis Counties MUD #1 512-246-0498	South Buda WCID #1 512-402-1990
North Austin MUD #1 512-782-2401	Williamson County MUD #10 512-782-2401	Williamson County WSIDD #3 512-435-2300	Sunfield MUD #1 512-651-0111
Paloma Lakes MUD #1 512-435-2367	Williamson County MUD #11 512-518-2423	Anderson Mill Ltd District 512-258-4104	Sunfield MUD #3 512-651-0111