

RESOLUTION NO. R-2026-___

A RESOLUTION OF THE CITY OF SAN MARCOS, TEXAS, DETERMINING COSTS OF THE PROPOSED PUBLIC IMPROVEMENTS IN THE RIVER BRIDGE RANCH PUBLIC IMPROVEMENT DISTRICT, APPROVING A PROPOSED ASSESSMENT ROLL FOR IMPROVEMENT AREA #1, AND MAKING RELATED FINDINGS AND DETERMINATIONS, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City of San Marcos, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district;

WHEREAS, the Mayan at San Marcos River, LLC (the "Original Owner"), previously submitted and filed with the City Clerk of the City a petition (the "Petition") requesting the establishment of a public improvement district to be known as River Bridge Ranch Public Improvement District;

WHEREAS, after providing all notices required by the Act and the Texas Government Code Chapter 551, the City Council on October 29, 2020 conducted a public hearing to consider comments for and against the creation of the District (defined below) and the advisability of the proposed public improvements and, after closing the public hearing, passed and approved Resolution No. R-2020-233R (as amended, the "PID Creation Resolution") authorizing creation of the River Bridge Ranch Public Improvement District, on October 29, 2020 ("District");

WHEREAS, in accordance with Section 372.010 of the Act in effect at that time, the resolution creating the District was published on November 10, 2020 in the San Marcos Daily Record, a newspaper of general circulation within the City;

WHEREAS, on even date herewith, the City Council approved Resolution No. 2026-___ approving an amendment to the District's boundaries and the estimated costs of the Authorized Improvements (as defined below);

WHEREAS, the City has reviewed the 2026 Preliminary Service and Assessment Plan (the "SAP") attached to this Resolution as "**Exhibit A**" and the Proposed Assessment Roll for Improvement Area #1 (as defined in the SAP) attached as "**Exhibit F-1**" to such SAP (the "Proposed Assessment Roll");

WHEREAS, in accordance with Section 372.016 of the Act, the City Council desires to make certain determinations and findings with regard to the total cost of the "Authorized Improvements" set forth in the SAP;

WHEREAS, in accordance with Section 372.016 of the Act, the City Council also desires to approve the Proposed Assessment Roll and cause the Proposed Assessment Roll to be filed with the City Clerk, and to direct the City Clerk to make the Proposed Assessment Roll available for public inspection and publish notice of the City Council's intention to consider the proposed assessments on Improvement Area #1 within the District at a public hearing, all in accordance with the requirements of the Act.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct and are incorporated into this Resolution for all purposes by this reference.

Section 2. The City Council hereby finds, declares, and directs:

(a) Determination of Cost. The cost determinations for the proposed Authorized Improvements in the District set forth in the SAP are hereby approved.

(b) Proposed Assessment Roll. The Proposed Assessment Roll included in the SAP stating the assessment against each parcel of assessable land in Improvement Area #1 in the District as determined by the method of assessment set forth in said SAP is hereby approved, and the City Council declares that the Proposed Assessment Roll is hereby filed with the City Clerk. The City Council hereby directs the City Clerk to make the Proposed Assessment Roll available for public inspection and publish and mail notice (in substantially the form attached hereto as "**Exhibit B**") of the City Council's intention to consider the proposed assessments on Improvement Area #1 at a public hearing, all in accordance with the requirements of the Act.

Section 3. City Council hereby authorizes and directs City Clerk to take the actions described in Section 2 of this Resolution and authorizes and directs staff to prepare the required resolutions, ordinances, agreements, service and assessment plan, assessment roll and other documents necessary for the City Council to effectuate the PID Creation Resolution, as may be amended, and this Resolution.

Section 4. The City Council hereby declares that written notice of the date, hour and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 5. This Resolution shall take effect immediately from and after its passage.

EXHIBIT LIST:

- Exhibit A – Preliminary Service and Assessment Plan (including the Proposed Assessment Roll)
- Exhibit B – Notice of Public Hearing

PASSED & APPROVED by the CITY COUNCIL of the CITY OF SAN MARCOS on the 7th day of July, 2026 on vote of ____ AYES; ____ NAYS; ____ ABSTENTIONS.

THE CITY OF SAN MARCOS, TEXAS

By: _____
Jane Hughson, Mayor

ATTEST:

By: _____
Elizabeth Trevino, City Clerk

EXHIBIT A

(Preliminary Service and Assessment Plan – including the Proposed Assessment Roll)

Exhibit B
NOTICE OF PUBLIC HEARING
TO CONSIDER PROPOSED ASSESSMENTS
TO BE LEVIED AGAINST PROPERTY LOCATED IN IMPROVEMENT AREA #1
OF THE RIVER BRIDGE RANCH PUBLIC IMPROVEMENT DISTRICT

Notice is hereby given that the City Council of the City of San Marcos, Texas, will hold a public hearing in the Council Chambers at San Marcos City Hall at 630 E Hopkins, San Marcos, Texas, 78666, on August ___, 2026, at 7:00 p.m. to consider proposed assessments to be levied against the assessable property located in the River Bridge Ranch Public Improvement District (the “District”) pursuant to the provisions of Chapter 372, Texas Local Government Code. Written and oral objections will be considered at the hearing.

General Nature and Cost of Proposed Improvements: The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”).

Estimated Total Cost of Public Improvements: The total cost of the public improvements to be funded by the District is approximately \$60,000,000 including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the public improvements. The total cost of the Improvements to be funded by the District in Improvement Area #1 is estimated to be approximately \$10,287,000. The exact amount will be provided in the approved service and assessment plan.

District Boundaries: The District includes approximately 328.85 acres within the City as generally depicted on Exhibit A attached hereto.

Materials: The field notes, a copy of the proposed service and assessment plan, and assessment roll are available for inspection at San Marcos City Hall at 630 E Hopkins, San Marcos, Texas 78666.

Exhibit A