

RESOLUTION NO. R-2026-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, DESIGNATING A CERTAIN AREA WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION, CONSISTING OF FOUR TRACTS OF LAND DESCRIBED AND DEPICTED IN EXHIBIT "A," AS AN INDUSTRIAL DISTRICT PURSUANT TO SECTION 42.044 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING FINDINGS OF FACT; PROVIDING THAT THIS RESOLUTION IS A DESIGNATION OF JURISDICTION AND NOT A REGULATION OF LAND; PROVIDING RULES OF CONSTRUCTION; AUTHORIZING THE NEGOTIATION OF INDUSTRIAL DISTRICT CONTRACTS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (the "City") is a home-rule municipality operating under a charter adopted pursuant to Article XI, Section 5 of the Texas Constitution and possessing the full power of local self-government;

WHEREAS, Section 42.044(b) of the Texas Local Government Code provides that the governing body of a municipality may designate any part of its extraterritorial jurisdiction as an industrial district and may treat the designated area in a manner considered by the governing body to be in the best interests of the municipality;

WHEREAS, Section 42.044(a) of the Texas Local Government Code provides that the term "industrial district" has the meaning customarily given to the term but also includes any area in which tourist-related businesses and facilities are located;

WHEREAS, the area consisting of four adjoining tracts of land situated in the John Litton Survey, Abstract No. 228, Bastrop County, Texas, designated as Tracts 1 through 4 and containing approximately 683.49 acres in the aggregate, each such tract being described in the boundary descriptions prepared by a Registered Professional Land Surveyor pursuant to 22 Texas Administrative Code § 138.95 and depicted on the map, all of which are attached hereto collectively as Exhibit "A" and incorporated herein for all purposes (collectively, the "District Area"), is located wholly within the City's extraterritorial jurisdiction, having been included therein at the request of owners of land within the area;

WHEREAS, the District Area contains tourist-related businesses and facilities, including without limitation a destination resort hotel and associated conference, dining, golf, spa, equestrian, recreational, and hospitality facilities and amenities, together with adjoining open-space, trail, and riverfront lands held or used in connection with tourism and outdoor recreation, which attract visitors to the City and its environs, generate substantial tourism-related economic activity, and constitute a significant component of the tourism economy of the City and the surrounding region;

WHEREAS, the City Council finds that the District Area, and each tract thereof, is an area in which tourist-related businesses and facilities are located within the meaning of Section 42.044(a) of the Texas Local Government Code;

WHEREAS, the City Council finds that the designation of the District Area as an industrial district pursuant to Section 42.044 of the Texas Local Government Code, and the treatment of the District Area as provided herein and as may hereafter be provided by the City Council, is in the best interests of the City;

WHEREAS, Section 42.044 of the Texas Local Government Code does not prescribe the instrument by which the governing body designates an industrial district, and Section 3.14 of the City Charter provides that acts of the City Council other than those enumerated therein may be done either by ordinance or resolution, and the designation effected by this Resolution is not among the acts enumerated in Section 3.14 of the City Charter; and

WHEREAS, the City Council has complied with the requirements of the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, in the consideration and adoption of this Resolution;

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

Section 1. Findings. The recitals set forth in the preamble of this Resolution are found to be true and correct and are incorporated into the body of this Resolution as findings of fact and conclusions of the City Council as if fully set forth herein.

Section 2. Designation of Industrial District. Pursuant to Section 42.044(b) of the Texas Local Government Code, the City Council hereby designates the District Area, being Tracts 1 through 4 as described and depicted in Exhibit "A," as an industrial district, to be known as the "City of Bastrop Industrial District No. 1" (the "District"). The District comprises the entirety of Tracts 1 through 4 and no other territory.

Section 3. Boundaries; Rules of Construction. The boundaries of the District are as set forth in the boundary descriptions contained in Exhibit "A." In the event of any conflict between a boundary description and the map depiction contained in Exhibit "A," the boundary description shall control. The City Council intends by this Resolution to designate each of Tracts 1 through 4 as part of the District both collectively and independently, and the invalidity of the designation as to any tract, or any defect or ambiguity in the description of any tract, shall not affect the validity of the designation as to any other tract.

Section 4. No Regulation of Land; No Amendment of Existing Ordinances. This Resolution effects a designation of status under Section 42.044 of the Texas Local Government

Code and is not intended to and does not regulate the use or development of land, and nothing in this Resolution amends, repeals, suspends, or otherwise alters any ordinance, rule, or regulation of the City.

Section 5. Authorization to Negotiate Industrial District Contracts. The City Manager and the City Attorney are authorized to negotiate with the owners of land within the District one or more written contracts of the kind described by Section 42.044(c) of the Texas Local Government Code, upon such lawful terms and considerations as the parties may agree to be reasonable, appropriate, and not unduly restrictive of business activities; provided, however, that no such contract shall be effective unless and until approved by the City Council.

Section 6. Severability. If any provision, section, sentence, clause, or phrase of this Resolution, 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 Resolution or their 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 of any other portion hereof, and all provisions of this Resolution are declared to be severable for that purpose.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551 of the Texas Government Code.

Section 8. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Bastrop, Texas, on this the 10th day of July, 2026.

CITY OF BASTROP, TEXAS



Ishmael Harris, Mayor

ATTEST:

Michael Muscarello
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

Charles E. Zech
Charles E. Zech, City Attorney



EXHIBIT "A"

DESCRIPTION AND DEPICTION OF THE DISTRICT AREA

The District Area consists of the following four tracts of land, each described by the boundary descriptions prepared by Adrian E. Reyes, Registered Professional Land Surveyor No. 5806, pursuant to 22 Texas Administrative Code § 138.95, attached hereto, and depicted on the map appearing at the conclusion of this Exhibit. In the event of any conflict between a boundary description and the map, the boundary description controls.

TRACT 1 — 334.90 ACRES (SAVE AND EXCEPT 52.819 ACRES)



Datapoint Survey & Mapping II, LLC
D.B.A. Datapoint Engineering
T&E Survey FIRM # 10194585
T&E FIRM #26072
12400 Network Blvd, Ste 130
San Antonio, TX 78249
<https://datapointsurveying.com/>
info@datapointsurveying.com
P. 726-777-4240

LEGAL DESCRIPTION

A 334.90 acre tract of land, being part of Lot 1, Block C, Bastrop Resort Subdivision, according to the map or plat thereof recorded in Cabinet 4, Slide 125B-127A, Plat Records, Bastrop County, Texas (P.R.B.C.T.), as part of the tract of land described as Tract One in a deed to HLP Hotel LLC, recorded as Instrument Number 202111790, Official Public Records, Bastrop County, Texas (O.P.R.B.C.T.), **SAVE & EXCEPT** all of that called 52.819 acre tract of land described in a deed to LP Riverfront Land LLC, recorded as Instrument Number 202512298, O.P.R.B.C.T., situated in the JOHN LITTON SURVEY, ABSTRACT 228, Bastrop County, Texas

I, Adrian E. Reyes, Registered Professional Land Surveyor No. 5806 of the State of Texas, do hereby certify this document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


ADRIAN E. REYES
DATE: 07/03/2026
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5806



TRACT 2 — 52.819 ACRES

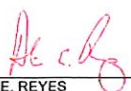


Datapoint Survey & Mapping II, LLC
D.B.A. Datapoint Engineering
TBPES Survey FIRM # 10191555
TBPE FIRM #26072
12400 Network Blvd, Ste 130
San Antonio, TX 78249
<https://datapointsurveying.com/>
info@datapointsurveying.com
P: 726-777-4240

LEGAL DESCRIPTION

A 52.819 acre tract of land, being part of Lot 1, Block C, Bastrop Resort Subdivision, according to the map or plat thereof recorded in Cabinet 4, Slide 125B-127A, Plat Records, Bastrop County, Texas (P.R.B.C.T.), as all of that called 52.819 acre tract of land described in a deed to LP Riverfront Land LLC, recorded as Instrument Number 202512298, O.P.R.B.C.T., situated in the JOHN LITTON SURVEY, ABSTRACT 228, Bastrop County, Texas

I, Adrian E. Reyes, Registered Professional Land Surveyor No. 5806 of the State of Texas, do hereby certify this document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


ADRIAN E. REYES
DATE: 07/08/2026
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5806



TRACT 3 — 250.606 ACRES

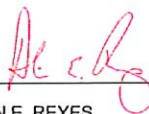


Datapoint Surveying & Mapping II, LLC
/D.B.A. Datapoint Engineering
TBPELS Survey Firm# 10194585
TBPELS Engineering Firm# 26072
12400 Network Blvd, Ste 130
San Antonio, TX 78249
<https://datapointsurveying.com/>
info@datapointsurveying.com
P: 726-777-4240

LEGAL DESCRIPTION

A 250.606 acre tract of land, conveyed to HR Lost Pines Resort, LLC., recorded in Instrument Number 202111795, Official Public Records of Bastrop County, Texas (O.P.R.B.C.T.), situated in the JOHN LITTON SURVEY, ABSTRACT NO. 228, Bastrop County, Texas.

I, Adrian E. Reyes, Registered Professional Land Surveyor No. 5806 of the State of Texas, do hereby certify this document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



ADRIAN E. REYES

DATE: 07/08/2026

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5806



TRACT 4 — 45.167 ACRES

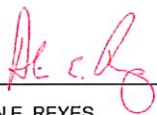


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LEGAL DESCRIPTION

A 45.167 acre tract of land, conveyed to HLP Hotel, LLC. recorded in Instrument Number 202303515, Official Records of Bastrop County, Texas (O.P.R.B.C.T.), in the JOHN LITTON SURVEY, ABSTRACT NO. 228, Bastrop County, Texas.

I, Adrian E. Reyes, Registered Professional Land Surveyor No. 5806 of the State of Texas, do hereby certify this document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



ADRIAN E. REYES

DATE: 07/08/2026

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5806



