

**MINUTES OF THE ORGANIZATIONAL MEETING  
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS	§
	§
COUNTY OF BURNET	§
	§
CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT	§ §

The Board of Temporary Directors (the "Board" or the "Board of Directors") of Cimarron Shores Water Control and Improvement District (also sometimes referred to herein as the "District") met in special session, open to the public, at 1388 Cimarron Ranch Road, Marble Falls, Texas 78654, inside the boundaries of the District on November 2, 2022, and the roll was called of the members of the Board to-wit:

- Ramesh Adusumilli
- Siva N Chandu
- Venkata Kishore Gadde
- Ravindra Babu Kongara
- Srini Kamana

All members of the Board were present at the commencement of the meeting. All directors present at the time a vote was taken voted on all items that came before the Board.

Also present were the following consultants: Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"); Prabha Cinclair and Shelli Jackson, attorneys, of Miklos Cinclair, PLLC; and Kimberly Studdard, paralegal, of Winstead PC ("Winstead"); Andre Alaya of Hilltop Securities, Inc.; and Tony Plumlee of Willis Environmental Engineering, Inc.

Srinivasa Gogineni, managing member of Cimarron Shores, LLC, the owner of the property comprising the District, was present.

Also present were the following members of the public and neighboring landowners: Judy Bostic, Andy Doefler, and Mary Doefler.

1. The record shall reflect that the Board of Directors was conducting its first meeting since the approval of the Order Granting Petition for Creation of Cimarron Shores Water Control and Improvement District, which created the District and stated the boundaries of the District, a copy of which is attached hereto as **EXHIBIT "A"**, and which order appointed temporary directors to the Board. On August 9, 2022, the above-referenced temporary directors were appointed to the Board by an order of the Commissioners Court for Burnet County, Texas attached hereto as **EXHIBIT "A"**. It was noted that the temporary directors in attendance executed Statements of Officer forms and were administered Oaths of Office.

2. Kimberly Studdard of Winstead informed the Board that they had secured a proposal for the necessary bonds for the directors and public employees (consultants of the District) as well as directors' and officers' liability insurance from McDonald & Wessendorff Insurance, whom acts as agent to hundreds of special districts in the State of Texas. Following a review of the proposals pertaining to the required bonds and the directors' and officers' liability policy, a motion was made by Director Ramesh Adusumilli, seconded by Director Siva N. Chandu, and unanimously carried, that the insurance proposals for such coverage and bonds be approved and accepted.

3. The next business to be addressed was the election of a President, Vice President, Secretary, Treasurer/Assistant Secretary and an additional Assistant Secretary for the Board of Directors as provided by law. Following a full discussion and motion by Director Srinu Kamana , seconded by Director Ramesh Adusumilli and unanimously carried, the following slate of officers was elected:

President:	Srinu Kamana
Vice President:	Siva N. Chandu
Secretary:	Ravindra Babu Kongara
Treasurer/Assistant Secretary:	Venkata Kishore Gadde
Assistant Secretary:	Ramesh Adusumilli

4. Srinivasa Gogineni then gave the Board a brief report with regard to proposed development in the District, noting the total acreage is roughly 647.75 acres with approximately 403 single-family custom-home lots to be developed within approximately two years. It was noted that the developer is in receipt of water service commitments from the Lower Colorado River Authority (LCRA). Sewer would be provided onsite.

5. The Board next reviewed and considered a proposal for legal services with the firm of Barrett & Associates, PLLC. Andy Barrett reviewed the terms of such fee agreement with the Board and upon motion by Director Srinu Kamana, seconded by Director Ravindra Babu Kongara and unanimously carried, the Board approved said agreement and retained Barrett & Associates as district co-counsel. Prabha Cinclair of Miklos Cinclair, PLLC reviewed the terms of its fee agreement with the Board and upon motion by Director Srinu Kamana, seconded by Director Ravindra Babu Kongara and unanimously carried, the Board approved said agreement and retained Miklos Cinclair, PLLC as district co-counsel. In addition, Kimberly Studdard of Winstead PC briefly reviewed the terms of a proposal for legal services with the firm of Winstead and upon motion by Director Srinu Kamana, seconded by Director Ravindra Babu Kongara and unanimously carried, the Board approved said agreement and retained Winstead to provide paralegal services, assist with certain general services in conjunction with Barrett & Associates and Miklos Cinclair, PLLC and to serve as the District's bond counsel.

6. Andy Barrett then reviewed a proposal with Willis Environmental Engineering, Inc. to serve as the District's engineer, and following a review of such proposal and discussion thereof, and upon motion, subject to District's Attorney as to final form, by Director Srinu Kamana,

seconded by Director Siva N. Chandu and unanimously carried, the Board approved such Consultant Agreement for Professional Services with Willis Environmental Engineering, Inc.

7. The Board reviewed a proposal from Hilltop Securities, Inc. ("Hilltop Securities") to serve as the District's financial advisor. Andre Ayala explained the firm's qualifications and reviewed such proposal with the Board. Following a review of the proposal and discussion thereof, upon motion by Director Ramesh Adusumilli seconded by Director Srini Kamana and unanimously carried, the Board approved such Financial Advisory Agreement with Hilltop Securities.

8. The Board reviewed an engagement letter and separate Bookkeeping Services Agreement with Bott & Douthitt, PLLC ("Bott & Douthitt") to serve as bookkeeper for the District. Qualifications for such firm were outlined and discussed with the Board. Following such review and discussion, upon motion by Director Srini Kamana seconded by Director Siva N. Chandu and unanimously carried, the Board approved such engagement letter and agreement for bookkeeping services with Bott & Douthitt.

9. Upon motion by Director Ravindra Babu Kongara, seconded by Director Ramesh Adusumilli and unanimously carried, the Board authorized Bott & Douthitt to assist with the opening of a District operating account at ABC Bank and requested that Bott & Douthitt have the necessary resolutions and signature cards available at the next meeting to formally open such account and to further work with the developer in connection with securing an operating advance for such account.

10. The Board then considered and ratified prior actions taken and the payment of various out-of-pocket expenses made on behalf of the District. Upon motion by Director Ramesh Adusumilli, seconded by Director Srini Kamana and unanimously carried, the Board approved such actions.

11. Andy Barrett then gave a brief update with regard to status of negotiations with the City of Marble Falls, Texas, Burnet County and various water service providers and actions as may be necessary with regard to various agreements and matters with same, including working with the engineers on the submission of any necessary permits or other applications to the TCEQ and authorization by the Board for the attorneys to negotiate any necessary agreements and engineers to file any necessary applications. Upon motion by Director Ramesh Adusumilli, seconded by Director Srini Kamana and unanimously carried, the Board approved such negotiations and the filing of such applications.

12. There was presented to the Board a proposed Order Designating Offices Outside the District, which Order designates various offices of the District, declaring them to be public places, a copy of said Order being attached hereto as **EXHIBIT "B"**. After a full discussion, and upon motion of Director Srini Kamana, seconded by Director Ramesh Adusumilli, and unanimously carried, the Board approved said Order Designating Offices Outside the District. The officers were directed to execute said Order, and the attorneys were authorized to publish notice of the designation for such offices outside the District.

13. The Board next reviewed a Resolution Designating Posting Location of Meeting Notices ("Resolution"), a copy of which is attached hereto as **EXHIBIT "C"** and upon motion by Director Srini Kamana, seconded by Director Siva N. Chandu and unanimously carried, the Board adopted said Resolution.

14. There was presented to the Board an impression of the proposed seal of the District, circular in shape with the name of the District around a five-point star. It was duly moved by Director Ramesh Adusumilli, seconded by Director Siva N. Chandu and unanimously carried that said seal be adopted as the legal seal of the District, an impression of which is attached hereto as **EXHIBIT "D"** and that the Secretary or Assistant Secretary or records manager for the District be authorized to affix said seal to all instruments of the District requiring a seal.

15. The Board next reviewed a District Information Form detailing general information about the District that is required to be approved and filed of record with both the Burnet County Clerk and the TCEQ, a copy of which is attached hereto as **EXHIBIT "E"**. Following a review thereof, upon motion by Director Ramesh Adusumilli, seconded by Director Srini Kamana, and unanimously carried, the Board approved such Form and authorized District Attorney, Prabha Cinclair, to file such items with the Burnet County Clerk and with the TCEQ.

16. The Board next reviewed an Order Adopting Code of Ethics, Travel Expense Policy and Establishment of Maximum Annual Limit of Fees of Office, and Procedures for Selection and Review of Consultants, Policies Concerning the Use of Management Information including the Formation of an Audit Committee, Investment Policy, Selection of a Fiscal Year-End and Certain Other Matters, a copy of which is attached hereto as **EXHIBIT "F"**. In connection with review of such policies, Kimberly Studdard explained various provisions of the Open Meetings Law to the Board as relates to the Board members discussion of District business. In addition, it was confirmed that the Board would select December 31<sup>st</sup> as its fiscal year end. Following a full review and motion by Director Srini Kamana, seconded by Director Siva N. Chandu and unanimously carried, the Board approved said Order.

17. The Board next reviewed an Order Establishing Records Management Program and Appointing Records Management Officer, a copy of which is attached hereto as **EXHIBIT "G"**. Following a full review and motion by Director Siva N. Chandu, seconded by Director Ramesh Adusumilli, and unanimously carried, the Board approved said Order.

18. The Board next reviewed and considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, and any filings as may be necessary with regard thereto in accordance with the Davis-Bacon Act and as required by Texas Government Code Chapter 2258, a copy of which is attached hereto as **EXHIBIT "H"**. Following a full review and motion by Director Ramesh Adusumilli, seconded by Director Srini Kamana, and unanimously carried, the Board approved said Resolution.

19. Ms. Studdard then discussed with the Board the need to create a District website to house various election documents as well as meeting notices and minutes, tax-related documents and budget information, at such time that information is relevant and available, and after a brief discussion and upon motion by Director Ramesh Adusumilli, seconded by Director Siva N. Chandu the Board unanimously approved creation of a District website by Winstead.

20. It was noted that following the election of permanent directors, the Directors would be required to complete certain on-line government training courses pursuant to Chapter 551 of the Texas Government Code and that more details would follow at the Board meeting whereat the District elections would be canvassed. The Board tentatively discussed meeting to canvass such elections, and it was noted that such date would be verified to ensure that it fell within the proper canvassing period and that an invite to such meeting would be sent to confirm such date.

21. Public Comments: Andy Doefler, neighboring landowner, introduced himself and stated that he has served on many boards and is currently retired.

There being no further business to conduct, Director Srini Kamana moved that the meeting be adjourned, which motion was seconded by Director Ramesh Adusumilli, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 2<sup>nd</sup> day of November 2022.



(DISTRICT SEAL)

*Ravindra Babu Kongara*

\_\_\_\_\_  
Ravindra Babu Kongara, Secretary  
Board of Directors  
Cimarron Shores Water Control and Improvement  
District

THE STATE OF TEXAS

COUNTY OF BURNET

CIMARRON SHORES WATER CONTROL  
AND IMPROVEMENT DISTRICT

§  
§  
§  
§  
§  
§

I, the undersigned Secretary of the Board of Directors of Cimarron Shores Water Control and Improvement District, certify that the attached and foregoing is a true and correct copy of the ORGANIZATIONAL MINUTES OF MEETING OF THE BOARD OF DIRECTORS of the District; the original of said Minutes of which is on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 2<sup>nd</sup> day of November, 2022.



(DISTRICT SEAL)

*K. Ravindra Babu*

\_\_\_\_\_  
Ravindra Babu Kongara, Secretary

Exhibit A

**Order Granting Petition for Creation dated August 23, 2022**

STATE OF TEXAS

§

COUNTY OF BURNET

§

§

**ORDER GRANTING PETITION FOR CREATION OF  
CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT**

The Commissioners Court for Burnet County, Texas, having received a Petition for Creation of Cimarron Shores Water Control and Improvement District (the "Petition"), having posted and provided notice of hearing on the Petition, having held a hearing on the Petition in accordance with the notice and applicable law, and having heard and considered testimony of all persons electing to appear at the hearing, has and does make the following findings:

1. The Petition was validly filed in accordance with the provisions of Chapters 49 and 51 of the Texas Water Code.
2. The proposed district (the "District") contains an area of approximately 647.75 acres of land, more or less, situated in Burnet County, Texas, and is described by metes and bounds in **Exhibit A**, which exhibit is attached hereto and incorporated herein for all purposes.
3. The property described in **Exhibit A** is not within the extraterritorial jurisdiction of any municipality.
4. The purposes for which the District is proposed to be created and organized are allowed under the Texas Water Code.
5. The general nature of the work to be done by the District as contemplated at the present time is in compliance with state law.
6. Petitioner is the majority of the persons who hold title to land in the District which represents a total value of more than 50 percent of the value of all the land in the District.
7. The organization of the District as requested is feasible and practicable.
8. The land to be included in, and the residents of, the District will be benefitted by the creation of the District.
9. There is a public necessity or need for the District.
10. The creation of the District will further the public welfare.

Based upon these findings, it is hereby ORDERED, ADJUDGED, AND DECREED that the Petition be GRANTED in all respects, that the Cimarron Shores Water Control and Improvement District is hereby created, organized and established, and shall exist and have the powers authorized, under the terms and provisions of Article 16, Section 59 of the Texas Constitution, and Chapters 49 and 51 of the Texas Water Code.


It is further ORDERED, ADJUDGED, AND DECREED that the following individuals are hereby named as Temporary Directors, pursuant to Section 51.020 of the Texas Water Code, to serve from this date until their successors are duly elected or appointed as provided by law.

1. Ramesh Adusumilli
2. Siva N Chandu
3. Venkata Kishore Gadde
4. Ravindra Babu Kongara



5. Srin Kamana

ISSUED this 23<sup>rd</sup> day of August, 2022.

  
\_\_\_\_\_  
James Oakley, Burnet County Judge

**ORDER GRANTING PETITION**  
**EXHIBIT A**

Metes and Bounds Description of the Land Included in the District

[Attached]

**BEING A 584.79 ACRE TRACT OUT OF THE F.S. EARLY SURVEY NO. 15, ABSTRACT NO. 279 AND THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 IN BURNET COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF A CALLED 625.53 ACRE TRACT AND PART OF A CALLED 60.01 ACRES, BOTH OF WHICH ARE DESCRIBED IN DOCUMENT TO MARY E. LAMINACK, RECORDED IN VOLUME 1418, PAGE 272 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 584.79 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin found at the northwest corner of said 625.53 acre tract and the northeast corner of a called 30.88 acre tract described in document to George W. Poage, Jr., Et Al, recorded in Document No. 201712205 of the Official Public Records of Burnet County, Texas, along the south right-of-way line of F. M. Highway No. 1431, for the northwest corner hereof, whence a TXDOT Type I concrete right-of-way monument bears South 80°39'19" West, a distance of 172.22';

**THENCE** along the north line of said 625.53 acre tract, the north line of said 60.01 acre tract, and the north line hereof and the south right-of-way line of said Highway, the following courses and distances:

- 1) North 80°39'19" East, a distance of 877.00' to a TXDOT Type I concrete right-of-way;
- 2) Along a curve to the right having an arc length of 454.36', a radius of 5689.58', a chord bearing of North 82°55'54" East, and a chord length of 454.24' to a 1/2" iron pin found;
- 3) North 85°14'33" East, a distance of 1195.33' to a TXDOT Type I concrete right-of-way;
- 4) Along a curve to the right having an arc length of 225.10', a radius of 5698.58', a chord bearing of North 86°16'18" East, and a chord length of 225.09' to a 1/2" iron pin set with a Cuplin property cap;
- 5) North 87°33'07" East, a distance of 854.30' to a TXDOT Type I concrete right-of-way;
- 6) Along a curve to the left having an arc length of 505.49', a radius of 1185.91', a chord bearing of North 75°20'29" East, and a chord length of 501.67' to a TXDOT Type I concrete right-of-way;
- 7) North 66°32'43" East, at a distance of 114.05' pass the common north corner of said 625.53 acres tract and said 60.01 acre tract, for a total distance of 165.36' to a 1/2" iron pin found;
- 8) North 62°57'56" East, a distance of 782.89' to a TXDOT Type I concrete right-of-way
- 9) Along a curve to the right having an arc length of 113.97', a radius of 1859.86', a chord bearing of North 65°34'02" East, and a chord length of 113.95' to a 1/2" iron pin found;
- 10) North 85°31'53" East, a distance of 101.10' to a 1/2" iron pin found;
- 11) Along a curve to the right having an arc length of 186.73', a radius of 1829.86', a chord bearing of North 72°41'26" East, and a chord length of 186.65' to a 1/2" iron pin set with a Cuplin property cap, for the northeast corner hereof;

**THENCE** crossing said 60.01 acre tract, along the easterly line hereof, the following courses and distances:

- 1) South 16°26'14" East, at a distance of 28.95' pass a 6" steel fence post, and continuing generally along a fence, for a total distance of 106.43' to a 6" steel fence post;

- 2) South 33°36'49" East, generally along a fence, a distance of 275.59' to a 6" steel fence post;
- 3) South 10°41'14" West, generally along a fence, a distance of 503.17' to a 6" steel fence post;
- 4) South 38°53'06" West, generally along a fence, a distance of 561.97' to a 6" steel fence post along the south line of said 60.01 acre tract and a northerly line of said 625.53 acre tract at the northwest corner of a 62.96 acre tract, surveyed this day out of said 625.53 acre tract;

**THENCE** crossing said 625.53 acre tract, along the east line hereof and the west line and then south line of said 62.96 acre tract, with a line of 1/2" iron pins set with Cuplin property caps, unless noted, the following courses and distances:

- 1) South 42°57'07" West, a distance of 600.54';
- 2) South 40°35'12" West, a distance of 374.41';
- 3) South 26°26'07" West, a distance of 194.61';
- 4) South 13°12'47" West, a distance of 208.76';
- 5) South 00°16'35" East, a distance of 201.26';
- 6) South 09°53'08" East, a distance of 433.78';
- 7) South 33°45'44" West, a distance of 1143.89';
- 8) South 06°01'45" East, a distance of 353.29';
- 9) South 02°31'33" West, a distance of 452.76';
- 10) South 20°53'37" West, a distance of 410.62';
- 11) South 17°09'06" West, at a distance of 114.51' pass a 3" steel pipe fence post and continuing generally along a fence, for a total distance of 442.28' to a 6" steel pipe fence post at the southwest corner of said 62.96 acre tract;
- 12) South 73°12'38" East, at a distance of 170.27' pass a 6" steel pipe fence post, for a total distance of 173.14' to a calculated point at the southeast corner of said 62.96 acre tract along the east line of said 625.53 acre tract and the west line of a called 497.05 acre tract described in said document to Mary E. Laminack, recorded in Volume 1418, Page 272 of the Official Public Records of Burnet County, Texas, for a southerly northeast corner hereof;

**THENCE** along the east line of said 625.53 acre tract and hereof and the west line of said 497.05 acre tract, generally along a fence, the following courses and distances:

- 1) South 29°30'39" West, a distance of 242.91' to a 60d nail found in a cedar stump;
- 2) South 28°11'04" West, a distance of 479.67' to a 1/2" iron pin found;
- 3) South 27°31'35" West, a distance of 213.42' to a 1/2" iron pin set with a Cuplin property cap along the called bank of the Colorado River and Lake Travis at the southeast corner of said 625.53 acre tract and the southwest corner of said 497.05 acre tract, for the southeast corner hereof;

**THENCE** along the south line of said 625.53 acre tract and hereof with the called bank of said River, the following courses and distances:

- 1) North 54°48'39" West, a distance of 313.01' to a 1/2" iron pin set with a Cuplin property cap;
- 2) North 65°00'09" West, a distance of 259.30' to a 1/2" iron pin set with a Cuplin property cap;
- 3) South 86°40'51" West, a distance of 171.52' to a 1/2" iron pin set with a Cuplin property cap;
- 4) South 11°16'24" East, a distance of 29.60' to a 1/2" iron pin set with a Cuplin property cap;
- 5) South 68°59'32" West, a distance of 226.30' to a 1/2" iron pin set with a Cuplin property cap;
- 6) South 55°49'41" West, a distance of 423.10' to a calculated point, inundated by the waters of Lake Travis;
- 7) South 84°05'36" West, a distance of 113.90' to a calculated point, inundated by the waters of Lake Travis;
- 8) South 61°45'36" West, a distance of 812.93' to a calculated point, inundated by the waters of Lake Travis, along the approximate center of Hamilton Creek and along the east line of a called 33.21 acre

tract described in document to Andrew Doerfler, Et Ux, recorded in Volume 869, Page 740 of the Official Public Records of Burnet County, Texas at the southwest corner of said 625.53 acre tract, for the southwest corner hereof;

**THENCE** along the west line of said 625.53 acre tract and with the approximate center of said Creek, the following courses and distances:

- 1) North 40°19'20" West, a distance of 379.06' to a calculated point near a northeasterly corner of said Doerfler tract and the southeast corner of Lot 18 in Old Iron Bridge Subdivision, a subdivision of record in Cabinet 1, Slide 74C of the Plat Records of Burnet County, Texas;
- 2) North 26°12'48" West, a distance of 271.60' to a 1/2" iron pin found;
- 3) North 22°12'48" West, a distance of 225.00' to a calculated point;
- 4) North 11°42'48" West, a distance of 220.00' to a calculated point;
- 5) North 02°17'12" East, a distance of 265.00' to a calculated point;
- 6) North 09°44'15" East, a distance of 59.82' to a calculated point at an interior corner of said 625.53 acre tract, for an interior corner hereof;

**THENCE** leaving said Creek along the south line of said 625.53 acre tract and hereof, the following courses and distances:

- 1) South 87°19'15" West, a distance of 158.22' to a 1/2" iron pin found;
- 2) North 89°08'19" West, a distance of 210.09' to a 1/2" iron pin set with a Cuplin property cap along the occupied north line of Burnet County Road No. 342;

**THENCE** continuing along the south line of said 625.53 acre tract and hereof and the occupied north line of said County Road No. 342, the following courses and distances:

- 1) North 61°46'46" West, a distance of 234.33' to a 1/2" iron pin set with a Cuplin property cap;
- 2) North 56°10'21" West, a distance of 234.31' to a 1/2" iron pin found;
- 3) North 64°43'47" West, a distance of 302.49' to a 1/2" iron pin set with a Cuplin property cap;
- 4) North 83°53'31" West, a distance of 949.55' at a 1/2" iron pin found at a northerly southwest corner of said 625.53 acre tract, along the occupied west line of Burnet County Road No. 342A, and the east line of a called 33.37 acre tract described in document to George Poage, Jr., Et Ux, recorded in Document No. 202108381 of the Official Public Records of Burnet County, Texas, for a northerly southwest corner hereof, whence a 1/2" iron pin found at the northwest corner of a called 15.82 acre tract described in said document to Mary E. Laminack, bears South 28°49'01" East, a distance of 51.17';

**THENCE** North 28°09'00" East, along the west line of said 625.53 acre tract, the west line hereof, and the occupied west line of said Burnet County Road No. 342A, at a distance of 291.59' pass a 1/2" iron pin found at the northeast corner of said 33.37 acre tract and the southeast corner of a 10.00 acre tract described in document to George W. Poage, III, Et Al, recorded in Document No. 202011848 of the Official Public Records of Burnet County, Texas, at a distance of 674.02' pass a 1/2" iron pin found at the northeast corner of a said 10.00 acre tract and the southeast corner of a called 40.34 acre tract described in document to George W. Poage, III, Et Al, recorded in Document No. 201207096 of the Official Public Records of Burnet County, Texas, at a distance of 1906.64' pass a 1/2" iron pin found at the northeast corner of said 40.34 acre tract and the apparent southeast corner of a called 3.0 acre tract described in document to Equity Trust Company, recorded in Document No. 201302150 of the Official Public Records of Burnet County, Texas, at a distance of 2171.13' pass a 1/2" iron pin found at the called northwest corner of said County Road, along the east line of a called 13.0 acre tract described in document to Lu-Nita Hawkins, recorded in Document No. 200908807 of the Official Public Records of Burnet County, Texas, at a distance of 2922.77' pass 2.00' west of a 3" steel pipe fence post at the termination of a fence, for a total distance of 3220.09' to a calculated point at the

northeast corner of said Hawkins tract and an interior corner of said 625.53 acre tract, along the approximate center of Hamilton Creek, for the northwest corner hereof;

**THENCE** continuing along the center of said Creek, a south line of said 625.53 acre tract, and a southerly line hereof, with a line of calculated points, the following courses and distances:

- 1) North 77°26'33" West, a distance of 315.53';
- 2) North 88°33'28" West, a distance of 300.03';
- 3) South 85°02'26" West, a distance of 252.02' to a calculated point at a northerly southwest corner of said 625.53 acre, along the east line of said 30.88 acre tract, for a northerly southwest corner hereof;

**THENCE** North 29°12'31" East, along the west line of said 625.53 acre tract and hereof and the east line of said 30.88 acre tract, at a distance of 39.50' pass a 1" iron pipe found, for a total distance of 1424.44', to the **POINT OF BEGINNING**, and containing 584.79 acre, more or less

**BEING A 62.96 ACRE TRACT OUT OF THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 AND THE EDWARD FITZSIMMONS SURVEY NO. 26, ABSTRACT NO. 303 IN BURNET COUNTY, TEXAS AND BEING OUT OF A CALLED 625.53 ACRE TRACT, DESCRIBED IN DOCUMENT TO MARY E. LAMINACK, RECORDED IN VOLUME 1418, PAGE 272 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 62.96 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 6" steel pipe fence post at the northeast corner of said 625.53 acre tract and an interior corner of a called 60.01 acre tract described in said document to Mary E. Laminack, for the northeast corner hereof;

**THENCE** South 26°33'37" West, along the east line of said 625.53 acre tract and hereof and the south line of said 60.01 acre tract, generally along a fence, a distance of 36.63' to a 6" steel pipe fence post at southerly corner of said 60.01 acre tract and a northwest corner of a called 497.05 acre tract described in said document to Mary E. Laminack, recorded in Volume 1418, Page 272 of the Official Public Records of Burnet County, Texas;

**THENCE** continuing along the east line of said 625.53 acre tract and hereof and the west line of said 497.05 acre tract, generally along a fence, the following courses and distances:

- 1) South 28°04'03" West, a distance of 766.53' to a 6" steel fence post;
- 2) South 56°09'47" East, a distance of 285.78' to a 6" steel fence post;
- 3) South 05°12'02" East, a distance of 174.34' to a 6" steel fence post;
- 4) South 28°35'18" West, a distance of 441.15' to a 6" steel fence post;
- 5) South 08°46'12" West, a distance of 531.49' to a 6" steel fence post;
- 6) South 33°01'00" West, a distance of 407.29' to a 6" steel fence post;
- 7) South 57°11'02" West, a distance of 207.06' to a 6" steel fence post;
- 8) South 16°59'05" West, a distance of 425.93' to a 6" steel fence post;
- 9) South 82°52'11" West, a distance of 139.60' to a 6" steel fence post;
- 10) South 29°46'53" West, a distance of 468.16' to a 6" steel fence post;
- 11) South 27°13'21" West, a distance of 588.70' to a 6" steel fence post;
- 12) South 31°06'55" West, a distance of 179.06' to a 6" steel fence post;
- 13) South 29°30'39" West, a distance of 143.63' to a calculate point at the a southerly northeast corner of a 584.79 acre tract, surveyed this day out of said Laminack lands, for the southeast corner hereof;

**THENCE** North 73°12'38" West, crossing said 625.53 acre tract along the south line hereof and an easterly line of said 584.79 acre tract, at a distance of 2.87' pass a 6" steel pipe fence post, and continuing, generally along a fence, for a total distance of 173.14' to a 6" steel pipe fence post at an interior corner of said 584.79 acre tract, for the southwest corner hereof;

**THENCE** continuing across said 625.53 acre tract along the west line hereof and the east line of said 584.79 acre tract, the following courses and distances:

- 1) North 17°09'06" East, generally along a fence, at a distance of 327.77' pass a 3" steel pipe fence post and leave said fence, for a total distance of 442.28' to a 1/2" iron pin set with a Cuplin property cap;
- 2) North 20°53'37" East, a distance of 410.62' to a 1/2" iron pin set with a Cuplin property cap;
- 3) North 02°31'33" East, a distance of 452.76' to a 1/2" iron pin set with a Cuplin property cap;
- 4) North 06°01'45" West, a distance of 353.29' to a 1/2" iron pin set with a Cuplin property cap;
- 5) North 33°45'44" East, a distance of 1143.89' to a 1/2" iron pin set with a Cuplin property cap;
- 6) North 09°53'08" West, a distance of 433.78' to a 1/2" iron pin set with a Cuplin property cap;
- 7) North 00°16'35" West, a distance of 201.26' to a 1/2" iron pin set with a Cuplin property cap;

- 8) North 13°12'47" East, a distance of 208.76' to a 1/2" iron pin set with a Cuplin property cap;
- 9) North 26°26'07" East, a distance of 194.61' to a 1/2" iron pin set with a Cuplin property cap;
- 10) North 40°35'12" East, a distance of 374.41' to a 1/2" iron pin set with a Cuplin property cap;
- 11) North 42°57'07" East, a distance of 600.54' to a 6" steel pipe fence post along the north line of said 625.53 acre tract and the south line of said 60.01 acre tract, for the northwest corner hereof;

**THENCE** along the north line of said 625.53 acre tract and hereof and the south line of said 60.014 acre tract, generally along a fence, the following courses and distances:

- 1) South 49°33'19" East, a distance of 291.14' to a 1/2" iron pin found;
- 2) South 34°46'55" East, a distance of 135.06', to the **POINT OF BEGINNING**, and containing 62.96 acre, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. Cuplin & Associates, Inc. accepts no responsibility for the use of this survey by anyone other than the above referenced parties hereby certified to for this specific transaction only, copyright 2022, Cuplin & Associates, Inc. ©. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

  
\_\_\_\_\_ Dated: 1/12/2022

Kyle P. Cuplin  
Registered Professional Land Surveyor No. 5938





**Order Designating Offices Outside District dated November 2, 2022**

**ORDER DESIGNATING OFFICES OUTSIDE THE DISTRICT**

THE STATE OF TEXAS	§
	§
COUNTY OF BURNET	§
	§
CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT	§ §

The Temporary Board of Directors ("Board" or "Board of Directors") of the CIMARRON SHORES WATER CONTROL DISTRICT ("District") met in special session, open to the public, after due notice, within the boundaries of the District, on the date hereinafter set out; whereupon the roll was called of the members of the Board of Directors, to-wit:

President:	Srini Kamana
Vice President:	Siva N. Chandu
Secretary:	Ravindra Babu Kongara
Treasurer/Assistant Secretary:	Venakata Kishore Gadde
Assistant Secretary:	Ramesh Adusumilli

All members of the Board were present.

WHEREUPON, among other business conducted by the Board, President Kamana introduced the Order set out below and moved its adoption, which motion was seconded by Vice President Chandu, and after a 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 this adopted is as follows:

Whereas, the Board deems it appropriate to establish certain offices outside the boundaries of the District;

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF CIMARRON SHORES WATER CONTROL DISTRICT THAT:

I.

The Board of Directors and the District hereby establishes an office for the District at the offices of Heighen Capital, 6464 Savoy Dr., Suite #865, Houston, TX 77036, which is located outside the boundaries of the District. Said office is hereby declared to be a public place and the public is invited to attend any meeting of the Board held at such location. Said offices may be used as a meeting place for the Board of Directors, for the storage of district records and for the transaction of such business as is not required to be done within the District.

II.

The Board of Directors and the District hereby establishes an office for the District at the offices of Miklos Cinclair, PLLC, 1755 Wittington Place, Suite 305, Farmers Branch, Texas 75234 and/or 2050 Lohman Spur, Suite 502, Lakeway, Texas 78734 which is located outside the boundaries of the District. Said office is hereby declared to be a public place and the public is invited to attend any meeting of the Board held at such location. Said offices may be used as a meeting place for the Board of Directors, a mailing address for the District, for the storage of District records and for the transaction of such business as is not required to be done within the District.

III.

The Board of Directors and the District hereby establishes an additional office for the District at the offices of Willis Environmental Engineering, Inc., 310 Main Street Marble Falls, TX 78654, which is located outside the boundaries of said District. Said office is hereby declared to be a public place and the public is invited to attend any meeting of the Board held at such location. Said office may be used as a meeting place for the Board of Directors, for the storage of engineering records and the receipt and opening of public bids for the construction of facilities for or on behalf of the District.

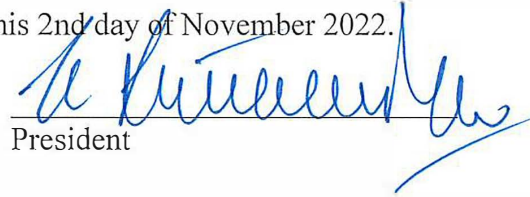
IV.

Notice, in substantially the form as attached hereto as Exhibit A, of the establishment of said offices outside the District shall be given as provided by law (in a newspaper of general circulation within the District).

V.

The President is authorized to execute and the Secretary to attest this Order on behalf of the Board and District.

PASSED, ORDERED AND APPROVED this 2nd day of November 2022.

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_

Secretary

(DISTRICT SEAL)



THE STATE OF TEXAS

COUNTY OF BURNET

CIMARRON SHORES WATER CONTROL  
AND IMPROVEMENT DISTRICT

§  
§  
§  
§  
§  
§

I, the undersigned Secretary of the Board of Directors of the CIMARRON SHORES WATER CONTROL DISTRICT, certify that the attached and foregoing is a true and correct copy of the ORDER DESIGNATING OFFICES OUTSIDE THE DISTRICT of said Board and an excerpt of the minutes of the meeting of the Board of Directors showing adoption and passage thereof; 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 2<sup>nd</sup> day of November 2022.

*K. Rambo Pen*

Secretary



## **EXHIBIT "A"**

### **NOTICE ESTABLISHING OFFICES OF DISTRICT**

TO THE RESIDENTS OF CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT AND ALL OTHER INTERESTED PARTIES:

TAKENOTICE that in accordance with V.T.C.A., Water Code, Chapter 49, as amended, the Board of Directors of Cimarron Shores Water Control and Improvement District (the "District") has, on November 2, 2022, established offices outside the boundaries of the District at Heighten Capital, 6464 Savoy Dr., Suite #865, Houston, TX 77036; Miklos Cinclair, PLLC, 1755 Wittington Place, Suite 305, Farmers Branch, Texas 75234 and/or 2050 Lohman Spur, Suite 502, Lakeway, Texas 78734 which offices may be used for meetings, for the storage of District records and for the transaction of such business as is not required to be done within the District. The Willis Environmental Engineering, Inc., 310 Main Street, Marble Falls, TX 78654 address may additionally be used for the opening of public bids for the construction of facilities for or on behalf of the District. Mail addressed to the District shall be received through Miklos Cinclair, PLLC, 1755 Wittington Place, Suite 305, Farmers Branch, Texas 75234. All such offices are declared to be public places and open to the public for conducting meetings of the Board of Directors.

YOU WILL THEREFORE TAKE NOTICE OF THE FOREGOING FACTS.

November 2, 2022

 Srinikamana, President

Exhibit C  
Resolution Designating Posting Location of Meeting Notices

**RESOLUTION DESIGNATING POSTING LOCATION OF MEETING NOTICES**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BURNET           §

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

WHEREAS, in accordance with V.T.C.A. § 49.063, as amended, the Board of Directors of Cimarron Shores Water Control and Improvement District (the “District”) desires to specify by written resolution the location for posting notices of its meetings;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS;

Section 1. The location for posting notices of its meetings, as set forth in Exhibit “A” attached hereto, is hereby approved;

Section 2. The location set forth in Exhibit “A” is hereby determined to be reasonably available to the public;

Section 3. That the Secretary of the Board of Directors is hereby directed to file a copy of this Resolution Designating Posting Location of Meeting Notices in the official records of the District;

Section 4. That the designation of this location for posting shall supersede any prior posting location that may have designated; and

Section 5. That as further stated in V.T.C.A., § 49.063, as amended, neither failure to provide notice of a regular meeting nor an insubstantial defect in notice of any meeting shall affect the validity of any action taken at the meeting.

ADOPTED this 2<sup>nd</sup> day of November, 2022.

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:  
  
\_\_\_\_\_

Secretary, Board of Directors

(DISTRICT SEAL)



EXHIBIT "A"

1388 Cimarron Ranch Road, Marble Falls 78654

Exhibit D  
Impression of District Seal



Exhibit E

**District Information Form dated November 2, 2022**

DISTRICT INFORMATION FORM

CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT

November 2, 2022

THE STATE OF TEXAS §

COUNTY OF BURNET §

Pursuant to V.T.C.A., Water Code §49.455, the Temporary Board of Directors ("Board" or "Board of Directors") of the above-named district now files this District Information Form relating to real estate situated within the bounds of said District, as shown on the plat attached hereto as **EXHIBIT "A"** and incorporated herein for all purposes:

- |     |  |  |
|-----|--|--|
| (1) | NAME OF DISTRICT:  | CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT |
| (2) | LEGAL DESCRIPTION OF DISTRICT BOUNDARIES:  | SEE ATTACHED <b>EXHIBIT "A"</b>                        |
| (3) | MOST RECENT RATE OF TAXES ON DISTRICT PROPERTY LOCATED IN THE DISTRICT:  | \$-0- PER \$100 VALUATION                              |
| (4) | TOTAL AMOUNT OF BONDS WHICH HAVE BEEN APPROVED BY VOTERS AND WHICH MAY BE ISSUED BY THE DISTRICT:                              | \$-0-  |
| (5) | AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL OF THE DISTRICT BONDS PAYABLE IN WHOLE OR IN PART FROM TAXES WHICH HAVE BEEN ISSUED: | \$-0-  |
| (6) | MONTHLY STANDBY FEE:   | \$-0-  |

(7) DATE OF DISTRICT  
CREATION:

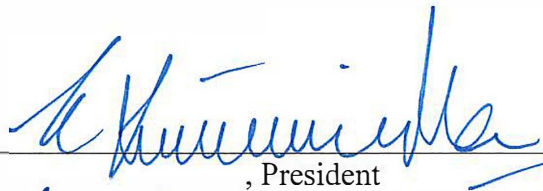
THE DISTRICT WAS CREATED  
BY ORDER OF THE COMMISSIONERS  
COURT FOR BURNET COUNTY, TEXAS,  
EFFECTIVE AUGUST 23, 2022.

(8) FUNCTIONS

THE FUNCTIONS PERFORMED OR TO  
BE PERFORMED BY THE DISTRICT  
INCLUDE: CONSTRUCTION,  
MAINTENANCE AND OPERATION OF  
IMPROVEMENTS NECESSARY OR  
CONVENIENT TO PROVIDE FRESH  
WATER SUPPLY AND DISTRIBUTION  
SYSTEM, A DRAINAGE AND STORM  
SEWER SYSTEM WITHIN THE  
BOUNDARIES OF THE DISTRICT.


(9) FORM OF NOTICE TO  
PURCHASERS:

SEE ATTACHED EXHIBIT "B"

  
\_\_\_\_\_  
, President

  
\_\_\_\_\_  
, Vice President

  
\_\_\_\_\_  
, Secretary

  
\_\_\_\_\_  
, Treasurer/Assistant Secretary

  
\_\_\_\_\_  
, Assistant Secretary

STATE OF TEXAS

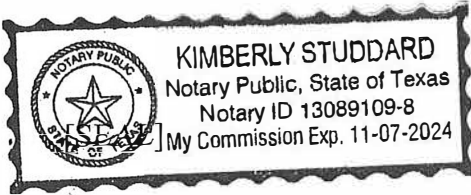
§  
§  
§

ACKNOWLEDGMENT

COUNTY OF BURNET

This instrument was acknowledged before me on this the 2<sup>nd</sup> day of November, 2022 by Srini Kamana, President; Siva N. Chandu, Vice President; and Pandra Babukongara, Secretary, the directors and officers of the CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT as the act and deed of said District.

Kimberly Studdard  
Notary Public, State of Texas



**EXHIBIT "A"**

**LEGAL DESCRIPTION AND PLAT**

(attached hereto)



**BEING A 584.79 ACRE TRACT OUT OF THE F.S. EARLY SURVEY NO. 15, ABSTRACT NO. 279 AND THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 IN BURNET COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF A CALLED 625.53 ACRE TRACT AND PART OF A CALLED 60.01 ACRES, BOTH OF WHICH ARE DESCRIBED IN DOCUMENT TO MARY E. LAMINACK, RECORDED IN VOLUME 1418, PAGE 272 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 584.79 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin found at the northwest corner of said 625.53 acre tract and the northeast corner of a called 30.88 acre tract described in document to George W. Poage, Jr., Et Al, recorded in Document No. 201712205 of the Official Public Records of Burnet County, Texas, along the south right-of-way line of F. M. Highway No. 1431, for the northwest corner hereof, whence a TXDOT Type I concrete right-of-way monument bears South 80°39'19" West, a distance of 172.22';

**THENCE** along the north line of said 625.53 acre tract, the north line of said 60.01 acre tract, and the north line hereof and the south right-of-way line of said Highway, the following courses and distances:

- 1) North 80°39'19" East, a distance of 877.00' to a TXDOT Type I concrete right-of-way;
- 2) Along a curve to the right having an arc length of 454.36', a radius of 5689.58', a chord bearing of North 82°55'54" East, and a chord length of 454.24' to a 1/2" iron pin found;
- 3) North 85°14'33" East, a distance of 1195.33' to a TXDOT Type I concrete right-of-way;
- 4) Along a curve to the right having an arc length of 225.10', a radius of 5698.58', a chord bearing of North 86°16'18" East, and a chord length of 225.09' to a 1/2" iron pin set with a Cuplin property cap;
- 5) North 87°33'07" East, a distance of 854.30' to a TXDOT Type I concrete right-of-way;
- 6) Along a curve to the left having an arc length of 505.49', a radius of 1185.91', a chord bearing of North 75°20'29" East, and a chord length of 501.67' to a TXDOT Type I concrete right-of-way;
- 7) North 66°32'43" East, at a distance of 114.05' pass the common north corner of said 625.53 acres tract and said 60.01 acre tract, for a total distance of 165.36' to a 1/2" iron pin found;
- 8) North 62°57'56" East, a distance of 782.89' to a TXDOT Type I concrete right-of-way
- 9) Along a curve to the right having an arc length of 113.97', a radius of 1859.86', a chord bearing of North 65°34'02" East, and a chord length of 113.95' to a 1/2" iron pin found;
- 10) North 85°31'53" East, a distance of 101.10' to a 1/2" iron pin found;
- 11) Along a curve to the right having an arc length of 186.73', a radius of 1829.86', a chord bearing of North 72°41'26" East, and a chord length of 186.65' to a 1/2" iron pin set with a Cuplin property cap, for the northeast corner hereof;

**THENCE** crossing said 60.01 acre tract, along the easterly line hereof, the following courses and distances:

- 1) South 16°26'14" East, at a distance of 28.95' pass a 6" steel fence post, and continuing generally along a fence, for a total distance of 106.43' to a 6" steel fence post;

- 2) South 33°36'49" East, generally along a fence, a distance of 275.59' to a 6" steel fence post;
- 3) South 10°41'14" West, generally along a fence, a distance of 503.17' to a 6" steel fence post;
- 4) South 38°53'06" West, generally along a fence, a distance of 561.97' to a 6" steel fence post along the south line of said 60.01 acre tract and a northerly line of said 625.53 acre tract at the northwest corner of a 62.96 acre tract, surveyed this day out of said 625.53 acre tract;

**THENCE** crossing said 625.53 acre tract, along the east line hereof and the west line and then south line of said 62.96 acre tract, with a line of 1/2" iron pins set with Cuplin property caps, unless noted, the following courses and distances:

- 1) South 42°57'07" West, a distance of 600.54';
- 2) South 40°35'12" West, a distance of 374.41';
- 3) South 26°26'07" West, a distance of 194.61';
- 4) South 13°12'47" West, a distance of 208.76';
- 5) South 00°16'35" East, a distance of 201.26';
- 6) South 09°53'08" East, a distance of 433.78';
- 7) South 33°45'44" West, a distance of 1143.89';
- 8) South 06°01'45" East, a distance of 353.29';
- 9) South 02°31'33" West, a distance of 452.76';
- 10) South 20°53'37" West, a distance of 410.62';
- 11) South 17°09'06" West, at a distance of 114.51' pass a 3" steel pipe fence post and continuing generally along a fence, for a total distance of 442.28' to a 6" steel pipe fence post at the southwest corner of said 62.96 acre tract;
- 12) South 73°12'38" East, at a distance of 170.27' pass a 6" steel pipe fence post, for a total distance of 173.14' to a calculated point at the southeast corner of said 62.96 acre tract along the east line of said 625.53 acre tract and the west line of a called 497.05 acre tract described in said document to Mary E. Laminack, recorded in Volume 1418, Page 272 of the Official Public Records of Burnet County, Texas, for a southerly northeast corner hereof;

**THENCE** along the east line of said 625.53 acre tract and hereof and the west line of said 497.05 acre tract, generally along a fence, the following courses and distances:

- 1) South 29°30'39" West, a distance of 242.91 to a 60d nail found in a cedar stump;
- 2) South 28°11'04" West, a distance of 479.67' to a 1/2" iron pin found;
- 3) South 27°31'35" West, a distance of 213.42' to a 1/2" iron pin set with a Cuplin property cap along the called bank of the Colorado River and Lake Travis at the southeast corner of said 625.53 acre tract and the southwest corner of said 497.05 acre tract, for the southeast corner hereof;

**THENCE** along the south line of said 625.53 acre tract and hereof with the called bank of said River, the following courses and distances:

- 1) North 54°48'39" West, a distance of 313.01' to a 1/2" iron pin set with a Cuplin property cap;
- 2) North 65°00'09" West, a distance of 259.30' to a 1/2" iron pin set with a Cuplin property cap;
- 3) South 86°40'51" West, a distance of 171.52' to a 1/2" iron pin set with a Cuplin property cap;
- 4) South 11°16'24" East, a distance of 29.60' to a 1/2" iron pin set with a Cuplin property cap;
- 5) South 68°59'32" West, a distance of 226.30' to a 1/2" iron pin set with a Cuplin property cap;
- 6) South 55°49'41" West, a distance of 423.10' to a calculated point, inundated by the waters of Lake Travis;
- 7) South 84°05'36" West, a distance of 113.90' to a calculated point, inundated by the waters of Lake Travis;
- 8) South 61°45'36" West, a distance of 812.93' to a calculated point, inundated by the waters of Lake Travis, along the approximate center of Hamilton Creek and along the east line of a called 33.21 acre

tract described in document to Andrew Doerfler, Et Ux, recorded in Volume 869, Page 740 of the Official Public Records of Burnet County, Texas at the southwest corner of said 625.53 acre tract, for the southwest corner hereof;

**THENCE** along the west line of said 625.53 acre tract and with the approximate center of said Creek, the following courses and distances:

- 1) North 40°19'20" West, a distance of 379.06' to a calculated point near a northeasterly corner of said Doerfler tract and the southeast corner of Lot 18 in Old Iron Bridge Subdivision, a subdivision of record in Cabinet 1, Slide 74C of the Plat Records of Burnet County, Texas;
- 2) North 26°12'48" West, a distance of 271.60' to a 1/2" iron pin found;
- 3) North 22°12'48" West, a distance of 225.00' to a calculated point;
- 4) North 11°42'48" West, a distance of 220.00' to a calculated point;
- 5) North 02°17'12" East, a distance of 265.00' to a calculated point;
- 6) North 09°44'15" East, a distance of 59.82 to a calculated point at an interior corner of said 625.53 acre tract, for an interior corner hereof;

**THENCE** leaving said Creek along the south line of said 625.53 acre tract and hereof, the following courses and distances:

- 1) South 87°19'15" West, a distance of 158.22' to a 1/2" iron pin found;
- 2) North 89°08'19" West, a distance of 210.09' to a 1/2" iron pin set with a Cuplin property cap along the occupied north line of Burnet County Road No. 342;

**THENCE** continuing along the south line of said 625.53 acre tract and hereof and the occupied north line of said County Road No. 342, the following courses and distances:

- 1) North 61°46'46" West, a distance of 234.33' to a 1/2" iron pin set with a Cuplin property cap;
- 2) North 56°10'21" West, a distance of 234.31' to a 1/2" iron pin found;
- 3) North 64°43'47" West, a distance of 302.49' to a 1/2" iron pin set with a Cuplin property cap;
- 4) North 83°53'31" West, a distance of 949.55' at a 1/2" iron pin found at a northerly southwest corner of said 625.53 acre tract, along the occupied west line of Burnet County Road No. 342A, and the east line of a called 33.37 acre tract described in document to George Poage, Jr., Et Ux, recorded in Document No. 202108381 of the Official Public Records of Burnet County, Texas, for a northerly southwest corner hereof, whence a 1/2" iron pin found at the northwest corner of a called 15.82 acre tract described in said document to Mary E. Laminack, bears South 28°49'01" East, a distance of 51.17';

**THENCE** North 28°09'00" East, along the west line of said 625.53 acre tract, the west line hereof, and the occupied west line of said Burnet County Road No. 342A, at a distance of 291.59' pass a 1/2" iron pin found at the northeast corner of said 33.37 acre tract and the southeast corner of a 10.00 acre tract described in document to George W. Poage, III, Et Al, recorded in Document No. 202011848 of the Official Public Records of Burnet County, Texas, at a distance of 674.02' pass a 1/2" iron pin found at the northeast corner of a said 10.00 acre tract and the southeast corner of a called 40.34 acre tract described in document to George W. Poage, III, Et Al, recorded in Document No. 201207096 of the Official Public Records of Burnet County, Texas, at a distance of 1906.64' pass a 1/2" iron pin found at the northeast corner of said 40.34 acre tract and the apparent southeast corner of a called 3.0 acre tract described in document to Equity Trust Company, recorded in Document No. 201302150 of the Official Public Records of Burnet County, Texas, at a distance of 2171.13' pass a 1/2" iron pin found at the called northwest corner of said County Road, along the east line of a called 13.0 acre tract described in document to Lu-Nita Hawkins, recorded in Document No. 200908807 of the Official Public Records of Burnet County, Texas, at a distance of 2922.77' pass 2.00' west of a 3" steel pipe fence post at the termination of a fence, for a total distance of 3220.09' to a calculated point at the

northeast corner of said Hawkins tract and an interior corner of said 625.53 acre tract, along the approximate center of Hamilton Creek, for the northwest corner hereof;

**THENCE** continuing along the center of said Creek, a south line of said 625.53 acre tract, and a southerly line hereof, with a line of calculated points, the following courses and distances:

- 1) North  $77^{\circ}26'33''$  West, a distance of 315.53';
- 2) North  $88^{\circ}33'28''$  West, a distance of 300.03';
- 3) South  $85^{\circ}02'26''$  West, a distance of 252.02' to a calculated point at a northerly southwest corner of said 625.53 acre, along the east line of said 30.88 acre tract, for a northerly southwest corner hereof;

**THENCE** North  $29^{\circ}12'31''$  East, along the west line of said 625.53 acre tract and hereof and the east line of said 30.88 acre tract, at a distance of 39.50' pass a 1" iron pipe found, for a total distance of 1424.44', to the **POINT OF BEGINNING**, and containing 584.79 acre, more or less

**BEING A 62.96 ACRE TRACT OUT OF THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 AND THE EDWARD FITZSIMMONS SURVEY NO. 26, ABSTRACT NO. 303 IN BURNET COUNTY, TEXAS AND BEING OUT OF A CALLED 625.53 ACRE TRACT, DESCRIBED IN DOCUMENT TO MARY E. LAMINACK, RECORDED IN VOLUME 1418, PAGE 272 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 62.96 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 6" steel pipe fence post at the northeast corner of said 625.53 acre tract and an interior corner of a called 60.01 acre tract described in said document to Mary E. Laminack, for the northeast corner hereof;

**THENCE** South 26°33'37" West, along the east line of said 625.53 acre tract and hereof and the south line of said 60.01 acre tract, generally along a fence, a distance of 36.63' to a 6" steel pipe fence post at southerly corner of said 60.01 acre tract and a northwest corner of a called 497.05 acre tract described in said document to Mary E. Laminack, recorded in Volume 1418, Page 272 of the Official Public Records of Burnet County, Texas;

**THENCE** continuing along the east line of said 625.53 acre tract and hereof and the west line of said 497.05 acre tract, generally along a fence, the following courses and distances:

- 1) South 28°04'03" West, a distance of 766.53' to a 6" steel fence post;
- 2) South 56°09'47" East, a distance of 285.78' to a 6" steel fence post;
- 3) South 05°12'02" East, a distance of 174.34' to a 6" steel fence post;
- 4) South 28°35'18" West, a distance of 441.15' to a 6" steel fence post;
- 5) South 08°46'12" West, a distance of 531.49' to a 6" steel fence post;
- 6) South 33°01'00" West, a distance of 407.29' to a 6" steel fence post;
- 7) South 57°11'02" West, a distance of 207.06' to a 6" steel fence post;
- 8) South 16°59'05" West, a distance of 425.93' to a 6" steel fence post;
- 9) South 82°52'11" West, a distance of 139.60' to a 6" steel fence post;
- 10) South 29°46'53" West, a distance of 468.16' to a 6" steel fence post;
- 11) South 27°13'21" West, a distance of 588.70' to a 6" steel fence post;
- 12) South 31°06'55" West, a distance of 179.06' to a 6" steel fence post;
- 13) South 29°30'39" West, a distance of 143.63' to a calculate point at the a southerly northeast corner of a 584.79 acre tract, surveyed this day out of said Laminack lands, for the southeast corner hereof;

**THENCE** North 73°12'38" West, crossing said 625.53 acre tract along the south line hereof and an easterly line of said 584.79 acre tract, at a distance of 2.87' pass a 6" steel pipe fence post, and continuing, generally along a fence, for a total distance of 173.14' to a 6" steel pipe fence post at an interior corner of said 584.79 acre tract, for the southwest corner hereof;

**THENCE** continuing across said 625.53 acre tract along the west line hereof and the east line of said 584.79 acre tract, the following courses and distances:

- 1) North 17°09'06" East, generally along a fence, at a distance of 327.77' pass a 3" steel pipe fence post and leave said fence, for a total distance of 442.28' to a 1/2" iron pin set with a Cuplin property cap;
- 2) North 20°53'37" East, a distance of 410.62' to a 1/2" iron pin set with a Cuplin property cap;
- 3) North 02°31'33" East, a distance of 452.76' to a 1/2" iron pin set with a Cuplin property cap;
- 4) North 06°01'45" West, a distance of 353.29' to a 1/2" iron pin set with a Cuplin property cap;
- 5) North 33°45'44" East, a distance of 1143.89' to a 1/2" iron pin set with a Cuplin property cap;
- 6) North 09°53'08" West, a distance of 433.78' to a 1/2" iron pin set with a Cuplin property cap;
- 7) North 00°16'35" West, a distance of 201.26' to a 1/2" iron pin set with a Cuplin property cap;

- 8) North 13°12'47" East, a distance of 208.76' to a 1/2" iron pin set with a Cuplin property cap;
- 9) North 26°26'07" East, a distance of 194.61' to a 1/2" iron pin set with a Cuplin property cap;
- 10) North 40°35'12" East, a distance of 374.41' to a 1/2" iron pin set with a Cuplin property cap;
- 11) North 42°57'07" East, a distance of 600.54' to a 6" steel pipe fence post along the north line of said 625.53 acre tract and the south line of said 60.01 acre tract, for the northwest corner hereof;

**THENCE** along the north line of said 625.53 acre tract and hereof and the south line of said 60.014 acre tract, generally along a fence, the following courses and distances:

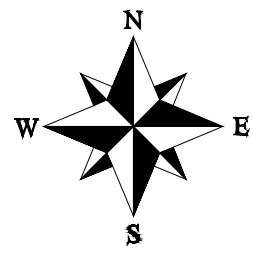
- 1) South 49°33'19" East, a distance of 291.14' to a 1/2" iron pin found;
- 2) South 34°46'55" East, a distance of 135.06', to the **POINT OF BEGINNING**, and containing 62.96 acre, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. Cuplin & Associates, Inc. accepts no responsibility for the use of this survey by anyone other than the above referenced parties hereby certified to for this specific transaction only, copyright 2022, Cuplin & Associates, Inc. ©. Basis of Bearings are to Texas Coordinate System, Central Zone. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.

  
\_\_\_\_\_ Dated: 1/12/2022

Kyle P. Cuplin  
Registered Professional Land Surveyor No. 5938





LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	1" IRON PIPE FOUND
○	6" STEEL PIPE FENCE POST
○	WITH CUPLIN PROPERTY CAP
△	CALC POINT
⊠	TXDOT TYPE I CONC R.O.W. MONUMENT FND.
⋯	VOLUME/PAGE
⋯	P.R.B.C. PLAT RECORDS BURNET CO.
⋯	D.R.B.C. DEED RECORDS BURNET CO.
⋯	R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
⋯	O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
⋯	C.M. CONTROLLING MONUMENT
( )	RECORD INFO/SUBJECT
○	UTILITY POLE
—○—	OVERHEAD UTILITY
○	WELL
—x—	WIRE FENCE

**NOTES:**  
 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD), PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD— NO BASE FLOOD ELEVATIONS DETERMINED), AND PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AND PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0605G EFFECTIVE 11/01/2019.  
 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, A COMBINATION SCALE FACTOR OF 1.00012524428926 WAS APPLIED.  
 3) 2021 AERIAL IMAGE PROVIDED BY TNRS.  
 4) SUBJECT TO ALL CURRENT SUBDIVISION AND DEVELOPMENT REGULATIONS FOR THE CITY OF MARBLE FALLS AND BURNET COUNTY, TEXAS.  
 5) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

# LAND TITLE SURVEY

LOCAL ADDRESS: F.M. HIGHWAY 1431, BURNET, TEXAS.

584.79 AC. BEING A 584.79 ACRE TRACT OUT OF THE F.S. EARLY SURVEY NO. 15, ABSTRACT NO. 279 AND THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 IN BURNET COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF A CALLED 625.53 ACRE TRACT AND PART OF A CALLED 60.01 ACRES, BOTH OF WHICH ARE DESCRIBED IN DOCUMENT TO MARY E. LAMINACK, RECORDED IN VOLUME 1418, PAGE 272 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 584.79 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

62.96 AC.—NATURE PRESERVE TRACT BEING A 62.96 ACRE TRACT OUT OF THE JOHN HARPER SURVEY NO. 14, ABSTRACT NO. 393 AND THE EDWARD FITZSIMMONS SURVEY NO. 26, ABSTRACT NO. 303 IN BURNET COUNTY, TEXAS AND BEING OUT OF A CALLED 625.53 ACRE TRACT, DESCRIBED IN DOCUMENT TO MARY E. LAMINACK, RECORDED IN VOLUME 1418, PAGE 272 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, SAID 62.96 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: INDEPENDENCE TITLE G.F. NO.: 2178564—HSB EFFECTIVE DATE: JANUARY 4, 2022 ISSUED: JANUARY 6, 2022

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING: SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF BURNET COUNTY, AND THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 89/213; 93/44; 93/476; 305/810—D.R.B.C.; AND 597/425—R.P.R.B.C.

INUNDATION EASEMENT TO LCRA: 89/213; 89/512; 90/46; 93/44; AND 93/478—D.R.B.C.

CHANNEL EASEMENT TO STATE OF TEXAS: 109/566; AND 110/635—D.R.B.C.—[SHOWN]

40' ROADWAY EASEMENT: 285/347—D.R.B.C.—[SHOWN]

EASEMENT TO PEC: 304/613—D.R.B.C.—[20' WIDE EASEMENT FOR OVERHEAD LINES SHOWN]

I HEREBY CERTIFY EXCLUSIVELY TO INDEPENDENCE TITLE AND HIGHTEN CAPITAL, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2022, CUPLIN & ASSOCIATES, INC. ©.

*K.P. Cuplin*  
KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 1/12/2022



PROJ. NO. 22001	1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM
PREPARED FOR: HIGHTEN CAPITAL, LLC	SCALE 1" = 500'
TECH: P.BERGMAN	DATE NO. DESCRIPTION
APPROVED: K.CUPLIN	REVISIONS
FIELDWORK PERFORMED ON: 8/23/19-9/4/19, 6/26/21-1-06-22	
COPYRIGHT:2022	PROFESSIONAL FIRM NO: 10126900

2	
1	

**EXHIBIT "B"**

**NOTICE TO PURCHASERS**

The real property, described below, that you are about to purchase is located within the boundaries of CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT, a political subdivision of the State of Texas created by the Commissioners Court for Burnet County, Texas (the "District"), which has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds and levy an unlimited rate of tax for maintenance and operation of the District. The most recent projected rate of tax to be levied by the District, as of this date, on real property located in the district is \$1.20 on each \$100 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by voters and which have been or may, at this date, be issued is \$-0-, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$-0-.

The District is located in whole or in part in the County of Burnet of the City of Marble Falls, Texas. By law, if a district becomes part of the extraterritorial jurisdiction of a municipality, the district may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this District is to provide water, drainage and flood control facilities and services within the District through the issuance of bonds or through the levy of tax for the maintenance and operation of the District payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property which you are acquiring is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Seller  
B-1



PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT WILL ROUTINELY ESTABLISH TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to execution of a binding contract for the purchase of the real property described in such notice and at the closing of the purchase of the real property or at closing of purchase of the real property.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Purchaser

AFTER RECORDING RETURN TO:  
Cimarron Shores Water Control and Improvement District  
c/o Miklos Cinclair, PLLC, Attn. Kyle Walker  
1755 Wittington Place, Suite 305  
Farmers Branch, Texas 75234

## Exhibit F

Order Adopting Code of Ethics, Travel Expense Policy and Establishment of Maximum Annual Limit of Fees of Office, and Procedures for Selection and Review of Consultants, Policies Concerning the Use of Management Information including the Formation of an Audit Committee, Investment Policy, Selection of a Fiscal Year-End and Certain Other Matters.

ORDER ADOPTING CODE OF ETHICS, TRAVEL EXPENSE POLICY AND ESTABLISHMENT OF MAXIMUM ANNUAL LIMIT OF FEES OF OFFICE, AND PROCEDURES FOR SELECTION AND REVIEW OF CONSULTANTS, POLICIES CONCERNING THE USE OF MANAGEMENT INFORMATION INCLUDING THE FORMATION OF AN AUDIT COMMITTEE, INVESTMENT POLICY, SELECTION OF A FISCAL YEAR-END AND CERTAIN OTHER MATTERS

THE STATE OF TEXAS

§

COUNTY OF BURNET

§

CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT

§

§

§

§

The Temporary Board of Directors ("Board" or "Board of Directors") of Cimarron Shores Water Control Improvement District met in special session, open to the public, within the boundaries of the District, whereupon the roll was called of the members of the Board, to-wit:

President:	Srini Kamana
Vice President:	Siva N. Chandu
Secretary:	Ravindra Babu Kongara
Treasurer/Assistant Secretary:	Venkata Kishore Gadde
Assistant Secretary:	Ramesh Adusumilli

All members of the Board were present.

WHEREUPON, the Board, Director Srini Kamana introduced the Order set out below and moved its adoption, which motion was seconded by Director Siva N. Chandu, and after a 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 this adopted is as follows:

WHEREAS, CIMARRON SHORES WATER CONTROL IMPROVEMENT DISTRICT (the "District") is a body politic and corporate and a governmental agency of the State of Texas, created by order of the Commissioners Court for Burnet County, Texas and operating under and governed by the provisions of Chapter 7945A of the Special District Local Laws Code, as amended, Chapters 49 and 54 of the Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution; and

WHEREAS, Texas Water Code §49.199, requires that the Board of Directors of the District adopt certain policies and procedures in writing, including a code of ethics, a travel expense policy and establishment of maximum annual limit on fees of office, an investment policy, policies and procedures for selection, monitoring, or review and evaluation of professional services, a uniform method of accounting and reporting the complies with requirements of the Texas Commission on Environmental Quality ("Commission") and policies that ensure a better use of management information, including budgets for use in planning and controlling cost, a functioning audit committee of the board and uniform reporting requirements that use "Audits of State and Local Government Units" as a guide on audit working papers and that uses "Governmental Accounting and Financial Reporting Standards"; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CIMARRON SHORES WATER CONTROL IMPROVEMENT DISTRICT THAT:

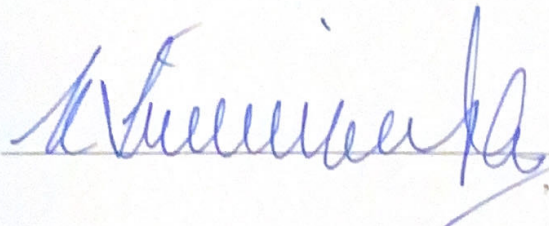
I.

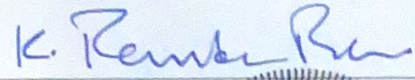
The Board of Directors hereby adopts Attachment "A" through "D" hereof as its written policies and procedures required by Texas Water Code §49.199, relating to the establishment of a code of ethics policy, a travel expense policy and establishment of maximum annual limit on fees of office, policies and procedures for selection, monitoring and review and evaluation of professional services and policies relating to use of management information and formation of an audit committee, timing of the adoption of an investment policy and the selection of a fiscal year-end.

II.

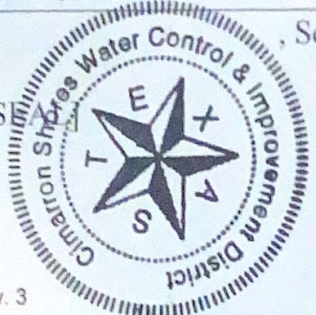
The President or Vice President and the Secretary or Assistant Secretary of the Board of Directors are authorized to evidence adoption of this Order on behalf of the Board of Directors and to do all other things proper and necessary to carry out the intent hereof.

APPROVED AND ADOPTED the 2<sup>nd</sup> day of November 2022.

  
\_\_\_\_\_, President

ATTEST:  
  
\_\_\_\_\_, Secretary

[DISTRICT SEAL]



THE STATE OF TEXAS

COUNTY OF BURNET

CIMARRON SHORES WATER CONTROL  
AND IMPROVEMENT DISTRICT

§  
§  
§  
§  
§  
§

I, the undersigned Secretary of the Board of Directors of Cimarron Shores Water Control Improvement District hereby certify that the attached and foregoing is a true and correct copy of an Order Adopting Code of Ethics, Travel Expense Policy and Establishment of Maximum Annual Limit on Fees of Office, and Procedures for Selection and Review of Consultants, Policies Concerning the Use of Management Information Including the Formation of an Audit Committee, Investment Policy, Selection of a Fiscal Year-End and Certain Other Matters, together with an excerpt from the minutes of the meeting of said Board showing adoption thereof; and the original of said Order and minutes entry are on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 2<sup>nd</sup> day of November 2022.



K. Remko Rem  
, Secretary

## ATTACHMENT "A"

### CODE OF ETHICS

SECTION 1. Purpose. The Purpose of this Code of Ethics is to set forth the standards of conduct and behavior for the members of the Board of Directors of CIMARRON SHORES WATER CONTROL IMPROVEMENT DISTRICT (the "District"), and its officers, employees, and persons handling investments for the District (collectively with the Directors, the "District Officials") in accordance with Chapter 171, Local Government Code, as amended.

SECTION 2. Conflicts of Interest. A Director will abstain from participating in a vote or decision on a matter involving a business entity in which the Director has a substantial interest if it is reasonably foreseeable that an action on the matter would confer an economic benefit on the business entity. A Director will abstain from acting as a surety for a business entity that has work, business, or a contract with the District. A Director will abstain from acting as a surety on any official bond required by an officer of the District. For these purposes, a person is considered to have a "substantial interest" in a business if (1) he owns 10% or more of the voting stock or shares of the business entity or owns either 10 percent or more or \$15,000 or more of the fair market value of the business entity; or (2) funds received from the business exceed 10% of his gross income for the previous year. A person has a substantial interest in real property if the interest is an equitable or legal ownership with a market value of \$2,500 or more. A Director is considered to have a substantial interest for these purposes if a person related to the Director within the first degree of affinity or consanguinity, as determined under Chapter 573, Government Code, has a substantial interest as defined herein.

A Conflicts Disclosure Statement, Form CIS as provided by the Texas Ethics Commission, is required to be executed by any members of the Board of Directors of the District based on the instructions provided for completing said form. A copy of the latest revised (11/30/15) Form CIS, along with instructions, was provided to each Board member at the time of the adoption of this Code.

## ATTACHMENT "B"

### TRAVEL EXPENSE POLICY AND ESTABLISHMENT OF MAXIMUM ANNUAL LIMIT ON FEES OF OFFICE

SECTION 1. Purpose. The purpose of this Travel Expense Policy is to set forth the policies of CIMARRON SHORES WATER CONTROL IMPROVEMENT DISTRICT (the "District") concerning travel expenses for members of the Board of Directors of the District at all meetings other than Board meetings.

SECTION 2. Attendance at Meetings. For attendance at conferences, hearings, or other meetings outside the Burnet County area, members of the Board of Directors must be sanctioned by the Board of Directors; attendance at local meetings will be at each Director's discretion, however, such local meetings must relate to the business of the District. Following the meeting, Directors attending any meeting shall report to the Board concerning the meeting.

SECTION 3. Meeting Expenses Outside of the Burnet County area. The District will pay a Directors fee of \$150 per day for days of the meeting and a director fee of \$150 for one travel day. At sanctioned meetings, the District will pay the single room rate for the hotel at which the meeting is being held or any other comparable hotel. For travel connected with attendance at a sanctioned meeting, the District will pay round trip mileage at the current IRS mileage rate for travel by car or round-trip airfare at current commercial rates for standard (not first class) airfare.

SECTION 4. Meeting Expenses for Local Meetings. The District will pay Directors a director fee of \$150 per day and round-trip mileage at the current IRS mileage rate for transportation to the meeting location.

SECTION 5. Reimbursement. Directors attending meetings will submit an itemized expense report to the District's bookkeeper or operations manager, before reimbursement is made. The District's bookkeeper or operations manager will submit such expense report to the Board of Directors for approval. Items on the expense report shall include lodging, meals, reasonable tips, and transportation. Reimbursement for meals will be limited to \$50 per day. Directors sharing expense items may split reported expenses in any matter they deem equitable, but the Board will pay no more than 100% of the actual total cost of reimbursable items.

SECTION 6. Extraordinary Expenses. Any extraordinary expenses for a Director attending a sanctioned meeting must be approved by the Board prior to incurring the expense.

SECTION 7. Maximum Annual Limit on Fees of Office. In accordance with Texas Water Code § 49.060, (a-1), the District establishes a maximum annual limit of fees of office paid to any one director as \$7,200 per year based on a 12/31 fiscal year end.

## ATTACHMENT "C"

### POLICY CONCERNING SELECTION, MONITORING, REVIEW, AND EVALUATION OF PROFESSIONAL CONSULTANTS

SECTION 1. Purpose. The purpose of this Policy Concerning Selection, Monitoring, Review, and Evaluation of the Professional Consultants is to set guidelines for the Board of Directors for CIMARRON SHORES WATER CONTROL IMPROVEMENT DISTRICT (the "District") concerning its Professional Consultants.

SECTION 2. Definition of Professional Consultant. "Professional Consultant" shall include the District's attorney, auditor, manager, financial advisor, engineer, tax assessor/collector, development consultant and such other consultants other than employees that the District may hereafter engage.

SECTION 3. Selection of Consultants. Whenever the Board of Directors of the District decides to terminate the services of one or more of its Professional Consultants, the Board shall solicit proposals and shall appoint a committee of two Directors to review any proposals received by the Board, to interview applicants if deemed necessary by such committee, and to make a recommendation to the entire Board of Directors concerning the selection.

SECTION 4. Monitoring of Professional Consultants. For those Professional Consultants with annual contracts, the Board of Directors of the District will review the performance of the Professional Consultants for the prior year at the time the contract is renewed. On an annual basis, once the District is operational and required to complete annual audits, the Board of Directors shall review the performance of its other Professional Consultants in connection with the review of its annual financial report or annual audit.



## ATTACHMENT "D"

### POLICIES RELATING TO USE OF MANAGEMENT INFORMATION AND FORMATION OF AN AUDIT COMMITTEE, INVESTMENT POLICY AND SELECTION OF FISCAL YEAR

SECTION 1. Purpose. The purpose of this Policy Relating to Use of Management Information and Formation of an Audit Committee for CIMARRON SHORES WATER CONTROL IMPROVEMENT DISTRICT (the "District") is to provide written policies concerning use of management information.

SECTION 2. Annual Budgets. Once operations commence, prior to each fiscal year, the Board of Directors of the District shall adopt an annual budget in connection with the operation and management of the District which will be prepared by the District, the District's bookkeeper and proposed operations manager, in which revenues are anticipated for the next fiscal year for use in planning and controlling of costs and shall compare the actual revenues and expenditures of the District to the budgeted revenues and expenditures on a monthly basis. This annual budget shall cover operations expenses and revenue for the District as well as debt service expenses and revenue for the District.

SECTION 3. Audit Committee. At such time as the District is required to conduct annual audits, the District hereby appoints its Board of Directors as an audit committee, or any two such members of the Board that the Board may appoint from time to time to review the annual audit prepared by the District Auditor.

SECTION 4. Accounting Standards. At such time as the District is required to conduct annual audits, the District hereby directs its auditor to adopt uniform auditing reporting requirements that use "Audits of State and Local Governmental Units" as a guide on audit working papers and that uses "Governmental Accounting and Financial Reporting Standards" and any further standards as may be required by the Texas Commission on Environmental Quality, Commission rules or State statutes as may be amended from time to time.

SECTION 5. Investment Policy. At such time as the District has \$10,000 or more in its accounts it shall establish formal Investment Policy.

SECTION 6. Fiscal Year-End. The District adopts December 31 as its fiscal year end.

## Exhibit G

Order Establishing Records Management Program  
and Appointing Records Management Officer

**ORDER ESTABLISHING RECORDS MANAGEMENT PROGRAM AND  
APPOINTING RECORDS MANAGEMENT OFFICER**

THE STATE OF TEXAS

§

COUNTY OF BURNET

§

CIMARRON SHORES WATER CONTROL  
AND IMPROVEMENT DISTRICT

§

§

§

§

The Temporary Board of Directors ("Board" or "Board of Directors") of Cimarron Shores Water Control and Improvement District met in special session, open to the public, within the boundaries of the District, whereupon the roll was called of the members of the Board, to-wit:

President:	Srini Kamana
Vice President:	Siva N. Chandu
Secretary:	Ravindra Babu Kongara
Treasurer/Assistant Secretary:	Venkata Kishore Gadde
Assistant Secretary:	Ramesh Adusumilli

All members of the Board were present.

WHEREUPON, among other business conducted by the Board, Director Siva N. Chandu introduced the Order set out below and moved its adoption, which motion was seconded by Director Ramesh Adusumilli, and after a 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, CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT (the "District") is a body politic and corporate and a governmental agency of the State of Texas, created by Order of the Commissioners Court of Burnet County, Texas that operates under and is governed by the provisions of Chapter 7945A of the Special District Local Laws Code, as amended, Chapters 49 and 54 of the Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution; and

WHEREAS, the Local Government Records Act, Texas Local Government Code §203.026, requires governing bodies of local governments with assistance from the Records Management Officer of the District (the "RMO") to develop an active and continuous records management program which prescribes policies and procedures consistent with the Local Government Records

Act and in the interest of cost-effective records management; and

WHEREAS, the Local Government Records Act, Texas Local Government Code §203.026(c), requires that a copy of this Order and Exhibit "A" thereto be filed with the Supervisor of the Texas State Library and Archives Commission within thirty (30) days after its adoption by the Board of Directors of the District.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

I.

The Board of Directors of Cimarron Shores Water Control and Improvement District hereby adopts Exhibit "A" attached hereto as its Records Management Program.

II.

The Board of Directors of Cimarron Shores Water Control and Improvement District hereby appoints Kyle Walker with Miklos Cinclair PLLC as its Records Management Officer.

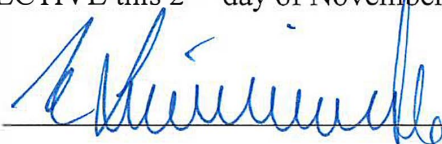
III.

This Order shall supersede any previous Order, if any, as may have been adopted by the Board of Directors of the District.

IV.

The President or Vice President of the District is authorized to execute such Order on behalf of the Board of Directors and the Secretary or Assistant Secretary is authorized to attest same on behalf of the District. The attorneys for the District are hereby authorized to file such Order Establishing Records Management Program with the Director of the State of Library and Archives Commission within thirty (30) days following the adoption hereof.

PASSED, ADOPTED, ORDERED and EFFECTIVE this 2<sup>nd</sup> day of November, 2022.

  
\_\_\_\_\_  
President

ATTEST:

/s/ Ravindra Babu Kongara



. Secretary

THE STATE OF TEXAS

COUNTY OF BURNET

CIMARRON SHORES WATER CONTROL  
AND IMPROVEMENT DISTRICT

§  
§  
§  
§  
§  
§

I, the undersigned Secretary of the Board of Directors of Cimarron Shores Water Control and Improvement District, hereby certify that the attached and foregoing is a true and correct copy of an Order Establishing Records Management Program and Appointing Records Management Officer together with an excerpt from the minutes of the meeting of said Board showing adoption thereof; and the original of said Order and minutes entry are on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 2<sup>nd</sup> day of November, 2022.

K. Renee Bohm  
, Secretary



EXHIBIT "A"

RECORDS MANAGEMENT PROGRAM

ARTICLE I

General

Section 1.01. Purpose

The purpose of this Records Management Program is to establish, promote and support an active and continuous program for the efficient and economical management of all Records, to cause policies and procedures to be developed, and to facilitate the creation and maintenance of Records that document the organization, functions, policies, decisions, procedures and essential transactions of Cimarron Shores Water Control and Improvement District (the "District").

Section 1.02. Definitions

“Act” means Local Government Records Act, Texas Local Government Code §201.001 - 205.009 as now or hereafter amended.

“Custodian” means the appointed or elected public officer who by the state constitution, state law, ordinance, or administrative policy is in charge of an office that creates or receives local government records.

“Director or Librarian” means the executive and administrative officer of the Texas State Library and Archives Commission.

“Record” means a local government record as defined by section 201.003(8), as may be amended from time to time, of the Act.

“Records Management Officer (“RMO”)” means the individual or office appointed from time to time by the Board of Directors of the District to serve as records management officer.

“Records Control Schedule” means a document prepared by or under the authority of a records management officer listing the records maintained by the District, their retention period, and other dispositive information required by the District.

ARTICLE II

Permanent Retention and Records Control Schedule

Section 2.01. Permanent Retention

The District has determined that it will retain all Records permanently. Notwithstanding section 2.02 herein, the District shall not be required to submit Records Control Schedules until such time as the District changes its policy and determines that certain records are not required to be retained permanently.

Section 2.02. Records Control Schedule Preparation

Within thirty (30) days from the date the District determines not to retain all Records permanently and adopts and an Amended Order relating to its records management program, the RMO shall cause to be prepared and presented for approval to the Board of Directors of the District at its meeting following such date, Records Control Schedules and list of obsolete Records for the District, if any. Such Records Control Schedules shall establish retention periods for all Records and is only required to be prepared if the District does not intend to permanently retain all of its records.

ARTICLE III

Records Destruction and Alienation

Section 3.01. Conditions of Destruction

The District or the District's consultant or other designee shall destroy a Record only upon one of the following conditions:

- (1) such Record is listed on a Records Control Schedule filed with and approved by the Director pursuant to Section 203.041 of the Act and the retention period listed therein for such Record has expired; or
- (2) the Record appears on a list of obsolete Records approved by the Director pursuant to Section 203.044 of the Act; or
- (3) if the RMO files a destruction request for the Record with the District or the Director's designee and the Director or such designee approves such request.

Section 3.02. Methods of Destruction

Records shall be destroyed by burning, shredding, pulping, or burial in a landfill or by sale or donation for recycling. The RMO or its designee shall seek assurances from the recycler that any Records sold or donated for recycling shall be rendered unrecognizable as District Records.

Section 3.03. Alienation of Records

Neither the District nor any District consultant or other designee shall sell, donate, loan, or transfer any Record to a private college, university, private museum or library or private organization of any type, or to an individual except with the consent of the Director or the Director's designee and after such Records retention period under the District's Record Control Schedule has passed.

## ARTICLE IV

### Care and Preservation of Records

#### Section 4.01. Storage

District Records shall be stored in a secure area free from moisture or any other condition which could damage, alter, or destroy such Records.

#### Section 4.02. District Ownership of Records

A District consultant or Custodian storing Records for the District shall retain such Records for a period of time consistent with the District's Records Control Schedules. Consultant or Custodian retention or storage of Records does not impair, alter or otherwise change the District's access, control and ownership of such Records.

#### Section 4.03. Compliance with Open Records Act

All Records shall be held in compliance with the Open Records Act, V.T.C. A., Government Code § 551, as amended.

#### Section 4.04. Microfilm and Electronic Storage of Records

Pursuant to the Local Government Records Act, V. T. C. A., Local Government Code § 204.001 - 204.011, as amended, the Board of Directors of the District may, at this election, maintain Records on microfilm or store such Records electronically in addition to or instead of the source document in paper.

#### Section 4.05. District Consultants

Each District consultant who retains District Records shall adequately document the services provided the District by the consultant and shall retain all District Records in accordance with the requirements of this Order. Each District consultant shall provide the District with a letter agreeing to comply with all provisions of this Order in connection with District Records. Such letter shall detail the consultant's method of indexing, storing and protecting District's Records and each such letter shall be filed as part of the District's Records.



Exhibit H

Resolution Adopting Prevailing Wage Rate Scale for Construction Project

**RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE  
FOR CONSTRUCTION WORKERS**

WHEREAS, Cimarron Shores Water Control and Improvement District (the "District") has heretofore been duly created and organized in Burnet County and

WHEREAS, Chapter 2258, Texas Government Code ("Chapter 2258"), requires the District to determine the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work; and

WHEREAS, Chapter 2258 provides that a worker employed on a construction project by or on behalf of the District shall be paid not less than said general prevailing rates, as applicable; and

WHEREAS, Chapter 2258 provides that a contractor that is awarded a construction contract for the District, or a subcontractor of the contractor, shall pay not less than the rates determined as set forth above to a worker employed in the execution of such contract for a construction project; and

WHEREAS, Chapter 2258 applies to construction projects paid for in whole or in part from funds of the District, regardless of whether the work is done under the District's supervision or direction; and

WHEREAS, the Board of Directors of the District (the "Board") has used the prevailing wage rate as determined by the United States Department of Labor ("DOL") in accordance with the Davis-Bacon Act (40 U.S.C. § 276a *et seq.*) for Burnet County (the "County") as Prevailing Wage Scale for Construction Projects may be amended from time to time, to determine the general prevailing rate of per diem wages received by classes of workers employed within the District on projects similar to the construction projects of the District and has determined to adopt a Prevailing Wage Rate Scale for Construction Projects for the District; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

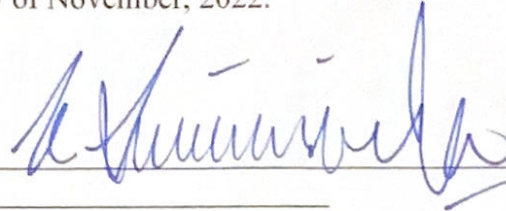
Section 1: The Board has used the prevailing wage rates as determined by the DOL in accordance with the Davis-Bacon Act for the County as Prevailing Wage Scale for Construction Projects may be amended from time to time, in order to determine the general prevailing rate of per diem wages received by classes of workers employed on public works projects within the District.

Section 2: The District hereby adopts the Prevailing Wage Rate Scale for Construction Projects, as adopted by the County as may be relevant for a particular contract, as the Prevailing Wage Scale for Construction Projects may be amended from time to time, which establishes minimum rates that shall be used by all contractors and their subcontractors on construction projects by or on behalf of the District.

Section 3: A contractor or subcontractor on a construction project by or on behalf of the District shall maintain records as required by Chapter 2258 and shall be subject to the penalties, forfeitures, and withholding of money for failure to comply with this Resolution and/or pending a final determination of an alleged violation, as provided in Chapter 2258.

Section 4: The District engineer is hereby directed and authorized to specify the wage rates adopted hereunder in all specifications for bids and contracts for construction projects by or on behalf of the District.

PASSED and ADOPTED this 2<sup>nd</sup> day of November, 2022.



\_\_\_\_\_  
President, Board of Directors

ATTEST:



\_\_\_\_\_  
Secretary, Board of Directors

(DISTRICT SEAL)

