

Bastrop, TX City Council Meeting Agenda
Bastrop City Hall City Council Chambers
Bastrop, Texas 78602
(512) 332-8800



July 22, 2025
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

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

3. INVOCATION - Hardy Overton, City of Bastrop Police Chaplain

4. PRESENTATIONS

[4A.](#) Mayor's Report

[4B.](#) Council Members' Report

[4C.](#) City Manager's Report

1. Callahan Russo

2. Capital Project Update

- a. Wastewater
- b. Waterwells
- c. Streets - Including Water, Linden, and Farm
- d. Park Planning and Workshop

3. Budget

5. WORK SESSIONS/BRIEFINGS

6. STAFF AND BOARD REPORTS

6A. Receive presentation on the unaudited Monthly Financial Report for the period ending June 2025.

Submitted by: Laura Allen, Assistant 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 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 www.cityofbastrop.org/citizencommentform 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. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, City Council cannot discuss issues raised or make any decision at this time. Instead, City Council 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 City Manager for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Council to allow a member of the public to slur the performance, honesty and/or integrity of the Council, as a body, or any member or members of the Council individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Council and/or any person in the Council's presence will not be tolerated.

8. CONSENT AGENDA

The following may be acted upon in one motion. A Council Member or a citizen may request items be removed from the Consent Agenda for individual consideration.

8A. Consider and act on the second reading of Ordinance No. 2025-60, amending the Code of Ordinances, Chapter 12 Titled "Traffic and Vehicle," Article 12.03.004 Titled "Installation" amended to read as described, and attached hereto as Exhibit A.

Submitted by: Vicky Steffanic, Chief of Police

8B. Consider and act on the second reading of Ordinance No. 2025-59, amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.05.006 Titled "SH 21 Frontage Road Speed Limits," amending the location and speed on SH 21 in the city limits of the City of Bastrop; repealing all prior ordinances that are in conflict herewith.

Submitted by: Vicky Steffanic, Chief of Police

8C. Consider and act on the second reading of Ordinance No. 2025-62, 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 2025 - 2026 assessment roll for the District; and containing other provisions related to the Hunters Crossing Public Improvement District and the Hunters Crossing Local Government Corporation.

Submitted by: Judy Sandroussi, Finance Director

8D. Consider and act on Resolution No. R-2025-117, accepting an on-going donation of supplies on behalf of the City of Bastrop Police Department in the approximate amount of \$300 per month for one (1) year, for a total of three thousand, six hundred dollars (\$3,600) from Rogue Pet Science, Timberwolf pet food, and Dog Worx for utilization by the City of Bastrop Police Department's K9 "Officer Fi-Vo" to supplement and support the health, performance, and well-being of the department's working dog by providing ongoing nutritional and health related resources.

Submitted by: Vicky Steffanic, Chief of Police

8E. Consider and act on Resolution No. R-2025-119, approving the closure of Chestnut Street for the Bastrop Homecoming parade.

Submitted by: Terry Moore, Parks and Recreation Director

8F. Consider and act on Resolution No. R-2025-123, approving the expressing Official Intent to Reimburse Certain Expenditures of the City of Bastrop, Texas related to constructing and improving parks and park features to include paying professional services and other related costs.

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

8G. Consider action to approve Resolution No. R-2025-124 to allow the City Manager to enter into an agreement with LeadWell, Inc for leadership training in an amount not to exceed \$15, 200 in FY 25 and \$30,400 in FY 26 for a total amount of \$45,600.

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

8H. Consider and act on Resolution No. 2025-125 to authorize the City Manager to waive a \$300 Special Permit Fee for Bastrop Market Days for the month of August.

Submitted by: Michaela Joyce, Main Street Manager

8I. Consider and act to approve the Bastrop City Council minutes from the July 8, 2025, Regular Meeting.

Submitted by: Victoria Psencik, Assistant City Secretary

9. ITEMS FOR INDIVIDUAL CONSIDERATION

- 9A. Conduct a public hearing, consider and act to approve the request for a variance to Bastrop Code of Ordinances Article 4.02.005 Sale of Alcoholic Beverages, Separation Requirements from Church, Public or Private School, or Public Hospital, on property located at 1006 Main Street, within the city limits of Bastrop, Texas.

Submitted by: Andres Rosales, Assistant City Manager

- 9B. Consider and act on the first reading of Ordinance No. 2025-61, to approve a map depicting the Municipal Boundary "City Limits" and the Extraterritorial Jurisdiction "ETJ" as required by State Law and move to include on the August 12, 2025, Consent Agenda for a second reading.

Submitted by: Robert Barron, GIS Manager

- 9C. Consider and act on Resolution No. R-2025-114, authorizing the City Manager to approve Change Order #3 to the Construction Contract with Joe Bland Construction, LLC for the construction of Agnes Street Extension.

Submitted by: Elizabeth Wick, CFM, Project Manager

10. EXECUTIVE SESSION

- 10A. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Section 551.074 to deliberate the appointment, employment, and evaluation of the City Manager.
- 10B. City Council shall convene into a closed executive session pursuant to Texas Government Code Section 551.071 and Section 551.072 to seek advice of legal counsel to discuss the proposed development at Northend Prairie.
- 10C. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Section 551.072 to deliberate the purchase, exchange, lease, or value of real property located on Pine Street.
- 10D. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Section 551.071 and 551.072 to seek advice of legal counsel to discuss and deliberate regarding the proposed sale of real estate property located along Jasper 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 of 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: July 17, 2025 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

Michael Muscarello, City Secretary



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:
Mayor's Report

AGENDA ITEM SUBMITTED BY:
Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Council Members' Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

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- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

City Manager's Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

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- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

Proclamation



WHEREAS, the City of Bastrop takes great pride in recognizing outstanding accomplishments by its young residents, especially those who represent our community on a national stage; and

WHEREAS, Callahan Russo, age 7, has earned the distinguished honor of qualifying for the 2025 Monster Energy AMA Amateur National Motocross Championship at Loretta Lynn's Ranch in Hurricane Mills, Tennessee, scheduled to take place from July 28 to August 2, 2025; and

WHEREAS, this event is the world's largest amateur motocross race and a major stepping stone for young athletes aspiring to compete professionally; and

WHEREAS, out of thousands of young motocross riders across the United States, only the top 40 in the nation qualify for this elite competition—making Callahan's achievement a remarkable testament to his talent, dedication, and fearless determination; and

WHEREAS, Callahan Russo serves as an inspiring example of hard work, perseverance, and excellence in youth athletics, and the City of Bastrop is proud to have him represent our community;

NOW, THEREFORE, I, **Ishmael Harris**, Mayor of the City of Bastrop, Texas, do hereby proclaim **July 22, 2025**, as

"Callahan Russo Day"

in the City of Bastrop, and urge all citizens to join me in celebrating his extraordinary accomplishment and wishing him the very best of luck as he competes on the national stage.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Bastrop to be affixed this 22nd day of July, 2025.

Ishmael Harris
Mayor

ATTEST:

Michael Muscarello, City Secretary





City of Bastrop
Official Recognition
July 22, 2025

Presented to: Callahan Russo

The City of Bastrop proudly recognizes and congratulates Callahan Russo, age 7, for qualifying to compete in the prestigious 2025 Monster Energy AMA Amateur National Motocross Championship at Loretta Lynn's Ranch in Hurricane Mills, Tennessee, taking place July 28 – August 2, 2025.

This national event is the world's largest amateur motocross race and a major milestone for riders dreaming of turning professional. Out of thousands of young competitors across the country, only the top 40 riders in the nation earn a spot at this elite event. Callahan's qualification is a remarkable achievement and a testament to his skill, dedication, and fearless determination.

The City of Bastrop is incredibly proud to have such a talented young athlete representing our community on the national stage. We admire your hard work and passion, and we will be cheering you on every step of the way.

Ride with pride, Callahan—you've already made us proud!

With admiration and support,

Mayor Ishmael Harris

On behalf of the City Council and the entire Bastrop community

Sylvia Carrillo
City Manager





STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Receive presentation on the unaudited Monthly Financial Report for the period ending June 2025.

AGENDA ITEM SUBMITTED BY:

Laura Allen, Assistant Finance Director

BACKGROUND/HISTORY:

The Chief Financial Officer, or appointed staff, provides the City Council 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-2024-87 on July 23, 2024.

June Highlights Include:

- All funds have a positive bottom line. With revenue exceeding the forecast by 9% and expenditures under the forecast by 27%.

Items to Draw Attention to Include:

Revenue

- Sales Tax is less than forecast by 3.6%. That equates to a \$240K deficit for the General Fund.
- Property Tax proceeds are over forecast by 3.74% or \$205K.
- Impact Fees revenues continue to remain above forecast for the 5th consecutive month with revenue exceeding forecast by 20%.
- Water/Wastewater revenues exceed the forecast by 3.19% or \$218K.
- BP&L revenues currently exceed the forecast by \$14K.
- HOT proceeds exceed the forecast by 15% or \$417K.
- Development Services exceeded the forecast by 20.7% or \$287K.

Expenditures

- General Fund actual expenditures are running 97.2% to forecast.
- Water/Wastewater actual expenditures are running 95.7% of projections.
- Electric's expenses are 3% below forecast.
- HOT funds actual expenses are 94.7% of projected forecast.
- Development Services actual expenses are at 96.9% of the forecast.
- The Vehicle & Equipment Replacement fund is the only fund with expenditures exceeding the forecast and that is due to the timing of vehicle purchases. The fund is within budget.

CITY OF BASTROP

Comprehensive Monthly Financial Report (Unaudited)

June 2025



Performance at a Glance as of June 30, 2025



		YEAR TO DATE	REFERENCE
ALL FUNDS SUMMARY		POSITIVE	Page 3-4
SALES TAXES		WARNING	Page 6
PROPERTY TAXES		POSITIVE	Page 7
GENERAL FUND EXPENSE BY DEPARTMENT		POSITIVE	Page 8
WATER/WASTEWATER REVENUES		POSITIVE	Page 9
WATER/WASTEWATER EXPENDITURES BY DIVISION		POSITIVE	Page 10
ELECTRIC REVENUES		POSITIVE	Page 11
HOTEL OCCUPANCY TAX REVENUES		POSITIVE	Page 12
HOTEL OCCUPANCY TAX EXPENDITURES BY DIVISION		POSITIVE	Page 13
DEVELOPMENT SERVICES REVENUES		POSITIVE	Page 14
DEVELOPMENT SERVICES EXPENDITURES BY DIVISION		POSITIVE	Page 15
STREET MAINTENANCE REVENUES		POSITIVE	Page 16
PERFORMANCE INDICATORS			
POSITIVE	= Positive variance or negative variance < 1% compared to seasonal trends		
WARNING	= Negative variance of 1-5% compared to seasonal trends		
NEGATIVE	= Negative variance of > 5% compared to seasonal trends		

REVENUE SUMMARY BY FUND					
	FY2025		FY2025		FY2025
	<u>Approved Budget</u>		<u>Forecast YTD</u>		<u>Actual YTD</u>
					<u>Variance</u>
General	\$ 17,841,342		\$ 14,576,098		\$ 14,596,671 0.1%
Designated	92,210		71,333		125,542 76.0%
General Fund One-time	8,000		6,000		7,940 32.3%
Development Services	1,930,000		1,388,500		1,676,240 20.7%
Street Maintenance	3,039,000		2,232,142		2,515,468 12.7%
General Fund Debt Service	4,529,812		4,127,339		3,984,613 -3.5%
CIP General Gov't Projects	841,057				156,378 0.0%
Land Acquisition	-		-		11,266 0.0%
Water/Wastewater	9,628,000		6,832,600		7,050,527 3.2%
Water/Wastewater Debt	6,617,960		4,157,745		5,093,670 22.5%
Water/Wastewater Capital Proj	140,000		105,000		128,381 22.3%
Impact Fees	3,415,997		2,336,998		2,804,054 20.0%
Vehicle & Equipment Replacement	2,195,311		1,811,984		1,833,278 1.2%
Electric	9,484,000		6,751,512		6,765,591 0.2%
HOT Tax Fund	3,958,000		2,956,062		3,208,418 8.5%
Library Board	21,000		15,750		24,272 54.1%
Cemetery (Adjusted due to CIP)	202,800		144,600		179,436 24.1%
Capital Bond Projects	387,500		-		940,903 0.0%
Grant Fund	6,667,945		-		963,132 0.0%
Park/Trail Land Dedicaiton	1,865		1,399		1,571 12.3%
Hunter's Crossing PID	581,279		579,525		518,961 -10.5%
Bastrop EDC	1,663,322		1,319,262		1,279,870 -3.0%
TOTAL REVENUES	\$ 73,246,400		\$ 49,413,849		\$ 53,866,183 9.0%
POSITIVE	= Positive variance or negative variance < 1% compared to forecast				
WARNING	= Negative variance of 1-5% compared to forecast				
NEGATIVE	= Negative variance of >5% compared to forecast				

EXPENSE SUMMARY BY FUND					
	FY2025		FY2025		FY2025
	<u>Approved Budget</u>		<u>Forecast YTD</u>		<u>Actual YTD</u>
					<u>Variance</u>
General	\$ 18,792,550		\$ 14,192,793		\$ 14,006,313 -1.3%
Designated	234,800		176,100		17,652 -90.0%
General Fund One-time	131,000		101,000		87,369 -13.5%
Development Services	1,910,655		1,432,991		1,388,356 -3.1%
Street Maintenance	3,894,000		2,920,500		1,813,387 -37.9%
Debt Service	4,529,812		1,326,000		1,278,233 -3.6%
General Gov't Projects	839,557				102,897 0.0%
Land Acquisition	303,483		303,483		302,710 -0.3%
Water/Wastewater	11,527,501		9,103,612		8,745,359 -3.9%
Water/Wastewater Debt	6,617,959		1,747,000		1,746,239 0.0%
Water/Wastewater Capital Proj.	140,000		70,000		35,117 -49.8%
Revenue Bond, Series 2020	-		-		681,495 0.0%
CO, Series 2021	1,264,772		650,000		598,414 -7.9%
CO, Series 2024	36,845,000		24,563,333		16,511,735 -32.8%
Impact Fees	3,707,000		2,780,250		2,200,375 -20.9%
Vehicle & Equipment Replacement	3,005,368		2,513,159		2,606,824 3.7%
Electric	9,348,350		6,619,321		6,404,761 -3.2%
HOT Tax Fund	4,390,117		3,548,942		3,361,093 -5.3%
Library Board	18,800		14,100		8,264 -41.4%
Cemetery	815,567		620,675		489,830 -21.1%
Hunter's Crossing PID	559,019		527,239		526,107 -0.2%
CO, Series 2018	494,000		370,500		86,680 0.0%
Limited Tax Note, Series 2020	32,500		10,833		- 0.0%
America Rescue Plan	2,433,071		-		- 0.0%
CO, Series 2022	2,241,950		1,681,463		41,196 -97.6%
CO, Series 2023	13,500,000		10,125,000		1,248,553 0.0%
Grant Fund	6,667,944		5,000,958		1,467,656 0.0%
Bastrop EDC	3,462,616		2,786,905		2,091,463 -25.0%
TOTAL EXPENSES	\$ 137,707,391		\$ 93,186,158		\$ 67,848,079 -27.2%

POSITIVE
WARNING
NEGATIVE

= Positive variance or negative variance < 1% c ompared to forecast

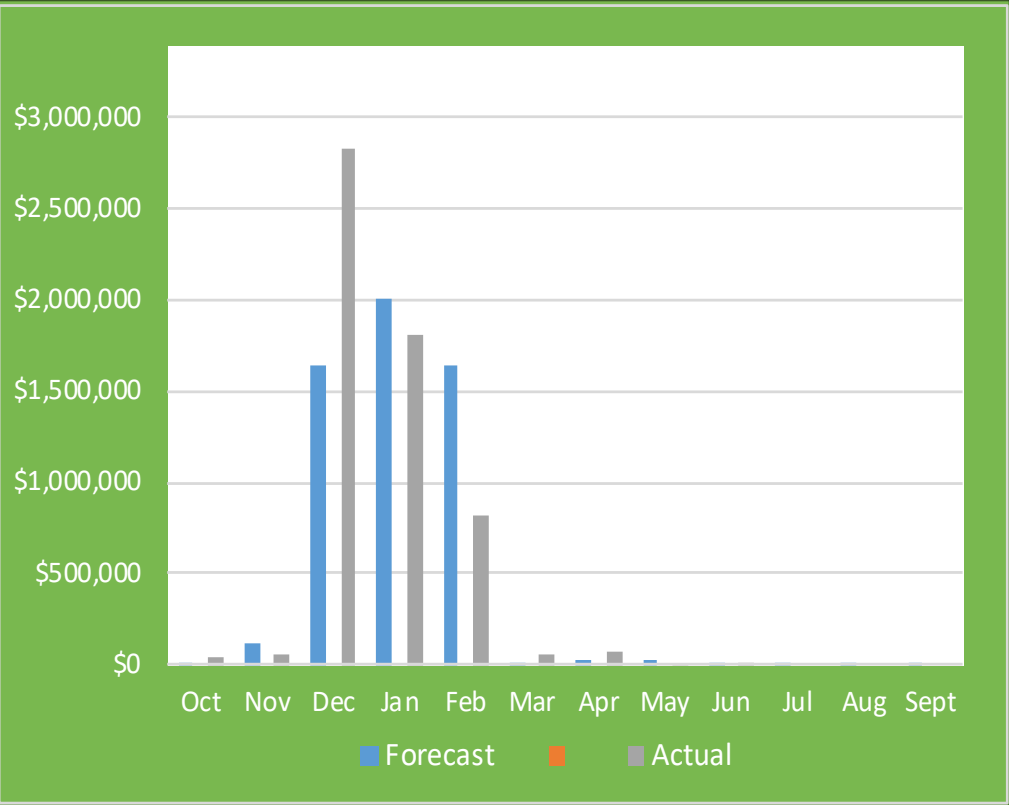
= Negative variance e of 1-5% compared to forecast

= Negative variance e of >5% c ompared to forecast

SALES TAX REVENUE										
	Total Per Month from the State						Allocation Based on Rate*			
	FY2025	FY2024	FY2023	FY2022	FY2021		2024-2025			
							BEDC	Street	City	Total
Oct	931,579	1,060,649	954,398	830,741	684,402	Oct	77,632	232,895	621,052	931,579
Nov	979,392	1,021,968	962,220	955,667	759,657	Nov	81,616	244,848	652,928	979,392
Dec	1,046,364	955,780	941,605	839,693	721,007	Dec	87,197	261,591	697,576	1,046,364
Jan	1,077,869	1,030,693	978,537	931,798	711,849	Jan	89,822	269,467	718,580	1,077,869
Feb	1,556,639	1,198,859	1,173,677	1,063,051	907,369	Feb	129,720	389,160	1,037,759	1,556,639
Mar	978,177	916,206	901,054	791,530	690,871	Mar	81,515	244,544	652,118	978,177
Apr	866,944	1,018,673	923,239	774,413	601,543	Apr	72,245	216,736	577,963	866,944
May	1,070,083	1,041,718	1,083,119	995,806	967,408	May	89,174	267,521	713,389	1,070,083
Jun	1,095,447	1,093,357	905,039	946,520	849,950	Jun	91,287	273,862	730,298	1,095,447
Jul		1,035,037	1,076,736	961,322	826,835	Jul				
Aug		1,059,959	1,162,918	1,037,028	935,725	Aug				
Sep		1,218,057	967,537	957,229	869,998	Sep				
Total	9,602,494	12,650,953	12,030,080	11,084,799	9,526,614	Total	800,208	2,400,624	6,401,663	9,602,494
										-
WARNING	Sales Tax is 50% of the total budgeted revenue for General Fund. As of June the year-to-date revenue is -3.6% less than forecast.									

REVENUE ANALYSIS																
PROPERTY TAX REVENUE																
	FY2025		FY2025	Monthly												
Month	Forecast		Actual	Variance												
Oct	\$ 8,000		\$ 38,904	\$ 30,904												
Nov	114,338		59,718	\$ (54,620)												
Dec	1,646,236		2,830,920	\$ 1,184,684												
Jan	2,001,704		1,804,746	\$ (196,958)												
Feb	1,645,064		817,841	\$ (827,223)												
Mar	15,934		61,229	\$ 45,295												
Apr	26,868		75,235	\$ 48,367												
May	26,868		(2,093)	\$ (28,961)												
Jun	10,467		14,342	\$ 3,875												
Jul	10,467			\$ (10,467)												
Aug	10,467			\$ (10,467)												
Sept	10,467			\$ (10,467)												
Total	\$ 5,526,880		\$ 5,700,842	\$ 173,962												
Cumulative Forecast	\$ 5,495,479															
Actual to Forecast	\$ 205,363		3.74%													
POSITIVE	Property tax represents 30.7% of the total General Fund revenue budget. As you can see from the forecast, they are generally collected from December to February. As of June actuals continue to exceed forecast by 3.74%.															

Month	Forecast	Actual
Oct	8,000	38,904
Nov	114,338	59,718
Dec	1,646,236	2,830,920
Jan	2,001,704	1,804,746
Feb	1,645,064	817,841
Mar	15,934	61,229
Apr	26,868	75,235
May	26,868	(2,093)
Jun	10,467	14,342
Jul	10,467	
Aug	10,467	
Sept	10,467	



GENERAL FUND EXPENDITURES BY DEPT.

Department	Forecast YTD	Actual YTD
Legislative	\$50,000	\$100,000
Organizational	\$100,000	\$350,000
City...	\$550,000	\$550,000
City...	\$250,000	\$200,000
Finance	\$1,650,000	\$1,650,000
Human...	\$350,000	\$300,000
Informati...	\$750,000	\$700,000
Communi...	\$500,000	\$500,000
Police	\$4,600,000	\$4,400,000
Fire	\$1,300,000	\$1,150,000
Municipal...	\$400,000	\$350,000
Engineering	\$400,000	\$300,000
Library	\$700,000	\$650,000
Fleet &...	\$1,350,000	\$1,300,000
Parks	\$1,300,000	\$1,300,000

This page compares forecast to actual by department within the General Fund. Actuals expenditures are at 97.2% of projections. Organizational is over due to transfer out to Cemetery fund due to the capital expenses related to the columbarium. Finance is exceeding forecasted expenditures due to timing of some audit related expenses.

A bar chart comparing Forecast and Actual values for months Oct through Sept. The Y-axis ranges from \$0 to \$1,200,000. Forecast values are shown in blue and Actual values in grey.

Month	Forecast	Actual
Oct	\$770,000	\$820,000
Nov	\$690,000	\$790,000
Dec	\$670,000	\$730,000
Jan	\$700,000	\$720,000
Feb	\$700,000	\$750,000
Mar	\$740,000	\$770,000
Apr	\$770,000	\$800,000
May	\$860,000	\$840,000
Jun	\$910,000	\$820,000
Jul	\$860,000	
Aug	\$900,000	
Sept	\$1,020,000	

EXPENSE ANALYSIS			
WATER/WASTEWATER EXPENDITURES BY DIVISION			
	FY2025	FY2025	
Division	Forecast YTD	Actual YTD	Variance
Administration	\$ 4,266,042	\$ 4,142,432	\$ (123,610)
Distribution/Collection	2,758,495	2,517,250	\$ (241,245)
Production/Treatment	1,074,837	1,051,268	\$ (23,569)
WW Treatment Plant	<u>1,039,797</u>	<u>1,034,409</u>	<u>\$ (5,388)</u>
Total	<u>\$ 9,139,171</u>	<u>\$ 8,745,359</u>	<u>\$ (393,812)</u>
Actual to Forecast		95.7%	

COMPREHENSIVE MONTHLY FINANCIAL REPORT – June 2025

REVENUE ANALYSIS			
ELECTRIC FUND REVENUE			
	FY2025	FY2025	Monthly
Month	Forecast	Actual	Variance
Oct	\$ 615,889	\$ 699,941	\$ 84,052
Nov	606,866	646,432	\$ 39,566
Dec	662,014	572,362	\$ (89,652)
Jan	852,447	780,591	\$ (71,856)
Feb	667,972	710,564	\$ 42,592
Mar	733,308	694,483	\$ (38,825)
Apr	727,031	654,525	\$ (72,506)
May	802,373	1,176,828	\$ 374,455
Jun	1,083,612	829,866	\$ (253,746)
Jul	995,138		\$ (995,138)
Aug	994,686		\$ (994,686)
Sept	743,126		\$ (743,126)
Total	\$ 9,484,462	\$ 6,765,591	\$ (2,718,871)
Cumulative Forecast	\$ 6,751,512		
Actual to Forecast	\$ 14,079	0.21%	
POSITIVE	The Electric utility revenue continues to run extremely close to projects. As of June revenues are exceeding forecast by less than 1%.		

22

HOTEL OCCUPANCY TAX EXPENDITURES BY DIVISION

A bar chart comparing Forecast YTD (blue bars) and Actual YTD (gray bars) for five categories: Organizational, Convention Center, Main Street, BAIPP, and Rodeo. The y-axis represents dollar amounts from \$0 to \$3,000,000. The Organizational category shows the highest values, with a forecast of approximately \$2,550,000 and actuals of approximately \$2,400,000. The Convention Center follows with a forecast of about \$650,000 and actuals of about \$600,000. Main Street, BAIPP, and Rodeo have much lower values, all below \$300,000.

Category	Forecast YTD	Actual YTD
Organizational	\$2,550,000	\$2,400,000
Convention Center	\$650,000	\$600,000
Main Street	\$250,000	\$250,000
BAIPP	\$50,000	\$100,000
Rodeo	\$20,000	\$20,000

DEVELOPMENT SERVICES REVENUE

The chart displays monthly data for Forecast and Actual values. The Y-axis represents the amount in dollars, ranging from \$0 to \$350,000 in increments of \$50,000. The X-axis lists the months from October to September. Blue bars represent the Forecast, and grey bars represent the Actual values. Actual values are only present for the first five months (Oct to Mar), while Forecast values are present for all months.

Month	Forecast (\$)	Actual (\$)
Oct	150,000	165,000
Nov	150,000	115,000
Dec	145,000	290,000
Jan	145,000	150,000
Feb	145,000	290,000
Mar	145,000	120,000
Apr	145,000	300,000
May	155,000	115,000
Jun	180,000	115,000
Jul	175,000	-
Aug	180,000	-
Sept	185,000	-

Year-to-date actuals are exceeding forecast by 20.7% in the Development Services Fund.

DEVELOPMENT SERVICES EXPENDITURES BY DIVISION

A bar chart comparing Forecast YTD (blue bars) and Actual YTD (gray bars) for three categories: Customer Services, Planning, and Building Inspections. The Y-axis represents dollar amounts from \$0 to \$600,000 in increments of \$100,000. The chart shows that for Customer Services, the actual YTD is lower than the forecast YTD. For Planning, the actual YTD is slightly higher than the forecast YTD. For Building Inspections, the actual YTD is also higher than the forecast YTD.

Category	Forecast YTD	Actual YTD
Customer Services	\$435,000	\$375,000
Planning	\$540,000	\$545,000
Building Inspections	\$455,000	\$470,000

This report compares actuals to forecast for each division within the Development Services Fund. Year-to-date actuals are tracking at 96.9% of the forecast.

Council Travel and Training Summary FY2025									
		Lee	Meyer	Plunkett	Fossler	Kirkland	Nelson	Lowe	All/Misc
Travel Per Diem 2024 TML Conference		\$ 613.60	\$ 172.50	\$ 356.08	\$ 421.06	\$ 172.50	\$ 421.06		
2024 TML Conference Lodging				\$ 749.66					
Per Diem/Mileage Reimb various meetings							\$ 162.14		
Workshop Registration		\$ 195.00							
Hotel - Houston		\$ 923.13	\$ 698.80	\$ 615.42	\$ 1,226.82	\$ 615.42	\$ 1,335.08		
Per Diem/Mileage Reimb		\$ 211.86							
TABCC		\$ 142.98							
Hotel for TML Workshop		\$ 170.22							
TML Midyear Conf		\$ 295.00			\$ 295.00				
April Chamber of Commerce		\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00			
Region 10 Quarterly Meeting		\$ 25.00		\$ 25.00	\$ 25.00	\$ 25.00			
Region 10 Quarterly Meeting Catering (Opera House)									\$ 2,303.04
Hotel TML D Jackson (board member)									\$ 1,053.03
Schlotskys Council Meeting Box Lunch									\$ 179.85
CASA Casino Night									\$ 615.00
Family Crisis Center Gala									\$ 850.00
Chambers Banquet									\$ 1,135.00
Box Lunch for Ribbon Cutting & Ground Break									\$ 149.72
Mayor's Luncheon			\$ 18.75	\$ 18.75		\$ 37.50			
TML Newly Elected Official								\$ 245.00	
State of the City Breakfast					\$ 30.00	\$ 30.00			
	Subtotal	\$ 2,601.79	\$ 915.05	\$ 1,789.91	\$ 2,022.88	\$ 905.42	\$ 1,918.28	\$ 245.00	\$ 6,285.64

Council Legal Fees										
		Lee	Meyer	Plunkett	Fossler	Kirkland				
April 2025		\$ 161.50			\$ 233.00					
May 2025						\$ 481.00				
June 2025		* June info unavailable at time of publication however an update will be provided at the dais.								
July 2025										
August 2025										
September 2025										
	Subtotal	\$ 161.50	\$ -	\$ -	\$ 233.00	\$ 481.00				



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider action to approve the second reading of Ordinance No. 2025-60 of the City Council of the City of Bastrop, Texas, amending the Code of Ordinances, Chapter 12 Titled "Traffic and Vehicle," Article 12.03.004 Titled "Installation" 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 Streets and Drainage department in conjunction with the Police Department are seeking to amend ordinance 12.03.004 to include a process for installing a traffic-control signal, sign, or device that will enable the city to properly bring up to date, maintain, and add to a living document, the inventory list of all traffic control devices throughout the city. As per the current city ordinance, that inventory shall be maintained on file with the City Secretary at the direction of the City Manager.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approval of Ordinance

ATTACHMENTS:

1. Exhibit 'A' showing amendment

ORDINANCE NO. 2025-60

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS; AMENDING THE CODE OF ORDINANCES, RELATED TO CHAPTER 12 TITLED "TRAFFIC AND VEHICLES," AMENDING SECTION 12.03.004 TITLED "INSTALLATION", 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 Streets and Drainage department and the City of Bastrop Police department are seeking to amend ordinance 12.03.004 to include the process for installing a traffic-control signal, sign or device in order to properly update and accurately maintain an inventory of all traffic control devices throughout the city, on file with the City Secretary; and

WHEREAS, due to the need for periodic implementation of traffic control devices, the need to update the inventory in accordance with current ordinances and for the purpose of accuracy, and efficiency, the City Council desires to adopt future changes by resolution; 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 12.03.004 is hereby amended to read as set forth with the underlines / red being additions, double underlines being moved text, and strikethroughs being deletions.

(a) *Process.* The Director of Streets and Drainage, in conjunction with the Chief of Police, shall conduct a traffic analysis applicable to the location. If it is determined by the Streets and Drainage Director and the Chief of Police that in the interest of safety an official traffic-control device, signal or sign is warranted, the proposal will be presented before the City Council as a resolution, enabling the approved traffic control devices to be maintained as a living document on file with the City Secretary.

(b) *Generally.* The City Council shall by ordinance direct that the City Manager have the duty of erecting or installing upon, over, along or beside any highway, street or alley, traffic-control signs, signals and markings or causing the same to be erected, installed or placed in accordance with this article and consistent with the manual. Said traffic-control devices shall be installed immediately, or as soon as such specific device, sign, or signal can be procured

(C) Reports. Whenever the City Manager has erected and installed any official traffic-controlled device, signal or sign at any location in the city, or has caused the same to be done under his direction, in obedience to this article and the manual, he shall thereafter file a report with the City Secretary in writing and signed officially by the City Manager, stating the type of traffic control device, sign or signal and when and where the same was erected and installed. The City Secretary shall file and maintain such report of the installation among the official papers of the office of the City Secretary in accordance with article 12.04 of this chapter.

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 8th day of July, 2025.

READ & APPROVED on the Second Reading on this, the 22nd day of July, 2025.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscallero, City Secretary

APPROVED AS TO FORM:

City Attorney

Exhibit 'A'

AMENDMENT

Chapter 12 Article 12.03.004 is hereby amended to read as set forth with the underlines / red being additions, double underlines being moved text, and strikethroughs being deletions.

(a) *Process.* The Director of Streets and Drainage in conjunction with the Chief of Police, shall conduct a traffic analysis applicable to the location. If it is determined by the Streets and Drainage Director and the Chief of Police that in the interest of safety an official traffic-control device, signal or sign is warranted, the proposal will be presented before the City Council as a resolution, enabling the approved traffic control devices to be maintained as a living document on file with the City Secretary.

(b) *Generally.* The City Council shall by ordinance direct that the City Manager have the duty of erecting or installing upon, over, along or beside any highway, street or alley, traffic-control signs, signals and markings or causing the same to be erected, installed or placed in accordance with this article and consistent with the manual. Said traffic-control devices shall be installed immediately, or as soon as such specific device, sign, or signal can be procured.

(C) *Reports.* Whenever the City Manager has erected and installed any official traffic-
controlled device, signal or sign at any location in the city, or has caused the same to be done under his direction, in obedience to this article and the manual, he shall thereafter file a report with the City Secretary in writing and signed officially by the City Manager, stating the type of traffic control device, sign or signal and when and where the same was erected and installed. The City Secretary shall file and maintain such report of the installation among the official papers of the office of the City Secretary in accordance with article 12.04 of this chapter.

No Further Entries



STAFF REPORT

MEETING DATE: July 8, 2025

TITLE:

Consider Action to approve the second reading of Ordinance No. 2025-59 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.05.006 Titled "SH 21 Frontage Road Speed Limits," amending the location and speed on SH 21 in the city limits of the City of Bastrop; repealing all prior ordinances that are in conflict herewith.

AGENDA ITEM SUBMITTED BY:

Submitted by: Vicky Steffanic, Chief of Police

BACKGROUND/HISTORY:

Texas Transportation Code

Chapter 545, Subchapter H. Speed Restrictions, Section 545.356 Authority of Municipality to Alter Speed Limits and section 545.351 (a) Maximum Speed Requirement.

Sec. 545.356. AUTHORITY OF MUNICIPALITY TO ALTER SPEED LIMITS.

(a) The governing body of a municipality, for a highway or part of a highway in the municipality, including a highway of the state highway system, has the same authority to alter by ordinance prima facie speed limits from the results of an engineering and traffic investigation as the Texas Transportation Commission on an officially designated or marked highway of the state highway system.

The governing body of a municipality may not modify the rule established by Section 545.351

(a) or establish a speed limit of more than 75 miles per hour.

(b) The governing body of a municipality, for a highway or part of a highway in the municipality, including a highway of the state highway system, has the same authority to alter prima facie speed limits from the results of an engineering and traffic investigation as the commission for an officially designated or marked highway of the state highway system, when the highway or part of the highway is under repair, construction, or maintenance. A municipality may not modify the rule established by Section 545.351(a) or establish a speed limit of more than 75 miles per hour.

53 Item 9B.

Sec. 545.351. MAXIMUM SPEED REQUIREMENT. (a) An operator may not drive at a speed greater than is reasonable and prudent under the circumstances then existing.

Bastrop Code of Ordinances

Chapter 12, article 12.05 – Speed Limits, section 12.05.003 Specific speed limits

Sec. 12.05.003 - Specific speed limits.

When signs are erected giving notice thereof, no person shall operate a vehicle on any road or highway within the city at a speed greater than that indicated in the schedule as maintained on file in the office of the City Secretary.

FISCAL IMPACT:

No Fiscal Impact

RECOMMENDATION:

Consider Action to approve the second reading of Ordinance No. 2025-59 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.05 Titled "Speed Limits," amending section 12.05.006 titled "SH 21 Frontage Road Speed limits." zoning for traffic and rate of speed therein, on SH 21 in the city limits of the City of Bastrop; defining speeding repealing all prior ordinances that are in conflict herewith and providing for findings of fact, enactment, codification, effective date, repealer severability, proper notice and meeting.

ATTACHMENTS:

Proposed Ordinance

Exhibit "B" Amendment

Exhibit "A" TXDOT traffic study

ORDINANCE NO. 2025-59

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS; AMENDING THE CODE OF ORDINANCES, RELATED TO CHAPTER 12 TITLED "TRAFFIC AND VEHICLES," AMENDING ARTICLE 12.05.006 TITLED "SH 21 FRONTAGE ROAD SPEED LIMITS", REMOVING SECTION (1) (B) AND SECTION (2) (B), AMENDING SECTION (1) (A) AND (2) (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 Bastrop City Council ("Council") has received information from the Police Department, Public Works Department and the Texas Department of Transportation (TXDOT) regarding the safety of the following specific locations: Eastbound traffic: FM 20 (mile point 11.718) to Water Street (mile point 15.061); and Westbound traffic: SH 95 – Jackson Street (mile point 5.664) to FM 20 (mile point 11.718); and

WHEREAS, Eastbound traffic: FM 20 (mile point 11.718) to Water Street (mile point 15.061); and Westbound traffic: SH 95 – Jackson Street (mile point 5.664) to FM 20 (mile point 11.718) are public roadways within the incorporated limits of the city; and

WHEREAS, the Texas Department of Transportation has determined upon the basis of engineering and traffic investigation that the prima facie maximum speed limit on those portions of FM 20 (mile point 11.718) to Water Street (mile point 15.061); and Westbound traffic: SH 95 – Jackson Street (mile point 5.664) to FM 20 (mile point 11.718) routed in the City of Bastrop, is hereby stated, which prima facie maximum speed limit shall be effective at all times and signs will be erected giving notice of the prima facie speed limit so declared to wit; and

WHEREAS, for eastbound traffic: beginning at Control Section 0265-04 at mile point 11.718 (at FM 20) to mile point 15.061 (at Water Street), a distance of 3.343 miles, a prima facie maximum speed limit of 50 miles per hour. Control Section 0265-04 mile point 3.343 is equivalent to Control Section 0265-05 MP 5.000. Beginning at Control Section 0265-05 at mile point 5.000 (at Water Street) to mile point 5.664 (at SH 95- Jackson Street), a distance of 0.664 miles, a prima facie maximum speed limit of 50 miles per hour; and

WHEREAS, for westbound traffic: Beginning at Control Section 0265-05 at mile point 5.664 (at SH 95- Jackson Street) to mile point 5.000 (at Water Street), a distance of 0.664 miles, a prima facie maximum speed limit of 45 miles per hour. Control Section 0265-05 MP 5.000 is equivalent to Control Section 0265-04 mile point 3.343. Beginning at Control Section 0265-04 at mile point 15.061 (at Water Street) to mile point 11.718 (at FM 20), a distance of 3.343 miles, a prima facie maximum speed limit of 45 miles per hour; and

WHEREAS, the City has the authority to alter speed limits of a highway or a part of a highway in the municipality, including a highway or part of a highway that is not an officially designated or marked highway or road of the state highway system, pursuant to Texas Transportation Code Section 545.356;

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 desires to change the current prima facie speed limits on SH 21 in the city of Bastrop, as provided herein to better protect the convenience, health, safety and welfare of the residents of the City and the motoring public.

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 12.05.006 is hereby amended as set forth with the underlines being additions, double underlines being moved text, and strikethroughs being deletions.

(a) Due to an imminent threat to public health and safety, the speed limits on SH 21 within the city shall be as follows:

(1) *Eastbound.*

~~(A) On SH 21 from mile point 14.813 to mile point 15.041, a distance of 0.228 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

~~(B) On SH 21 from mile point 14.041 to mile point 14.709 (at Jackson St.), a distance of 0.668 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

(A) Beginning at Control Section 0265-04 at mile point 11.718 (at FM 20) to mile point 15.061 (at Water Street), a distance of 3.343 miles, a prima facie maximum speed limit of 50 miles per hour. Control Section 0265-04 mile point 3.343 is equivalent to Control Section 0265-05 MP 5.000. Beginning at Control Section 0265-05 at mile point 5.000 (at Water Street) to mile point 5.664 (at SH 95- Jackson Street), a distance of 0.664 miles, a prima facie maximum speed limit of 50 miles per hour.

(2) *Westbound.*

~~(A) On SH 21 from mile point 14.709 (at Jackson St.) to mile point 14.041, a distance of 0.668 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

~~(B) On SH 21 from mile point 15.041 to mile point 14.813, a distance of 0.228 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

(A) Beginning at Control Section 0265-05 at mile point 5.664 (at SH 95- Jackson Street) to mile point 5.000 (at Water Street), a distance of 0.664 miles, a prima facie maximum speed limit of 45 miles per hour. Control Section 0265-05 MP 5.000 is equivalent to Control Section 0265-04 mile point 3.343. Beginning at Control Section 0265-04 at mile point 15.061 (at Water Street) to mile point 11.718 (at FM 20), a distance of 3.343 miles, a prima facie maximum speed limit of 45 miles per hour.

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 8th day of July, 2025.

READ & APPROVED on the Second Reading on this, the 22nd day of July, 2025.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

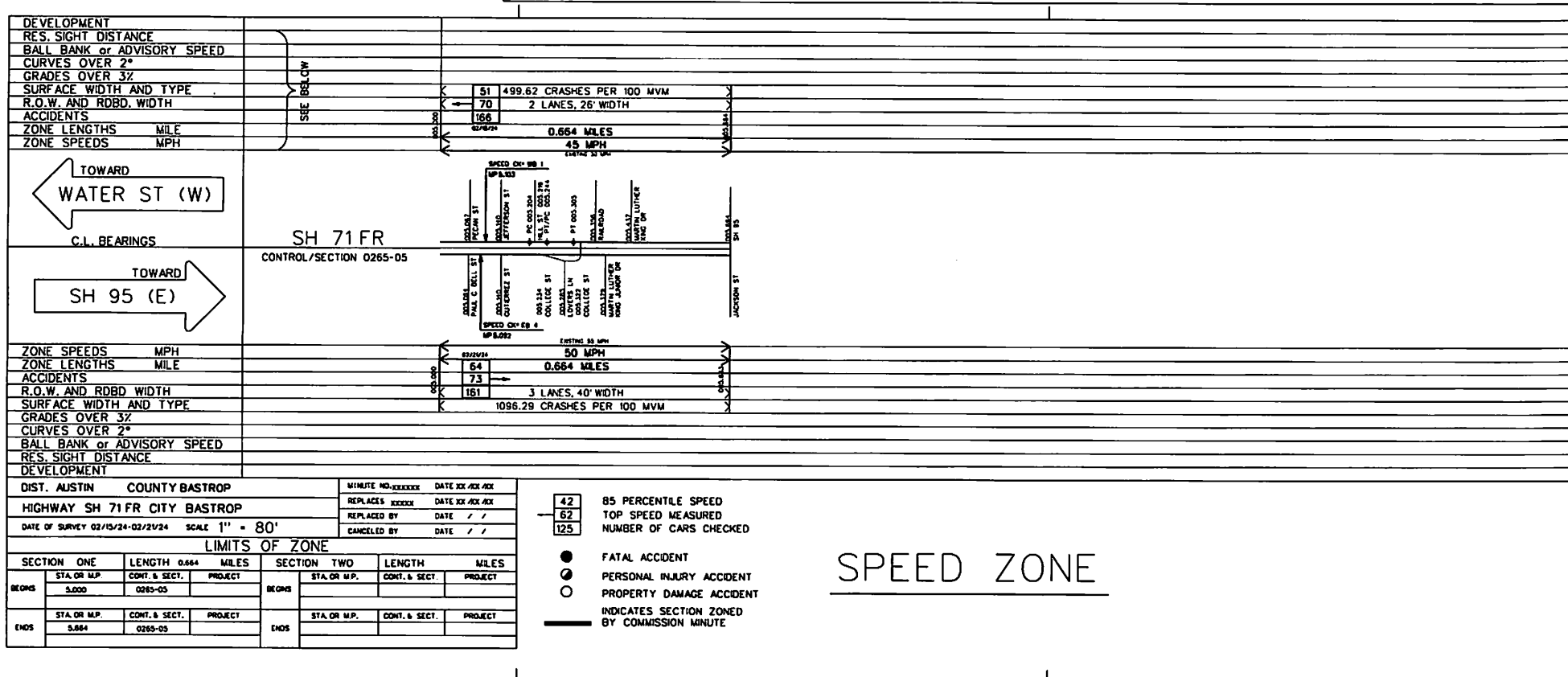
Michael Muscarello, City Secretary

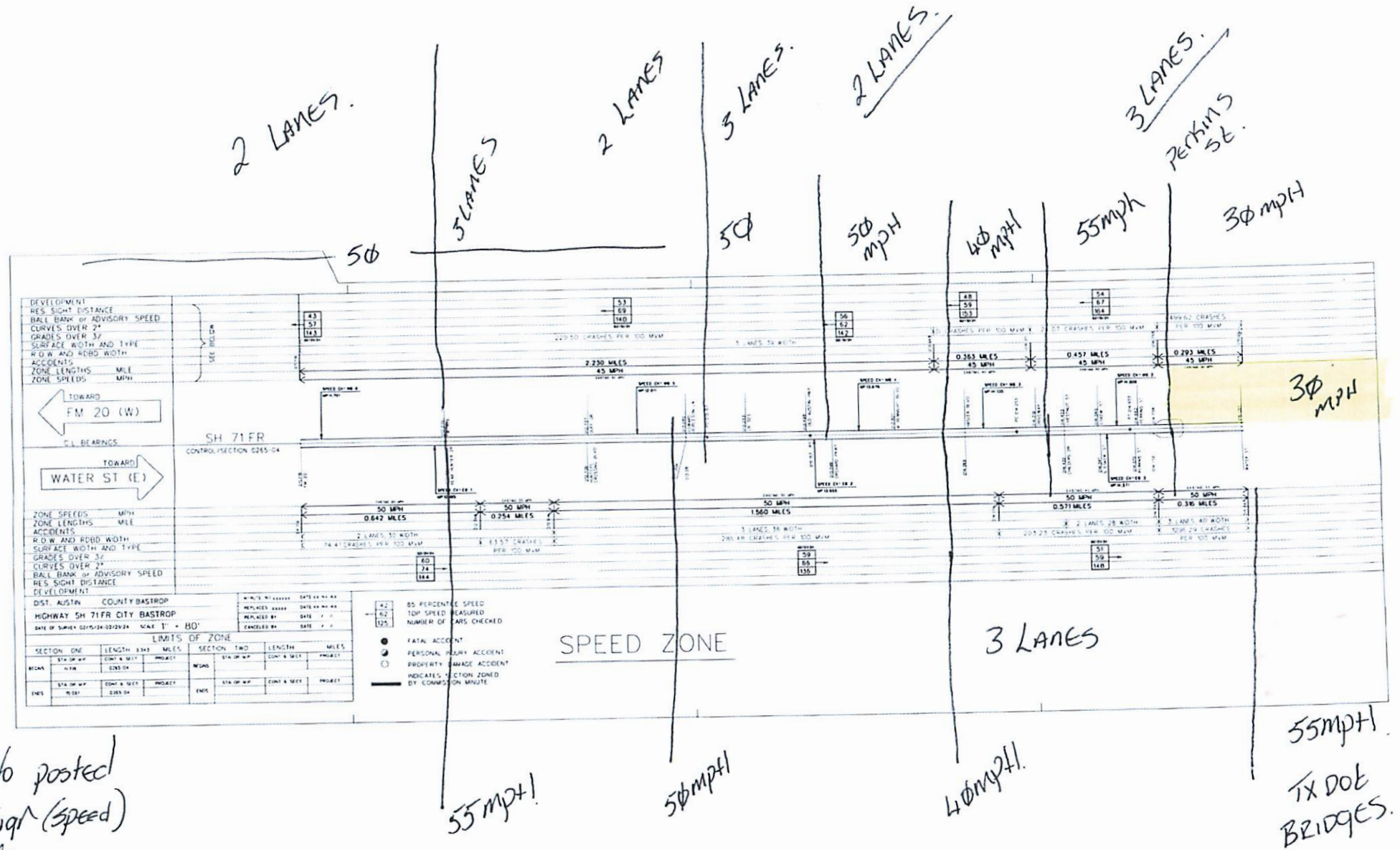
APPROVED AS TO FORM:

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









No posted
Sign (speed)
from
21 - Bear
Hunter

55mph!
TX DOT
BRIDGES.

55 mph TX DOT
Bridges
on/off ramps.

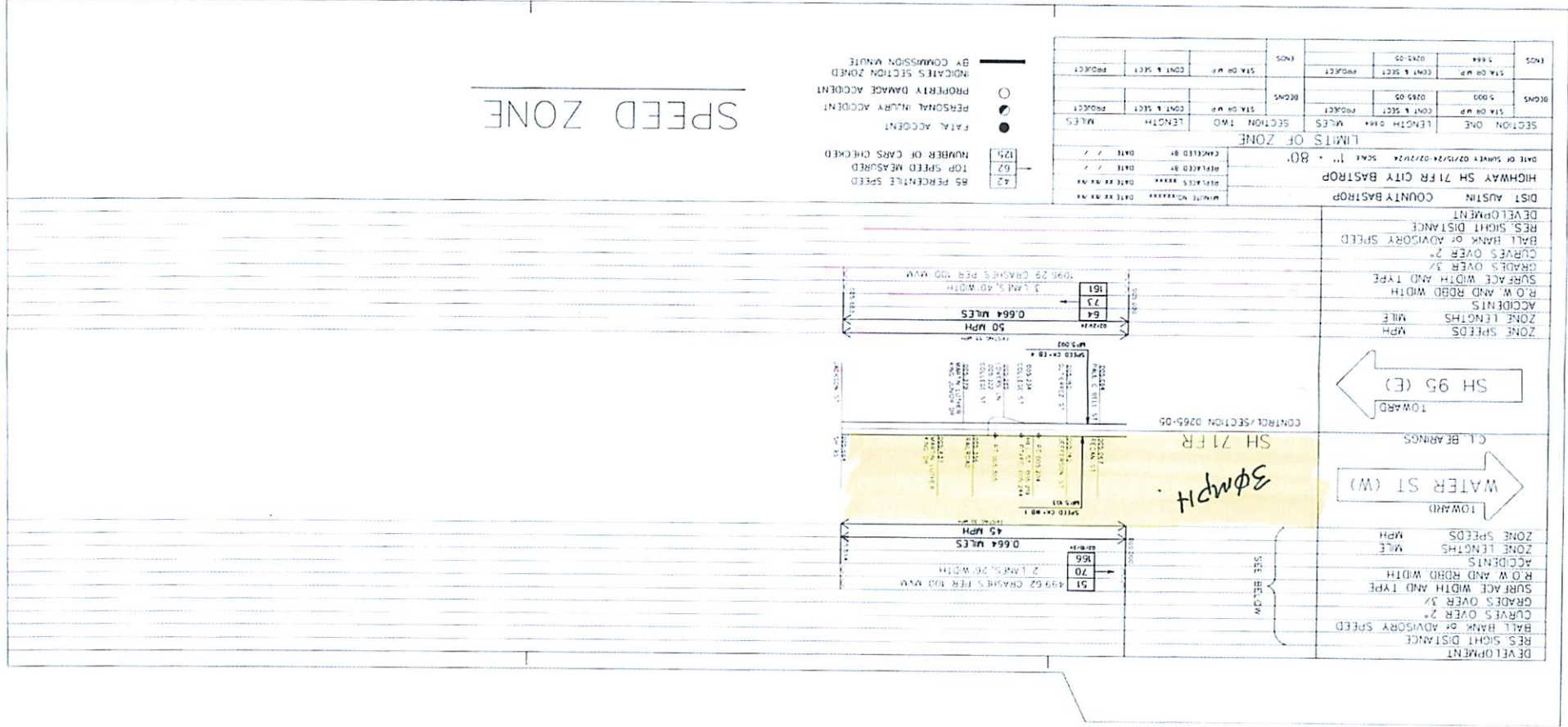


EXHIBIT B – Amendment to;

City of Bastrop Code of Ordinances Chapter 12; Traffic and Vehicles

Article 12.05. Speed limits – Section 12.05.006; SH 21 Frontage Road Speed Limits

- (a) Due to an imminent threat to public health and safety, the speed limits on SH 21 within the city shall be as follows:

(1) *Eastbound.*

~~(A) On SH 21 from mile point 14.813 to mile point 15.041, a distance of 0.228 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

~~(B) On SH 21 from mile point 14.041 to mile point 14.709 (at Jackson St.), a distance of 0.668 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

- (A) Beginning at Control Section 0265-04 at mile point 11.718 (at FM 20) to mile point 15.061 (at Water Street), a distance of 3.343 miles, a prima facie maximum speed limit of 50 miles per hour. Control Section 0265-04 mile point 3.343 is equivalent to Control Section 0265-05 MP 5.000. Beginning at Control Section 0265-05 at mile point 5.000 (at Water Street) to mile point 5.664 (at SH 95- Jackson Street), a distance of 0.664 miles, a prima facie maximum speed limit of 50 miles per hour.

(2) *Westbound.*

~~(A) On SH 21 from mile point 14.709 (at Jackson St.) to mile point 14.041, a distance of 0.668 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

~~(B) On SH 21 from mile point 15.041 to mile point 14.813, a distance of 0.228 miles, shall hereby be a maximum speed limit of fifty-five (55) miles per hour.~~

- (A) Beginning at Control Section 0265-05 at mile point 5.664 (at SH 95- Jackson Street) to mile point 5.000 (at Water Street), a distance of 0.664 miles, a prima facie maximum speed limit of 45 miles per hour. Control Section 0265-05 MP 5.000 is equivalent to Control Section 0265-04 mile point 3.343. Beginning at Control Section 0265-04 at mile point 15.061 (at Water Street) to mile point 11.718 (at FM 20), a distance of 3.343 miles, a prima facie maximum speed limit of 45 miles per hour.



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider and act to approve the second reading of Ordinance No. 2025-62 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 2025 - 2026 assessment roll for the District; and containing other provisions related to the Hunters Crossing Public Improvement District and the Hunters Crossing Local Government Corporation.

AGENDA ITEM SUBMITTED BY:

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.

The 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 2025 – 2026 Budget and Proposed Assessments for the Operations and Maintenance Project Costs for Fiscal Year 2025 – 2026 based on the updated service plan and presented it to the public and the Hunters Crossing Local Government Corporation (LGC) for consideration. The LGC on June 25, 2025, by Resolution of the Board, recommended approval of its proposed service plan, assessment levy and annual budget for Fiscal Year 2025 - 2026. The LGC recommended that the assessment roll is incorporated into the Ordinance for City Council adoption as required by law.

The updated Service & Assessment Plan shows no increase for all property assessments.

The Texas Local Government Code section 372.016-.017 requires the governing body to prepare an assessment roll and adopt it by ordinance or order. The required procedure provided by law is:

- 1) Give proper notice;
- 2) Conduct a public hearing;
- 3) At the close of the hearing, hear and pass on any objection to the proposed assessments;
- 4) Amend any proposed assessment if warranted; and
- 5) Pass the ordinance to levy the assessment.

FISCAL IMPACT:

PID Assessments for FY2025 - 2026

RECOMMENDATION:

Judy Sandroussi, Finance Director recommends approval of the second reading of Ordinance No. 2025-62 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 2025 - 2026 assessment roll for the District; and containing other provisions related to the Hunters Crossing Public Improvement District and the Hunters Crossing Local Government Corporation.

ATTACHMENTS:

- Ordinance 2025-62
- Exhibit A, FY 2026 Annual Service Plan Update

ORDINANCE NO. 2025-62

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT'S FISCAL YEAR 2026 ANNUAL SERVICE PLAN UPDATE, INCLUDING PROVISIONS RELATED TO ASSESSMENTS FOR THE HUNTER'S CROSSING PUBLIC IMPROVEMENT DISTRICT; APPROVING A FISCAL YEAR 2026 ASSESSMENT ROLL FOR THE DISTRICT; AND CONTAINING OTHER PROVISIONS RELATED TO THE HUNTER'S CROSSING PUBLIC IMPROVEMENT DISTRICT AND THE HUNTER'S CROSSING LOCAL GOVERNMENT CORPORATION; PROVIDING FOR RATIFICATION OF PRIOR COUNCIL ACTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (the "City"), pursuant to and in accordance with the terms, provisions, and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), has previously established the "Hunters Crossing Public Improvement District" (the "District"), pursuant to Resolution No. R-2001-19 adopted by the City Council of the City (the "City Council") on September 11, 2001 (the "Original Creation Authorization"); and

WHEREAS, on November 11, 2003, the City Council passed and approved Resolution No. R-2003-34 amending the Original Creation Authorization by reducing the estimated costs of the public improvements for the PID (the "Public Improvements") and modifying the method of assessment; and

WHEREAS, on December 9, 2003, the City Council passed and approved Ordinance No. 2003-35 (the "Original Assessment Ordinance") levying assessments and adopting the Service and Assessment Plan, including the Assessment Roll for the PID attached thereto (collectively, the "Service and Assessment Plan"); and

WHEREAS, on December 14, 2004, the City Council passed and approved Ordinance No. 2004-42 (the Original Assessment Ordinance as amended by Ordinance No. 2004-42, and as the same may be amended from time to time, is referred to collectively as the "Assessment Ordinance"), 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; and

WHEREAS, the service plan and assessment roll contained in the Service and Assessment Plan are required to be reviewed and updated annually pursuant to the PID Act; and

WHEREAS, the Hunter's Crossing Local Government Corporation "HCLGC" was established by the City Council to operate the District and make recommendations to the City Council regarding District operation which is controlled by the City Council, including the District's annual service plan update and assessment roll.

WHEREAS, the HCLGC met on June 25, 2025, where the Board deliberated upon the Annual Service Plan Update, including the FY2026 Assessment Roll item and unanimously approved its recommendation to the City Council for adoption as the Fiscal Year 2026 annual update to the Service Plan and FY2026 Assessment Roll.

WHEREAS, after staff and consultant preparation, public hearing was conducted in accordance with the Texas Open Meetings Act on July 8, 2025, where the Hunters Crossing Public Improvement District Fiscal Year 2026 Annual Service Plan Update, including the FY2026 Assessment Roll (attached hereto as Exhibit A) was presented; where opportunity for public testimony was provided; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance to conduct the annual update to the Service and Assessment Plan and set forth the FY2026 Assessment Roll, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance is required by the PID Act and is in the best interest of the citizens of Bastrop.

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

Section 1. Terms.

Terms not otherwise defined herein, including in the preambles to this Ordinance, have the meanings ascribed thereto as set forth in the FY2026 Annual Service Plan Update.

Section 2. Findings.

The findings and determinations set forth in the recitals hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

Section 3. Ratification of Previous City Council Actions.

The City Council does hereby approve and ratify all prior actions of the City Council taken related to the Hunters Crossing Public Improvement District, including the creation of the District and the levy of assessments.

Section 4. Service and Assessment Plan.

The City Council of the City of Bastrop, Texas does hereby approve and adopt the Service and Assessment Plan, dated July 8, 2025, as the FY2026 Annual Service Plan Update for the District, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes.

Section 5. Assessment Roll.

The Assessment Roll attached to the FY2026 Annual Service Plan Update is hereby accepted and approved pursuant to the PID Act as the assessment roll of the District.

Section 6. Method of Assessment.

The method of apportioning the Costs of the Authorized Improvements is set forth in the FY2026 Annual Service Plan Update.

Section 7. Penalties and Interest on Delinquent Assessments.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Amended and Restated Service and Assessment Plan and as allowed by law.

Section 8. Lien Priority.

The City Council intends for the obligations, covenants and burdens on the landowners of the Assessed Property, including without limitation such landowners' obligations related to payment of the Assessment and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessment and Annual Installments thereof, which were levied by the Assessment Ordinance and which are described in and apportioned by the FY 2026 Annual Service Plan Update, shall be binding upon the landowners of the Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. The Assessment shall have lien priority as specified in the PID Act.

Section 9. Appointment of Administrator and Collector of Assessments.

(a) Appointment of Administrator.

The Hunters Crossing Local Government Corporation was designated by the City as the Administrator of the Service and Assessment Plan and of the Assessment levied by the Assessment Ordinance (the "Administrator"). The Administrator shall perform the duties of the Administrator described in Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Operational and Maintenance Supplemental Service. The City delegates authority to the City Manager (or her designee) to appoint the Administrator or a replacement Administrator.

(b) Appointment of Collector.

The Bastrop County Tax Assessor-Collector is hereby appointed and designated as the collector of the Assessment (the "Collector"). The City Manager, or her assignee, is directed to provide the Assessment Roll to the Collector no later than close of business on September 30, 2025, and to request that such assessments be assessed and collected from Assessed Property in the PID.

Section 10. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessment by the City.

Section 11. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the FY2026 Annual Service Plan Update and Assessment Roll, to be recorded in the real property records of Bastrop County. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council.

Section 12. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 13. Conflict.

All other ordinances in conflict herewith are hereby repealed, but only to the extent of any such conflict or inconsistency.

Section 14. Public Meeting.

The City Council held a public meeting on July 8, 2025, conducted in compliance with the Texas Open Meetings Act, and which allowed the public to address the City Council on the passage of this Ordinance, and took all necessary action to adopt this ordinance by majority vote of the City Council.

Section 15. Effective Date.

This Ordinance shall take effect and the provisions and terms of the FY2026 Annual Service Plan Update and Assessment Roll shall be and become effective upon passage and execution hereof.

READ and ACKNOWLEDGED on First Reading on the 8th day of July 2025.

READ and ADOPTED on the Second Reading on the 22nd day of July 2025.

ADOPTED:

By: _____

Ishmael Harris, Mayor

ATTEST:

By: _____

Michael Muscarello, City Secretary



APPROVED AS TO FORM AND LEGALITY:

By: _____

George Hyde, Special Legal Counsel to City of Bastrop, Texas

EXHIBIT A

**HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT
FY 2026 Annual Service Plan Update and Assessment Roll
[Attached]**



HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT FY 2026 ANNUAL SERVICE PLAN UPDATE

July 8, 2025

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update 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 “2019 Amended and Restated 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-benefitted 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.

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 2025.

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2019 Amended and Restated SAP and they were dedicated to the City.

OUTSTANDING ASSESSMENTS

The Fiscal Year 2025 SAP Update identified the total unpaid Capital Assessment as \$3,142,882.97. A total of \$350,527.12¹ in Capital Assessment installments were billed for FY 2025, resulting in \$2,792,355.85 in Capital Assessments outstanding. The outstanding Capital Assessment per parcel is shown in the table below.

Property ID	Capital Assessment Unpaid	Capital Assessment FY 2025 Principal Installment	Capital Assessment Unpaid After FY 2025 Installment
Commercial Lots			
.071/square foot			
90301	\$ -	\$ -	\$ -
90754	\$ 17,721.50	\$ 3,544.30	\$ 14,177.20
90302	\$ 15,633.90	\$ 3,126.78	\$ 12,507.12
97463	\$ 9,139.10	\$ 1,827.82	\$ 7,311.28
97464	\$ 14,876.20	\$ 2,975.24	\$ 11,900.96
90303	\$ 33,534.77	\$ 4,790.69	\$ 28,744.08
92325	\$ 19,623.55	\$ 3,924.71	\$ 15,698.84
95378	\$ 18,166.88	\$ 3,027.81	\$ 15,139.07
95379	\$ 24,123.55	\$ 4,824.71	\$ 19,298.84
115192	\$ 41,780.11	\$ 4,642.23	\$ 37,137.88
30102	\$ 178,801.32	\$ 19,862.96	\$ 158,938.36
114958	\$ 203,646.73	\$ 22,626.63	\$ 181,020.10
127995 [a]	\$ 146,376.87	\$ 9,593.74	\$ 136,783.13
114957	\$ 804.10	\$ 80.41	\$ 723.69
Multi-Family Lots			
.068/square foot			
104899	\$ 607,450.55	\$ 37,141.52	\$ 570,309.03
113268 [b]	\$ 652,963.84	\$ 35,497.57	\$ 617,466.27
Undeveloped Lots			
.068/square foot			
47760	\$ -	\$ -	\$ -
Single Family Lots			
Per Lot	\$ 2,280.00	\$ 380.00	\$ 1,900.00
Total (510 Lots, 2 Prepaid in Full)	\$ 1,158,240.00	\$ 193,040.00	\$ 965,200.00
DISTRICT TOTAL	\$ 3,142,882.97	\$ 350,527.12	\$ 2,792,355.85

[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.

¹ Does not account for delinquencies.

ANNUAL INSTALLMENTS DUE 1/31/2026

- **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, 2026 equals \$350,527.12, and a breakdown by parcel is shown in the table below.
- **Operation and Maintenance Supplemental Services Assessment** - The Fiscal Year 2025 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, 2026 equals \$221,566.54, and a breakdown by parcel is shown in the table below. A summary of the anticipated operation and maintenance expenses for Fiscal Year 2026 is attached as **Exhibit B**.

Property ID	Square Feet	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 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	1,652,535.72	\$ -	\$ 74,364.11	\$ 74,364.11
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	\$ 221,566.54	\$ 572,093.66

PREPAYMENT OF ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full of the Capital Assessment within the District.

Capital Assessment Prepayments in Full			
Property ID	Address	Lot Type	Prepayment Date
47760	N/A	Undeveloped	1/31/2020
109261	204 CALIBER CV	Residential	12/19/2023
109262	202 CALIBER CV	Residential	5/23/2024

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of the Capital Assessments have occurred within the District.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the 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.

Installment Due	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Capital Assessment Installment	\$ 350,527.12	\$ 350,527.12	\$ 350,527.12	\$ 350,527.12	\$ 330,303.56
O&M Assessment Installment [a]	\$ 221,566.54	\$ -	\$ -	\$ -	\$ -
	\$ 572,093.66	\$ 350,527.12	\$ 350,527.12	\$ 350,527.12	\$ 330,303.56

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

ASSESSMENT ROLL

The list of Parcels within the District, the corresponding outstanding Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the FY 2026 Annual Installments which will be delinquent if not paid by January 31, 2026.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
90301	\$ -	\$ -	\$ 27,505.53	\$ 27,505.53
90754	\$ 14,177.20	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
90302	\$ 12,507.12	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
97463	\$ 7,311.28	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
97464	\$ 11,900.96	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
90303	\$ 28,744.08	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
92325	\$ 15,698.84	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
95378	\$ 15,139.07	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
95379	\$ 19,298.84	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
115192	\$ 37,137.88	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
30102	\$ 158,938.36	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
114958	\$ 181,020.10	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
127995 [a]	\$ 136,783.13	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
114957	\$ 723.69	\$ 80.41	\$ 50.97	\$ 131.38
104899	\$ 570,309.03	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
113268 [b]	\$ 617,466.27	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
47760 [c]	\$ -	\$ -	\$ 74,364.11	\$ 74,364.11
98372	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98370	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95416	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98355	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98380	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98354	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95395	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95386	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98373	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95415	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95390	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98356	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95396	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98374	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95414	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95389	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98359	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98352	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95397	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95384	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98351	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95398	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95412	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
95387	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98350	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95399	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95411	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98627	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95400	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95410	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98626	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95401	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95409	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98625	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95402	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98601	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95408	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95407	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95404	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98622	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98621	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98619	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98617	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104777	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98338	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98346	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104871	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95391	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98361	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98369	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95392	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98347	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98337	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98345	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104870	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98371	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98360	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98379	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104854	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98353	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95381	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95385	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95393	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98336	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98344	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98357	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98378	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95394	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98335	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98343	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98375	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95413	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95388	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
98358	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98377	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98366	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98342	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98376	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98365	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98333	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98341	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98364	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98340	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98602	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98339	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104857	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104856	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98624	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95403	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98600	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98623	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98599	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95405	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98598	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98638	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98620	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98628	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98597	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98604	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98639	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98596	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98640	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98618	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98630	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98595	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98641	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98631	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98594	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98616	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98632	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98593	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98643	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98615	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98592	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98644	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98614	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98634	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98591	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98645	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98613	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98635	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98590	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98646	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
98612	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98647	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98611	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98637	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98648	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95202	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104881	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
99616	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98362	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104855	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104889	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104872	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104863	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104882	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
99617	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104890	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98368	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104873	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104869	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104862	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104883	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
99618	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104853	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104891	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98367	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104874	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104868	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104861	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104884	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
99619	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104852	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104892	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104875	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98334	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104867	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104860	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104885	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
99620	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104851	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104893	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104876	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104859	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104886	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
99621	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104850	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109244	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104877	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104865	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104858	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104887	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
99622	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104849	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109243	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104846	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104878	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104888	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
99623	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104847	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104879	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109241	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104848	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109240	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95406	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98629	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98605	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98606	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98607	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98642	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98608	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109258	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98633	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98609	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98610	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98636	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98589	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104809	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104766	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104773	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104767	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104774	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104768	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104791	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104812	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104769	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104792	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104813	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104793	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104814	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104771	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104794	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104815	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104772	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104795	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104796	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104834	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104797	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104833	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104798	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104832	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104799	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
104831	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104800	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104830	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104801	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104829	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104828	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104802	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104827	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104803	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104826	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104804	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104825	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104806	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104866	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104864	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95380	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95383	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
95382	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104845	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109242	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109263	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109251	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109239	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109262 [c]	\$ -	\$ -	\$ 35.00	\$ 35.00
109252	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109238	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109261 [c]	\$ -	\$ -	\$ 35.00	\$ 35.00
109253	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109237	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109260	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109254	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109236	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109259	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109250	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109255	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109235	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109249	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109256	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109234	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109248	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109221	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109233	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104819	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104810	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109222	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109228	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109232	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104820	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104811	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109223	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
103255	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104786	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104775	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109227	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109231	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104821	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109224	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109246	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104787	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104776	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109226	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109230	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104822	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104770	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109225	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109247	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109229	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104823	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104778	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104824	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104779	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104816	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104780	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104817	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104781	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104818	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104782	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104783	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104785	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104805	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
98603	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104788	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104789	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104790	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
104784	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111961	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111986	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111987	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111974	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111988	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111973	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111989	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111971	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111970	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111991	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111964	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111966	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111968	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111983	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111969	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
111982	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111980	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111979	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111978	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115217	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115218	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115219	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115220	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115221	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115222	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115240	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115223	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115224	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115242	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115243	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115226	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111976	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115227	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111975	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111972	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111990	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
109644	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111962	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111992	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111963	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111965	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111967	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111984	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111981	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
111977	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115215	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115230	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115213	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115231	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115214	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115254	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115253	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115256	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115252	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115216	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115257	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115234	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115251	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115258	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115235	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115250	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115259	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115236	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115249	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115260	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
115237	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115261	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115238	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115247	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115262	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115239	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115246	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115263	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115245	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115241	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115244	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115229	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115228	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124637	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124639	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124640	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124642	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124643	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124644	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124645	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124648	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115233	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115248	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115265	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124660	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124673	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124661	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124674	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124659	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124662	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124638	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124675	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124663	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124676	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124657	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124664	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124677	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124656	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124665	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124641	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124678	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124655	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124666	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124679	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124654	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124667	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124680	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124653	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124668	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124681	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
124652	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124669	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124682	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124651	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124670	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124646	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124650	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124671	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124647	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124684	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124649	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124685	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127971	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127978	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127946	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127917	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127990	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127979	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127922	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127947	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127969	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127918	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127989	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127980	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127921	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127948	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127968	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127919	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127988	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127949	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127967	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127966	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127951	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127965	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127952	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127964	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127953	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127955	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127987	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127945	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
115232	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127986	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127944	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127957	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127985	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127943	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127984	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127942	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127959	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127983	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2026 Installment	O&M Assessment FY 2026 Installment	Total FY 2026 Installment
127941	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127960	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127991	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127982	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127940	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127961	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127981	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127939	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127962	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
113267	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127938	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127963	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127937	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127935	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127934	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127933	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124658	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
124683	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127924	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127923	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127910	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127911	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127915	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127914	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127913	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127936	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127970	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127920	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127950	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127954	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127956	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127958	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127992	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127908	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127909	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127916	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
127912	\$ 1,900.00	\$ 380.00	\$ 35.00	\$ 415.00
Total	\$ 2,792,355.85	\$ 350,527.12	\$ 221,566.54	\$ 572,093.66

[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.

EXHIBIT B – OPERATION AND MAINTENANCE EXPENSES

	Fiscal Year 2026 [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 proposed Fiscal Year 2026 budget provided by City on 5/23/2025, and as revised by the LGC Board on June 25, 2025.

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: \$1,935.00²

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 1/31/26. 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
2026	\$ 380.00	\$ 35.00	\$ 415.00
2027	\$ 380.00	\$ -	\$ 380.00
2028	\$ 380.00	\$ -	\$ 380.00
2029	\$ 380.00	\$ -	\$ 380.00
2030	\$ 380.00	\$ -	\$ 380.00
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
Total	\$ 1,900.00	\$ 35.00	\$ 1,935.00

[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 1/31/25, \$1,900 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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ -	\$ 35.00	\$ 35.00
2027	\$ -	\$ -	\$ -
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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ -	\$ 35.00	\$ 35.00
2027	\$ -	\$ -	\$ -
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 1/31/26. 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

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COUNTY OF BASTROP

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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
2026	\$ -	\$ 27,505.53	\$ 27,505.53
2027	\$ -	\$ -	\$ -
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: \$16,423.59²

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 1/31/26. 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
2026	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2027	\$ 3,544.30	\$ -	\$ 3,544.30
2028	\$ 3,544.30	\$ -	\$ 3,544.30
2029	\$ 3,544.30	\$ -	\$ 3,544.30
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 14,177.20	\$ 2,246.39	\$ 16,423.59

[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 \$0.071 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: \$14,488.88²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2027	\$ 3,126.78	\$ -	\$ 3,126.78
2028	\$ 3,126.78	\$ -	\$ 3,126.78
2029	\$ 3,126.78	\$ -	\$ 3,126.78
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 12,507.12	\$ 1,981.76	\$ 14,488.88

[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: \$8,469.76²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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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
2026	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2027	\$ 1,827.82	\$ -	\$ 1,827.82
2028	\$ 1,827.82	\$ -	\$ 1,827.82
2029	\$ 1,827.82	\$ -	\$ 1,827.82
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 7,311.28	\$ 1,158.48	\$ 8,469.76

[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: \$13,786.67²

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 1/31/26. 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

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§

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
2026	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2027	\$ 2,975.24	\$ -	\$ 2,975.24
2028	\$ 2,975.24	\$ -	\$ 2,975.24
2029	\$ 2,975.24	\$ -	\$ 2,975.24
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 11,900.96	\$ 1,885.71	\$ 13,786.67

[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: \$31,780.43²

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 1/31/26. 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

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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

§

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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
2026	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2027	\$ 4,790.69	\$ -	\$ 4,790.69
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	\$ 28,744.08	\$ 3,036.35	\$ 31,780.43

[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 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: \$18,186.33²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2027	\$ 3,924.71	\$ -	\$ 3,924.71
2028	\$ 3,924.71	\$ -	\$ 3,924.71
2029	\$ 3,924.71	\$ -	\$ 3,924.71
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 15,698.84	\$ 2,487.49	\$ 18,186.33

[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: \$17,058.11²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2027	\$ 3,027.81	\$ -	\$ 3,027.81
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	\$ 15,139.07	\$ 1,919.04	\$ 17,058.11

[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: \$22,356.75²

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 1/31/26. 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

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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
2026	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2027	\$ 4,824.71	\$ -	\$ 4,824.71
2028	\$ 4,824.71	\$ -	\$ 4,824.71
2029	\$ 4,824.71	\$ -	\$ 4,824.71
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 19,298.84	\$ 3,057.91	\$ 22,356.75

[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: \$40,080.14²

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 1/31/26. 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

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COUNTY OF BASTROP

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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
2026	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2027	\$ 4,642.23	\$ -	\$ 4,642.23
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	\$ 37,137.88	\$ 2,942.26	\$ 40,080.14

[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: \$171,527.56²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2027	\$ 19,862.96	\$ -	\$ 19,862.96
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	\$ 158,938.36	\$ 12,589.20	\$ 171,527.56

[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: \$195,360.92²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2027	\$ 22,626.63	\$ -	\$ 22,626.63
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	\$ 181,020.10	\$ 14,340.82	\$ 195,360.92

[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: \$142,863.67²

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 1/31/26. 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

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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
2026	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2027	\$ 9,593.74	\$ -	\$ 9,593.74
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	\$ 86,343.66	\$ 6,080.54	\$ 92,424.20

[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: \$774.66²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ 80.41	\$ 50.97	\$ 131.38
2027	\$ 80.41	-	\$ 80.41
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	\$ 723.69	\$ 50.97	\$ 774.66

[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: \$594,887.98²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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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
2026	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2027	\$ 37,141.52	\$ -	\$ 37,141.52
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	\$ 570,309.03	\$ 24,578.95	\$ 594,887.98

[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: \$640,957.31²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2027	\$ 35,497.57	\$ -	\$ 35,497.57
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	\$ 567,961.12	\$ 23,491.04	\$ 591,452.16

[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: \$74,364.11²

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 1/31/26. 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

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COUNTY OF BASTROP

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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

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COUNTY OF BASTROP

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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
2026	\$ -	\$ 74,364.11	\$ 74,364.11
2027	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -
Total	\$ -	\$ 74,364.11	\$ 74,364.11

[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.



STAFF REPORT

MEETING DATE: July 22nd, 2025

TITLE:

Consider action to approve Resolution No. R-2025-117 of the City Council of the City of Bastrop, Texas, accepting an on-going donation of supplies on behalf of the City of Bastrop Police Department in the approximate, amount of \$300 per month for one (1) year, for a total of three thousand, six hundred dollars (\$3,600) from Rogue Pet Science, Timberwolf pet food, and Dog Worx for utilization by the City of Bastrop Police Department's K9 "Officer Fi-Vo" to supplement and support the health, performance, and well-being of the department's working dog by providing ongoing nutritional and health related resources.

AGENDA ITEM SUBMITTED BY:

Submitted by: Vicky Steffanic, Chief of Police

BACKGROUND/HISTORY:

The City of Bastrop Police Department has a K9 member known as "Fi-Vo". His training is rigorous and tailored to specific law enforcement roles, such as tracking (search and rescue) and drug detection. In addition, the unforeseen functions Fi-Vo takes on regarding social media and recruiting. To assist with the cost of maintaining an active, healthy K9 and planning for expansion of the K-9 program in the future our department has researched several grants and sponsorship opportunities. The three companies would like to donate to our agency an approximate amount (or as needed / requested) of pet food and working dog medical and field support supplies.

FISCAL IMPACT:

The project is completely funded by donations and has no adverse impact on the city's budget.

RECOMMENDATION:

Recommend approval of Resolution No. R2025- allowing for the City of Bastrop Police Department to accept a monthly donation of supplies in the approximately amount of three hundred dollars and zero cents (\$300.00) in nutritional food and health related items.

ATTACHMENTS:

1. Information reference the three companies wanting to donate
2. Copy of proposed MOU

RESOLUTION NO. R-2025-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ACCEPTING AN ONGOING MONTHLY DONATION FROM ROGUE PET SCIENCE, TIMBERWOLF PET FOOD, AND DOG WORX IN THE APPROXIMATE AMOUNT OF \$300.00 PER MONTH TO SUPPLEMENT AND SUPPORT THE HEALTH, PERFORMANCE, AND WELL- BEING OF THE DEPARTMENT'S WORKING K9; AUTHORIZING THE CHIEF OF POLICE TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Chief of Police is responsible for the proper administration of all affairs of the Police Department; and

WHEREAS, the City of Bastrop has an interest in promoting the vitality and ongoing nutritional and health related activities of the police K9; and

WHEREAS, the monthly donations of supplies will be on an on-going basis for a period of one year; and

WHEREAS, accepting a donation of supplies from Rogue Pet Science, Timberwolf pet food, and Dog Worx in the approximate amount of three hundred (\$300.00) per month for one (1) year;

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

Section 1: That the Chief of Police is hereby authorized to execute all necessary documents, authorizing accepting the ongoing supply donations from Rogue Pet Science, Timberwolf pet food, and Dog Worx in the approximate amount of \$300.00 per month to support the health and well-being of the department's working K9.

Section 2: All orders, ordinances, and 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 upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 22nd day of July, 2025.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney



MEMORANDUM OF UNDERSTANDING (MOU)

Rogue Pet Science, Timberwolf Pet Food, and Dog Worx
And
City of Bastrop Police Department – K9 Unit

Effective Date: 06/16/2025

This Memorandum of Understanding ("MOU") is made and entered into by and between the following parties:

- **Rogue Pet Science**, a Texas-based pet supplement and nutrition company;
- **Timberwolf Pet Food**, a manufacturer of high-performance canine nutrition;
- **Dog Worx**, a supplier of working dog medical and field support products;

(hereinafter collectively referred to as the "Sponsors"), and
the **City of Bastrop Police Department – K9 Unit** (hereinafter referred to as the "Agency").

I. PURPOSE

The purpose of this MOU is to establish the terms and conditions of in-kind sponsorship support to the Bastrop Police Department's K9 Officer and their canine partner. This partnership is intended to support the health, performance, and well-being of the department's working dog by providing ongoing nutritional and health-related resources.

II. TERMS OF SPONSORSHIP

A. Rogue Pet Science Sponsorship

- **Products Provided:** Origins 5in1 Food Topper, assorted treats, shampoo, and any other available items.
- **Estimated Monthly Value:** \$80–\$120
- **Delivery/Access:** Products to be provided monthly or as needed, coordinated directly with the K9 Officer or designated representative.

B. Timberwolf Pet Food Sponsorship

- **Products Provided:** Complete dog food, free as needed for the K9.
- **Estimated Monthly Value:** \$100
- **Delivery/Access:** Food provided on an as-needed basis, quantity determined by the dietary requirements of the K9 partner.

C. Dog Worx Sponsorship

- **Products Provided:** One (1) Working Dog First Aid Kit, with refill supplies provided as needed.
- **Value:** \$95 (initial kit), with refill items at Sponsor's discretion.
- **Delivery/Access:** Initial kit to be provided directly to the K9 Officer; refills requested as supplies are depleted.

III. RESPONSIBILITIES OF THE AGENCY

- Ensure that the K9 Officer uses the donated products solely for the benefit of the designated K9 working dog.
 - Maintain communication with Sponsors regarding needs, product feedback, or supply requirements.
 - Provide periodic informal updates (e.g., photos, usage notes) if requested by Sponsors, for promotional or social media use, subject to prior approval by the Department.
 - Properly store and maintain all products in accordance with the manufacturers' guidelines.
-

IV. RESPONSIBILITIES OF THE SPONSORS

- Provide the agreed-upon products at no cost to the Agency.

- Maintain flexibility in product type or availability based on inventory or production.
- Respond to reasonable requests for product support or refills in a timely manner.

V. DURATION AND TERMINATION

This MOU shall take effect on the **Effective Date** and continue for **12 months**, unless terminated earlier by any party with written notice of 30 days. This agreement may be renewed or amended upon mutual written consent.

VI. LIABILITY

Each party shall be responsible for its own actions and omissions under this agreement. The Sponsors make no guarantees or warranties beyond those explicitly stated on their product labeling or documentation.

VII. USE OF NAME AND IMAGE

Use of the Agency's name, logo, or imagery of the K9 Unit in marketing, social media, or promotional materials by any Sponsor shall require **prior written approval** from the Bastrop Police Department.

VIII. POINTS OF CONTACT

For the City of Bastrop Police Department – K9 Unit

Name: Officer Lauren Vieceli
 Title: K9 Handler
 Phone: 936-218-4248
 Email: lvieceli@cityofbastrop.org

For Rogue Pet Science

Name: Nathan Dewsbury
 Title: Owner
 Phone: 512-937-7593
 Email: nate@roguepetscience.com

For Timberwolf Pet Food

Name: Kam Martin

Title: COO

Phone: 407-576-8795

Email: kam@timberwolfpet.com

For Dog Worx

Name: Dr. Robin Hood

Title: Owner

Phone: 574-344-6026

Email: robin@dogworxgear.com



Robin, Julie with Poppie, Sprocket, Sage



OUR MISSION

Item 8D.

The BEST stories are inspired by dogs. We're dedicated to providing access to superior and innovative solutions for the health and well-being of dogs and the people who love them. To us, they're not just dogs. They are our trusted companions, our friends, our partners, and our defenders through the rough and smooth waters of life's journey.

Dogs are one of God's greatest gifts to us. We believe in power of the human-animal bond, and it's our pledge to offer only the best equipment and supplies to make adventuring with your dog both fun and SAFE.

We are life-long animal advocates, it's who we are and a big part of what has always given us true PURPOSE. We have worked most of our careers as veterinary and animal care professionals. We've been actively rescuing, volunteering and fostering dogs and cats for more than 20 years.

It is who we are, and it's part of the DNA ingrained in the creation of Dogworx LLC. To give back to vetted organizations and support the welfare and well-being of dogs.

About

There is NO SPACE for Unhealthy Pet Products

Pet owners know there is a problem, pet store owners know there's a problem, yet pets are still facing a health crisis globally.

"Why are so many unhealthy products made for pets?"

Your pet's health starts with what YOU feed them. Rogue Pet Science removed the cost barriers to better nutrition by formulating healthy products with proven results!

Rogue Pet Science was founded to make truly healthy products for all pet owners

Rogue was founded by 2 friends who share a passion for nutrition, health, performance, and DOGS! Science, data, and results drive the decisions that Nate and Blake make in their own nutrition and fitness goals, so applying those goals to their own pets just came natural. Nate is a scientist in the production animal health and nutrition space, which means he brought the needed expertise to develop nutrition-based solutions that were founded on sound science and good data. No investors. No marketing wizardry. When they started – all Nate & Blake had was a great product, real results, and a dedication to helping pets and their owners.

WANT 15% OFF?

Our Promise To You

When we began crafting Timberwolf's recipes 25 years ago, each recipe had one focus, delivering a diet that was instinctive to your pet's appetite. This method of feeding required an in-depth look to our wild instinctive prey of choice. These choices included herbivores such as buffalo and deer, that provided the nutritional cravings seen in Wild Wolves and Big Cats.

While many pet food options focus solely on the protein source, what separates Timberwolf's diets is its addition of herbs and veggies that these herbivore prey graze on. Each of these ingredients is catered to promote a specific function ranging from gut health after digestion to long term immune system health.

Each Timberwolf diet is focused on providing pet parents with a diet that they can both be proud of and trust. Our promise to our customers is that every Timberwolf bag is a reflection of our mission for delivering high quality instinctive recipes.

Timberwolf promises 100% satisfaction with the purchase of any of our formulas from any of our authorized retailers which is also covered by Timberwolf's guarantee.



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider action to approve Resolution No. R-2025-119 of the City Council of the City of Bastrop, Texas approving the closure of Chestnut Street for the Bastrop Homecoming parade.

AGENDA ITEM SUBMITTED BY:

Submitted by: Terry Moore, Parks and Recreation Director

BACKGROUND/HISTORY:

Now in its 78th year, the Bastrop Homecoming & Rodeo is a cherished hometown tradition with deep roots in the community. The event began shortly after World War II, when Bastrop's civic and business leaders launched the first "Homecoming Jubilee" to help revitalize the local economy. During the war, Bastrop thrived as 90,000 military personnel were stationed at nearby Camp Swift. When the war ended and the camp downsized, local leaders invited former residents and those stationed at Camp Swift to "come home" for a celebration of community spirit.

Today, that spirit lives on through the annual Homecoming festivities, highlighted by the beloved parade that winds through beautiful downtown Bastrop. Featuring vibrant floats, spirited drill teams, and local organizations, the parade draws crowds each year and is a proud display of Bastrop's unity and pride. To honor this long-standing tradition and ensure public safety, Chestnut Street will be closed during the parade as it makes its way down historic Main Street.

FISCAL IMPACT:

NA

RECOMMENDATION:

Recommend approval of Resolution No. R-2025-119.

ATTACHMENTS:

1. Resolution No. R-2025-119
2. Bastrop Homecoming Parade Route

RESOLUTION NO. R-2025-119**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS
APPROVING THE CLOSURE OF CHESTNUT STREET FOR THE BASTROP
HOMECOMING PARADE; PROVIDING FOR A REPEALING CLAUSE; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Bastrop recognizes the importance of ensuring the safety of parade participants, spectators, and the traveling public; and

WHEREAS, the City Council further acknowledges that providing quality-of-life services, such as special events and parades, must be conducted in a manner that is both safe and effective, and that the Bastrop Homecoming Parade serves a public purpose; and

WHEREAS, the City of Bastrop seeks to authorize entering into an agreement with the State of Texas for the coordination and execution of the Bastrop Homecoming Parade; and

WHEREAS, the Bastrop Homecoming Parade will take place within the incorporated boundaries of the City of Bastrop;

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

Section 1. That the City Manager is hereby authorized to enter into an agreement with TxDOT requesting a permit for the closure of Chestnut Street on August 2, 2025 for the Bastrop Homecoming Parade event.

Section 2. The City of Bastrop, traffic control plan shown as Exhibit A is to protect the safety of the general public during the Bastrop Homecoming Parade event serves a public purpose.

Section 3. 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 22nd day of JULY 2025.

APPROVED:

by: _____
Ishmael Haris, Mayor

ATTEST:

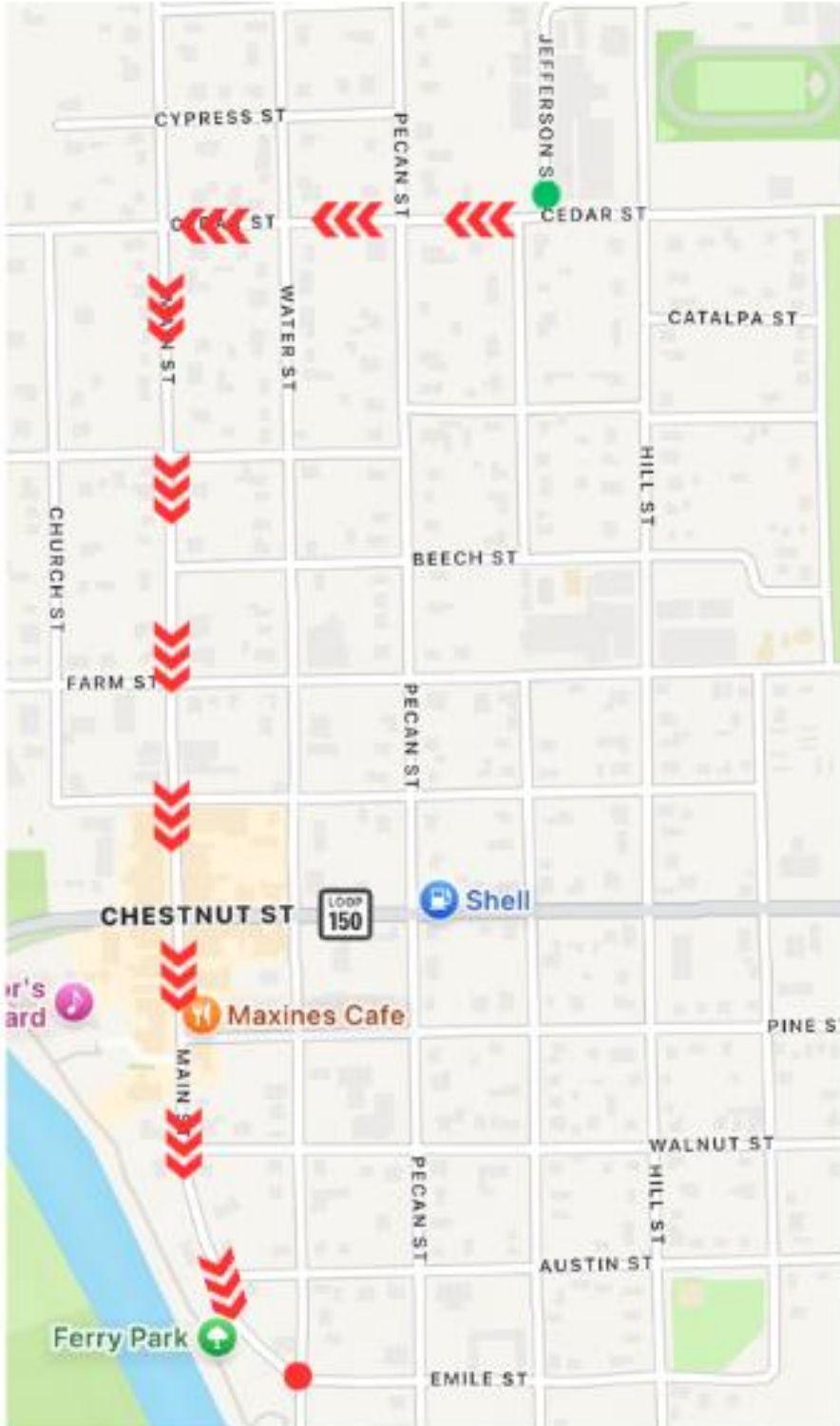
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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



Bastrop Homecoming Parade 2025



Parade Route

Parade staging and lineup at Bastrop High School

● Begin parade

Cedar Street to Main Street

Main Street to Emile Street

● End Parade



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider action to approve Resolution No. R—2025-123 of the Bastrop City Council of the City of Bastrop, Texas, Expressing Official Intent to Reimburse Certain Expenditures of the City of Bastrop, Texas related to constructing and improving parks and park features to include paying professional services and other related costs.

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

The City intends to issue bonds for the repair of what is commonly referred to as the Old Iron Bridge located on Chestnut street, crossing the Colorado River. The bridge has been identified as a park in the Parks Master Plan previously adopted by the City Council. The bridge repairs are estimated at approximately \$11M (rounded).

Other items include improvements to Fireman's Park, Fisherman's Park, Mayfest Park, and Delgado Park.

This resolution expresses official intent to reimburse certain expenditures related to paying professional services and other related costs. These are costs that are reimbursable from the debt issuance for project planning. The reimbursement request is for an amount not to exceed \$100,000.

It will be funded by General Fund Reserve and reimbursed once the bond is funded.

FUNDING SOURCE:

As of July there is \$577,906 above the required reserve of \$4,570,690 is in the required Fund Balance amount per policy.

RECOMMENDATION:

Approve Resolution No. R-2025-123.

ATTACHMENTS:

- Reimbursement Resolution & Certificate
- Exhibit A: Request for Reimbursement Detail

CERTIFICATE FOR RESOLUTION NO. R-2025-123

I, the undersigned City Secretary of the City of Bastrop, Texas, hereby certify as follows:

1. The City Council of said City convened in Regular Session on July 22, 2025, at the regular meeting place thereof, 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
Perry Lowe, Council Member
Cynthia Meyer, Council Member
Kevin Plunkett, Council Member
Kerry Kessler, Council Member

and all of said persons were present, except for the following: _____; thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written Resolution entitled

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES OF THE CITY OF BASTROP, TEXAS

was duly introduced for the consideration of the City Council. It was then duly moved and seconded that the said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____

2. A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the official minutes of said City Council; the above and foregoing paragraph is a true, full and correct excerpt from said minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph, at the time of said meeting and the passage of said Resolution, were the duly chosen, qualified and acting officers and members of said City Council as indicated therein; each of said officers and members was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that said Resolution 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 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 Tex. Gov't Code Ann., ch. 551.

SIGNED AND SEALED this May 28, 2024.

City Secretary, City of Bastrop, Texas

[CITY SEAL]

RESOLUTION NO. R-2025-123**RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE
CERTAIN EXPENDITURES OF THE CITY OF BASTROP, TEXAS**

WHEREAS, the City Council of the City of Bastrop, Texas (the "Issuer") expects to pay expenditures in connection with the projects described on Exhibit A attached hereto (the "Project") prior to the issuance of obligations to finance the Project;

WHEREAS, the Issuer finds, considers and declares that the reimbursement of the Issuer for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the Issuer and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

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

Section 1. The Issuer reasonably expects to incur debt, as one or more separate series of various types of obligations, with an aggregate maximum principal amount not to exceed \$20,000,000 for the purpose of paying the costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the Issuer in furtherance of this Resolution after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Resolution more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED AND APPROVED THIS 22nd DAY OF JULY, 2025.

Mayor

EXHIBIT A

To pay costs related to (1) constructing, improving, extending, and equipping the City's parks system, and (2) paying professional services in connection therewith including legal, fiscal, consulting, engineering fees and other related costs.

Reimbursement Detail: Professional Services including surveying, engineering, and construction related to Park and Recreation projects located in the City of Bastrop in an amount not to exceed \$100,000.

Engineering - \$49,970

Architectural - \$25,000

Other site development costs - \$25,000



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider action to approve Resolution No. R-2025-124 to allow the City Manager to enter into an agreement with LeadWell, Inc for leadership training in an amount not to exceed \$15, 200 in FY 25 and \$30,400 in FY 26 for a total amount of \$45,600.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

Brett Myles, owner of LeadWell, Inc led the management training at the City Council retreat. Council expressed interest in his participation on a continual basis.

This item reflects a year of training for both the City Council and executive level staff.

Prior expenditures to LeadWell for the retreat were \$6,000.

FISCAL IMPACT:

Funds will be paid \$15, 200 in FY 25 and \$30,400 in FY 26 for a total amount of \$45,600.

RECOMMENDATION:

Approve resolution R-2025-124

ATTACHMENTS:

- Resolution 2025-124
- Proposed Contract

RESOLUTION NO. R-2025-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LEADWELL, INC. FOR LEADERSHIP TRAINING SERVICES IN AN AMOUNT NOT TO EXCEED \$15,200 IN FISCAL YEAR 2025 AND \$30,400 IN FISCAL YEAR 2026, FOR A TOTAL AMOUNT NOT TO EXCEED \$45,600; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop recognizes the importance of continuous professional development and leadership training for elected officials and executive-level staff; and

WHEREAS, Brett Myles, owner of LeadWell, Inc., successfully facilitated management training during the City Council retreat and received favorable feedback from participants; and

WHEREAS, the City Council expressed interest in continued training and development opportunities through LeadWell, Inc.; and

WHEREAS, the proposed agreement includes leadership training services for the City Council and executive staff over the course of one year at a cost not to exceed \$15,200 in Fiscal Year 2025 and \$30,400 in Fiscal Year 2026, for a total not to exceed \$45,600; and

WHEREAS, prior expenditures for services rendered by LeadWell, Inc. for the Council retreat totaled \$6,000, separate from this proposed agreement.

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

Section 1. That the City Council hereby authorizes the City Manager to enter into an agreement with LeadWell, Inc. for leadership training services in an amount not to exceed \$15,200 in FY 2025 and \$30,400 in FY 2026, for a total not to exceed \$45,600.

Section 2. That all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of the conflict.

Section 3. That this Resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 22nd day of July 2025.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

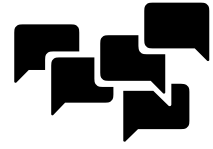




LEADWELL

LEADERSHIP COACHING & CONSULTING

Item 8G.



City of Bastrop Leadership Academy (Year 1)

Proposal submitted by Brett Myles

May 12th, 2025

UNLOCK THE POTENTIAL OF PEOPLE

You can't outsource the Bastrop City Council's culture.

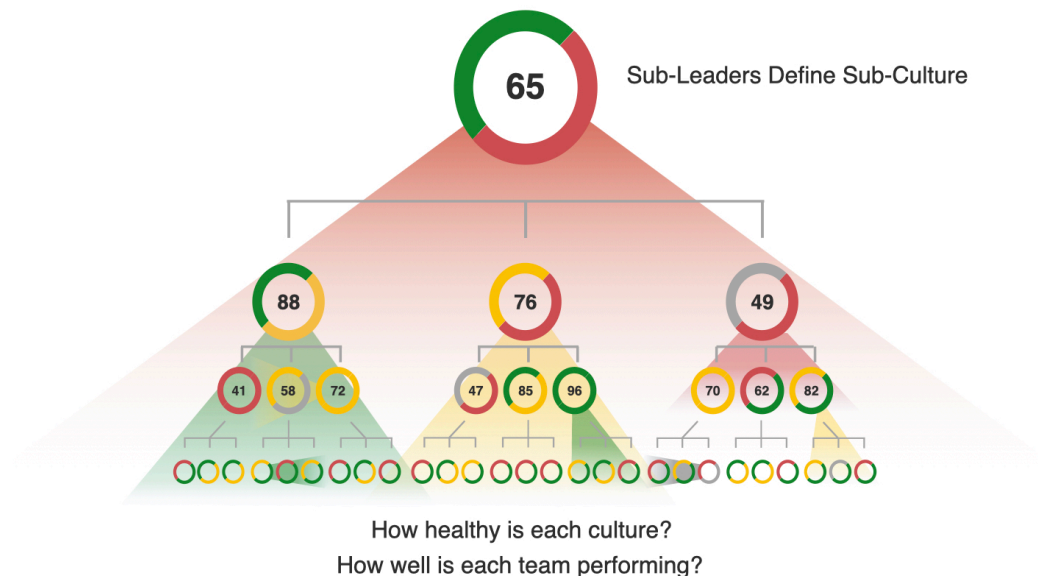
We believe the secret to organizational health & performance is equipping your leaders who affect culture at every level inside your organization. As those leaders go, so goes your teams.

If you want to increase the performance/health of your teams, your team leaders must grow. Organizational cultures are grow slowly and decay quickly. We help to reverse decay by stimulating growth where it is needed most: People.

It all starts with an Intentional Plan to develop healthy leaders in every level of the organization.

Our services are fully customized to the unique needs and challenges of your organization.

LEADERS DEFINE CULTURE



GIANT

© Pub House

18

Developing Leaders who fight for the highest possible good of those they lead.



The **5 Voices Leader Academy** is a leadership development program designed to empower team leaders, first-time leaders, and managers by teaching them to leverage the power of the 5 Voices framework. This program enables leaders to communicate more effectively, align their teams, and lead with clarity and influence.

Who is it for?

- **Aspiring Leaders:** Develop core leadership skills early in your career.
- **Experienced Leaders:** Refine your leadership style and boost your effectiveness.
- **Team Leaders & Managers:** Improve team dynamics, communication, and collaboration.
- **Executives:** Build a leadership culture that fosters trust, engagement, and growth.

What Problems Does It Solve?

The academy addresses the challenge of leading people effectively by using the 5 Voices as a communication and leadership tool. At its core, the program follows GiANT Worldwide's **Sherpa Model**, symbolizing that the healthiest leaders must guide their teams "up the mountain," or toward success. The academy provides practical strategies to become the healthiest version of yourself so you can lead your team with strength and confidence.

How Does It Work?

The **5 Voices Leader Academy** is designed as an immersive academy model, perfect for **10 to 50 team leaders**. Participants will go through a **six-part journey** that systematically teaches the principles of the 5 Voices, improves leadership self-awareness, and helps leaders create stronger, more aligned teams.



SESSION #1
Discovering Your Leadership Voice



SESSION #4
Relational Dynamics



SESSION #2
The Power of Your Voice



SESSION #5
Optimizing Personal Performance



SESSION #3
Becoming a Leader Worth Following



SESSION #6
Building Leaders Worth Following



The Results:

- Enhanced leadership effectiveness.
- Better team communication and collaboration.
- Increased emotional intelligence and conflict resolution.
- A healthier, more productive organizational culture.

Long-Term Impact and Continued Support

The 5 Voices Leader Academy doesn't just stop with the completion of the six-part journey. We believe that leadership is an ongoing process, and that's why we offer continued support to ensure lasting impact.

- **Post-Academy Resources:** Participants will have access to exclusive resources such as leadership tools, articles, and case studies to continue applying the 5 Voices framework in real-world settings.
- **Ongoing Coaching:** Optional coaching and support programs are available for leaders who want to continue refining their leadership skills and growing with their teams.

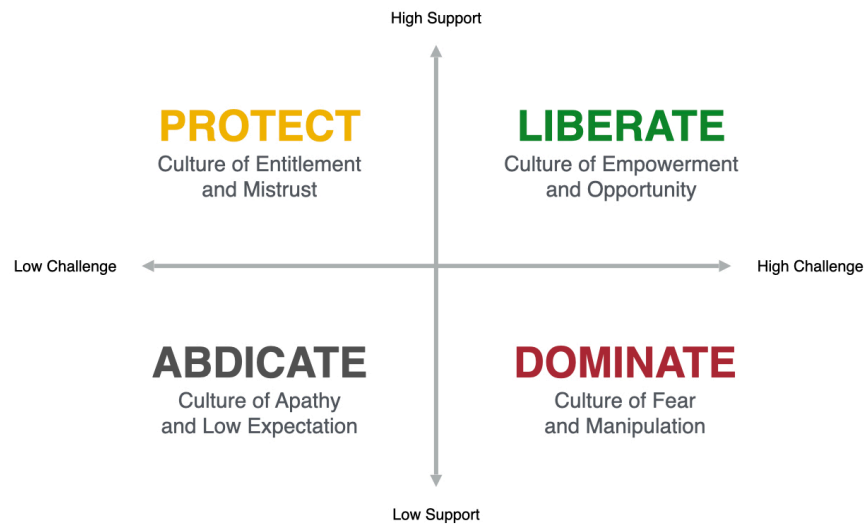


TOOLKIT OVERVIEW

What is the Toolkit

Our **Toolkit** is a collection of over 65 tools that are simple and visual, yet profoundly deep and impactful. These tools were created using neurolinguistics and have been proven to work in thousands of organizations. Each tool aligns with one or more areas of the **Assessment**, so when your people are learning a tool they are also improving their **Assessment**. When you implement the Invincible OS your organization will be taught the **Toolkit** in various ways using our **Process**.

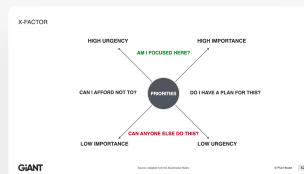
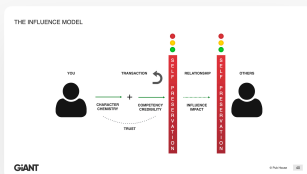
SUPPORT CHALLENGE MATRIX



GIANT

© Pub House

13



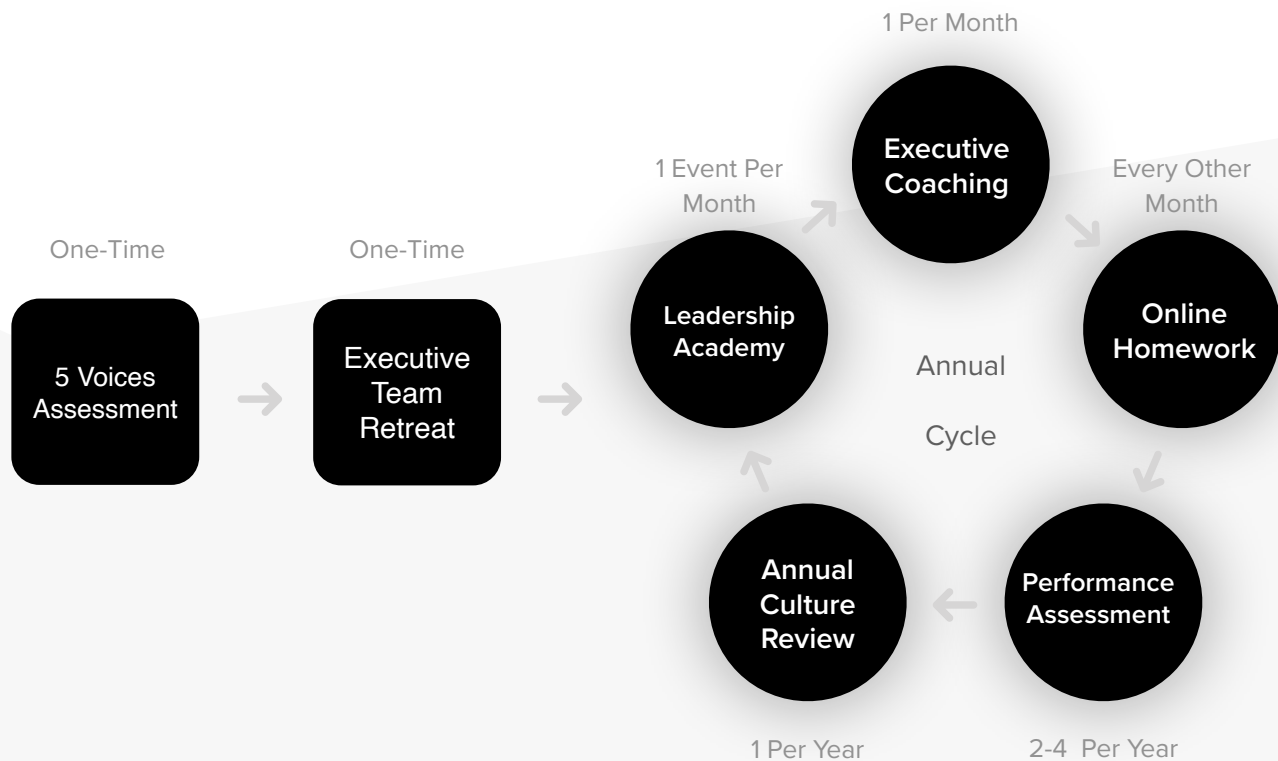
Over 65 Total

PROCESS OVERVIEW

What is the Process

Our **Assessment** provides you with an accurate view of your team and organizational health, and the insights in our **Toolkit** are capable of strengthening your scores. The **Process** is the rhythm that our certified experts will use to decide what to teach, and when, and to who.

Our **Process** is a mix of experiences that include everyone in the organization, from team members to leaders, in different ways. Our **Process** includes 1-on-1 coaching with leaders, team trainings and exercises, regular assessments to track progress, and even an annual review. Here's an easy-to-customize example:



Our **Process** incorporates the **Toolkit** into the regular rhythm of your organization to improve your **Assessment** scores, which in turn increases your productivity, improves your culture, helps your bottom line, and much more.

Suggested Rhythms (Updated 7/2/25)

The following is a suggested schedule for how to run this specific program. Each month is broken down to show when certain activities should take place, including workshops, group calls, and coaching sessions.

Month	Activity
June	{ Pre work: 5 Voices Assessment } <i>City Council Retreat in Rockport, TX // 5VLA Workshop #1 & #3 (Group A)</i>
July	<i>Finish 5VLA Workshop #3 / 5VLA Core Group Session (Group A)</i> <i>5V4T Workshop #1 (Group B) / (Pre work: 5 Voices Assessment)</i>
Aug	<i>5VLA Core Group Session (Group A)</i> <i>5V4T Core Group Session (Group B)</i>
Sept	<i>5VLA Workshop #2 (Group A) / (Pre work: Team Performance Assessment)</i> <i>5V4T Workshop #2 (Group B) / (Pre work: Team Performance Assessment)</i>
Oct	<i>5VLA Core Group Session (Group A)</i> <i>5V4T Core Group Session (Group B)</i>
Nov	<i>5VLA Workshop #4a (Group A)</i> <i>5V4T Workshop #3 (Group B)</i>
Dec	<i>5VLA Core Group Session (Group A)</i> <i>5V4T Core Group Session (Group B)</i>
Jan	<i>5VLA Workshop #4b (Group A) / (Pre work: Team Performance Assessment)</i> <i>5V4T Workshop #4a (Group B) / (Pre work: Team Performance Assessment)</i>
Feb	<i>5VLA Core Group Session (Group A)</i> <i>5V4T Core Group Session (Group B)</i>
Mar	<i>5VLA Workshop #5a (Group A)</i> <i>5V4T Workshop #4b (Group B)</i>
Apr	<i>5VLA Core Group Session (Group A)</i> <i>5V4T Core Group Session (Group B)</i>
May	<i>5VLA Workshop #5b (Group A) / (Pre work: Team Performance Assessment)</i> <i>5V4T Workshop #5a (Group B) / (Pre work: Team Performance Assessment)</i>
June	<i>5VLA Core Group Session (Group A)</i> <i>5V4T Core Group Session (Group B)</i>

Key: **Group A** = City Council & Leadership (*5 Voices Leader Academy; 5VLA*)
Group B = Executive Staff (*5 Voices for Teams; 5V4T*)

Pricing:

Offering	Description	Rhythm	Quantity	Price
5 Voices Leader Academy Workshops <i>(City Council & Leadership)</i>	Half day Sessions <i>(2-2.5 hour sessions)</i>	Every Other Month		\$3,000
Core Group Sessions <i>(2 groups; each group meets separately)</i>	75 min meeting to unpack learning, accountability, implementation	Every Other Month		\$800/group
5 Voices for Teams Workshops <i>(Executive Staff)</i>	Half day Sessions <i>(2-2.5 hour sessions)</i>	Every Other Month		\$3,000/session
GiANT OS PRO Account	Homework, assessments, resources, dashboard	Monthly		\$10/person
Administrative/Misc Costs <i>(travel, printing, materials, etc)</i>		One Time		\$3,000
COSTS DONOT INCLUDEE OS PRO ACCOUNT				
Monthly Investment				\$4,320
Monthly Investment (15% discount)				\$3,672



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider and act on Resolution No. 2025-125 to authorize the City Manager to waive a \$300 Special Permit Fee for Bastrop Market Days for the month of August.

AGENDA ITEM SUBMITTED BY:

Michaela Joyce, Main Street Manager

BACKGROUND/HISTORY:

Each month, Desiree Laux of Black and White Interiors hosts Bastrop Market Days. She applies and pays for a \$300 permit each month.

She applied for and paid the \$300 permit fee for the July event; however, due to inclement weather, the event unfortunately rained out.

Given the circumstances, she is respectfully requesting that the permit fee for the August event be waived. Since the July event could not be held despite her preparation and payment, this would be a helpful gesture of support for her continued efforts to bring activity and energy to downtown Bastrop.

FUNDING SOURCE:

N/A

RECOMMENDATION:

Approve Resolution No. R-2025-125.

ATTACHMENTS:

None

RESOLUTION NO. R-2025-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE CITY MANAGER TO WAIVE THE \$300 SPECIAL EVENT PERMIT FEE FOR BASTROP MARKET DAYS FOR THE MONTH OF AUGUST 2025; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop supports efforts to promote local businesses, increase foot traffic, and foster community engagement in the downtown district; and

WHEREAS, *Bastrop Market Days*, organized monthly by Desiree Laux of Black and White Interiors, has consistently contributed to the vibrancy and economic vitality of Downtown Bastrop; and

WHEREAS, Ms. Laux applied for and paid the required \$300 Special Event Permit Fee for the July 2025 event; however, the event was cancelled due to inclement weather and could not be rescheduled or held; and

WHEREAS, in recognition of the unforeseen circumstances and in support of Ms. Laux's continued commitment to organizing Bastrop Market Days, it is recommended that the City waive the \$300 permit fee for the August 2025 event as a goodwill gesture; and

WHEREAS, the City Council finds that this waiver supports the public interest by encouraging local entrepreneurship and enhancing the cultural and economic environment of the community.

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 waive the \$300 Special Event Permit Fee for *Bastrop Market Days* for the August 2025 event.

Section 2. That all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of the conflict.

Section 3. That this Resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 22nd day of July 2025.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary



APPROVED AS TO FORM:

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



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider and act to approve the Bastrop City Council minutes from the July 8, 2025, Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Victoria Psencik, Assistant City Secretary

BACKGROUND/HISTORY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the Bastrop City Council minutes from the July 8, 2025, Regular Meeting.

ATTACHMENTS:

- DRAFT July 8 Regular Meeting
- Exhibit A_July 8 Minutes

CITY OF BASTROP

BASTROP CITY COUNCIL

COMMUNITY PARTNER FUNDING PRESENTATIONS AND REGULAR CITY COUNCIL MEETING MINUTES

Tuesday, July 8, 2025

The Bastrop City Council met in a Community Partner Funding Presentations at 5:00 p.m. and a Regular Meeting at 6:30 p.m. on Tuesday, July 8, 2025, 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 Andres Rosales
Interim Assistant City Attorney Stanley Springerley
City Secretary Michael Muscarello
Assistant City Secretary Victoria Psencik
Assistant to the City Manager Vivianna Andres
Finance Director Judy Sandrussi
Main Street Manager, Michaela Joyce
Community Engagement Director Kathy Danielson
Community Engagement Admin. Asst. Elisa Puentes
Fleet and Facilities Manager Doug Haggerty
Development Services Director James Cowey
Police Chief Vicky Steffanic
Public Information Officer Colin Guerra
Parks & Recreation Director Terry Moore

1. **CALL TO ORDER – Community Partner Funding**
With a quorum present, Mayor Harris called the Community Partner Funding Presentations portion at 5:00 p.m.
2. **COMMUNITY PARTNER FUNDING**
 - 2A. **Review Funding Requests from Community Assets (HOT Fund) and Community Support Groups (General Fund) for FY 2026 and provide direction to staff.**

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

Community Support Group presentations were made by: American Legion Post 553, Bastrop CATS Anonymous, Bastrop County Emergency Food Pantry, Bastrop County First Responders, Bastrop County Women's Shelter, Bastrop Hope House, Bastrop County Long Term Recovery, Bastrop Pregnancy Resource Center, Bastrop Youth Soccer Organization, Camp Haven Sanctuary, Court

Appointed Special Advocates (CASA), Children's Advocacy Center, Combined Community Action, Connections Individual and Family Services, Feed The Need, Friendship Bible Baptist Church, In The Streets Hands Up High, Kerr Community Center, and Pines and Prairies Land Trust.

Community Asset Group presentations were made by: African American Cultural Center, Bastrop County Historical Society Museum, Bastrop Old Town Visitor Center, Bastrop Opera House, and Lost Pines Art Center.

Mayor Harris announced at 6:25 p.m. that the City Council would be in recess until 6:30 p.m., at which time the Regular City Council Meeting was scheduled to convene.

3. CALL TO ORDER REGULAR MEETING

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

4. PLEDGE OF ALLEGIANCE – United States of America and Texas Flags

Kaizlyn Mantonya, Kynzile Mantonya, Tailyn Havard, and Nyla Hall led the Pledge of Allegiance.

5. INVOCATION

City of Bastrop Police Chaplain Robert Oliver delivered the Invocation.

6. PRESENTATIONS

6A. **Mayor's Report**

6B. **Council Members' Report**

6C. **City Manager's Report**

1. Hannibal Lokumbe and BISD Students

2. Retreat Overview

3. Capital Project Update

a. Open Gov Progress

b. Park Projects

c. Street Projects

d. Bridge

e. Water

f. Wastewater

4. Budget

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

7. WORK SESSIONS / BRIEFINGS – NONE

8. CITIZEN COMMENT(S)

Citizen(s) addressing the City Council on an item, not on the agenda: Jan Opella, Tom Tagliabue, Rita Ward, Leslie Cosby, and Nancy Rabensburg.

Submitted a comment but did not wish to speak: Polly Frushay, Karen Bellinghausen, Lily Speir, Bill Bellinghausen, and Patrick Speir.

Following the conclusion of Citizen Comments, Mayor Harris announced that the City Council would proceed with Item 11B under Items for Individual Consideration. He further stated that he would recuse himself from discussion and action on Item 11B. At that point, Mayor Pro-Tem Kirkland assumed the role of presiding officer for the remainder of the City Council's consideration of the item.

11. ITEMS FOR INDIVIDUAL CONSIDERATION

11B. Consider and act on Resolution 2025-118 to authorize the City Manager to enter into a Memorandum of Understanding with the City of Austin regarding an Aquifer Storage and Recovery Project (ASR) Phase 1.

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

Presented by: Shay Ralls Roalson, Director of Austin Water; Marisa Flores Gonzalez, Water Resources Program Manager of Austin Water; and Emlea Chanslor, Public Information Program Manager of Austin Water

Citizen Comment submitted specifically to Item 11B: Heather Greene, Deborah Jones, and Carlos Liriano.

No action was taken on Item 11B.

Mayor Harris returned to the meeting as the presiding officer of the City Council meeting.

9. CONSENT AGENDA

9C. Consider action to approve Resolution No. R-2025-110 of the City Council of the City of Bastrop, Texas, approving an agreement for Emergency Communications Services between Bastrop County and the City of Bastrop, attached as Exhibit A; authorizing the City Manager to execute all necessary documents; providing for a repealing clause; and establishing an effective date.

Submitted by: Vicky Steffanic, Chief of Police

- 9D. **Consider and act on Resolution No. 2025-94 of the City Council of the City of Bastrop, Texas, approving the expenditure for the purchase of a dedicated Mayfest Park Rodeo Arena tractor, authorizing the City Manager to execute all necessary documents; and establishing an effective date.**

Submitted by: Doug Haggerty, Fleet & Facilities Manager

- 9E. **Consider and act on Resolution No. R-2025-116, approving an Agreement with Focused Advocacy to provide legislative & regulatory consulting services to the City of Bastrop, as attached in Exhibit A.**

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

- 9F. **Consider and act to approve the Bastrop City Council minutes from the June 12, 2025, Canvass of Election and Swear In of Candidates and the June 24, 2025, Regular Meeting.**

Submitted by: Victoria Psencik, Assistant City Secretary

Mayor Harris called for requests to remove any item from the Consent Agenda for separate discussion. Council Member Plunkett requested that Item 9A be removed due to a Conflict of Interest. Council Member Fossler requested that Item 9B be removed.

MOTION: Council Member Meyer moved to approve the Consent Agenda as presented with the exclusion of Item 9A and Item 9B. Mayor Pro-Tem Kirkland seconded the motion. Motion carried unanimously.

* * * * *

- 9A. **Consider and act on the second reading of Ordinance No. 2025-56 of the City of Bastrop, Texas, authorizing a one-time 50% fee reduction for the renewal of 2025 City of Bastrop alcohol permits.**

Submitted by: Michael Muscarello, City Secretary

MOTION: Mayor Pro-Tem Kirkland moved to approve the second reading of Ordinance No. 2025-56 as presented. Council Member Fossler seconded the motion. Motion carried 4-0 with Council Member Plunkett recusing his vote.

* * * * *

- 9B. **Consider and act on the second reading of Ordinance No. 2025-57, establishing 1.198 acres located at 101 Grady Tuck Lane, Bastrop, Texas, otherwise known as the Bark Park, as designated parkland.**

Submitted by: Terry Moore, Parks & Recreation Director

10. STAFF AND BOARD REPORTS – NONE

11. ITEMS FOR INDIVIDUAL CONSIDERATION

- 11A. **Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025- 115 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 2025 - 2026 assessment roll for the District; and containing other provisions related to the Hunters Crossing Public Improvement District and the Hunters Crossing Local Government Corporation; and move to include on the July 22, 2025 City Council Consent Agenda for a second reading.**

Submitted and Presented by: Judy Sandroussi, Finance Director

Mayor Harris opened the Public Hearing at 8:41 p.m. for the Fiscal Year 2026 Annual Service Plan Update for Hunters Crossing PID listed in Item 11A.

Public Hearing: No comments were submitted.

Mayor Harris closed the Public Hearing at 8:41 p.m. for the Fiscal Year 2026 Annual Service Plan Update for Hunters Crossing PID listed in Item 11A.

MOTION: Council Member Plunkett moved to approve the first reading of Ordinance No. 2025-115 as presented and to include on the July 22, 2025 Agenda for the second reading. Mayor Pro-Tem Kirkland seconded the motion. Motion carried unanimously.

- 11C. **Consider Action to approve the first reading of Ordinance No. 2025-59 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.05.006 Titled "SH 21 Frontage Road Speed Limits," amending the location and speed on SH 21 in the city limits of the City of Bastrop; repealing all prior ordinances that are in conflict herewith; and providing for findings of fact, enactment, codification, effective date, repealer severability, proper notice and meeting, and move to include on July 22nd, 2025, Consent Agenda for second reading.**

Submitted and Presented by: Vicky Steffanic, Chief of Police

MOTION: Council Member Plunkett moved to approve the first reading of Ordinance No. 2025-59 as presented and to include on the July 22, 2025 Agenda for the second reading. Mayor Pro-Tem Kirkland seconded the motion. Motion carried unanimously.

- 11D. **Consider and act on the first reading of Ordinance No. 2025-60, amending the Code of Ordinances, Chapter 12 Titled "Traffic and Vehicle," Article 12.03.004 Titled "Installation" amended to read as described and attached hereto as Exhibit A; and move to include on the July 22, 2025, Agenda for a second reading.**

Submitted and Presented by: Vicky Steffanic, Chief of Police

MOTION: Mayor Pro-Tem Kirkland moved to the first reading of Ordinance No. 2025-60 as presented and to include on the July 22, 2025 Agenda for the second reading. Council Member Lowe seconded the motion. Motion carried unanimously.

12. ADJOURNMENT

Upon receiving a motion duly made and seconded to adjourn, the July 8th Community Partner Funding and Regular Meeting was adjourned at 8:47 p.m.

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

ATTEST:

Victoria Psencik, Assistant City Secretary



CONFLICT OF INTEREST STATEMENT

I, Ishmael Harris, a local public official of the City of Bastrop, Texas (the City), make this affidavit and hereby on oath state the following:

Action being contemplated by the (please circle) City Council or Board/Commission at the July 8, 2025 Meeting, Agenda Item 11B may have an effect on a business entity or real property in which I have an interest. Such interest may be a "substantial interest" as that term is defined in Chapter 171 of the Texas Local Government Code. The action being contemplated may have a special economic effect on the business entity or real property distinguishable from the effect on the public.

1. The business entity or real property in which I have an interest is described as follows (*name; address; or lot description*): Employer

2. The nature and extent of my interest in the business entity or real property is herein described by stating that either I or a person related to me in the first degree by consanguinity (*blood*) or affinity (*marriage*), as determined by Chapter 573 of the Texas Government Code (*check all that apply*):

- ☐ own 10% or more of the voting stock or shares of the business entity;
- ☐ own 10% or more of the fair market value of the business entity;
- ☐ own \$15,000 or more of the fair market value of the business entity; and/or
- ☐ received funds that exceed 10% of gross income for the previous year;
- ☐ has an equitable or legal ownership in real property with a fair market value of \$2,500 or more.

3. Alternatively, even if I do not have a "substantial interest" as defined by Chapter 171 of the Texas Local Government Code, I am filing this affidavit so to avoid the appearance of impropriety. My interest may be described as follows:

They are my employer

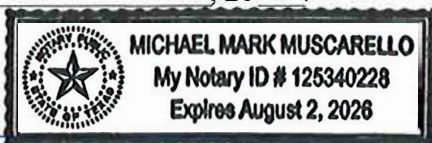
*** AFFIDAVIT ***

Upon the filing of this affidavit with the City/Board Secretary, I affirm that I shall abstain from any discussion, vote, or decision involving this business entity or real property unless a majority of the members of the governmental entity of which I am a member is likewise required to file and has filed affidavits declaring similar interests on the same official action.

SIGNED this 8th day of June 2025.

Ishmael Harris
Signature of Affiant

SWORN TO AND SUBSCRIBED BEFORE ME on this the 8th day of June, 2025.



Michael Mark Muscarello
Notary Public in and for the State of Texas
My Commission Expires: _____



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Conduct a public hearing, consider and act to approve the request for a variance to Bastrop Code of Ordinances Article 4.02.005 Sale of Alcoholic Beverages, Separation Requirements from Church, Public or Private School, or Public Hospital, on property located at 1006 Main Street, within the city limits of Bastrop, Texas.

AGENDA ITEM SUBMITTED BY:

Submitted by: Andres Rosales, Assistant City Manager

BACKGROUND/HISTORY:

Permitted locations of alcohol sales are established by three location criteria: zoning district, frontage along specified sections of road, and proximity to churches, schools, and public hospitals. When a site is in a zoning district or along a road frontage that allows the use, but distance to a church, school, or hospital prohibits alcohol sales, the Texas Alcoholic Beverage Code gives City Council the authority to approve a variance to the distance requirement. It is located on Main Street near the intersection with Chestnut Street. The location meets the separation requirements from the nearest public school and private school, but the church measurement is less than the required three hundred (300)-foot separation.

Alcohol sales currently exist in the downtown area with Neighbor's Kitchen and Yard, Anita's, Paw Paw's, Bastrop Beer Company, Old Town, and others having permits for the sale of alcohol.

Notice was provided in the Elgin Courier on July 2, 2025. Notice was sent to each address located within 300 feet of the project on July 7, 2025. At the time of this report, no responses have been received.

Article 4.02.005 Separation Requirements from Church, Public or Private School, or Public Hospital

(a) No person shall sell or engage in the business of selling any alcoholic beverage where the place of business of such person is located within three hundred (300) feet of any church, public or private school, or public hospital

The premise requesting the variance is Numero 28 Bastrop LLC, located at 1006 Main Street, which is within three hundred (300) feet of church property (Calvary Episcopal Church). A change in ownership at this location has occurred and a new permit holder will cover the premise.

Article 4.02.006 Variance to Separation Requirements

(b) The council may provide variances if, after notice and a public hearing, the council determines that enforcement of the regulation in a particular instance:

- (1) is not in the best interest of the public;
- (2) constitutes waste or inefficient use of land or other resources;
- (3) creates an undue hardship on an applicant;
- (4) does not serve its intended purpose;
- (5) is not effective or necessary; or
- (6) for any other reason the council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

(c) The council may consider the written consent to a variance under this section from each church, public or private school, public hospital within 300 feet from the applicant's proposed place of business filed by the applicant with the Planning Department to be a sufficient justification for a variance.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Conduct a public hearing, consider and act to approve of the request for a variance to Bastrop Code of Ordinances Article 4.02.005 Sale of Alcoholic Beverages, Separation Requirements from Church, Public or Private School, or Public Hospital, on property located at 1006 Main Street, within the city limits of Bastrop, Texas.

ATTACHMENTS:

- 1. Resolution
- 2. Exhibit A - Locator Map
- 3. Church Letter

RESOLUTION NO. R-2025-120

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, GRANTING A VARIANCE TO BASTROP CODE OF ORDINANCES ARTICLE 4.02.005, SALE OF ALCOHOLIC BEVERAGES, SEPARATION REQUIREMENTS FROM CHURCH, PUBLIC OR PRIVATE SCHOOL, OR PUBLIC HOSPITAL, ON PROPERTY LOCATED AT 1006 MAIN STREET, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A; PROVIDING FOR REPEALER; SEVERABILITY; AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City of Bastrop ("City") has general authority to adopt an ordinance, resolution, or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, Numero 28 Bastrop LLC, the applicant representing 1006 Main Street, acknowledges that the property is located within 300 feet of a church, public or private school, or public hospital, and therefore is located within the area which would require a variance from the measurement of applicable distances which are set forth by the State of Texas in the Alcoholic Beverage Code; and

WHEREAS, Calvary Episcopal Church's entrance door is within 300 feet of the entrance door of where Numero 28 Bastrop LLC is located; and

WHEREAS, authority is granted to the City Council to allow variances in the Texas Alcoholic Beverage Code, Chapter 107.33; and

WHEREAS, public notice was sent in accordance with the Bastrop Code of Ordinances Section 4.02.006 - Variance to separation requirements

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Execution: The City Council approves and authorizes the execution of Resolution No. R-2025-120 (attached and incorporated herein as Exhibit A.

- Section 3.** The City Council grants the variance to Bastrop Code of Ordinances Article 4.02.005, Sale of Alcoholic Beverages, Separation Requirements from church, public or private school, or public hospital, on property located at 1006 Main Street, within the city limits of Bastrop, Texas
- Section 4. Repealer:** To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that 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 regulated.
- Section 5. Severability:** Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution 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 Resolution.
- Section 6. Effective Date:** This Resolution 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, its Code of Ordinances, and the laws of the State of Texas.
- Section 7. Proper Notice & Meeting:** It is hereby officially found and determined that 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 Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 22nd day of July 2025.

[Signature Page Follows]

THE CITY OF BASTROP, TEXAS:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

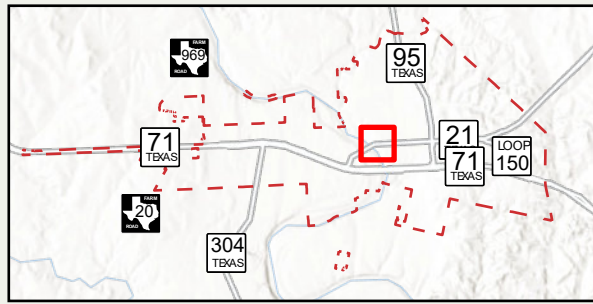
City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



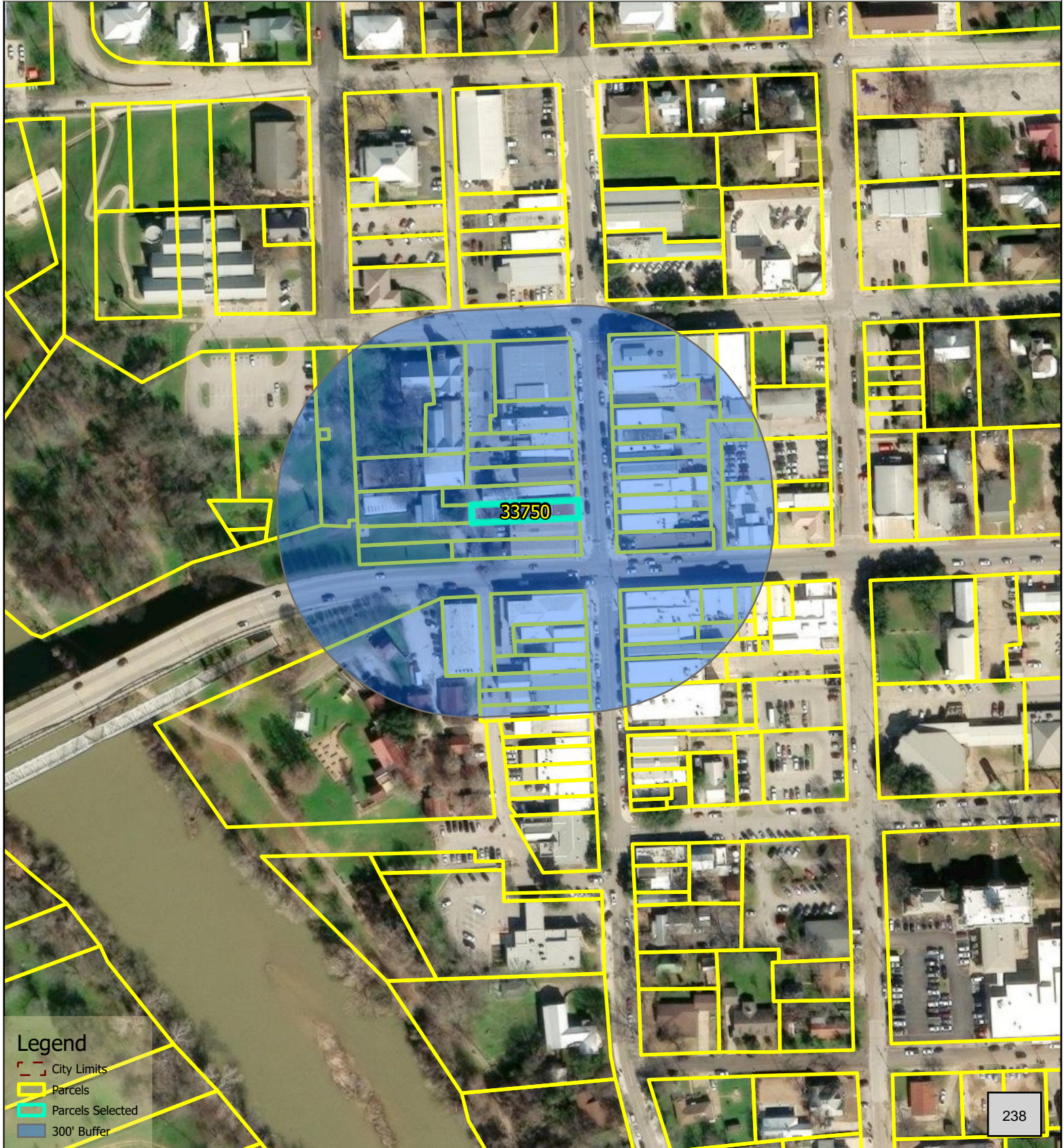
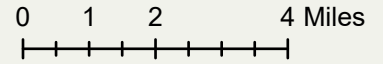
PID 33750

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.

Current Time: 7/7/2025 2:48 PM



Item 9A.



Legend

- City Limits
- Parcels
- Parcels Selected
- 300' Buffer

05/30/2025

City of Bastrop
Assistant City Secretary
1311 Chestnut Street
Bastrop, TX 78602

RE: Support for Variance Request – Proximity to Church

To Whom It May Concern,

This letter is to confirm that Calvary Episcopal Church, located at 1028 Main Street, Bastrop, Texas 78602, does not object to the issuance of a Texas Alcoholic Beverage Commission license to **Número 28 Bastrop LLC**, located at 1006 Main Street, Bastrop, Texas 78602, despite its proximity to our church.

We understand that under the Texas Alcoholic Beverage Code, certain distance restrictions apply to businesses seeking to obtain a liquor license when located within 300 feet of a church. However, after careful consideration, we wish to express our formal support for a variance and confirm that we have no objection to **Número 28 Bastrop** operating and serving alcoholic beverages at the above-mentioned location.

We respectfully request that the Texas Alcoholic Beverage Commission consider this letter as a statement of support for the variance to allow the business to proceed with the licensing process.

If additional information or clarification is needed, please feel free to contact us at (512) 303-7515 or <https://cecbastrop.org>


Sincerely,

Print Name

Mr Matt Stone

Signature

Title

June 5th 2005 



STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider and act on the first reading of Ordinance No. 2025-61 to approve a map depicting the Municipal Boundary "City Limits" and the Extraterritorial Jurisdiction "ETJ" as required by State Law and move to include on the August 12, 2025, Agenda for a second reading.

Submitted by: Robert Barron, GIS Manager

ORDINANCE NO. 2025-61

AGENDA ITEM SUBMITTED BY:

Robert Barron, GIS Manager

BACKGROUND/HISTORY:

Ordinance No. 2025-61 "City Limits and ETJ Map" will replace Ordinance No. 2024-27 City Limits and ETJ Map.

This map shows the annexations and disannexations from 2011 to current date 2025 and would like to formally have the newest 2025 city limits official adopted.

POLICY EXPLANATION:

TEX. LOC. GOV'T CODE §41.001. S.B. 1303, enacted in 2019, required home rule cities 'not later than January 1, 2020, (a) create, or contract for the creation of, and make publicly available a digital map that must be made available without charge and in a format widely used by common geographic information system software; and to make the digital map available on the City's website.

RECOMMENDATION:

Act on Ordinance No. 2025-61, of the City of Bastrop, Texas, for the approval of City Boundary and ETJ hardcopy map and a hosted digital map as described.

ATTACHMENTS:

Ordinance No. 2025-49 Annexation of Valverde Section 2 Phase 4.pdf

2011 – 2025 Annexation.pdf

PowerPoint_5_27_new version.pptx

ORDINANCE NO. 2025-61

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS CITY COUNCIL APPROVING THE OFFICIAL MUNICIPAL BOUNDARY AND EXTRATERRITORIAL JURISDICTION MAP OF THE CITY OF BASTROP; DIRECTING THIS ORDINANCE AND MAP TO BE FILED, RECORDED, AND MADE AVAILABLE AS PROVIDED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (the “City”) is required to update its boundary and extraterritorial jurisdiction map; and

WHEREAS, an official map must be recorded with various governmental agencies to ensure that the city receives any sales taxes generated by the newly annexed or disannexed areas; and

WHEREAS, S.B. 1303, enacted in 2019, is the law that sets the rules and procedures to be followed for recording.

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

Section 1. The City’s Geographic Information System (GIS) Department has reviewed all annexations and disannexations from 2011 to the present. Attached hereto is ***Exhibit A***, the official City’s Boundary and Extraterritorial Jurisdiction Map dated June 6, 2025.

Section 2. The City Secretary is directed to file certified copies of these documents with the appropriate governmental agencies within thirty (30) days.

Section 3. Should any portion or part of this Ordinance be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Section 4. This Ordinance shall be in full force and effect from and after its passage. Upon approval and execution, this Ordinance shall repeal, replace, and supersede any prior version and be deemed final (subject to any subsequent amendment as allowed by law).

Section 5. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was posted, was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, and adopted as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

DULY ORDAINED AND ADOPTED by the Bastrop City Council on first reading on this the 22nd day of July 2025.

DULY ORDAINED AND ADOPTED by the Bastrop City Council on second reading on this the 12th day of August 2025.

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

ATTEST:

APPROVED AS TO FORM:

Michael Muscarello, City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech,
P.C., City Attorney – Interim City Attorney

ORDINANCE NO. 2025-49

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, ANNEXING A TRACT OF LAND DESCRIBED AS VALVERDE SECTION 2 PHASE 4, FOR 23.298 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, MORE COMMONLY KNOWN AS THE VALVERDE SUBDIVISION; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Bastrop, Texas (the "City") is a home rule municipality located in Bastrop County, Texas acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about July 1, 2024, Continental Homes of Texas, L.P. a Texas limited partnership (the "owner") submitted a petition for voluntary annexation of the property described as being 23.298 +/- acres of land out of the Nancy Blakey Survey Abstract 98, located west of FM 969, within the Extraterritorial Jurisdiction as shown in Exhibit "A" (the property), which is attached hereto and incorporated herein for all purposes; and

WHEREAS, in accordance with Texas Local Government Code Chapter 43, public notice was given, and a public hearing was held before the City Council regarding annexation; and

WHEREAS, Texas Local Government Section 51.001 provides the City general authority to adopt an Ordinance or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

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

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of Bastrop authorizes the execution of the Valverde

Section 2 Phase 4 Annexation described in Exhibit "A" which is attached here to and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e. corporate limits) of the City of Bastrop, Texas and is made an integral part, hereof. The official map and boundaries of the City are hereby amended and revised so as to include the area annexed.

A Service Plan prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit "B" and incorporated here for all intents and purposes. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the city and hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

Section 3. The City Secretary is hereby directed to include this Ordinance in the records of the City and to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction. The City Secretary is hereby instructed to file a certified copy of this ordinance and the updated maps with the Bastrop County Clerk.

Section 4. Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 5. Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 7. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance 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 Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature Page to Follow]

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 13th day of May 2025.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 27th day of May 2025.

APPROVED:

by: 
John Kirkland, Mayor Pro-Tem

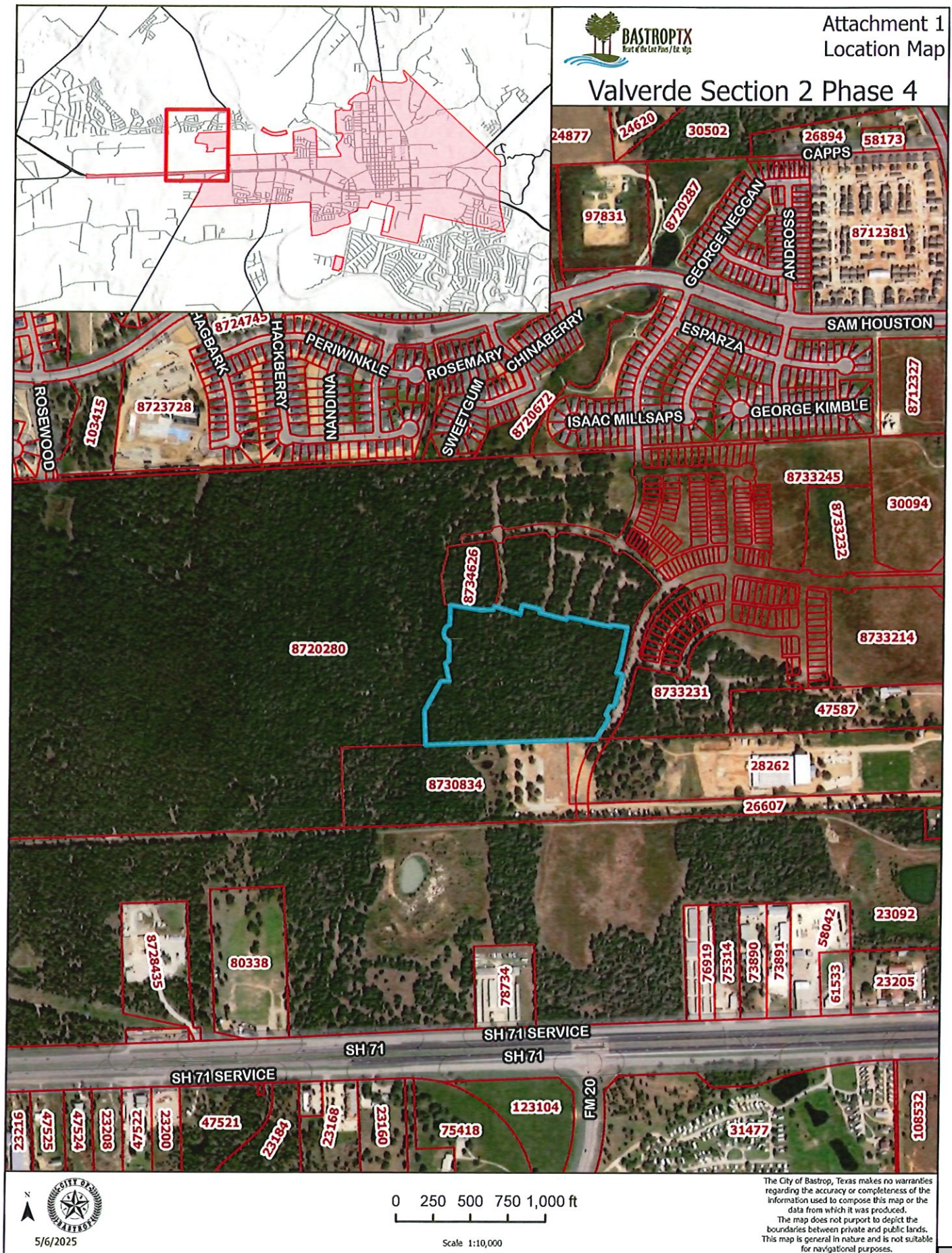
ATTEST:


Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:


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





MUNICIPAL SERVICES PLAN

MUNICIPAL SERVICES PLAN FOR THE VALVERDE SUBDIVISION

This Municipal Services Plan ("**Plan**") is created on this 13th day of May, 2025 by the City of Bastrop, Texas, a home rule municipality of the State of Texas ("**City**").

RECITALS

WHEREAS, the described tract is situated in Bastrop County, Texas, and consists of approximately 23.298+/- acres of land situated in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("**Property**"); and

WHEREAS, Continental Homes of Texas, L.P. (the "**Owner**") has entered into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the "**Development Agreement**") and is hereby voluntarily requesting full-purpose annexation of the Property; and

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.
2. **INTENT.** It is the intent of the City that this Plan provides for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** The City provides municipal police protection through a City Police Department and will provide the service to the area once annexed.
- b. **Fire Services.** The Property is within the ESD #1 Service Area. The City of Bastrop Fire Department will provide aid through the Mutual Aid Agreement with ESD #1 until such services are transferred.
- c. **Building Inspection/Code Enforcement Services.** The City of Bastrop will provide building inspection and code enforcement services upon annexation.
- d. **Libraries.** Bastrop Public Library provides library services.
- e. **Environmental Health & Health Code Enforcement.** Complaints of ordinance or regulation violations within this area will be answered and investigated by City personnel, beginning with the effective date of the annexation ordinance.
- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance.
- h. **Street & Drainage Maintenance.** The City will provide street and drainage maintenance to public streets in the Property in accordance with standard City policy as the Property develops.
- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street name signs, traffic control devices, and other traffic system design improvements to the Property.
- k. **Sanitation/Solid Waste Collection & Disposal.** The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to

Texas Disposal Systems, which will be notified of all newly annexed parcels.

- l. Water Service.** The Property will be served with water by the City of Bastrop. Extension of services to serve the Property will be at the Owner's expense, except as may be set forth in the Development Agreement.
- m. Sewer Service.** The Property will be served by wastewater service by the City of Bastrop. Extension of services to serve the Property will be at the Owner's expense, except as may be set forth in the Development Agreement.
- n. Miscellaneous.** All other applicable municipal services will be provided to the Property in accordance with policies established by the City.

It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

- 5. AUTHORITY.** City represents that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Plan.
- 6. SEVERABILITY.** If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- 7. INTERPRETATION.** The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
- 8. GOVERNING LAW AND VENUE.** This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Bastrop County, Texas such that exclusive venue for any action arising out of this Plan shall be in Bastrop County, Texas.
- 9. NO WAIVER.** The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan.
13. **PLAN BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Plan is binding on and inures to the benefit of the Parties, their successors, and assigns. The term of this Plan constitutes covenants running with the land comprising the Property and is binding on the Owner.
14. **ENTIRE PLAN.** It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understanding, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated or terminated orally.

[The remainder of this page intentionally left blank.]

EXHIBIT B

EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Bastrop, Texas

A Texas home-rule municipal corporation

Attest:

By: *Victoria Psencik*

Name: Victoria Psencik

Title: Assistant City Secretary

By: *Sylvia Carrillo-Trevino*

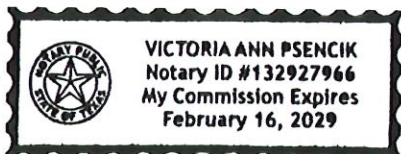
Name: Sylvia Carrillo-Trevino

Title: City Manager

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this 2nd day of June, 2025, by Sylvia Carrillo, City Manager of the City of Bastrop, Texas, a Texas home rule municipal corporation, on behalf of said corporation.




Victoria Psencik
Notary Public, State of Texas

EXHIBIT B**OWNER:**

Continental Homes of Texas, L.P.
(a Texas limited partnership)

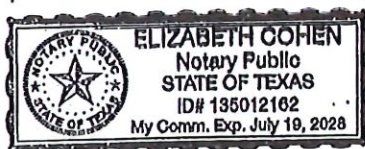
By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: 
Name: Joel M. Wixson
Title: Assistant Secretary

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this 3rd day of June, 2025, by Joel M. Wixson, Assistant Secretary, of CHTEX of Texas, Inc., a Delaware corporation, the general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said entities.




Notary Public, State of Texas

OFFICIAL PUBLIC RECORDS



Krista Bartsch
KRISTA BARTSCH, County Clerk

Bastrop Texas
June 04, 2025 04:11:47 PM **202509559**
FEE: \$61.00

ORDINANCE NO. 2025-49

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, ANNEXING A TRACT OF LAND DESCRIBED AS VALVERDE SECTION 2 PHASE 4, FOR 23.298 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, MORE COMMONLY KNOWN AS THE VALVERDE SUBDIVISION; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

- WHEREAS,** the City of Bastrop, Texas (the "City") is a home rule municipality located in Bastrop County, Texas acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and
- WHEREAS,** on or about July 1, 2024, Continental Homes of Texas, L.P. a Texas limited partnership (the "owner") submitted a petition for voluntary annexation of the property described as being 23.298 +/- acres of land out of the Nancy Blakey Survey Abstract 98, located west of FM 969, within the Extraterritorial Jurisdiction as shown in Exhibit "A" (the property), which is attached hereto and incorporated herein for all purposes; and
- WHEREAS,** in accordance with Texas Local Government Code Chapter 43, public notice was given, and a public hearing was held before the City Council regarding annexation; and
- WHEREAS,** Texas Local Government Section 51.001 provides the City general authority to adopt an Ordinance or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and
- WHEREAS,** the City finds that this Ordinance was passed and approved at a meeting

Section 2 Phase 4 Annexation described in Exhibit "A" which is attached here to and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e. corporate limits) of the City of Bastrop, Texas and is made an integral part, hereof. The official map and boundaries of the City are hereby amended and revised so as to include the area annexed.

A Service Plan prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit "B" and incorporated here for all intents and purposes. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the city and hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

Section 3. The City Secretary is hereby directed to include this Ordinance in the records of the City and to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction. The City Secretary is hereby instructed to file a certified copy of this ordinance and the updated maps with the Bastrop County Clerk.

Section 4. Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

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Section 6. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

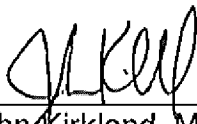
Section 7. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature Page to Follow]


READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 13th day of May 2025.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 27th day of May 2025.

APPROVED:

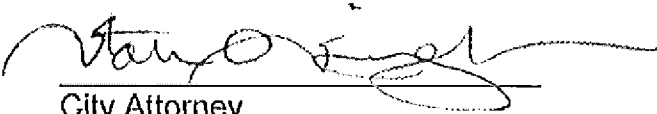
by: 
John Kirkland, Mayor Pro-Tem

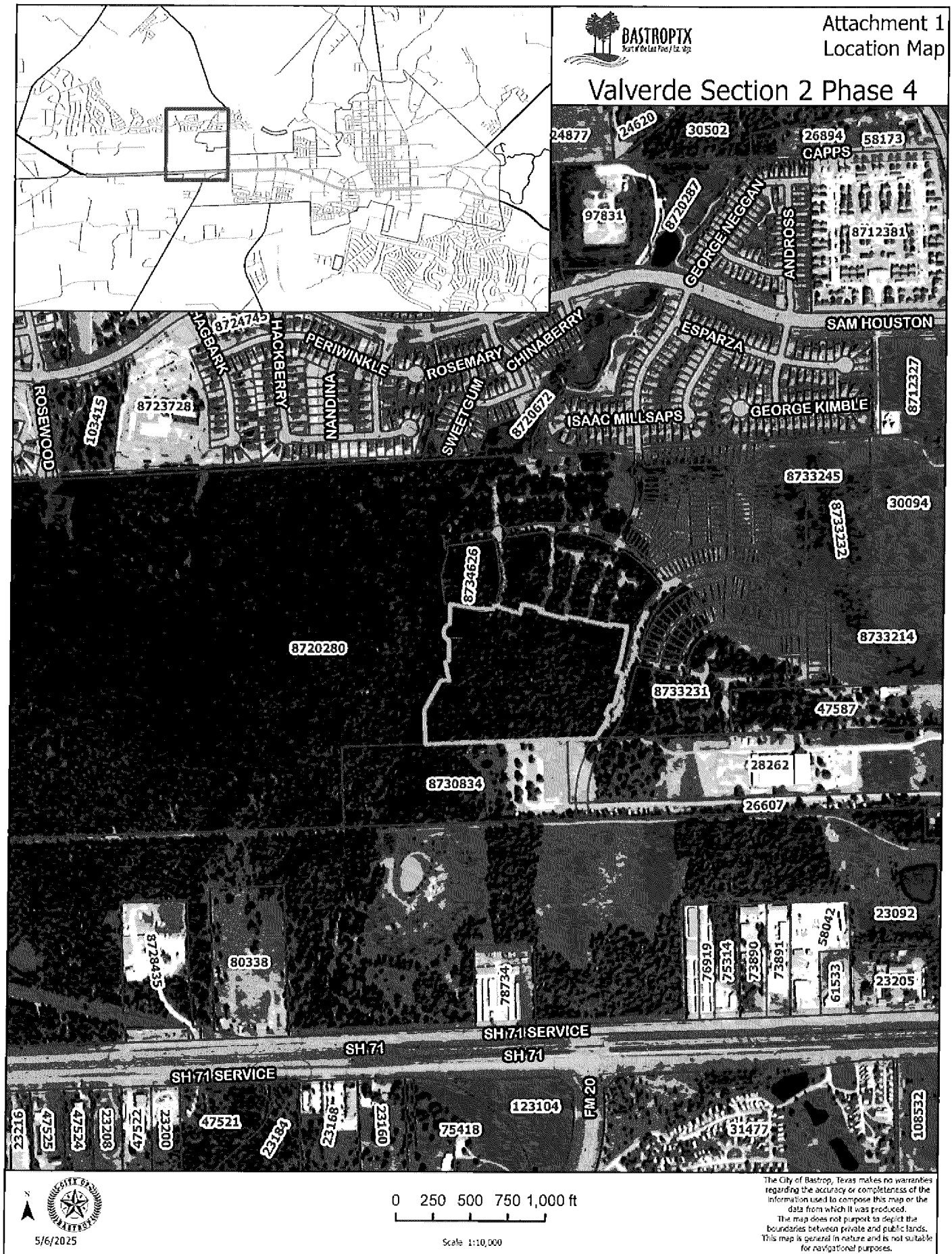
ATTEST:


Victoria Psencik, Assistant City Secretary



APPROVED AS TO FORM:


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



MUNICIPAL SERVICES PLAN

MUNICIPAL SERVICES PLAN FOR THE VALVERDE SUBDIVISION

This Municipal Services Plan ("**Plan**") is created on this 13th day of May, 2025 by the City of Bastrop, Texas, a home rule municipality of the State of Texas ("**City**").

RECITALS

WHEREAS, the described tract is situated in Bastrop County, Texas, and consists of approximately 23.298+/- acres of land situated in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("**Property**"); and

WHEREAS, Continental Homes of Texas, L.P. (the "**Owner**") has entered into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the "**Development Agreement**") and is hereby voluntarily requesting full-purpose annexation of the Property; and

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.
2. **INTENT.** It is the intent of the City that this Plan provides for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

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- a. **Police Services.** The City provides municipal police protection through a City Police Department and will provide the service to the area once annexed.
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- d. **Libraries.** Bastrop Public Library provides library services.
- e. **Environmental Health & Health Code Enforcement.** Complaints of ordinance or regulation violations within this area will be answered and investigated by City personnel, beginning with the effective date of the annexation ordinance.
- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance.
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- 7. INTERPRETATION.** The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
- 8. GOVERNING LAW AND VENUE.** This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Bastrop County, Texas such that exclusive venue for any action arising out of this Plan shall be in Bastrop County, Texas.
- 9. NO WAIVER.** The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.

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14. **ENTIRE PLAN.** It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understanding, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated or terminated orally.

[The remainder of this page intentionally left blank.]

EXHIBIT B

EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Bastrop, Texas
A Texas home-rule municipal corporation

Attest:

By: Victoria Psencik

Name:Victoria Psencik

Title: Assistant City Secretary

By: Sylvia Carrillo

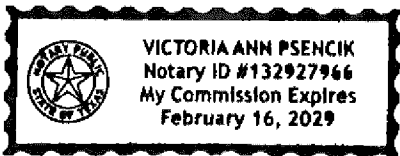
Name:Sylvia Carrillo-Trevino

Title: City Manager

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this 2nd day of June, 2025, by Sylvia Carrillo, City Manager of the City of Bastrop, Texas, a Texas home rule municipal corporation, on behalf of said corporation.



Victoria Psencik
Notary Public, State of Texas

EXHIBIT B

OWNER:

Continental Homes of Texas, L.P.
(a Texas limited partnership)

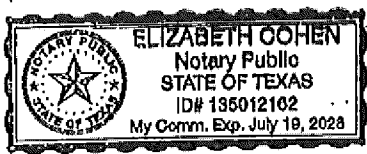
By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: [Signature]
Name: Joel M. Wixson
Title: Assistant Secretary

THE STATE OF TEXAS

COUNTY OF BASTROP

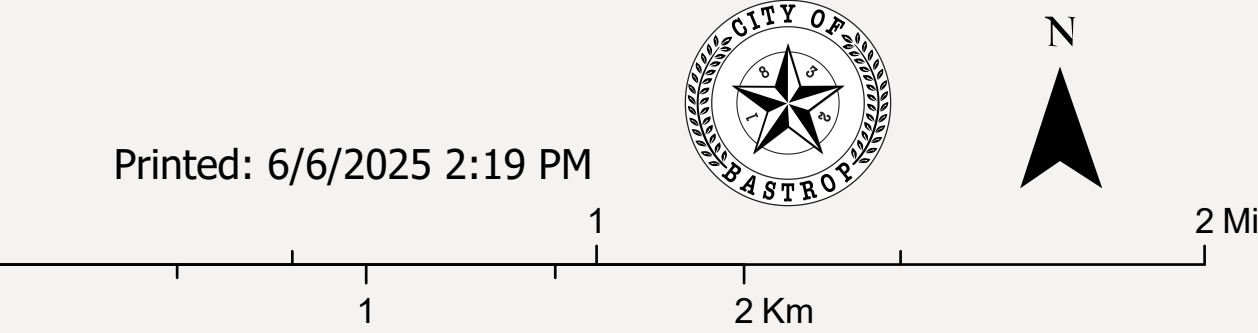
This instrument was acknowledged before me on this 3rd day of June, 2025, by Joel M. Wixson, Assistant Secretary, of CHTEX of Texas, Inc., a Delaware corporation, the general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said entities.



[Signature]
Notary Public, State of Texas

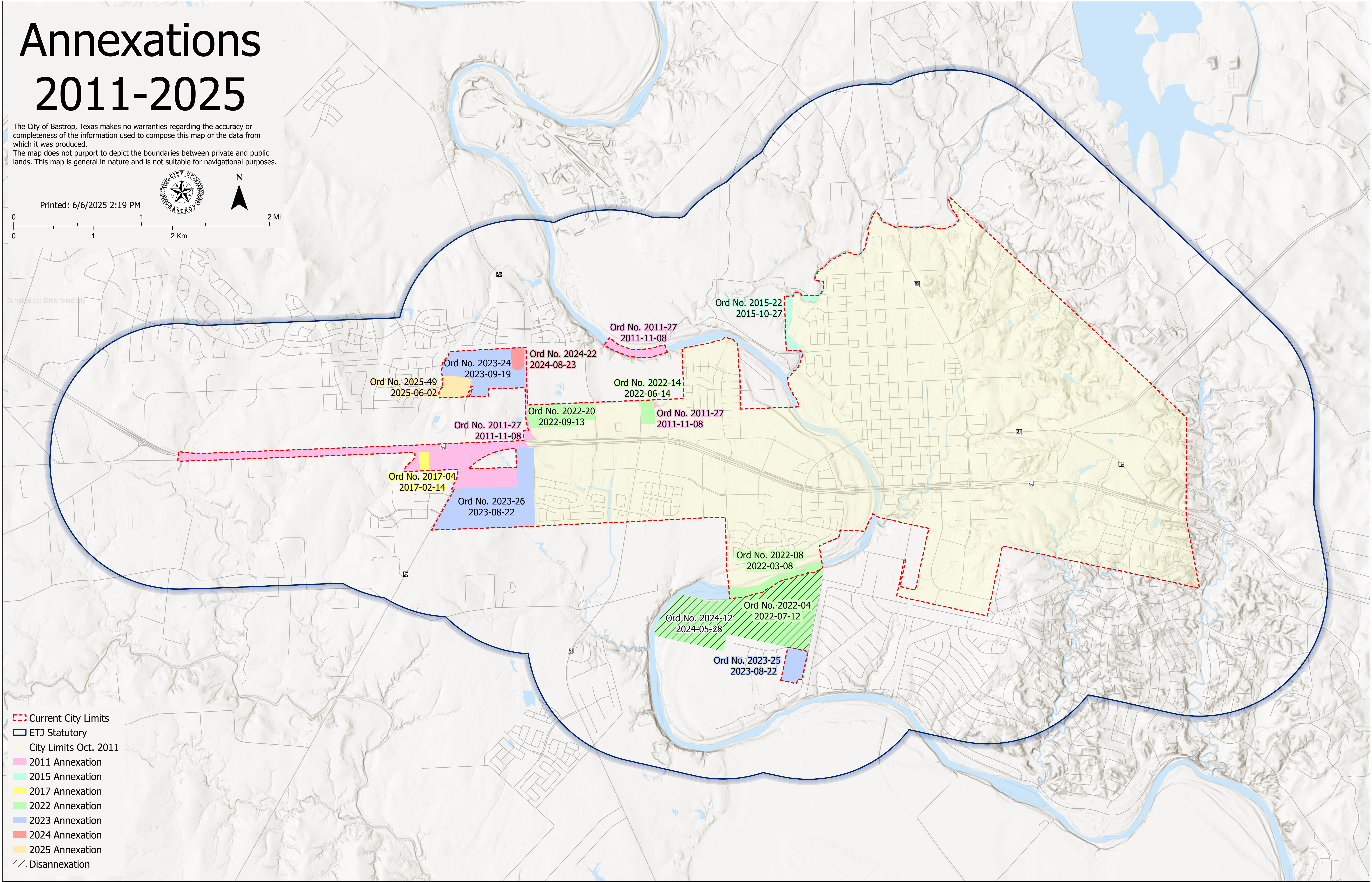
Annexations 2011-2025

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced.
The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



Compiled by: Emily Wimberly

- Current City Limits
- ETJ Statutory
- City Limits Oct. 2011
- 2011 Annexation
- 2015 Annexation
- 2017 Annexation
- 2022 Annexation
- 2023 Annexation
- 2024 Annexation
- 2025 Annexation
- /// Disannexation





STAFF REPORT

MEETING DATE: July 22, 2025

TITLE:

Consider and act on Resolution No. R-2025-114, authorizing the City Manager to approve Change Order #3 to the Construction Contract with Joe Bland Construction, LLC for the construction of Agnes Street Extension.

AGENDA ITEM SUBMITTED BY:

Submitted by: Elizabeth Wick, CFM, Project Manager

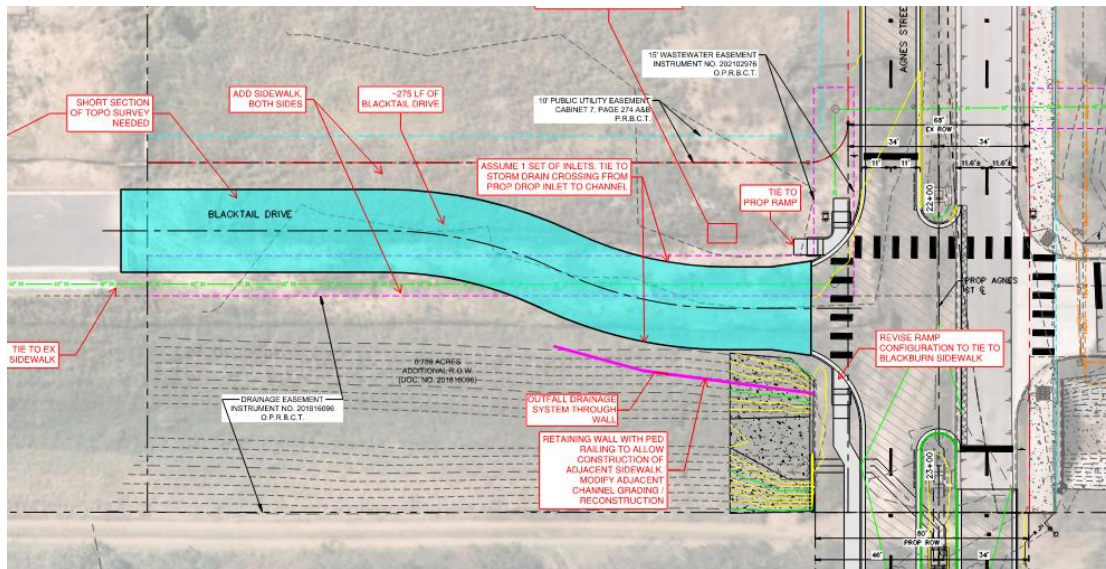
BACKGROUND/HISTORY:

On October 1, 2024, City Council passed Resolution No. 2024-130 entering into a construction contract with Joe Bland Construction for the construction of Agnes Street Extension project.

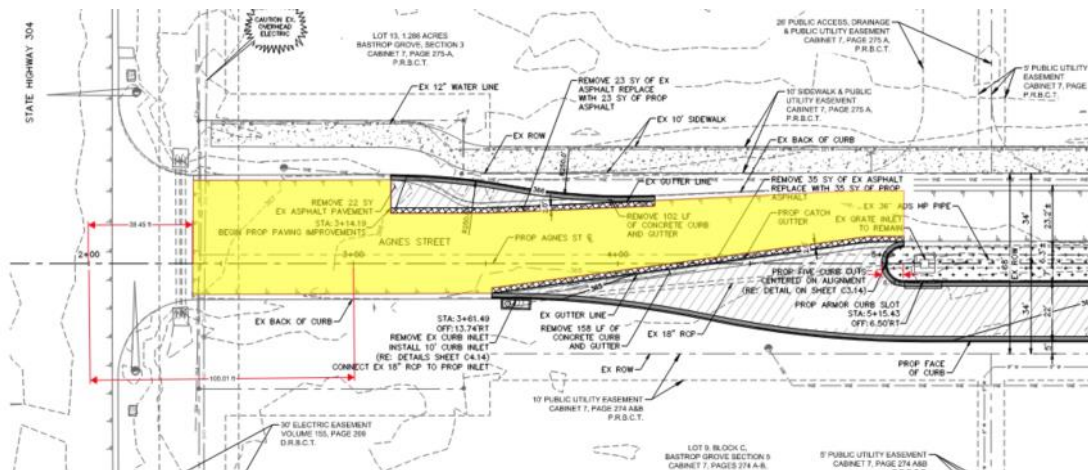
Since the start of construction, there have been two deductive change orders. Change Order #1 reflects Bluebonnet rather than the Contractor installing the streetlights, relocation of a fire hydrant assembly, and upgrading to an 8'x8' storm junction box at the Orchard Parkway connection. Change Order #2 reflects a decrease in price from Bluebonnet's previously provided invoice and modification of curb ramps at Future Orchard Parkway to address comments from the TDLR report.

On April 22, 2025, City Council passed Resolution No. 2025-81 authorizing Amendment #2 to the original Professional Services Agreement with Kimley-Horn for the design and construction phase services of Agnes Street Extension. Amendment #2 includes the additional services to design Blacktail Drive, connecting the existing terminus to Agnes Street.

Change Order #3 includes the construction of Blacktail Drive, connecting the existing terminus which is approximately 260' south of Agnes Street to Agnes Street. Blacktail Drive will be a 2-lane undivided section with sidewalks along the west and east parkways. The horizontal alignment and vertical profile will be based on a 30-mph design speed.



Change Order #3 includes mill and inlay at the intersection of SH 304, limits are shown below in yellow. This will remove the existing stripping and provide a clean intersection to avoid any unnecessary confusion from vehicular traffic and eliminate safety concerns.



FISCAL IMPACT:

Construction Contract	\$3,246,606.00
Change Order #1	(-) \$126,804.50
Change Order #2	(-) \$10,466.68
Change Order #3*	\$348,911.00
Grand Total	\$3,458,245.82

*See attachment for itemized cost

RECOMMENDATION:

Authorize the approval of Change Order #3 to the Construction Contract with Joe Bland Construction, LLC.

ATTACHMENTS:

1. Resolution No. R-2025-114
2. Change Order #3

RESOLUTION NO. R-2025-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING CHANGE ORDER #3 TO THE CONSTRUCTION CONTRACT WITH JOE BLAND CONSTRUCTION, LLC FOR THE CONSTRUCTION OF AGNES STREET EXTENSION FOR A NOT TO EXCEED AMOUNT OF THREE HUNDRED FORTY-EIGHT THOUSAND NINE HUNDRED ELEVEN DOLLARS AND ZERO CENTS (\$348,911.00); AS ATTACHED IN EXHIBIT A.

WHEREAS, the City of Bastrop approved Resolution No. R-2025-81 on April 22, 2025, approving Amendment #2 to the original Professional Services Agreement with Kimley-Horn for the design and construction phase services for the Agnes Street Extension project, and

WHEREAS, the City of Bastrop City Council understands the necessity of connecting Blacktail Drive to Agnes Street to improve overall mobility.

WHEREAS, the City of Bastrop entered into a construction contract with Joe Bland Construction, LLC on October 1, 2024, for the extension and widening of Anger Street; and

WHEREAS, Joe Bland Construction, LLC has submitted cost proposals in addition to the original approved contract; and

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

Section 1. The City Manager is hereby authorized to execute Change Order #3 with Joe Bland Construction, LLC in the amount of Three Hundred Forty-Eight Thousand Nine Hundred Eleven Dollars and Zero Cents (\$348,911.00) as part of the Agnes Street Extension Project, as attached in Exhibit A.

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 22nd day of July 2025.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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





EXHIBIT A

Item 9C.

COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.

Subrecipient	City of Bastrop	GLO Contract Number:	22-085-059-D316	Date:	7/22/2025
Engineer Name Address & Phone	Subrecipient Name, Address, & Phone Number:		Contractor Name, Address & Phone Number:		
Ashley Martinez kimley-Horn and Associates, Inc.	Elizabeth Wick, CFM City of Bastrop		Andrew Batten Joe Bland Construction, LLC		
Project #:	N/A	Bid Package #:	22-085-059-D316	Change Order #:	3
Contract Origination Date	11/16/2021	Project Description:	Agnes Road Extension		

You are hereby requested to comply with the following changes from the contract plans and specifications.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
	See attached for items		

See sheet 2 to add additional entries

Change in Construction Contract Price

Original Contract Price:	3,246,606.00
Cumulative Previous Change Order(s) Total:	-137,271.18
Contract Price Prior to this Change Order:	3,109,334.82
Net Increase/Decrease of this Change Order:	348,911.00

Change in Contract Time (Calendar Days)

Original Contract Time in Days:	360
Net Change from Previous Change Order(s) in Days:	0
Contract Time Prior to this Change Order in Days:	360
Net Increase/Decrease of this Change Order in Days:	0



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders:	3,458,245.82	Contract Time with All Approved Change Orders in Days:	360
Cumulative Percent Change in Contract Price (+/-)		Subrecipient Contract End Date:	8/31/2026
Construction Contract Start Date:	10/10/2024	Construction Contract End Date:	10/5/2025

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

***This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements**

Subrecipient Signature	Engineer Signature	Contractor Signature
Subrecipient Name and Title (Printed)	Engineer Name and Title (Printed)	Contractor Name and Title (Printed)
Subrecipient Signature	Engineer Signature	Contractor Signature

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? ☐ Increase ☐ Decrease ☒ No Change

If there is a change, how many beneficiaries will be affected?

Total LMI

2. Effect of this change on the scope of work: ☐ Increase ☐ Decrease ☒ No Change

3. Effect on operation and maintenance costs: ☐ Increase ☐ Decrease ☒ No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? ☒ Yes ☐ No

If "no", explain:

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? ☐ Yes ☒ No

If "yes", is an environmental assessment required?



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

-
- | | | |
|--|---|-----------------------------|
| 6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Is the CCN permit still valid? (sewer projects only) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Are the disability access requirements/approval still valid (if applicable)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Are other Disaster Recovery contractual special condition clearances still valid? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

If "no", explain:

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

DRAFT

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
NON-GLO STREET IMPROVEMENTS					
102	STORM WATER POLLUTION PREVENTION PLAN	1	LS		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 390.00	\$ 390.00
103	RIGHT-OF-WAY AND EASEMENT PREPARATION (Non-GLO FUNDED)	1	LS		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 3,180.00	\$ 3,180.00
201	UNCLASSIFIED ROADWAY EXCAVATION	442	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 16.00	\$ 7,072.00
202	COMPACTED ROADWAY FILL & EMBANKMENT	82	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 100.00	\$ 8,200.00
203	10" LIME TREATED SUBGRADE	1,113	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 10.00	\$ 11,130.00
204	HYDRATED LIME (48 LBS/SY)	27	TON		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 365.00	\$ 9,855.00
205	10" FLEXIBLE BASE (CMP IN PLACE) (TXDOT TY A GR 1-2)	309	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 55.00	\$ 16,995.00
206	3" HMA CONCRETE (TXDOT TY D)	150	TON		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 130.00	\$ 19,500.00

EXHIBIT A

Item 9C.

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
207	CONCRETE CURB AND GUTTER	572	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 22.00	\$ 12,584.00
208	CONCRETE SIDEWALK (4")	370	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 55.00	\$ 20,350.00
209	SIDEWALK PEDESTRIAN RAMP (TY 7)	2	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 4,000.00	\$ 8,000.00
209A	TXDOT SPREAD FOOTING RETAINING WALL RW(SFC)	807	SF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 110.00	\$ 88,770.00
209B	CONCRETE DRIVEWAY	41	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 180.00	\$ 7,380.00
210	TRAFFIC CONTROL	1	LS		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 2,090.00	\$ 2,090.00
214	REFL PAV MRK TY I (W) 24" SOLID	18	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 18.00	\$ 324.00
223	INSTALL NEW SIGN AND SIGN POST ASSEMBLY	2	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 1,050.00	\$ 2,100.00

EXHIBIT A

Item 9C.

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
224	PEDESTRIAN HANDRAIL (TY D WACO)	127	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 375.00	\$ 47,625.00
226	ADJUST EXISTING MANHOLE	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 1,000.00	\$ 1,000.00
227	REMOVE CONC CURB AND GUTTER	93	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 5.00	\$ 465.00
228	REMOVE STAB BASE & ASPH PAV(13")	130	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 5.00	\$ 650.00
229A	REMOVE CONCRETE SIDEWALK	33	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 25.00	\$ 825.00
229B	REMOVE STREET END BARRICADES	2	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 1,200.00	\$ 2,400.00
405	CLASS III 18" RCP	92	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 75.00	\$ 6,900.00
408	TRENCH EXCAVATION PROTECTION (STORM DRAIN)	92	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 5.00	\$ 460.00

EXHIBIT A

Item 9C.

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
409A	RIPRAP (STONE PROTECTION)(DRY)(15 IN)	125	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 110.00	\$ 13,750.00
409B	ROCK FILTER DAMS (INSTALL) (TY 2)	67	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 25.00	\$ 1,675.00
409C	ROCK FILTER DAMS (REMOVE)	67	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 15.00	\$ 1,005.00
410	RIPRAP (CONC)(5 IN)	2	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 750.00	\$ 1,500.00
412	HEADWALL MODIFICATION (TXDOT DETAIL PW)	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 4,915.00	\$ 4,915.00
413A	SET (TY II)(18 IN)(3:1)(C)	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 4,500.00	\$ 4,500.00
419	10' CURB INLET	2	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 4,500.00	\$ 9,000.00
501	TOP SOIL (4" DEPTH)	68	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 60.00	\$ 4,080.00

Item 9C.

(Total Amount Bid in Words)

delete any bid items or portions thereof. If the Owner elects to delete any bid items or portions thereof, the contract can be awarded on that basis.

To: Elizabeth Wick
City of Bastrop

Job: Agnes Street Extension

Date: 7/3/2025

Proposed 1.5" Mill & Inlay

ITEM NO.	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	AMOUNT
1	PLANE ASPH CONC PAVE (1.5")	SY	878	\$ 14.00	\$ 12,292.00
2	1.5" HMAC (TXDOT TY-D PG64-22)	TON	76	\$ 149.00	\$ 11,324.00
Change Order Total:				\$	23,616.00

SUBMITTED BY:

Joe Bland Construction, LLC

Andrew Batten

By: _Andrew Batten, Project Manager

7-3-25

Date

ACCEPTED: City of Bastrop

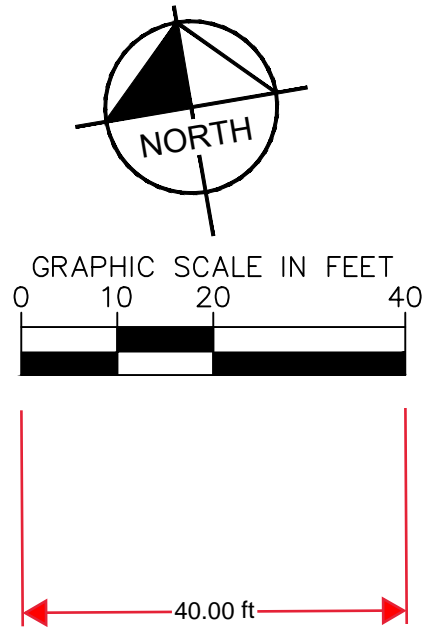
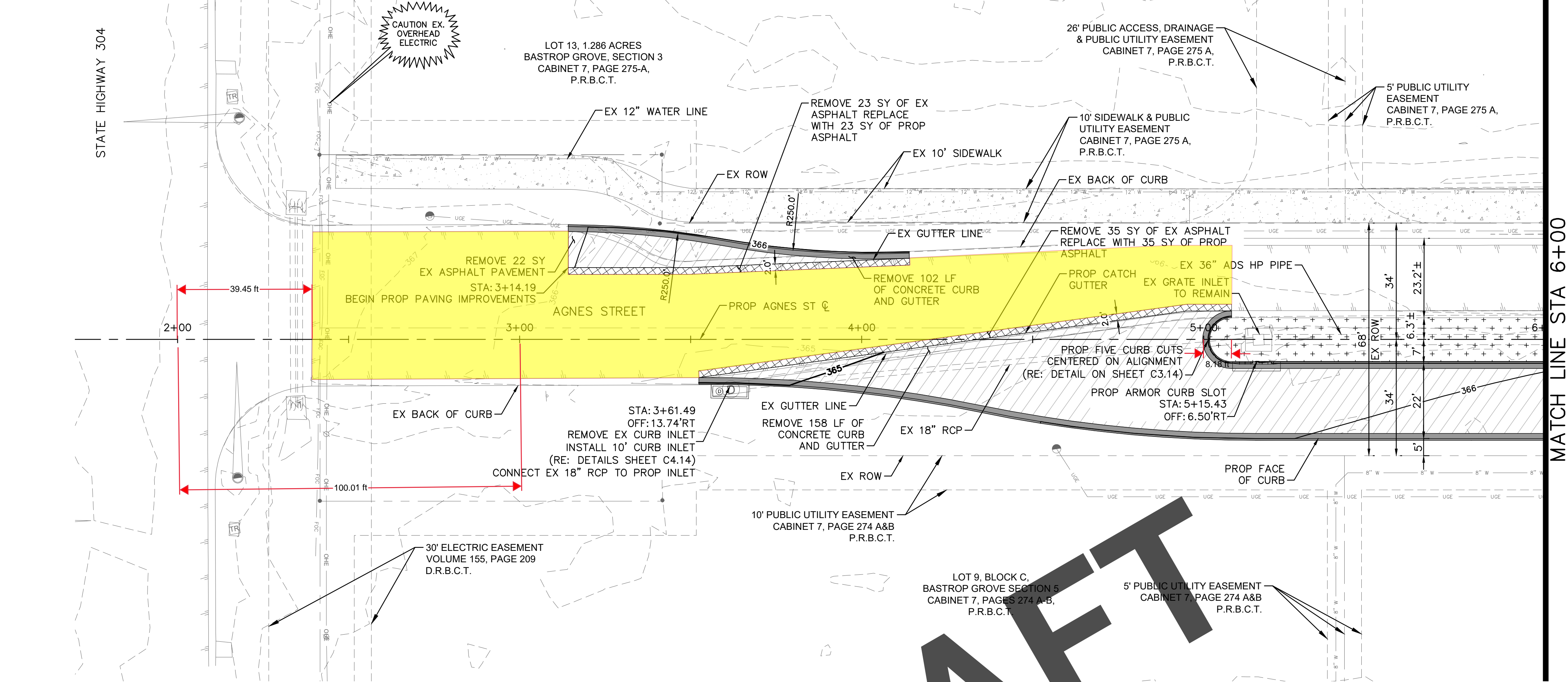
By: _____

Date

9500 West Parmer Lane, Unit 1301 • Austin, Texas 78717
(512) 821-2808 • Fax: (512) 821-2805

Plotted By: J. Keegan, July 15, 2024 04:33:35pm K:\pc_civil\069786007_bastrop_agnes_gro\CADD\PlanSheets\PAVING-STA 24+00 TO STA 34+00.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT A



LEGEND

- EX ROW
- EX EASEMENT
- PROP ROW
- PROP EASEMENT
- PROP STORM DRAIN
- PROP MAJOR CONTOUR
- PROP MINOR CONTOUR
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROP CONCRETE CURB AND GUTTER
- PROP ASPHALT PAVEMENT
- PROP TURF REINFORCEMENT MAT & SEEDING
- PROP CONCRETE SIDEWALK
- PROP CONCRETE MEDIAN
- REMOVE AND REPLACE ASPHALT
- EX TREE

NOTES

- CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF ANY SIGNS AND COORDINATION WITH THE CITY ON ANY NECESSARY MODIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL IRRIGATION FACILITIES WITHIN LOC.
- THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND/ OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY UTILITIES PRIOR TO CONSTRUCTION.
- ELEV ARE TOP FACE OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
- REFER TO SHEET C7.01-C7.05 FOR PAVEMENT MARKING AND SIGNING
- GLO FUNDING DOES NOT INCLUDE WATER & WASTEWATER IMPROVEMENTS

- EX EXISTING
- PROP PROPOSED
- STA STATION
- EL ELEVATION
- PI POINT OF HORIZONTAL INFLECTION
- PC POINT OF HORIZONTAL CURVATURE
- PT POINT OF HORIZONTAL TANGENCY
- PRC POINT OF HORIZONTAL REVERSE CURVATURE
- PVI POINT OF VERTICAL INFLECTION
- AD ALGEBRAIC DIFFERENCE IN GRADES
- VC VERTICAL CURVE
- BVCS/ EVCS BEGIN/END VERTICAL CURVE STATION
- BVCE/ EVCE BEGIN/END VERTICAL CURVE ELEVATION
- PGL PROPOSED GRADE LINE AT TOP OF CURB
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TP TOP OF PAVEMENT

ISSUED FOR CONSTRUCTION
10-7-2024



Item 9C

PROJECT NO. 069786007 / BID NO. XXX-X

Kimley»Horn

225 E. John W. Carpenter Freeway, Suite 1100, Irving, TX 75062
PHONE: 214-420-5600
WWW.KIMLEY-HORN.COM
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TEXAS REGISTERED ENGINEERING FIRM #F-928

7/15/2024

STATE OF TEXAS

RYAN DELMOTTE

114242

LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069786007

DATE 7/15/2024

SCALE AS SHOWN

DESIGNED BY KCH

DRAWN BY KCH

CHECKED BY RMD

CITY OF BASTROP

AGNES STREET

EXTENSION

FROM STATE HIGHWAY 304

TO STERLING DRIVE

PAVING

PLAN AND PROFILE

BEGIN TO STA 6+00

SHEET NUMBER

C3.01

