

April 9, 2026

To Interested Taxing Units and Members of the Public:

The Guadalupe Appraisal District is providing this executive summary to accompany the supporting documents posted for public transparency regarding activities completed during the first quarter of 2026 for the Mary B. Erskine Renovation Project. During this quarter, the District and its consultants advanced the project through the design development phase for renovation of the historic main building for future use as the District's headquarters. The architect's updated March 2026 design development package states that this phase was intended to further define renovation scope, document existing conditions, and refine the building's reuse for District operations.

Work completed during the quarter included on-site measurements and preparation of updated electronic base plans, elevations, sections, and detailed design development drawings for architectural, civil, and building systems coordination. The March 2026 package also reflects updated building code analysis after additional investigation found that much of the floor and roof framing is wood construction, while still concluding the building remains compliant with applicable height and area requirements.

Environmental due diligence and building-condition review also progressed during this period. The asbestos inspection report identified limited asbestos-containing materials at the third floor only, specifically in portions of drywall system texture and joint compound and in certain nailed ceiling tiles. The report further recommends that any affected materials to be disturbed by renovation be removed in accordance with applicable federal, state, and local requirements prior to construction activity.

Life-safety and infrastructure planning were also advanced. A fire flow test dated January 28, 2026 reported static pressure of 56 psi, residual pressure of 52 psi, and available fire flow of 6,952 gallons per minute at 20 psi, providing data necessary to support fire protection planning and permit-related coordination. The architect's design development narrative further notes that sprinkler coverage will need to be revised to accommodate new walls and reconfigured spaces within the renovated building.

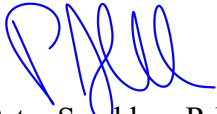
Site and civil design activity also moved forward during the quarter. The February and March design development materials show continued refinement of parking, circulation, accessibility, drainage, and landscaping concepts tied to City of Seguin requirements. On March 4, 2026, the project team met with City of Seguin Development Services to review predevelopment issues, including ADA sidewalk upgrades, parking ratios, storm water detention, driveway placement, fire lane access, landscape credits, and related site compliance items that will shape final design and permitting.

Geotechnical work was also completed for the proposed parking improvements. TTL's March 27, 2026 geotechnical engineering report addressed pavement recommendations for the parking lot component of the project, including the planned conversion of the existing basketball court area and addition of a new asphaltic concrete parking lot. That report was authorized in early

February 2026 and provided engineering recommendations to support parking lot design and construction planning.

In summary, first-quarter 2026 activity primarily consisted of advancing design development, confirming environmental conditions, collecting fire protection and geotechnical data, and coordinating preliminary development requirements with the City of Seguin. These efforts were necessary to better define project scope, identify code and site constraints, and position the project for the next stages of design, budgeting, and permitting. The documents posted with this letter are provided so that taxing units and the public may review the supporting materials underlying this quarterly project update.

Respectfully submitted,



Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser
Guadalupe Appraisal District

Enclosures (Posted to Website)

- Mary Erskine Building Renovation DD Drawings 3.20.2026.pdf
- Mary Erskine Building Renovation DD Narratives Rev 3.23.2026.pdf
- Mary Erskine Bldg Parking Lot - Geotechnical Soil Inspection Results 3.27.2026.pdf
- Proposed Site Plan (Option 2) - Post Pre-Development Mtg 3.10.26.pdf
- Proposed Site Plan (Option 3) - Post BOD Mtg 4.8.2026.pdf