

ORDER APPROVING ENGINEERING REPORTS AND CALLING UTILITY BOND ELECTION, UTILITY REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING BOND ELECTION, PARK AND RECREATIONAL FACILITIES BOND ELECTION, AND PARK AND RECREATIONAL FACILITIES REFUNDING BOND ELECTION

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or "Board of Directors") of Mustang Ridge Municipal Utility District (the "District") met in special session open to the public at an office of the District outside the boundaries of the District on February 15, 2024, whereupon, the roll was called of the members of the Board of Directors, to-wit:

Bryan Brown	President
Joe Regalado	Vice President
Michael DeBonis	Secretary
John Gurasich	Treasurer/Assistant Secretary
Adam Van Ackeren	Assistant Secretary

All members of the Board were present and participated in the meeting except Director Van Ackeren.

WHEREUPON, among other business conducted by the Board, Director Brown introduced the Order set out below and moved its adoption, which motion was seconded by Director DeBonis, and after full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

"Aye" 4; "No" 0.

The Order thus adopted is as follows:

WHEREAS, Mustang Ridge Municipal Utility District was created by House Bill 4627, 87th Regular Session of the Texas Legislature, codified in Chapter 7945A of the Texas Special District Local Laws Code (the "District Act") and is a body politic and corporate and a governmental agency of the State of Texas, operating under and governed by the provisions of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution, with boundaries as set forth in Exhibit "A" attached hereto;

WHEREAS, there has been filed with the District, open to inspection by the public, a February 15, 2024 engineer's report covering the utility works, improvements, facilities, plants, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or

otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

WHEREAS, said utility works, improvements, facilities, plants, equipment, appliances, property, contract rights, rights of use and interests in property are designed and intended to furnish a waterworks system, a sanitary sewer system, a drainage and storm sewer system;

WHEREAS, the February 15, 2024 engineer's report heretofore filed contains an estimate of the cost of the purchase, construction or other acquisition of the proposed utility works, improvements, facilities, purchase or other acquisition of property, contract rights, rights of use and interests in property, and an estimate of expenses incident thereto, as follows:

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SECTION 5.0

SUMMARY OF COSTS

TABLE 2 - MUD UTILITIES AND DRAINAGE PRELIMINARY COST ESTIMATE

SUMMARY OF WATER, WASTEWATER, & DRAINAGE COSTS

CONSTRUCTION COSTS	TOTAL
A. Developer Contribution Items	
1. Water	\$ 7,040,000
2. Wastewater	\$ 9,799,400
3. Drainage	\$10,959,300
4. Site Work	\$ 1,343,800
5. Contingencies (20% of Items 1-4)	\$ 5,828,500
6. Engineering Costs (15% of Items 1-5)	\$ 5,245,700
Total Developer Contribution Items	\$40,216,700
B. District Items	
1. Offsite Water	\$13,125,000
2. Offsite Wastewater	\$13,929,400
3. Contingencies (20% Of Items 1-2)	\$ 5,410,900
4. Engineering Costs (15% of Items 1-3)	\$ 4,869,800
5. Land Cost	\$ 500,000
Total District Items	\$37,835,100
TOTAL CONSTRUCTION COSTS	\$78,051,800
Inflation Adjustment (10 years @ 3.5% per year)	\$23,068,100
TOTAL CONSTRUCTION COSTS W/INFLATION	\$101,119,900
NON-CONSTRUCTION COSTS	
A. Legal Fees (2.5% of BIR)	\$ 3,577,500
B. Fiscal Agent Fees (2.0% of BIR)	\$ 2,862,000
C. Interest Costs	
1. Capitalized Interest (2 yrs @5.0%)	\$14,310,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 7,155,000
D. Underwriter's Discount (3.0% of BIR)	\$ 4,293,000
E. Creation/Organization	\$ 100,000
F. Bond Application Report Costs	\$ 160,000
G. TCEQ Fee (0.25% of BIR)	\$ 357,800
H. Utility Impact Fees	\$ 8,187,900
I. Attorney General Fee	\$ 111,900
J. Bond Issuance Expenses	\$ 865,000

K. Administration and Operations	\$ 350,000
TOTAL NON-CONSTRUCTION COSTS	\$41,980,100
TOTAL BOND ISSUE AMOUNT	<u>\$143,100,000</u>

FINANCIAL SUMMARY

Projected Bond Requirement

Based on the estimated costs for the water and wastewater utilities and drainage facilities necessary for the full development build out of the District, the projected total bond requirement for utilities and drainage is \$143,100,000.

Proposed Tax Plan

The proposed tax plan for the District would be an annual ad valorem tax levied on the property within the District to support the debt service on the bonds.

WHEREAS, the Board finds that the above estimate of \$143,100,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's utility bonds in the total aggregate amount of \$143,100,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such utility bonds;

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition on the issuance of the District's utility refunding bonds in the total aggregate amount of \$178,875,000 to cover the total amount of the bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such utility refunding bonds;

WHEREAS, there has been filed with the District, open to inspection by the public, a February 15, 2024 engineer's report covering the roadway system, improvements, facilities, plants, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

WHEREAS, said works, improvements, facilities, plants, equipment, appliances, property, contract rights, rights of use and interests in property are designed and intended to furnish a roadway system;

WHEREAS, the February 15, 2024 engineer's report heretofore filed contains an estimate of the cost of the purchase, construction or other acquisition of the proposed works, improvements, facilities, purchase or other acquisition of property, contract rights, rights of use and interests in property, and an estimate of expenses incident thereto, as follows:

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SECTION 4.0

PROPOSED ROAD IMPROVEMENTS

The District will provide an interior network of roadways and access to existing roadways. The District will construct the interior streets and roadway improvements as shown in **Attachment 3, Preliminary Land Use Plan**.

SECTION 5.0

SUMMARY OF COSTS

TABLE 2 - MUD ROADS PRELIMINARY COST ESTIMATE

CONSTRUCTION COSTS	TOTAL
A. Developer Contribution Items	
1. Roads	\$18,558,200
2. Site Work	\$ 2,500,000
3. Contingencies (20% of Items 1-2)	\$ 4,511,600
4. Engineering Costs (15% of Items 1-3)	\$ 4,060,500
Total Developer Contribution Items	\$29,630,300
B. District Items	
1. Offsite Roads	\$10,500,500
2. Land Costs	\$ 750,000
3. Contingencies (20% Of Items 1-2)	\$ 2,250,100
4. Engineering Costs (15% of Items 1-3)	\$ 2,025,000
Total District Items	\$15,525,600
TOTAL CONSTRUCTION COSTS	\$45,155,900
Inflation Adjustment (10 years @ 3.5% per year)	\$ 13,280,000
TOTAL CONSTRUCTION COSTS W/INFLATION	\$58,435,900
NON-CONSTRUCTION COSTS	
A. Legal Fees (2.5% of BIR)	\$ 2,060,000
B. Fiscal Agent Fees (2.0% of BIR)	\$ 1,648,000
C. Interest Costs	
1. Capitalized Interest (2 yrs @5.0%)	\$ 8,240,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 8,240,000
D. Underwriter's Discount (3.0% of BIR)	\$ 2,472,000
E. Attorney General Fee	\$ 211,000

F. Bond Issuance Expenses	\$ 1,093,100
TOTAL NON-CONSTRUCTION COSTS	\$23,964,100
TOTAL BOND ISSUE AMOUNT	<u>\$82,400,000</u>

SECTION 6.0

FINANCIAL SUMMARY

Projected Bond Requirement

Based on the estimated costs for the road facilities necessary for the full development build out of the District, the projected total bond requirement for roads is \$82,400,000

Proposed Tax Plan

The proposed tax plan for the District would be an annual ad valorem tax levied on the property within the District to support the debt service on the bonds.

WHEREAS, the Board finds that the above estimate of \$82,400,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's road bonds in the total aggregate amount of \$82,400,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such road bonds;

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition of the issuance of the District's road refunding bonds in the total aggregate amount of \$103,000,000 to cover the total amount of bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such road refunding bonds;

WHEREAS, there has been filed with the District, open to inspection by the public, a February 15, 2024 engineer's report covering, with regard to park and recreational facilities in the District, works, improvements, facilities, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

WHEREAS, said works, improvements, facilities, equipment, appliances, property, contract rights, rights of use and interests in property regarding park and recreational facilities are designed and intended to furnish and improve park and recreational facilities in the District;

WHEREAS, the February 15, 2024 engineer's report heretofore filed contains an estimate of the cost of the purchase, construction, improvement or acquisition of the proposed works, improvements, facilities, purchase or other acquisition of property, contract rights, rights of use and interests in property regarding park and recreational facilities, and an estimate of expenses incident thereto, as follows:

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SECTION 5.0

SUMMARY OF COSTS

TABLE 2 - MUD PARKS PRELIMINARY COST ESTIMATE

CONSTRUCTION COSTS	TOTAL
A. Developer Contribution Items	
1. Parks	\$ 3,000,000
2. Land Costs	\$ 250,000
3. Contingencies (20% of Items 1-2)	\$ 650,000
4. Engineering Costs (15% of Items 1-3)	\$ 585,000
Total Developer Contribution Items	\$ 4,485,000
TOTAL CONSTRUCTION COSTS	\$ 4,485,000
Inflation Adjustment (10 years @ 3.5% per year)	\$ 1,090,000
TOTAL CONSTRUCTION COSTS W/INFLATION	\$ 5,575,000
NON-CONSTRUCTION COSTS	
A. Legal Fees (2.5% of BIR)	\$ 200,000
B. Fiscal Agent Fees (2.0% of BIR)	\$....160,000
C. Interest Costs	
1. Capitalized Interest (2 yrs @5.0%)	\$ 800,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 800,000
D. Underwriter's Discount (3.0% of BIR)	\$ 240,000
E. Attorney General Fee	\$ 75,000
F. Bond Issuance Expenses	\$ 150,000
TOTAL NON-CONSTRUCTION COSTS	\$ 2,425,000
TOTAL BOND ISSUE AMOUNT	<u>\$8,000,000</u>

SECTION 6.0

FINANCIAL SUMMARY

Projected Bond Requirement

Based on the estimated costs for the road facilities necessary for the full development build out of the District, the projected total bond requirement for roads is \$8,000,000

Proposed Tax Plan

The proposed tax plan for the District would be an annual ad valorem tax levied on the property within the District to support the debt service on the bonds.

WHEREAS, the Board finds that the above estimate of \$8,000,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's park and recreational facilities bonds in the total aggregate amount of \$8,000,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such park and recreational facilities bonds;

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition of the issuance of the District's park and recreational facilities refunding bonds in the total aggregate amount of \$10,000,000 to cover the total amount of bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such road refunding bonds;

WHEREAS, the Board of Directors of the District has determined that in accordance with Texas Election Code, Section 3.009 (b)(7), the aggregate amount of the outstanding principal of the District's debt obligations as of the beginning of the District's fiscal year in which this election is ordered is \$0;

WHEREAS, the Board of Directors has determined that in accordance with Texas Election Code, Section 3.009 (b)(8), the aggregate amount of outstanding interest on debt obligations of the District as of the beginning of the District's fiscal year in which this election is ordered is \$0;

WHEREAS, the Board of Directors has determined that in accordance with Texas Election Code, Section 3.009 (b)(9), the ad valorem debt service tax rate for the District, as of the date of this Order, is \$0 per \$100 valuation of taxable property;

WHEREAS, pursuant to Chapter 49.107, Texas Water Code, the Board is of the opinion that it would be of benefit to the District to authorize the levy and collection of annual ad valorem taxes on all taxable property within the District to secure funds for operation and maintenance purposes and has determined that it is appropriate to conduct a utility bond election, the utility refunding bond election, the road bond election and the road refunding bond election, the park and recreational facilities bond election and park and recreational facilities refunding bond election and to order said elections; and

WHEREAS, the Board of Directors wishes to proceed with the ordering of said elections.

BE IT ORDERED BY THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT THAT:

Section 1: The matters and facts set out in the preamble of this Order are hereby found and declared to be true and complete.

Section 2: An election shall be held on May 4, 2024, between the hours of 7:00 a.m. and

7:00 p.m. at all additional regular election day polling locations within Travis County, Texas designated by the Travis County Elections Administrator and approved by the Travis County Commissioners Court, including the county's regular election precinct that serves the District, as required by Section 42.0621 of the Texas Election Code, such detailed list of election day polling places being set out in the attached Exhibit "B", at which time the following propositions shall be submitted to the voters:

PROPOSITION A

“SHALL THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$143,100,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING OR OTHERWISE ACQUIRING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND DRAINAGE AND STORM SEWER SYSTEM FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, OR OTHER ACQUISITION OF SUCH WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, DRAINAGE AND STORM SEWER SYSTEM, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO AND SUCH EXPENSES AS ARE INCIDENTAL TO THE ORGANIZATION, ADMINISTRATION, AND FINANCING OF THE DISTRICT WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER'S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?”

PROPOSITION B

“SHALL THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$178,875,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BONDS OF THE DISTRICT PREVIOUSLY ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING OR OTHERWISE ACQUIRING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND DRAINAGE AND STORM SEWER SYSTEM FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, OR OTHER ACQUISITION OF SUCH WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, DRAINAGE AND STORM SEWER SYSTEM, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO AND SUCH EXPENSES AS ARE INCIDENTAL TO THE ORGANIZATION, ADMINISTRATION, AND FINANCING OF THE DISTRICT WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER’S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT WITHOUT LIMIT AS TO RATE OR AMOUNT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?”

PROPOSITION C

“WHETHER OR NOT THE BONDS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$82,400,000, IN CONFORMITY WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, PARTICULARLY SECTION 52 OF ARTICLE III OF THE CONSTITUTION AND LAWS ENACTED PURSUANT THERETO, FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING AND OPERATING

MACADAMIZED, GRAVELED OR PAVED ROADS AND TURNPIKES, OR IN AID THEREOF, WITHIN THE BOUNDARIES OF SAID DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT, SUCH BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALY OR OTHERWISE NOT MORE THAN FORTY (40) YEARS FROM THEIR DATE AND TO BEAR INTEREST AT SUCH RATE OR RATES (NOT TO EXCEED THE MAXIMUM RATE PERMITTED BY LAW AT THE TIME OF ISSUANCE OF THE BONDS) AS IN ITS DISCRETION THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT SHALL DETERMINE AND SHALL AD VALOREM TAXES BE LEVIED ON ALL TAXABLE PROPERTY IN SAID DISTRICT SUBJECT TO TAXATION FOR THE PURPOSE OF PAYING THE INTEREST ON SAID BONDS AND TO PROVIDE A SINKING FUND FOR THEIR REDEMPTION AT MATURITY?

THE PROCEEDS FROM THE SALE AND DELIVERY OF SAID BONDS SHALL BE EXPENDED PRIMARILY FOR THE CONSTRUCTION OF ROADWAYS, LOCATED WITHIN THE BOUNDARIES OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT; AND TO PROVIDE FOR THE PAYMENT OF CAPITALIZED INTEREST, COSTS OF ISSUANCE, COSTS OF SURVEYING, COSTS OF CREATION OF THE DISTRICT, COSTS OF CONSTRUCTION, ACQUISITION OR PURCHASE AS MAY BE APPROVED BY THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT; PROVIDED THAT IF THE AMOUNT EXPENDED FOR SUCH CONSTRUCTION AND ASSOCIATED COSTS SHOULD BE LESS THAN THE AMOUNT ESTIMATED TO BE REQUIRED THEREFOR, THE SURPLUS MAY BE USED FOR ANY OTHER LAWFUL PURPOSE AS PROVIDED ABOVE.”

PROPOSITION D

“WHETHER OR NOT THE BONDS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$103,000,000 IN CONFORMITY WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, PARTICULARLY SECTION 52 OF ARTICLE III OF THE CONSTITUTION AND LAWS ENACTED PURSUANT THERETO, FOR THE PURPOSES OF REFUNDING BONDS WHICH WERE ISSUED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING MACADAMIZED, GRAVELED OR PAVED ROADS AND TURNPIKES, OR IN AID THEREOF, WITHIN THE BOUNDARIES OF SAID DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT, SUCH REFUNDING BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALY OR OTHERWISE NOT MORE THAN FORTY (40) YEARS FROM THEIR DATE AND TO BEAR INTEREST AT SUCH RATE OR RATES (NOT TO EXCEED

THE MAXIMUM RATE PERMITTED BY LAW AT THE TIME OF ISSUANCE OF THE BONDS) AS IN ITS DISCRETION THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT SHALL DETERMINE AND SHALL AD VALOREM TAXES BE LEVIED ON ALL TAXABLE PROPERTY IN SAID DISTRICT SUBJECT TO TAXATION FOR THE PURPOSE OF PAYING THE INTEREST ON SAID REFUNDING BONDS AND TO PROVIDE A SINKING FUND FOR THEIR REDEMPTION AT MATURITY?

THE PROCEEDS FROM THE SALE AND DELIVERY OF SAID REFUNDING BONDS SHALL BE EXPENDED TO REFUND BONDS WHICH WERE INITIALLY EXPENDED PRIMARILY FOR THE CONSTRUCTION OF ROADWAYS, LOCATED WITHIN THE BOUNDARIES OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT; AND TO PROVIDE FOR THE PAYMENT OF CAPITALIZED INTEREST, COSTS OF ISSUANCE, COSTS OF SURVEYING, COSTS OF CREATION OF THE DISTRICT, COSTS OF CONSTRUCTION, ACQUISITION OR PURCHASE AS MAY BE APPROVED BY THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT; PROVIDED THAT IF THE AMOUNT EXPENDED FOR SUCH CONSTRUCTION AND ASSOCIATED COSTS SHOULD BE LESS THAN THE AMOUNT ESTIMATED TO BE REQUIRED THEREFOR, THE SURPLUS MAY BE USED FOR ANY OTHER LAWFUL PURPOSE AS PROVIDED ABOVE.”

PROPOSITION E

“SHALL THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$8,000,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING AND IMPROVING PARK AND RECREATIONAL FACILITIES FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, ACQUISITION, OR IMPROVEMENT OF SUCH PARK AND RECREATIONAL FACILITIES, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER’S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?”

PROPOSITION F

“SHALL THE BOARD OF DIRECTORS OF MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$10,000,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY

SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BONDS OF THE DISTRICT PREVIOUSLY ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING AND IMPROVING PARK AND RECREATIONAL FACILITIES FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, ACQUISITION, OR IMPROVEMENT OF SUCH PARK AND RECREATIONAL FACILITIES, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER’S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT WITHOUT LIMIT AS TO RATE OR AMOUNT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?”

Section 3: Voting in said election shall be by the use of electronic equipment which shall conform to the requirements of the Texas Election Code. The ballots shall have printed thereon the following as well as the names of the candidates listed below, the names of any additional candidates who file applications to have their names printed on the ballot by 5:00 p.m. on February 16, 2024 and the names of any write-in candidates who file a declaration of write-in candidacy by 5:00 p.m. on February 20, 2024, in addition to instructions for marking such ballot:

MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT

UTILITY BOND, UTILITY REFUNDING BOND, ROAD BOND, ROAD REFUNDING BOND, PARK AND RECREATIONAL FACILITIES BOND AND PARK AND RECREATIONAL FACILITIES REFUNDING BOND ELECTION

May 4, 2024

OFFICIAL BALLOT

**MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT
PROPOSITION A**

For	The Issuance of \$143,100,000 Utility Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Bonds by Mustang Ridge Municipal Utility District
Against	

**MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT
PROPOSITION B**

For	The Issuance of \$178,875,000 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Refunding Bonds by Mustang Ridge Municipal Utility District
Against	

**MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT
PROPOSITION C**

For	The Issuance of \$82,400,000 Road Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Bonds by Mustang Ridge Municipal Utility District
Against	

**MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT
PROPOSITION D**

For	The Issuance of \$103,000,000 Road Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Refunding Bonds by Mustang Ridge Municipal Utility District
Against	

**MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT
PROPOSITION E**

For	The Issuance of \$8,000,000 Park and Recreational Facilities Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Park and Recreational Facilities Bonds by Mustang Ridge Municipal Utility District
Against	

**MUSTANG RIDGE MUNICIPAL UTILITY DISTRICT
PROPOSITION F**

For	The Issuance of \$10,000,000 Park and Recreational Facilities Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Park and Recreational Facilities Refunding Bonds by Mustang Ridge Municipal Utility District
Against	

Section 4: A copy of this Order is on file and available for review in the following District counsel's office, Winstead PC, 401 Congress Avenue, Suite 2100, Austin, Texas 78701.

Section 5: The election will be conducted under an Election Agreement with Travis County, Texas ("Election Agreement") and other political subdivisions participating in the joint May 4, 2024 elections handled through Travis County, Texas elections office.

Section 6: Early voting by personal appearance shall be conducted at the Main Early Voting Location, City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Drive, Austin, Texas 78752, and the additional early voting locations on the dates and times designated by the Travis County Clerk ("Elections Officer") designated in the Elections Agreement and attached hereto as Exhibit "C", all of which locations are designated as public places within Travis County, Texas. The Elections Officer shall appoint qualified Clerks for early voting for said election.

Pursuant to the terms of the Election Agreement, the District hereby appoints Kimberly Studdard, as the District's Regular Early Voting Clerk to whom applications for early voting ballots by mail may be sent. Please address such applications to: Kimberly Studdard, Regular Early Voting Clerk, Mustang Ridge MUD, 401 Congress Avenue, Suite 2100, Austin, Texas 78701, who will forward the applications on to the Joint Early Voting Clerk designated in the Election Agreement.

Section 7: Notice of the election shall be provided and the election held and conducted and returns made to the Board of Directors and canvassed all in accordance with the Texas Election Code, as modified by Chapter 49, Texas Water Code or the District Act.

Section 8: All qualified resident electors of the District shall be entitled to vote in the election.

Section 9: The Secretary of the Board is hereby directed to cause notice of this election to be posted within the District.

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PASSED and APPROVED this 15th day of February, 2024.



Bryan Brown, President
Board of Directors
Mustang Ridge Municipal Utility District

ATTEST:



Michael DeBonis, Secretary
Board of Directors
Mustang Ridge Municipal Utility District



SIGNATURE PAGE

EXHIBIT "A"
(Boundaries of the District)

(attached)



DOUCET

“Exhibit “-A-””

Mustang Ridge MUD Tract
Travis County, Texas

D&A Job No. 2220-005
January 25, 2024

METES & BOUNDS DESCRIPTION FOR A 395.0-ACRE TRACT

BEING A 395.0 ACRE TRACT OUT OF THE JOSE SEFERINO MORA SURVEY NUMBER 6, ABSTRACT NUMBER 522, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF SIX (6) TRACTS OF LAND DESCRIBED AS FOLLOWS: 1) A CALLED 91.7984 ACRE TRACT, CONVEYED TO BUTLER FAMILY PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NUMBER 2021279396 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], 2) A CALLED 91.92 ACRE TRACT, CONVEYED TO BUTLER FAMILY PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NUMBER 2021279390, [O.P.R.T.C.T.], 3) A CALLED 5.994 ACRE TRACT, CONVEYED TO BUTLER FAMILY PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NUMBER 2021168399, [O.P.R.T.C.T.], 4) A CALLED 108.33 ACRE TRACT, CONVEYED TO BUTLER FAMILY PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NUMBER 2021279393, [O.P.R.T.C.T.], 5) A CALLED 6.007 ACRE TRACT, CONVEYED TO BUTLER FAMILY PARTNERSHIP, LTD, AS RECORDED IN DOCUMENT NUMBER 2021278267, [O.P.R.T.C.T.], AND 6), A CALLED 91.514 ACRE TRACT, CONVEYED TO BUTLER FAMILY PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NUMBER 2021168400 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.]; SAID 395.0 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found with cap stamped “EARLY” for the west corner of said 91.7984-acre tract, being the east corner of the remainder of a called 186-acre tract conveyed to H.H. Alexander, Jr., recorded in Volume 12506, Page 10 of the Real Property Records of Travis County, Texas [R.P.R.T.C.T.], same being the northwest corner of a called 225.197-acre tract, conveyed to BDR Williamson Road Farm LLC, as recorded in Document Number 2021097900, [O.P.R.T.C.T.], and for the west corner of the tract described herein;

THENCE N42°16’54”E, with the northwest line of said 91.7984-acre tract, in part with the southeast line of a called 20.009-acre tract conveyed to Monta R. Reese, as recorded in Document Number 2012151905, [O.P.R.T.C.T.] and in part with the southeast line of a called 15.412-acre tract conveyed to Steven W. Jones and wife, Sandra G. Jones, as recorded in Volume 11013, Page 368 [R.P.R.T.C.T.], a distance of 3,372.74 feet to a 3/4-inch iron rod found for the east corner of said 15.412 acre tract, being the north corner of said 91.7984-acre tract, same being in the existing southwest right-of-way line of Old Lockhart Highway, variable width right-of-way, no record information found, and for the north corner of the tract described herein;

THENCE with the existing southwest right-of-way line of Old Lockhart Highway and with the northeast line of said 91.7984-acre tract, said 91.92-acre tract, said 108.33-acre tract, said 5.994-acre tract, said 91.514 acre-tract, the following four (4) courses and distances:

- 1) S47°48’20”E, a distance of 1,185.50 feet to a 60d nail found for an angle point,
- 2) S48°15’17”E, a distance of 1,463.43 feet to an angle point,
- 3) N42°50’09”E, a distance of 14.31 feet to an angle point, and
- 4) S48°15’25”E, a distance of 2,409.37 feet to a 6-inch cedar fence post found for the northeast corner of said 91.514-acre tract and for the east corner of the tract described herein, being the intersection of the southwest right-of-way line of Old Lockhart Highway and the north right-of-way line of Elm Grove Road, a variable width right-of-way, no record information found;

(CONTINUED NEXT PAGE)

THENCE S43°03'03"W, with the existing northwest right-of-way line of said Elm Grove Road, being the southeast line of said 91.514-acre tract and said 6.007-acre tract, for a distance of 3,469.88 feet to 1/2-inch iron rod found for the southeast corner of said 91.514-acre tract, being the most northerly east corner of Lot 2, Elm Grove Estates, a subdivision of record in Volume 92, Pages 263-264 of the Plat Records of Travis County, Texas, [P.R.T.C.T.], being that same tract conveyed to Horacio Degollado Segovia and Delores Segovia, recorded in Document Number 2003122641 [O.P.R.T.C.T.], and for the south corner of the tract described herein;

THENCE N47°12'36"W, with the southwest line of said 91.514-acre tract and said 108.33-acre tract, being the northeast line of said Lot 2, a distance of 2,173.66 feet to a 5/8-inch iron rod found for the northwest corner of said Lot 2, same being the northeast corner of said 225.197-acre tract, and for an angle corner of the tract described herein;

THENCE N47°17'16"W, with the common line of said 108.33-acre tract and said 225.197-acre tract, a distance of 484.03 feet to a 1/2-inch iron pipe found for the southwest corner of said 108.33-acre tract, being the southeast corner of said 91.92-acre tract, and for an angle corner of the tract described herein;

THENCE N47°10'52"W, with the common line of said 91.92-acre tract and said 225.197-acre tract, a distance of 1,172.94 feet to a 1/2-inch iron rod found for the southwest corner of said 91.7984-acre tract, being the southeast corner of said 91.7984-acre tract, and for an angle corner of the tract described herein;

THENCE N47°12'40"W, with the common line of said 91.7984-acre tract and said 225.197-acre tract, a distance of 1,181.26 feet to the **POINT OF BEGINNING** of the tract described herein and containing approximately 395.0 acres.

SAVE AND EXCEPT A 15.00 ACRE TRACT BEING DESCRIBED BELOW, AND CONVEYED BY SEPARATE INSTRUMENT:

BEING A 15.00 ACRE TRACT OUT OF THE JOSE SEFERINO MORA SURVEY NUMBER 6, ABSTRACT NUMBER 522, TRAVIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 91.514 ACRE TRACT, DESCRIBED IN A DEED TO THE BUTLER FAMILY PARTNERSHIP LTD., RECORDED IN DOCUMENT NUMBER 2021168400, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 6-inch cedar post found for the east corner of said 91.514 acre tract, same being in the existing southwest Right-of-Way line of Old Lockhart Highway, a variable width right-of-way with no deed of record found, and also being in the existing northwest Right-of-Way line of Elm Grove Road, no deed of record found;

THENCE S50°05'53"W, over and across said 91.514 acre tract, a distance of 376.69 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing over and across said 91.514 acre tract the following seven (7) bearings and distances:

1. S43°02'40"W, a distance of 865.84 feet to a calculated point,
2. N47°09'03"W, a distance of 607.42 feet to a calculated point from which a 1/2-inch iron rod found for the north corner of a called 6.00 acre tract, described in a deed to Butler Family Partnership LTD., recorded in Document Number 2021278267 [O.P.R.T.C.T.], bears S07°43'30"W, a distance of 93.79 feet,
3. N29°16'30"W, a distance of 205.16 feet to the beginning of a curve to the left,
4. With said curve to the left, defined by an arc length of 336.74 feet, a radius of 1085.00 feet, a delta angle of 17°46'57", and a chord which bears N50°53'35"E, a distance of 335.39 feet to a calculated point,
5. N42°00'06"E, a distance of 412.31 feet to a calculated point,
6. N49°14'19"E, a distance of 44.70 feet to a calculated point, and

(CONTINUED NEXT PAGE)



“Exhibit “~~---~~A-”

- 7. S48°12'43"E, a distance of 759.95 feet to the **POINT OF BEGINNING** of the tract described herein and containing approximately 15.00 acres.

SAID 395.0 ACRE TRACT, SAVE AND EXCEPT SAID 15.00 ACRE TRACT, RENDERS A REMAINDER TRACT OF 380.0 ACRES.

Notes:

Basis of bearing is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All coordinate values and distances are grid values and can be converted to surface by using the surface adjustment factor of 1.000012. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown

Ownership information herein was based on current Travis County tax record information at the time of survey.

I, Joshua P. Armendariz, Registered Professional Land Surveyor, hereby certify that this property description and accompanying exhibit of even date represent an actual survey performed on the ground.

01/25/2024

Joshua P. Armendariz
Registered Professional Land Surveyor
Texas Registration No. 6822
Doucet & Associates
JArmendariz@Kleinfelder.com
TBPELS Firm Registration No. 10194551

Date



EXHIBIT "B"

(List of May 4, 2024 Regular Election Day Polling Locations)

(to be inserted once available)

EXHIBIT "C"

(List of Early Voting Places, Dates and Times of Early Voting)

(to be inserted once available)

ORDEN DE APROBACIÓN DE LOS INFORMES DE INGENIERÍA Y CONVOCATORIA A LA ELECCIÓN DE BONOS DE SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS DE REFINANCIACIÓN DE SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS PARA CARRETERAS, ELECCIÓN DE BONOS DE REFINANCIACIÓN PARA CARRETERAS, ELECCIÓN DE BONOS PARA PARQUES E INSTALACIONES RECREATIVAS Y ELECCIÓN DE BONOS DE REFINANCIACIÓN PARA PARQUES E INSTALACIONES RECREATIVAS

EL ESTADO DE TEXAS §

CONDADO DE TRAVIS §

DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE §

La Junta Directiva (“Junta” o “Junta Directiva”) del Distrito Municipal de Servicios Públicos de Mustang Ridge (el “Distrito”) se reunió en asamblea extraordinaria, abierta al público, en una oficina del Distrito ubicada fuera de los límites del Distrito, el 15 de febrero de 2024; acto seguido, se pasó lista de los miembros de la Junta Directiva, a saber:

Bryan Brown	Presidente
Joe Regalado	Vicepresidente
Michael DeBonis	Secretario
John Gurasich	Tesorero / Secretario Adjunto
Adam Van Ackeren	Secretario Adjunto

Todos los miembros de la Junta estuvieron presentes y participaron en la asamblea, con la excepción del Director Van Ackeren.

ACTO SEGUIDO, entre otros asuntos considerados por la Junta, el Director Brown presentó la Orden descrita más abajo y realizó una moción para su adopción, la cual fue secundada por el Director DeBonis, y tras las debidas deliberaciones, y sometida la cuestión ante la Junta Directiva, dicha moción fue aprobada por el siguiente voto:

"Sí" 4; "No" 0.

La Orden adoptada de ese modo es la siguiente:

CONSIDERANDO QUE, el Distrito Municipal de Servicios Públicos de Mustang Ridge fue creado por el Proyecto de Ley de la Cámara de Representantes 4627, 87a Sesión Ordinaria de la Legislatura del Estado de Texas, codificado en el Capítulo 7945A del Código de Leyes Locales de Distritos Especiales de Texas (la “Ley de Distritos”) y es una entidad política y corporativa y una agencia gubernamental del Estado de Texas que opera y se rige por las disposiciones del

Artículo III, Sección 52 y Artículo XVI, Sección 59 de la Constitución de Texas, con los límites establecidos en el Anexo “A” que se adjunta a la presente;

CONSIDERANDO QUE, el 15 de febrero de 2024, se ha presentado al Distrito un informe del ingeniero, el cual está disponible para ser examinado por el público, cubriendo las obras de servicios públicos, mejoras, instalaciones, plantas, equipos y aparatos que deben ser comprados, construidos o adquiridos y construidos de otra manera por el Distrito, y la propiedad, los derechos contractuales, los derechos de uso y los intereses en propiedad por comprar o adquirir de otra manera, así como el costo estimado de todos estos conceptos, junto con los planos, catastros, perfiles y datos que muestran y explican el informe, y dicho informe fue considerado detenidamente y aprobado en su totalidad por la Junta;

CONSIDERANDO QUE, el propósito y objeto de dichas obras de servicios públicos, mejoras, instalaciones, plantas, equipos, aparatos, propiedad, derechos contractuales, derechos de uso e intereses en propiedad es el suministro de un sistema de abastecimiento de agua, un sistema de alcantarillado sanitario y un sistema de drenaje y alcantarillado para aguas pluviales;

CONSIDERANDO QUE, el informe del ingeniero previamente archivado del 15 de febrero de 2024 contiene una estimación del costo de la compra, construcción u otra adquisición de las obras de servicios públicos, mejoras e instalaciones propuestas, la compra u otra adquisición de propiedad, derechos contractuales, derechos de uso e intereses en propiedad, y una estimación de los gastos relacionados con dichos conceptos, según el siguiente desglose:

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SECTION 5.0

SUMMARY OF COSTS

TABLE 2 - MUD UTILITIES AND DRAINAGE PRELIMINARY COST ESTIMATE

SUMMARY OF WATER, WASTEWATER, & DRAINAGE COSTS

CONSTRUCTION COSTS	TOTAL
A. Developer Contribution Items	
1. Water	\$ 7,040,000
2. Wastewater	\$ 9,799,400
3. Drainage	\$10,959,300
4. Site Work	\$ 1,343,800
5. Contingencies (20% of Items 1-4)	\$ 5,828,500
6. Engineering Costs (15% of Items 1-5)	\$ 5,245,700
Total Developer Contribution Items	\$40,216,700
B. District Items	
1. Offsite Water	\$13,125,000
2. Offsite Wastewater	\$13,929,400
3. Contingencies (20% Of Items 1-2)	\$ 5,410,900
4. Engineering Costs (15% of Items 1-3)	\$ 4,869,800
5. Land Cost	\$ 500,000
Total District Items	\$37,835,100
TOTAL CONSTRUCTION COSTS	\$78,051,800
Inflation Adjustment (10 years @ 3.5% per year)	\$23,068,100
TOTAL CONSTRUCTION COSTS W/INFLATION	\$101,119,900
NON-CONSTRUCTION COSTS	
A. Legal Fees (2.5% of BIR)	\$ 3,577,500
B. Fiscal Agent Fees (2.0% of BIR)	\$ 2,862,000
C. Interest Costs	
1. Capitalized Interest (2 yrs @5.0%)	\$14,310,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 7,155,000
D. Underwriter's Discount (3.0% of BIR)	\$ 4,293,000
E. Creation/Organization	\$ 100,000
F. Bond Application Report Costs	\$ 160,000
G. TCEQ Fee (0.25% of BIR)	\$ 357,800
H. Utility Impact Fees	\$ 8,187,900
I. Attorney General Fee	\$ 111,900
J. Bond Issuance Expenses	\$ 865,000

K. Administration and Operations	\$ 350,000
TOTAL NON-CONSTRUCTION COSTS	\$41,980,100
TOTAL BOND ISSUE AMOUNT	<u>\$143,100,000</u>

FINANCIAL SUMMARY

Projected Bond Requirement

Based on the estimated costs for the water and wastewater utilities and drainage facilities necessary for the full development build out of the District, the projected total bond requirement for utilities and drainage is \$143,100,000.

Proposed Tax Plan

The proposed tax plan for the District would be an annual ad valorem tax levied on the property within the District to support the debt service on the bonds.

CONSIDERANDO QUE, la Junta ha determinado que la estimación anterior de \$143,100,000 es razonable y apropiada, y por la presente aprueba dicha estimación y todas las partidas contenidas en la misma;

CONSIDERANDO QUE, la Junta ha determinado que el informe del ingeniero debería ser aprobado, y que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos de servicios públicos del Distrito por el monto total agregado de \$143,100,000, y para el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos;

CONSIDERANDO QUE, la Junta ha determinado que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos de refinanciación de servicios públicos del Distrito por el monto total agregado de \$178,875,000 para cubrir el monto total de los bonos por refinanciar más los costos relacionados con la emisión de los bonos de refinanciación, y el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos de refinanciación de servicios públicos;

CONSIDERANDO QUE, el 15 de febrero de 2024, se ha presentado al Distrito un informe del ingeniero, el cual está disponible para ser examinado por el público, cubriendo el sistema de carreteras, las mejoras, instalaciones, plantas, equipos y aparatos que deben ser comprados, construidos o adquiridos y construidos de otra manera por el Distrito, y la propiedad, los derechos contractuales, los derechos de uso y los intereses en propiedad por comprar o adquirir de otra manera, así como el costo estimado de todos estos conceptos, junto con los planos, catastros, perfiles y datos que muestran y explican en su totalidad el informe, y dicho informe fue considerado detenidamente y aprobado en su totalidad por la Junta;

CONSIDERANDO QUE, el propósito y objeto de dichas obras, mejoras, instalaciones, plantas, equipos, aparatos, propiedad, derechos contractuales, derechos de uso e intereses en propiedad es el suministro de un sistema de carreteras;

CONSIDERANDO QUE, el informe del ingeniero previamente archivado del 15 de febrero de 2024 contiene una estimación del costo de la compra, construcción u otra adquisición de las obras, mejoras e instalaciones propuestas, la compra u otra adquisición de propiedad, derechos contractuales, derechos de uso e intereses en propiedad, y una estimación de los gastos relacionados con dichos conceptos, según el siguiente desglose:

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SECTION 4.0

PROPOSED ROAD IMPROVEMENTS

The District will provide an interior network of roadways and access to existing roadways. The District will construct the interior streets and roadway improvements as shown in **Attachment 3, Preliminary Land Use Plan**.

SECTION 5.0

SUMMARY OF COSTS

TABLE 2 - MUD ROADS PRELIMINARY COST ESTIMATE

CONSTRUCTION COSTS	TOTAL
A. Developer Contribution Items	
1. Roads	\$18,558,200
2. Site Work	\$ 2,500,000
3. Contingencies (20% of Items 1-2)	\$ 4,511,600
4. Engineering Costs (15% of Items 1-3)	\$ 4,060,500
Total Developer Contribution Items	\$29,630,300
B. District Items	
1. Offsite Roads	\$10,500,500
2. Land Costs	\$ 750,000
3. Contingencies (20% Of Items 1-2)	\$ 2,250,100
4. Engineering Costs (15% of Items 1-3)	\$ 2,025,000
Total District Items	\$15,525,600
TOTAL CONSTRUCTION COSTS	\$45,155,900
Inflation Adjustment (10 years @ 3.5% per year)	\$ 13,280,000
TOTAL CONSTRUCTION COSTS W/INFLATION	\$58,435,900
NON-CONSTRUCTION COSTS	
A. Legal Fees (2.5% of BIR)	\$ 2,060,000
B. Fiscal Agent Fees (2.0% of BIR)	\$ 1,648,000
C. Interest Costs	
1. Capitalized Interest (2 yrs @5.0%)	\$ 8,240,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 8,240,000
D. Underwriter's Discount (3.0% of BIR)	\$ 2,472,000
E. Attorney General Fee	\$ 211,000

F. Bond Issuance Expenses	\$ 1,093,100
TOTAL NON-CONSTRUCTION COSTS	\$23,964,100
TOTAL BOND ISSUE AMOUNT	<u>\$82,400,000</u>

SECTION 6.0

FINANCIAL SUMMARY

Projected Bond Requirement

Based on the estimated costs for the road facilities necessary for the full development build out of the District, the projected total bond requirement for roads is \$82,400,000

Proposed Tax Plan

The proposed tax plan for the District would be an annual ad valorem tax levied on the property within the District to support the debt service on the bonds.

CONSIDERANDO QUE, la Junta ha determinado que la estimación anterior de \$82,400,000 es razonable y apropiada, y por la presente aprueba dicha estimación y todas las partidas contenidas en la misma;

CONSIDERANDO QUE, la Junta ha determinado que el informe del ingeniero debería ser aprobado, y que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos para carreteras del Distrito por el monto total agregado de \$82,400,000, y para el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos para carreteras;

CONSIDERANDO QUE, la Junta ha determinado que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos de refinanciación para carreteras del Distrito por el monto total agregado de \$103,000,000 para cubrir el monto total de los bonos por refinanciar más los costos relacionados con la emisión de los bonos de refinanciación, y el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos de refinanciación para carreteras;

CONSIDERANDO QUE, el 15 de febrero de 2024, se ha presentado al Distrito un informe del ingeniero, el cual está disponible para ser examinado por el público, cubriendo, con respecto a los parques y las instalaciones recreativas del Distrito, las obras, mejoras, instalaciones, equipos y aparatos que deben ser comprados, construidos o adquiridos y construidos de otra manera por el Distrito, y la propiedad, los derechos contractuales, los derechos de uso y los intereses en propiedad por comprar o adquirir de otra manera, así como el costo estimado de todos estos conceptos, junto con los planos, catastros, perfiles y datos que muestran y explican en su totalidad el informe, y dicho informe fue considerado detenidamente y aprobado en su totalidad por la Junta;

CONSIDERANDO QUE, el propósito y objeto de dichas obras, mejoras, instalaciones, equipos, aparatos, propiedad, derechos contractuales, derechos de uso e intereses en propiedad con respecto a los parques y las instalaciones recreativas es el suministro y la mejora de parques e instalaciones recreativas en el Distrito;

CONSIDERANDO QUE, el informe del ingeniero previamente archivado del 15 de febrero de 2024 contiene una estimación del costo de la compra, construcción, mejora o adquisición de las obras, mejoras e instalaciones propuestas, la compra u otra adquisición de propiedad, derechos contractuales, derechos de uso e intereses en propiedad, con respecto a los parques y las instalaciones recreativas, y una estimación de los gastos relacionados con dichos conceptos, según el siguiente desglose:

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SECTION 5.0

SUMMARY OF COSTS

TABLE 2 - MUD PARKS PRELIMINARY COST ESTIMATE

CONSTRUCTION COSTS	TOTAL
A. Developer Contribution Items	
1. Parks	\$ 3,000,000
2. Land Costs	\$ 250,000
3. Contingencies (20% of Items 1-2)	\$ 650,000
4. Engineering Costs (15% of Items 1-3)	\$ 585,000
Total Developer Contribution Items	\$ 4,485,000
TOTAL CONSTRUCTION COSTS	\$ 4,485,000
Inflation Adjustment (10 years @ 3.5% per year)	\$ 1,090,000
TOTAL CONSTRUCTION COSTS W/INFLATION	\$ 5,575,000
NON-CONSTRUCTION COSTS	
A. Legal Fees (2.5% of BIR)	\$ 200,000
B. Fiscal Agent Fees (2.0% of BIR)	\$....160,000
C. Interest Costs	
1. Capitalized Interest (2 yrs @5.0%)	\$ 800,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 800,000
D. Underwriter's Discount (3.0% of BIR)	\$ 240,000
E. Attorney General Fee	\$ 75,000
F. Bond Issuance Expenses	\$ 150,000
TOTAL NON-CONSTRUCTION COSTS	\$ 2,425,000
TOTAL BOND ISSUE AMOUNT	<u>\$8,000,000</u>

SECTION 6.0

FINANCIAL SUMMARY

Projected Bond Requirement

Based on the estimated costs for the road facilities necessary for the full development build out of the District, the projected total bond requirement for roads is \$8,000,000

Proposed Tax Plan

The proposed tax plan for the District would be an annual ad valorem tax levied on the property within the District to support the debt service on the bonds.

CONSIDERANDO QUE, la Junta ha determinado que la estimación anterior de \$8,000,000 es razonable y apropiada, y por la presente aprueba dicha estimación y todas las partidas contenidas en la misma;

CONSIDERANDO QUE, la Junta ha determinado que el informe del ingeniero debería ser aprobado, y que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos para los parques y las instalaciones recreativas del Distrito por el monto total agregado de \$8,000,000, y para el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos para parques e instalaciones recreativas;

CONSIDERANDO QUE, la Junta ha determinado que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos de refinanciación para parques e instalaciones recreativas del Distrito por el monto total agregado de \$10,000,000 para cubrir el monto total de los bonos por refinanciar más los costos relacionados con la emisión de los bonos de refinanciación, y el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos de refinanciación para parques e instalaciones recreativas;

CONSIDERANDO QUE, la Junta Directiva del Distrito ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(7), el importe total del principal pendiente de pago de las obligaciones de deuda del Distrito a partir del inicio del año fiscal del Distrito en el que se ordena esta elección es de \$0;

CONSIDERANDO QUE, la Junta Directiva del Distrito ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(8), el importe total de los intereses pendientes de pago sobre las obligaciones de deuda del Distrito a partir del inicio del año fiscal del Distrito en el que se ordena esta elección es de \$0;

CONSIDERANDO QUE, la Junta Directiva del Distrito ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(9), la tasa del impuesto de servicio de la deuda *ad valorem* para el Distrito, a la fecha de la presente Orden, es de \$0 por cada valoración de \$100 de propiedad imponible;

CONSIDERANDO QUE, de conformidad con el Capítulo 49.107, Código de Aguas de Texas, la Junta considera que sería beneficioso para el Distrito autorizar el gravamen y la recaudación de impuestos anuales *ad valorem* sobre toda la propiedad imponible dentro del Distrito para obtener los fondos necesarios para los fines de operación y mantenimiento, y ha determinado que es apropiado celebrar una elección de bonos de servicios públicos, la elección de bonos de refinanciación de servicios públicos, la elección de bonos para carreteras y la elección de bonos de refinanciación para carreteras, la elección de bonos para parques e instalaciones recreativas y la elección de bonos de refinanciación para parques e instalaciones recreativas, y ordenar esas elecciones; y

CONSIDERANDO QUE, la Junta Directiva desea seguir adelante con la emisión de la orden de convocatoria a dichas elecciones.

ORDÉNESE POR LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE QUE:

Sección 1: Por la presente se determina y declara que las cuestiones y los hechos establecidos en el preámbulo de esta Orden son verdaderos y completos.

Sección 2: Se celebrará una elección el 4 de mayo de 2024, entre las 7:00 a.m. y las 7:00 p.m. en todos los centros de votación del día de la elección regulares adicionales dentro del Condado de Travis, Texas designados por el Administrador de Elecciones del Condado de Travis y aprobados por el Tribunal de Comisionados del Condado de Travis, incluido el recinto electoral regular del condado que sirve el Distrito, según lo requerido por la Sección 42.0621 del Código Electoral de Texas, estableciéndose la lista detallada de dichos centros de votación del día de la elección en el Anexo “B” adjunto, momento en el que las siguientes proposiciones serán presentadas a los electores:

PROPOSICIÓN A

“¿DEBERÁ SER AUTORIZADA LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES, POR LA CANTIDAD MÁXIMA DE \$143,100,000, CON VENCIMIENTO EN SERIE O DE OTRA FORMA, SEGÚN LOS PLAZOS QUE SEAN DETERMINADOS POR DICHA JUNTA POR UN PERÍODO O VARIOS PERÍODOS QUE NO EXCEDAN DE CUARENTA (40) AÑOS DESDE SU FECHA O FECHAS, DEVENGANDO INTERESES A CUALQUIER TASA O CUALESQUIER TASAS, Y A VENDER DICHOS BONOS A CUALQUIER PRECIO O CUALESQUIER PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS NETA EFECTIVA SOBRE CUALQUIER EMISIÓN O SERIE DE DICHOS BONOS NO EXCEDERÁ DEL LÍMITE LEGAL MÁXIMO ESTABLECIDO POR LA SECCIÓN 1204.006 DEL CÓDIGO DEL GOBIERNO DE TEXAS, SEGÚN ENMENDADO, TODO ELLO SEGÚN LA DETERMINACIÓN HECHA POR LA JUNTA DIRECTIVA DE DICHO DISTRITO, CON EL FIN O LOS FINES DE COMPRAR, CONSTRUIR O ADQUIRIR DE OTRA MANERA UN SISTEMA DE ABASTECIMIENTO DE AGUA, UN SISTEMA DE ALCANTARILLADO SANITARIO Y UN SISTEMA DE DRENAJE Y ALCANTARILLADO PARA AGUAS PLUVIALES PARA DICHO DISTRITO, ASÍ COMO ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y PARA COMPRAR O ADQUIRIR DE OTRA MANERA CUALQUIER PROPIEDAD, DERECHOS CONTRACTUALES, DERECHOS DE USO E INTERESES EN PROPIEDAD NECESARIOS, APROPIADOS O RELACIONADOS CON LA COMPRA, CONSTRUCCIÓN U OTRA ADQUISICIÓN DE DICHO SISTEMA DE ABASTECIMIENTO DE AGUA, SISTEMA DE ALCANTARILLADO SANITARIO Y SISTEMA DE DRENAJE Y ALCANTARILLADO PARA AGUAS PLUVIALES, Y DE LAS ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y TAMBIÉN CON LA

FINALIDAD DE PAGAR TODOS LOS GASTOS RELACIONADOS DE CUALQUIER MANERA CON ELLO, Y LOS GASTOS RELACIONADOS CON LA ORGANIZACIÓN, ADMINISTRACIÓN Y FINANCIACIÓN DEL DISTRITO QUE, SEGÚN LA LEY APLICABLE, PUEDEN SER PAGADOS ADECUADAMENTE CON LAS GANANCIAS DE TALES BONOS, Y DE CONFORMIDAD CON EL INFORME DEL INGENIERO, Y A PREVER EL PAGO DEL CAPITAL Y DE LOS INTERESES SOBRE DICHS BONOS, MEDIANTE EL GRAVAMEN Y LA RECAUDACIÓN DE UN IMPUESTO *AD VALOREM* SUFICIENTE SOBRE TODA LA PROPIEDAD IMPONIBLE DENTRO DE DICHO DISTRITO, POR EL PLAZO QUE LA JUNTA DIRECTIVA PUEDA DETERMINAR, TODO SEGÚN ESTÁ AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?”

PROPOSICIÓN B

“¿DEBERÁ SER AUTORIZADA LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES, POR LA CANTIDAD MÁXIMA DE \$178,875,000, CON VENCIMIENTO EN SERIE O DE OTRA FORMA, SEGÚN LOS PLAZOS QUE SEAN DETERMINADOS POR DICHA JUNTA POR UN PERÍODO O VARIOS PERÍODOS QUE NO EXCEDAN DE CUARENTA (40) AÑOS DESDE SU FECHA O FECHAS, DEVENGANDO INTERESES A CUALQUIER TASA O CUALESQUIER TASAS, Y A VENDER DICHS BONOS A CUALQUIER PRECIO O CUALESQUIER PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS NETA EFECTIVA SOBRE CUALQUIER EMISIÓN O SERIE DE DICHS BONOS NO EXCEDERÁ DEL LÍMITE LEGAL MÁXIMO ESTABLECIDO POR LA SECCIÓN 1204.006 DEL CÓDIGO DEL GOBIERNO DE TEXAS, SEGÚN ENMENDADO, TODO ELLO SEGÚN LA DETERMINACIÓN HECHA POR LA JUNTA DIRECTIVA DE DICHO DISTRITO, CON EL FIN DE REFINANCIAR LOS BONOS DEL DISTRITO EMITIDOS ANTERIORMENTE CON EL FIN O LOS FINES DE COMPRAR, CONSTRUIR O ADQUIRIR DE OTRA MANERA UN SISTEMA DE ABASTECIMIENTO DE AGUA, UN SISTEMA DE ALCANTARILLADO SANITARIO Y UN SISTEMA DE DRENAJE Y ALCANTARILLADO PARA AGUAS PLUVIALES PARA DICHO DISTRITO, ASÍ COMO ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y PARA COMPRAR O ADQUIRIR DE OTRA MANERA CUALQUIER PROPIEDAD, DERECHOS CONTRACTUALES, DERECHOS DE USO E INTERESES EN PROPIEDAD NECESARIOS, APROPIADOS O RELACIONADOS CON LA COMPRA, CONSTRUCCIÓN U OTRA ADQUISICIÓN DE DICHO SISTEMA DE ABASTECIMIENTO DE AGUA, SISTEMA DE ALCANTARILLADO SANITARIO Y SISTEMA DE DRENAJE Y ALCANTARILLADO PARA AGUAS PLUVIALES, Y DE LAS ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y TAMBIÉN CON LA FINALIDAD DE PAGAR TODOS LOS GASTOS RELACIONADOS DE CUALQUIER MANERA CON ELLO, Y LOS GASTOS RELACIONADOS CON

LA ORGANIZACIÓN, ADMINISTRACIÓN Y FINANCIACIÓN DEL DISTRITO QUE, SEGÚN LA LEY APLICABLE, PUEDEN SER PAGADOS ADECUADAMENTE CON LAS GANANCIAS DE TALES BONOS, Y DE CONFORMIDAD CON EL INFORME DEL INGENIERO, Y A PREVER EL PAGO DEL CAPITAL Y DE LOS INTERESES SOBRE DICHOS BONOS, MEDIANTE EL GRAVAMEN Y LA RECAUDACIÓN DE UN IMPUESTO *AD VALOREM* SUFICIENTE SOBRE TODA LA PROPIEDAD IMPONIBLE DENTRO DE DICHO DISTRITO, SIN LÍMITE EN CUANTO A LA TASA O CANTIDAD, POR EL PLAZO QUE LA JUNTA DIRECTIVA PUEDA DETERMINAR, TODO SEGÚN ESTÁ AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?”

PROPOSICIÓN C

“¿DEBERÁN EMITIRSE O NO LOS BONOS DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE, POR UNA CANTIDAD QUE NO DEBE EXCEDER DE \$82,400,000, DE CONFORMIDAD CON LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS, EN PARTICULAR LA SECCIÓN 52 DEL ARTÍCULO III DE LA CONSTITUCIÓN Y LAS LEYES PROMULGADAS EN VIRTUD DE ELLAS, A EFECTOS DE LA CONSTRUCCIÓN, MANTENIMIENTO Y OPERACIÓN DE CARRETERAS Y AUTOPISTAS MACADAMIZADAS, AFIRMADAS O PAVIMENTADAS, O EN AYUDA DE ESTOS PROPÓSITOS, DENTRO DE LOS LÍMITES DE DICHO DISTRITO, O PARA ABASTECER LAS PROPIEDADES UBICADAS DENTRO DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE, CUYOS BONOS DEBERÁN EMITIRSE EN UNA O MÁS EMISIONES O SERIES, CON VENCIMIENTO EN SERIE O DE OTRA FORMA POR UN PERÍODO QUE NO EXCEDA DE CUARENTA (40) AÑOS DESDE SU FECHA, Y DEVENGANDO INTERESES A LA TASA O A LAS TASAS (QUE NO DEBEN EXCEDER DE LA TASA MÁXIMA PERMITIDA POR LA LEY EN EL MOMENTO DE LA EMISIÓN DE LOS BONOS) QUE LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE PUEDA DETERMINAR, A SU DISCRECIÓN, Y DEBERÁN IMPONERSE IMPUESTOS *AD VALOREM* SOBRE TODA LA PROPIEDAD IMPONIBLE EN DICHO DISTRITO SUJETA A IMPUESTOS CON EL FIN DE PAGAR EL INTERÉS DE DICHOS BONOS Y PROVEER UN FONDO DE AMORTIZACIÓN PARA SU RESCATE AL VENCIMIENTO?”

LOS INGRESOS DE LA VENTA Y ENTREGA DE DICHOS BONOS SERÁN DESEMBOLSADOS PRINCIPALMENTE PARA LA CONSTRUCCIÓN DE CARRETERAS UBICADAS DENTRO DE LOS LÍMITES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE, O PARA ABASTECER LAS PROPIEDADES UBICADAS DENTRO DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE; Y PARA PREVER EL PAGO DE INTERESES CAPITALIZADOS, COSTOS DE

EMISIÓN, COSTOS DE AGRIMENSURA, COSTOS DE CREACIÓN DEL DISTRITO, COSTOS DE CONSTRUCCIÓN, ADQUISICIÓN O COMPRA, TALES COMO SEAN APROBADOS POR LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE; SIEMPRE QUE, SI EL MONTO DESEMBOLSADO PARA DICHA CONSTRUCCIÓN Y LOS COSTOS RELACIONADOS ES INFERIOR AL MONTO QUE FUERA CALCULADO COMO NECESARIO PARA ESTOS FINES, EL EXCEDENTE PODRÁ SER EMPLEADO PARA CUALQUIER OTRO PROPÓSITO LEGAL PREVISTO ANTERIORMENTE.”

PROPOSICIÓN D

“¿DEBERÁN EMITIRSE O NO LOS BONOS DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE, POR UNA CANTIDAD QUE NO DEBE EXCEDER DE \$103,000,000 DE CONFORMIDAD CON LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS, EN PARTICULAR LA SECCIÓN 52 DEL ARTÍCULO III DE LA CONSTITUCIÓN Y LAS LEYES PROMULGADAS EN VIRTUD DE ELLAS, A EFECTOS DE LA REFINANCIACIÓN DE LOS BONOS QUE FUERON EMITIDOS A EFECTOS DE LA CONSTRUCCIÓN, MANTENIMIENTO Y OPERACIÓN DE CARRETERAS Y AUTOPISTAS MACADAMIZADAS, AFIRMADAS O PAVIMENTADAS, O EN AYUDA DE ESTOS PROPÓSITOS, DENTRO DE LOS LÍMITES DE DICHO DISTRITO, O PARA ABASTECER LAS PROPIEDADES UBICADAS DENTRO DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE, CUYOS BONOS DE REFINANCIACIÓN DEBERÁN EMITIRSE EN UNA O MÁS EMISIONES O SERIES, CON VENCIMIENTO EN SERIE O DE OTRA FORMA POR UN PERÍODO QUE NO EXCEDA DE CUARENTA (40) AÑOS DESDE SU FECHA, Y DEVENGANDO INTERESES A LA TASA O A LAS TASAS (QUE NO DEBEN EXCEDER DE LA TASA MÁXIMA PERMITIDA POR LA LEY EN EL MOMENTO DE LA EMISIÓN DE LOS BONOS) QUE LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE PUEDA DETERMINAR, A SU DISCRECIÓN, Y DEBERÁN IMPONERSE IMPUESTOS *AD VALOREM* SOBRE TODA LA PROPIEDAD IMPONIBLE EN DICHO DISTRITO SUJETA A IMPUESTOS CON EL FIN DE PAGAR EL INTERÉS DE DICHOS BONOS DE REFINANCIACIÓN Y PROVEER UN FONDO DE AMORTIZACIÓN PARA SU RESCATE AL VENCIMIENTO?

LOS INGRESOS DE LA VENTA Y ENTREGA DE DICHOS BONOS DE REFINANCIACIÓN SERÁN DESEMBOLSADOS PARA LA REFINANCIACIÓN DE LOS BONOS QUE FUERON DESEMBOLSADOS INICIALMENTE DE FORMA PRINCIPAL PARA LA CONSTRUCCIÓN DE CARRETERAS UBICADAS DENTRO DE LOS LÍMITES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE, O PARA ABASTECER LAS PROPIEDADES UBICADAS DENTRO DEL DISTRITO

MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE; Y PARA PREVER EL PAGO DE INTERESES CAPITALIZADOS, COSTOS DE EMISIÓN, COSTOS DE AGRIMENSURA, COSTOS DE CREACIÓN DEL DISTRITO, COSTOS DE CONSTRUCCIÓN, ADQUISICIÓN O COMPRA, TALES COMO SEAN APROBADOS POR LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE; SIEMPRE QUE, SI EL MONTO DESEMBOLSADO PARA DICHA CONSTRUCCIÓN Y LOS COSTOS RELACIONADOS SON INFERIORES AL MONTO QUE FUERA CALCULADO COMO NECESARIO PARA ESTOS FINES, EL EXCEDENTE PODRÁ SER EMPLEADO PARA CUALQUIER OTRO PROPÓSITO LEGAL PREVISTO ANTERIORMENTE.”

PROPOSICIÓN E

“¿DEBERÁ SER AUTORIZADA LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES, POR LA CANTIDAD MÁXIMA DE \$8,000,000, CON VENCIMIENTO EN SERIE O DE OTRA FORMA, SEGÚN LOS PLAZOS QUE SEAN DETERMINADOS POR DICHA JUNTA POR UN PERÍODO O VARIOS PERÍODOS QUE NO EXCEDAN DE CUARENTA (40) AÑOS DESDE SU FECHA O FECHAS, DEVENGANDO INTERESES A CUALQUIER TASA O CUALESQUIER TASAS, Y A VENDER DICHOS BONOS A CUALQUIER PRECIO O CUALESQUIER PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS NETA EFECTIVA SOBRE CUALQUIER EMISIÓN O SERIE DE DICHOS BONOS NO EXCEDERÁ DEL LÍMITE LEGAL MÁXIMO ESTABLECIDO POR LA SECCIÓN 1204.006 DEL CÓDIGO DEL GOBIERNO DE TEXAS, SEGÚN ENMENDADO, TODO ELLO SEGÚN LA DETERMINACIÓN HECHA POR LA JUNTA DIRECTIVA DE DICHO DISTRITO, CON EL FIN O LOS FINES DE COMPRAR, CONSTRUIR, ADQUIRIR Y MEJORAR PARQUES E INSTALACIONES RECREATIVAS PARA DICHO DISTRITO, ASÍ COMO ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y PARA COMPRAR O ADQUIRIR DE OTRA MANERA CUALQUIER PROPIEDAD, DERECHOS CONTRACTUALES, DERECHOS DE USO E INTERESES EN PROPIEDAD NECESARIOS, APROPIADOS O RELACIONADOS CON LA COMPRA, CONSTRUCCIÓN, ADQUISICIÓN O MEJORA DE DICHOS PARQUES E INSTALACIONES RECREATIVAS, Y DE LAS ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y TAMBIÉN CON LA FINALIDAD DE PAGAR TODOS LOS GASTOS RELACIONADOS DE CUALQUIER MANERA CON ELLO QUE, SEGÚN LA LEY APLICABLE, PUEDEN SER PAGADOS ADECUADAMENTE CON LAS GANANCIAS DE TALES BONOS, Y DE CONFORMIDAD CON EL INFORME DEL INGENIERO, Y A PREVER EL PAGO DEL CAPITAL Y DE LOS INTERESES SOBRE DICHOS BONOS, MEDIANTE EL GRAVAMEN Y LA RECAUDACIÓN DE UN IMPUESTO *AD VALOREM* SUFICIENTE SOBRE TODA LA PROPIEDAD IMPONIBLE DENTRO DE DICHO DISTRITO, POR

EL PLAZO QUE LA JUNTA DIRECTIVA PUEDA DETERMINAR, TODO SEGÚN ESTÁ AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?”

PROPOSICIÓN F

“¿DEBERÁ SER AUTORIZADA LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES, POR LA CANTIDAD MÁXIMA DE \$10,000,000, CON VENCIMIENTO EN SERIE O DE OTRA FORMA, SEGÚN LOS PLAZOS QUE SEAN DETERMINADOS POR DICHA JUNTA POR UN PERÍODO O VARIOS PERÍODOS QUE NO EXCEDAN DE CUARENTA (40) AÑOS DESDE SU FECHA O FECHAS, DEVENGANDO INTERESES A CUALQUIER TASA O CUALESQUIER TASAS, Y A VENDER DICHOS BONOS A CUALQUIER PRECIO O CUALESQUIER PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS NETA EFECTIVA SOBRE CUALQUIER EMISIÓN O SERIE DE DICHOS BONOS NO EXCEDERÁ DEL LÍMITE LEGAL MÁXIMO ESTABLECIDO POR LA SECCIÓN 1204.006 DEL CÓDIGO DEL GOBIERNO DE TEXAS, SEGÚN ENMENDADO, TODO ELLO SEGÚN LA DETERMINACIÓN HECHA POR LA JUNTA DIRECTIVA DE DICHO DISTRITO, CON EL FIN DE REFINANCIAR LOS BONOS DEL DISTRITO EMITIDOS ANTERIORMENTE CON EL FIN O LOS FINES DE COMPRAR, CONSTRUIR, ADQUIRIR Y MEJORAR PARQUES E INSTALACIONES RECREATIVAS PARA DICHO DISTRITO, ASÍ COMO ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y PARA COMPRAR O ADQUIRIR DE OTRA MANERA CUALQUIER PROPIEDAD, DERECHOS CONTRACTUALES, DERECHOS DE USO E INTERESES EN PROPIEDAD NECESARIOS, APROPIADOS O RELACIONADOS CON LA COMPRA, CONSTRUCCIÓN, ADQUISICIÓN O MEJORA DE DICHOS PARQUES E INSTALACIONES RECREATIVAS, Y DE LAS ADICIONES, AMPLIACIONES Y MEJORAS DE LOS MISMOS, Y TAMBIÉN CON LA FINALIDAD DE PAGAR TODOS LOS GASTOS RELACIONADOS DE CUALQUIER MANERA CON ELLO QUE, SEGÚN LA LEY APLICABLE, PUEDEN SER PAGADOS ADECUADAMENTE CON LAS GANANCIAS DE TALES BONOS, Y DE CONFORMIDAD CON EL INFORME DEL INGENIERO, Y A PREVER EL PAGO DEL CAPITAL Y DE LOS INTERESES SOBRE DICHOS BONOS, MEDIANTE EL GRAVAMEN Y LA RECAUDACIÓN DE UN IMPUESTO *AD VALOREM* SUFICIENTE SOBRE TODA LA PROPIEDAD IMPONIBLE DENTRO DE DICHO DISTRITO, SIN LÍMITE EN CUANTO A LA TASA O CANTIDAD, POR EL PLAZO QUE LA JUNTA DIRECTIVA PUEDA DETERMINAR, TODO SEGÚN ESTÁ AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?”

Sección 3: La votación en dicha elección será mediante el uso de un dispositivo electrónico que se ajustará a los requisitos del Código Electoral de Texas. Las boletas deberán tener impreso las siguientes proposiciones, así como los nombres de los candidatos que figuran a

continuación, los nombres de cualesquier candidatos adicionales que presenten solicitudes para que sus nombres aparezcan impresos en la boleta antes de las 5:00 p.m. el 18 de febrero de 2022 y los nombres de los candidatos por escrito que presenten una declaración de candidatura por escrito antes de las 5:00 p.m. el 16 de febrero de 2024, además de las instrucciones para marcar dicha boleta:

DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE

ELECCIÓN DE BONOS DE SERVICIOS PÚBLICOS, BONOS DE REFINANCIACIÓN DE SERVICIOS PÚBLICOS, BONOS PARA CARRETERAS, BONOS DE REFINANCIACIÓN PARA CARRETERAS, BONOS PARA PARQUES E INSTALACIONES RECREATIVAS Y BONOS DE REFINANCIACIÓN PARA PARQUES E INSTALACIONES RECREATIVAS

4 de mayo de 2024

BOLETA OFICIAL

**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE
PROPOSICIÓN A**

A favor de	La Emisión de \$143,100,000 en Bonos de Servicios Públicos y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago de los Bonos de Servicios Públicos por el Distrito Municipal de Servicios Públicos de Mustang Ridge
En contra de	

**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE
PROPOSICIÓN B**

A favor de	La Emisión de \$178,875,000 en Bonos de Refinanciación de Servicios Públicos y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago de los Bonos de Refinanciación de Servicios Públicos por el Distrito Municipal de Servicios Públicos de Mustang Ridge
En contra de	

**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE
PROPOSICIÓN C**

A favor de	La Emisión de \$82,400,000 en Bonos para Carreteras y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago de los Bonos para Carreteras por el Distrito Municipal de Servicios Públicos de Mustang Ridge
En contra de	

**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE
PROPOSICIÓN D**

A favor de	La Emisión de \$103,000,000 en Bonos de Refinanciación para Carreteras y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago de los Bonos de Refinanciación para Carreteras por el Distrito Municipal de Servicios Públicos de Mustang Ridge
En contra de	

**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE
PROPOSICIÓN E**

A favor de	La Emisión de \$8,000,000 en Bonos para Parques e Instalaciones Recreativas y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago de los Bonos para Parques e Instalaciones Recreativas por el Distrito Municipal de Servicios Públicos de Mustang Ridge
En contra de	

**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE MUSTANG RIDGE
PROPOSICIÓN F**

A favor de	La Emisión de \$10,000,000 en Bonos de Refinanciación para Parques e Instalaciones Recreativas y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago de los Bonos de Refinanciación para Parques e Instalaciones Recreativas por el Distrito Municipal de Servicios Públicos de Mustang Ridge
En contra de	

Sección 4: Una copia de la presente Orden está archivada y disponible para su revisión en la siguiente oficina del asesor jurídico del Distrito, Winstead PC, 401 Congress Avenue, Suite 2100, Austin, Texas 78701.

Sección 5: La elección se llevará a cabo en virtud de un Acuerdo de Elecciones con el Condado de Travis, Texas (“Acuerdo de Elecciones”) y otras subdivisiones políticas que participan en las elecciones comunes del 4 de mayo de 2024 administradas a través de la oficina de elecciones del Condado de Travis, Texas.

Sección 6: La votación anticipada mediante comparecencia personal se llevará a cabo en el Local Principal de Votación Anticipada, City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Drive, Austin, Texas 78752 y en los locales adicionales de votación anticipada, en las fechas y a las horas designadas por el Secretario del Condado de Travis (“Oficial de Elecciones”) según constan en el Acuerdo de Elecciones y adjuntas a la presente como Anexo

“C”, todos los cuales se designan como lugares públicos dentro del Condado de Travis, Texas. El Oficial de Elecciones designará a Secretarios calificados para la votación anticipada durante dicha elección.

De conformidad con los términos del Acuerdo de Elecciones, el Distrito por la presente nombra a Kimberly Studdard como Secretaria de Votación Anticipada Regular del Distrito a quien se pueden enviar las solicitudes de boletas de votación anticipada por correo. Favor de dirigir dichas solicitudes a: Kimberly Studdard, Regular Early Voting Clerk, Mustang Ridge MUD, 401 Congress Avenue, Suite 2100, Austin, Texas 78701, quien enviará las solicitudes a la Secretaria de Votación Anticipada Conjunta designada en el Acuerdo de Elecciones.

Sección 7: El aviso de la elección será proporcionado y la elección se celebrará y llevará a cabo, y los resultados serán comunicados a la Junta Directiva y serán escrutados de conformidad con el Código Electoral de Texas, según enmendado por el Capítulo 49, Código de Aguas de Texas o la Ley de Distritos.

Sección 8: Todos los electores residentes calificados del Distrito tendrán derecho a votar en la elección.

Sección 9: Por la presente se ordena al Secretario de la Junta que haga publicar el aviso de esta elección dentro del Distrito.

(EL RESTO DE LA PÁGINA SE HA DEJADO INTENCIONALMENTE EN BLANCO)

ADOPTADO y APROBADO este día 15 de febrero de 2024.

/s/ Bryan Brown, Presidente
Junta Directiva
Distrito Municipal de Servicios Públicos
de Mustang Ridge

CERTIFICA:

/s/ Michael DeBonis, Secretario
Junta Directiva
Distrito Municipal de Servicios Públicos
de Mustang Ridge



Anexo "A"

(Por favor, póngase en contacto con Kimberly Studdard en Winstead PC, llamando al 512-370-2923, para una traducción al español de la siguiente Descripción Legal)

ANEXO "B"

(Lista de centros regulares de votación para el día de la elección del 4 de mayo de 2024)

(para ser insertado al recibir)

ANEXO "C"

(Lista de locales de votación anticipada, fechas y horas para la votación anticipada)

(para ser insertado al recibir)