



August 25, 2026
Regular City Council Meeting at 6:30 PM

City of Bastrop City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

PLEASE NOTE: ANYONE IN ATTENDANCE WISHING TO ADDRESS THE COUNCIL MUST COMPLETE A CITIZEN COMMENT FORM AND GIVE THE COMPLETED FORM TO THE CITY SECRETARY PRIOR TO THE START OF THE CITY COUNCIL MEETING. ALTERNATELY, IF YOU ARE UNABLE TO ATTEND THE COUNCIL MEETING, YOU MAY COMPLETE A CITIZEN COMMENT FORM WITH YOUR COMMENTS AT CITYOFBASTROP.ORG/CITIZENCOMMENT AT LEAST TWO HOURS BEFORE THE MEETING STARTS ON THE REQUESTED DATE. COMMENTS SUBMITTED BY THIS TIME WILL BE GIVEN TO THE CITY COUNCIL DURING THE MEETING AND INCLUDED IN THE PUBLIC RECORD, BUT NOT READ ALOUD. COMMENTS FROM EACH INDIVIDUAL IN ATTENDANCE WILL BE LIMITED TO THREE (3) MINUTES.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE - Jocelyn Chavez and Om Patel

Colorado River Collegiate Academy Student Council

TEXAS PLEDGE OF ALLEGIANCE - *Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION - Pastor Andrew Fortner, Life Family Bastrop

4. PRESENTATIONS

4A. Mayor's Report

4B. Council Members' Report

4C. City Manager's Report

- Employee Recognition

4D. Bastrop Cultural Arts - Announce F.A.M.E. Art Contest September Winner

5. WORK SESSIONS/BRIEFINGS

5A. Presentation and discussion regarding CARTS being awarded the CPRG Mobility Hub grant for the Bastrop Public Library and the geo-fencing logistics for the e-bikes included in the Mobility Hub Program.

Submitted by: Viviana Nicole Andres, Assistant to the City Manager

6. STAFF AND BOARD REPORTS

6A. Receive a presentation on the unaudited Monthly Financial Report for the period ending July 2026 (unaudited).

Submitted by: Judy Sandroussi, Finance Director

7. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker. Speakers will be asked to indicate whether they are a resident or non-resident of the City of Bastrop.

8. CONSENT AGENDA

All matters listed under "Consent Agenda" are considered to be routine by the city council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

8A. Consider action to approve the second reading of Ordinance No. 2026-27 of the City Council of the City of Bastrop, Texas, amending the Code of Ordinances, Chapter 12 Titled "Traffic and Vehicle," Article 12.06.009 titled "No Parking on Certain Streets" amended to read as described and attached hereto as Exhibit A.

Submitted by: Vicky Steffanic, Chief of Police

8B. Consider Action to approve the second reading of Ordinance No. 2026-31 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.04.007 Titled "Other Zone Restrictions" amending the ordinance to remove verbiage associated with zone restrictions for Alley A.

Submitted by: Vicky Steffanic, Chief of Police

- 8C. Consider action to approve Resolution No. R-2026-121 of the City Council of the City Bastrop, Texas, accepting a donation from the First National Bank of Bastrop in the amount of \$11,000 (eleven thousand dollars) for the upcoming ¡Viva Bastrop! event being held in Downtown Bastrop, TX, on Friday, September 18th, 2026.

Submitted by: Michaela Joyce, Discover Bastrop Director

- 8D. Consider and act on Resolution No. R-2026-124, authorizing the City Manager to execute an Interlocal Agreement with Bastrop County Emergency Services District #3 providing for a modified development process for certain land use and construction projects, as attached in Exhibit A.

Submitted by: Viviana Nicole Andres, Assistant to the City Manager

- 8E. Consider action on Resolution No. R-2026-125, approving a contract with the Bastrop County Election Administrator to participate in a joint Local Option Election for the legal sale of all alcoholic beverages including mixed beverages, and authorize the City Manager to execute the contract.

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

- 8F. Consider and act to approve the Bastrop City Council Retreat minutes from August 6, 2026; the August 7, 2026 Retreat Minutes; and the August 11, 2026 Regular Meeting.

Submitted by: Michael Muscarello, TRMC, CMC, CPM, City Secretary

9. ITEMS FOR INDIVIDUAL CONSIDERATION

- 9A. Consider action to approve the first reading of Ordinance No. 2026-32 of the City Council of the City of Bastrop, Texas approving the Fiscal Year 2026 Annual Service Plan Update, including provisions related to assessments for the Hunters Crossing Public Improvement District; approving a Fiscal Year 2026 assessment roll for the District; and containing other provisions related to the Hunters Crossing Public Improvement District; and move to include on the September 8, 2026 City Council Agenda for a second reading.

Submitted by: Judy Sandroussi, Finance Director

- 9B. Consider and act on Resolution No. R-2026-122, approving a waiver for alternate drainage standards for commercial development, located at 310 Hospital Drive, within the city limits of the City of Bastrop.

Submitted By: Elizabeth Wick, CFM, Project Manager

- 9C. Consider action to approve Resolution R-2026-122 of the City of Bastrop, Texas, authorizing the City Manager to enter into a Lease Agreement with Christopher Higgins (owner, Chubby's Barbershop) at 804 Water Street for a two-year initial lease with annual renewing options thereafter; authorizing the City Manager to negotiate and execute all necessary documents with selected firms; providing for a repealing clause; and establishing an effective date.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

- 9D. Consider action to create a Resolution in support of the 2026 Texas Municipal League (TML) Legislative Policy.

Submitted by: Jill Strube, Ph.D, Business and Community Development Manager (BEDC)

10. EXECUTIVE SESSION

- 10A. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Section §551.072 to deliberate the acquisition of real property located on Church Street.

11. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION

12. ADJOURNMENT

All items on the agenda are eligible for discussion and action unless specifically stated otherwise.

The Bastrop City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and §551.086 (Competitive Matters regarding Electric Utility).

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: August 19, 2026 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Michael Muscarello
Michael Muscarello, TRMC, CMC, CPM
City Secretary



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Receive a presentation on the unaudited Monthly Financial Report for the period ending July 2026 (unaudited).

AGENDA ITEM SUBMITTED BY:

Judy Sandroussi, Finance Director

BACKGROUND/HISTORY:

The Chief Financial Officer, or appointed staff, provides the City Council with a monthly financial report overview for all funds to include detailed analysis for General Fund, Development Services Fund, Water-Wastewater Fund, Bastrop Power & Light and the HOT Tax Fund.

This reporting requirement is set forth by the City of Bastrop Financial Management Policies, Chapter IV. Operating Budget, Section D. Reporting, as adopted by Resolution R-2025-16 on September 23, 2025.

July 2026 financial highlights include:

The General Fund revenue (in total) exceeds the forecast by 8% or \$1.3M, while expenditures are running -10% below forecast or -\$1.5M. Sales Tax revenue exceeds the forecast by 4% and Property Tax Revenue exceeds the forecast by 9%. (The forecast for Sales Tax Revenue and Property Tax Revenue was conservative when it was established.)

The Enterprise Funds revenue is under forecast by -0.45% or -\$73K. While their expenditures are running -4%, or -\$633K under forecast.

As of July, the Special Revenue Funds revenues are less than forecasted by -10% or -\$1.7M and expenditures are running -1% or -\$204K less than forecasted.

- Development Services revenue is -17% under forecast with expenses running -24% less than forecast.
- Street Maintenance Fund revenue is 4% above forecast with expenses running 17% above forecast.
- Water/Wastewater Impact Fees revenues are running -19% lower than forecast or -\$618K for the month. Their year-to-date expenses are running 2% above forecast or \$78K.
- The HOT Fund revenue continues to run less than forecast with year-to-date revenues being -12% (-\$475K) less than forecast. While expenditures are running -1%, or \$-46K lower than forecast. The forecast was based on more hotels coming online in FY2026.
- Hunters Crossing PID revenue year-to-date is -9% less than forecast, or -\$53K.
- BEDC's revenue is exceeding forecast by \$44K or 3% while their expenditures are running -17% below forecast.

Year-to-date Capital Expenditures include a total of \$15.7M with Street Projects totaling \$2.8M, Fleet and Facilities project totaling \$111K, \$9.4M on Park Projects which includes the Old Iron Bridge project, \$121K on BP&L Projects, \$3M on W/WW projects, as well as \$133K for Discover Bastrop.

City of Bastrop

**Comprehensive Monthly Financial Report (Unaudited)
For the Month Ending July, 2026**





Comprehensive Monthly Financial Report (Unaudited)

For the Month Ending July, 2026

REVENUE

Month of July 2026

Year-To-Date

General Fund

	Forecast	Actual	% of Forecast
Taxes & Penalties	\$ 862,476	\$ 843,364	-2%
Licenses & Permits	\$ 3,125	\$ 7,891	153%
Charges for Service	\$ 90,100	\$ 90,148	0%
Fines & Forfeitures	\$ 34,217	\$ 32,826	-4%
Interest Income	\$ 27,500	\$ 127,174	362%
Intergovernmental	\$ 10,393	\$ 6,359	-39%
Miscellaneous	\$ 3,750	\$ 134,579	3489%
Transfers-In	\$ 68,750	\$ 59,407	-14%
General Fund Totals:	\$ 1,100,311	\$ 1,301,748	18%

FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
\$ 15,418,645	\$ 13,489,285	\$ 14,442,339	7%
\$ 37,500	\$ 31,250	\$ 37,651	20%
\$ 1,047,200	\$ 874,480	\$ 936,480	7%
\$ 350,600	\$ 292,167	\$ 357,402	22%
\$ 330,000	\$ 275,000	\$ 286,496	4%
\$ 284,315	\$ 90,454	\$ 58,023	-36%
\$ 45,000	\$ 37,500	\$ 372,357	893%
\$ 655,240	\$ 692,740	\$ 546,907	-21%
\$ 18,168,500	\$ 15,782,876	\$ 17,037,655	8%

Enterprise Funds

	Forecast	Actual	% of Forecast
Water/Wastewater Fund	\$ 918,855	\$ 880,600	-4%
Bastrop Power & Lights Fund	\$ 803,667	\$ 1,045,445	30%
Enterprise Fund Totals:	\$ 1,722,522	\$ 1,926,046	12%

FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
\$ 10,193,000	\$ 8,144,430	\$ 8,337,995	2%
\$ 9,644,000	\$ 8,036,667	\$ 7,770,582	-3%
\$ 19,837,000	\$ 16,181,097	\$ 16,108,577	0%



Comprehensive Monthly Financial Report (Unaudited)

For the Month Ending July, 2026

REVENUE

Month of July 2026

Year-To-Date

Special Revenue Fund

	Forecast	Actual	% of Forecast
Designated Fund	\$ 7,518	\$ 9,548	27%
General Fund One-Time	\$ 667	\$ 391	-41%
Development Services	\$ 216,917	\$ 111,936	-48%
Streets Maintenance	\$ 295,750	\$ 293,196	-1%
Engineering	\$ 62,464	\$ -	-100%
Water & Wastewater Impact Fees	\$ 437,437	\$ 422,141	-3%
Roadway Impact Fee	\$ 128,167	\$ 20,690	-84%
Vehicle Equip & Replacement Fund	\$ 72,981	\$ 63,543	-13%
Hotel Occupancy Tax	\$ 403,884	\$ 412,651	2%
Library Board	\$ 1,750	\$ 1,392	-20%
Park & Trail Dedication	\$ 155	\$ 366	136%
Fairview Cemetery Operating	\$ 45,356	\$ 11,223	-75%
Fairview Cemetery Permanent	\$ 3,083	\$ 1,152	-63%
ValVerde PID		\$ (80,217)	0%
Hunters Crossing PID	\$ 581	\$ 753	30%
Type B - BEDC	\$ 147,745	\$ 135,968	-8%
Special Revenue Fund Totals:	\$ 1,824,455	\$ 1,404,733	-23%

FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
\$ 90,210	\$ 75,175	\$ 151,107	101%
\$ 8,000	\$ 6,667	\$ 5,567	-16%
\$ 2,232,335	\$ 1,759,167	\$ 1,459,490	-17%
\$ 3,549,000	\$ 2,957,500	\$ 3,066,188	4%
\$ 749,569	\$ 624,641	\$ 210,990	-66%
\$ 4,049,240	\$ 3,174,367	\$ 2,556,079	-19%
\$ 1,538,004	\$ 1,281,670	\$ 498,812	-61%
\$ 875,774	\$ 729,812	\$ 717,422	-2%
\$ 4,873,606	\$ 3,858,838	\$ 3,383,361	-12%
\$ 21,000	\$ 17,500	\$ 19,299	10%
\$ 1,865	\$ 1,554	\$ 2,397	54%
\$ 544,269	\$ 453,558	\$ 257,030	-43%
\$ 37,000	\$ 30,833	\$ 17,131	-44%
		\$ 938,357	0%
\$ 581,279	\$ 580,116	\$ 526,991	-9%
\$ 1,667,100	\$ 1,376,267	\$ 1,420,217	3%
\$ 20,818,251	\$ 16,927,664	\$ 15,230,438	-10%

Comprehensive Monthly Financial Report (Unaudited)

For the Month Ending July, 2026

REVENUE

		Month of July 2026			Year-To-Date			
		Forecast	Actual	% of Forecast	FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
Debt Service Fund								
General Fund Debt Service		\$ 18,341	\$ 311,654	1599%	\$ 4,984,812	\$ 4,672,904	\$ 4,158,711	-11%
Water/Wastewater Debt Service		\$ 509,638	\$ 612,911	20%	\$ 7,189,950	\$ 5,096,375	\$ 6,149,885	21%
Debt Service Fund Totals:		\$ 527,978	\$ 924,564	75%	\$ 12,174,762	\$ 9,769,279	\$ 10,308,597	6%

Month of July 2026				Year-To-Date											
				FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast								
Forecast				Actual	% of Forecast										
Capital Fund															
General Fund				\$	-	0%	\$	15,629,812	0%						
2022 CO Series				\$	3,732	0%	\$	45,430	0%						
2023 CO Series				\$	18,397	0%	\$	224,885	0%						
Grant Fund				\$	-	0%	\$	-	0%						
Bastrop Power & Light				\$	-		\$	-							
Water/Wastewater				\$	0		\$	3,576,085	0%						
Capital Fund Totals:				\$	-	\$	22,129		\$	-	\$	-	\$	19,476,212	



Comprehensive Monthly Financial Report (Unaudited)

For the Month Ending July, 2026

EXPENDITURES

	Month of July 2026			Year-To-Date			
	Forecast	Actual	% of Forecast	FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
General Fund (by Department)							
Legislative	\$ 3,930	\$ 5,129	30%	\$ 64,365	\$ 56,874	\$ 42,357	-26%
Organizational	\$ 58,148	\$ (16,197)	-128%	\$ (80,351)	\$ 62,699	\$ 385,753	515%
City Manager	\$ 69,601	\$ 63,551	-9%	\$ 853,176	\$ 704,144	\$ 636,017	-10%
City Secretary	\$ 24,588	\$ 16,439	-33%	\$ 354,768	\$ 303,476	\$ 246,406	-19%
Finance	\$ 193,159	\$ 211,752	10%	\$ 2,405,508	\$ 2,007,735	\$ 1,913,497	-5%
Human Resources	\$ 46,551	\$ 38,327	-18%	\$ 553,231	\$ 466,400	\$ 382,644	-18%
Information Technology	\$ 54,997	\$ 69,959	27%	\$ 661,597	\$ 557,557	\$ 323,139	-42%
Communications	\$ 28,327	\$ 28,653	1%	\$ 360,646	\$ 303,515	\$ 273,164	-10%
Police	\$ 502,346	\$ 449,061	-11%	\$ 6,232,762	\$ 5,225,593	\$ 4,779,201	-9%
Fire	\$ 152,613	\$ 129,306	-15%	\$ 1,790,342	\$ 1,474,600	\$ 1,291,711	-12%
Municipal Court	\$ 45,634	\$ 43,521	-5%	\$ 550,788	\$ 455,817	\$ 411,546	-10%
Library	\$ 82,019	\$ 83,355	2%	\$ 1,038,296	\$ 868,444	\$ 741,717	-15%
Fleet & Facilities	\$ 135,988	\$ 114,041	-16%	\$ 1,736,734	\$ 1,455,526	\$ 1,240,333	-15%
Parks	\$ 145,458	\$ 156,137	7%	\$ 1,855,789	\$ 1,564,873	\$ 1,366,433	-13%
Discover Bastrop	\$ 19,273	\$ 6,800	-65%	\$ 231,275	\$ 192,729	\$ 141,632	-27%
General Fund Totals:	\$ 1,562,634	\$ 1,399,834	-10%	\$ 18,608,926	\$ 15,699,984	\$ 14,175,549	-10%



Comprehensive Monthly Financial Report (Unaudited)

For the Month Ending July, 2026

EXPENDITURES

Month of July 2026				Year-To-Date			
	Forecast	Actual	% of Forecast	FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
Enterprise Funds							
Water/Wastewater Fund							
Information Technology	\$ 8,890	\$ 9,095	2%	\$ 106,680	\$ 88,900	\$ 91,977	3%
W/WW Administration	\$ 473,988	\$ 458,675	-3%	\$ 5,687,859	\$ 4,739,883	\$ 5,263,795	11%
W/WW Distribution	\$ 91,085	\$ 135,239	48%	\$ 1,093,025	\$ 910,854	\$ 765,441	-16%
Water Production/Treatment	\$ 139,211	\$ 137,298	-1%	\$ 1,670,530	\$ 1,392,108	\$ 1,086,050	-22%
WW Treatment	\$ 123,610	\$ 79,346	-36%	\$ 1,483,314	\$ 1,236,095	\$ 986,774	-20%
Subtotal W/WW	\$ 836,784	\$ 819,653	-2%	\$ 10,041,408	\$ 8,367,840	\$ 8,194,036	-2%
Bastrop Power & Lights Fund		-			-	-	
Information Technology	\$ 8,890	\$ 9,095	2%	\$ 106,680	\$ 88,900	\$ 91,975	3%
Bastrop Power & Lights	\$ 926,723	\$ 816,739	-12%	\$ 9,425,294	\$ 7,648,592	\$ 7,186,005	-6%
Subtotal BP&L	\$ 935,613	\$ 825,834	-12%	\$ 9,531,974	\$ 7,737,492	\$ 7,277,980	-6%
		-			-	-	
Enterprise Fund Totals:	\$ 1,772,397	\$ 1,645,488	-7%	\$ 19,573,382	\$ 16,105,332	\$ 15,472,017	-4%



EXPENDITURES

	Month of July 2026			Year-To-Date			
	Forecast	Actual	% of Forecast	FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
Special Revenue Fund							
Designated Fund	\$ 7,542	\$ 252	-97%	\$ 90,502	\$ 75,418	\$ 58,005	-23%
Development Services							
Information Technology	\$ 8,890	\$ 9,095	2%	\$ 106,680	\$ 88,900	\$ 91,977	3%
Planning	\$ 118,933	\$ 88,476	-26%	\$ 1,427,745	\$ 1,189,329	\$ 920,668	-23%
Building Inspections	\$ 56,827	\$ 40,539	-29%	\$ 680,925	\$ 568,271	\$ 393,567	-31%
Subtotal Dev Services	\$ 184,650	\$ 138,111	-25%	\$ 2,215,350	\$ 1,846,500	\$ 1,406,212	-24%
Streets Maintenance							
Information Technology	\$ 8,890	\$ 9,095	2%	\$ 106,680	\$ 88,900	\$ 91,977	3%
Street Maintenance	\$ 192,017	\$ 135,962	-29%	\$ 2,304,119	\$ 1,920,166	\$ 2,261,653	18%
Subtotal Streets	\$ 200,907	\$ 145,057	-28%	\$ 2,410,799	\$ 2,009,066	\$ 2,353,630	17%
Engineering	\$ 62,464	\$ 10,471	-83%	\$ 749,569	\$ 624,641	\$ 49,380	-92%
Water & Wastewater Impact Fees	\$ 318,751	\$ 313,661	-2%	\$ 3,825,009	\$ 3,187,508	\$ 3,265,845	2%
Vehicle Equip & Replacement Fund	\$ 57,553	\$ 191	-100%	\$ 690,631	\$ 575,526	\$ 535,917	-7%
Hotel Occupancy Tax							
Discover Bastrop	\$ 77,969	\$ 115,784	49%	\$ 2,333,002	\$ 1,725,464	\$ 2,056,868	19%
Marketing	\$ 53,398	\$ 34,629	-35%	\$ 550,776	\$ 533,980	\$ 398,596	-25%
Convention Center	\$ 83,580	\$ 71,805	-14%	\$ 1,002,954	\$ 835,795	\$ 691,751	-17%
Main Street	\$ 25,911	\$ 6,010	-77%	\$ 310,936	\$ 259,113	\$ 138,780	-46%
Special Events	\$ 9,945	\$ 3,106	-69%	\$ 119,343	\$ 99,453	\$ 68,846	-31%
Cultural Arts Commission	\$ 8,090	\$ 8,101	0%	\$ 97,079	\$ 80,899	\$ 133,726	65%
Subtotal HOT	\$ 258,893	\$ 239,435	-8%	\$ 4,414,090	\$ 3,534,704	\$ 3,488,567	-1%
Library Board	\$ 1,658	\$ 5,208	214%	\$ 19,890	\$ 16,575	\$ 11,675	-30%
Fairview Cemetery Operating	\$ 38,973	\$ 24,852	-36%	\$ 467,677	\$ 389,731	\$ 196,371	-50%
ValVerde PID		\$ -	0%		\$ -	\$ 928,924	0%
Hunters Crossing PID	\$ 11,445	\$ 11,191	-2%	\$ 569,239	\$ 546,349	\$ 499,313	-9%
Type B - BEDC	\$ 83,580	\$ 320,254	283%	\$ 1,285,374	\$ 1,083,215	\$ 902,932	-17%
Special Revenue Fund Totals:	\$ 1,226,414	\$ 1,203,474	-2%	\$ 16,738,130	\$ 13,889,232	\$ 13,685,097	-1%



Comprehensive Monthly Financial Report (Unaudited)

For the Month Ending July, 2026

EXPENDITURES

Debt Service Fund

General Fund Debt Service
Water/Wastewater Debt Service

Debt Service Fund Totals:

Month of July 2026		
Forecast	Actual	% of Forecast
\$ 790,000	\$ 3,398,580	430%
\$ 2,350,000	\$ 4,824,146	205%
\$ 3,140,000	\$ 8,222,727	262%

Year-To-Date			
FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
\$ 4,130,917	\$ 790,000	\$ 4,188,914	430%
\$ 7,189,943	\$ 2,350,000	\$ 7,903,759	236%
\$ 11,320,860	\$ 3,140,000	\$ 12,092,673	285%

Capital Fund

General Fund
Streets Capital Projects
Fleet & Fac Capital Projects
Parks Capital Projects

Discover Bastrop Capital Projects
Subtotal General Fund Capital

Bastrop Power & Light Capital
Water/Wastewater Capital

Capital Fund Totals:

Month of July 2026		
Forecast	Actual	% of Forecast
\$ 318,750	\$ 136,106	-57%
\$ 5,317	\$ 5,317	0%
\$ 1,478,220	\$ 706,976	-52%
\$ 87,083	\$ -	-100%
\$ 1,889,370	\$ 848,399	-55%
\$ 122,917	\$ -	-100%
\$ 4,588,000	\$ 39,245	-99%
\$ 6,600,287	\$ 887,644	-87%

Year-To-Date			
FY2026 Approved Budget	FY2026 Forecast	FY2026 YTD Actual	% of Forecast
\$ 3,825,000	\$ 3,187,500	\$ 2,789,451	-12%
\$ 106,935	\$ 111,426	\$ 111,426	0%
\$ 17,738,640	\$ 14,782,200	\$ 9,439,740	-36%
\$ 1,045,000	\$ 870,833	\$ 132,805	-85%
\$ 22,715,575	\$ 18,951,960	\$ 12,473,422	-34%
\$ 1,475,000	\$ 1,229,167	\$ 121,479	-90%
\$ 55,056,000	\$ 45,880,000	\$ 3,093,908	-93%
\$ 79,246,575	\$ 66,061,126	\$ 15,688,809	-76%



Comprehensive Monthly Financial Report (Unaudited) For the Month Ending July, 2026

Property Tax Revenues

	FY2023 Actuals	FY2024 Actuals	FY2025 Actuals
Oct	\$ 14,552	\$ 13,951	\$ 38,904
Nov	\$ 457,144	\$ 339,559	\$ 59,718
Dec	\$ 1,927,998	\$ 859,155	\$ 2,830,920
Jan	\$ 1,806,847	\$ 3,296,845	\$ 1,804,746
Feb	\$ 487,382	\$ 531,594	\$ 592,557
Mar	\$ 57,969	\$ 166,273	\$ 61,229
Apr	\$ 52,361	\$ 63,812	\$ 75,235
May	\$ 11,484	\$ 14,706	\$ 7,361
Jun	\$ 33,763	\$ 33,111	\$ 14,342
Jul	\$ 14,563	\$ 499	\$ 12,695
Aug	\$ 18,969	-	\$ 30,008
Sep	\$ 15,763	\$ 7,526	\$ 5,943
Totals:	\$ 4,898,795	\$ 5,327,031	\$ 5,533,659

Oct through July **\$ 4,864,063** **\$ 5,319,505** **\$ 5,497,709**

Current Year Total vs.
Prior Year Total

Base **9%** **4%**

FY2026 Forecast	FY2026 Actuals	% of Forecast
\$ 5,417	\$ 13,911	61%
\$ 389,062	\$ 206,254	-89%
\$ 1,375,578	\$ 2,886,202	52%
\$ 2,011,332	\$ 1,559,246	-29%
\$ 1,649,610	\$ 1,121,269	-47%
\$ 16,378	\$ 113,355	86%
\$ 27,339	\$ 89,438	69%
\$ 27,339	\$ 28,718	5%
\$ 10,897	\$ 13,632	0%
\$ 10,897	\$ 33,490	0%
\$ 10,897		0%
\$ 10,897		0%
\$ 5,545,645	\$ 6,065,513	9%

\$ 5,523,850 **\$ 6,065,513** **10%**

10%



Comprehensive Monthly Financial Report (Unaudited)

For the Month Ending July, 2026

(Most current data from State Comptroller)

SALES TAX REVENUE

	Total Per Month from the State (Actuals)					FY2026 Forecast
	FY2022	FY2023	FY2024	FY2025	FY2026	
Oct	\$ 830,741	\$ 954,398	\$ 1,060,649	\$ 931,579	\$ 1,057,193	\$ 673,870
Nov	\$ 955,667	\$ 962,220	\$ 1,021,968	\$ 979,392	\$ 1,039,622	\$ 692,716
Dec	\$ 839,693	\$ 941,605	\$ 955,780	\$ 1,046,364	\$ 1,092,554	\$ 703,242
Jan	\$ 931,798	\$ 978,537	\$ 1,030,693	\$ 1,077,869	\$ 1,098,815	\$ 694,311
Feb	\$ 1,063,051	\$ 1,173,677	\$ 1,198,859	\$ 1,556,639	\$ 1,309,787	\$ 885,014
Mar	\$ 791,530	\$ 901,054	\$ 916,206	\$ 978,177	\$ 991,516	\$ 673,850
Apr	\$ 774,413	\$ 923,239	\$ 1,018,673	\$ 866,944	\$ 894,283	\$ 586,721
May	\$ 995,806	\$ 1,083,119	\$ 1,041,718	\$ 1,070,083	\$ 1,865,464	\$ 943,573
Jun	\$ 946,520	\$ 905,039	\$ 1,093,357	\$ 1,095,447	\$ 1,145,099	\$ 829,008
Jul	\$ 961,322	\$ 1,076,736	\$ 1,035,037	\$ 1,051,036	\$ 1,129,681	\$ 806,462
Aug	\$ 1,037,028	\$ 1,162,918	\$ 1,059,959	\$ 1,075,281		
Sep	\$ 957,229	\$ 967,537	\$ 1,218,057	\$ 1,065,302		
Total	\$ 11,084,799	\$ 12,030,080	\$ 12,650,953	\$ 12,794,113	\$ 11,624,013	\$ 7,488,768

Oct through July \$ 9,090,542 \$ 9,899,624 \$ 10,372,938 \$ 10,653,530 \$ 11,624,013

Current Yr vs Prior Yr \$ 9,090,542 \$ 809,082 \$ 473,314 \$ 280,592 \$ 970,483
 Base 9% 5% 3% 9%



Comprehensive Monthly Financial Report (Unaudited) For the Month Ending July, 2026

Item 6A.

Legal Expenses by Councilmember

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Mayor Harris	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Mayor Pro-Tem Kirkland	\$ -	\$ -	\$ 111	\$ -	\$ 315	\$ 807	\$ 235	\$ 141	\$ 141	\$ -			\$ 1,750
Councilmember Lowe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Councilmember Meyer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Councilmember Plunkett	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
Councilmember Fossler	\$ -	\$ 71	\$ -	\$ -	\$ -	\$ 71	\$ -	\$ 71	\$ -	\$ -			\$ 212

Grand Total **\$ 1,961**

Total Legal Expenses:

FY2026 - YTD	\$ 6,887	\$ 5,785	\$ 34,227	\$ 17,618	\$ 12,091	\$ 43,379	\$ 7,995	\$ 47,863	\$ 58,587	\$ 37,456			\$ 271,887
FY2025	\$ 7,100	\$ 12,521	\$ 29,663	\$ 15,865	\$ 87,129	\$ 27,281	\$ 5,401	\$ 42,380	\$ 14,586	\$ 36,758	\$ 15,915	\$ 91,308	\$ 385,905
FY2024	\$ 3,921	\$ 120,218	\$ 38,947	\$ 52,911	\$ 39,817	\$ 45,667	\$ 99,453	\$ 56,669	\$ 32,813	\$ 102,587	\$ 60,485	\$ 132,403	\$ 785,891

Travel Expenses by Councilmember

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Mayor Harris	\$ 456	\$ 386	\$ 833	\$ 325	\$ 50	\$ 335	\$ 415	\$ -	\$ -	\$ 30			\$ 2,829
Mayor Pro-Tem Kirkland	\$ -	\$ 590	\$ -	\$ -	\$ 50	\$ 25	\$ 245	\$ 30	\$ 25	\$ 25			\$ 990
Councilmember Lowe	\$ 456	\$ 712	\$ -	\$ -	\$ 25	\$ 507	\$ 389	\$ 30	\$ -	\$ -			\$ 2,119
Councilmember Meyer	\$ 183	\$ 411	\$ 677	\$ -	\$ 50	\$ 25	\$ 277	\$ 30	\$ 25	\$ 25			\$ 1,702
Councilmember Plunkett	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ 245	\$ 30	\$ -	\$ -			\$ 311
Councilmember Fossler	\$ -	\$ 893	\$ -	\$ 325	\$ 50	\$ -	\$ 660	\$ -	\$ 25	\$ 25			\$ 1,978

Grand Total **\$ 9,929**

Budget **\$ 15,000**

Remainder **\$ 5,071**



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider action to approve the second reading of Ordinance No. 2026-27 of the City Council of the City of Bastrop, Texas, amending the Code of Ordinances, Chapter 12 Titled "Traffic and Vehicle," Article 12.06.009 titled "No Parking on Certain Streets" amended to read as described and attached hereto as Exhibit A.

AGENDA ITEM SUBMITTED BY:

Submitted by: Vicky Steffanic, Chief of Police

BACKGROUND/HISTORY:

The City of Bastrop Police Department requests an amendment to Chapter 12, Article 12.06.009, "No Parking on Certain Streets," to improve traffic flow and enhance pedestrian and vehicular safety along Blakey Lane".

The proposed amendment would prohibit stopping, standing, and parking and include a tow away zone on both the eastbound and westbound sides of Blakey Lane from the 100 block, up to the intersection of FM 969. This change is intended to keep travel lanes clear and maintain unobstructed access to the apartment complex by preventing vehicles, including passenger cars, commercial vehicles, and delivery trucks, from blocking the roadway.

Blakey Lane intersects FM 969, a critical transportation corridor connecting the City of Bastrop to Travis County and serving as a major commuter route for residents and visitors.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Consider action to approve the second reading of Ordinance No. 2026-27 of the City Council of the City of Bastrop, Texas, amending the Code of Ordinances, Chapter 12 Titled "Traffic and Vehicle," Article 12.06.009 titled "No Parking on Certain Streets" amended to read as described and attached hereto as Exhibit A.

ATTACHMENTS:

1. Exhibit "A" showing amendment
2. Drone images of traffic for this area
3. Location images
4. Map image

ORDINANCE NO. 2026-27

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS; AMENDING THE CODE OF ORDINANCES, RELATED TO CHAPTER 12 TITLED "TRAFFIC AND VEHICLES," AMENDING SECTION 12.06.009 TITLED "NO PARKING ON CERTAIN STREETS", AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR FINDINGS OF FACT, ENACTMENT, EFFECTIVE DATE, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop ("City") has the responsibility to address any public health and safety problems; and

WHEREAS, the City of Bastrop has adopted Chapter 12, Traffic and Vehicles, of the City of Bastrop Code of Ordinances, which provides standards for no parking on certain streets, including restrictions on stopping, standing, and parking; and

WHEREAS, an offense for violation of restrictions on stopping, standing and parking of vehicles may be prosecuted under city ordinance or state law; and

WHEREAS, Section 545.302 of the Texas Transportation Code section (g) authorizes a governing body of a municipality to adopt an ordinance that regulates stopping, standing or parking of a vehicle at a place as described by section (a)(1) on the roadway side of a vehicle stopped or parked at the edge or curb of a street; and

WHEREAS, the City of Bastrop Police department is seeking to amend ordinance 12.06.009 to add a no stopping, standing, parking and tow away zone with the erection of signs or painted curbs from the 100 block of Blakey Lane to the East side of FM 969; and

WHEREAS, the City Council has exclusive control over and under its public streets and may control or regulate certain aspects of the movement of vehicles pursuant to Texas Transportation Code Chapter 311, and

WHEREAS, the city has the full power of local self-government as recognized by Tex. Loc. Gov't Code § 51.072; and

WHEREAS, the City Council finds the attached amendments reasonable and necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1: FINDINGS OF FACT

The facts and recitations set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2: AMENDMENT

Chapter 12 Article 12.06.009 is hereby amended to read as set forth with the underlines / red being additions.

(15) A no stopping, standing, parking and tow away zone is hereby designated to run along the rights -of-way on both sides (East and West) of Blakey Lane, between the 100 block of Blakey Lane to the east side of FM 969. It shall be unlawful for any person to stop, stand, or park any motor driven vehicle in the zones designated herein, and, in addition to all other penalties and remedies, and vehicle stopping, standing or parking in this zone will be subject to towing.

Section 3: REPEALER To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this ordinance.

Section 5: CODIFICATION The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 6: EFFECTIVE DATE

This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

READ & ACKNOWLEDGED on the First Reading on this, the 11th day of August 2026.

READ & APPROVED on the Second Reading on this, the 25th day of August 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

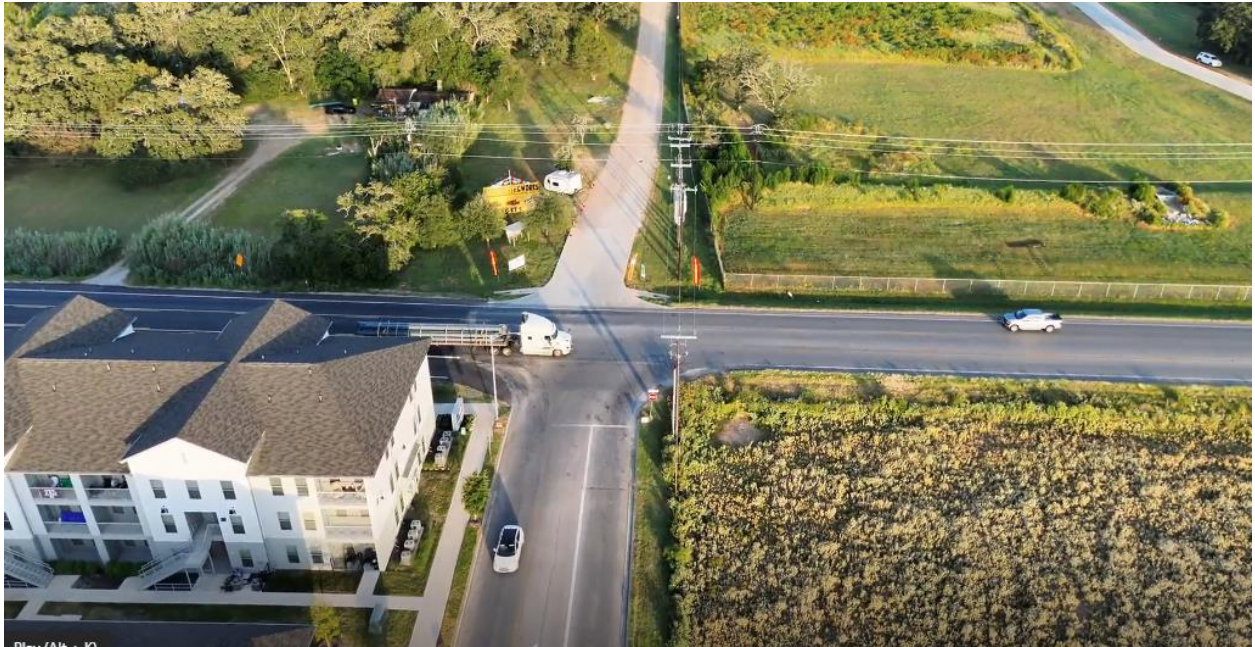
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



Drone footage (Blakey / FM 969)

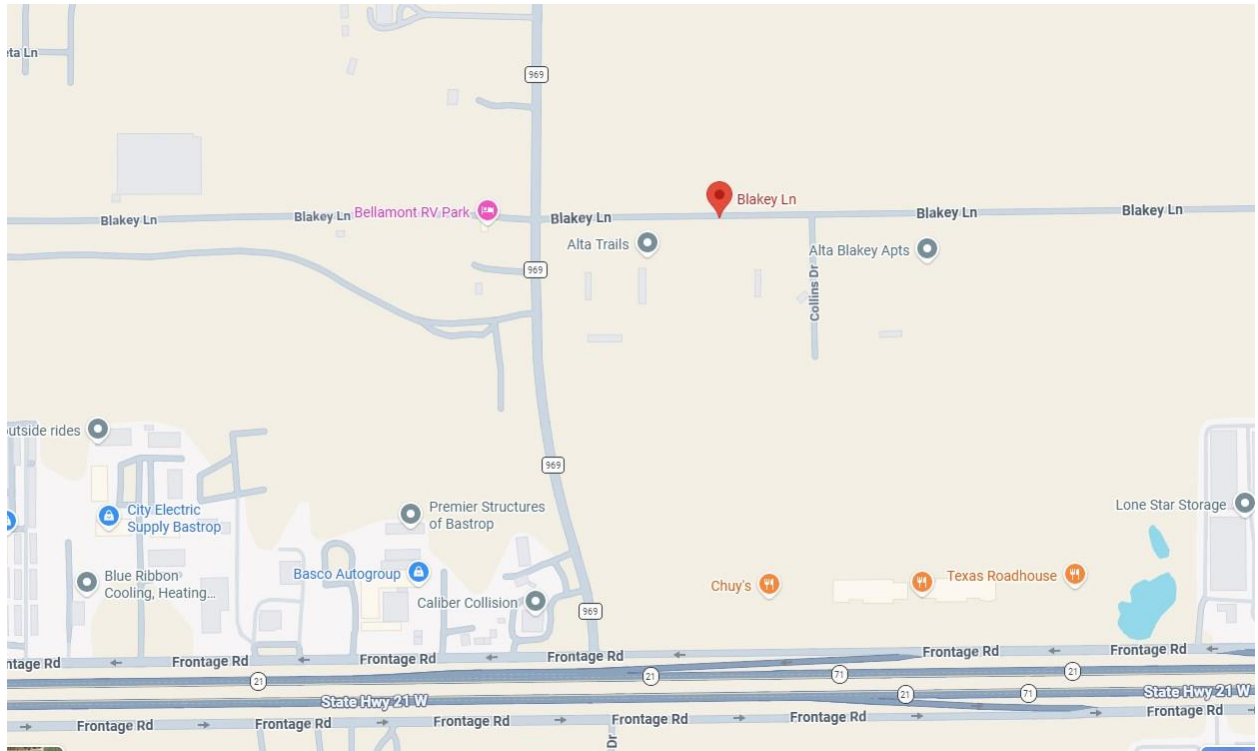




Images Blakey / FM 969







Google Map of Blakey Lane / FM 969



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider Action to approve the second reading of Ordinance No. 2026-31 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.04.007 Titled "Other Zone Restrictions" amending the ordinance to remove verbiage associated with zone restrictions for Alley A.

AGENDA ITEM SUBMITTED BY:

Submitted by: Vicky Steffanic, Chief of Police

BACKGROUND/HISTORY:

The current City of Bastrop ordinance requires the installation of school zone traffic control signs on Alley A to provide guidance to motorists entering the designated school zone. However, the school previously located in this area is no longer in operation, and the designated school zone no longer exists.

To ensure the ordinance accurately reflects current conditions, staff recommend amending the ordinance to remove the school zone designation for Alley A. This change / deletion will ensure the City's ordinances, traffic control devices, and official records accurately reflect existing conditions while preventing unnecessary or misleading traffic signage.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval of the second reading of Ordinance No. 2026-31 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.04.007 Titled "Other Zone Restrictions" amending the ordinance to remove verbiage associated with zone restrictions for Alley A.

ATTACHMENTS:

1. Ordinance
2. Exhibit "A" showing amendment
3. Images of area reflected

ORDINANCE NO. 2026-31

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS; AMENDING THE CODE OF ORDINANCES, RELATED TO CHAPTER 12 TITLED "TRAFFIC AND VEHICLES," AMENDING ARTICLE 12.04.007 TITLED "OTHER ZONE RESTRICTIONS" AMENDING THE ORDINANCE TO REMOVE VERBIAGE ASSOCIATED WITH ZONE RESTRICTIONS FOR ALLEY A; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR FINDINGS OF FACT, ENACTMENT, EFFECTIVE DATE, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop ("City") has the responsibility to address any public health and safety problems; and

WHEREAS, the City of Bastrop Police department is seeking to amend ordinance 12.04.007 and remove verbiage related to the former school zone; and

WHEREAS, the City Council has exclusive control over and under its public streets and may control or regulate certain aspects of the movement of vehicles pursuant to Texas Transportation Code Chapter 311, and

WHEREAS, the city has the full power of local self-government as recognized by Tex. Loc. Gov't Code § 51.072; and

WHEREAS, the City Council finds the removal of verbiage to the ordinance reasonable and necessary to reflect accuracy; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1: FINDINGS OF FACT

The facts and recitations set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2: AMENDMENT

Chapter 12 Article 12.04.007 is hereby amended to read as set forth with the underlines / red being additions, double underlines being moved text, and strikethroughs being deletions.

SEC. 12.04.007 – Other zone restrictions

~~(a) The city hereby designates day care center school zones in:~~

~~(1) Alley A, running north and south beginning at Spring Street for a distance of ± two hundred eighty (280) feet south of such point a maximum speed limit of ten (10) miles per hour is established and is applicable from 7:00 a.m. until 6:00 p.m. Monday through Friday, year-round.~~

~~(b) The City Manager shall cause speed limit signs and other traffic control devices to be erected at such locations deemed necessary to provide reasonable notice of the above speed limit to those traveling on alley A in the day care center school zone within the city.~~

(c) The City Council shall cause signs to be erected at such locations deemed necessary to provide reasonable notice of vehicles traveling south on Alley A and vehicles traveling north on Alley B are only allowed a right hand turn onto Chestnut Street/Loop 150.

Section 3: REPEALER To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this ordinance.

Section 5: CODIFICATION The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 6: EFFECTIVE DATE

This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

READ & ACKNOWLEDGED on the First Reading on this, the 11th day of August, 2026.

READ & APPROVED on the Second Reading on this, the 25th day of August, 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



ATTACHMENT

AMENDMENT

Chapter 12 Article 12.04.007 is hereby amended to read as set forth with the underlines / red being additions, double underlines being moved text, and strikethroughs being deletions.

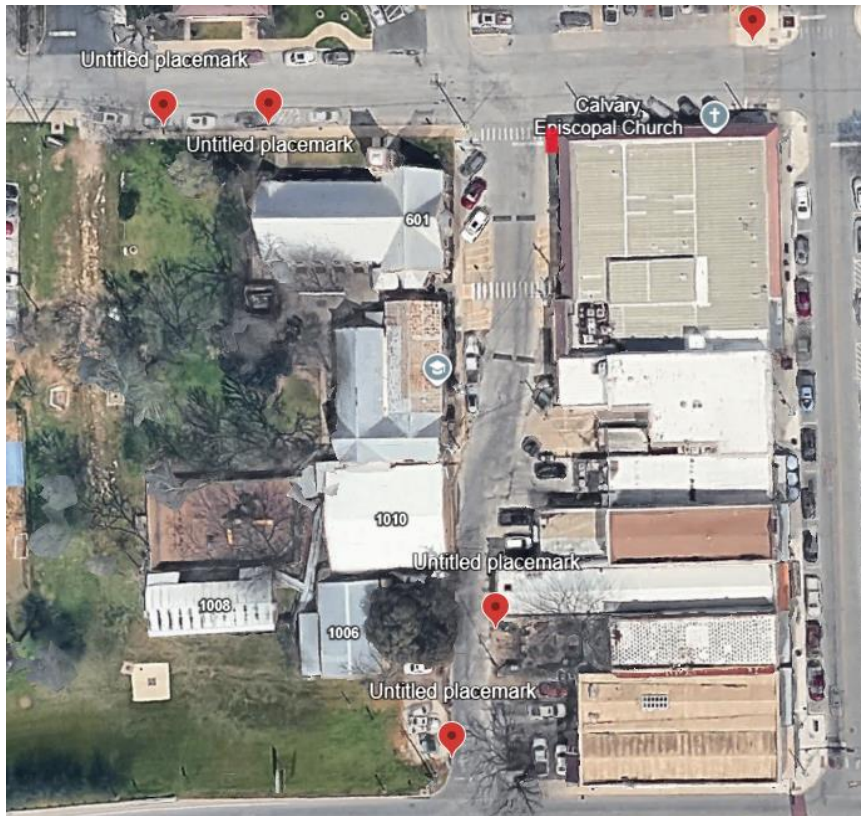
SEC. 12.04.007 – Other zone restrictions

~~(a) The city hereby designates day care center school zones in:~~

~~(1) Alley A, running north and south beginning at Spring Street for a distance of $\pm$ two hundred eighty (280) feet south of such point a maximum speed limit of ten (10) miles per hour is established and is applicable from 7:00 a.m. until 6:00 p.m. Monday through Friday, year round.~~

~~(b) The City Manager shall cause speed limit signs and other traffic control devices to be erected at such locations deemed necessary to provide reasonable notice of the above speed limit to those traveling on alley A in the day care center school zone within the city.~~

(c) The City Council shall cause signs to be erected at such locations deemed necessary to provide reasonable notice of vehicles traveling south on Alley A and vehicles traveling north on Alley B are only allowed a right hand turn onto Chestnut Street/Loop 150.



Google Earth overview

Red = Sign removal



Alley A and Spring St.
1 sign (End School Zone)

Item 8B.



Spring Street
Sign facing EB traffic (2)



Spring Street

Sign facing EB traffic (4 signs)



Alley A @ Chestnut

1 Sign (End School Zone)



Alley A

Sign facing NB traffic (4 signs)



Spring Street

Sign facing WB traffic (2 signs)



STAFF REPORT

MEETING DATE: August 25th, 2026

TITLE:

Consider action to approve Resolution No. R-2026-121 of the City Council of the City Bastrop, Texas, accepting a donation from the First National Bank of Bastrop in the amount of \$11,000 (eleven thousand dollars) for the upcoming ¡Viva Bastrop! event being held in Downtown Bastrop, TX, on Friday, September 18th, 2026.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michaela Joyce, Discover Bastrop Director

BACKGROUND/HISTORY:

¡Viva Bastrop! celebrates the traditions, music, food, and culture that have shaped our community. This free event invites residents and visitors of all backgrounds to experience Hispanic heritage through live entertainment, cultural performances, family activities, local vendors, and downtown shopping.

PLOICY EXPLANATION:

The City of Bastrop's Finance Policy requires all donations to be formally accepted by the City Council.

RECOMMENDATION:

Michaela Joyce, Discover Bastrop Director, recommends approving Resolution No. R-2026-121 of the City Council of the City Bastrop, Texas accepting a donation from First National Bank of Bastrop in the amount of \$11,000 (eleven thousand dollars) for the upcoming ¡Viva Bastrop! event being held in Downtown Bastrop, TX, on Friday, September 18th, 2026.

ATTACHMENTS:

1. Resolution No. R-2026-121

RESOLUTION R-2026-121

A RESOLUTION OF THE CITY OF BASTROP, TEXAS, ACCEPTING A DONATION FROM FIRST NATIONAL BANK OF BASTROP IN SUPPORT OF AND AS SPONSORSHIP OF THE 2026 ¡VIVA BASTROP! EVENT IN DOWNTOWN BASTROP, IN THE AMOUNT OF \$11,000.00 (ELEVEN THOUSAND DOLLARS). AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE AGREEMENT; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council has appointed the City Manager as the Chief Administrative Office of the City; and

WHEREAS, the City Manager is responsible for the proper administration of all affairs of the City; and

WHEREAS, the City of Bastrop has an interest in preserving the rich heritage of this community; and

WHEREAS, the ¡Viva Bastrop! event held within Downtown Bastrop will be a community wide Holiday celebration on September 18th, 2026; and

WHEREAS, accepting a donation from First National Bank of Bastrop, in the amount of \$11,000 (eleven thousand dollars) for additional activities for the upcoming ¡Viva Bastrop! event; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: That the City Manager is hereby authorized to execute all necessary documents, authorizing accepting the donation from First National Bank of Bastrop for ¡Viva Bastrop! event happening within Downtown Bastrop.

Section 2: All orders or resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately from and after its passage, and it is duly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 25th day of August 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

Denton Navarro Rocha Bernal & Zech, P.C.



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider and act on Resolution No. R-2026-124, authorizing the City Manager to execute an Interlocal Agreement with Bastrop County Emergency Services District #3 providing for a modified development process for certain land use and construction projects, as attached in Exhibit A.

AGENDA ITEM SUBMITTED BY:

Vivianna Nicole Andres, Assistant to the City Manager

BACKGROUND/HISTORY:

The City of Bastrop regulates land use, construction, and development activities within the City Limits, including the administration of building permits and plat approvals. Bastrop County Emergency Services District #3 (ESD #3) is engaged in the development and construction of land for public emergency service operations and has encountered challenges related to the City's regulatory permitting timelines and the need to construct necessary improvements.

The proposed Interlocal Agreement establishes a modified development process for certain ESD #3 projects to provide procedural flexibility while maintaining the substantive requirements of the Bastrop Code. The Agreement applies to the Covered Property and Covered Projects identified in Exhibits A and B and provides an alternate process for certain provisions of the Bastrop Development Code, including Article 10.02, Section 10.02.004 (Permitting) and Article 10.03, Section 10.03.001 (Standard Procedure for Platting). The Agreement specifically provides that the temporary suspension of certain procedural requirements is limited to administration and timing and does not waive or modify the substantive requirements of the City Codes.

ESD #3 remains responsible for submitting applications, paying applicable administrative permitting fees, and completing required public infrastructure, while the City remains responsible for reviewing and processing applications, administering the modified process, and performing required inspections. The Agreement has a two-year term beginning upon execution, may be extended by written mutual consent, and may be terminated by either party upon 30 days' written notice.

Approval of this agreement will allow the City of Bastrop and ESD #3 to collaborate on a modified development-process timeline so that the ESD can proceed with construction of its emergency service facilities, which are intended to serve both the City of Bastrop and Bastrop County.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve Resolution No. R-2026-124, authorizing the City Manager to execute an Interlocal Agreement with Bastrop County Emergency Services District #3 providing for a modified development process for certain land use and construction projects, as attached in Exhibit A.

ATTACHMENTS:

1. Resolution No. R-2026-124
2. Exhibit A: Interlocal Agreement between Bastrop County Emergency Services District #3 and the City of Bastrop, Texas

CITY OF BASTROP

RESOLUTION NO. R-2026-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE BASTROP COUNTY EMERGENCY SERVICES DISTRICT #3 ON BEHALF OF THE CITY PROVIDING FOR A MODIFIED DEVELOPMENT PROCESS FOR CERTAIN LAND USE AND CONSTRUCTION PROJECTS; AS ATTACHED IN EXHIBIT A.

WHEREAS, the City of Bastrop (City) regulates land use, construction, and development activities in the City Limits, including the administration of building permits, plat approvals, etc.; and

WHEREAS, the Bastrop County Emergency Services District (ESD) #3 is actively engaged in the development of and construction upon land for public emergency service operations; and

WHEREAS, ESD #3 has encountered certain challenges regarding the City's timeline for regulatory permitting and ESD #3's needs for construction of necessary improvements; and

WHEREAS, the City of Bastrop ("City Council") understands development processes have varying levels of approval that ensure access, utilities, and other life safety aspects are important to good, organized development; and

WHEREAS, the City Council of the City of Bastrop ("City Council") finds that under the circumstances it is reasonable and necessary to cooperate with the ESD #3 to provide an enhanced level of procedural flexibility given the public interests involved in this process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP:

Section 1: The City Council hereby authorizes the City Manager to execute an Interlocal Agreement with ESD #3 on behalf of the City consistent with these terms and conditions:

(a) The Agreement enables the City to proceed with the pending permitting process of reviewing and approving ESD #3's applications in a timely manner; and

(b) The Agreement provides mutual acknowledgment by the City and

ESD #3 that the City is deviating from its standard procedures by delaying application of provisions in the City's Code of Ordinances to allow ESD #3 additional time to submit to the City certain information necessary for the plat approval (replatting, plat amendment, etc.) for PID 59805, located at 1811 Jasper Street, and will allowed a modified development process for PID 59805, located at 1811 Jasper Street to allow the project to move forward in a timely manner; and

(c) The agreement will address a modified development process for the project being contemplated by ESD #3; and

Section 2: The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 25th day of August, 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



EXHIBIT A

INTERLOCAL AGREEMENT

**BETWEEN THE BASTROP COUNTY EMERGENCY
SERVICES DISTRICT No.3
AND THE CITY OF BASTROP, TEXAS**

This Interlocal Agreement (“Agreement”) is between the **BASTROP COUNTY EMERGENCY SERVICES DISTRICT No. 3**, a political subdivision of the State of Texas located in Bastrop County, and the **CITY OF BASTROP, TEXAS**, a duly organized and operating Home Rule municipality of the State of Texas, (“City”), pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as amended, and the general and special laws of the State of Texas, for the purposes and consideration as set out below. The ESD and the City are sometimes referred to herein individually as the “party,” and collectively as the “parties.”

WITNESSETH:

WHEREAS, the City of Bastrop (City) regulates land use, construction, and development activities in the City Limits and Extraterritorial Jurisdiction, including the administration of building permits, plat approvals, etc.; and

WHEREAS, the Bastrop County Emergency Services District No. 3 (ESD) is actively engaged in the development of and construction upon land for public emergency service operations; and

WHEREAS, ESD has encountered certain challenges regarding the City's timeline for regulatory permitting and ESD's needs for construction of necessary improvements; and

WHEREAS, the City of Bastrop (“City Council”) understands development processes have varying levels of approval that ensure access, utilities, and other life safety aspects are important to good, organized development; and

WHEREAS, the City Council of the City of Bastrop (“City Council”) finds that under the circumstances it is reasonable and necessary to cooperate with the ESD to provide an enhanced level of procedural flexibility given the public interests involved in this process.

NOW, THEREFORE, in consideration of the premises and of the terms, provisions, and mutual provisions herein contained, the ESD and the City hereby agree as follows:

I. Purpose & Applicability

1.1 Objective. The objective of this Agreement is to contractually provide for procedural flexibility for the City's construction and development review process and approval of specific authorizations for certain ESD endeavors addressed herein.

1.2 Covered Property. This Agreement shall apply to certain real estate interests owned by the ESD, as identified in *Exhibit “A,”* hereafter referred to as the Covered Property.

- 1.3 Covered Projects.** This Agreement shall apply to certain construction and development projects by the ESD, as listed in *Exhibit "B,"* hereafter referred to as the Covered Projects.

II. Alternate Process

- 2.1 Procedural Modification.** In order for the ESD to perform the Covered Projects in a timely manner, the ESD and the City agree that the performance of certain procedural requirements of the Bastrop Development Code (Bastrop Code), including (but not limited to) the timing of the submission of certain documentation by the ESD, will be modified in accordance with this Agreement.
- 2.2 Code Sections Affected.** For the limited and narrow purposes of this Agreement, the parties agree to provide this alternate process for the following provisions of the Bastrop Code:
- Bastrop Development Code - Article 10.02 Purpose, Authority, Jurisdiction, Section 10.02.004 Permitting
 - Bastrop Development Code - Article 10.03 Platting Procedures, Section 10.03.001 Standard Procedure for Platting
- 2.3 No Waiver.** The parties agree that the City's temporary suspension of its administration of certain requirements and the temporary alternative process provided by this Agreement are only to revise administration and timing and shall not be construed as a waiver by the City of the substantive requirements of the City Code or a modification of the City Code.

III. Obligations of the District

- 3.1 Cooperation.** The ESD shall cooperate in good faith with the City in the submittal of applications seeking authorizations from the City for the Covered Projects in a timely manner.
- 3.2 Applications.** The ESD shall submit for City review applications for all Covered Projects in compliance with the Bastrop Code, in accordance with any variations made by this Agreement.
- 3.3 Fees.** The ESD shall remit to the City payment for all administrative permitting fees related to its applications in compliance with the Bastrop Code.
- 3.4 Modified Development Process for PID 59805, located at 1811 Jasper St.** The Minor Plat for PID 59805, located at 1811 Jasper St, will be submitted in advance of the ESD completing the required public infrastructure improvements needed to serve the development project and comply with the Bastrop Codes. The Final Drainage Plan, Site Development Plan, and Building Permit may be submitted concurrently for review and approval in advance of the ESD completing the public infrastructure improvements needed to serve the site. The Certificate of Occupancy for PID 59805, located at 1811 Jasper Street, will be withheld until the public infrastructure needed to serve the development project and comply with the Bastrop Codes has been completed.
- 3.5 Modified Development Process for the Public Improvement Plan (PIP) and Public**

Improvement Plan Agreement (PIPA). The ESD will be allowed to submit the PIP and PIPA for the required public infrastructure needed to serve the development project with Phase 2 of their development project, as referenced in Exhibit B. The issuance of the Certificate of Occupancy for PID 59805, located at 1811 Jasper St, shall be contingent upon the completion of the public infrastructure needed to serve the development project and comply with the Bastrop Codes.

IV. Obligations of the City

- 4.1 Cooperation.** The City shall cooperate in good faith with the ESD to review, process, and approve authorizations for the Covered Projects in a timely manner.
- 4.2 Temporary Suspension.** The City agrees to temporarily suspend its administration of the requirement that the ESD comply with the procedural deadlines listed in Section 2.2.
- 4.3 Acceptance & Administration.** The City shall provide for the acceptance and administration of all plans submitted by or on behalf of the ESD for the Covered Projects. Pursuant to the temporary suspension provided under this Agreement, the City agrees to review, process, and approve authorizations for the ESD for Phase 1 (as defined in Exhibit “B”) and prior to Phase 2 (as defined in Exhibit “B”) notwithstanding the omission of certain public infrastructure improvements needed to serve the site, and the City shall not deem the applications administratively incomplete solely based on the omission of that data or those public infrastructure improvements, or the resulting inability of the City to issue other necessary authorizations.
- 4.4 Inspections.** The City shall be responsible for performing all required inspections of the Covered Projects.

V. Term & Termination

- 5.1 Term.** The term of this Agreement shall begin on the date of execution of this Agreement and run for a two (2) year term. The parties may with written mutual consent agree to extend this Agreement beyond its initial term.
- 5.2 Default.** As used in this Agreement, “default” shall mean the failure of the District or City to perform any obligation at the time and in the manner required by this Agreement.
- 5.3 Notice of Default.** Upon failure of either party to this Agreement to perform an obligation required hereunder, the other party shall promptly give written notice of such default to the party in default. The party in default shall have thirty (30) days after receipt of such notice of default within which to cure such default and, if cured within such time, the default specified in such notice shall cease to exist.
- 5.4 Remedies for Default.** If default is not cured as provided in this Agreement, the party not in default may resort to all remedies under the law. The parties shall each bear their respective attorneys’ fees and court costs incurred as a result of any action to enforce this Agreement. Following the expiration of sixty (60) days after receipt of notice of default by the defaulting party, and providing that the default complained of has not been cured by the defaulting party, then the non-defaulting party may, in addition to any other rights or

remedies available at law or in equity, terminate this Agreement by providing written notice to the defaulting party, with the termination to be effective on such future date as specified in the notice of termination sent to the defaulting party.

- 5.5 Termination.** It is the intent of the parties to advance the Covered Projects to completion. Either party may terminate this Agreement by providing 30 days' written notice to the other party.
- 5.6 Mediation.** The parties agree to use mediation for dispute resolution prior to any formal legal action being taken on this Agreement.

I. Miscellaneous Provisions

- 6.1 Non-Waiver.** No waiver of any one or more events of default shall operate as, or be deemed to be, a permanent waiver or any rights or obligations, an express or implied waiver of any rights or obligations, or an express or implied acceptance of any other existing or future event of default, whether of a similar or different character; nor shall such a waiver constitute either an amendment of the terms of this Agreement, or a practice or course of dealing between the parties contrary to the terms of this Agreement.
- 6.2 Law & Venue.** This Agreement shall be subject to all federal laws and the laws of the state of Texas as applicable to the parties and for the purposes expressed herein. Venue shall lie in Bastrop County, Texas.
- 6.3 Governmental Immunity.** Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to the ESD or City nor to create any legal rights or claim on behalf of any third party. The ESD does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the state of Texas.
- 6.4 Amendments & Modifications.** This Agreement may not be amended or modified except in writing and executed by the ESD and the City.
- 6.5 Severability.** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the invalid or unenforceable provision or provisions, and the rights and obligations of the parties hereto shall be construed and enforced in accordance therewith. The parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, be deemed to be valid and enforceable.
- 6.6 Gender, Number & Headings.** Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

6.7 Notices. Any notice given pursuant to this Agreement shall be given in writing and delivered or mailed by Certified United States Mail, postage prepaid, addressed as follows:

to the ESD: Bastrop County Emergency Services District #3
Attn: James Green, Board President
Attn: Allen Johnson, Executive Director
PO Box 457
Bastrop, Texas 78602

with a copy to: Kelli A. N. Carlton
The Carlton Law Firm, P.L.L.C. 4301
Westbank Dr., Suite 350B
Austin, Texas 78746

to the City: City of Bastrop
Attn: Sylvia Carrillo, City Manager
1311 Chestnut Street
Bastrop Texas 78602

with a copy to: Denton, Navarro, Rodriguez, Bernal, Santee, & Zech P.C.
Attn: Charles E. Zech, City Attorney
2500 W. William Cannon, Suite 609
Austin Texas 78745

6.8 Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed when all parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart. The parties have executed and attested this Agreement by their officers as duly authorized on the date first written above.

6.9 Relationship. Each party is acting independently; neither is an agent, servant, employee of the other; and the parties are not engaged in a joint enterprise.

6.10 Assignment. This Agreement may not be assigned without the prior written consent of the other party.

6.11 Attorneys' Fees. If any lawsuit or other legal proceeding is brought by one party against the other, each party shall bear their respective attorneys' fees and court costs.

6.12 Entire Agreement. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Agreement and, except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

6.13 Insurance. Each party shall, at its sole cost, provide liability insurance for itself covering its own activities and duties set forth herein.

6.14 Current Revenues. Each party shall pay for the performance of its governmental functions

and/or services provided under this Agreement from current revenues available to the party.

Bastrop County ESD #3:

City of Bastrop:

Exhibit A

Covered Property

Real Estate Interests Covered by Interlocal Agreement



Exhibit B**Covered Projects**

Modified Development Process Covered by the Interlocal Agreement (terms below as defined in the City Codes)

1. Phase 1 – PID 59805, 1811 Jasper St

- a. Minor Plat**
- b. Final Drainage Plan**
- c. Site Development Plan**
- d. Building Permit**

2. Phase 2 – Jasper Street Public Improvements

- a. Public Improvement Plan**
- b. Public Improvement Plan Agreement**
- c. Certificate of Occupancy**
 - **The issuance of the Certificate of Occupancy for PID 59805, located at 1811 Jasper St, shall be contingent upon the completion of the public infrastructure needed to serve the development project and comply with the Bastrop Codes.**



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider action on Resolution No. R-2026-125, approving a contract with the Bastrop County Election Administrator to participate in a joint election Local Option Election for the legal sale of all alcoholic beverages including mixed beverages, and authorize the City Manager to execute the contract.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

BACKGROUND/HISTORY:

The City has historically conducted joint elections with Bastrop County. Earlier this year, the City Council called a Local Option Election. This resolution authorizes the contract agreement and memorializes the respective responsibilities of the City and Bastrop County for the conduct of the election.

FISCAL IMPACT:

The estimated cost for the November 3, 2026, election is \$16,550.43.

RECOMMENDATION:

Administration recommends approval.

ATTACHMENTS:

1. Resolution No. 2026-125
2. Contract Agreement

RESOLUTION NO. R-2026-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING A CONTRACT WITH THE BASTROP COUNTY ELECTION ADMINISTRATOR TO PARTICIPATE IN A JOINT ELECTION FOR THE NOVEMBER 3, 2026 LOCAL OPTION ELECTION FOR THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES, INCLUDING MIXED BEVERAGES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Bastrop, Texas (the “City”), has historically conducted joint elections with Bastrop County; and

WHEREAS, the City Council previously called a Local Option Election to be held on November 3, 2026, for the purpose of considering the legal sale of all alcoholic beverages, including mixed beverages; and

WHEREAS, the City desires to participate in a joint election with Bastrop County for the conduct of the November 3, 2026 Local Option Election; and

WHEREAS, the City and Bastrop County desire to enter into an agreement establishing their respective responsibilities for conducting the election; and

WHEREAS, the estimated cost to the City for the November 3, 2026 election is \$16,550.43; and

WHEREAS, the City Council finds that approving the election contract with the Bastrop County Election Administrator is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are incorporated into this Resolution for all purposes.

SECTION 2. The City Council hereby approves the Contract Agreement with the Bastrop County Election Administrator for the City’s participation in the joint November 3, 2026 Local Option Election for the legal sale of all alcoholic beverages, including mixed beverages, substantially in the form attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 3. The City Manager is hereby authorized to execute the Contract Agreement on behalf of the City of Bastrop and to take such additional actions as may be reasonably necessary to implement the terms of the Contract Agreement.

SECTION 4. The estimated cost to the City for participation in the November 3, 2026 election is \$16,550.43, subject to the terms and conditions of the Contract Agreement and applicable City budget requirements.

SECTION 5. This Resolution shall take effect immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas, on this 25th day of August 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



**CONTRACT FOR ELECTION SERVICES
AND
AGREEMENT TO CONDUCT JOINT ELECTION**

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

This Contract for Election Services and Agreement to Conduct Joint Election (this “**Contract**”) is entered into by and among BASTROP COUNTY, a political subdivision of the State of Texas (the “**COUNTY**”), the BASTROP COUNTY ELECTIONS ADMINISTRATOR (“**ADMINISTRATOR**”), and the CITY OF BASTROP” (the “**CITY**”), a political subdivision of the State of Texas, individually, a “**Party**” or, collectively, the “**Parties**,” pursuant to Section 31.092 and Chapter 271 of the Texas Election Code.

RECITALS

WHEREAS, the CITY and the COUNTY each expect to call an election to be held on November 3, 2026; and

WHEREAS, the CITY and the COUNTY desire to conduct such elections jointly pursuant to Chapter 271 of the Texas Election Code, and the CITY desires that certain election services for the CITY’S election be provided by ADMINISTRATOR through the COUNTY’S Elections Department pursuant to Chapter 31, Subchapter D of the Texas Election Code; and

WHEREAS, ADMINISTRATOR has provided a cost estimate for election services to be rendered by her office under this Contract, which estimate is set out on **Exhibit “A”** attached hereto and made a part hereof; and

WHEREAS, the COUNTY, ADMINISTRATOR, and the CITY desire to enter into a contract setting out the respective responsibilities of the Parties;

NOW, THEREFORE, the Parties agree as follows:

**ARTICLE I
PURPOSE**

1.01 The Parties have entered into this Contract to conduct a joint election on November 3, 2026, and for certain election services to be provided to the CITY in connection with its election. The purpose of this agreement is to maintain consistency and accessibility in voting practices, polling places, and election procedures in order to best assist the voters of the CITY.

**ARTICLE II
JOINT ELECTION**

2.01 The COUNTY and the CITY agree to conduct their respective November 3, 2026 elections jointly pursuant to Chapter 271 of the Texas Election Code. ADMINISTRATOR is hereby appointed to serve as the CITY’S Election Officer and Early Voting Clerk to conduct the CITY’S November 3, 2026 election. As CITY’S Election Officer and Early Voting Clerk, ADMINISTRATOR will coordinate, supervise, and conduct all aspects of administering voting in connection with the CITY’S November 3, 2026 election in compliance with all applicable law, as provided in Article III hereof.

ARTICLE III

3.01 ADMINISTRATOR agrees to provide to the CITY the following general election services with respect to the CITY'S November 3, 2026 election, including early voting, regular Election Day voting, and any resulting run-off:

- (A) Procure and distribute election supplies, including, but not limited to, the preparation, printing, and distribution of ballots and sample ballots, provided that the CITY will prepare the text of such ballots as set forth in Section 5.01(C) below;
- (B) Procure election judges and clerks for early voting and Election Day voting;
- (C) Procure early voting polling places and Election Day polling places. The ADMINISTRATOR will arrange for the use of all Election Day polling places and will arrange for the setting up of all polling locations for Election Day, including ensuring that each polling location has the necessary tables, chairs, and voting booths. The ADMINISTRATOR will provide the CITY with a list for presentation to the governing body of the CITY, containing a list of places, times, and dates of early voting suitable for consideration and adoption by the governing body in accordance with Texas Election Code Chapter 85. The ADMINISTRATOR will designate and confirm all Election Day polling place locations and present the list to the governing body of the CITY for approval;
- (D) Procure, prepare, and distribute adequate election equipment and transport equipment to and from all polling locations, including early voting polling locations, for the CITY;
- (E) Distribute the lists of registered voters to be used in conducting the election, as provided by Bastrop County Voter Registration;
- (F) Pay election day and early voting judges and clerks;
- (G) Pay the judges for election night returns and early voting returns;
- (H) Provide training and information for all election officers;
- (I) Provide general overall supervision of the election and advisory services;
- (J) Prepare writ of election to election officers and notice of appointment to Presiding and Alternate judges, as required by law;
- (K) Conduct election day voting and early voting, in person and by mail, for the CITY;
- (L) Establish a Central Counting Station for the purpose of tabulating ballots. The Tabulation Supervisor will be responsible for handling ballot tabulation in accordance with statutory requirements and county policies, under the auspices of ADMINISTRATOR, and will, thereafter, transport all election records to the ADMINISTRATOR. The ADMINISTRATOR will conduct a manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the CITY in a timely manner. The Secretary of State may waive this requirement. If applicable, a

written report will be submitted to the Secretary of State as required by Section 127.201(E) of the aforementioned code. The ADMINISTRATOR will prepare the unofficial tabulation of precinct results under Section 66.056(a) of the Texas Election Code and will provide a copy of the tabulation to the CITY as soon as possible after the ADMINISTRATOR has received the precinct returns on election day night;

(M) Provide such incidental related services as may be necessary to effect the Election;

(N) At each polling location, provide at least one voting station with a voting system that:

(i) fully complies with applicable law relating to accessible voting systems which make voting accessible for disabled voters; and (ii) provides a practical and effective means for voters with physical disabilities to cast a secret ballot;

(O) Provide for Central Count Tabulation(s), including:

- a. Preparation and programming of the ballots on the ES&S 850 Optical Scanner; and
- b. Preparation and programming of the ES&S ExpressVote voting system;

(P) Serve as “regular early voting clerk” for the CITY to receive requests for applications for early voting ballots to be voted by mail. Applications for early voting ballots to be voted by mail will be processed in accordance with Title 7 of the Texas Election Code. Applications for early voting ballots to be voted by mail received by the CITY will be faxed as promptly as possible to ADMINISTRATOR for processing. The original application will then be forwarded to ADMINISTRATOR for proper retention.

(Q) Serve as the custodian of voted ballots and other election records and preserve all election records in accordance with the Texas Election Code. After the applicable retention period, ADMINISTRATOR will forward all election records to the CITY.

ARTICLE IV SCHEDULE FOR PERFORMANCE OF ELECTION SERVICES

4.01 ADMINISTRATOR will perform all election services in accordance and compliance with the time requirements set out in the Texas Election Code.

ARTICLE V SERVICES NOT PROVIDED BY COUNTY

5.01 The CITY will be responsible for:

(A) preparing, adopting, publishing all required election orders, resolutions, notices, and other documents, including bilingual materials, evidencing action by the governing authority of the CITY necessary to the conduct of the election;

(B) preparing the text for the CITY’S official ballot in English and Spanish, or other languages as required by law;

(C) on or before August 17, 2026, providing ADMINISTRATOR with a copy of a document showing the propositions/places that are to appear on the official ballot for the

CITY;

- (D) conducting the official canvass of the CITY'S election;
- (E) having a CITY representative serve as the custodian of its election records; and
- (F) filing the CITY'S annual voting system report to the Secretary of State as required under Chapter 123 et seq. of the Texas Election Code.

(G) The CITY is solely responsible for the integrity and correctness of its boundary utilized by the Contracting Officer with respect to the November 3, 2026 election. The CITY shall ensure the Contracting Officer possesses an accurate boundary of its territory within Bastrop County, Texas. Before the coding and programming of the ballot begins, the CITY shall review and confirm, in a method provided by the Contracting Officer, its jurisdictional area as spatially accurate or submit its correct boundary information. If changes are necessary after programming has begun, the Political Subdivision responsible will incur the cost of re-programming for all entities involved. Note: Pursuant to Texas Election Code Section 276.006, a change in a boundary of a territorial unit of a political subdivision other than a county from which an office of the political subdivision is elected is not effective for an election unless the date of the order or other action adopting the boundary change is more than three months before election day, that deadline being August 3, 2026 for the November 3, 2026 election.

5.02 Pursuant to Section 271.006(c), the CITY designates ADMINISTRATOR to serve as "regular early voting clerk" for the CITY to receive requests for applications for early voting ballots.

5.03 The Secretary of the governing body of the CITY will serve as the Custodian of Records for the CITY to complete those tasks in the Election Code that ADMINISTRATOR will not perform.

ARTICLE VI TERM

6.01 Except as hereinafter set out, the term of this Contract shall be from the time of execution until all items with respect to this Contract and the election held and administered by ADMINISTRATOR for the CITY hereunder have been completed.

ARTICLE VII COST OF SERVICE AND BILLING

7.01 In consideration for the services provided hereunder by ADMINISTRATOR, the CITY agrees to pay ADMINISTRATOR its pro rata share of performing the services, including any overtime incurred by ADMINISTRATOR'S employees. A cost estimate for election expenses is attached hereto and made a part of this contract as **Exhibit "A"**. The Parties agree that this is an estimate only and that the CITY is obligated to pay the actual expenses of the election as set forth herein. ADMINISTRATOR agrees to advise the CITY if it appears that the actual expenses incurred by ADMINISTRATOR will exceed by 20% or more the estimated expenses to be paid initially by the ADMINISTRATOR and reimbursed by the CITY. The CITY shall also pay ADMINISTRATOR an administrative fee equal to 10% of the actual costs set forth in Section 7.02(a) below, as permitted under Section 31.100(d) of the Texas Election Code.

7.02 As soon as reasonably possible after the election, ADMINISTRATOR will submit an itemized invoice to the CITY for (a) actual expenses directly attributable to the coordination, supervision, and running of the election and incurred on behalf of the CITY by ADMINISTRATOR, including expenses for supplies in connection with the election school(s), election supplies, wages paid to ADMINISTRATOR'S employees for services under this contract performed outside of normal business hours, election workers, and any other expenses reasonably and directly related to the election, including, without limitation, rental and programming of direct recording electronic voting devices and audio ballots, and (b) an administrative fee as provided in Section 7.01 above. Expenses related to wages shall be supported by compensation sheets. Other expenses shall be supported by invoices or receipts, except that the price of items coming out of ADMINISTRATOR'S stock of election supplies shall be supported by ADMINISTRATOR'S certificate about the number of items used and the unit cost therefore according to the vendor's standard price list. The total amount due according to these invoices shall be offset by any payments previously made pursuant to this Contract.

7.03 The CITY shall pay ADMINISTRATOR'S invoice within 30 days from the date of receipt to: **Bastrop County, Attn: Kristin Miles, Elections Administrator, 804 Pecan Street, Bastrop, TX 78602.** If the CITY disputes any portion of the invoice, the CITY shall pay the undisputed portion of the invoice, and the Parties will discuss in good faith a resolution of the disputed portion.

7.04 Payments made by the CITY in meeting its obligations under this Contract shall be made from current revenue funds available to the governing body of the CITY.

ARTICLE VIII GENERAL PROVISIONS

8.01 In accordance with Section 31.096 of the Texas Election Code, nothing in this contract shall be construed as changing

- a) the authority with whom applications of candidates for a place on the ballot are filed;
- b) the authority with whom documents relating to political funds and campaigns under Title 15 of the Texas Election Code are filed; or
- c) the authority to serve as custodian of voted ballots or other election records, except that the ADMINISTRATOR, if requested in writing by the CITY, will become the custodian of the voted ballots.

8.02 The parties acknowledge that the ADMINISTRATOR may contract with other entities holding elections at the same time as the CITY on November 3, 2026.

8.03 If the CITY cancels its election pursuant to Section 2.053 of the Texas Election Code, the ADMINISTRATOR shall only be entitled to receive the actual expenses incurred before the date of cancellation in connection with the election and an administrative fee of \$75. The ADMINISTRATOR shall submit an invoice for such expenses as soon as reasonably possible after the cancellation and the CITY shall make payment therefore in a manner similar to that set forth in 7.03 above. The ADMINISTRATOR agrees to use reasonable diligence not to incur major costs in connection with election preparations until it is known that the election will be held, unless the CITY authorizes such major costs in writing. An entity canceling an election will not be liable for any further costs incurred by the ADMINISTRATOR in conducting the November 3, 2026 Joint Election.

8.04 In accordance with Section 31.099 of the Texas Election Code, the ADMINISTRATOR agrees to file copies of this contract with the County Treasurer of Bastrop County, Texas and the County Auditor of Bastrop County, Texas.

8.05 This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in BASTROP County, Texas.

8.06 In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been a part of the Contract.

8.07 This Contract constitutes the only agreement of the Parties hereto and supersedes any prior understanding or written or oral agreement between the parties respecting the written subject matter.

8.08 No amendment, modification, or alteration of this Contract shall be binding unless it is in writing, dated subsequent to the date of the Contract and duly executed by all of the Parties.

8.09 Any notice to be given hereunder by any party to the other shall be in writing and may be effected by personal delivery, by certified mail, or by common carrier. Notice to a party shall be addressed as follows:

CITY:

Michael Muscarello
City Secretary
City of Bastrop
1311 Chestnut St.
Bastrop, TX 78602
Tel: (512) 332-8800
Fax: (512) 332-8819
Email: mmuscarello@cityofbastrop.org

COUNTY and ADMINISTRATOR:

Kristin Miles
Elections Administrator
Bastrop County
804 Pecan Street
Bastrop, TX 78602
Tel: (512) 581-7160
Fax: (512) 581-4260
Email: elections@co.bastrop.tx.us

Notice by hand-delivery is deemed effective immediately, notice by certified mail is deemed effective three days after deposit with a U.S. Postal Office or in a U.S. Mail Box, and notice by a common carrier, is deemed effective upon receipt. Each party may change the address for notice to it by giving notice of such change in accordance with the provisions of this Section.

Executed to be effective the ____ day of _____, 2026.

Item 8E.

COUNTY:

BY: _____
Gregory Klaus
County Judge
Bastrop County, Texas

Executed to be effective the ____ day of _____, 2026.

Item 8E.

ADMINISTRATOR:

BY: _____
Kristin Miles
Elections Administrator
Bastrop County, Texas

Executed to be effective the ____ day of _____, 2026.

Item 8E.

CITY:

BY: _____

Printed Name: _____

Title: _____

EXHIBIT “A”

Item 8E.

ESTIMATED COST FOR THE CITY OF BASTROP

Election Expenses	\$14,845.84
Election Kits & other precinct supplies	\$ 200.00
SUBTOTAL	\$15,045.84
10% ADMINISTRATIVE FEE	<u>\$ 1,504.58</u>
TOTAL	<u>\$16,550.42</u>



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider and act to approve the Bastrop City Council Retreat minutes from August 6, 2026, August 7, 2026 Retreat Minutes, and the August 11, 2026 Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michael Muscarello, TRMC, CMC, CPM, City Secretary

BACKGROUND/HISTORY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the Bastrop City Council minutes from August 6, 2026, August 7, 2026 Retreat Minutes, and the August 11, 2026 Regular Meeting.

ATTACHMENTS:

- DRAFT August 6 Retreat Minutes
- DRAFT August 7 Retreat Minutes
- DRAFT August 11 Regular Meeting Minutes

CITY OF BASTROP
BASTROP CITY COUNCIL
REGULAR CITY COUNCIL MEETING MINUTES

Thursday, August 6, 2026

The Bastrop City Council met in a City Council Retreat Meeting at 9:00 a.m. on Thursday, August 6, 2026, at the John Wm. Klein Meeting Room, 115 N. Crockett Street, Fredericksburg, Texas, with the following action taken to wit:

Council Members Present

Mayor Ishmael Harris, Mayor Pro-Tem John Kirkland, Council Member Cynthia Meyer, Council Member Kerry Fossler, Council Member Perry Lowe, and Council Member Kevin Plunkett.

Staff Present

City Manager Sylvia Carrillo-Trevino
Assistant City Manager/ Fire Chief Andres Rosales
City Secretary Michael Muscarello
Assistant to the City Manager Vivianna Andres
Development Services Director James Cowey
Streets and Drainage Director Lance Dodge
Parks & Recreation Director Jason Alfaro
Discover Bastrop Director Michaela Joyce
Executive Administrative Assistant Taylor Andry

1. CALL TO ORDER

With a quorum present, Mayor Harris called the Retreat to order at 9:10 a.m.

2. PLEDGE OF ALLEGIANCE - United States of America and Texas Flags

Mayor Harris led the Pledge of Allegiance.

3. INVOCATION

Council Member Perry Lowe delivered the Invocation.

4. PRESENTATIONS

4A. Review status of current projects

Parks and Recreation Director Jason Alfaro presented an update on the status of projects for Fisherman's Park, Fireman's Park, Delgado Park, Mayfest Park, Dog Park, Veterans Memorial Park, LCRA Ball Fields, and Lover's Lane Soccer Fields.

Assistant City Manager Andres Rosales presented an update on Fiscal Year 2026 projects, including the Simsboro Water Treatment Plant, in-house smoke testing, Water Street and Linden pipe bursting, manhole replacements, rehabilitation of Wastewater Treatment Plant No. 1, Westside Water improvements, Wastewater Treatment Plant No. 3 outfall, street improvements related to water and sewer rehabilitation, Delgado Park waterline, and the Hasler Shores changeover to Aqua Water.

Streets and Drainage Director Lance Dodge presented updates on street and drainage projects, including Willow Street, Fireman's Park, Buttonwood Street, Gutierrez Street, and the stairs at the museum.

Mayor Harris called for a break at 11:12 a.m.

Mayor Harris reconvened the meeting at 11:25 a.m.

1. Budget
 - a. Items not funded
 - b. Setting the tax rate
 - c. HOT contingency

City Manager Sylvia Carrillo-Trevino discussed the proposed roundabout at State Highway 71 and Old Austin Highway, the German Casino, updates to Alley A, tax rates, and the use of Hotel Occupancy Tax funds to support City-funded assets.

Due to time constraints, the remaining items were postponed until August 7, 2026, Day Two of the Council Retreat.

2. Capital Projects
 - a. Ongoing
 - b. FY 2027
 - c. FY 2028 - beyond
3. Master Transportation Plan
 - a. East/West Connection North of 71

- b. Amendments to the Plan (Impact Fee reduction)
- 4. Water/WW Master Plan
 - a. Existing needs
 - b. Future needs
- 5. Street Projects
 - a. Existing
 - b. Future
- 6. Future Goals
 - a. Recreation Center
 - b. Expanded Fire/Police Service
 - c. Data Center Policy
- 7. Legislative Priorities
 - a. Legislative Advocacy priorities
 - b. Flock Cameras

5. CITIZEN COMMENTS

6. ADJOURNMENT

Upon receiving a motion duly made and seconded to adjourn, the August 6th City Council Retreat was adjourned at 1:56 p.m.

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

Michael Muscarello, TRMC, CMC, CPM
City Secretary

CITY OF BASTROP
BASTROP CITY COUNCIL
REGULAR CITY COUNCIL MEETING MINUTES

Friday, August 7, 2026

The Bastrop City Council met in a City Council Retreat Meeting at 9:00 a.m. on Friday, August 7, 2026, at the John Wm. Klein Meeting Room, 115 N. Crockett Street, Fredericksburg, Texas, with the following action taken to wit:

Council Members Present

Mayor Ishmael Harris, Mayor Pro-Tem John Kirkland, Council Member Cynthia Meyer, Council Member Kerry Fossler, Council Member Perry Lowe, and Council Member Kevin Plunkett.

Staff Present

City Manager Sylvia Carrillo-Trevino
Assistant City Manager/ Fire Chief Andres Rosales
City Secretary Michael Muscarello
Assistant to the City Manager Vivianna Andres
Development Services Director James Cowey
Streets and Drainage Director Lance Dodge
Parks & Recreation Director Jason Alfaro
Discover Bastrop Director Michaela Joyce
Executive Administrative Assistant Taylor Andry

1. CALL TO ORDER

With a quorum present, Mayor Harris called the Retreat to order at 9:10 a.m.

2. PLEDGE OF ALLEGIANCE - United States of America and Texas Flags

Mayor Harris led the Pledge of Allegiance.

3. INVOCATION

Mayor Pro-Tem John Kirkland delivered the Invocation.

4. PRESENTATIONS

4A. Review status of current projects

1. Budget
 - a. Items not funded
 - b. Setting the tax rate
 - c. HOT contingency

Council continued its discussion of the remaining retreat agenda items, resuming where the Council left off on August 6, 2026.

2. Capital Projects
 - a. Ongoing
 - b. FY 2027
 - c. FY 2028 - beyond
3. Master Transportation Plan
 - a. East/West Connection North of 71
 - b. Amendments to the Plan (Impact Fee reduction)
4. Water/WW Master Plan
 - a. Existing needs
 - b. Future needs
5. Street Projects
 - a. Existing
 - b. Future

Mayor Harris called for a break at 10:39 a.m.

Mayor Harris called the meeting back to order at 10:54 a.m.

6. Future Goals
 - a. Recreation Center
 - b. Expanded Fire/Police Service
 - c. Data Center Policy

7. Legislative Priorities

a. Legislative Advocacy priorities

b. Flock Cameras

Council discussed capital projects, including ongoing projects and projects anticipated for Fiscal Years 2027 and 2028 and beyond. Council reviewed the Master Transportation Plan, including a potential east/west connection north of State Highway 71 and proposed amendments related to impact fee reductions.

Council discussed the Water and Wastewater Master Plan, including existing system needs and anticipated future needs. Council also reviewed existing and future street projects.

Council discussed future goals and priorities, including a potential Recreation Center, expanded Fire and Police services, and development of a Data Center Policy.

Council reviewed legislative priorities and discussed legislative advocacy efforts and the use of Flock cameras.

5. CITIZEN COMMENTS

There were no citizen comments submitted by email or the online system.

6. ADJOURNMENT

Upon receiving a motion duly made and seconded to adjourn, the August 7th City Council Retreat was adjourned at 12:35

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

Michael Muscarello, TRMC, CMC, CPM
City Secretary

CITY OF BASTROP
BASTROP CITY COUNCIL
REGULAR CITY COUNCIL MEETING MINUTES

Tuesday, July 28, 2026

The Bastrop City Council met in a Regular Meeting at 6:30 p.m. on Tuesday, July 14, 2026, at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Ishmael Harris, Mayor Pro-Tem John Kirkland, Council Member Cynthia Meyer, Council Member Kerry Fossler, Council Member Perry Lowe, Council Member Kevin Plunkett

Staff Present

City Manager Sylvia Carrillo-Trevino
 Assistant City Manager/ Fire Chief Andres Rosales
 City Secretary Michael Muscarello
 City Attorney Charlie Zech
 Assistant to the City Manager Vivianna Andres
 Development Services Director James Cowey
 Police Chief Vicky Steffanic
 Public Information Manager Colin Guerra
 Main Street Director Michaela Joyce
 Director Bastrop Power and Light Curtis Ervin

1. CALL TO ORDER

With a quorum present, Mayor Harris called the Regular City Council Meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE - United States of America and Texas Flags

Mayor Harris led the Pledge of Allegiance.

3. INVOCATION

Reverend Dr. Arthur Banks delivered the Invocation.

4. PRESENTATIONS

4A. Mayor's Report

4B. Council Members' Report

4C. City Manager's Report

- A. **City Council Retreat Information and Cost**
- B. **Hometown Heroes Banner Program**
- C. **Corvette Invasion**

4D. PROCLAMATION – Mount Rose Baptist Church 140th Year

The proclamation was read and signed by Mayor Ishmael Harris.

5. WORK SESSIONS / BRIEFINGS - NONE

6. STAFF AND BOARD REPORTS – NONE

7. CITIZEN COMMENT(S)

Citizen(s) addressing the City Council on an item, not on the agenda: Linda R.

Citizen(s) addressing the City Council on and item, on the agenda: John Pleasant.

8. CONSENT AGENDA

- 8A. **Consider and act on the second reading of Ordinance 2026-29 amending the proposed budget of Bond 2026 allocation of \$550,000 for the creation of a golf course reduced to \$50,000 as grant matches for potential golf improvements and reallocated the remaining \$500,000 to the creation of an African American Cultural Center and Freedom Colonies Museum to serve as improvements to Kerr Park located at 1304 Walnut Street.**

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

- 8B. **Consider and act on the second reading of Ordinance No. 2026- 30 amending Chapter 14, Section 9.002 Historic Landmark Commission by amending the appointment from Planning and Zoning Commission to be an non-voting ex-officio member, and that members should be residents of the city.**

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

- 8C. **Consider and act on Resolution No. R-2026-118, approving an amendment to R-2025-17 Master CCN Transfer Agreement between the City of Bastrop and Aqua Water Supply Corporation for the Valverde Development, as attached in Exhibit A.**

Submitted by: Vivianna Nicole Andres, Assistant to the City Manager

- 8D. **Consider action to approve Resolution No. R-2026-117 of the City Council of the City of Bastrop, Texas, that approves the City of Bastrop Police Department to apply for a grant from the Texas Department of Transportation (TXDOT) for thirteen thousand, twenty-seven dollars and zero cents (\$13,027.00) allowing officers to education, enforce and participate in on-going public engagement for a specified mobilization period (such as Christmas, New Years, Spring Break, Independence day and Labor day) regarding Impaired Driver Mobilization in designated high alcohol-related areas, with 15 percent matching funds (fringe benefits) from the City of Bastrop.**

Submitted by: Vicky Steffanic, Chief of Police

- 8E. **Consider and act on Resolution No. R-2026-91, approving the execution of an Agreement for Automatic Aid Assistance between the City of Bastrop and Bastrop County Emergency Services District No. 1, as attached as Exhibit A.**

Submitted by: Andres Rosales, Assistant City Manager

- 8F. **Consider and act on the second reading of Resolution No. R-2026-113 of the City Council of the City of Bastrop, Texas, authorizing Bastrop Economic Development Corporation's \$25,000 expenditure for professional services with Career Tracks and giving BEDC's Interim Executive Director signature authority to execute the Professional Services Agreement.**

Submitted by: Jill Strube, Ph.D., Business and Community Development Manager (BEDC)

- 8G. **Consider and act on Resolution No. R-2026-120 approving a Hotel Occupancy Tax (HOT) sponsorship in an amount not to exceed \$60,000 to support the 2027 SKIFT Women in Leadership Conference at Hyatt Regency Lost Pines Resort & Spa.**

Submitted by: Michaela Joyce, Discover Bastrop Director

- 8H. **Consider and act to approve the Bastrop City Council minutes from the July 28, 2026 Regular Meeting.**

Submitted by: Michael Muscarello, TRMC, CMC, CPM, City Secretary

Mayor Harris called for requests to remove any item from the Consent Agenda for separate discussion.

MOTION: Council Member Plunkett moved to approve the consent agenda as presented. Council Member Fossler seconded the motion. Motion carried unanimously.

9. ITEMS FOR INDIVIDUAL CONSIDERATION

- 9A. **Consider and act on the first reading of Ordinance No. 2026-28 establishing rules for connecting private solar panels and other small power-generating systems to the Bastrop Power & Light electric grid; and move to include on the August 25, 2026, Consent Agenda for the second reading.**

Submitted by: Andres Rosales, Assistant City Manager

MOTION: Council Member Meyer moved to approve the first reading of Ordinance No. 2026-28 with the amendment that the application attached as Exhibit A be replaced with the updated application. Council Member Fossler seconded the motion. Motion carried unanimously.

- 9B. **Consider action to approve the first reading of Ordinance No. 2026-27, amending the Code of Ordinances, Chapter 12, titled "Traffic and Vehicle," Article 12.06.009 titled "No Parking on Certain Streets" amended to read as described and attached hereto as Exhibit A. Implemented by the Streets and Drainage department.**

Submitted by: Vicky Steffanic, Chief of Police

MOTION: Mayor Pro-Tem Kirkland moved to approve the first reading of Ordinance No. 2026-27 as presented. Council Member Meyer seconded the motion. Motion carried unanimously.

- 9C. **Consider and act to approve the first reading of Ordinance No. 2026-31, Amending the code of ordinances, related to Chapter 12 Titled "Traffic and Vehicles" amending article 12.04.007 titled "Other Zone Restrictions" amending the ordinance to remove verbiage associated with zone restrictions on Alley A, as attached in Exhibit A; and move to include on the August 25th, 2026, Consent Agenda for the second reading.**

Submitted by: Vicky Steffanic, Chief of Police

MOTION: Council Member Plunkett moved to approve the first reading of Ordinance No. 2026-31 as presented. Council Member Fossler seconded the motion. Motion carried unanimously.

- 9D. **Consider action to approve the Resolution R-2026-104 of the City Council of the City of Bastrop, Texas, amending the Code of Ordinances, Chapter 12 Titled “Traffic and Vehicle,” Article 12.04.003 Titled “Schedule II: Four Way Stop Signs” allowing for the installation of two stop signs on Settlement Drive (Appx. 100 block) at the intersection of Wagon Wheel, installed by the Streets and Drainage department. And the relocation of the crosswalk on Settlement to align with the proposed 3-way intersection.**

Submitted by: Vicky Steffanic, Chief of Police

MOTION: Council Member Meyer moved to approve Resolution R-2026-104 as presented. Council Member Lowe seconded the motion. Motion carried unanimously.

- 9E. **Consider action to approve Resolution R-2026-99 of the City of Bastrop, Texas, authorizing the City Manager to award the Request for Qualifications (RFQ) for Indefinite Delivery Indefinite Quantity (IDIQ) for Engineering Services to the following firms as shown in Exhibit A.**

Submitted by: Andres Rosales, Assistant City Manager

MOTION: Mayor Pro-Tem Kirkland moved to approve Resolution R-2026-99 as presented. Council Member Lowe seconded the motion. Motion carried unanimously.

10. EXECUTIVE SESSION

Mayor Harris closed the Open Meeting to convene the City Council into Executive (Closed) Session at 7:44 p.m. pursuant to Texas Government Code, Chapter 551 as follows:

- 10A. Closed Session, pursuant to Texas Government Code Section 551.071, to discuss Plaintiff’s Settlement Offer, in Cause No. 465-1123; Pecan Street Bastrop, LLC v. City of Bastrop, 465th Judicial District Court, Bastrop County, Texas.**

Mayor Harris reconvened the City Council into the Open Session at 8:05 p.m. and called for any action as a result of the Executive Session.

11. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION

No action was taken.

12. ADJOURNMENT

Upon receiving a motion duly made and a second to adjourn, Mayor Harris adjourned the August 11th Regular Meeting at 8:05 p.m.

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

Michael Muscarello, TRMC, CMC, CPM
City Secretary



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider action to approve the first reading of Ordinance No. 2026-32 of the City Council of the City of Bastrop, Texas approving the Fiscal Year 2026 Annual Service Plan Update, including provisions related to assessments for the Hunters Crossing Public Improvement District; approving a Fiscal Year 2026 assessment roll for the District; and containing other provisions related to the Hunters Crossing Public Improvement District; and move to include on the September 8, 2026 City Council Agenda for a second reading.

AGENDA ITEM SUBMITTED BY:

Judy Sandroussi, Finance Director

BACKGROUND/HISTORY:

The Hunters Crossing Public Improvement District (the "PID") was created by the City of Bastrop, Texas and is operating under the authority of Chapter 372, Texas Local Government Code. The City previously determined the estimated cost of certain public improvements for the PID and the method of assessment for the costs of such Public Improvements and adopted a Service and Assessment Plan for the PID.

Texas Local Government Code Section 372.013 requires the ongoing service plan to be presented to the governing body of the municipality for review and approval, which was done in 2003. The statute further requires the ongoing service plan to be reviewed and updated annually to determine the annual budget for improvements.

City Staff has prepared a proposed Fiscal Year 2026-27 Budget and Proposed Assessments for the Operations and Maintenance Project Costs for Fiscal Year 2026-27 based on the updated service plan and presented it to the public and the Hunters Crossing Local Government Corporation (LGC) for consideration.

The updated Service & Assessment Plan contains no material changes – so no presentation or public hearing is required.

The 2026 Annual SAP Update:

- Needs to be approved by Ordinance – two readings.
- Is required to be reviewed and updated by the governing body annually.
- Contains no material changes – so no presentation or public hearing is required.
- Need to be recorded with the County's land records within 7 days of Council approval.

FISCAL IMPACT:

PID Assessments for FY2026 - 27

RECOMMENDATION:

Judy Sandroussi, Finance Director recommends approval of the first reading of Ordinance No. 2026-32 of the City Council of the City of Bastrop, Texas approving the Fiscal Year 2026 Annual Service Plan Update, including provisions related to assessments for the Hunters Crossing Public Improvement District; approving a Fiscal Year 2026-27 assessment roll for the District; and containing other provisions related to the Hunters Crossing Public Improvement District; and move to include on the September 8, 2026 City Council Agenda for a second reading.

ATTACHMENTS:

- Ordinance 2026-32
- Exhibit A, FY 2026 Annual Service and Assessment Plan
- Certificate of City Secretary



ORDINANCE NO. 2026-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the “City Council”) of the City of Bastrop, Texas (the “City”) has previously authorized and created and levied assessments within the Hunters Crossing Public Improvement District (the “District”); and

WHEREAS, pursuant to Texas Local Government Code, Chapter 372 (the “PID Act”) and the terms of the Service and Assessment Plan for the District, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Roll (each an “Annual Service Plan Update”); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council now wishes to adopt an ordinance accepting and approving the Annual Service Plan Update to the Service and Assessment Plan for FY2026 - 27, in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

SECTION 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings.

The findings and determinations set forth in the preamble above are incorporated herein for all purposes and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan.

The “Hunters Crossing Public Improvement District FY2026 - 27 Annual Service Plan Update”, attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act. The Mayor, City Secretary, and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the provisions thereof in accordance therewith, including the filing of the Assessment Roll with the Bastrop County Tax Assessor/Collector.

SECTION 4. Filing in the Real Property Records.

In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for FY2026 - 27, to be filed with the County Clerk of Bastrop County to be recorded in the real property records of Bastrop County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for FY2026 - 27.

SECTION 5. Governing Law.

This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. Effect of Headings.

The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Cumulative Repealer.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. Severability.

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Effective Date.

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Execution page follows.]

PASSED AND ADOPTED, on first reading by the Council of the City of Bastrop, Texas on August 25, 2026.

This requires two readings. Second reading will be September 8, 2026.

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons who signed the above and foregoing certificate in my presence and acknowledged to me that such persons executed the above and foregoing certificate for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 2026.

(SEAL)

Notary Public, State of Texas

Exhibit A

Hunters Crossing Public Improvement District FY2026 - 27 Annual Service Plan Update

(see attached)



HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT FY 2027 ANNUAL SERVICE PLAN UPDATE

August 25, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Hunters Crossing Public Improvement District 2019 Amended and Restated Service and Assessment Plan, dated September 24, 2019 (the “A&R SAP”).

On September 11, 2001, the City passed and approved Resolution No. R-2001-19 authorizing the establishment of the Bastrop Hunters Crossing Public Improvement District in accordance with the Act, which authorization was effective upon publication as required by the Act. On November 11, 2003, the City Council approved Resolution No. R-2003-34 amending the Original Creation Authorization by reducing the estimated costs of the Authorized Improvements from \$14,500,000 to \$12,476,000 and modifying the method of assessment.

On December 9, 2003, the City passed and approved Ordinance No. 2003-35, the initial levy of assessments on the approximately 283.001 acre parcel comprising the District, at \$11,961,260 for Capital Assessments and \$5,400,000 for the operation and maintenance of the District (Assessment levied is a grand total of \$17,361,260 in the aggregate). The purpose of the District is to finance certain public improvement projects that confer a special benefit on approximately 283.001 acres within the corporate limits of the City, located south of State Highway No. 71, west of State Highway No. 304, and east of Bear Hunter Drive.

Incorporated in the Original Assessment Ordinance was the 2003 SAP and Assessment Roll for the District and levied in lump sum the assessments shown on the 2003 Assessment Roll. On December 14, 2004, the City Council passed and approved Ordinance No. 2004-42 to correct omissions or mistakes discovered in the Assessment Roll consisting of scrivener's and mathematical errors as well as a failure to denote the effects of rounding in the conversion of square feet. Section 4 of Ordinance No. 2004-42 states: All ordinances, parts of ordinances or resolutions in conflict herewith are expressly repealed.

Under the 2003 SAP, assessments were levied in lump sum on a 283.001-acre parcel of property comprising the District. Under the 2019 Amended and Restated SAP, the assessments were allocated on a parcel-by-parcel basis to 27.434 acres of commercial property, 24.523 acres of multi-family property, 510 single family lots, and 37.937 acres of undeveloped land. Parcel 90301 was excluded from the Capital Assessment portion of the 2019 Amended and Restated SAP because that property's Capital Assessment was reduced to zero by a developer contribution payment. Parcel 98555 was also excluded from the 2019 Amended and Restated SAP because its use is limited to drainage, so its Assessment was reduced to zero as it is non-benefited property. The 37.937 acres of undeveloped property is anticipated to be developed with multi-family uses.

In the Fall of 2017, property owner inquiries regarding the operation of the District resulted in the Hunters Crossing Local Government Corporation and the new City Council to engage professionals to examine the state of the District and engage with the Original Developer and subsequently the current Developer to reconcile the District operation. Contemporaneously, approximately 15 residents of the District initiated legal action against a host of civil defendants alleging liability for flood damage to their homes in the District. The legal action placed the City, Hunters Crossing Local Government Corporation, the Original Developer, among several others in litigation as Defendants.

Municipal records prior to the Fall of 2017 do not clearly demonstrate statutory compliance in the operation of the District. Legal counsel for the City, the Hunters Crossing Local Government Corporation and the Developer found several provisions of the existing 2003 SAP unworkable, necessitating the 2019 Amended and Restated SAP.

The Original Developer issued written notice of assignment of the District Development and Reimbursement Agreement to TF Hunters Crossing, LP., the current Developer in February 2018, placing additional complexities into the examination. After months of examination, evaluation, and development of materials to reconcile the District operation, the preparation of amended and restated documentation including the 2019 Amended and Restated SAP, were necessary to support the continued operation of the District to its conclusion.

On September 10, 2019, the City Council approved Ordinance No. 2019-40, and on September 24, 2019, City Council adopted Ordinance No. 2019-40, which approved and accepted the 2019 Amended and Restated SAP, including the updated Assessment Roll, which replaced the 2003 SAP in its entirety.

On October 29, 2019, three property owners within the District challenged Ordinance No. 2019-40, by filing claims in the U.S. District Court, Western District, Austin Division.

On August 25, 2020, the City Council approved Ordinance No. 2020-23 which updated the Assessment Roll for 2020.

On July 13, 2021, the City Council approved Ordinance No. 2021-08 which updated the Assessment Roll for 2021.

On September 29, 2021, U.S. District Judge Pitman entered judgment in favor of the city and the District, dismissing all claims.

On October 28, 2021, two of the three property owners who challenged the ordinance, appealed the judgment in favor of the city and the District to the U.S. Fifth Circuit Court of appeals.

On July 12, 2022, the City Council approved Ordinance No. 2022-17 which updated the Assessment Roll for 2022.

On April 11, 2023, the U.S. Fifth Circuit Court of Appeals vacated the District Court's judgement and remanded the case to the District Court for further consideration regarding the property owners' claims asserted under the Texas Constitution.

On July 11, 2023, the City approved Ordinance No. 2023-20 which updated the Assessment Roll for 2023.

On September 17, 2024, the City approved Ordinance No. 2024-23 which updated the Assessment Roll for 2024.

On July 22, 2025, the City approved Ordinance No. 2025-62 which updated the Assessment Roll for 2025.

The 2019 Amended and Restated SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2019 Amended and Restated SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the A&R SAP. The Authorized Improvements and estimated costs as described in the A&R SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENTS

The District has an outstanding Capital Assessment of \$2,441,828.73, which is less than the debt service due on the outstanding Capital Assessment due to Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Property ID	Capital Assessment Unpaid	Capital Assessment FY 2026 Principal Installment	Capital Assessment Unpaid After FY 2026 Installment
Commercial Lots			
.071/square foot			
90301	\$ -	\$ -	\$ -
90754	\$ 14,177.20	\$ 3,544.30	\$ 10,632.90
90302	\$ 12,507.12	\$ 3,126.78	\$ 9,380.34
97463	\$ 7,311.28	\$ 1,827.82	\$ 5,483.46
97464	\$ 11,900.96	\$ 2,975.24	\$ 8,925.72
90303	\$ 28,744.08	\$ 4,790.69	\$ 23,953.39
92325	\$ 15,698.84	\$ 3,924.71	\$ 11,774.13
95378	\$ 15,139.07	\$ 3,027.81	\$ 12,111.26
95379	\$ 19,298.84	\$ 4,824.71	\$ 14,474.13
115192	\$ 37,137.88	\$ 4,642.23	\$ 32,495.65
30102	\$ 158,938.36	\$ 19,862.96	\$ 139,075.40
114958	\$ 181,020.10	\$ 22,626.63	\$ 158,393.47
127995 [a]	\$ 136,783.13	\$ 9,593.74	\$ 127,189.39
114957	\$ 723.69	\$ 80.41	\$ 643.28
Multi-Family Lots			
.068/square foot			
104899	\$ 570,309.03	\$ 37,141.52	\$ 533,167.51
113268 [b]	\$ 617,466.27	\$ 35,497.57	\$ 581,968.70
Undeveloped Lots			
.068/square foot			
47760	\$ -	\$ -	\$ -
Single Family Lots			
Per Lot	\$ 1,900.00	\$ 380.00	\$ 1,520.00
Total (510 Lots, 2 Prepaid in Full)	\$ 965,200.00	\$ 193,040.00	\$ 772,160.00
DISTRICT TOTAL	\$ 2,792,355.85	\$ 350,527.12	\$ 2,441,828.73

[a] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$9,593.74 and will be collected through 2034. This will result in an amount of \$50,439.47 that will not be paid.

[b] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$35,497.57 and will be collected through 2041. This will result in an amount of \$49,505.15 that will not be paid.

ANNUAL INSTALLMENTS DUE 1/31/2027

- **Capital Assessment** - The Fiscal Year 2019 SAP Update identified annual installment for each property type for the Capital Assessment. Commercial Property is billed at \$0.071 per square foot of land area, Multifamily Property is billed at \$0.068 per square foot of

land area, and residential lots are billed at \$380 per unit. The undeveloped lot prepaid the Capital Assessment. The total installment relating to the Capital Assessment due January 31, 2027, equals \$350,527.12, and a breakdown by parcel is shown in the table below.

- **Operation and Maintenance Supplemental Services Assessment** - The Fiscal Year 2026 SAP Update identified annual installment for each property type for the Operation and Maintenance Supplemental Services Assessment. Commercial, Multifamily, and Undeveloped Property is billed at \$0.045 per square foot of land area, and residential lots are billed at \$35.00 per unit. The total installment relating to the Operation and Maintenance Supplemental Services Assessment due January 31, 2027, equals \$221,533.22, and a breakdown by parcel is shown in the table below. A summary of the anticipated operation and maintenance expenses for Fiscal Year 2027 is attached as **Exhibit B**.

Property ID	Square Feet	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
Commercial Lots				
		.071/square foot	.045/square foot	
90301	611,233.92	\$ -	\$ 27,505.53	\$ 27,505.53
90754	49,919.76	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
90302	44,039.16	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
97463	25,743.96	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
97464	41,904.72	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
90303	67,474.44	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
92325	55,277.64	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
95378	42,645.24	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
95379	67,953.60	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
115192	65,383.56	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
30102	279,760.00	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
114958	318,684.96	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
127995	135,123.12	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
114957	1,132.56	\$ 80.41	\$ 50.97	\$ 131.38
Multi-Family Lots				
		.068/square foot	.045/square foot	
104899	546,198.84	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
113268	522,023.04	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
Undeveloped Lots				
		.068/square foot	.045/square foot	
47760	1,651,795.20	\$ -	\$ 74,330.78	\$ 74,330.78
Single Family Lots				
Per Lot	NA	\$ 380.00	\$ 35.00	\$ 415.00
Per Prepaid Lot	NA	\$ -	\$ 35.00	\$ 35.00
Total (510 Lots)	NA	\$ 193,040.00	\$ 17,850.00	\$ 210,890.00
DISTRICT TOTAL		\$ 350,527.12	\$ 221,533.22	\$ 572,060.34

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below.

Installment Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Capital Assessment Installment	\$ 350,527.12	\$ 350,527.12	\$ 350,527.12	\$ 350,527.12	\$ 330,303.56
O&M Assessment Installment [a]	\$ 221,533.22	\$ -	\$ -	\$ -	\$ -
	<u>\$ 572,060.34</u>	<u>\$ 350,527.12</u>	<u>\$ 350,527.12</u>	<u>\$ 350,527.12</u>	<u>\$ 330,303.56</u>

[a] The City Council will approve the O&M Assessment rate annually for future years.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the A&R SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council shall be final and binding on the owner and the Administrator.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
90301	\$ -	\$ -	\$ 27,505.53	\$ 27,505.53
90754	\$ 10,632.90	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
90302	\$ 9,380.34	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
97463	\$ 5,483.46	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
97464	\$ 8,925.72	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
90303	\$ 23,953.39	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
92325	\$ 11,774.13	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
95378	\$ 12,111.26	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
95379	\$ 14,474.13	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
115192	\$ 32,495.65	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
30102	\$ 139,075.40	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
114958	\$ 158,393.47	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
127995 [a]	\$ 127,189.39	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
114957	\$ 643.28	\$ 80.41	\$ 50.97	\$ 131.38
104899	\$ 533,167.51	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
113268 [b]	\$ 581,968.70	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
47760 [c]	\$ -	\$ -	\$ 74,330.78	\$ 74,330.78
98372	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98370	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95416	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98355	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98380	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98354	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95395	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95386	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98373	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95415	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95390	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98356	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95396	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98374	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95414	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95389	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98359	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98352	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95397	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95384	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98351	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95398	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95412	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
95387	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98350	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95399	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95411	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98627	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95400	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95410	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98626	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95401	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95409	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98625	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95402	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98601	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95408	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95407	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95404	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98622	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98621	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98619	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98617	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104777	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98338	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98346	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104871	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95391	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98361	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98369	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95392	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98347	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98337	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98345	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104870	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98371	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98360	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98379	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104854	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98353	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95381	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95385	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95393	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98336	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98344	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98357	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98378	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95394	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98335	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98343	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98375	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95413	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95388	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
98358	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98377	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98366	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98342	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98376	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98365	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98333	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98341	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98364	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98340	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98602	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98339	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104857	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104856	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98624	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95403	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98600	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98623	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98599	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95405	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98598	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98638	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98620	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98628	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98597	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98604	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98639	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98596	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98640	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98618	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98630	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98595	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98641	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98631	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98594	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98616	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98632	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98593	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98643	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98615	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98592	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98644	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98614	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98634	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98591	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98645	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98613	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98635	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98590	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98646	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
98612	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98647	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98611	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98637	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98648	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95202	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104881	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99616	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98362	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104855	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104889	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104872	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104863	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104882	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99617	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104890	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98368	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104873	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104869	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104862	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104883	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99618	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104853	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104891	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98367	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104874	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104868	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104861	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104884	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99619	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104852	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104892	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104875	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98334	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104867	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104860	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104885	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99620	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104851	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104893	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104876	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104859	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104886	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99621	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104850	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109244	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104877	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104865	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104858	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104887	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
99622	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104849	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109243	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104846	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104878	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104888	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99623	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104847	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104879	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109241	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104848	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109240	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95406	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98629	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98605	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98606	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98607	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98642	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98608	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109258	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98633	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98609	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98610	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98636	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98589	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104809	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104766	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104773	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104767	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104774	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104768	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104791	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104812	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104769	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104792	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104813	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104793	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104814	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104771	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104794	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104815	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104772	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104795	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104796	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104834	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104797	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104833	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104798	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104832	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104799	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
104831	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104800	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104830	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104801	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104829	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104828	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104802	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104827	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104803	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104826	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104804	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104825	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104806	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104866	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104864	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95380	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95383	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95382	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104845	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109242	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109263	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109251	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109239	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109262 [c]	\$ -	\$ -	\$ 35.00	\$ 35.00
109252	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109238	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109261 [c]	\$ -	\$ -	\$ 35.00	\$ 35.00
109253	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109237	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109260	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109254	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109236	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109259	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109250	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109255	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109235	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109249	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109256	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109234	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109248	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109221	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109233	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104819	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104810	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109222	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109228	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109232	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104820	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104811	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109223	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
103255	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104786	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104775	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109227	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109231	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104821	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109224	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109246	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104787	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104776	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109226	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109230	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104822	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104770	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109225	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109247	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109229	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104823	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104778	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104824	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104779	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104816	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104780	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104817	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104781	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104818	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104782	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104783	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104785	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104805	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98603	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104788	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104789	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104790	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104784	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111961	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111986	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111987	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111974	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111988	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111973	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111989	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111971	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111970	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111991	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111964	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111966	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111968	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111983	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111969	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
111982	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111980	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111979	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111978	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115217	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115218	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115219	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115220	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115221	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115222	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115240	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115223	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115224	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115242	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115243	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115226	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111976	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115227	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111975	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111972	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111990	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109644	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111962	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111992	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111963	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111965	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111967	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111984	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111981	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111977	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115215	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115230	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115213	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115231	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115214	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115254	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115253	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115256	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115252	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115216	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115257	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115234	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115251	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115258	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115235	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115250	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115259	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115236	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115249	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115260	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
115237	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115261	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115238	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115247	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115262	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115239	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115246	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115263	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115245	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115241	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115244	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115229	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115228	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124637	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124639	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124640	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124642	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124643	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124644	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124645	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124648	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115233	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115248	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115265	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124660	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124673	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124661	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124674	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124659	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124662	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124638	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124675	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124663	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124676	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124657	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124664	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124677	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124656	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124665	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124641	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124678	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124655	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124666	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124679	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124654	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124667	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124680	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124653	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124668	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124681	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
124652	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124669	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124682	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124651	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124670	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124646	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124650	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124671	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124647	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124684	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124649	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124685	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127971	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127978	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127946	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127917	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127990	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127979	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127922	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127947	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127969	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127918	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127989	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127980	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127921	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127948	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127968	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127919	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127988	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127949	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127967	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127966	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127951	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127965	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127952	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127964	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127953	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127955	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127987	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127945	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115232	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127986	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127944	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127957	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127985	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127943	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127984	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127942	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127959	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127983	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
127941	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127960	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127991	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127982	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127940	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127961	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127981	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127939	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127962	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
113267	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127938	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127963	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127937	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127935	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127934	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127933	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124658	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124683	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127924	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127923	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127910	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127911	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127915	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127914	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127913	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127936	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127970	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127920	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127950	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127954	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127956	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127958	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127992	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127908	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127909	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127916	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127912	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
Total	\$ 2,441,828.73	\$ 350,527.12	\$ 221,533.22	\$ 572,060.34

[a] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$9,593.74 and will be collected through 2034. This will result in an amount of \$50,439.47 that will not be paid.

[b] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$35,497.57 and will be collected through 2041. This will result in an amount of \$49,505.15 that will not be paid.

[c] Parcel has prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT B – OPERATION AND MAINTENANCE EXPENSES

	Fiscal Year 2027 [a]
Expenses	
Maintenance & Operations	\$ 111,144
Utilities	-
Professional Services	-
Property Tax Collector/Appraisal	1,725
Legal Services	15,000
Legal Services - Taxes	250
Admin Support	11,220
Advertising	-
Transfer Out - Debt Service	74,900
	<u>\$ 214,239</u>
Contingency	
Contingency	<u>\$ 7,328</u>
	<u>\$ 7,328</u>
Total	\$ 221,567

[a] Expenditures were determined by the City on June 16, 2026.

HOMEBUYER DISCLOSURES

Homebuyer Disclosures for each Parcel within the District are found in this Exhibit:

- Residential Lot
- Parcel 109262
- Parcel 109261
- Parcel 90301
- Parcel 90754
- Parcel 90302
- Parcel 97463
- Parcel 97464
- Parcel 90303
- Parcel 92325
- Parcel 95378
- Parcel 95379
- Parcel 115192
- Parcel 30102
- Parcel 114958
- Parcel 127995
- Parcel 114957
- Parcel 104899
- Parcel 113268
- Parcel 47760

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – RESIDENTIAL LOT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$1,555.00²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 380.00	\$ 35.00	\$ 415.00
2028	\$ 380.00	\$ -	\$ 380.00
2029	\$ 380.00	\$ -	\$ 380.00
2030	\$ 380.00	\$ -	\$ 380.00
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
Total	\$ 1,520.00	\$ 35.00	\$ 1,555.00

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2025 SAP Update showed an outstanding balance of \$2,280 per lot, with an annual installment of \$380. Following the payment due 1/31/26, \$1,520 remains outstanding per residential lot.

[b] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2030.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 109262 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 109262 PRINCIPAL ASSESSMENT: \$35.00²

As the purchaser of the real property described above, you are obligated to pay assessments to The City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 109262

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 35.00	\$ 35.00
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
Total	\$ -	\$ 35.00	\$ 35.00

[a] Parcel has prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

[b] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2030.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 109261 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 109261 PRINCIPAL ASSESSMENT: \$35.00²

As the purchaser of the real property described above, you are obligated to pay assessments to The City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 109261

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 35.00	\$ 35.00
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
Total	\$ -	\$ 35.00	\$ 35.00

[a] Parcel has prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

[b] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2030.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90301 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 90301 PRINCIPAL ASSESSMENT: \$27,505.53²

As the purchaser of the real property described above, you are obligated to pay assessments to The City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 90301

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 27,505.53	\$ 27,505.53
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ -	\$ 27,505.53	\$ 27,505.53

[a] Parcel 90301 assessment was reduced to zero by a developer contribution payment.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90754 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 90754 PRINCIPAL ASSESSMENT: \$12,879.29²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 90754

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2028	\$ 3,544.30	\$ -	\$ 3,544.30
2029	\$ 3,544.30	\$ -	\$ 3,544.30
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 10,632.90	\$ 2,246.39	\$ 12,879.29

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90302 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 90302 PRINCIPAL ASSESSMENT: \$11,362.10²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 90302

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2028	\$ 3,126.78	\$ -	\$ 3,126.78
2029	\$ 3,126.78	\$ -	\$ 3,126.78
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 9,380.34	\$ 1,981.76	\$ 11,362.10

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 97463 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 97463 PRINCIPAL ASSESSMENT: \$6,641.94²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 97463

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2028	\$ 1,827.82	\$ -	\$ 1,827.82
2029	\$ 1,827.82	\$ -	\$ 1,827.82
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 5,483.46	\$ 1,158.48	\$ 6,641.94

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 97464 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 97464 PRINCIPAL ASSESSMENT: \$10,811.43²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF BASTROP

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 97464

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2028	\$ 2,975.24	\$ -	\$ 2,975.24
2029	\$ 2,975.24	\$ -	\$ 2,975.24
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 8,925.72	\$ 1,885.71	\$ 10,811.43

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90303 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 90303 PRINCIPAL ASSESSMENT: \$26,989.74²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 90303

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2028	\$ 4,790.69	\$ -	\$ 4,790.69
2029	\$ 4,790.69	\$ -	\$ 4,790.69
2030	\$ 4,790.69	\$ -	\$ 4,790.69
2031	\$ 4,790.63	\$ -	\$ 4,790.63
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 23,953.39	\$ 3,036.35	\$ 26,989.74

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 92325 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 92325 PRINCIPAL ASSESSMENT: \$14,261.62²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 92325

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2028	\$ 3,924.71	\$ -	\$ 3,924.71
2029	\$ 3,924.71	\$ -	\$ 3,924.71
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 11,774.13	\$ 2,487.49	\$ 14,261.62

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 95378 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 95378 PRINCIPAL ASSESSMENT: \$14,030.30²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 95378

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2028	\$ 3,027.81	\$ -	\$ 3,027.81
2029	\$ 3,027.81	\$ -	\$ 3,027.81
2030	\$ 3,027.81	\$ -	\$ 3,027.81
2031	\$ 0.02	\$ -	\$ 0.02
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 12,111.26	\$ 1,919.04	\$ 14,030.30

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 95379 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 95379 PRINCIPAL ASSESSMENT: \$17,532.04²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 95379

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2028	\$ 4,824.71	\$ -	\$ 4,824.71
2029	\$ 4,824.71	\$ -	\$ 4,824.71
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 14,474.13	\$ 3,057.91	\$ 17,532.04

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 115192 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 115192 PRINCIPAL ASSESSMENT: \$35,437.91²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 115192

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2028	\$ 4,642.23	\$ -	\$ 4,642.23
2029	\$ 4,642.23	\$ -	\$ 4,642.23
2030	\$ 4,642.23	\$ -	\$ 4,642.23
2031	\$ 4,642.23	\$ -	\$ 4,642.23
2032	\$ 4,642.23	\$ -	\$ 4,642.23
2033	\$ 4,642.23	\$ -	\$ 4,642.23
2034	\$ 0.04	\$ -	\$ 0.04
Total	\$ 32,495.65	\$ 2,942.26	\$ 35,437.91

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 30102 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 30102 PRINCIPAL ASSESSMENT: \$151,664.60²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 30102

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2028	\$ 19,862.96	\$ -	\$ 19,862.96
2029	\$ 19,862.96	\$ -	\$ 19,862.96
2030	\$ 19,862.96	\$ -	\$ 19,862.96
2031	\$ 19,862.96	\$ -	\$ 19,862.96
2032	\$ 19,862.96	\$ -	\$ 19,862.96
2033	\$ 19,862.96	\$ -	\$ 19,862.96
2034	\$ 34.68	\$ -	\$ 34.68
Total	\$ 139,075.40	\$ 12,589.20	\$ 151,664.60

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 114958 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 114958 PRINCIPAL ASSESSMENT: \$172,734.29²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 114958

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2028	\$ 22,626.63	\$ -	\$ 22,626.63
2029	\$ 22,626.63	\$ -	\$ 22,626.63
2030	\$ 22,626.63	\$ -	\$ 22,626.63
2031	\$ 22,626.63	\$ -	\$ 22,626.63
2032	\$ 22,626.63	\$ -	\$ 22,626.63
2033	\$ 22,626.63	\$ -	\$ 22,626.63
2034	\$ 7.06	\$ -	\$ 7.06
Total	\$ 158,393.47	\$ 14,340.82	\$ 172,734.29

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 127995 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 127995 PRINCIPAL ASSESSMENT: \$127,189.39

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 127995

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2028	\$ 9,593.74	\$ -	\$ 9,593.74
2029	\$ 9,593.74	\$ -	\$ 9,593.74
2030	\$ 9,593.74	\$ -	\$ 9,593.74
2031	\$ 9,593.74	\$ -	\$ 9,593.74
2032	\$ 9,593.74	\$ -	\$ 9,593.74
2033	\$ 9,593.74	\$ -	\$ 9,593.74
2034	\$ 9,593.74	\$ -	\$ 9,593.74
Total	\$ 76,749.92	\$ 6,080.54	\$ 82,830.46

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 114957 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 114957 PRINCIPAL ASSESSMENT: \$694.25²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 114957

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 80.41	\$ 50.97	\$ 131.38
2028	\$ 80.41	\$ -	\$ 80.41
2029	\$ 80.41	\$ -	\$ 80.41
2030	\$ 80.41	\$ -	\$ 80.41
2031	\$ 80.41	\$ -	\$ 80.41
2032	\$ 80.41	\$ -	\$ 80.41
2033	\$ 80.41	\$ -	\$ 80.41
2034	\$ 80.41	\$ -	\$ 80.41
Total	\$ 643.28	\$ 50.97	\$ 694.25

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 104899 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 104899 PRINCIPAL ASSESSMENT: \$557,746.46²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 104899

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2028	\$ 37,141.52	\$ -	\$ 37,141.52
2029	\$ 37,141.52	\$ -	\$ 37,141.52
2030	\$ 37,141.52	\$ -	\$ 37,141.52
2031	\$ 37,141.52	\$ -	\$ 37,141.52
2032	\$ 37,141.52	\$ -	\$ 37,141.52
2033	\$ 37,141.52	\$ -	\$ 37,141.52
2034	\$ 37,141.52	\$ -	\$ 37,141.52
2035	\$ 37,141.52	\$ -	\$ 37,141.52
2036	\$ 37,141.52	\$ -	\$ 37,141.52
2037	\$ 37,141.52	\$ -	\$ 37,141.52
2038	\$ 37,141.52	\$ -	\$ 37,141.52
2039	\$ 37,141.52	\$ -	\$ 37,141.52
2040	\$ 37,141.52	\$ -	\$ 37,141.52
2041	\$ 13,186.23	\$ -	\$ 13,186.23
Total	\$ 533,167.51	\$ 24,578.95	\$ 557,746.46

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.068 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 113268 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 113268 PRINCIPAL ASSESSMENT: \$555,954.59²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 113268

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2028	\$ 35,497.57	\$ -	\$ 35,497.57
2029	\$ 35,497.57	\$ -	\$ 35,497.57
2030	\$ 35,497.57	\$ -	\$ 35,497.57
2031	\$ 35,497.57	\$ -	\$ 35,497.57
2032	\$ 35,497.57	\$ -	\$ 35,497.57
2033	\$ 35,497.57	\$ -	\$ 35,497.57
2034	\$ 35,497.57	\$ -	\$ 35,497.57
2035	\$ 35,497.57	\$ -	\$ 35,497.57
2036	\$ 35,497.57	\$ -	\$ 35,497.57
2037	\$ 35,497.57	\$ -	\$ 35,497.57
2038	\$ 35,497.57	\$ -	\$ 35,497.57
2039	\$ 35,497.57	\$ -	\$ 35,497.57
2040	\$ 35,497.57	\$ -	\$ 35,497.57
2041	\$ 35,497.57	\$ -	\$ 35,497.57
Total	\$ 532,463.55	\$ 23,491.04	\$ 555,954.59

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.068 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 47760 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BASTROP, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

PARCEL 47760 PRINCIPAL ASSESSMENT: \$74,330.78²

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bastrop, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Hunters Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bastrop.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF BASTROP

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 47760

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 74,330.78	\$ 74,330.78
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -
Total	\$ -	\$ 74,330.78	\$ 74,330.78

[a] Parcel 47760 prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF BASTROP §
CITY OF BASTROP §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the “City Council”) convened in a REGULAR MEETING ON July 14, 2026, at the City Council Chamber, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Ishmael Harris, Mayor
John Kirkland, Mayor Pro-Tem, Place 5
Perry Lowe, Place 1
Cynthia Meyer, Place 2
Kevin Plunkett, Place 3
Kerry Fossler, Place 4

and all of such persons were present at the Meeting, except _____, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the “Ordinance”) entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

voted "For" voted "Against" "Abstained"

all as shown in the official Minutes of the City Council for the Meeting.

That a true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the passage of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City

Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED after second reading on this 14th day of July, 2026.

Michael Muscarello, City Secretary

(SEAL)



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

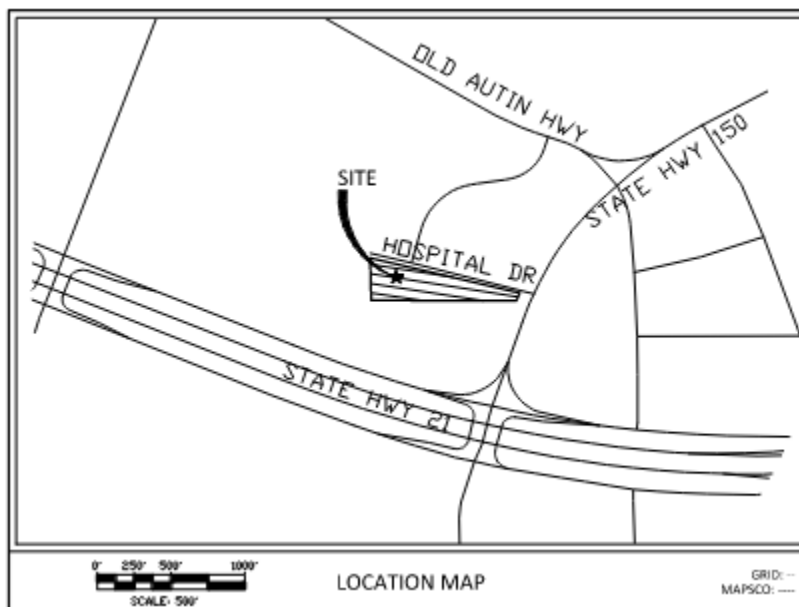
Consider and act on Resolution No. R-2026-122, approving a waiver for alternate drainage standards for commercial development, located at 310 Hospital Drive, within the city limits of the City of Bastrop.

AGENDA ITEM SUBMITTED BY:

Elizabeth Wick, CFM, Project Manager

BACKGROUND/HISTORY:

The proposed commercial development, located at 310 Hospital Drive, proposes a new park and ride parking lot expansion, bike share station, new sidewalk, crosswalk, detention pond and plantings. Proposed impervious cover is 35,532 sq ft at 58%. No portion of this site is within the FEMA 1% annual chance floodplain. The proposed project is located in the Copperas Creek-Colorado River watershed.



Following Section 16.01.013 – Exceptions and waivers, the Development Review Committee recommended approval of the waiver on Thursday, August 13, 2026, for the following exceptions:

- **Stormwater Drainage Manual Section 2.C.4 Table 5-2**
 - Reduce the minimum time of concentration from 10 minutes to 5 minutes.
- **Stormwater Drainage Manual Section 4.F.3.e**
 - Reduce minimum freeboard from 12" to 3".

According to the Stormwater Drainage Ordinance, the final approval of any waiver to the requirements listed within the manual rests with the Council. Therefore, Staff is presenting this item to the Council for final approval so that the development may proceed with their proposed improvements to the area.

RECOMMENDATION:

Approve a waiver for alternate drainage standards for commercial development, located at 310 Hospital Drive, within the city limits of the City of Bastrop.

ATTACHMENTS:

1. Resolution No. R-2026-122
2. Exhibit A: Drainage Waiver Application
3. Exhibit B: Final Development Plan – MyGov #26-000135

RESOLUTION NO. R-2026-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING A WAIVER FOR ALTERNATE DRAINAGE STANDARDS FOR COMMERCIAL DEVELOPMENT, LOCATED AT 310 HOSPITAL DRIVE, WITHIN THE CITY LIMITS OF THE CITY OF BASTROP; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop Code of Ordinances Section 16 Stormwater Drainage allows the City Council to approve exceptions or waivers, and

WHEREAS, the applicant for a commercial development, located at 310 Hospital Drive, within the city limits of the City of Bastrop has submitted drainage calculations and supporting documentation for the proposed development; and

WHEREAS, the applicant has requested a waiver to reduce the minimum time of concentration from 10 minutes to 5 minutes; and

WHEREAS, the applicant has requested a waiver to reduce the minimum freeboard from 12 inches to 3 inches; and

WHEREAS, the Development Review Committee recommended approval of the waiver on August 13, 2026; and

WHEREAS, the City Council finds that approval of the waiver is consistent with the intent and purpose of the Stormwater Drainage Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The City Council approves and authorizes the execution of the waiver for alternate drainage standards, for a commercial development located at 310 Hospital Drive within the city limits of the City of Bastrop.

Section 2. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 25th day of August 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

June 26, 2026

City of Bastrop
Development Services Department
1311 Chestnut Street
Bastrop, TX 78602

Re: Drainage Narrative & Waiver Request
CARTS Bastrop
310 Hospital Drive
Bastrop, Texas 78602

To Whom it May Concern,

On behalf of the Central Austin Rural Transit System (CARTS), we are submitting a Final Drainage Plan for the CARTS Bastrop parking extension at 310 Hospital Drive, off of TX-150 Loop and Hospital Drive. This application package includes the drainage design intended to ensure that post-development runoff rates remain at or below existing conditions for the proposed parking lot expansion at the existing CARTS park-and-ride facility.

The site is located within the Lower Colorado River Watershed and lies within the FEMA 500-year (0.2% annual chance) floodplain west of the Colorado River. It is not located within the 100-year (1% annual chance) floodplain or within any mapped aquifer recharge zones. The 1.406-acre site is currently zoned GC, which allows a maximum allowable lot coverage of 65%. The existing impervious cover on the site is 47%, and the proposed improvements will remain within this allowable limit. A location map is attached as Exhibit 1.

Under existing conditions, the site drains radially from the CARTS building pad and driveway loop. Areas west of the building drain westwards towards a roadside swale that ultimately conveys flows offsite through a public two-barrel 18" culvert crossing under Hospital Drive. Areas east of the building drain eastward towards a natural swale that outlets through a public 18" culvert that crosses northward under Hospital Drive. Both existing culvert systems are currently partially silted, which limits existing conveyance capacity. The proposed design proposes a maintenance cleanout to improve overall system performance. Additionally, due to the relatively flat topography across the site and surrounding roadway, minor offsite drainage areas enter the site from Hospital Drive to the north and the adjoining property to the south.

The proposed development consists of a parking lot expansion, associated driveway access, bike storage area, and supporting grading, drainage and landscape improvements. Existing drainage patterns will be generally maintained. Due to the narrow geometry of the lot, the proposed parking lot is designed to function as a detention facility, providing on-site storage with controlled release. In accordance with Section 4B of the Stormwater Drainage Manual, the ponding depth for the 25-yr and 100-year storm events shall not exceed 6" and 12", respectively.

The downstream control structure is located along the eastern boundary of the site and consists of a wall with weir openings designed to regulate discharge for the 2-yr (streambank protection), 25-yr (conveyance), and 100-yr (flood mitigation) storm events. Runoff is routed across the site through a concrete trickle channel with a minimum running slope of 0.5% to ensure positive drainage.

Post-development peak discharges for the 2-, 25-, and 100-year storm events at each outfall are proposed to be equal to or less than existing conditions, within standard modeling tolerance. The proposed detention and controlled release reduce the rate of discharge to the existing public system at the points of the analyses.

Hydrologic analysis for the site was performed using the SCS methodology implemented through a HEC-HMS model. Curve numbers were developed based on Hydrologic Soil Group B, as identified by the USDA Soil Survey for the site. Rainfall depths and distributions were obtained from NOAA Atlas 14 depth-duration-frequency (DDF) data, ensuring consistency with current regional precipitation standards and local regulatory requirements.

Due to the site's constrained geometry, limited elevation relief, and existing downstream conditions, we are requesting the following waivers from the drainage criteria. These requests are based on maintaining overall system performance, minimizing risk to adjacent properties, and accommodating existing infrastructure limitations.

1. **[Stormwater Drainage Manual Sec 2.C.4 Table 5-2]**

Reduce the minimum time of concentration from 10 minutes to 5 minutes.

Given the small drainage areas identified to each point of analysis and the short flow paths, a 10-minute minimum would not reflect actual runoff conditions and would instead mask peak flow timing differences within the system. Utilizing a 5-minute minimum allows the model to better capture the site's true response characteristics while still remaining conservative with respect to peak discharge rates. The proposed 5-minute minimum is consistent with the City of Austin Drainage Criteria Manual (COA DCM 2.4.2) and reflects standard practice for similarly sized sites in the region. The analysis demonstrates that post-development peak flows remain at or below existing conditions under this approach.

2. **[Stormwater Drainage Manual Sec 4.F.3.e]**

Reduce minimum freeboard from 12" to 3".

This request is supported by the low overall flood risk associated with the site and surrounding development. The site has an overall elevation change of approximately 3.5 feet across a length of approximately 430 feet, with stormwater conveyed longitudinally over a relatively long, narrow footprint. The proposed ponding occurs entirely within a paved parking area designed to safely convey and temporarily store stormwater, with no impact to occupied structures. The existing adjacent building is elevated above the proposed maximum water surface by approximately 2 feet, and no adverse impacts to access, structural integrity, or emergency operations are anticipated. In the event of exceedance, overflow is directed along the parking lot surface toward the eastern outfall, following existing drainage patterns away from structures.

Strict adherence to the 12-inch freeboard requirement would significantly constrain grading flexibility, potentially resulting in insufficient drainage slopes and reduced system performance. For context, the

City of Austin does not impose a minimum freeboard requirement for drainage areas less than 25 acres (COA DCM 8.3.3), reflecting a similar approach for small sites. The proposed design maintains positive drainage, controlled release, and safe overflow conditions while minimizing risk.

Overall, the proposed design meets the intent of the drainage criteria while responding to site-specific constraints and does not propose an increase to downstream flood risk or impact to adjacent properties. If you have any questions or require additional information, please contact me at (512) 761-6161.

Sincerely,

Evana Wang, PE



The time of concentration is the time for surface runoff to flow from the most remote point in the drainage area to the point of interest. This applies to the most remote point in time, not necessarily the most remote point in distance. Runoff from a drainage area usually reaches a peak at the time when the entire area is contributing. However, runoff may reach a peak prior to the time the entire drainage area is contributing if the area is irregularly shaped or if land use characteristics differ significantly within the area. Sound engineering judgment should be used to determine a flow path representative of the drainage area and in the subsequent calculation of the time of concentration. The time of concentration to any point in a storm drainage system is a combination of the sheet flow (overland), the shallow concentrated flow and the channel flow, which may include storm drains. **The minimum time of concentration for any drainage area shall be 5 minutes.** Additionally, the minimum slope used for calculation of sheet and shallow flow travel time components should be 0.005 feet per foot (0.5%). The preferred procedure for estimating time of concentration is the NRCS method as described in NRCS's Technical Release 55 (TR-55). This method is outlined below. The overall time of concentration is calculated as the sum of the sheet, shallow concentrated and channel flow travel times. Note that there may be multiple shallow concentrated and channel segments depending on the nature of the flow path.

$$T_C = T_{t(\text{sheet})} + T_{t(\text{shallow concentrated})} + T_{t(\text{channel})} \quad (\text{Eq. 2-3})$$

- A. **Sheet Flow.** Sheet flow is shallow flow over land surfaces, which usually occurs in the headwaters of streams. The engineer should realize that sheet flow occurs for only very short distances, especially in urbanized conditions. Sheet flow for both natural (undeveloped) and developed conditions should be limited to a maximum of 100 feet. Sheet flow for developed conditions should be based on the actual pavement or grass conditions for areas that are already developed and should be representative of the anticipated land use within the headwater area in the case of currently undeveloped areas. In a typical residential subdivision, sheet flow may be the distance from one end of the lot to the other or from the house to the edge of the lot. In some heavily urbanized drainage areas, sheet flow may not exist in the headwater area. The NRCS method employs Equation 2-4, which is a modified form kinematic wave equation, for the calculation of the sheet flow travel time.

$$T_t = 0.42(nL)^{0.8} / ((P_2)^{0.5} s^{0.4}) \quad (\text{Eq. 2-4})$$

Where,

T_t = Sheet flow travel time in minutes

L = Length of the reach in ft.

n = Manning's n (see Table 2-4)

P_2 = 2-year, 24-hour rainfall in inches (see Table 2-1A and Table 2-1B)

s = Slope of the ground in ft/ft

Shallow Concentrated Flow. After a maximum of approximately 100 feet, sheet flow usually becomes shallow concentrated flow collecting in swales, small rills, and gullies. Shallow concentrated flow is assumed not to be defined channel and has flow depths of 0.1 to 0.5 feet. The travel time for shallow concentrated flows can be computed by Equations 2-5 and 2-6. These two equations are based on the solution of Manning's equation with different assumptions for n (Manning's roughness coefficient) and r (hydraulic radius, ft). For unpaved areas, n is 0.05 and r is 0.4; for paved areas, n is 0.025 and r is 0.2.

$$\text{Unpaved } T_t = L / (60(16.1345)(s)^{0.5}) \quad (\text{Eq. 2-5})$$

$$\text{Paved } T_t = L / (60(20.3282)(s)^{0.5}) \quad (\text{Eq. 2-6})$$

Where,

T_t = Travel time for shallow concentrated flows in minutes

L = Length of the reach in ft.

s = Slope of the ground in ft/ft

- C. **Channel or Storm Drain Flow.** The velocity in an open channel or a storm drain not flowing full can be determined by using Manning's Equation. Channel velocities can also be determined by using backwater profiles. For open channel flow, average flow velocity is usually determined by assuming a bank-full condition. Note that the channel flow component of the time of concentration may need to be divided into multiple segments in order to represent significant changes in channel characteristics. The details of using Manning's equation and selecting Manning's " n " values for channels can be obtained from [Section 6](#).

For storm drain flow under pressure conditions (hydraulic grade line is higher than the lowest crown of a storm drain) the following equation should be applied:

$$V = Q/A \quad (\text{Eq. 2-7})$$

Where:

V = Average velocity, ft/s

Q = Design discharge, cfs

A = Cross-sectional area, ft².

Flow travel time through a channel can be calculated by Equation (2-8):

$$T_t = \Sigma(L_i / 60 V_i) \quad (\text{Eq. 2-8})$$

Where:

L_i = The i -th channel segment length, ft.

V_i = The average flow velocity within the i -th channel segment, ft/s

T_t = Total Flow travel time through the channel, min.

TABLE 2-4

Manning's "n" for overland flow

Item 9B.

Manning's "n" ¹	Surface Description
0.015	Concrete (rough or smoothed finish)
0.016	Asphalt
0.05	Fallow (no residue)
	Cultivated Soils:
0.06	Residue Cover $\leq$ 20%
0.17	Residue cover > 20%
	Grass:
0.15	Short-grass prairie
0.24	Dense grasses ²
0.13	Range (natural)
	Woods: ³
0.40	Light underbrush
0.80	Dense underbrush

¹ The Manning's n values are a composite of information compiled by Engman (1986).

² Includes species such as weeping lovegrass, bluegrass, buffalo grass, blue grama grass, and native grass mixtures.

³ When selecting n, consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

Item 9B.

All ponds shall meet or exceed all specified safety criteria. Use of these criteria shall in no way relieve the engineer of the responsibility for the adequacy and safety of all aspects of the design of the SWM pond.

- A. The spillway, outfall, embankment, and appurtenant structures shall be designed to safely pass the design storm hydrograph with the freeboard shown in the table below. All contributing on-site drainage areas, and off-site areas which are routed through the SWM pond, shall be assumed to be fully developed in order to properly size the spillway, outfall, embankment and appurtenant structures. Any orifice with a dimension smaller than or equal to 12 inches shall be assumed to be fully blocked in order to properly size the spillway, outfall, embankment and appurtenant structures. For all spillways (especially enclosed conduits), the ability to adequately convey the design flows must take into account any submergence of the outlet, any existing or potential obstructions in the system and the capacity of the downstream system.

DETENTION POND CLASS	DESIGN STORM EVENT	FREEBOARD ON TOP OF ENBANKMENT, FT
On-site/Off-site		
Small (DA < 25 ac)	100-year	0
Large (25 ≤ DA ≤ 64 ac)	100-year	1.0
Regional DA ≥ 64 ac	100-year	2.0

- B. Any hydraulic structure designed to impound storm water that has a height greater than or equal to six (6) feet at any point along the perimeter of the SWM pond is a dam and must be designed to safely pass the minimum design flood hydrograph expressed as a percentage of the probable maximum flood (PMF) as described in DCM 8.3.3.B.3 and as evidenced by certification using the statement provided in DCM 8.3.3.B.3 by an engineer licensed in the State of Texas. The certification statement may be divided into the four disciplines of hydrology, hydraulics, structural and geotechnical and independently certified.
1. The height of the hydraulic structure (dam) is measured from the top of the structure to the downstream intersection of the structure and the natural or excavated ground, whichever is lower.
 2. The PMF is computed by using the probable maximum precipitation (PMP) values as described in Section 2-6 of the Drainage Criteria Manual.
 3. A dam as defined in DCM 8.3.3.B must be designed to pass the minimum design flood hydrograph which is the greater of:
 - a. 75 percent of the PMF.

b. The percentage of the PMF as defined in Texas Administrative Code Chapter 299 Dams and Reservoirs. (Figure: 30 TAC § 299.15(a)(1)(A))

Item 9B.

4. Dam Safety Certification Statement:

I [name of professional engineer] Texas license number [number] certify that the design of the dam in this set of plans can safely pass the minimum design flood hydrograph as required by the City of Austin and the State of Texas based on the hydrologic, hydraulic, structural and geotechnical analysis using standard accepted engineering practices.

5. SWM ponds that are considered dams as defined in this section of the Drainage Criteria Manual may not be designed or constructed with any trees or other woody vegetation on the dam structure or within 20-feet of the upstream or downstream toe of the dam. This 20-foot clear zone must be called out on the site plan and for City maintained facilities must be part of the drainage easement dedicated for the dam facility. The toe of the dam is the junction of the constructed dam structure with the natural ground.
6. SWM ponds that are considered dams as defined in this section of the Drainage Criteria Manual may not have permanent irrigation systems installed on the dam.
7. SWM ponds that are considered dams as defined in this section of the Drainage Criteria Manual must be vegetated with grasses that do not exceed 12-inches in height and can be mowed as frequently as weekly. Examples include Bermuda grass and buffalo grass.
8. SWM ponds that are considered dams as defined in this section of the Drainage Criteria Manual shall provide a fixed vertical marker on or near the emergency spillway indicating the water surface elevation relative to the top of the main embankment. The markings should be in half foot increments, viewable from the furthest point of access, and must be retroreflective as defined by the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
- C. All SWM ponds shall be designed using a hydrograph routing methodology. The appropriate City of Austin rainfall distribution shall be used to determine all runoff hydrographs.
- D. The minimum embankment top width of earthen embankments shall be as follows:

TOTAL HEIGHT OF EMBANKMENT, FT.	MINIMUM TOP WIDTH, FT.
0-6	4
6-10	6
10-15	8
15-20	10
20-25	12
25-35	15

- E. The constructed height of an earthen embankment shall be equal to the design height plus the amount necessary to ensure that the design height will be maintained once all settlement has taken place. This amount shall in no case be less than 5% of the total fill height. All earthen embankments shall be compacted to 95% of maximum density in accordance with COA standard specifications. Item 9B.
- F. Earthen embankment side slopes shall be no steeper than 3 horizontal to 1 vertical. Slopes must be designed to resist erosion to be stable in all conditions, and to be easily maintained. Earthen side slopes for regional facilities shall be designed on the basis of appropriate geotechnical analyses.
- G. Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-discharge rating data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. A stage-storage table shall also be provided. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations.
- H. When designing ponds in series (i.e., when the discharge of one becomes the inflow of another), a licensed engineer in the State of Texas must submit a hydrologic analysis, which demonstrates the system's adequacy. This analysis must incorporate the construction of hydrographs for all inflow and outflow components.
- I. Storm runoff may be detained within parking lots. However, the engineer should be aware of the inconvenience to both pedestrians and traffic. The location of ponding areas in a parking lot should be planned so that this condition is minimized. Stormwater ponding depths (for the 100 year storm) in parking lots are limited to an average of eight (8) inches with a maximum of twelve (12 inches).
- J. All pipes discharging into a public storm drain system shall have a minimum diameter of 18 inches and shall be constructed of reinforced concrete. In all cases, ease of maintenance and/or repair must be assured.
- K. All concentrated flows into a SWM pond shall be collected and conveyed into the pond in such a way as to prevent erosion of the side slopes. All outfalls into the pond shall be designed to be stable and non-erosive.

Source: Rule No. R161-19.01, 3-14-19; Rule No. 161-21.02, 3-9-2021.

National Flood Hazard Layer FIRMette



97°20'7"W 30°6'41"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

97°19'29"W 30°6'9"N

Legend

Item 9B.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR UT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2026 at 4:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id, FIRM panel number, and FIRM effective date. Map is unmapped and unmodernized areas cannot be used for regulatory purposes.

240

FINAL DRAINAGE PLAN FOR CARTS BASTROP STATION 310 HOSPITAL DRIVE , BASTROP, TX 78602

SUBMITTAL DATE: 06/26/2026

GENERAL PLAN NOTES

- 1. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 2. SITE IS ZONED AS GC.
- 3. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
- 4. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON SITE.

LEGAL DESCRIPTION

1.406 ACRES IN THE NANCY BLAKELY SURVEY, ABSTRACT NO. 98,
BASTROP COUNTY, TEXAS

FLOOD STATEMENT

A PORTION OF THIS PROJECT IS LOCATED WITHIN THE
500-YEAR FLOODPLAIN (ZONE X) AS SHOWN ON THE FEMA
FIRM PANEL 480210355F DATED MAY 9, 2023 FOR CITY OF
BASTROP

BENCH MARK:

TBM #1 - 60D NAIL FOUND W/WASHER "CHAPARRAL, #4995"
ELEV: 362.77 (N:10015567.40, E: 3245999.98)

TBM #2 - 60D NAIL FOUND IN TYPE 1 MON.
ELEV: 362.57 (N: 10015303.73, E: 3246571.99)

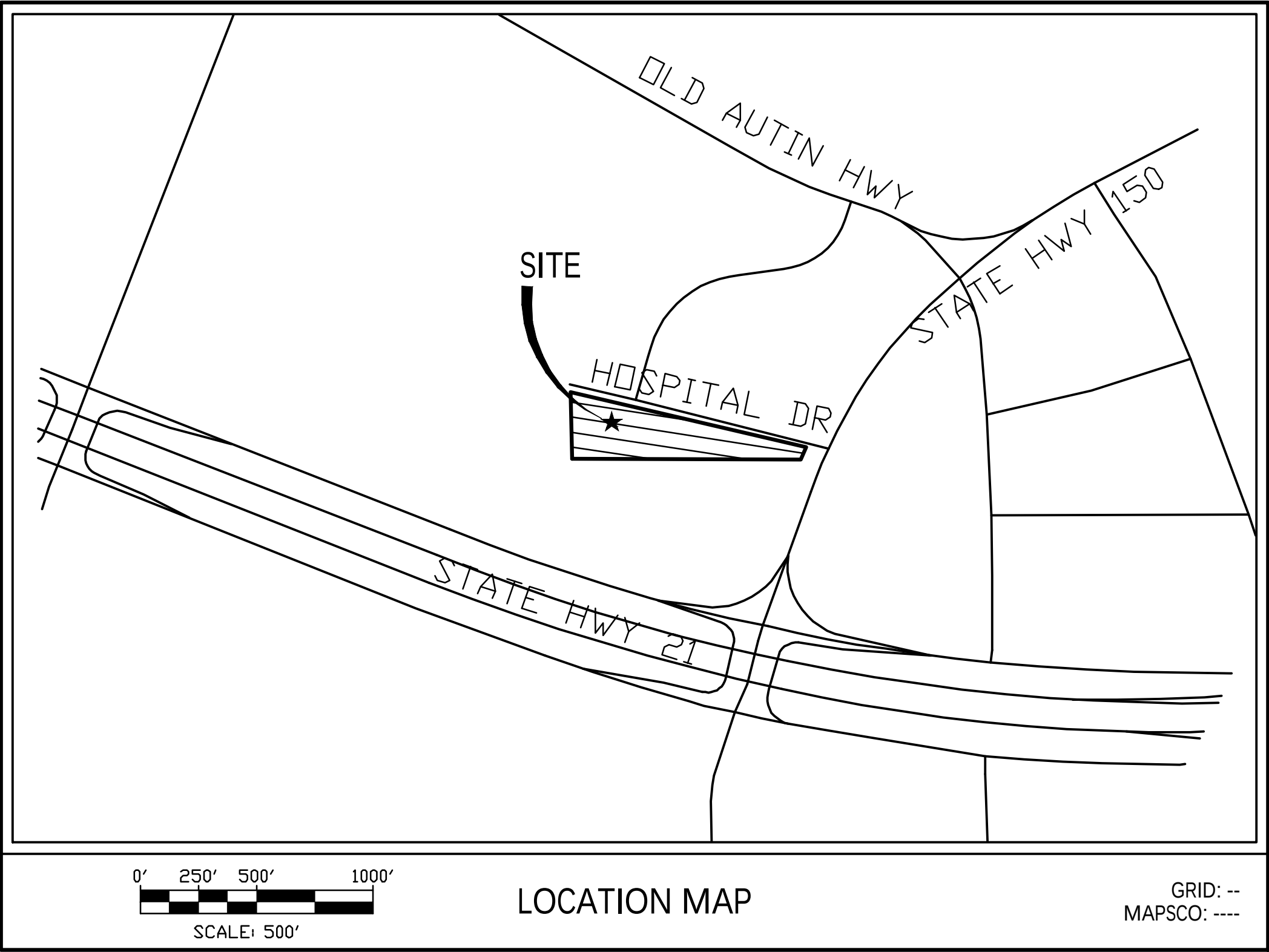
DESIGN TEAM

CIVIL ENGINEER
EVANA Y. WANG, PE
CIVILITUDE LLC
503 KENNISTON DR
AUSTIN, TX 78723
(512) 761-6161

LANDSCAPE ARCHITECT
ILSE FRANK, PLA
LIONHEART PLACES
1023 SPRINGDALE RD BLDG. 6, SUITE E
AUSTIN, TX 78721
(512) 520 - 4488

ARCHITECT
JANA McCANN, AIA
JMA & McCANN ADAMS
4000 PINCKNEY ST UNIT B,
AUSTIN, TX 7823
(512) 732-0001

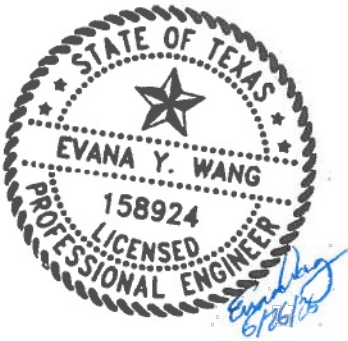
OWNER
CAPITAL AREA RURAL TRANSPORTATION SYSTEM
(CARTS)
5300 TUCKER HILL LANE,
CEDAR CREEK, TX 78612
(512) 481-1011



Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING DRAINAGE AREA MAP
03	PROPOSED DRAINAGE AREA MAP
04	STORMWATER MANAGEMENT SYSTEM DESIGN
05	DRAINAGE CALCULATIONS
06	PROPOSED SITE PLAN REFERENCE
07	LANDSCAPE PLAN OVERALL
08	PLANTING PLANS
09	OVERALL PLANT SCHEDULE

SUBMITTED BY

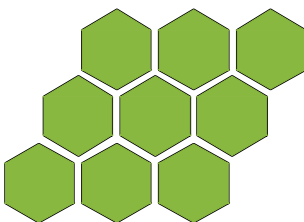


EVANA WANG, PE #158924

2026.06.26
DATE

CITY OF BASTROP REVISIONS/CORRECTIONS TABLE

CORRECTION/ REVISION NUMBER	DESCRIPTION	REVISE (R) REPLACEMENT (RP) ADD (A) VOID (V) SHEET #S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IN IMPERV. COVER (SF)	TOTAL SITE IMPERV. COVER (SF AND %)	CITY OF BASTROP SIGNATURE	CITY OF BASTROP APPROVAL DATE



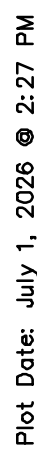
CIVILITUDE
ENGINEERS & PLANNERS

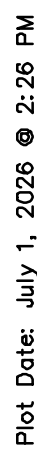
FIRM REG# F-12469
PHONE 512 761 6161

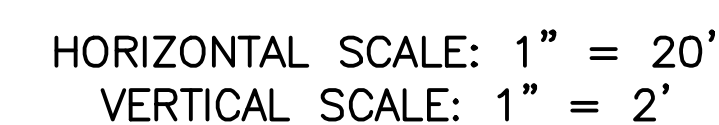
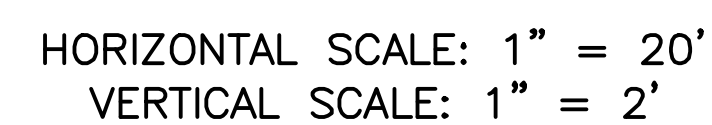
503 KENNISTON DR,
FAX 512 761 6167

AUSTIN, TEXAS 78752
INFO@CIVILITUDE.COM

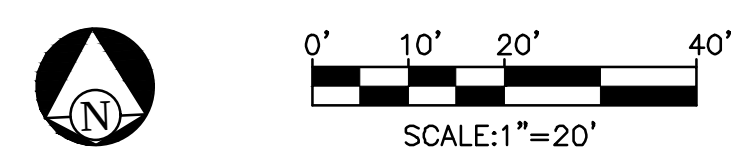
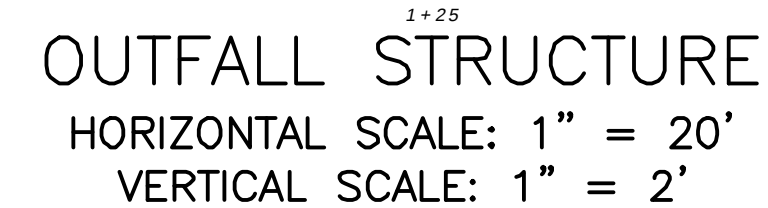
Plot Date: July 1, 2026 @ 2:23 PM

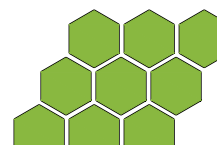






Pond Elevations	
Storm Event	Peak Elev
100-year	362.42
25-year	362.31
2-year	362.04



NO.		DATE		REVISION / CORRECTION / ADDENDUM				SHEET	
CARTS BASTROP STATION – FINAL DRAINAGE PLAN 310 HOSPITAL DRIVE, BASTROP, TEXAS 78602									
STORMWATER MANAGEMENT SYSTEM DESIGN									
 CIVILITUDE ENGINEERS & PLANNERS 503 KENNISON DR, PHOENIX 512 761 6161 AUSTIN, TX 78752 FAX 512 761 6167 FIRM REG # F12489 INFO@CIVILITUDE.COM JOB NO: <u>A867</u> DGN BY: <u>PAV, EYW</u> DWN BY: <u>KTD, EYW, PK</u> RVW BY: <u>PAV, DME</u>  SHEET NO. 04 OF 09									

EXISTING FLOWS														
Sub Basin	Total Reach (ft)	Curve Number (Soil Group B Ref Table 2-9)	Total Tc (min) (5min minimum)	Sheet Flow $T_c = 0.42*((nL)^{0.8})/(P^{0.5})^4 (s^{0.4})$ P = 4.17 per COB SDDM Table 2-4				Shallow Concentrated Flow Paved $T_t = L/(60*20.3282^{0.5} (s^{0.5}))$ Unpaved $T_t = L/(60*16.1348^{0.5} (s^{0.5}))$				Channel Flow/Pipe		
				Reach (L) (ft)	Manning's (n)	Slope (s) (ft/ft)	Tc (min)	Reach (L) (ft)	Surface	Slope (s) (ft/ft)	Tc (min)	Length (ft)	Avg Vel (ft/s)	Tc (min)
EX-A	425	89	19.7	100	0.150	0.005	14.9	325	Unpaved	0.005	4.7			
EX-B	220	89	3.9	100	0.016	0.005	2.5	120	Paved	0.005	1.4			

OFFSITE FLOWS														
OS-1	12	89	0.5	12	0.016	0.005	0.5							
OS-2	20	89	0.7	20	0.016	0.005	0.7							
OS-3	21	89	0.7	21	0.016	0.005	0.7							
OS-4	340	89	5.0	100	0.016	0.005	2.5	240	Paved	0.006	2.5			
OS-5	189	89	3.2	100	0.016	0.005	2.5	89	Paved	0.010	0.7			
OS-6	156	89	3.1	100	0.016	0.005	2.5	56	Paved	0.005	0.6			
OS-1 Reach - EX	155	89	1.8					155	Paved	0.005	1.8			
OS-2 Reach - EX	305	89	3.5					305	Paved	0.005	3.5			
OS-3 Reach - EX	150	89	1.7					150	Paved	0.005	1.7			
OS-4 Reach - EX	160	89	1.9					160	Paved	0.005	1.9			
OS-5 Reach - EX	162	89	1.9					162	Paved	0.005	1.9			
OS-6 Reach - EX	375	89	4.3					375	Paved	0.005	4.3			

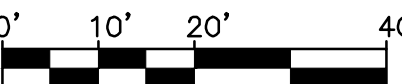
Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HE C-HMS Outputs		
				Q2 (cfs)	Q25 (cfs)	Q100 (cfs)
EX-A	POA-1	0.75	20.3%	2.49	4.72	6.00
EX-B	POA-2	0.66	72.3%	3.68	6.62	8.34
Point of Analysis 1				3.21	6.00	7.60
Point of Analysis 2				5.08	9.08	11.42

*All offsite drainage areas are modeled as fully developed.

PROPOSED - ONSITE FLOWS														
Sub Basin & Reaches	Total Reach (ft)	Curve Number (Soil Group B Ref Table 2-9)	Total Tc (min) (5min minimum)	Sheet Flow $T_c = 0.42*((nL)^{0.8})/(P^{0.5})^4 (s^{0.4})$				Shallow Concentrated Flow Paved $T_t = L/(60*20.3282^{0.5} (s^{0.5}))$ Unpaved $T_t = L/(60*16.1348^{0.5} (s^{0.5}))$				Channel Flow/Pipe		
				Reach (L) (ft)	Manning's (n)	Slope (s) (ft/ft)	Tc (min)	Reach (L) (ft)	Surface	Slope (s) (ft/ft)	Tc (min)	Length (ft)	Avg Vel (ft/s)	Tc (min)
PR-A1	40	89	5.0	40	0.015	0.330	0.2							
PR-A2	398	89	5.0	100	0.016	0.005	2.5					298	2.0	2.5
PR-A3	415	89	7.1	100	0.016	0.005	2.5	315	Unpaved	0.005	4.6			
PR-B	220	89	5.0	100	0.015	0.008	2.0	120	Paved	0.005	1.4			
REACH-PR-O6	335	89	4.9					335	Unpaved	0.005	4.9			

Sub Basin	Downstream	Area (ac)	Proposed Impervious Cover (%)	HE C-HMS Outputs		
				Q2 (cfs)	Q25 (cfs)	Q100 (cfs)
PR-A1	POA1	0.02	0.0%	0.10	0.20	0.26
PR-A2	POA1	0.57	61.6%	3.17	5.70	7.18
PR-A3	POA1	0.16	41.0%	0.79	1.45	1.84
PR-B	POA2	0.66	60.8%	3.67	6.62	8.34
Pond A Outflow				1.81	3.49	4.56
Point Of Analysis 1				3.13	5.86	7.59
Point Of Analysis 2				5.07	9.08	11.42
Δ Site Flow POA1 (CFS)				-0.08	-0.14	-0.01
Δ Site Flow POA2 (CFS)				-0.01	0.00	0.00

Plot Date: July 1, 2026 @ 2:26 PM

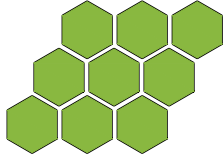


SCALE:1"=20'

NO.	DATE	REVISION/CORRECTION/ADDENDUM	SHEET

CARTS BASTROP STATION – FINAL DRAINAGE PLAN
310 HOSPITAL DRIVE, BASTROP, TEXAS 78602

DRAINAGE CALCULATIONS



CIVILITUDE
ENGINEERS & PLANNERS

503 KENNISTON DR.
PHONE 512 761 6161

AUSTIN, TX 78752
FAX 512 761 6167

FIRM REG. # F12469
INFO@CIVILITUDE.COM

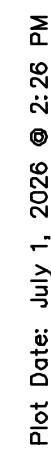
STATE OF TEXAS
158924
EVANA Y. WANG
PROFESSIONAL ENGINEER

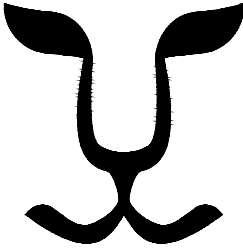
JOB NO: A867
DGN BY: PAV, EYW
DWN BY: KTD, EYW, PK
RVW BY: PAV, DME

SHEET NO.
05
OF
09

CARTS BASTROP STATION FINAL DRAINAGE PLAN – 310 HOSPITAL DRIVE, BASTROP, TX 78602

245





LIONHEART

1023 Springdale Road, Suite 3E, Austin, TX 78721
O: 512.520.4488
WWW.LIONHEARTPLACES.COM



CARTS BASTROP
310 HOSPITAL DRIVE
BASTROP, TX 78602

These drawings and all copyright therein are the sole and exclusive property of Lionheart Places, LLC. Reproduction or use of this drawing in whole or in part by any means in any way whatsoever without the prior written consent of Lionheart Places is strictly prohibited.

Copyright © 2026 Lionheart Places, LLC

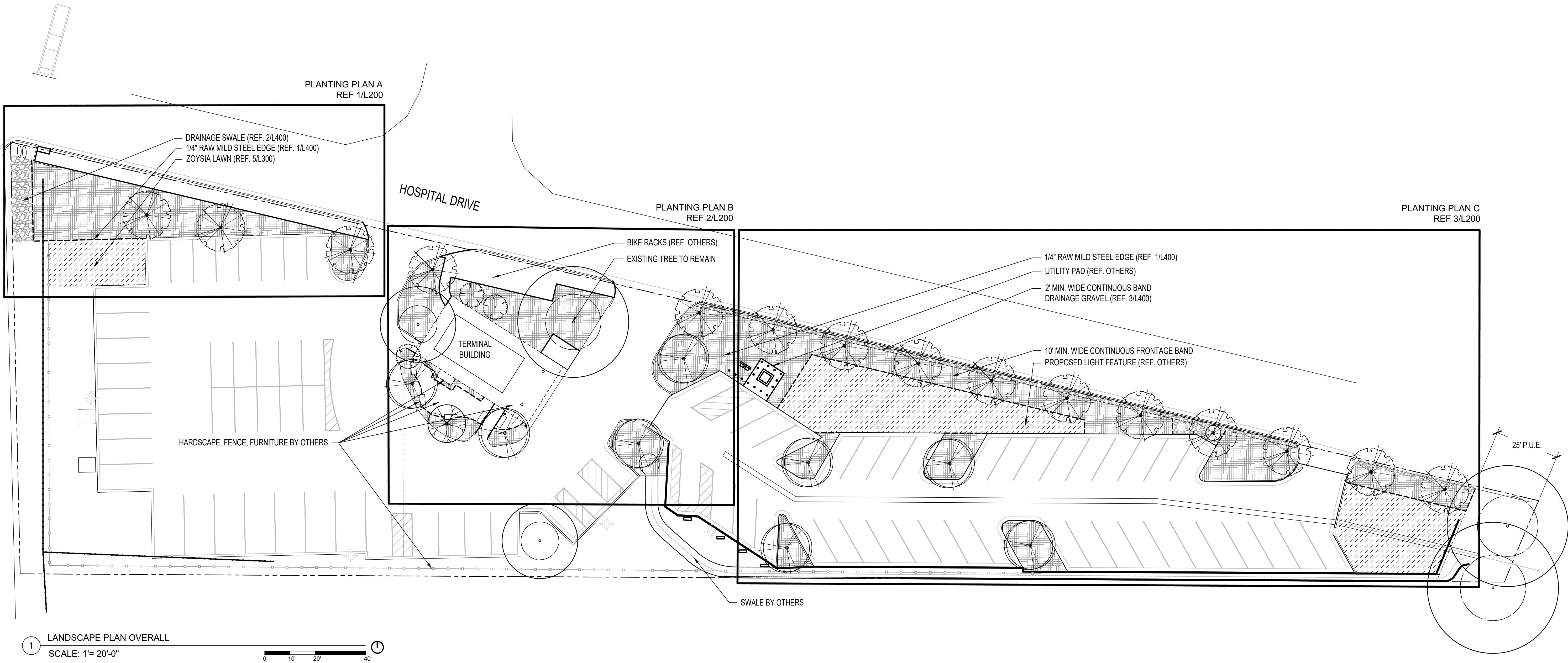
ISSUED SETS:

Description	Date Issued
PRICING SET	01/08/2026
PRICING SET UPDATES	02/18/2026
50% CD SET	03/25/2026
75% CD SET	04/23/2026
90% CD SET	05/28/2026
100% CD SET	06/26/2026

LHP Project No. 25-0014

LANDSCAPE PLAN
OVERALL

L100

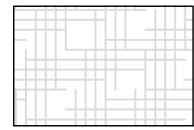


GENERAL NOTES:

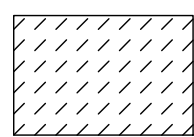
- REFER TO PLANTING PLANS ON SHEET L200 FOR PLANT MATERIAL SPECIES AND LOCATIONS.
- REFER TO THE PLANT SCHEDULE ON SHEET L201 FOR PLANT MATERIAL QUANTITIES.

LANDSCAPE COMPLIANCE CALCULATIONS				
ITEM	REQUIREMENT	CALCULATION	REQUIRED AREA	PROVIDED AREA
NET SITE AREA	NET OF ROW	1.4 AC X 43,560 SF = 60,984 SF	N/A	N/A
LANDSCAPED AREA	20% NET SITE	60,984 SF X 20%	12,197 SF	15,974 SF
FRONTAGE BAND	50% LANDSCAPED AREA REQUIREMENT	12,197 SF X 50%	6,099 SF	6,162 SF
PARKING LOT ISLANDS	10% PARKING AREA	12,992 SF X 10%	1,299 SF	1,959 SF

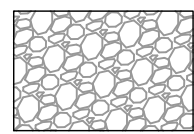
LEGEND



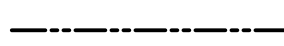
PLANTING BED



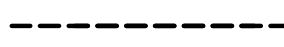
LAWN



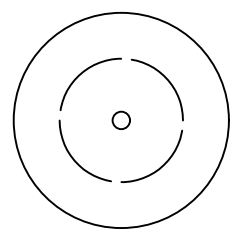
2"-3" DRAINAGE GRAVEL



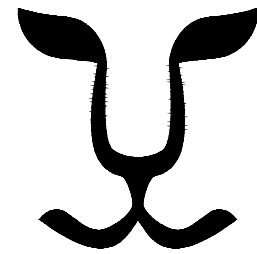
PROPERTY LINE



1/4" RAW MILD STEEL EDGING



EX. TREE TO REMAIN

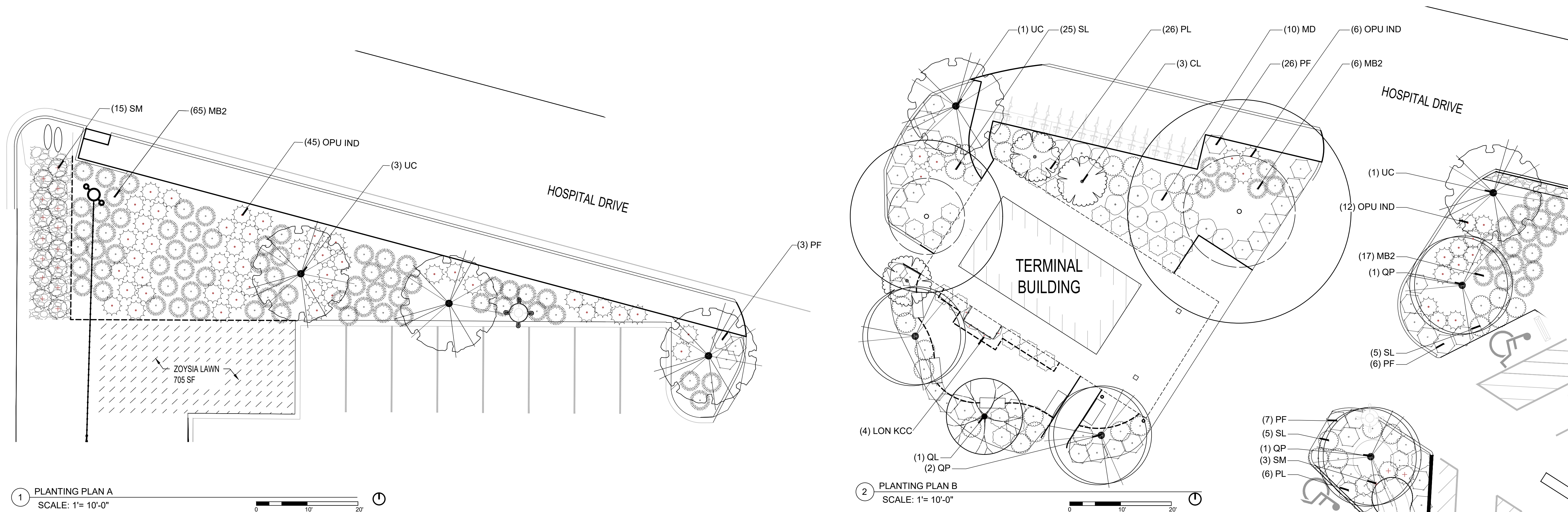


LIONHEART

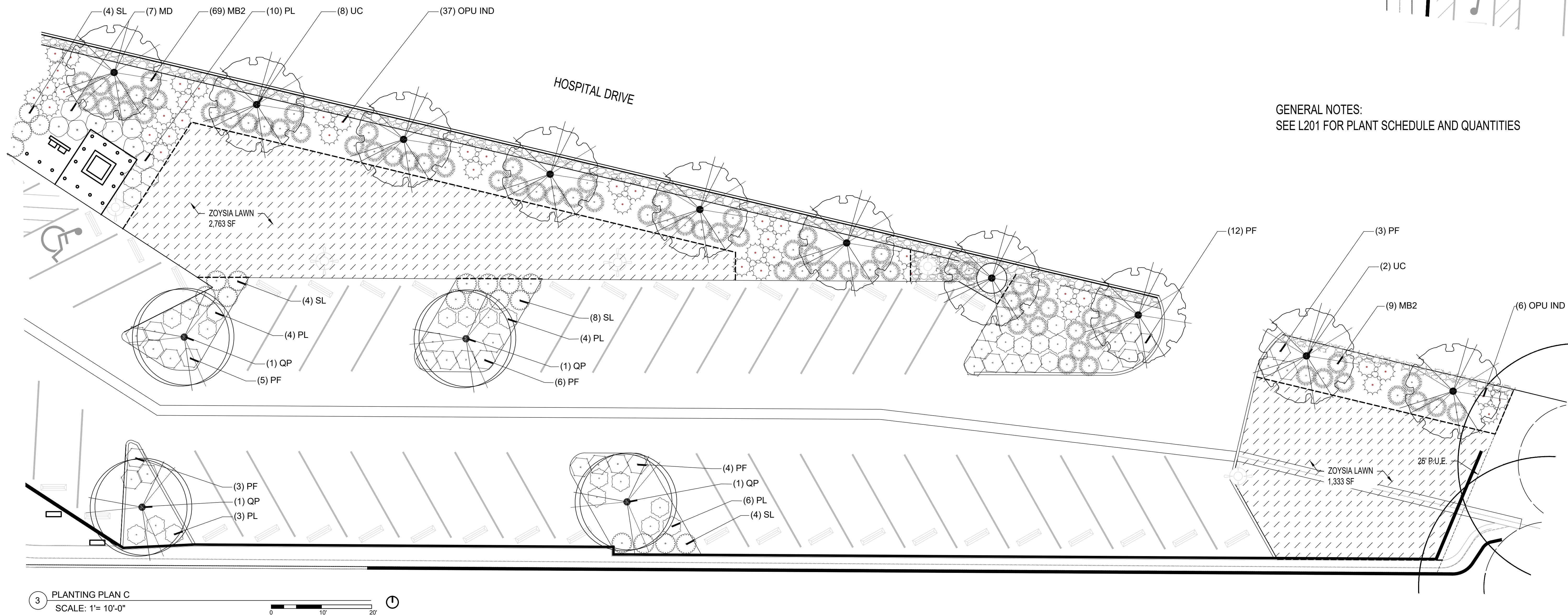
1023 Springdale Road, Suite 3E, Austin, TX 78721
O: 512.520.4488
WWW.LIONHEARTPLACES.COM



CARTS BASTROP
310 HOSPITAL DRIVE
BASTROP, TX 78602



GENERAL NOTES:
SEE L201 FOR PLANT SCHEDULE AND QUANTITIES



These drawings and all copyright therein are the sole and exclusive property of Lionheart Places, LLC. Reproduction or use of this drawing in whole or in part by any means in any way whatsoever without the prior written consent of Lionheart Places is strictly prohibited.

Copyright © 2026 Lionheart Places, LLC

ISSUED SETS:

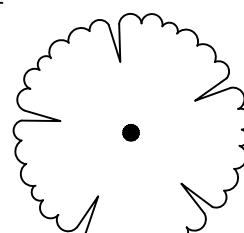
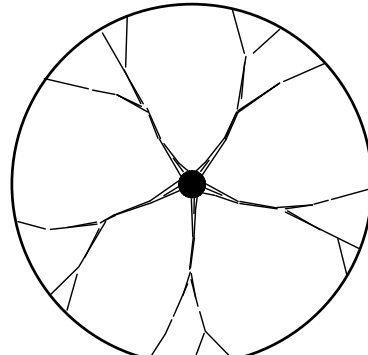
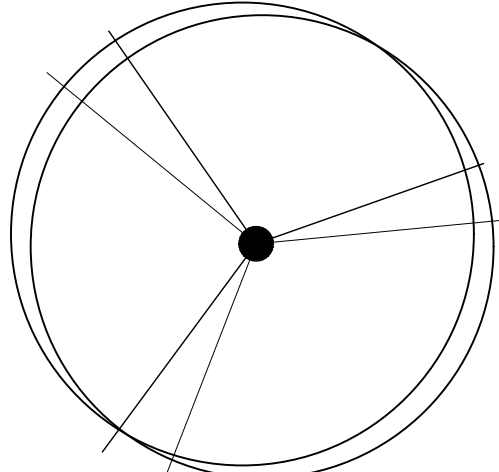
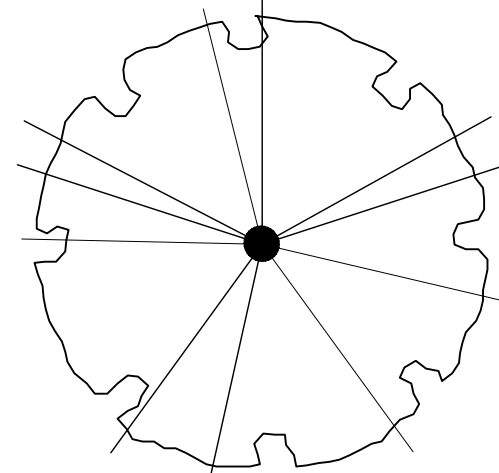
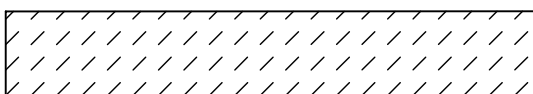
Description	Date Issued
PRICING SET	01/08/2026
PRICING SET UPDATES	02/18/2026
50% CD SET	03/25/2026
75% CD SET	04/23/2026
90% CD SET	05/28/2026
100% CD SET	06/26/2026

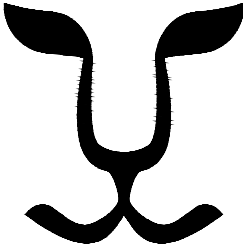
LHP Project No. 25-0014

PLANTING
PLANS

L200

PLANT SCHEDULE OVERALL PLANTING SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>	
TREES						
	CL	CHILOPSIS LINEARIS / DESERT WILLOW	30 GAL		3	
	QL	QUERCUS LACEYI / LACEY OAK	RE: CALIPER	3 IN.	1	
	QP	QUERCUS POLYMORPHA / MEXICAN WHITE OAK	RE: CALIPER	4 IN.	8	
	UC	ULMUS CRASSIFOLIA / CEDAR ELM	RE: CALIPER	4 IN.	15	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>WATER USE</u>	<u>QTY</u>	
SHRUBS						
	LON KCC	LONICERA SEMPERVIRENS 'HONEY CORAL' / HONEY CORAL TRUMPET HONEYSUCKLE	1 GAL		4	
	MD	MALVAVISCUS DRUMMONDII / TURK'S CAP	3 GAL		17	
	MB2	MUHLENBERGIA LINDHEIMERI 'BIG' / BIG LINDHEIMER'S MUHLY	3 GAL		166	
	OPU IND	OPUNTIA FICUS-INDICA / THORNLESS PRICKLEY PEAR	3 GAL		105	
	PL	PAVONIA LASIOPETALA / ROCK ROSE	3 GAL		59	
	PF	PHLOMIS FRUTICOSA / JERUSALEM SAGE	3 GAL		75	
	SM	SABAL MINOR / DWARF PALMETTO	5 GAL		18	
	SL	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	3 GAL		55	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>WATER USE</u>	<u>SPACING</u>	<u>QTY</u>
GROUND COVERS						
	ZJ	ZOYSIA JAPONICA / ZOYSIA GRASS	SOD			4,214 SF



LIONHEART

1023 Springdale Road, Suite 3E, Austin, TX 78721
O: 512.520.4488
WWW.LIONHEARTPLACES.COM



CARTS BASTROP
310 HOSPITAL DRIVE
BASTROP, TX 78602

These drawings and all copyright therein are the sole and exclusive property of Lionheart Places, LLC. Reproduction or use of this drawing in whole or in part by any means in any way whatsoever without the prior written consent of Lionheart Places is strictly prohibited.

Copyright © 2026 Lionheart Places, LLC

ISSUED SETS:	
Description	Date Issued
PRICING SET	01/08/2026
PRICING SET UPDATES	02/18/2026
50% CD SET	03/25/2026
75% CD SET	04/23/2026
90% CD SET	05/28/2026
100% CD SET	06/26/2026

LHP Project No. 25-0014

OVERALL PLANT SCHEDULE

L201



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider action to approve Resolution R-2026-122 of the City of Bastrop, Texas, authorizing the City Manager to enter into a Lease Agreement with Christopher Higgins (owner, Chubby's Barbershop) at 804 Water Street for a two-year initial lease with annual renewing options thereafter; authorizing the City Manager to negotiate and execute all necessary documents with selected firms; providing for a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

In Fiscal Year 2025, the City of Bastrop acquired the property at 804 Water Street using Bastrop Economic Development Corporation (BEDC) funding. At the time of acquisition, the City's intent was to obtain adjacent parcels for the development of a municipal parking structure. Because the owners of the adjoining properties are not presently willing to convey their interests, the City is evaluating alternative approaches to the construction of the proposed parking facility.

Subsequently, Christopher Higgins, owner of Chubby's Barbershop on Main Street, contacted the BEDC through its "Start Smart" program after receiving notice to vacate by September 30 due to a planned change in use of his current location. The City and BEDC then discussed the potential renovation and commercial lease of 804 Water Street. After touring the premises, Mr. Higgins determined the property suitable for his business. The City and BEDC have since finalized the necessary documentation, leaving the proposed Lease Agreement as the remaining instrument requiring Council approval.

Key terms of the Lease Agreement include: a monthly rental rate of \$2,000; a three-month rent waiver following the effective date for interior improvements; an initial two-year term with annual renewal options; 180 days' notice for termination; and an allocation of responsibilities whereby the City funds major capital expenditures and the Lessee manages routine cleaning, maintenance, and minor repairs.

FISCAL IMPACT:

No impact to the City. The BEDC will collect rent (\$2,000/month) beginning on the 4th month

RECOMMENDATION:

Approve the Lease Agreement

ATTACHMENTS:

1. Resolution
2. Lease Agreement

3.

Item 9C.

RESOLUTION NO. R-2026-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH CHRISTOPHER HIGGINS, OWNER OF CHUBBY'S BARBERSHOP, FOR THE PROPERTY LOCATED AT 804 WATER STREET, BASTROP, TEXAS; PROVIDING FOR AN INITIAL TWO-YEAR LEASE TERM WITH ANNUAL RENEWAL OPTIONS THEREAFTER; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS RELATED TO THE LEASE; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (the "City"), acquired the property located at 804 Water Street, Bastrop, Texas, during Fiscal Year 2025 utilizing funding from the Bastrop Economic Development Corporation ("BEDC"); and

WHEREAS, Christopher Higgins, owner of Chubby's Barbershop, contacted the BEDC through its "Start Smart" program after receiving notice to vacate his current business location due to a planned change in use of that property; and

WHEREAS, the City and BEDC subsequently discussed the potential renovation and commercial lease of the property located at 804 Water Street, and Mr. Higgins determined, following a tour of the premises, that the property was suitable for his business; and

WHEREAS, the City and BEDC have finalized the necessary documentation related to the proposed lease, and the Lease Agreement with Christopher Higgins is the remaining instrument requiring approval by the City Council; and

WHEREAS, the proposed Lease Agreement provides for a monthly rental rate of Two Thousand Dollars (\$2,000.00), a three-month rent waiver following the effective date of the Lease Agreement to allow for interior improvements, an initial two-year lease term, annual renewal options thereafter, and 180 days' notice for termination; and

WHEREAS, under the proposed Lease Agreement, the City will be responsible for major capital expenditures, while the Lessee will be responsible for routine cleaning, maintenance, and minor repairs; and

WHEREAS, the BEDC will collect the monthly rent of Two Thousand Dollars (\$2,000.00) beginning in the fourth month following the effective date of the Lease Agreement, resulting in no fiscal impact to the City; and

WHEREAS, the City Council finds that entering into the Lease Agreement for the property located at 804 Water Street is in the best interest of the City and its residents.

Section 1. The foregoing recitals are hereby found to be true and correct and are incorporated into this Resolution for all purposes.

Section 2. The City Council hereby approves the Lease Agreement with Christopher Higgins, owner of Chubby's Barbershop, for the property located at 804 Water Street, Bastrop, Texas, substantially in the form presented to the City Council.

Section 3. The Lease Agreement shall provide for an initial term of two (2) years, with annual renewal options thereafter, subject to the terms and conditions contained therein.

Section 4. The City Manager is hereby authorized to execute the Lease Agreement and any other documents necessary or appropriate to effectuate the terms and purposes of this Resolution, including authority to negotiate such documents consistent with the terms approved herein.

Section 5. The City Manager is further authorized to take all actions necessary to implement and administer the Lease Agreement in accordance with its terms.

Section 6. All resolutions, or parts thereof, that are in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

Section 8. This Resolution shall take effect immediately upon its passage and approval.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Bastrop, Texas, on this the 25th day of August, 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



LEASE OF 804 WATER STREET PREMISES

This lease agreement ("Lease") is made as of the Effective Date set forth above, by and between the City of Bastrop, Texas (the "Lessor") and Christopher Higgins, dba Chubby's Barbershop, the "Lessee"), a Texas Limited Liability Company.

WHEREAS, the Lessor owns a certain parcel of real property located at 804 Water Street, Bastrop, Texas, and more particularly shown in Exhibit "A", attached hereto and incorporated herein by this reference ("Premises"); and

WHEREAS, Lessee wishes to enter into an initial two-year lease for the Premises, with subsequent one-year renewal options, for the purpose of managing and operating a barbershop; and

WHEREAS, City of Bastrop, Texas, deems it advantageous to itself and to its operations to lease and demise certain rights, privileges and uses of the Premises as hereinafter contained;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee (hereinafter "Parties") hereby agree as follows:

Article 1. Lease of Premises; Acceptance of Existing Conditions; Compliance with Regulations

1.1. Leased Premises: In consideration of the obligation of the Lessee to pay rent and in consideration of the other terms, covenants and conditions of this Lease, the Lessor leases to the Lessee, and the Lessee leases from the Lessor the approximately 0.165 acres and structures located at 804 Water Street, Bastrop, Texas, as shown in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Leased Premises") in Bastrop County, Texas.

1.2. No Warranty: The Lessee acknowledges that 1) the Lessor makes no representations or warranties regarding the suitability of the Leased Premises for the Lessee's intended purposes, or the presence of environmental, geologic, or other site conditions that may affect the Lessee's use of the Leased Premises; 2) the Lessee accepts full responsibility for determining the suitability of the Leased Premises for its intended purposes; and 3) the Lessee has inspected the Leased Premises to satisfy itself as to the suitability of the Leased Premises for its intended purposes.

Article 2. Term and Rent

2.1. Term: Subject to and upon the terms and conditions set forth in this Lease, this Lease shall be in force for an initial term of two (2) years, with subsequent one (1) year renewal options upon mutual agreement of Lessor and Lessee. The renewal option shall be exercised by providing the Lessor sixty (60) days written notice of Lessee's desire to renew. Renewal shall be subject to City Council approval and be denied at Council's discretion.

2.2. Rent: The Lessee agrees to pay to the Lessor a fixed rate of two thousand dollars (\$2,000) per month. The first monthly payment shall be due and payable three (3) months from the Effective Date of the Lease. Subsequent monthly payments shall be payable in advance on or before the fifteenth (15th) day of each respective month for the entire Lease term.

2.3. Tenant Improvement Allowance: The first three (3) months of payments shall be waived to

allow Tenant to make repairs and improvements to the Leased Premises. This rent abatement is intended to serve as a tenant improvement allowance and shall be in lieu of any monetary reimbursement by Landlord for such repairs or improvements.

2.4. Lessee shall collect on behalf of and remit to the City any fees, assessments or charges arising by virtue of or related to its activities under this Lease as may be required by any ordinance, law, order or regulation. Additionally, the City may submit an invoice or invoices to Lessee for the above-mentioned or other fees, assessments or charges due and payable to the City. Such invoice or invoices must be paid by the Lessee with the next monthly rent payment, except when earlier payment may be due under applicable ordinance, law, order or regulation.

2.5. Delinquent Rent/Late Payment: In the event the monthly rent (including any additional rent due hereunder) is not paid on or before the fifteenth (15th) day of the month, an amount equal to five percent (5%) of that month's rent shall be added to such rent and shall be considered additional rent hereunder. The addition of such amount and the collection thereof shall not operate to waive any other rights of Lessor hereunder for nonpayment of rent or for any other reason.

2.6. Termination: Lessee shall surrender and vacate the Leased premises on the last day of the term of this Lease. Upon termination of the lease, Lessee shall also remove all personal property, and equipment from the Leased premises within fourteen (14) days. Lessor may retain, destroy, or dispose of any property left on the Leased Premises at the end of the Term. In the event the Lessee is in arrears of sixty (60) days in the payment of any amount that is owed to the Lessor hereunder, the Lease shall automatically terminate unless an exception is approved in writing prior to the sixtieth (60th) day by the City Council of the City of Bastrop.

2.7. In the event that the City of Bastrop requires the building for any purpose, the contract may be terminated, and the Lessee will be given one-hundred-eighty (180) days' notice to vacate the Leased Premises.

Article 3. Use and Care of Premises

3.1. The use of the Leased Premises by the Lessee shall be restricted to use as a barbershop and related activities. Use of the Leased Premises for any purpose other than permitted by this Lease without prior written consent of the Lessor shall constitute a default.

3.2. The Lessee shall not place or keep anything on the Leased Premises or use the Leased Premises for any purpose which increases the insurance premium cost or invalidates any insurance policy carried on the Leased Premises without the Lessor's prior written consent. The Lessee agrees that the risk of loss and damage for all property the Lessee keeps, stores, or maintains within the Leased Premises shall be the Lessee's.

3.3. The Lessee shall not use or permit the use of the Leased Premises in any manner that results in waste of the Leased Premises, or constitutes a nuisance, or violates any statute, ordinance, rule or regulation that applies to the Leased Premises.

3.4. The Lessee shall keep the Leased Premises used by Lessee, neat, clean, and free from spoils and trash at all times.

3.5. The Lessee shall store all equipment, materials and supplies within the confines of the Leased Premises. Outside storage is specifically prohibited without the advance written consent of the Lessor.

3.6. Failure to use the Leased Premises for any purpose other than that permitted by the Lease shall constitute a default.

3.7. The Lessee shall give prompt notice to the Lessor of any accident on the Leased Premises, and of defects in the Leased Premises of which the Lessee is/becomes aware.

3.8. The Lessee agrees to allow the Lessor to enter the Leased Premises to perform Lessor's obligations and to inspect the Leased Premises.

Article 4. Maintenance and Repair of Premises

4.1. The Lessee shall keep the Leased Premises in good, clean condition and will maintain the personal property, removable fixtures, and equipment owned or controlled by Lessee in good repair and condition. The Lessee shall comply with all governmental laws, ordinances and regulations that apply to the Leased Premises, at its sole cost and expense. At the expiration of this Lease, the Lessee shall surrender the Leased Premises in good condition, reasonable wear and tear excepted.

4.2. Lessee shall repair and pay for any damage to the Leased Premises caused by negligence of Lessee or Lessee's directors, officers, employees, contractors, agents, invitees or guests. Lessor shall have no obligation to clean, maintain, repair, or replace any portion of the Premises or any alterations made by Lessee, and Lessee accepts the Leased Premises in its "AS IS", "WHERE-IS" condition, with all faults and without any warranty or representation (express or implied) by the Lessor as to the condition of the Leased Premises or its fitness or suitability for any purpose.

4.3. Lessee shall at its sole expense clean, maintain, replace and repair the Leased Premises, including, without limitation, any temporary structures and mowing and maintenance of the site.

4.4. The City shall be responsible for major, non-routine repairs and capital replacements affecting the structural components and principal building systems of the Premises, including the foundation, roof, structural supports, HVAC system, electrical system, and plumbing system. The Lessee shall be responsible, at its sole cost and expense, for routine cleaning, ordinary maintenance, preventative maintenance, landscaping, janitorial services, and minor repairs arising from the Lessee's use and occupancy of the Premises, including routine plumbing repairs such as repairing or replacing faucets, fixtures, toilet components, valves, seals, supply lines, and clearing ordinary clogs. The City shall be responsible for major plumbing repairs, replacement of plumbing lines or components that have failed due to age, ordinary wear and deterioration, or defects in the building's principal plumbing system, except to the extent such repairs are necessitated by the negligence, misuse, or intentional acts or omissions of the Lessee, its employees, agents, contractors, customers, or invitees.

4.5. The Lessee shall promptly notify the City of any plumbing leak, water intrusion, or other condition that may cause damage to the Premises. The Lessee shall take reasonable immediate measures to mitigate further damage, including shutting off accessible water supplies when appropriate, and shall promptly notify the City of any emergency condition requiring major repair. Failure by the Lessee to promptly report a known condition or to take reasonable measures to prevent or mitigate additional damage may result in the Lessee being responsible for any resulting damage to the extent caused by such failure.

Article 5. Alterations and Fixtures

5.1. The Lessee shall not make any alterations, modifications, additions, or improvements, (including, but not limited to, structural, electrical, plumbing and painting) to the Leased Premises without the prior written consent of Lessor.

5.2. The Lessee shall ensure that no lien or similar obligation is imposed upon the Leased Premises for any alteration, repair, labor performed or materials furnished to the Leased Premises, and the Lessee shall immediately discharge any lien or charge after the lien occurs or charges become due and payable. The Lessee shall hold harmless, indemnify and defend the Lessor, its officers, agents and employees from and against any claims, demands or suits related to such liens or obligations.

The Lessee shall not install any exterior lighting, shades, awnings, exterior decorations, or exterior paint on the Leased Premises, nor erect, permanently install, or modify any signs, window or door lettering, placards, decorations, or advertising media of any type, without the prior written approval of the Lessor. All permanent signage shall be subject to the Lessor's prior written approval as to its size, design, materials, location, and method of installation and shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations. Notwithstanding the foregoing, the Lessee may display temporary signage, including price boards, safety notices, operating hours, rules, or other temporary notices displayed in the ordinary course of business, without the Lessor's prior written approval, provided such signage complies with all applicable laws, ordinances, and regulations and does not damage or permanently alter the Leased Premises.

Article 6. Utilities/Taxes

6.1. The Lessee shall promptly pay all charges for electricity, telephone service, and other utilities furnished to the Leased Premises. No such utilities shall be connected or installed until the Lessor approves in writing the location and specifications for such connections and installations.

6.2. The Lessor shall not be liable for any interruption or impairment whatsoever in utility services to the Leased Premises for non-payment or acts of God outside of the utility provider's control.

6.3. The Lessee shall pay when due all taxes and assessments, if any, against the Leased Premises or underlying real property attributable to the Lessee's use of the Leased Premises under this Lease. The Lessee shall pay when due all sales, excise, income and other taxes, if any, levied upon its business operations on the Leased Premises.

Article 7. Insurance and Indemnity

7.1. Insurance: Lessee shall be responsible for providing, at Lessee's own expense, insurance coverage insuring Lessee's goods, furniture or property against loss or damage from fire or other causes. Lessee's coverage shall provide a waiver of subrogation for the benefit of the Lessor.

The Lessee will purchase and maintain in full force and effect during the term of the lease insurance as provided below, proof of which will be in a form acceptable to the Lessor:

- A.** Commercial General Liability Insurance in an amount of not less than One Million Dollars (\$1,000,000) per occurrence, combined single limit, written on an occurrence form, and an annual aggregate not less than Two Million Dollars (\$2,000,000);

- B.** Workers compensation insurance within statutory limits, if applicable.

All of this insurance shall be primary over any other insurance coverage the Lessor may have and shall be written so that the Lessee and the Lessor will be notified in writing at least thirty (30) calendar days in advance in the event of cancellation, restrictive amendment or non-renewal. Commercial general liability will be written with the City of Bastrop, Texas, as an additional insured and will be endorsed to provide a waiver of the carrier's right of subrogation against the City of Bastrop.

7.2. Approval Before Occupancy: The Lessee will submit certificates of insurance to the Lessor for approval prior to taking occupancy of the Premises.

7.3. Continuing Responsibility: In any event, the Lessee is fully responsible for all losses arising out of, resulting from or connected with operations under this Lease whether or not the losses are covered by insurance. The Lessor's acceptance of insurance certificates that do not comply with these requirements will not release the Lessee from compliance with these provisions.

7.4. Indemnity, Hold Harmless, and Waiver of Claims:

A. TO THE FULLEST EXTENT PERMITTED BY LAW, LESSEE AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF BASTROP, TEXAS, TOGETHER WITH ITS RESPECTIVE OFFICERS, DIRECTORS, FORMER AND PRESENT ELECTED AND APPOINTED OFFICIALS, LEGAL REPRESENTATIVES, AGENTS, SERVANTS, EMPLOYEES (IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES), VOLUNTEERS, SUCCESSORS, AND ASSIGNS (HEREINAFTER COLLECTIVELY BASTROP), OF, FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, DEFENSE COSTS, OR LIABILITY OF ANY KIND OR NATURE (COLLECTIVELY REFERRED TO HEREINAFTER AS "CLAIMS") ASSERTED BY ANY PERSON OR ENTITY AGAINST BASTROP WHETHER ARISING OUT OF, TOUCHING UPON OR IN ANY WAY RELATING TO LESSEE'S (OR LESSEE'S CONTRACTORS', SUBCONTRACTORS', AGENTS', EMPLOYEES', SERVANTS', INVITEES', OR LICENSEES') (I) ACTS, ERRORS, OR OMISSIONS, (II) PERFORMANCE OR FAILURE TO PERFORM, (III) GOODS OR SERVICES PROVIDED, (IV) WORK PERFORMED BY, OR ON BEHALF OF LESSEE, OR (V) USE OF THE LEASED PREMISES, RELATIVE TO THIS LEASE, EXCEPT ANY SUCH CLAIMS, DAMAGES, CAUSES OF ACTION, COSTS AND EXPENSES ARISING OUT OF THE SOLE NEGLIGENCE OR WILLFUL ACT OF BASTROP, ITS EMPLOYEES, AGENTS OR REPRESENTATIVES.

B. The Lessee shall use the Leased Premises and use, occupy and store property on the Leased Premises at its own risk, and the Lessee agrees to hold harmless and release the Lessor, and its officers, agents and employees from all claims, suits and actions by the Lessee for loss of life, personal injury or property damage resulting therefrom.

C. In case the Lessor is made a party to any litigation commenced by or against the Lessee that is covered by this paragraph, then the Lessee shall hold the Lessor harmless from and pay all costs and expenses of the Lessor related to the litigation, including the fees of attorneys and expert witnesses.

D. Waiver of Claims. Anything in this Lease to the contrary notwithstanding and to the extent permitted by applicable law, Lessee hereby releases and waives all claims, rights of recovery and causes of action that such party or any party claiming by, through, or under such party (including Lessee's insurers), by subrogation or otherwise, may now or hereafter have against Lessor or any of Lessor's directors, officers, employees, contractors or agents for any loss or damage that may occur to the Property, or any of the contents by reason of fire, act of God, the elements, or any other cause, excluding gross negligence or willful misconduct, but including negligence of the Lessor or its directors, officers, employees, or agents, that could have been insured against under the terms of customary fire and extended coverage insurance policies. Lessor shall not be liable to Lessee for any inconvenience or loss to Lessee in connection with any repair, maintenance, damage, destruction, restoration, or replacement referred to in this Lease. Lessor shall not be obligated to insure any of Lessee's goods, furniture, or otherwise be liable for any damage to or destruction of any of the foregoing.

Article 8. Condemnation

8.1. Total: If the whole of the Leased Premises is taken by eminent domain, then this Lease shall terminate as of the date the title vests in the proceeding.

8.2. Partial: If a portion of the Leased Premises is taken by eminent domain, and the partial taking renders the remaining portion unsuitable for the business of the Lessee, then this Lease shall terminate. If the partial taking is not extensive enough to render the premises unsuitable for the business of the Lessee, then this Lease shall continue in effect, except that the fixed monthly rent amount shall be reduced and adjusted in an appropriate manner.

8.3. Rent Payments: If this Lease is terminated as provided in this section, rent shall be paid up to the date that possession is taken by the condemning authority, and the Lessor shall make an equitable refund of any rent paid by the Lessee in advance.

8.4. Division of Award: The Lessor and the Lessee shall each be entitled to receive and retain separate awards, or portions of lump sum awards, as are allocated to their respective interests in the condemnation proceeding. The termination of this Lease under this Paragraph shall not affect the rights of the respective parties to such awards.

Article 9. Damage by Casualty

9.1. The Lessee shall give immediate verbal notice, and prompt written notice to the Lessor of any damage caused to the Leased Premises by fire or other casualty.

9.2. If the Leased Premises are damaged by casualty and can be restored within thirty (30) days, Lessor will, at its expense, restore the Leased Premises to substantially the same condition that existed before the casualty and Lessee will, at its expense, replace any of its damaged furniture, fixtures, and personal property and restore any authorized leasehold improvements installed by Lessee. If Lessor fails or is unable to complete the portion of the restoration for which Lessor is responsible within thirty (30) days from the date of written notification by Lessee to Lessor of the casualty, Lessee may terminate this lease by written notice delivered to Lessor before Lessor completes Lessor's restoration obligations.

9.3. Any insurance or risk pool coverage against casualty loss which may be carried by either the Lessor or the Lessee shall be under the sole control of the party carrying the insurance or risk pool coverage, and the other party shall have no interest in any proceeds thereof. Lessor and Lessee expressly waive any cause of action or right of recovery which either of them may

have against the other for any loss or damage to the Leased Premises or to the contents caused by fire, explosion, or other risk covered by the casualty insurance or risk pool coverage.

Article 10. Assignment and Subletting

10.1. Lessee may not assign this Lease or sublet the Leased Premises without prior written consent of the Lessor. Any such unauthorized assignment or subletting shall constitute a default.

Article 11. Events of Default and Remedies

11.1. Default: The following events shall be events of default by the Lessee under this Lease:

- A.** The Lessee fails to pay when due any rental or any other sums or charges due under this Lease.
- B.** The Lessee fails to comply with any other term, provision, or covenant of this Lease, and does not cure the failure within thirty (30) days after written notice to the Lessee. For any subsequent default by the Lessee for the same or any other reason, the Lessor may terminate the Lease if that subsequent default continues for more than three (3) days after notice of the subsequent default.
- C.** The Lessee commences, or another party commences against the Lessee, proceedings in bankruptcy, for reorganization, or for the readjustment or arrangement of its debts under the bankruptcy laws of the United States or under any other law. The acceptance by the Lessor of the Lessee's monthly payments subsequent to the occurrence of this event of default, or that set forth in subparagraph E below, shall be as compensation for use and occupancy of the Leased Premises, and shall in no way constitute a waiver by the Lessor of its right to exercise any remedy provided for any event of default.
- D.** A receiver or trustee is appointed for all or substantially all of the assets of the Lessee.
- E.** The Lessee abandons or vacates all or any substantial portion of the Leased Premises for more than 30 consecutive days during the periods of conducting its authorized activities under paragraph 3.01.

11.2. Remedies: Upon the occurrence of any of the events of default, the Lessor shall have the option to pursue any one or more of the following remedies without any notice or demand whatsoever:

- A.** Terminate this Lease. In this event the Lessee shall immediately surrender the Leased Premises to the Lessor, and if the Lessee fails to do so, the Lessor may enter and take possession of the Leased Premises and remove the Lessee and any other person occupying the premises, without prejudice to any other remedy it may have for possession or arrearages in rent, and without being liable for any resulting damages. The Lessee agrees to pay to the Lessor the amount of all resulting costs, losses and damages incurred by the Lessor within thirty (30) days of the Lessor's issuance of a statement to the Lessee.
- B.** Relet the Leased Premises to any lawfully approved tenant and receive the rent. The Lessee agrees to pay to the Lessor any resulting costs, and any deficiency that may arise by reason of reletting, within thirty (30) days of the Lessor's issuance of a statement

to the Lessee.

C. The Lessor's pursuit of any of these remedies will not preclude pursuit of any other remedies provided under this Lease or by law, nor will pursuit of any remedy constitute a waiver of any rent due to the Lessor or of any damages caused to the Lessor by any violation of this Lease by the Lessee. Any failure by the Lessor to enforce a remedy upon an event of default shall not be deemed to constitute a waiver of the default or of the Lessor's right to insist on strict compliance with this Lease.

11.3. Attorney Fees: If it becomes necessary for the Lessor to employ an attorney to enforce or defend any of the Lessor's rights or remedies because of any breach or default by the Lessee under this Lease, the Lessee agrees to pay all reasonable attorney's fees incurred by the Lessor, within thirty (30) days of the Lessor's issuance of a statement for the fees to the Lessee.

Article 12. Prohibited Use

Lessee shall not use or permit any other party to use any part of the Leased Premises for any purpose not authorized in this Lease. Lessee shall not do or permit anything to be done in or about the Leased Premises, or bring or keep or permit anything to be brought to or kept therein, which is prohibited by or which will in any way conflict with City's insurance, any law, statute, ordinance or governmental rule or regulation now in force or hereafter enacted or promulgated. Lessee shall not cause, maintain, or permit any nuisance in, on or about the Leased Premises or commit or suffer to be committed any waste to, in or about the Leased Premises. Lessee additionally agrees that the Leased Premises shall only be used in compliance with this Lease, and in the interest of avoidance of waste. Lessee further agrees that should Lessee for whatever reason allow the Leased Premises to remain in a state of abandonment, the penalty of such shall be rescission of this lease.

Article 13. Holding Over

If Lessee does not vacate the Leased Premises following termination of this Lease, Lessee will become a tenant at will and must vacate the Premises on receipt of notice from Lessor. No holding over by Lessee, whether with or without the consent of Lessor, will extend the Term.

During the period of holding over the Lessee shall be liable for the payment of rent on a prorated basis equal to two times the annual rent in effect as of the last lease term before the lease termination date.

Article 14. Mechanic's Liens

Lessee shall not permit a mechanic's lien or other lien to be placed upon the Leased Premises or the improvements constituting a part thereof.

Article 15. City's Access

Lessor shall have the right, at all reasonable times during the Term of the Lease or any extension to enter the Leased Premises to inspect the condition thereof, to determine if Lessee is performing its obligations, to cure any defaults of Lessee hereunder that Lessor elects to cure, and to remove any improvements or property placed on the Leased Premises in violation of this Lease.

Article 16. Legal Interpretation and Severability

Each paragraph and provision hereof is severable from the entire Lease and if any provision is declared invalid, the remaining provisions shall nevertheless remain in effect. Any clause or provision of this Lease found to be illegal, invalid, or unenforceable; under the present or future laws effective during the term of this Lease, then and in that event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby, and it is also the intention of the parties to this Lease that in lieu of each clause or provision of this Lease that is illegal, invalid or unenforceable, there be added as part of this Lease a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable. All obligations of either party requiring any performance after the expiration of the Term shall survive the expiration of the Term and shall be fully enforceable in accordance with those provisions pertaining thereto. Section titles are for convenient reference only and shall not be used to interpret or limit the meaning of any provision of this lease.

Article 17. Miscellaneous

17.1. Words and Phrases: When the singular number is used in this Lease, it will include the plural when appropriate, and the neuter gender will include the feminine and masculine genders when appropriate.

17.2. Amendment: This Lease may be amended only by an instrument in writing signed by both parties.

17.3. Waiver: Either party's failure to insist at any time on the strict performance of any covenant or agreement, or such party's failure to exercise any option, right, power or remedy contained in this Lease, shall not be construed as a waiver or a relinquishment thereof for the future. The waiver of or failure to seek redress for any violation of any term, covenant, or condition contained in this Lease shall not prevent a subsequent act from being a violation. A party shall be considered to have waived a provision of this Lease only if specifically expressed in writing signed by such party. No expressed waiver shall affect any matter other than the one specified in the waiver and only for the time and in the manner specifically stated.

17.4. Force Majeure: Whenever a period of time is prescribed for action to be taken by the Lessor, any delays due to strikes, riots, acts of God, shortages of labor or materials, war, governmental laws, regulations or restrictions or any other causes beyond the reasonable control of the Lessor shall be excluded from the computation of any such period of time.

17.5. No Joint Venture: This Lease shall not be construed as creating the relationship of principal and agent or of partnership or of joint venture between the parties. The only relationship between the parties is only that of Lessor and Lessee.

17.6. Law and Venue: The parties agree that the laws of the State of Texas shall govern this Lease and that exclusive venue for enforcement of this Lease shall lie in Bastrop County, Texas.

17.7. Notice: Each notice required or permitted to be given hereunder by one party to the other shall be in writing with a statement therein to the effect that notice is given pursuant to this Lease, and the same shall be given and shall be deemed to have been delivered, served and given if placed in the United States mail. Postage prepaid, by United States registered or certified mail, return receipt requested, addressed to such party at the address provided for such party herein. Wherever any notice is required or permitted under this Lease, the notice shall be in writing and sent by certified mail, return receipt requested, addressed to the respective party at the following addresses. The Lessee shall provide the Lessor with advance written notice of any

change in its address.

Lessor:

City of Bastrop
Attention: City Manager
1311 Chestnut Street
Bastrop, Texas 78602

Lessee:

Christopher Higgins
Attention: _____
901 Main Street
Bastrop, Texas 78602

Signatures:

Sylvia Carrillo-Trevino,
City Manager

Christopher Higgins,
Owner Chubby's Barbershop

EXECUTED to be effective as of _____.



STAFF REPORT

MEETING DATE: August 25, 2026

TITLE:

Consider action to create a Resolution in support of the 2026 Texas Municipal League (TML) Legislative Policy.

AGENDA ITEM SUBMITTED BY:

Submitted by: Jill Strube, Ph.D, Business and Community Development Manager (BEDC)

BACKGROUND/HISTORY:

The Texas Municipal League (TML) conducts a Legislative Summit prior to each State Legislative Session to gather input from member cities and to prepare its legislative program. According to the [2026 Municipal Policy Summit Delegate Materials](#), the Summit serves two primary purposes: 1) to collect input from a broad cross-section of League members, ensuring that the 2027–2028 legislative program reflects the priorities of Texas municipalities, and 2) to inform delegates about the wide range of legislative issues affecting cities.

Smithville City Council member Jim Jenkins currently serves as the local TML delegate. At the July B.E.S.T. Breakfast, Councilmember Jenkins invited city representatives to submit feedback for the TML Legislative Summit before August 13. Because of the short turnaround, representatives from the participating cities met the following week to discuss possible coordinated action. The group agreed that unified support for key TML priorities would strengthen regional advocacy efforts during the upcoming legislative session. As a result, B.E.S.T. representatives request that each City Council consider adopting a Resolution supporting several of TML's major legislative initiatives. The key principles suggested to include in this resolution are:

- Support of TML's adopted 2025–2026 principles, which generally oppose state preemption, erosion of local authority, unfunded mandates, restrictions on municipal advocacy, and other legislation detrimental to cities, while recognizing the need for predictable and sufficient municipal revenue.
- Recognition that these principles address municipal taxation, appraisal caps, debt and capital financing, preservation of the tax base, and economic-development authority, including differentiated positions on council-option appraisal-cap reductions and Type A and Type B economic-development corporations.
- Recognition that these principles also preserve municipal authority concerning development, extraterritorial jurisdictions, housing, subdivision platting, and environmental permitting, while supporting beneficial amendments to S.B. 2038 (2023) and H.B. 3167 (2019) and municipal consent for certain air permits.
- Recognition that these principles further address public rights-of-way, solid-waste franchise fees, transportation funding, public safety, grants, elections, legal notices, procurement, and related municipal administrative matters.

FISCAL IMPACT:

No direct impact to the City.

RECOMMENDATION:

Provide direction to staff.

ATTACHMENTS:

1. None