

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.991997 per \$100 valuation has been proposed by the governing body of City of Meadows Place.

PROPOSED TAX RATE	\$0.991997 per \$100
NO-NEW-REVENUE TAX RATE	\$0.883865 per \$100
VOTER-APPROVAL TAX RATE	\$0.977326 per \$100
DE MINIMIS RATE	\$0.991997 per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for City of Meadows Place from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that City of Meadows Place may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for City of Meadows Place exceeds the voter-approval rate for City of Meadows Place.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for City of Meadows Place, the rate that will raise \$500,000, and the current debt rate for City of Meadows Place.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Meadows Place is proposing to increase property taxes for the 2026 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 17, 2026 AT 6:30 PM AT Meadows Place City Hall, 1 Trojan Drive, Meadows Place, TX 77477.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate. However, the proposed tax rate exceeds the rate that allows voters to petition for an election under Section 26.075, Tax Code. If City of Meadows Place adopts the proposed tax rate, the qualified voters of the City of Meadows Place may petition the City of Meadows Place to require an election to be held to determine whether to reduce the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the City of Meadows Place will be the voter-approval tax rate of the City of Meadows Place.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED
AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal: Alderman Rick Staigle
Alderman Emily Merkley

Alderman Kurt Kopczynski

AGAINST the proposal: None

PRESENT and not voting: Mayor Audrey St. Germain

ABSENT: Alderman David Mertins Sr

Alderman Tia Baker

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and

scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Meadows Place last year to the taxes proposed to be imposed on the average residence homestead by City of Meadows Place this year.

	2025	2026	Change
Total tax rate (per \$100 of value)	\$0.943640	\$0.991997	increase of 0.048357 per \$100, or 5.12%
Average homestead taxable value	\$211,609	\$215,781	increase of \$1.97%
Tax on average homestead	\$1,996.83	\$2,140.54	increase of \$143.71, or 7.20%
Total tax levy on all properties	\$4,574,700	\$5,078,297	increase of \$503,597, or 11.01%

For assistance with tax calculations, please contact the tax assessor for City of Meadows Place at 281-341-3710 or FBCTaxInfo@fbctx.gov, or visit www.fbctx.gov for more information.