

**ORDER CALLING CONFIRMATION, DIRECTOR ELECTION AND 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, PARK AND RECREATIONAL FACILITIES REFUNDING BOND ELECTION, MAINTENANCE TAX ELECTION AND SALES AND USE TAX ELECTION**

THE STATE OF TEXAS §

COUNTY OF WALLER §

EAST WALLER COUNTY MANAGEMENT DISTRICT §

The Board of Directors (“Board” or “Board of Directors”) of EAST WALLER COUNTY MANAGEMENT DISTRICT (“District”) met in special session, open to the public, at, Hilton Garden Inn Houston - West Katy, 2409 Texmati Drive, Katy, Texas 77494 on August 8, 2023 at 12:00 p.m., whereupon the roll was called of the members of the Board of Directors, to-wit:

Lisa Cooper	Chairman
Rochelle Barrow	Vice-Chairman
Kevin Vader	Secretary
Monette Stephens	Assistant Secretary
Stephen McGrath	Assistant Secretary

All members of the Board were present and participated in the meeting.

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

“Aye” 5;                      “No” 0.

The Order thus adopted is as follows:

WHEREAS, East Waller County Management District was created by House Bill 4158, 84th Regular Session of the Texas Legislature, codified in Chapter 3937 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 52-a, and Article XVI, Section 59 of the Texas Constitution, with boundaries as set forth in Exhibit "A" attached hereto;

WHEREAS, pursuant to the terms and provisions of the District Act and Chapter 49.102 of the Texas Water Code, as amended, and the provisions of the Texas Election Code, as amended, the Board has determined that it is appropriate to conduct a confirmation election for the District, based on the boundaries of the District as set forth in Exhibit "A" attached hereto, in conjunction with an election of a permanent Board of Directors;

WHEREAS, there has been filed with the District, open to inspection by the public, the August 7, 2023 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 August 7, 2023 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:

[Remainder of the Page Left Blank Intentionally]

## BOND ELECTION ESTIMATE

		<u>WS&amp;D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
<b>A. Construction Costs - Sofi Lakes</b>				
1.	Sofi Lakes Drive	\$ 480,408.00	\$ 844,110.00	(1)
2.	Yara Drive	\$ 2,009,790.00	\$ 2,629,740.00	(1)
3.	Phase 1 Detention	\$ 5,405,178.00		(1)
4.	Phase 2 Detention	\$ 2,578,920.00		(1)
5.	Subdivision Phase 1A	\$ 3,730,122.00	\$ 2,520,420.00	(1)
6.	Subdivision Phase 1B (includes Lift Station)	\$ 6,762,444.00	\$ 3,224,580.00	(1)
7.	North Sofi Lakes Drive	\$ 1,943,251.00	\$ 1,105,962.00	(1)
8.	Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60	(2)
9.	Future Mound/Schlipf Road (1/2 Boulevard)	\$ 4,046,486.40	\$ 3,255,238.80	(2)
10.	Morrison Road Asphalt Overlay & Ditch Regrading	\$ 180,000.00	\$ 1,500,000.00	(2)
11.	Phase 3 & 4 Detention	\$ 8,701,678.00		(2)
12.	Subdivision Phase 2 & 3	\$ 14,190,201.00	\$ 7,998,251.00	(2)
13.	Water Plant	\$ 7,500,000.00		(2)
14.	Wastewater Plant	\$ 15,000,000.00		(2)
15.	Road Culvert Crossings (3)	\$ 1,800,000.00		(2)
16.	Parks & Amenities			\$ 20,396,250.00 (3)
17.	Phase 2 Drainage Channel	\$ 5,388,930.00		
18.	Land Cost	\$ 9,065,784.00	\$ 1,073,540.00	\$ 1,069,900.00 (4)
	Subtotal	\$ 89,832,773.60	\$ 30,662,319.40	\$ 21,466,150.00
<b>B. Construction Costs - Sofi Lakes East</b>				
1.	Collector Road 1	\$ 2,423,659.00	\$ 1,950,072.00	
2.	Collector Road 2	\$ 2,009,790.00	\$ 2,629,740.00	
3.	Detention	\$ 18,485,776.00		
4.	Single Family Development	\$ 24,682,767.00	\$ 13,743,251.00	
5.	Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60	
6.	Future Mound/Schlipf Road (1/2 Boulevard)	\$ 75,000.00	\$ 3,255,238.80	
7.	Remote Water Well & Water Plant Upgrades	\$ 4,500,000.00		
8.	Wastewater Plant Expansion	\$ 9,500,000.00		
9.	Parks & Amenities			\$ 20,396,250.00
10.	Land Cost	\$ 8,025,784.00	\$ 1,073,540.00	\$ 1,069,900.00
		\$ 70,752,357.20	\$ 29,162,319.40	\$ 21,466,150.00
<b>C. Construction Costs - Sofi Lakes West</b>				
1.	Collector Road 1	\$ 2,423,659.00	\$ 1,950,072.00	
2.	Collector Road 2	\$ 2,009,790.00	\$ 2,629,740.00	
3.	Detention	\$ 18,485,776.00		
4.	Single Family Development	\$ 24,682,767.00	\$ 13,743,251.00	
5.	Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60	
6.	Future Boulevard (West of Development)	\$ 1,049,581.20	\$ 6,510,477.60	
7.	Water Plant	\$ 6,500,000.00		
8.	Wastewater Plant Expansion	\$ 9,500,000.00		
9.	Drainage Channel	\$ 5,388,930.00		
10.	Parks & Amenities			\$ 20,396,250.00
11.	Land Cost	\$ 9,065,784.00	\$ 1,073,540.00	\$ 1,069,900.00
		\$ 80,155,868.40	\$ 32,417,558.20	\$ 21,466,150.00

	<u>WS&amp;D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
<b>D. Construction Costs - Acorn Ranch</b>			
1. Detention	\$ 2,042,857.14		
2. Single Family Development	\$ 4,195,714.29	\$ 2,451,428.57	
3. Lakeside Drive Left Turn Lane		\$ 500,000.00	
4. Water Plant	\$ 3,500,000.00		
5. Wastewater Plant	\$ 4,500,000.00		
6. Parks & Amenities			\$ 3,127,500.00
7. Land Cost	\$ 349,800.00		\$ 243,100.00
	<u>\$ 14,588,371.43</u>	<u>\$ 2,951,428.57</u>	<u>\$ 3,370,600.00</u>
<b>E. Engineering &amp; Materials Testing</b>			
1. 20% of Items A1 - A17	\$ 51,065,874.13	\$ 19,038,725.11	\$ 13,553,810.00
Subtotal:	<u>\$ 51,065,874.13</u>	<u>\$ 19,038,725.11</u>	<u>\$ 13,553,810.00</u>
<b>F. Storm Water Pollution Prevention</b>			
1. 3.5% of Items A1 - A17	\$ 8,936,527.97	\$ 3,331,776.90	\$ 2,371,916.75
Subtotal:	<u>\$ 8,936,527.97</u>	<u>\$ 3,331,776.90</u>	<u>\$ 2,371,916.75</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 315,331,772.73</b>	<b>\$ 117,564,127.58</b>	<b>\$ 83,694,776.75</b>
<b>Inflation Adjustment (10 years @ 3.925% per year)</b>	<b>\$ 148,081,068.64</b>	<b>\$ 55,208,587.12</b>	<b>\$ 39,303,403.76</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$ 463,412,841.37</b>	<b>\$ 172,772,714.70</b>	<b>\$ 122,998,180.51</b>
<b>G. NON-CONSTRUCTION COSTS</b>			
1. Legal Fees (2.5% of BIR)	\$ 15,256,875.00	\$ 5,682,750.00	\$ 4,053,750.00
2. Fiscal Agent Fees (2.0% of BIR)	\$ 12,205,500.00	\$ 4,546,200.00	\$ 3,243,000.00
3. Interest Costs			
a. Capitalized Interest (2 yrs @ 4.0%)	\$ 48,822,000.00	\$ 18,184,800.00	\$ 12,972,000.00
a. Developer Interest (2 yrs @ 4.0%)	\$ 48,822,000.00	\$ 18,184,800.00	\$ 12,972,000.00
4. Underwriter's Discount	\$ 18,308,250.00	\$ 6,819,300.00	\$ 4,864,500.00
5. Bond Application Report Costs	\$ 250,000.00	\$ 75,000.00	\$ 100,000.00
6. TCEQ Fees (0.25% of BIR)	\$ 1,525,687.50	\$ 568,275.00	\$ 405,375.00
7. District Creation/Organization	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
8. Attorney General Fees	\$ 610,275.00	\$ 227,310.00	\$ 162,150.00
9. Bond Issuance Expenses	\$ 411,198.22	\$ 97,608.06	\$ 228,945.26
10. Administration and Operations	\$ 500,000.00		
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 146,861,785.72</b>	<b>\$ 54,536,043.06</b>	<b>\$ 39,151,720.26</b>
<b>Total Construction Costs w/ Inflation</b>	<b>\$ 463,412,841.37</b>	<b>\$ 172,772,714.70</b>	<b>\$ 122,998,180.51</b>
<b>Total Nonconstruction Costs</b>	<b>\$ 146,861,785.72</b>	<b>\$ 54,536,043.06</b>	<b>\$ 39,151,720.26</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$ 610,275,000</b>	<b>\$ 227,310,000</b>	<b>\$ 162,150,000</b>

WHEREAS, the Board finds that the above estimate of \$610,275,000 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 \$610,275,000 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 \$762,843,750 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, an August 7, 2023 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 August 7, 2023 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:

[Remainder of the Page Left Blank Intentionally]

## BOND ELECTION ESTIMATE

		<u>WS&amp;D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
<b>A. Construction Costs - Sofi Lakes</b>				
1.	Sofi Lakes Drive	\$ 480,408.00	\$ 844,110.00	(1)
2.	Yara Drive	\$ 2,009,790.00	\$ 2,629,740.00	(1)
3.	Phase 1 Detention	\$ 5,405,178.00		(1)
4.	Phase 2 Detention	\$ 2,578,920.00		(1)
5.	Subdivision Phase 1A	\$ 3,730,122.00	\$ 2,520,420.00	(1)
6.	Subdivision Phase 1B (includes Lift Station)	\$ 6,762,444.00	\$ 3,224,580.00	(1)
7.	North Sofi Lakes Drive	\$ 1,943,251.00	\$ 1,105,962.00	(1)
8.	Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60	(2)
9.	Future Mound/Schlipf Road (1/2 Boulevard)	\$ 4,046,486.40	\$ 3,255,238.80	(2)
10.	Morrison Road Asphalt Overlay & Ditch Regrading	\$ 180,000.00	\$ 1,500,000.00	(2)
11.	Phase 3 & 4 Detention	\$ 8,701,678.00		(2)
12.	Subdivision Phase 2 & 3	\$ 14,190,201.00	\$ 7,998,251.00	(2)
13.	Water Plant	\$ 7,500,000.00		(2)
14.	Wastewater Plant	\$ 15,000,000.00		(2)
15.	Road Culvert Crossings (3)	\$ 1,800,000.00		(2)
16.	Parks & Amenities			\$ 20,396,250.00 (3)
17.	Phase 2 Drainage Channel	\$ 5,388,930.00		
18.	Land Cost	\$ 9,065,784.00	\$ 1,073,540.00	\$ 1,069,900.00 (4)
	Subtotal	\$ 89,832,773.60	\$ 30,662,319.40	\$ 21,466,150.00
<b>B. Construction Costs - Sofi Lakes East</b>				
1.	Collector Road 1	\$ 2,423,659.00	\$ 1,950,072.00	
2.	Collector Road 2	\$ 2,009,790.00	\$ 2,629,740.00	
3.	Detention	\$ 18,485,776.00		
4.	Single Family Development	\$ 24,682,767.00	\$ 13,743,251.00	
5.	Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60	
6.	Future Mound/Schlipf Road (1/2 Boulevard)	\$ 75,000.00	\$ 3,255,238.80	
7.	Remote Water Well & Water Plant Upgrades	\$ 4,500,000.00		
8.	Wastewater Plant Expansion	\$ 9,500,000.00		
9.	Parks & Amenities			\$ 20,396,250.00
10.	Land Cost	\$ 8,025,784.00	\$ 1,073,540.00	\$ 1,069,900.00
		\$ 70,752,357.20	\$ 29,162,319.40	\$ 21,466,150.00
<b>C. Construction Costs - Sofi Lakes West</b>				
1.	Collector Road 1	\$ 2,423,659.00	\$ 1,950,072.00	
2.	Collector Road 2	\$ 2,009,790.00	\$ 2,629,740.00	
3.	Detention	\$ 18,485,776.00		
4.	Single Family Development	\$ 24,682,767.00	\$ 13,743,251.00	
5.	Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60	
6.	Future Boulevard (West of Development)	\$ 1,049,581.20	\$ 6,510,477.60	
7.	Water Plant	\$ 6,500,000.00		
8.	Wastewater Plant Expansion	\$ 9,500,000.00		
9.	Drainage Channel	\$ 5,388,930.00		
10.	Parks & Amenities			\$ 20,396,250.00
11.	Land Cost	\$ 9,065,784.00	\$ 1,073,540.00	\$ 1,069,900.00
		\$ 80,155,868.40	\$ 32,417,558.20	\$ 21,466,150.00

	<u>WS&amp;D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
<b>D. Construction Costs - Acorn Ranch</b>			
1. Detention	\$ 2,042,857.14		
2. Single Family Development	\$ 4,195,714.29	\$ 2,451,428.57	
3. Lakeside Drive Left Turn Lane		\$ 500,000.00	
4. Water Plant	\$ 3,500,000.00		
5. Wastewater Plant	\$ 4,500,000.00		
6. Parks & Amenities			\$ 3,127,500.00
7. Land Cost	\$ 349,800.00		\$ 243,100.00
	<u>\$ 14,588,371.43</u>	<u>\$ 2,951,428.57</u>	<u>\$ 3,370,600.00</u>
<b>E. Engineering &amp; Materials Testing</b>			
1. 20% of Items A1 - A17	\$ 51,065,874.13	\$ 19,038,725.11	\$ 13,553,810.00
Subtotal:	<u>\$ 51,065,874.13</u>	<u>\$ 19,038,725.11</u>	<u>\$ 13,553,810.00</u>
<b>F. Storm Water Pollution Prevention</b>			
1. 3.5% of Items A1 - A17	\$ 8,936,527.97	\$ 3,331,776.90	\$ 2,371,916.75
Subtotal:	<u>\$ 8,936,527.97</u>	<u>\$ 3,331,776.90</u>	<u>\$ 2,371,916.75</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 315,331,772.73</b>	<b>\$ 117,564,127.58</b>	<b>\$ 83,694,776.75</b>
<b>Inflation Adjustment (10 years @ 3.925% per year)</b>	<b>\$ 148,081,068.64</b>	<b>\$ 55,208,587.12</b>	<b>\$ 39,303,403.76</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$ 463,412,841.37</b>	<b>\$ 172,772,714.70</b>	<b>\$ 122,998,180.51</b>
<b>G. NON-CONSTRUCTION COSTS</b>			
1. Legal Fees (2.5% of BIR)	\$ 15,256,875.00	\$ 5,682,750.00	\$ 4,053,750.00
2. Fiscal Agent Fees (2.0% of BIR)	\$ 12,205,500.00	\$ 4,546,200.00	\$ 3,243,000.00
3. Interest Costs			
a. Capitalized Interest (2 yrs @ 4.0%)	\$ 48,822,000.00	\$ 18,184,800.00	\$ 12,972,000.00
a. Developer Interest (2 yrs @ 4.0%)	\$ 48,822,000.00	\$ 18,184,800.00	\$ 12,972,000.00
4. Underwriter's Discount	\$ 18,308,250.00	\$ 6,819,300.00	\$ 4,864,500.00
5. Bond Application Report Costs	\$ 250,000.00	\$ 75,000.00	\$ 100,000.00
6. TCEQ Fees (0.25% of BIR)	\$ 1,525,687.50	\$ 568,275.00	\$ 405,375.00
7. District Creation/Organization	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
8. Attorney General Fees	\$ 610,275.00	\$ 227,310.00	\$ 162,150.00
9. Bond Issuance Expenses	\$ 411,198.22	\$ 97,608.06	\$ 228,945.26
10. Administration and Operations	\$ 500,000.00		
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 146,861,785.72</b>	<b>\$ 54,536,043.06</b>	<b>\$ 39,151,720.26</b>
<b>Total Construction Costs w/ Inflation</b>	<b>\$ 463,412,841.37</b>	<b>\$ 172,772,714.70</b>	<b>\$ 122,998,180.51</b>
<b>Total Nonconstruction Costs</b>	<b>\$ 146,861,785.72</b>	<b>\$ 54,536,043.06</b>	<b>\$ 39,151,720.26</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$ 610,275,000</b>	<b>\$ 227,310,000</b>	<b>\$ 162,150,000</b>

WHEREAS, the Board finds that the above estimate of \$227,310,000 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 \$227,310,000 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 \$284,137,500 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, the August 7, 2023 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 August 7, 2023 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:

[Remainder of the Page Left Blank Intentionally]



## BOND ELECTION ESTIMATE

	<u>WS&amp;D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>	
<b>A. Construction Costs - Sofi Lakes:</b>				
1. Sofi Lakes Drive	\$ 480,408.00	\$ 844,110.00		(1)
2. Yara Drive	\$ 2,009,790.00	\$ 2,629,740.00		(1)
3. Phase 1 Detention	\$ 5,405,178.00			(1)
4. Phase 2 Detention	\$ 2,578,920.00			(1)
5. Subdivision Phase 1A	\$ 3,730,122.00	\$ 2,520,420.00		(1)
6. Subdivision Phase 1B (includes Lift Station)	\$ 6,762,444.00	\$ 3,224,580.00		(1)
7. North Sofi Lakes Drive	\$ 1,943,251.00	\$ 1,105,962.00		(1)
8. Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60		(2)
9. Future Mound/Schlipf Road (1/2 Boulevard)	\$ 4,046,486.40	\$ 3,255,238.80		(2)
10. Morrison Road Asphalt Overlay & Ditch Regrading	\$ 180,000.00	\$ 1,500,000.00		(2)
11. Phase 3 & 4 Detention	\$ 8,701,678.00			(2)
12. Subdivision Phase 2 & 3	\$ 14,190,201.00	\$ 7,998,251.00		(2)
13. Water Plant	\$ 7,500,000.00			(2)
14. Wastewater Plant	\$ 15,000,000.00			(2)
15. Road Culvert Crossings (3)	\$ 1,800,000.00			(2)
16. Parks & Amenities			\$ 20,396,250.00	(3)
17. Phase 2 Drainage Channel	\$ 5,388,930.00			
18. Land Cost	\$ 9,065,784.00	\$ 1,073,540.00	\$ 1,069,900.00	(4)
Subtotal	\$ 89,832,773.60	\$ 30,662,319.40	\$ 21,466,150.00	
<b>B. Construction Costs - Sofi Lakes East</b>				
1. Collector Road 1	\$ 2,423,659.00	\$ 1,950,072.00		
2. Collector Road 2	\$ 2,009,790.00	\$ 2,629,740.00		
3. Detention	\$ 18,485,776.00			
4. Single Family Development	\$ 24,682,767.00	\$ 13,743,251.00		
5. Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60		
6. Future Mound/Schlipf Road (1/2 Boulevard)	\$ 75,000.00	\$ 3,255,238.80		
7. Remote Water Well & Water Plant Upgrades	\$ 4,500,000.00			
8. Wastewater Plant Expansion	\$ 9,500,000.00			
9. Parks & Amenities			\$ 20,396,250.00	
10. Land Cost	\$ 8,025,784.00	\$ 1,073,540.00	\$ 1,069,900.00	
Subtotal	\$ 70,752,357.20	\$ 29,162,319.40	\$ 21,466,150.00	
<b>C. Construction Costs - Sofi Lakes West</b>				
1. Collector Road 1	\$ 2,423,659.00	\$ 1,950,072.00		
2. Collector Road 2	\$ 2,009,790.00	\$ 2,629,740.00		
3. Detention	\$ 18,485,776.00			
4. Single Family Development	\$ 24,682,767.00	\$ 13,743,251.00		
5. Future Longenbaugh Road (Full Boulevard)	\$ 1,049,581.20	\$ 6,510,477.60		
6. Future Boulevard (West of Development)	\$ 1,049,581.20	\$ 6,510,477.60		
7. Water Plant	\$ 6,500,000.00			
8. Wastewater Plant Expansion	\$ 9,500,000.00			
9. Drainage Channel	\$ 5,388,930.00			
10. Parks & Amenities			\$ 20,396,250.00	
11. Land Cost	\$ 9,065,784.00	\$ 1,073,540.00	\$ 1,069,900.00	
Subtotal	\$ 80,155,868.40	\$ 32,417,558.20	\$ 21,466,150.00	

	<u>WS&amp;D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
<b>D. Construction Costs - Acorn Ranch</b>			
1. Detention	\$ 2,042,857.14		
2. Single Family Development	\$ 4,195,714.29	\$ 2,451,428.57	
3. Lakeside Drive Left Turn Lane		\$ 500,000.00	
4. Water Plant	\$ 3,500,000.00		
5. Wastewater Plant	\$ 4,500,000.00		
6. Parks & Amenities			\$ 3,127,500.00
7. Land Cost	\$ 349,800.00		\$ 243,100.00
	<u>\$ 14,588,371.43</u>	<u>\$ 2,951,428.57</u>	<u>\$ 3,370,600.00</u>
<b>E. Engineering &amp; Materials Testing</b>			
1. 20% of Items A1 - A17	\$ 51,065,874.13	\$ 19,038,725.11	\$ 13,553,810.00
Subtotal:	<u>\$ 51,065,874.13</u>	<u>\$ 19,038,725.11</u>	<u>\$ 13,553,810.00</u>
<b>F. Storm Water Pollution Prevention</b>			
1. 3.5% of Items A1 - A17	\$ 8,936,527.97	\$ 3,331,776.90	\$ 2,371,916.75
Subtotal:	<u>\$ 8,936,527.97</u>	<u>\$ 3,331,776.90</u>	<u>\$ 2,371,916.75</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 315,331,772.73</b>	<b>\$ 117,564,127.58</b>	<b>\$ 83,694,776.75</b>
<b>Inflation Adjustment (10 years @ 3.925% per year)</b>	<b>\$ 148,081,068.64</b>	<b>\$ 55,208,587.12</b>	<b>\$ 39,303,403.76</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$ 463,412,841.37</b>	<b>\$ 172,772,714.70</b>	<b>\$ 122,998,180.51</b>
<b>G. NON-CONSTRUCTION COSTS</b>			
1. Legal Fees (2.5% of BIR)	\$ 15,256,875.00	\$ 5,682,750.00	\$ 4,053,750.00
2. Fiscal Agent Fees (2.0% of BIR)	\$ 12,205,500.00	\$ 4,546,200.00	\$ 3,243,000.00
3. Interest Costs			
a. Capitalized Interest (2 yrs @ 4.0%)	\$ 48,822,000.00	\$ 18,184,800.00	\$ 12,972,000.00
a. Developer Interest (2 yrs @ 4.0%)	\$ 48,822,000.00	\$ 18,184,800.00	\$ 12,972,000.00
4. Underwriter's Discount	\$ 18,308,250.00	\$ 6,819,300.00	\$ 4,864,500.00
5. Bond Application Report Costs	\$ 250,000.00	\$ 75,000.00	\$ 100,000.00
6. TCEQ Fees (0.25% of BIR)	\$ 1,525,687.50	\$ 568,275.00	\$ 405,375.00
7. District Creation/Organization	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
8. Attorney General Fees	\$ 610,275.00	\$ 227,310.00	\$ 162,150.00
9. Bond Issuance Expenses	\$ 411,198.22	\$ 97,608.06	\$ 228,945.26
10. Administration and Operations	\$ 500,000.00		
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 146,861,785.72</b>	<b>\$ 54,536,043.06</b>	<b>\$ 39,151,720.26</b>
<b>Total Construction Costs w/ Inflation</b>	<b>\$ 463,412,841.37</b>	<b>\$ 172,772,714.70</b>	<b>\$ 122,998,180.51</b>
<b>Total Nonconstruction Costs</b>	<b>\$ 146,861,785.72</b>	<b>\$ 54,536,043.06</b>	<b>\$ 39,151,720.26</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$ 610,275,000</b>	<b>\$ 227,310,000</b>	<b>\$ 162,150,000</b>

WHEREAS, the Board finds that the above estimate of \$162,150,000 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 \$162,150,000 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 \$202,687,500 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 park and recreational facilities refunding bonds;

WHEREAS, the Board is of the opinion that it would be of benefit to the District to authorize the levy and collection of a Sales and Use Tax within the District to secure funds for the purposes authorized by Subchapter F and Chapter 321 of the Texas Tax Code ("Chapter 321");

WHEREAS, the Board of Directors of the District has determined that in accordance with Texas Election Code, Section 3.009(b)(5), based on market conditions at the time of adoption of this Order, the estimated tax rate if the debt obligations are authorized is \$1.50 per \$100 valuation;

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, as amended, 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 maintenance tax election in conjunction with the confirmation election for the District, the election of a permanent Board of Directors, the election on the assumption of the rights, authority, privileges, and functions of a road utility district, the utility bonds, the utility refunding bonds, the road bonds and the road refunding bonds, the park and recreational facilities bonds and park and recreational facilities refunding bonds and to order said elections;

WHEREAS, pursuant to the terms and provisions of Subchapter E, Section 3937.203 of the District Act (“Subchapter E”), the District is authorized to adopt and levy a sales and use tax within the boundaries of the District (the “Sales and Use Tax”);

WHEREAS, the District previously entered an Order Calling Confirmation Election and 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, Park and Recreational Facilities Refunding Bond Election, Maintenance Tax Election and Sales and Use Tax Election dated July 14, 2022 for an election dated November 8, 2022 (the “Prior Order”); and

WHEREAS, the District entered an Order Declaring Results and Canvassing Confirmation Election and 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, Park and Recreational Facilities Refunding Bond Election, Maintenance Tax Election and Sales and Use Tax Election dated November 8, 2022; and

WHEREAS, the election called by this Order is intended to be in lieu of and replace the prior propositions passed at the election called by the Prior Order, and the District will enter an Order Declaring the Results and Canvassing Order Calling Confirmation, Director Election and 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, Park and Recreational Facilities Refunding Bond Election, Maintenance Tax Election and Sales and Use Tax Election after the date of the November 7, 2023 election; and

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

BE IT ORDERED BY THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT 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 November 7, 2023, between the hours of 7:00 a.m. and 7:00 p.m. at all additional regular election day polling locations within Waller County, Texas designated by the Waller County Elections Administrator and approved by the Waller 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 election of permanent Directors and the following propositions shall be submitted to the voters:

### **PROPOSITION A**

“THE CONFIRMATION OF THE CREATION OF EAST WALLER COUNTY MANAGEMENT DISTRICT”

## **PROPOSITION B**

“SHALL THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$610,275,000 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 C**

“SHALL THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$762,843,750 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 D**

“WHETHER OR NOT THE BONDS OF EAST WALLER COUNTY MANAGEMENT DISTRICT SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$227,310,000, 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 EAST WALLER COUNTY MANAGEMENT DISTRICT, SUCH BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALLY 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 EAST WALLER COUNTY MANAGEMENT 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 EAST WALLER COUNTY MANAGEMENT DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN EAST WALLER COUNTY MANAGEMENT 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 EAST WALLER COUNTY MANAGEMENT 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**

“WHETHER OR NOT THE BONDS OF EAST WALLER COUNTY MANAGEMENT DISTRICT SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$284,137,500 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 EAST WALLER COUNTY MANAGEMENT DISTRICT, SUCH REFUNDING BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALLY 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 EAST WALLER COUNTY MANAGEMENT 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 EAST WALLER COUNTY MANAGEMENT DISTRICT, OR TO PROVIDE SERVICE TO

PROPERTIES LOCATED WITHIN EAST WALLER COUNTY MANAGEMENT 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 EAST WALLER COUNTY MANAGEMENT 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 F**

“SHALL THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$162,150,000 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 G**

“SHALL THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$202,687,500 MATURING SERIALY 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?”

## **PROPOSITION H**

“SHALL THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT DISTRICT BE AUTHORIZED TO ASSESS, LEVY AND COLLECT ANNUAL AD VALOREM TAXES NOT TO EXCEED \$1.50 PER \$100 OF ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT TO SECURE FUNDS FOR OPERATION AND MAINTENANCE PURPOSES, INCLUDING BUT NOT LIMITED TO FUNDS FOR PLANNING, MAINTAINING, REPAIRING AND OPERATING ALL NECESSARY PLANTS, PROPERTIES, FACILITIES AND IMPROVEMENTS OF THE DISTRICT AND FOR PAYING COSTS OF PROPER SERVICES, ENGINEERING AND LEGAL FEES, AND ORGANIZATION AND ADMINISTRATIVE EXPENSES, IN

ACCORDANCE WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, INCLUDING PARTICULARLY (BUT NOT BY WAY OF LIMITATION) SECTION 49.107 OF THE TEXAS WATER CODE, AS AMENDED, TOGETHER WITH ALL AMENDMENTS AND ADDITIONS THERETO?”

**PROPOSITION I**

SHALL THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT DISTRICT BE AUTHORIZED TO IMPOSE A SALES AND USE TAX WITHIN THE BOUNDARIES OF THE DISTRICT AT THE RATE OF ONE PERCENT (1%) FOR THE USE AND BENEFIT OF THE DISTRICT AND FOR ANY DISTRICT PURPOSE?

Section 3: Applications for a place on the ballot may be submitted to the District c/o Winstead PC via email to [vhahn@winstead.com](mailto:vhahn@winstead.com). Election and contact information may be found on the District’s website at <https://www.winsteadspecialdistricts.com/waller-county/east-waller-county-management-district/>;

Section 4: The County Election Administrator will determine the types of ballots to be used in the District’s November 7, 2023, elections which ballots shall conform to the requirements of the Texas Election Code and shall have printed thereon the following propositions 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 Monday, August 21, 2023, and the names of any write-in candidates who file a declaration of write-in candidacy by 5:00 p.m. on Friday, August 25, 2023, in addition to instructions for marking such ballots:

**EAST WALLER COUNTY MANAGEMENT DISTRICT**

**CONFIRMATION, DIRECTOR ELECTION AND 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, PARK AND RECREATIONAL FACILITIES REFUNDING BOND ELECTION, MAINTENANCE TAX ELECTION AND SALES AND USE TAX ELECTION**

**November 7, 2023**

**OFFICIAL BALLOT**

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION A**

For	The Confirmation of the Creation of East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
DIRECTORS**

Vote for none, one, two, three, four, or five directors.

- Lisa Cooper
- Rochelle Barrow
- Kevin Vader
- Monette Stephens
- Stephen McGrath

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION B**

For	The Issuance of \$610,275,000 Utility Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Bonds by East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION C**

For	The Issuance of \$762,843,750 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Refunding Bonds by East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION D**

For	The Issuance of \$227,310,000 Road Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Bonds by East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION E**

For	The Issuance of \$284,137,500 Road Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Refunding Bonds by East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION F**

For	The Issuance of \$162,150,000 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 East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION G**

For	The Issuance of \$202,687,500 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 East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION H**

For	The Imposition and Levy of a Maintenance Tax in an Amount Not to Exceed \$1.50 per \$100/Assessed Valuation by East Waller County Management District
Against	

**EAST WALLER COUNTY MANAGEMENT DISTRICT  
PROPOSITION I**

For	The Imposition of a Sales and Use Tax at the rate of One Percent (1%) by East Waller County Management District
Against	

Section 5: A copy of this Order is on file and available for review in the following District counsel's office, Winstead PC, 600 Travis Street, Suite 5200, Houston. TX 77002-2900.

Section 6: Early voting by personal appearance shall be conducted at the Main Early Voting Location, Waller Civic Center, 3007 Waller St., Waller, Texas 77484 and the additional early voting locations on the dates and times designated by the Waller County Elections office and attached hereto as Exhibit "C", all of which locations are designated as public places within Waller County, Texas. The Waller County Elections Administrator shall appoint qualified Clerks for early voting for said election. The early voting clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is 816 Wilkins St., Hempstead, Texas 77445 — Attention: Early Voting Clerk, Christy Eason, Waller County Elections Administrator.

Section 7: The election will be conducted under an Election Agreement with Waller County, Texas (“Election Agreement”) and other political subdivisions participating in the joint November 7, 2023 elections handled through Waller County, Texas elections office.

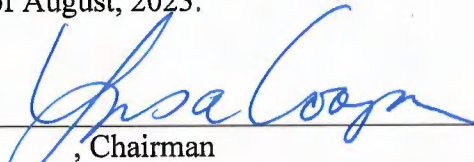
Section 8: Notice of the election shall be provided and the election held and conducted and returns made to the Board of Directors and canvassed all in accordance with the Texas Election Code, as modified by Chapter 49, Texas Water Code.

Section 9: All qualified resident electors of the District shall be entitled to vote in the election.

Section 10: The Secretary of the Board is hereby directed to cause notice of this election to be posted within the District and at such designated polling locations as required under the Texas Election Code.


(REMAINDER OF PAGE LEFT BLANK INTENTIONALLY)

PASSED and APPROVED this 8<sup>th</sup> day of August, 2023.



\_\_\_\_\_  
, Chairman  
Board of Directors  
EAST WALLER COUNTY MANAGEMENT  
DISTRICT

ATTEST:



\_\_\_\_\_  
, Secretary  
Board of Directors  
EAST WALLER COUNTY MANAGEMENT DISTRICT



**EXHIBIT "A"**  
(Boundaries of the District)

**622.4 ACRES**  
**H. & T.C. R.R. SURVEY, BLOCK 113**  
**ABSTRACT No. 173**  
**WALLER COUNTY, TEXAS**  
**Page 1 of 2**

**BEING** a 622.4 acre tract of land situated in the H. & T.C. R.R. Survey, Block 113, Abstract Number 173, Waller County, Texas and being all of that certain 628.479 acre tract of land described in the deed to Malladi Reddy recorded in Volume 1366, Page 688, Deed Records of Waller County, Texas, said 622.4 acre tract is described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch iron rod lying on the north right-of-way line of FM 529 (120 foot wide right-of-way), said rod marking the southeast corner hereof, the southwest corner of a 575.411 acre tract of land described in the deed to Kenneth R. Jasek and Joanna H. Jasek recorded in Volume 1008, Page 658, Deed Records of Waller County, Texas, said rod marking the northeast corner of a 3.972 acre tract of land described in the deed to the State of Texas recorded in Volume 187, Page 253, Deed Records of Waller County, Texas;

**THENCE**, South 88 degrees 01 minutes 25 seconds West, with the north right-of-way line of said FM 529 and the north line of said 3.972 acre tract, 4,580.58 feet to a found 1/2 inch iron rod for the southeast corner of a 10.00 acre tract of land described in the deed to Humble Oil & Refining Co. recorded in Volume 198, Page 623, Deed Records of Waller County, Texas;

**THENCE**, North 02 degrees 05 minutes 19 seconds West, with the east line of said 10.00 acre tract, 667.73 feet to a found 5/8 inch iron rod;

**THENCE**, South 87 degrees 55 minutes 44 seconds West, with the north line of said 10.00 acre tract, 699.76 feet to a point for corner in Morrison Road (60 feet wide no deed of record found);

**THENCE**, North 02 degrees 03 minutes 10 seconds West, with the west line of said H. & T.C. R.R. Survey, Block 113, 4,553.59 feet to a found Mag nail in Morrison Road for the northwest corner of said 628.479 acre tract, the southwest corner of a 401.115 acre tract of land described in the deed to Charles A. Menke, Katherine Lea Menke Holmes and John Mills Menke recorded in Waller County Clerk's File No. 201700611, Official Public Records of Waller County, Texas and the southeast corner of a 635.201 acre tract of land described in the deed to Katy Prairie Conservancy recorded in Volume 676, Page 878, Deed Records of Waller County, Texas;

**THENCE**, North 88 degrees 01 minutes 22 seconds East, with the south line of said 401.115 acre tract, 5,285.96 feet to a found 1/2 inch iron pipe for the southeast corner of said 401.115 acre tract, the northeast corner of said 628.479 acre tract, the southwest corner of a 364.14 acre tract of land described in the deed to Katy Prairie Conservancy recorded in Volume 1334, Page 254, Deed Records of Waller County, Texas and for the northwest corner of a 57.8006 acre tract of land described in the deed to Kenneth R. Jasek and Joanna H. Jasek recorded in Volume 933, Page 646, Deed Records of Waller County, Texas;

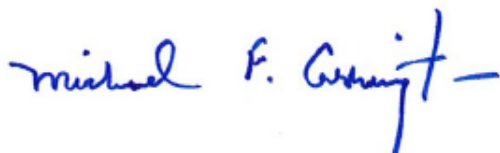
622.4 ACRES  
H. & T.C. R.R. SURVEY, BLOCK 113  
ABSTRACT No. 173  
WALLER COUNTY, TEXAS  
Page 2 of 2

**THENCE**, South 01 degrees 59 minutes 45 seconds East, with the west line of said 57.8006 acre tract and the west line of said 575.411 acre tract, 5,220.24 feet to the **POINT OF BEGINNING** and containing 622.4 acres of land, with 4.33 acres within the right-of-way of Morrison Road.

This description was based on an on the ground survey in February, March and April of 2020 and prepared in conjunction with a survey map prepared by Baseline Corporation with the same date as this description.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999889861431.

May 20, 2020  
By: BASELINE CORPORATION  
TxSurv F-10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366





**EXHIBIT “B”**

(List of November 7, 2023 Regular Election Day Polling Locations – subject to change)

<b>JOINT GENERAL/SPECIAL CITY AND ISD ELECTIONS COMBINED ELECTION DAY LOCATIONS 7 AM – 7 PM</b>	
<b>ON ELECTION DAY YOU ARE REQUIRED TO VOTE AT THE ASSIGNED LOCATION YOU CAN LOCATE YOUR VOTING PCT # ON YOUR VOTER CERTIFICATE</b>	
<b>VOTING PRECINCTS</b>	<b>POLLING LOCATION</b>
<b>101,102, 103, 104, 105</b>	<b>Waller Co Annex (Road &amp; Bridge), 775 290 Hempstead, Tx</b>
<b>208</b>	<b>Waller Civic Center, 3007 Waller St., Waller, Tx</b>
<b>311, 312</b>	<b>Waller Co Community Ctr, 21274 FM 1098 , Prairie View, Tx</b>
<b>313</b>	<b>Monaville Fire Dept., 13631 Cochran Rd., Waller, Tx</b>
<b>314, 315</b>	<b>Adam’s Flat Building, 36249 FM 529, Brookshire, Tx</b>
<b>106, 416</b>	<b>Pattison Volunteer Fire Dept., 2950 FM 359 N, Pattison, Tx</b>
<b>418, 419</b>	<b>Brookshire Convention Center, 4027 5<sup>th</sup> St., Brookshire, Tx</b>

**EXHIBIT “C”**

(List of Early Voting Places, dates and Times of Early Voting – Subject to Change)

**JOINT GENERAL/SPECIAL ELECTION  
CITY AND ISD ELECTIONS  
EARLY VOTING LOCATIONS**

CITY OF HEMPSTEAD, HEMPSTEAD ISD,  
CITY OF PRAIRIE VIEW, CITY OF WALLER, CITY OF PATTISON,  
CITY OF BROOKSHIRE, ROYAL ISD

MAIN EARLY VOTING LOCATION – WALLER CO R/B ANNEX  
EARLY VOTING CLERK – CHRISTY A. EASON, EA. 816 WILKINS ST HEMPSTEAD, TX

PLEASE CALL 979-826-7643 FOR ADDITIONAL INFORMATION OR QUESTIONS

Waller Co Road/Bridge, 775 Hwy 290, Hempstead, Tx	MONDAY	APRIL 24	8 AM – 5 PM
Waller Civic Center, 3007 Waller St., Waller, Tx	TUESDAY	APRIL 25	8 AM – 5 PM
Brookshire Convention Center, 4027 5 <sup>th</sup> Street, Brookshire, Tx	WEDNESDAY	APRIL 26	8 AM – 5 PM
	THURSDAY	APRIL 27	8 AM – 5 PM
	FRIDAY	APRIL 28	8 AM – 5 PM
	SATURDAY	APRIL 29	8 AM – 5 PM
	MONDAY	MAY 1	7 AM – 7 PM
	TUESDAY	MAY 2	7 AM – 7 PM
PVAMU Memorial Student Center, Campus, Prairie View, Tx	MONDAY	APRIL 24	8 AM – 5 PM
	TUESDAY	APRIL 25	8 AM – 5 PM
Waller Co Community Center, FM 1098, Prairie View, Tx	WEDNESDAY	APRIL 26	8 AM – 5 PM
	THURSDAY	APRIL 27	8 AM – 5 PM
	FRIDAY	APRIL 28	8 AM – 5 PM
	SATURDAY	APRIL 29	8 AM – 5 PM
	MONDAY	MAY 1	7 AM – 7 PM
	TUESDAY	MAY 2	7 AM – 7 PM

THE STATE OF TEXAS

§

COUNTY OF WALLER

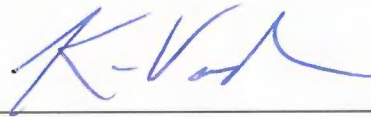
§

EAST WALLER COUNTY MANAGEMENT DISTRICT

§

I, the undersigned Secretary of the Board of Directors of the EAST WALLER COUNTY MANAGEMENT DISTRICT, certify that the attached and foregoing is a true and correct copy of the Order Calling Confirmation, Director Election and 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, Park and Recreational Facilities Refunding Bond Election, Maintenance Tax Election and Sales and Use Tax Election, and an excerpt of the Minutes of the meeting of the Board of Directors showing adoption and passage thereof; and the original of said order and minute entry is on file in the District's Office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT THIS 8<sup>th</sup> day of August, 2023.



Secretary, Board of Directors  
EAST WALLER COUNTY MANAGEMENT  
DISTRICT

