

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

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 16340 Park Ten Place, Suite 350, Houston, TX 77084, an office accessible to the public, on July 14, 2022, whereupon the roll was called of the members of the Board of Directors, to-wit:

Lisa Cooper	Chairman
Rochelle Barrow	Vice-Chairman
Dolores M. Herman	Secretary
Kevin Vader	Assistant Secretary
Stephen McGrath	Assistant Secretary

All members of the Board were present and participated in the meeting except Directors Vader and McGrath.

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

“Aye” 3; “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, Texas Water Code, and the provisions of the Texas Election Code, the Board has determined that it is appropriate to conduct a confirmation election for the District;

WHEREAS, there has been filed with the District, open to inspection by the public, the July 14, 2022 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 July 14, 2022 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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Summary of Costs for Utility Bond

EAST WALLER MANAGEMENT DISTRICT

BOND ELECTION ESTIMATE

	<u>WS&D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>	
A. Construction Costs				
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	\$ 3,730,123.00	\$ 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 (1/2 Boulevard)	\$ 974,581.20	\$ 3,255,238.80		(2)
9. Future Mound/Schlupf 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			\$ 14,859,000.00	(3)
17. Land Cost	\$ 10,032,230.00	\$ 1,341,925.00	\$ 1,337,375.00	(4)
18.				
19.				
Subtotal	\$ 85,335,289.60	\$ 27,675,465.60	\$ 16,196,375.00	
B. Engineering & Materials Testing				
1. 20% of Items A1 - A17	\$ 15,060,611.92	\$ 5,266,708.12	\$ 2,971,800.00	
Subtotal:	\$ 15,060,611.92	\$ 5,266,708.12	\$ 2,971,800.00	
C. Storm Water Pollution Prevention				
1. 3.5% of Items A1 - A17	\$ 2,635,607.09	\$ 921,673.92	\$ 520,065.00	
Subtotal:	\$ 2,635,607.09	\$ 921,673.92	\$ 520,065.00	
TOTAL CONSTRUCTION COSTS	\$ 103,031,508.61	\$ 33,863,847.64	\$ 19,688,240.00	
Inflation Adjustment (10 years @ 4.0% per year)	\$ 49,480,293.17	\$ 16,262,919.29	\$ 9,466,164.74	
TOTAL CONSTRUCTION COSTS W/INFLATION	\$ 152,511,801.78	\$ 50,126,766.94	\$ 29,144,404.74	
D. NON-CONSTRUCTION COSTS				
C. Interest Costs:				
1. Legal Fees (2.5% of BIR)	\$ 5,050,000.00	\$ 1,656,250.00	\$ 972,500.00	
2. Fiscal Agent Fees (2.0% of BIR)	\$ 4,040,000.00	\$ 1,325,000.00	\$ 778,000.00	
3. Interest Costs				
a. Capitalized Interest (2 yrs @ 4.0%)	\$ 16,160,000.00	\$ 5,300,000.00	\$ 3,112,000.00	
a. Developer Interest (2 yrs @ 4.0%)	\$ 16,160,000.00	\$ 5,300,000.00	\$ 3,112,000.00	
4. Underwriter's Discount	\$ 6,060,000.00	\$ 1,987,500.00	\$ 1,167,000.00	
5. Bond Application Report Costs	\$ 250,000.00	\$ 75,000.00	\$ 100,000.00	
6. TCEQ Fees (0.25% of BIR)	\$ 505,000.00	\$ 165,625.00	\$ 97,250.00	
7. District Creation/Organization	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	
8. Attorney General Fees	\$ 202,000.00	\$ 66,250.00	\$ 38,900.00	
9. Bond Issuance Expenses	\$ 411,198.22	\$ 97,608.06	\$ 228,945.26	
10. Administration and Operations	\$ 500,000.00			

Prepared by
R.G. Miller Engineers, Inc.
7/14/2022

EAST WALLER MANAGEMENT DISTRICT
BOND ELECTION ESTIMATE

	<u>WS&D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
Total Nonconstruction Costs	\$ 49,488,198.22	\$ 16,123,233.06	\$ 9,756,596.26
Total Construction and Nonconstruction Costs	\$ 202,000,000.00	\$ 66,250,000.00	\$ 38,900,000.00
TOTAL BOND ISSUE AMOUNT	\$ 202,000,000	\$ 66,250,000	\$ 38,900,000

Notes:

- (1) Construction Cost estimates prepared by RG Miller Engineers, Inc., dated July 13, 2022. Due to current market conditions, cost estimates should be updated frequently.
- (2) Extrapolated costs for Phase 2 Development (North of Yara Drive) based on per-acre (subdivision and detention) or per-linear foot (roads) costs from Phase 1
- (3) Parks & Amenities: 1,651 homes @ \$300,000 (avg A.V. per home) and 3% cap for Parks Bonds. $1,651 * 300,000 * .03 = \$14,859,000$
- (4) Land Cost calculated as \$65,000 per acre. WS&D Land Cost includes Detention Ponds, WTP, and WWTP. Paving Land Cost includes Collector Streets or greater only, local street land costs were not included. Amenity Land Costs include drill site, parks, rec center, and pipeline easement.

Prepared by
R.G. Miller Engineers, Inc.

WHEREAS, the Board finds that the above estimate of \$202,000,000 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 utility bonds in the total aggregate amount of \$202,000,000 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 \$252,500,000 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 July 14, 2022 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 July 14, 2022 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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Summary of Costs for Road Bond

EAST WALLER MANAGEMENT DISTRICT

BOND ELECTION ESTIMATE

	WS&D ITEMS	PAVING ITEMS	PARK ITEMS	
A. Construction Costs				
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 (1/2 Boulevard)	\$ 974,581.20	\$ 3,255,238.80		(2)
9. Future Mound/Schlupf Road (1/2 Boulevard)	\$ 4,046,486.40	\$ 3,255,238.80		(2)
10. Morris on 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			\$ 14,859,000.00	(3)
17. Land Cost	\$ 10,032,230.00	\$ 1,341,925.00	\$ 1,337,375.00	(4)
18.				
19.				
Subtotal	\$ 85,335,289.60	\$ 27,675,465.60	\$ 16,196,375.00	
B. Engineering & Materials Testing				
1. 20% of Items A1 - A17	\$ 15,060,611.92	\$ 5,266,708.12	\$ 2,971,800.00	
Subtotal:	\$ 15,060,611.92	\$ 5,266,708.12	\$ 2,971,800.00	
C. Storm Water Pollution Prevention				
1. 3.5% of Items A1 - A17	\$ 2,635,607.09	\$ 921,673.92	\$ 520,065.00	
Subtotal:	\$ 2,635,607.09	\$ 921,673.92	\$ 520,065.00	
TOTAL CONSTRUCTION COSTS	\$ 103,031,508.61	\$ 33,863,847.64	\$ 19,688,240.00	
Inflation Adjustment (10 years @ 4.0% per year)	\$ 49,480,293.17	\$ 16,262,919.29	\$ 9,466,164.74	
TOTAL CONSTRUCTION COSTS W/INFLATION	\$ 152,511,801.78	\$ 50,126,766.94	\$ 29,143,404.74	
D. NON-CONSTRUCTION COSTS				
C. Interest Costs:				
1. Legal Fees (2.5% of BIR)	\$ 5,050,000.00	\$ 1,656,250.00	\$ 972,500.00	
2. Fiscal Agent Fees (2.0% of BIR)	\$ 4,040,000.00	\$ 1,325,000.00	\$ 778,000.00	
3. Interest Costs:				
a. Capitalized Interest (2 yrs @ 4.0%)	\$ 16,160,000.00	\$ 5,300,000.00	\$ 3,112,000.00	
a. Developer Interest (2 yrs @ 4.0%)	\$ 16,160,000.00	\$ 5,300,000.00	\$ 3,112,000.00	
4. Underwriter's Discount	\$ 6,060,000.00	\$ 1,987,500.00	\$ 1,167,000.00	
5. Bond Application Report Costs	\$ 250,000.00	\$ 75,000.00	\$ 100,000.00	
6. TCEQ Fees (0.25% of BIR)	\$ 505,000.00	\$ 165,625.00	\$ 97,250.00	
7. District Creation/Organization	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	
8. Attorney General Fees	\$ 202,000.00	\$ 66,250.00	\$ 38,900.00	
9. Bond Issuance Expenses	\$ 411,198.22	\$ 97,608.06	\$ 228,945.26	
10. Administration and Operations	\$ 500,000.00			

Prepared by
R.G. Miller Engineers, Inc.
7/14/2022

EAST WALLER MANAGEMENT DISTRICT

BOND ELECTION ESTIMATE

	<u>WS&D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
Total Nonconstruction Costs	\$ 49,488,198.22	\$ 16,123,233.06	\$ 9,756,595.16
Total Construction and Nonconstruction Costs	\$ 202,000,000.00	\$ 66,250,000.00	\$ 38,900,000.00
TOTAL BOND ISSUE AMOUNT	<u>\$ 202,000,000</u>	<u>\$ 66,250,000</u>	<u>\$ 38,900,000</u>

Notes:

- (1) Construction Cost estimates prepared by R.G. Miller Engineers, Inc., dated July 13, 2011. Due to current market conditions, cost estimates should be updated frequently.
- (2) Extrapolated costs for Phase 2 Development (North of Yara Drive) based on per-acre (subdivision and detention) or per-linear foot (roads) costs from Phase 1.
- (3) Parks & Amenities: 1,651 homes @ \$300,000 (avg. A.V. per home) and 3% cap for Parks Bonds. $1,651 * 300,000 * 0.03 = \$14,859,000$
- (4) Land Cost calculated as \$65,000 per acre. WS&D Land Cost includes Detention Ponds, WTP, and WWTP. Paving Land Cost includes Collector Streets or greater only, local street land costs were not included. Amenity Land Costs include drill site, park, rec. center, and pipeline easement.

WHEREAS, the Board finds that the above estimate of \$66,250,000 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 \$66,250,000 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 \$82,812,500 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 July 14, 2022 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 July 14, 2022 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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Summary of Costs for Park Bond

EAST WALLER MANAGEMENT DISTRICT

BOND ELECTION ESTIMATE

	<u>WS&D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>	
A. Construction Costs				
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	\$ 3,730,128.00	\$ 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 (1/2 Boulevard)	\$ 974,581.20	\$ 3,255,238.80		(2)
9. Future Mound/Schlupf Road (1/2 Boulevard)	\$ 4,046,486.40	\$ 3,255,238.80		(2)
10. Morris on 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			\$ 14,859,000.00	(3)
17. Land Cost	\$ 10,032,230.00	\$ 1,341,925.00	\$ 1,337,375.00	(4)
18.				
19.				
Subtotal	\$ 85,335,289.60	\$ 27,675,465.60	\$ 16,196,375.00	
B. Engineering & Materials Testing				
1. 20% of Items A1 - A17	\$ 15,060,611.92	\$ 5,266,708.12	\$ 2,971,800.00	
Subtotal:	\$ 15,060,611.92	\$ 5,266,708.12	\$ 2,971,800.00	
C. Storm Water Pollution Prevention				
1. 3.5% of Items A1 - A17	\$ 2,635,607.09	\$ 921,673.92	\$ 520,065.00	
Subtotal:	\$ 2,635,607.09	\$ 921,673.92	\$ 520,065.00	
TOTAL CONSTRUCTION COSTS	\$ 103,031,508.61	\$ 33,863,847.64	\$ 19,688,240.00	
Inflation Adjustment (10 years @ 4.0% per year)	\$ 49,480,293.17	\$ 16,262,919.29	\$ 9,465,164.74	
TOTAL CONSTRUCTION COSTS W/INFLATION	\$ 152,511,801.78	\$ 50,126,766.94	\$ 29,143,404.74	
D. NON-CONSTRUCTION COSTS				
C. Interest Costs:				
1. Legal Fees (2.5% of BIR)	\$ 5,050,000.00	\$ 1,656,250.00	\$ 972,500.00	
2. Fiscal Agent Fees (2.0% of BIR)	\$ 4,040,000.00	\$ 1,325,000.00	\$ 778,000.00	
3. Interest Costs:				
a. Capitalized Interest (2 yrs @ 4.0%)	\$ 16,160,000.00	\$ 5,300,000.00	\$ 3,112,000.00	
a. Developer Interest (2 yrs @ 4.0%)	\$ 16,160,000.00	\$ 5,300,000.00	\$ 3,112,000.00	
4. Underwriter's Discount	\$ 6,060,000.00	\$ 1,987,500.00	\$ 1,167,000.00	
5. Bond Application Report Costs	\$ 250,000.00	\$ 75,000.00	\$ 100,000.00	
6. TCEQ Fees (0.25% of BIR)	\$ 505,000.00	\$ 165,625.00	\$ 97,250.00	
7. District Creation/Organization	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	
8. Attorney General Fees	\$ 202,000.00	\$ 66,250.00	\$ 38,900.00	
9. Bond Issuance Expenses	\$ 411,198.22	\$ 97,608.06	\$ 228,945.26	
10. Administration and Operations	\$ 500,000.00			

Prepared by
R.G. Miller Engineers, Inc.
7/14/2022

**EAST WALLER MANAGEMENT DISTRICT
BOND ELECTION ESTIMATE**

	<u>WS&D ITEMS</u>	<u>PAVING ITEMS</u>	<u>PARK ITEMS</u>
Total Nonconstruction Costs	\$ 49,483,198.22	\$ 16,123,233.06	\$ 9,756,595.26
Total Construction and Nonconstruction Costs	\$ 202,000,000.00	\$ 66,250,000.00	\$ 38,900,000.00
TOTAL BOND ISSUE AMOUNT	<u>\$ 202,000,000</u>	<u>\$ 66,250,000</u>	<u>\$ 38,900,000</u>

Notes:

- (1) Construction Cost estimates prepared by R.G. Miller Engineers, Inc., dated July 13, 2012. Due to current market conditions, cost estimates should be updated frequently.
- (2) Extrapolated costs for Phase 2 Development (North of Yara Drive) based on per-acre (subdivision and detention) or per-linear foot (roads) costs from Phase 1.
- (3) Parks & Amenities: 1,651 homes @ \$300,000 (avg. A.V. per home) and 3% cap for Parks Bonds: $1,651 * 300,000 * 0.03 = \$14,859,000$
- (4) Land Cost calculated as \$65,000 per acre. WS&D Land Cost includes Detention Ponds, WTP, and WWTP. Paving Land Cost includes Collector Streets or greater only, local street land costs were not included. Amenity Land Costs include drill site, parks, rec center, and pipeline easement.

WHEREAS, the Board finds that the above estimate of \$38,900,000 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 \$38,900,000 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 \$48,625,000 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 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 and the maximum interest rate of debt obligations or any series of debt obligations is 7.00%;

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 maintenance tax election in conjunction with the confirmation election for the District, the election on the utility bonds, the utility refunding bonds, the road bonds, the road refunding bonds, the park and recreational facilities bonds and park and recreational facilities refunding bonds and to order said elections; and

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”); 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 8, 2022, 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 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 \$202,000,000 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 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 \$252,500,000 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 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 \$66,250,000, 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 \$82,812,500 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 \$38,900,000 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 \$48,625,000 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: 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, in addition to instructions for marking such ballot:

EAST WALLER COUNTY MANAGEMENT DISTRICT

**CONFIRMATION, UTILITY BOND, UTILITY REFUNDING BOND, ROAD BOND,
ROAD REFUNDING BOND, PARKS AND RECREATIONAL FACILITIES BOND,
PARKS AND RECREATIONAL FACILITIES REFUNDING BOND, MAINTENANCE
TAX ELECTION AND SALES AND USE TAX ELECTION**

November 8, 2022

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
PROPOSITION B**

For	The Issuance of \$202,000,000 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 \$252,500,000 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 \$66,250,000 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 \$82,812,500 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 \$38,900,000 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 \$48,625,000 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 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 4: 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 5: The election will be conducted under an Election Agreement with Waller County, Texas ("Election Agreement") and other political subdivisions participating in the joint November 8, 2022 elections handled through Waller County, Texas elections office.

Section 6: Early voting by personal appearance shall be conducted at the Main Early Voting Location, _____ and the additional early voting locations on the dates and times designated by the Waller 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 Waller 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 Vicki Hahn, as the District's Regular Early Voting Clerk to who applications for early voting ballots by mail may be sent. Please address such applications to: Vicki Hahn, Regular Early Voting Clerk, East Waller County Management District, 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.

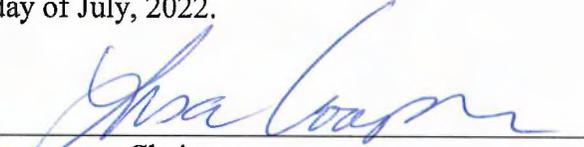
Section 7: Notice of the election shall be provided and the election held and conducted and returns made to the Board of Directors and canvassed all in accordance with the Texas Election Code, as modified by Chapter 49, Texas Water Code or the District Act.

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 14th day of July, 2022.



Lisa Cooper, Chairman

Board of Directors
EAST WALLER COUNTY MANAGEMENT
DISTRICT

ATTEST:



Dolores M. Herman, 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;

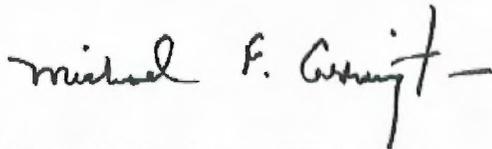
622.4 ACRES
H. & T.C. R.R. SURVEY, BLOCK 113
ABSTRACT No. 173
WALLER COUNTY, TEXAS
Page 2 of 2

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 8, 2022 Regular Election Day Polling Locations)

2022 WALLER COUTY ELECTION DAY LOCATIONS

VOTING PRECINCT	POLLING LOCATION
101	St. Bartholomew's Episcopal Church, 811 14 th St., Hempstead, Tx
102	Waller Co. Annex (Road and Bridge), 775 Bus. 290 Hempstead, Tx
103	Waller Co. Fairgrounds, 21988 FM 359, Hempstead, Tx
104	Waller Co. Fairgrounds, 21988 FM 359, Hempstead, Tx
105	Rolling Hills Vol. Fire Dept., 31601 FM 1736, Hempstead, Tx
106	Mt Zion Church, 40998 Mt Zion Rd., Brookshire, Tx
207	Champion Cowboy Church, 27633 FM 1488, Hockley, Tx
208	Waller ISD Administration Building, 2214 Waller St., Waller, Tx
209	Field Store Co. Bldg. (JP2), 27388 Field Store Rd., Waller, Tx
210	Waller ISD Administration Building, 2214 Waller St., Waller, Tx
311	Memorial Student Center, PVAMU, Student Lounge, Prairie View, Tx
312	Prairie View City Hall, 44500 Bus. Hwy. 290 East, Prairie View, Tx
313	Monaville Fire Dept., 13631 Cochran Rd., Waller, Tx
314	Adam's Flat Building, 36249 FM 529, Brookshire, Tx
315	Adam's Flat Building, 36249 FM 529, Brookshire, Tx
416	Pattison Vol. Fire Dept., 2950 FM 359, Pattison, Tx
417	JP 4 County Bldg., 32225 U.S. Highway 90 Business Brookshire, Tx
418	JP 4 County Bldg., 32225 U.S. Highway 90 Business Brookshire, Tx
419	Brookshire Convention Ctr., 4027 5 th St., Brookshire, Tx
420	Katy VFW, 6206 George Bush Dr., Katy, Tx

EXHIBIT "C"

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

Early Voting Locations Subject to Change

**Waller County Annex – 775 Bus 290, Hempstead, Tx
Waller ISD Admin Building, 2214 Waller St., Waller, Tx
Waller Co. Community Center, FM 1098, Prairie View, Tx
Brookshire Convention Center, 4027 5th St, Brookshire, Tx**