



GMA 13

000003

Groundwater Management Area 13

<https://www.gma13.org/meetings-notices>

NOTICE OF OPEN MEETING: Friday, February 13, 2026, at 10 AM

As required by Section 36.108(e), Texas Water Code, a meeting of the **Groundwater Management Area 13** Planning Committee, comprised of delegates from the following groundwater conservation districts located wholly or partially within Groundwater Management Area 13: Evergreen UWCD, Gonzales County UWCD, Guadalupe County GCD, Medina County GCD, Uvalde County UWCD, Wintergarden GCD, Plum Creek CD, and McMullen GCD, will be held on:

Friday, February 13, 2026, at 10:00 AM at:

Evergreen Underground Water Conservation District
110 Wyoming Blvd., Pleasanton, Atascosa County, Texas.

At this meeting, the following business may be considered and recommended for Joint Planning Committee action:

1. Declaration of Quorum and Call Meeting to Order
2. Welcome and Introductions
3. Public Comment
4. Discussion and possible action on the minutes of the meeting held October 10, 2025
5. Discussion and possible action on financial report/bank reconciliation
6. Updates from Regional Water Planning Groups representatives
7. Update/Report from the Texas Water Development Board
8. Update/Presentations from GMA 13 Stakeholders
9. Updates on GCD Management Plans
10. Status report on Groundwater Availability Model updates/recalibrations – Dr. Bill Hutchison
11. Discussion and possible action on standardized methodology for tracking DFCs re: HB 2078
12. Discuss work/schedule/timeline for 4th round of DFCs – Dr. Bill Hutchison
13. Discussion and possible action on budget/invoices – Dr. Bill Hutchison
14. Request for future agenda item(s)
15. Set date for next meeting(s)
16. Public comment
17. Adjournment

POSTED

JAN 05 2026

10:39 am

TERESA KIEL
Guadalupe County Clerk
By: *Maya T*

Questions, requests for additional information,
or comments may be submitted to:

Kelley Cochran

Administrator, Groundwater Management Area 13
PO Box 1221
Seguin, TX 78156-1221
830-379-5969

GMA 13 meetings are open to the public and available to all persons regardless of disability.
If you require special assistance to attend the meeting, please call 830.569.4186 at least
24 hours in advance of the meeting to coordinate any special physical access arrangements.

AGENDA
GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 15

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 15 ("the District") will meet in special session, open to the public at 3 p.m., **Monday, February 2, 2026**, at 2722 W. Bitters Road, Suite 200, San Antonio, Texas 78248, a designated meeting place outside the boundaries of the District, at which meeting, the following items will be considered and acted on:

1. Hear from the Public;
2. Consider approving Minutes of Meeting held November 17, 2025;
3. Consider ratifying approval of resignation of Director Baillio;
4. Consider appointing new Director;
5. Execution of Statement of Appointed Officer and Oath of Office;
6. Consider reconstituting Board of Directors;
7. Consider amending District Registration Form and authorize filing with the Texas Commission on Environmental Quality;
8. Hear Financial Advisor's report and take any action thereon;
 - a. review proposed 2026 Tax Rate and related calculations;
 - b. call public hearing on proposed 2026 Tax Rate;
 - c. authorize publication of Notice of Public Hearing on proposed 2026 Tax Rate;
9. Hear report from Developer and consider taking any action requested by Developer;
10. Consider approving Bookkeeper's Report and take any action thereon, including:
 - a. consider approving payment of bills;
 - b. consider approving Investment Report;
 - c. approve budget for fiscal year ending March 31, 2027;
11. Hear Engineer's Report and take any action thereon, including:
 - a. consider authorizing Engineer to proceed with the design of District facilities;
 - b. consider approving plans and specifications of District facilities;
 - c. consider authorizing Engineer to advertise for bids for District projects;
 - d. consider authorizing construction contracts and related items;
 - e. consider approving report, pay estimates and change orders for construction projects in the District;
12. Hear Attorney's Report and take any action thereon, including:
 - a. consider approving Resolution Concerning Tax Exemptions for 2026;
 - b. consider approving Order Calling Directors' Election; and
 - c. discuss HB 103 compliance.

Pursuant to V.T.C.A. Government Code §551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice with such closed session to be held at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by V.T.C.A Government Code Chapter 551, including but not limited to, private consultation with the District's Attorneys on any or all matters or subjects authorized by law, pending or contemplated litigation, personnel matters, real estate transactions, security devices, economic development negotiations and/or gifts and donations

EXECUTED this 27th day of January, 2026.

GUADALUPE COUNTY MUNICIPAL
 UTILITY DISTRICT NO. 15

(SEAL)



By: Julianne B. Kugle / kuh

Julianne B. Kugle
 Sanford Kuhl Hagan Kugle Parker Kahn LLP

POSTED

A.M. 3:53 P.M.

JAN 27 2026

TERESA KIEL, County Clerk
 Guadalupe County Texas
 By Julianne B. Kugle Deputy

Guadalupe County Municipal Utility District No. 15
Draft Operating Fund Budget
April 2026 through March 2027

	9 Mo. Actual	12 Mo. Forecast	12 Mo. Adopted	Proposed
	Apr '25 - Dec 26	Apr '25 - March 26	Apr '25 - March 26	Apr '26 - March 27
Income				
1.5380 · Misc Income	0.00	0.00	0.00	0.00
1.5381 · Developer Advance	71,339.88	133,500.00	133,500.00	158,700.00
1.5398 · Maintenance Tax	0.00	0.00	0.00	5,000.00
Total Income	71,339.88	133,500.00	133,500.00	163,700.00
Expense				
1.6310 · Director Fees	1,547.00	2,062.67	9,000.00	9,000.00
1.6320 · Legal Fees	35,740.51	47,654.01	70,000.00	50,000.00
1.6322 · Engineering Fees	42,894.30	57,192.40	10,000.00	60,000.00
1.6325 · Election Expense	500.00	500.00	15,000.00	15,000.00
1.6333 · Bookkeeping Expense	14,299.32	19,065.76	18,500.00	20,000.00
1.6338 · Legal Notices	0.00	0.00	2,000.00	2,000.00
1.6354 · Travel & Expense	161.00	214.67	2,600.00	1,500.00
1.6359 · Other Expense	210.00	280.00	1,200.00	1,000.00
1.6361 · Insurance Expense	1,795.00	3,309.00	4,000.00	4,000.00
1.6560 · Payroll Taxes	118.32	157.76	1,200.00	1,200.00
Total Expense	97,265.45	130,436.27	133,500.00	163,700.00
Net Income	-25,925.57	3,063.73	0.00	0.00

TAXPAYER IMPACT STATEMENT

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are currently no properties that qualify for a residential homestead exemption within the boundaries of Guadalupe Co Municipal Utility District No. 15 as of the date of the most recent certified values provided by Guadalupe Appraisal District.

NOTICE OF MEETING

REGENCY RANCH IMPROVEMENT DISTRICT OF GUADALUPE COUNTY

The Board of Directors of Regency Ranch Improvement District of Guadalupe County will hold a regular meeting on Tuesday, February 3, 2026, at 12:00 p.m., at Chesmar Homes, LLC, 211 North Loop 1604 East, Suite 179, San Antonio, Texas 78232, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve minutes.
3. Authorize renewal of District's insurance policies, including review of engineer's list of District facilities to be insured.
4. Budget for fiscal year end March 31, 2026.
5. Financial and bookkeeping matters, including payment of the bills, review of investments, and amend budget if appropriate.
6. Accept annual disclosure statements for Investment Officers and bookkeepers.
7. Adopt Resolution Regarding Development Status for 2026 Tax Year.
8. Consideration of Notice to Purchaser, and take any necessary action.
9. 2026 Directors Election, including:
 - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Board of Directors Election Period;
 - b. authorize Notice of Deadline to File Applications for Place on the Ballot;
 - c. approve contracting for election services and any associated agreements if necessary with Guadalupe County;
 - d. adopt Order Calling Directors Election; and
 - e. authorize Notice of Election.
10. Adopt Order Adopting Procedures for Post-Issuance Compliance.
11. Engineering matters, including authorize design, approve plans and specifications and authorize advertisement for bids, review bids and award contracts, approve pay estimates, change orders, and final acceptance, and direct engineer to notify insurance company of new facility, as appropriate, including for the following:
 - a. facilities to serve Regency Ranch Unit 2.
12. Transparency requirements under Sections 26.17 and 26.18, Tax Code.
13. Deeds, easements, assignment of easements, phase I environmental site assessments, consents to encroachment, requests for service, or utility commitment letters.
14. Report on development in the District.
15. Next meeting.

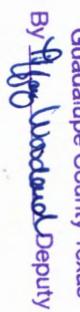
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (512) 518-2424 at least three business days prior to the meeting so that appropriate arrangements can be made.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

POSTED

10. A.M. 12:05 P.M.

JAN 28 2026

TERESA KIEL, County Clerk
Guadalupe County Texas
By  Deputy

AVISO DE ASAMBLEA

DISTRITO DE MEJORAMIENTO DE RANCHOS REGENCY DEL CONDADO DE GUADALUPE

La Junta Directiva del Distrito de Mejoramiento de Ranchos Regency del Condado de Guadalupe celebrará una asamblea ordinaria el martes 3 de febrero de 2026, a las 12:00 p.m., en Chesmar Homes, LLC, 211 North Loop 1604 East, Suite 179, San Antonio, Texas 78232, para discutir y, según corresponda, obrar en los siguientes puntos:

9. Elección de Directores de 2026, incluyendo:
 - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de la Junta Directiva de 2026;
 - b. autorizar el Aviso de Fecha Límite para Presentar una Solicitud de un Lugar en la Boleta;
 - c. aprobar la contratación de servicios electorales y cualquier convenio relacionado necesario con el Condado de Guadalupe;
 - d. adoptar una Orden Para Convocar una Elección de Directores; y
 - e. autorizar el Aviso de Elección.



/s/ Paul Harbe
Attorney for the District
Abogado del Distrito

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (512) 518-2424 at least three business days prior to the meeting so that appropriate arrangements can be made.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

Exhibit B
Taxpayer Impact Statement

REGENCY RANCH IMPROVEMENT DISTRICT of GUADALUPE COUNTY does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of REGENCY RANCH IMPROVEMENT DISTRICT of GUADALUPE COUNTY.

Proposed Budget

Regency Ranch Improvement District of Guadalupe County - Fiscal Year Ending 03/2027

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	25/04 - 12/25	FYE 03/26	2026 Budget	2027 Budget
Revenues				
14801 · Interest Earned on Checking	6	9	5	10
14901 · Developer Advance	140,000	165,000	138,145	243,240
Total Revenues	\$140,006	\$165,009	\$138,150	\$243,250
Expenditures				
16703 · Legal Fees	101,146	144,494	75,000	175,000
16704 · Legal Fees - Construction	963	1,100	0	1,200
16706 · Engineering Fees	11,809	19,309	25,000	25,000
16709 · Election Expense	1,480	1,480	5,000	2,500
16712 · Bookkeeping Fees	11,190	13,428	15,000	17,000
16714 · Printing & Office Supplies	423	508	500	500
16715 · Filing Fees	1,590	1,590	200	1,000
16716 · Delivery Expense	746	896	750	750
16717 · Postage	21	30	200	150
16718 · Insurance & Surety Bond	5,739	5,739	5,000	6,000
16721 · Meeting Expense	1,194	1,694	0	1,800
16723 · Travel Expenses	1,160	1,360	500	1,500
16724 · SB 622 Legal Notices & Other Publ.	338	338	1,000	700
16728 · Record Storage Fees	775	800	150	800
17101 · Payroll Expense	8,177	9,677	7,500	7,500
17102 · Payroll Administration	400	450	600	600
17103 · Payroll Tax Expense	625	750	750	750
17802 · Miscellaneous Expense	0	0	1,000	500
Total Expenditures	\$147,776	\$203,643	\$138,150	\$243,250

Proposed Budget

Regency Ranch Improvement District of Guadalupe County - Fiscal Year Ending 03/2027

	Nine Month Actuals	Twelve Months Annualized	Approved	Proposed
	25/04 - 12/25	FYE 03/26	2026 Budget	2027 Budget
Net Excess Revenues <Expenditures>	(\$7,770)	(\$38,634)	\$0	\$0

TO: THE BOARD OF DIRECTORS OF STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT,
AND TO ALL OTHER INTERESTED PERSONS:

*PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE
STEELWOOD TRAIL Y PARA TODAS LAS DEMÁS PERSONAS INTERESADAS:*

Notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District will hold a special meeting on February 5, 2026, at 10:00 a.m., outside the boundaries of the District, at the offices of HMT Engineering and Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130. The meeting will be held for the following purposes:

Se notifica por la presente que la Junta Directiva del Distrito de Servicios Pùblicos Municipales de Steelwood Trail celebrará una reunión especial el día 5 de febrero de 2026 a las 10:00 a.m., afuera de los límites del Distrito, en HMT Engineering and Surveying, 290 S. Castell Avenue, New Braunfels, Texas 78130. La asamblea se llevará a cabo con los siguientes propósitos:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the Board of Directors' August 27, 2025, meeting.
3. Discussion and possible action relating to Board of Director Matters:
 - a. Accept resignation of Director;
 - b. Appoint replacement director to fill vacancy;
 - c. Appoint Officers; and
 - d. Authorize preparation and filing of District Registration Form with Texas Commission on Environmental Quality.
4. Discuss, consider and take action relating to construction of public infrastructure improvements:
 - a. Authorize action relating to acquisition of easements for public infrastructure improvements serving the District;
 - b. Receive Report from District Engineer;
 - c. Approvals of Plans and Specifications;
 - d. Approve Award of Construction Contracts;
 - e. Approval of Construction Pay Estimates;
 - f. Approval of Construction Change Orders; and
 - g. Acceptance of Facilities.

POSTED

_____ A.M. 12:51 P.M.

JAN 29 2026

TERESA KIEL, County Clerk

Guadalupe County Texas

By *Sally Verdend* Deputy

5. Discussion and possible action relating to approval of Cost Sharing Agreement with homeowners association relating to maintenance of stormwater facility improvements.
6. Consider and take action regarding adoption of a Resolution Approving Participation in the Guadalupe County Master Drainage Plan Under the Texas Water Development Board Flood Infrastructure Fund (FIF), Flood Management Evaluation (FME) Program

7. Discussion and possible action relating to May 2, 2026 Director Election:
 - a) Consider and take action regarding Adoption of Order Calling Director Election for May 2, 2026;
Considerar la adopción de una Orden de Elección de Directores a celebrarse el 2 de mayo de 2026 y actuar al respecto;
 - b) Approve Appointment of Election Agent;
Aprobar la designación del Agente Electoral;
 - c) Consider and take action regarding Approval of Election Services Contract and Joint Election Agreement with Guadalupe County; and
Considerar la aprobación del Contrato de Servicios Electorales y del Convenio de Elecciones Conjuntas con el Condado de Guadalupe y actuar al respecto; y
 - d) Authorize such other action as may be necessary or convenient to proceed with Director Election.
Autorizar toda otra medida que sea necesaria o conveniente para proceder con la Elección de Directores.
8. Consider and take action relating to approval of contract for legal services with Armbrust & Brown, PLLC (*see attached notice*).
9. Consider and take action relating to adoption of Resolution Amending Designated Meeting Locations of the Board of Directors.
10. Conduct annual review and approval of District Investment Policy and Investment Strategies.
11. Consider and take action relating to approval of Resolution Authorizing District Engineer to Execute Pay Applications and Change Orders After Approval of the Board.
12. Receive Developer's Report summarizing status of construction, development and home sale activities in the District.
13. Consider and take action regarding Payment of Bills and Invoices.
14. Discussion and Possible Action regarding Establishment of Regular Meeting Dates.

Anthony S. Corbett
Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session.

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-435-2300 for further information.

STEELWOOD TRAIL MUNICIPAL UTILITY DISTRICT
NOTICE OF CONTINGENT FEE ENGAGEMENT OF BOND COUNSEL

Pursuant to Texas Government Code Section 2254.1036, notice is hereby given that the Board of Directors of Steelwood Trail Municipal Utility District (the "District"), at the public meeting described in the Notice of Public Meeting to which this Exhibit is attached, shall consider the engagement of Armbrust & Brown, PLLC (the "Firm") to provide bond counsel services for a contingent fee. In support thereof, the Firm offers the following:

1. The reason for pursuing issuance of bonds (the matter that is the subject of the legal services for which the Firm would be retained) is to finance public infrastructure improvements required for development of lands within the District. The desired outcome of the matter is to issue bonds in accordance with state, federal tax and securities law.
2. The Firm is a nationally recognized in the field of municipal securities law, and currently serves as bond counsel for multiple municipal utility districts.
3. The District does not have attorneys and/or supporting personnel who can perform bond counsel services.
4. The District cannot reasonably engage attorneys for bond counsel services under hourly fee contracts without contingency because then the District would have to pay such attorneys their fees from the District's unrestricted general funds, regardless of whether bonds are successfully issued, and such amounts are limited and needed for other uses.
5. The Firm's compensation is contingent upon the issuance and from proceeds of the sale of the bonds. It is customary for legal and financial counsel services associated with an offering of municipal securities to be provided on a contingent basis.
6. This contingent fee contract is in the best interest of the District's residents because the arrangement allows the District to have certainty of its costs prior to the issuance of such bonds, which allows it to size its bonds with greater certainty. This arrangement also allows the District to preserve its right to discontinue the issuance of such bonds for any reason without expending any costs. Further, the fees are fixed and only become due and payable when bonds are successfully issued.
7. The Firm has no relationship with the District or its Board members other than its position as provider of bond counsel services.

TO: THE BOARD OF DIRECTORS OF GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 4, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES NRO. 4 DEL CONDADO DE GUADALUPE, TEXAS, Y DEMÁS PERSONAS INTERESADAS:

Notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 4 will hold a special meeting on February 6, 2026, at 12:00 p.m., outside the boundaries of the District, at 1290 Wonder World Drive, Suite 1240, San Marcos, TX 78666. The meeting will be held for the following purposes:

Se notifica por la presente que la Junta Directiva del Distrito de Servicios Pùblicos Municipales Nro. 4 del Condado de Guadalupe tendrá su asamblea especial el 6 de febrero de 2026 a las 12:00 p.m., afuera de los límites del Distrito, en 1290 Wonder World Drive, Suite 1240, San Marcos, TX 78666. La asamblea se llevará a cabo con los siguientes propósitos:

Public Comment:

Public comment will be allowed during the Public Comment agenda item. Members of the public that desire to provide public comment may do so.

Comentarios del público:

Se permitirán comentarios del público durante el tiempo dedicado al ítem Comentarios del Pùblico. Los miembros del público que deseen hacer comentarios pueden hacerlo.

Meeting Topics:

The meeting will be held for the following purposes:

Temas a tratar en la asamblea:

La asamblea se llevará a cabo para los siguientes propósitos:

1. Receive Public Comment.
2. Consider and take action regarding approval of the minutes from the October 27, 2025, Board of Directors' meeting.
3. Consider and take action regarding Construction of Public Infrastructure Improvements:
 - a. Status Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
 - c. Approve Pay Estimates and Change Orders for public infrastructure improvements serving the District;

POSTED

____ A.M. 2:30 P.M.

JAN 29 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By Nancy Kiel Deputy

- d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance; and
- e. Authorize other action relating to construction of public infrastructure improvements serving the District.

4. Consider and take action regarding the acceptance of conveyance of real property interests by the District for public infrastructure and road improvements.
5. Consider and take action relating to maintenance, repairs and improvements to Drainage and Road Facilities.
6. Consider and take action relating to approval of License Agreement with homeowners association providing for use and maintenance of District lands.
7. Consider and take action regarding adoption of a Resolution Participating in the Guadalupe County Master Drainage Plan Under the Texas Water Development Board Flood Infrastructure Fund (FIF), Flood Management Evaluation (FME) Program
8. Consider and take action relating to approval of contract for legal services with Armbrust & Brown, PLLC (*see attached notice*).
9. Consider and take action relating to adoption of Resolution Amending Authorized Meeting Locations of the Board of Directors of the District.
10. Conduct annual review and approval of District Investment Policy and Investment Strategies.
11. Discussion and possible action relating to May 2, 2026 Director Election:
 - a. Consider and take action regarding Adoption of Order Calling Director Election for May 2, 2026;
Considerar la adopción de una Orden de Elección de Directores a celebrarse el 2 de mayo de 2026 y actuar al respecto;
 - b. Approve Appointment of Election Agent;
Aprobar la designación del Agente Electoral;
 - c. Consider and take action regarding Approval of Election Services Contract and Joint Election Agreement with Guadalupe County; and
Considerar la aprobación del Contrato de Servicios Electorales y del Convenio de Elecciones Conjuntas con el Condado de Guadalupe y actuar al respecto; y
 - d. Authorize such other action as may be necessary or convenient to proceed with Director Election.
Autorizar toda otra medida que sea necesaria o conveniente para proceder con la Elección de Directores.
12. Discussion and possible action relating to approval of contract with Guadalupe County for tax collection services.

13. Discussion and possible action regarding approval of Fiscal Year 2025 Financial Audit Report.
14. Discussion and Possible Action regarding Approval of Bookkeeper Report and Payment of Bills and Invoices.
15. Discussion and Possible Action regarding Establishment of Future Meeting Dates.

Anthony S. Corbett

Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-435-2300 for further information.

**GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT
NO. 4 NOTICE OF CONTINGENT FEE ENGAGEMENT OF BOND COUNSEL**

Pursuant to Texas Government Code Section 2254.1036, notice is hereby given that the Board of Directors of Guadalupe County Municipal Utility District No. 4 (the "District"), at the public meeting described in the Notice of Public Meeting to which this Exhibit is attached, shall consider the engagement of Armbrust & Brown, PLLC (the "Firm") to provide bond counsel services for a contingent fee. In support thereof, the Firm offers the following:

1. The reason for pursuing issuance of bonds (the matter that is the subject of the legal services for which the Firm would be retained) is to finance public infrastructure improvements required for development of lands within the District. The desired outcome of the matter is to issue bonds in accordance with state, federal tax and securities law.
2. The Firm is a nationally recognized in the field of municipal securities law, and currently serves as bond counsel for multiple municipal utility districts.
3. The District does not have attorneys and/or supporting personnel who can perform bond counsel services.
4. The District cannot reasonably engage attorneys for bond counsel services under hourly fee contracts without contingency because then the District would have to pay such attorneys their fees from the District's unrestricted general funds, regardless of whether bonds are successfully issued, and such amounts are limited and needed for other uses.
5. The Firm's compensation is contingent upon the issuance and from proceeds of the sale of the bonds. It is customary for legal and financial counsel services associated with an offering of municipal securities to be provided on a contingent basis.
6. This contingent fee contract is in the best interest of the District's residents because the arrangement allows the District to have certainty of its costs prior to the issuance of such bonds, which allows it to size its bonds with greater certainty. This arrangement also allows the District to preserve its right to discontinue the issuance of such bonds for any reason without expending any costs. Further, the fees are fixed and only become due and payable when bonds are successfully issued.
7. The Firm has no relationship with the District or its Board members other than its position as provider of bond counsel services.

GUADALUPE APPRAISAL DISTRICT

000067

Main Office

3000 N. Austin St.
Seguin, Texas 78155
(830) 303-3313
(830) 372-2874 (Fax)
gadprotest@gualupead.org



Schertz Substation

1052 FM 78, Ste. 103
Schertz, Texas 78154
(830) 303-3313 Option 0
(877) 254-0989 (Fax)

POSTED

A.M. 2:40 P.M.

JAN 29 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By Theresa Kiel Deputy

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION** on **February 04, 2026**, beginning at **5:30pm**. in the Board Room of the Guadalupe Appraisal District office building, located at 3000 N. Austin Street, Seguin, Texas. Subjects to be discussed are listed on the attached agenda.

Under the authority of Chapter 551. Of the Texas Government Code, the Board, during the course of the meeting covered by this notice, may enter into closed or executive session for any of the following reasons provided the subject to be discussed is on the agenda for the meeting.

- For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter. (Sec. 551-071)
- To deliberate the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the Appraisal District in negotiations with the third person. (Sec. 551-072)
- To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee. The subsection does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. (Sec. 551-074)
- Deliberations regarding the deployment or specific occasions for implementation of security personnel or devices; or a security audit. (Sec. 551-076)

Note: For purposes of this subsection, an independent contractor, such as an engineering, architectural, or consultant firm, is not an employee. Atty.: Gen. Op Nw-129 (1980).

Chapter 418 of the Government Code, the Texas Disaster Act, which relates to managing emergencies and disasters, including those caused by terroristic acts, provides in section 418.183(f): A governmental body subject to Chapter 551 is not required to conduct an open meeting to deliberate information to which this section applies. Notwithstanding Section 551.103(a), the governmental body must make a tape recording of the proceedings of a closed meeting to deliberate the information.

NO FINAL ACTION, DECISION, OR VOTE SHALL BE TAKEN WHILE THE BOARD IS IN CLOSED OR EXECUTIVE SESSION. Chapter 551. Texas Government Code.

Agenda on Attached Sheet

This notice was posted and filed in compliance with the Open Meetings Act on or before January 29, 2026, at 5:00 p.m.

Peter Snaddon, R.P.A., C.C.A.
G.A.D. Chief Appraiser

**REGULAR SESSION
OF THE
GUADALUPE APPRAISAL DISTRICT
BOARD OF DIRECTORS
February 4, 2026**

Agenda

1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Taxpayer Liaison Report
5. **Consent Agenda** – These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.
 - a. Approval of Minutes of the Regular Meeting held on January 14, 2026.
 - b. Approval of Finance Statement for December 2025.
 - c. Approval of Waiver of Penalties & Interest Under §6.06 (e & k) Texas Tax Code Late Payment by Guadalupe County MUD #04.
 - d. Approval of Waiver of Penalties & Interest Under §6.06 (e & k) Texas Tax Code Late Payment by City of Cibolo
6. **Regular Agenda Items**
 - a. Discussion and Possible Action on the selection of Appraisal Review Board Chairperson and Secretary for the 2026 tax year.
 - b. Presentation and Discussion on Administrative Operations Report to include: Annual Mailouts, Exemptions, Mapping & Deeds, and 2025 Supplemental Changes.
 - c. Presentation and Discussion on Appraisal Operations Report to include: Reappraisal Activities, Staff Training, and Market Sales' Observations.
 - d. Discussion and Possible Action on Chief Appraiser Report to include: Renovation Project Activities at 216 E. College St., Final Results of Comptroller's 2025 MAPS review, Eagleview ChangeFinder Project Report, Staffing Update, and 2025 Pending Litigation status.
7. Directors' Report
8. Adjournment

(If during the course of the meeting, any discussion of any item on the agenda should be in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meeting Act, Texas Government Code, Chapter 551, subchapters D and E)



Peter Snaddon, R.P.A., C.C.A.
G.A.D. Chief Appraiser



GUADALUPE COUNTY BAIL BOND BOARD

NOTICE OF REGULAR MEETING:

DATE: **February 06, 2026**

TIME: **8:30 A.M.**

LOCATION: **GUADALUPE COUNTY JUSTICE CENTER
211 W. COURT STREET, 1st FLOOR, COURTROOM #109
SEGUIN, TEXAS 78155**

POSTED

10:30 A.M. P.M.

JAN 30 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By Bryan Garcia Deputy

AGENDA

I. CALL TO ORDER

II. CITIZENS TO BE HEARD

III. ACTION ITEMS: DISCUSSION & POSSIBLE ACTION

- A. Approval of the minutes from the January 9, 2026 meeting of the Guadalupe County Bail Bond Board.
- B. Application for Surety Company employee identification card submitted by Bryan Garcia d/b/a B's Bail Bonds for Melanie Mongarro.
- C. Drawing to determine the order of licensed sureties for posting at the Guadalupe County Adult Detention Center from the approved list of sureties for Guadalupe County Bail Bond Board for 2026.
- D. Discussion on enhancing public awareness regarding bonds.
- E. Monthly Bail Bond Reports.

IV. ADJOURN

This posting is made to allow action by the Guadalupe County Bail Bond Board. Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services such as interpreter for persons who are deaf or hearing impaired, are requested to contact the Guadalupe County Adult Detention Center at (830) 303-6342 ext. 3322, no later than two (2) working days prior to the meeting so the appropriate arrangements can be made.