

## **NOTICE OF UTILITY BOND AND UTILITY REFUNDING BOND ELECTION**

Notice is hereby given that Cimarron Shores Water Control and Improvement District (sometimes referred to as the "District"), will hold an election on May 3, 2025, between the hours of 7:00 a.m. and 7:00 p.m. at the location set forth in the attached Order Approving Engineering Report and Calling Utility Bond and Utility Refunding Bond Election (the "Order") and with respect to the provisions of said Order:

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**ORDER APPROVING ENGINEERING REPORT AND CALLING UTILITY BOND  
ELECTION AND UTILITY REFUNDING BOND ELECTION**

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

The Board of Directors ("Board" or "Board of Directors") of Cimarron Shores Water Control and Improvement District (the "District") met in special session open to the public at 1717 St. James Place, Suite 110, Houston, Texas 77056, a designated office outside the District, on February 11, 2025, whereupon, the roll was called of the members of the Board, to-wit:

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

All members of the Board were present, except Directors Gadde and Adusumilli.

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

"Aye" 3 ; "No" 0 .

The Order thus adopted is as follows:

WHEREAS, CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT was created by Order of the Commissioners Court of Burnet County, Texas dated August 23, 2022 (the "District Act") and is a body politic and corporate and a governmental agency of the State of Texas, operating under and governed by the provisions of the District Act, Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 51 of the Texas Water Code;

WHEREAS, there has been filed with the District, open to inspection by the public, a February 7, 2025 engineer's report covering the utility works, improvements, facilities, plants, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

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

WHEREAS, the February 7, 2025 engineer's report heretofore filed contains an estimate of the cost of the purchase, construction or other acquisition of the proposed utility works, improvements, facilities, purchase or other acquisition of property, contract rights, rights of use and interests in property, and an estimate of expenses incident thereto, as follows:

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**Cimarron Shores WCID WS&D Bond Amounts**

CONSTRUCTION COSTS	DISTRICT SHARE
<b>A. Water, Wastewater, Drainage and Erosion Controls</b>	
1. Subdivision Construction	
Drainage Improvements	\$ 2,409,247
Water Distribution System	\$ 3,175,916
E/S Controls	\$ 218,264
Subtotal	<u>\$ 5,803,427</u>
2. Major Water	
a. Water Intake	\$6,000,000
b. Water Treatment Plant & Pumping Facility	<u>\$9,500,000</u>
Subtotal	\$15,500,000
3. Regional Drainage	\$3,000,000
Contingencies (15%)	\$ 3,645,514
Geotechnical, Survey, Design/CPS, Project Representative and Lab Fees (18%)	\$ 5,030,809
Land Acquisition	\$ 2,000,000
Escalation of Construction Cost (15 yrs @ 5%)	\$ 26,221,652
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 61,201,403</b>
<b>NET CONSTRUCTION COSTS</b>	
% OF B.I.R.	66.5%
<b>NON-CONSTRUCTION COSTS</b>	
A. Legal Fees (3.0%)	\$ 2,760,000
B. Fiscal Agent Fees (2.0%)	\$ 1,840,000
C. Interest Costs	
1. Capitalized Interest (2 years at 7.0%)	\$ 12,880,000
2. Developer Interest (7.0%)	\$ 8,568,196
D. Bond Discount (3%)	\$ 2,760,000
*E. Bond Issuance Expenses	\$ 146,901
*F. Developer Reimbursement Audit	\$ 161,500
*G. Bond Application Report Costs	\$ 750,000
H. District Creation Costs	\$ 150,000
I. Market Study	\$ 60,000
H. Attorney General's Fee (0.10%)	\$ 92,000
I. TCEQ Bond Issue Fee (0.25%)	\$ 230,000
J. Developer Advances	\$ 400,000
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 30,798,597</b>
% OF B.I.R.	33.5%
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$ 92,000,000</b>
Refunding Bonds	\$ 23,000,000
<b>TOTAL BONDS TO BE AUTHORIZED</b>	<b>\$ 115,000,000</b>

WHEREAS, the Board of Directors of the District finds that the above estimate of \$92,000,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board of Directors of the District has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's utility bonds in the total aggregate amount of \$92,000,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such utility bonds;

WHEREAS, the Board of Directors of the District has determined that an election should be held for the purpose of submitting a proposition on the issuance of the District's utility refunding bonds in the total aggregate amount of \$23,000,000 to cover the total amount of the bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such utility refunding bonds;

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WHEREAS, the Board of Directors has determined that in accordance with Texas Election Code, Section 3.009(b)(5), based on market conditions at the time of adoption of this Order, the estimated tax rate if the debt obligations are authorized is not to exceed \$1.20 per \$100 valuation;

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

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

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

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

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

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

Section 2: An election shall be held on May 3, 2025, between the hours of 7:00 a.m. and 7:00 p.m. at all additional regular election day polling locations within Burnet County, Texas designated by the Burnet County Elections Administrator and approved by the Burnet County Commissioners Court, including the county's regular election precinct that serves the District, as required by Section 42.0621 of the Texas Election Code, such detailed list of election day polling places being set out in the attached Exhibit "A", at which time the election of permanent Directors and the following propositions shall be submitted to the voters:

### **PROPOSITION A**

"SHALL THE BOARD OF DIRECTORS OF CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$92,000,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY

ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING OR OTHERWISE ACQUIRING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND DRAINAGE AND STORM SEWER SYSTEM FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, OR OTHER ACQUISITION OF SUCH WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, DRAINAGE AND STORM SEWER SYSTEM, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO AND SUCH EXPENSES AS ARE INCIDENTAL TO THE ORGANIZATION, ADMINISTRATION, AND FINANCING OF THE DISTRICT WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER'S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?"

#### **PROPOSITION B**

"SHALL THE BOARD OF DIRECTORS OF CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$23,000,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BONDS OF THE DISTRICT PREVIOUSLY ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING OR OTHERWISE ACQUIRING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND DRAINAGE AND STORM SEWER SYSTEM FOR

SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, OR OTHER ACQUISITION OF SUCH WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, DRAINAGE AND STORM SEWER SYSTEM, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO AND SUCH EXPENSES AS ARE INCIDENTAL TO THE ORGANIZATION, ADMINISTRATION, AND FINANCING OF THE DISTRICT WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER'S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT WITHOUT LIMIT AS TO RATE OR AMOUNT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?"

Section 3: Voting in said election shall be by the use of electronic equipment which shall conform to the requirements of the Texas Election Code. The ballots shall have printed thereon the following, in addition to instructions for marking such ballot:

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**CIMARRON SHORES WATER CONTROL AND IMPROVEMENT DISTRICT  
UTILITY BOND ELECTION AND UTILITY REFUNDING BOND ELECTION**

**May 3, 2025**

**OFFICIAL BALLOT**

**Cimarron Shores Water Control and Improvement District  
Proposition A**

For	The Issuance of \$92,000,000 Utility Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Bonds by Cimarron Shores Water Control and Improvement District
Against	

**Cimarron Shores Water Control and Improvement District  
Proposition B**

For	The Issuance of \$23,000,000 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Refunding Bonds by Cimarron Shores Water Control and Improvement District
Against	

Section 4: A copy of this Order is on file and available for review in the following District counsel's office, Winstead PC, 600 W. 5<sup>th</sup> Street, Suite 900, Austin, Texas 78701.

Section 5: The election will be conducted under a Joint Election Agreement and Contract for Elections Services with the Elections Administrator of Burnet County, Texas and other political subdivisions participating in the joint May 3, 2025 elections handled through Burnet County, Texas elections office.

Section 6: Early voting by personal appearance shall be conducted at the Main Early Voting Locations, Burnet County AgriLife Auditorium, 607 N. Vandever St., Burnet, Texas 78611 and Texas Tech in Marble Falls, 806 Steve Hawkins Pkwy., Marble Falls, Texas 78654, and the additional early voting locations on the dates and times designated by the Burnet County Clerk ("Elections Officer") designated in the Elections Agreement and attached hereto as Exhibit "B", all of which locations are designated as public places within Burnet County, Texas. The Elections Officer shall appoint qualified Clerks for early voting for said election.

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

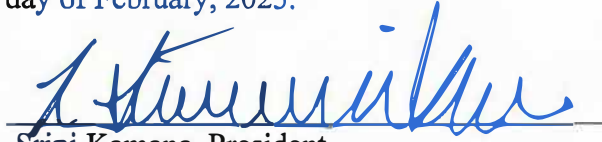
Section 8: All qualified resident electors of the District shall be entitled to vote in the

election.

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

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PASSED and APPROVED this 11<sup>th</sup> day of February, 2025.



Srini Kamana, President

Board of Directors

Cimarron Shores Water Control and Improvement  
District

ATTEST:



Ravindra Babu Kongara, Secretary

Board of Directors

Cimarron Shores Water Control and Improvement District

[DISTRICT SEAL]



Exhibit "A"

(List of Regular Election Day Polling Locations)

[ATTACHED]

**MAY 3, 2025 ELECTION DAY POLLING LOCATIONS –**

<b>Burnet County AgriLife <a href="#">MAP!</a> 607 N. Vandever St., Burnet 78611</b>	<b>OPEN</b>
<b>Spicewood Community Center <a href="#">MAP!</a> 7901 CR 404, Spicewood 78669</b>	<b>OPEN</b>
<b>Granite Shoals Comm Center <a href="#">MAP!</a> 1208 N. Phillips Ranch Rd, Granite Shoals 78654</b>	<b>OPEN</b>
<b>Texas Tech University at Highland Lakes <a href="#">MAP!</a> 806 Steve Hawkins Pkwy., Marble Falls 78654</b>	<b>OPEN</b>
<b>Church of Christ <a href="#">MAP!</a> 711 Broadway, Marble Falls 78654</b>	<b>OPEN</b>

Exhibit "B"

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

[ATTACHED]

## May 3, 2025, EARLY VOTING

*El 3 de mayo de 2025, Votación Adelante*

### Local Elections

*ELECCIONES LOCALES*

### Burnet County, Texas

*Condado de Burnet, Texas*

## Early Voting Locations and Hours

*Sitios y Horarios de Votación Adelante*

Polling Place <i>Sitio de Votación</i>		Address <i>Domicilio</i>			City <i>Ciudad</i>	
AgriLife Auditorium		607 N. Vandevveer			Burnet, TX 78611	
Marble Falls Texas Tech		806 Steve Hawkins Pkwy.			Marble Falls, TX 78654	
Granite Shoals Community Center		1208 N. Phillips Ranch Rd			Granite Shoals, TX 78654	
Sunday <i>Domingo</i>	Monday <i>Lunes</i>	Tuesday <i>Martes</i>	Wednesday <i>Miércoles</i>	Thursday <i>Jueves</i>	Friday <i>Viernes</i>	Saturday <i>Sábado</i>
	<b>HOLIDAY! No voting!</b>	<b>April 22</b> <i>el 22 de abril.</i>  <b>8am-5pm</b>	<b>April 23</b> <i>el 23 de abril.</i>  <b>8am-5pm</b>	<b>April 24</b> <i>el 24 de abril.</i>  <b>7am-7pm</b>	<b>April 25</b> <i>el 25 de abril.</i>  <b>8am-5pm</b>	
	<b>April 28</b> <i>el 28 de abril.</i>  <b>7am-7pm</b>	<b>April 29</b> <i>el 29 de abril.</i>  <b>8am-5pm</b>				<b>SAT. MAY 3</b>  <b>ELECTION DAY</b> <b>7am-7pm</b>

All qualified voters of the District and the public shall be hereby advised to take Notice of said election and the provisions set forth herein. Any questions in connection with this Notice and the Order included herewith may be directed to Ross Martin at Winstead PC, the District's bond counsel, at (214) 745-5353.

RELEASED FOR DISTRIBUTION on March 4, 2025.



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

