

BASTROP MUNICIPAL UTILITY DISTRICT NO. 1
BASTROP, TEXAS

May 5, 2025

Re: Reservation of Water Capacity for Platted, Undeveloped Lots in the District

Dear Owners of Platted, Undeveloped Lots,

According to District records, you own one or more platted/undeveloped lots in the District. Due to circumstances when the District was in the early stages of development, the District does not have sufficient water capacity necessary to develop the entire District. Thus, the District does not have the water capacity currently required to serve your property. In addition, due to significant economic growth in Central Texas, the related rise in population, and drought conditions in Central Texas, the demand for water in this area is high, and the cost of acquiring this water has increased significantly and is expected to continue to increase.

Aqua Water Supply Corporation ("Aqua WSC") provides water to the District. After meeting with Aqua WSC representatives, the District Board of Directors requested a feasibility study from Aqua WSC that concluded that it has the capacity to provide the District with 85 LUEs (living unit equivalents or single-family connections).

To secure this additional capacity, the District must pay a reservation fee per LUE to Aqua WSC that reserves the LUE for ten years. As stated above, under normal circumstances, there would be sufficient capacity to serve the District at full development and this expense would have been passed along to the homebuilders by including it in the price of the lots. Unfortunately, due to circumstances beyond the District's control, this is not the case.

The District is making this capacity available to you now if you wish to reserve a LUE for your platted, undeveloped lot. You may reserve one LUE for each platted lot that you own by completing the attached form and sending it to the District's operator, Si Environmental, at 2306 RR 620 N., Austin, TX 78734 by May 31, 2025, along with a check made payable to Bastrop Municipal Utility District No. 1 in the amount \$690 and a copy of the warranty deed to confirm your ownership of the lot. Reservation of a LUE will be approved by the District on a first come/first served basis. PLEASE NOTE - IF YOU RESERVE THE LUE NOW BY PAYMENT OF THE \$690 RESERVATION FEE, BUT DO NOT PURCHASE THE LUE PRIOR TO THE TEN-YEAR DEADLINE, YOU WILL FORFEIT YOUR \$690 RESERVATION FEE.

Rather than reserving a LUE, you may instead purchase one of the available 85 LUEs now for your lot by paying the Aqua Development Fee which is currently \$7,900 per LUE. In addition to the payment of the Aqua Development Fee, when you connect your lot to the District's utility system, you will be required to pay the District Tap Fee and other related fees set forth in the District's Rate Order at the time of your request to connect your lot to the District's utility system. The Reservation Fee, the Aqua Development Fee and the District's Tap Fee and other related fees may increase significantly over the next several years. If you have questions regarding this matter, please contact Si Environmental, LLC at 512-402-1990.

Sincerely,

Board of Directors

Bastrop County Municipal Utility District No. 1

Bastrop County MUD No. 1

Utility Reservation Fee

2306 RR-620 N. Austin, TX 78734

Phone: 512-402-1990

Bastrop CAD Number: _____ (R Number on Tax Bill) Lot Number: _____

Name (as listed on your tax bill): _____

Address of Lot: _____

Mailing Address: _____

City/State/Zip: _____ Cell Phone: _____

Email: _____

Please check the fee that you would like to pay below and attach a copy of the Warranty Deed confirming ownership of the lot.

☐ **Reservation Fee of \$690.00.** This fee allows you to reserve one (1) Single-Family LUE (connection) for the above-mentioned lot for up to 10 years from the date shown below. This payment will be in addition to the District's Tap Fee and any related fees, and the Aqua Development Fee at the amounts required at the time you wish to connect to the District's utility system. **If you do not purchase the LUE within the 10-year reservation period, you will lose the \$690 Aqua Reservation Fee.**

OR

☐ **Aqua Development Fee of \$7,900.** This fee allows you to purchase one (1) Single-Family LUE (connection) for the above-mentioned lot.

By Signing Below, I have read and understand the above statement:

BASTROP COUNTY MUD 1 – OFFICE ONLY	
Date Payment Received	
Payment Amount	
LUE Number Assigned	
Warranty Deed Received	

Signature: _____ Date: _____