

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

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

CREEDMOOR MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or "Board of Directors") of Creedmoor Municipal Utility District (the "District") met in regular session open to the public at 7401 B. Hwy 71 West, Suite 160, Austin, Texas 78735, a designated office of the District outside the boundaries of the District, on August 14, 2025, whereupon, the roll was called of the members of the Board, to-wit:

Charles Thompson	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Joe Regalado	Treasurer/Assistant Secretary
Michael DeBonis	Assistant Secretary

All members of the Board were present except Director DeBonis.

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

"Aye" 4; "No" 0.

The Order thus adopted is as follows:

WHEREAS, Creedmoor Municipal Utility District was created by House Bill 4646, 87th Regular Session of the Texas Legislature, codified in Chapter 7951A of the Texas Special District Local Laws Code (the "District Act") and is a body politic and corporate and a governmental agency of the State of Texas, operating under and governed by the provisions of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution, with boundaries as set forth in Exhibit "A" attached hereto;

WHEREAS, pursuant to the terms and provisions of the District Act and Chapter 49.102, Texas Water Code, and the provisions of the Texas Election Code, the Board previously conducted a confirmation election for the District in conjunction with an election of a permanent Board of Directors on May 7, 2022;

WHEREAS, pursuant to Subsection (c) of Article III, Section 52, of the Texas Constitution, the Board previously conducted a May 7, 2022 election for the District to assume the rights, authority, privileges and functions of a road district operating under Article III, Section 52, of the Texas Constitution, and other general laws of this state relating to road districts;

WHEREAS, pursuant to Chapter 49.107, Texas Water Code, the Board previously authorized the levy and collection of annual ad valorem taxes on all taxable property within the District to secure funds for operation and maintenance purposes and conducted a May 7, 2022 maintenance tax election with regard thereto;

WHEREAS, the District previously held a May 7, 2022 utility bond election, utility refunding bond election, road bond election, road refunding bond election, park and recreational facilities bond election and park and recreational facilities refunding bond election, and the bond authorizations included herein are intended to replace the previously authorized bond amounts from said May 7, 2022 election.

WHEREAS, there has been filed with the District, open to inspection by the public, an August 8, 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 August 8, 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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**SUMMARY OF COSTS ORIGINAL DISTRICT**

**TABLE 2 - MUD UTILITIES AND DRAINAGE PRELIMINARY COST ESTIMATE**

**SUMMARY OF WATER, WASTEWATER, & DRAINAGE COSTS**

<b>COSTRUCTION COSTS</b>	<b>TOTAL</b>
<b>A. Developer Contribution Items</b>	
1. Water	\$ 7,431,000
2. Wastewater	\$ 6,502,500
3. Drainage	\$ 7,682,100
4. Site Work	\$ 949,600
5. Contingencies (20% of Items 1-4)	\$ 4,513,200
6. Engineering Costs (15% of Items 1-5)	\$ 4,061,900
<b>Total Developer Contribution Items</b>	<b>\$31,141,300</b>
<b>B. District Items</b>	
1. Offsite Water	\$11,250,000
2. Offsite Wastewater	\$10,118,100
3. Contingencies (20% Of Items 1-2)	\$ 4,273,600
4. Engineering Costs (15% of Items 1-3)	\$ 3,846,300
5. Land Cost	\$ 500,000
<b>Total District Items</b>	<b>\$29,488,000</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$61,129,300</b>
<b>Inflation Adjustment (10 years @ 3.5% per year)</b>	<b>\$18,039,600</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$79,168,900</b>
<b>NON-CONSTRUCTION COSTS</b>	
<b>A. Legal Fees (2.5% of BIR)</b>	<b>\$ 2,797,500</b>
<b>B. Fiscal Agent Fees (2.0% of BIR)</b>	<b>\$ 2,238,000</b>
<b>C. Interest Costs</b>	
1. Capitalized Interest (2 yrs @ 5.0%)	\$11,190,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 5,595,000
<b>D. Underwriter's Discount (3.0% of BIR)</b>	<b>\$ 3,351,000</b>
<b>E. Creation/Organization</b>	<b>\$ 100,000</b>
<b>F. Bond Application Report Costs</b>	<b>\$ 160,000</b>
<b>G. TCEQ Fee (0.25% of BIR)</b>	<b>\$ 279,800</b>
<b>H. Utility Impact Fees</b>	<b>\$ 5,692,900</b>
<b>I. Attorney General Fee</b>	<b>\$ 111,900</b>
<b>J. Bond Issuance Expenses</b>	<b>\$ 865,000</b>
<b>K. Administration and Operations</b>	<b>\$ 350,000</b>
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$32,731,100</b>
<b>TOTAL BOND ISSUE AMOUNT</b>	<b><u>\$111,900,000</u></b>

**SUMMARY OF COSTS ANNEXED AREA**

**TABLE 2 - MUD UTILITIES AND DRAINAGE PRELIMINARY COST ESTIMATE**

**SUMMARY OF WATER, WASTEWATER, & DRAINAGE COSTS**

<b>CONSTRUCTION COSTS</b>	<b>TOTAL</b>
<b>A. Developer Contribution Items</b>	
1. Water	\$ 6,305,000
2. Wastewater	\$ 7,810,000
3. Drainage	\$11,790,000
4. Site Work	\$ 4,380,000
5. Contingencies (20% of Items 1-4)	\$ 5,967,000
6. Engineering Costs (15% of Items 1-5)	\$ 5,383,000
7. Land Costs	\$ 300,000
<b>Total Developer Contribution Items</b>	<b>\$41,935,000</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$41,935,000</b>
<b>Inflation Adjustment (10 years @ 4.5% per year)</b>	<b>\$23,191,000</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$65,126,000</b>
<b>NON-CONSTRUCTION COSTS</b>	
8. Legal Fees (2.5% of BIR)	\$ 2,687,500
9. Fiscal Agent Fees (2.0% of BIR)	\$ 2,150,000
10. Interest Costs	
A. Capitalized Interest (2 yrs @5.0%)	\$10,750,000
3. Developer Interest (2 yrs @ 2.5%)	\$ 5,375,000
11. Underwriter's Discount (3.0% of BIR)	\$ 3,225,000
12. Creation/Organization	\$ 500,000
13. Bond Application Report Costs	\$ 500,000
14. TCEQ Fee (0.25% of BIR)	\$ 268,700
15. Utility Impact Fees	\$15,200,000
16. Attorney General Fee	\$ 107,500
17. Bond Issuance Expenses	\$ 860,300
18. Administration and Operations	\$ 750,000
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$42,374,000</b>
<b>TOTAL BOND ISSUE AMOUNT</b>	<b><u>\$107,500,000</u></b>

**FINANCIAL SUMMARY**

**SUMMARY OF COSTS TOTAL DISTRICT**

**WATER, WASTEWATER, AND DRAINAGE COSTS**

**TOTAL BOND ISSUE AMOUNT** **\$219,400,000**

WHEREAS, the Board finds that the above estimate of \$219,400,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's utility bonds in the total aggregate amount of \$219,400,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such utility bonds;

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition on the issuance of the District's utility refunding bonds in the total aggregate amount of \$274,250,000 to cover the total amount of the bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such utility refunding bonds;

WHEREAS, there has been filed with the District, open to inspection by the public, an August 8, 2025 engineer's report covering the roadway system, improvements, facilities, plants, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

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

WHEREAS, the August 8, 2025 engineer's report heretofore filed contains an estimate of the cost of the purchase, construction or other acquisition of the proposed works, improvements, facilities, purchase or other acquisition of property, contract rights, rights of use and interests in property, and an estimate of expenses incident thereto, as follows:

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**SUMMARY OF COSTS ORIGINAL DISTRICT**

**TABLE 2 - MUD ROADS PRELIMINARY COST ESTIMATE**

<b>CONSTRUCTION COSTS</b>	<b>TOTAL</b>
<b>A. Developer Contribution Items</b>	
1. Roads	\$ 8,828,900
2. Site Work	\$ 2,000,000
3. Contingencies (20% of Items 1-2)	\$ 1,965,800
4. Engineering Costs (15% of Items 1-3)	\$ 1,769,200
<b>Total Developer Contribution Items</b>	<b>\$14,563,900</b>
<b>B. District Items</b>	
1. Offsite Roads	\$10,312,500
2. Land Costs	\$ 750,000
3. Contingencies (20% Of Items 1-2)	\$ 2,212,500
4. Engineering Costs (15% of Items 1-3)	\$ 1,991,200
<b>Total District Items</b>	<b>\$15,266,200</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$29,830,100</b>
<b>Inflation Adjustment (10 years @ 3.5% per year)</b>	<b>\$ 8,270,000</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$37,802,200</b>
<b>NON-CONSTRUCTION COSTS</b>	
<b>A. Legal Fees (2.5% of BIR)</b>	<b>\$ 1,282,500</b>
<b>B. Fiscal Agent Fees (2.0% of BIR)</b>	<b>\$ 1,026,000</b>
<b>C. Interest Costs</b>	
1. Capitalized Interest (2 yrs @5.0%)	\$ 5,130,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 5,130,000
<b>D. Underwriter's Discount (3.0% of BIR)</b>	<b>\$ 1,539,000</b>
<b>E. Attorney General Fee</b>	<b>\$ 111,900</b>
<b>F. Bond Issuance Expenses</b>	<b>\$ 817,400</b>
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$13,497,800</b>
<b>TOTAL BOND ISSUE AMOUNT</b>	<b><u>\$51,300,000</u></b>

**SUMMARY OF COSTS ANNEXED AREA**

**TABLE 2 - MUD ROADS PRELIMINARY COST ESTIMATE**

<b>CONSTRUCTION COSTS</b>	<b>TOTAL</b>
<b>C. Developer Contribution Items</b>	
5. Roads	\$22,300,000
6. Site Work	\$ 4,200,000
7. Land Costs	\$ 200,000
8. Contingencies (20% of Items 1-2)	\$ 5,340,000
9. Engineering Costs (15% of Items 1-3)	\$ 4,786,000
<b>Total Developer Contribution Items</b>	<b>\$36,826,000</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$36,826,000</b>
<b>Inflation Adjustment (10 years @ 4.5% per year)</b>	<b>\$20,364,000</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$57,190,000</b>
<b>NON-CONSTRUCTION COSTS</b>	
<b>G. Legal Fees (2.5% of BIR)</b>	<b>\$ 1,887,500</b>
<b>H. Fiscal Agent Fees (2.0% of BIR)</b>	<b>\$ 1,510,000</b>
<b>I. Interest Costs</b>	
3. Capitalized Interest (2 yrs @5.0%)	\$ 7,550,000
4. Developer Interest (2 yrs @ 2.5%)	\$ 3,775,000
<b>J. Underwriter's Discount (3.0% of BIR)</b>	<b>\$ 2,265,000</b>
<b>K. Attorney General Fee</b>	<b>\$ 122,500</b>
<b>L. Bond Issuance Expenses</b>	<b>\$ 1,200,000</b>
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$18,310,000</b>
<b>TOTAL BOND ISSUE AMOUNT</b>	<b><u>\$75,500,000</u></b>

**SUMMARY OF COSTS TOTAL DISTRICT**

**MUD ROADWAY PRELIMINARY COST ESTIMATE**

<b>TOTAL BOND ISSUE AMOUNT</b>	<b>\$126,800,000</b>
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WHEREAS, the Board finds that the above estimate of \$126,800,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's road bonds in the total aggregate amount of \$126,800,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such road bonds;

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition of the issuance of the District's road refunding bonds in the total aggregate amount of \$158,500,000 to cover the total amount of bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such road refunding bonds;

WHEREAS, there has been filed with the District, open to inspection by the public, an August 8, 2025 engineer's report covering, with regard to park and recreational facilities in the District, works, improvements, facilities, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

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

WHEREAS, the August 8, 2025 engineer's report heretofore filed contains an estimate of the cost of the purchase, construction, improvement or acquisition of the proposed works, improvements, facilities, purchase or other acquisition of property, contract rights, rights of use and interests in property regarding park and recreational facilities, and an estimate of expenses incident thereto, as follows:

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**SUMMARY OF COSTS ORIGINAL DISTRICT**

**TABLE 2 - MUD PARKS PRELIMINARY COST ESTIMATE**

<b>COSTRUCTION COSTS</b>	<b>TOTAL</b>
<b>A. Developer Contribution Items</b>	
1. Parks	\$ 2,000,000
2. Land Costs	\$ 100,000
3. Contingencies (20% of Items 1-2)	\$ 420,000
4. Engineering Costs (15% of Items 1-3)	\$ 378,000
<b>Total Developer Contribution Items</b>	<b>\$ 2,898,000</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 2,898,000</b>
<b>Inflation Adjustment (10 years @ 3.5% per year)</b>	<b>\$ 1,302,000</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$ 4,200,000</b>
<b>NON-CONSTRUCTION COSTS</b>	
<b>A. Legal Fees (2.5% of BIR)</b>	<b>\$ 150,000</b>
<b>B. Fiscal Agent Fees (2.0% of BIR)</b>	<b>\$ 120,000</b>
<b>C. Interest Costs</b>	
1. Capitalized Interest (2 yrs @5.0%)	\$ 600,000
2. Developer Interest (2 yrs @ 2.5%)	\$ 600,000
<b>D. Underwriter's Discount (3.0% of BIR)</b>	<b>\$ 180,000</b>
<b>E. Attorney General Fee</b>	<b>\$ 50,000</b>
<b>F. Bond Issuance Expenses</b>	<b>\$ 100,000</b>
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 1,800,000</b>
<b>TOTAL BOND ISSUE AMOUNT</b>	<b><u>\$6,000,000</u></b>

**SUMMARY OF COSTS ANNEXED AREA**

**TABLE 2 - MUD PARKS PRELIMINARY COST ESTIMATE**

<b>CONSTRUCTION COSTS</b>	<b>TOTAL</b>
<b>B. Developer Contribution Items</b>	
5. Parks	\$ 4,000,000
6. Land Costs	\$ 500,000
7. Contingencies (20% of Items 1-2)	\$ 900,000
8. Engineering Costs (15% of Items 1-3)	\$ 810,000
<b>Total Developer Contribution Items</b>	<b>\$ 6,210,000</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 6,210,000</b>
<b>Inflation Adjustment (10 years @ 4.5% per year)</b>	<b>\$ 3,433,000</b>
<b>TOTAL CONSTRUCTION COSTS W/INFLATION</b>	<b>\$ 9,643,000</b>
<b>NON-CONSTRUCTION COSTS</b>	
<b>G. Legal Fees (2.5% of BIR)</b>	<b>\$ 317,500</b>
<b>H. Fiscal Agent Fees (2.0% of BIR)</b>	<b>\$ 254,000</b>
<b>I. Interest Costs</b>	
3. Capitalized Interest (2 yrs @5.0%)	\$ 1,270,000
4. Developer Interest (2 yrs @ 2.5%)	\$ 635,000
<b>J. Underwriter's Discount (3.0% of BIR)</b>	<b>\$ 381,000</b>
<b>K. Attorney General Fee</b>	<b>\$ 75,000</b>
<b>L. Bond Issuance Expenses</b>	<b>\$ 124,500</b>
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 3,057,000</b>
<b>TOTAL BOND ISSUE AMOUNT</b>	<b><u>\$12,700,000</u></b>

**SUMMARY OF COSTS TOTAL DISTRICT**

**MUD PARKS PRELIMINARY COST ESTIMATE**

<b>TOTAL BOND ISSUE AMOUNT</b>	<b><u>\$18,700,000</u></b>
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WHEREAS, the Board finds that the above estimate of \$18,700,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's park and recreational facilities bonds in the total aggregate amount of \$18,700,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such park and recreational facilities bonds;

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition of the issuance of the District's park and recreational facilities refunding bonds in the total aggregate amount of \$23,375,000 to cover the total amount of bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such park and recreational facilities refunding bonds;

WHEREAS, the Board of Directors of the District has determined that in accordance with Texas Election Code, Section 3.009(b)(5), based on market conditions at the time of adoption of this Order, the estimated tax rate if the debt obligations are authorized is \$0.75 per \$100 valuation, or the maximum interest rate of the debt obligations or any series of the debt obligations;

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

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

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

WHEREAS, pursuant to Chapter 49.107, Texas Water Code, the Board has determined that it is appropriate to conduct the utility bonds, the utility refunding bonds, the road bonds, the road refunding bonds, the park and recreational facilities bonds and the park and recreational facilities refunding bonds and to order said elections; and

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

**BE IT ORDERED BY THE BOARD OF DIRECTORS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT THAT:**

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

Section 2: An election shall be held on November 4, 2025, between the hours of 7:00 a.m. and 7:00 p.m. at all regular election day polling locations within Travis County, Texas designated by the Travis County Elections Administrator and approved by the Travis County Commissioners Court, including the county's regular election precinct that serves the District, as required by Section 42.0621 of the Texas Election Code, such detailed list of election day polling places being set out in the attached Exhibit "B", at which time the following propositions shall be submitted to the voters:

### **PROPOSITION A**

"SHALL THE BOARD OF DIRECTORS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$219,400,000 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 CREEDMOOR MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$274,250,000 MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BONDS OF THE DISTRICT PREVIOUSLY ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING OR OTHERWISE ACQUIRING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND DRAINAGE AND STORM SEWER SYSTEM FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, OR OTHER ACQUISITION OF SUCH WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, DRAINAGE AND STORM SEWER SYSTEM, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO AND SUCH EXPENSES AS ARE INCIDENTAL TO THE ORGANIZATION, ADMINISTRATION, AND FINANCING OF THE DISTRICT WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER'S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT WITHOUT LIMIT AS TO RATE OR AMOUNT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?"

### **PROPOSITION C**

"WHETHER OR NOT THE BONDS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$126,800,000, IN CONFORMITY WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, PARTICULARLY SECTION 52 OF ARTICLE III OF THE CONSTITUTION AND LAWS ENACTED PURSUANT THERETO, FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING AND OPERATING MACADAMIZED, GRAVELED OR PAVED ROADS AND TURNPIKES, OR IN AID THEREOF, WITHIN THE BOUNDARIES OF SAID DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN CREEDMOOR MUNICIPAL UTILITY DISTRICT, SUCH BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALLY OR OTHERWISE NOT MORE THAN FORTY (40) YEARS FROM THEIR DATE AND TO BEAR INTEREST AT SUCH RATE OR RATES (NOT TO EXCEED THE MAXIMUM RATE PERMITTED BY LAW AT THE TIME OF ISSUANCE OF THE BONDS) AS IN ITS DISCRETION THE BOARD OF DIRECTORS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT SHALL DETERMINE AND SHALL AD VALOREM TAXES BE LEVIED ON ALL TAXABLE PROPERTY IN SAID DISTRICT SUBJECT TO TAXATION FOR THE PURPOSE OF PAYING THE INTEREST ON SAID BONDS AND TO PROVIDE A SINKING FUND FOR THEIR REDEMPTION AT MATURITY?"

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

### **PROPOSITION D**

"WHETHER OR NOT THE BONDS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$158,500,000 IN CONFORMITY WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, PARTICULARLY SECTION 52 OF ARTICLE III OF THE CONSTITUTION AND LAWS ENACTED PURSUANT THERETO, FOR

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

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

#### **PROPOSITION E**

"SHALL THE BOARD OF DIRECTORS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$18,700,000 MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY

SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING AND IMPROVING PARK AND RECREATIONAL FACILITIES FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, ACQUISITION, OR IMPROVEMENT OF SUCH PARK AND RECREATIONAL FACILITIES, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER'S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?"

**PROPOSITION F**

"SHALL THE BOARD OF DIRECTORS OF CREEDMOOR MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$23,375,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BONDS OF THE DISTRICT PREVIOUSLY ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING AND IMPROVING PARK AND RECREATIONAL FACILITIES FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, ACQUISITION, OR IMPROVEMENT OF SUCH PARK AND RECREATIONAL

FACILITIES, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER’S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT WITHOUT LIMIT AS TO RATE OR AMOUNT FOR SUCH A PERIOD OF TIME AS THE BOARD OF DIRECTORS DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?"

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

**CREEDMOOR MUNICIPAL UTILITY DISTRICT**

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

**November 4, 2025**

**OFFICIAL BALLOT**

**CREEDMOOR MUNICIPAL UTILITY DISTRICT  
PROPOSITION A**

For	The Issuance of \$219,400,000 Utility Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Bonds by Creedmoor Municipal Utility District
Against	

**CREEDMOOR MUNICIPAL UTILITY DISTRICT  
PROPOSITION B**

For	The Issuance of \$274,250,000 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Refunding Bonds by Creedmoor Municipal Utility District
Against	

**CREEDMOOR MUNICIPAL UTILITY DISTRICT  
PROPOSITION C**

For	The Issuance of \$126,800,000 Road Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Bonds by Creedmoor Municipal Utility District
Against	

**CREEDMOOR MUNICIPAL UTILITY DISTRICT  
PROPOSITION D**

For	The Issuance of \$158,500,000 Road Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Refunding Bonds by Creedmoor Municipal Utility District
Against	

**CREEDMOOR MUNICIPAL UTILITY DISTRICT  
PROPOSITION E**

For	The Issuance of \$18,700,000 Park and Recreational Facilities Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Park and Recreational Facilities Bonds by Creedmoor Municipal Utility District
Against	

**CREEDMOOR MUNICIPAL UTILITY DISTRICT  
PROPOSITION F**

For	The Issuance of \$23,375,000 Park and Recreational Facilities Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Park and Recreational Facilities Refunding Bonds by Creedmoor Municipal Utility District
Against	

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

Section 5: The election will be conducted under an Election Contract and Joint Election Agreement with Travis County, Texas (collectively, the "Election Agreement") and other political subdivisions participating in the joint November 4, 2025 elections handled through Travis County, Texas elections office.

Section 6: Early voting by personal appearance shall be conducted at the Main Early Voting Location, Travis County Clerk's Office, 5501 Airport Blvd., Austin, Texas 78751, and the additional early voting locations on the dates and times designated by the Travis County Clerk ("Elections Officer") designated in the Election Agreement and attached hereto as Exhibit "C", all of which locations are designated as public places within Travis County, Texas. The Elections Officer shall appoint qualified Clerks for early voting for said election.

Pursuant to the terms of the Election Agreement, the District hereby appoints Rachel Natasha Roy, as the District's Regular Early Voting Clerk to who applications for early voting ballots by mail may be sent. Please address such applications to: Rachel Natasha Roy, Regular Early Voting Clerk, Creedmoor MUD, 600 West 5<sup>th</sup> Street, Suite 900, Austin, Texas 78701, who will forward the applications on to the Joint Early Voting Clerk designated in the Election Agreement.

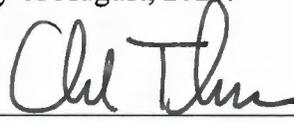
Section 7: Notice of the election shall be provided and the election held and conducted and returns made to the Board of Directors and canvassed all in accordance with the Texas Election Code, as modified by Chapter 49, Texas Water Code or the District Act.

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

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

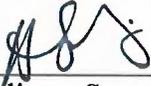
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PASSED and APPROVED this 14<sup>th</sup> day of August, 2025.



Charles Thompson, President  
Board of Directors  
Creedmoor Municipal Utility District

ATTEST:



Heron Salinas, Secretary  
Board of Directors  
Creedmoor Municipal Utility District

[DISTRICT SEAL]



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

Creedmoor Municipal Utility District  
Travis County, Texas

D&A Job No. 25002622.001A  
April 4, 2025

**TRACT 1**

**BEING A 134.0-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, SAID 134.0-ACRE TRACT BEING COMPRISED OF FOUR (5) TRACTS: 1) THE REMAINDER OF A CALLED 134.000-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2023132871 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], 2) A CALLED 47.62-ACRE TRACT, CONVEYED TO KL LB BUY 2 LLC, RECORDED IN DOCUMENT NUMBER 2024072053 [O.P.R.T.C.T.], 3) A CALLED 0.3592-ACRE TRACT, CONVEYED TO CREEDMOOR MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NUMBER 2024060646 [O.P.R.T.C.T.], 4) A CALLED 2.5221-ACRE TRACT, DESCRIBED AS RIGHT-OF-WAY DEDICATION, CONVEYED TO TRAVIS COUNTY, RECORDED IN DOCUMENT NUMBER 2024053921 [O.P.R.T.C.T.]; AND 5) A TRACT 1, A CALLED 38.82-ACRE TRACT AND TRACT 2 A CALLED 32.25-ACRE TRACT CONVEYED TO BUTLER EQUITY HOLDINGS, LTD. (51.5%), BUTLER FAMILY PARTNERSHIP, LTD. (41.5%) , AND WILLIAM M. HARRISS (7.0%) AS RECORDED IN DOCUMENT NUMBER 2024142164 [O.P.R.T.C.T.]; SAID 134.0-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with cap stamped “CSCI” found in the existing northeast right-of-way of Old Lockhart Rd., a variable width right-of-way, for the southwest corner of said remainder of a called 134.000-acre tract, for the southeast corner of a tract of land conveyed to CL Thomas Holdings, LLC, recorded in 2014173787, [O.P.R.T.C.T.] and for the southwest corner of the tract described herein;

**THENCE**, N26°52'37"E, with the common line of said remainder of a called 134.000-acre tract, and said CL Thomas Holdings, LLC tract, for a distance of 704.95 feet to a 1/2-inch iron rod with cap stamped “CSCI” found in the existing southwest right-of-way of State Highway 45, a variable width right-of-way, for the northwest corner of said remainder of a called 134.000-acre tract, for the northeast corner of said CL Thomas Holdings, LLC tract and for the northwest corner of the tract described herein;

**THENCE** with the existing southwest right-of-way of said SH 45 and with the northeasterly line of said remainder of a called 134.000-acre tract, the following four (4) courses:

- 1) S71°11'34"E, for a distance of 50.52 feet to a 1/2-inch iron rod with cap stamped “DOUCET” found for an angle corner of the tract described herein,
- 2) S74°22'34"E, for a distance of 225.05 feet to a 1/2-inch iron rod with cap stamped “CSCI” found for an angle corner of the tract described herein,
- 3) S76°45'52"E, for a distance of 237.79 feet to a brass disk stamped “TXDOT” in concrete found for the beginning of a curve to the left, and for an angle corner of the tract described herein, and
- 4) With said curve to the left, having an arc length of 118.32 feet, a radius of 4,174.50 feet, a delta angle of 01°37'26", and a chord which bears S73°59'30"E, for a distance of 118.32 feet to a brass disk stamped “TXDOT” in concrete found for the northwest corner of said 47.62-acre tract and for an angle corner of the tract described herein;

(CONTINUED ON NEXT PAGE)

**THENCE** with the existing southwest right-of-way of said SH 45, partially with the northeasterly line of said 47.62-acre tract and partially with the northeasterly line of said 0.3592-acre tract, along said curve to the left, having an arc length of 1,673.82 feet, a radius of 4,174.50 feet, a delta angle of  $22^{\circ}58'24''$ , and a chord which bears  $S86^{\circ}17'26''E$ , for a distance of 1,662.63 feet to a brass disk stamped "TXDOT" in concrete found for a corner in the northeasterly line of said 0.3592-acre tract and for an angle corner of the tract described herein;

**THENCE** with the existing southwest right-of-way of said SH 45 and with the northeasterly line of said remainder of a called 134.000-acre tract, the following three (3) courses:

- 1)  $N82^{\circ}15'38''E$ , partially with the northeasterly line of said 0.3592-acre tract, for a distance of 380.70 feet to a brass disk stamped "TXDOT" in concrete found for the beginning of a curve to the left, and for an angle corner of the tract described herein,
- 2) With said curve to the left, having an arc length of 882.95 feet, a radius of 12,000.00 feet, a delta angle of  $04^{\circ}12'57''$ , and a chord which bears  $N84^{\circ}14'43''E$ , for a distance of 882.75 feet to a brass disk stamped "TXDOT" in concrete found for an angle corner of the tract described herein, and
- 3)  $N56^{\circ}48'23''E$ , for a distance of 73.22 feet to a 1/2-inch iron rod with cap stamped "FOREST" found for the most northern northeast corner of said remainder of a called 134.00-acre tract, for the west corner of a called 0.682-acre tract, conveyed to Chad Dobbs, recorded in Document Number 2018156843 [O.P.R.T.C.T.] and for the most northern northeast corner of the tract described herein;

**THENCE**,  $S59^{\circ}42'31''E$ , with the common line of said remainder of a called 134.00-acre tract and said 0.682-acre tract, for a distance of 277.49 feet to a 1/2-inch iron pipe found for the south corner of said 0.682-acre tract, for the west corner of a called 11.05-acre tract, conveyed to 5909 Old Lockhart Road Ltd, recorded in Document Number 2024116586, [O.P.R.T.C.T.] and for an angle corner of the tract described herein;

**THENCE**,  $S59^{\circ}57'30''E$ , with the common line of said remainder of a called 134.00-acre tract and said 11.05-acre tract, for a distance of 770.01 feet to a 1/2-inch iron pipe found for the east corner of said remainder of a called 134.00-acre tract, for the south corner of said 11.05-acre tract, same point being in the northwest line of a called 22.325-acre tract, described as Tract I, conveyed to 5909 Old Lockhart Road Ltd, A Texas Limited Liability Company, recorded in Document Number 2024116586 [O.P.R.T.C.T.] and for the east corner of the tract described herein;

**THENCE**,  $S42^{\circ}13'28''W$ , partially with the southeast line of said remainder of a called 134.00-acre tract and partially with the southeast line of said 2.5221-acre tract, for a distance of 2,266.28 feet to a calculated point in the existing northeast right-of-way of Old Lockhart Rd., for the southeast corner of said 2.5221-acre tract and for the southeast corner of the tract described herein;

**THENCE**,  $N63^{\circ}07'07''W$ , with the southwest line of said 2.5221-acre tract, for a distance of 3,685.84 feet to the **POINT OF BEGINNING** of the tract described herein and containing 134.0-acres more or less.

(CONTINUED ON NEXT PAGE)

“Exhibit “A”

**TRACT 2**

**DESCRIPTION OF 78.9-ACRE TRACT, SITUATED IN THE WILLIAM P. CORBIN LEAGUE, SURVEY NO. 7, ABSTRACT NUMBER 159, TRAVIS COUNTY, TEXAS, SAID 78.9-ACRE TRACT BEING COMPRISED OF FOUR (4) TRACTS: 1) A CALLED 76.94-ACRE TRACT, CONVEYED TO KL LB BUY 2 LLC, RECORDED IN DOCUMENT NUMBER 2024110640 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], 2) A CALLED 0.2441-ACRE TRACT, DESCRIBED AS “LIFT STATION”, CONVEYED TO CREEDMOOR MUNICIPAL UTILITY DISTRICT, RECORDED IN DOCUMENT NUMBER 2024087822 [O.P.R.T.C.T.], 3) A CALLED 0.4615-ACRE TRACT, DESCRIBED AS “R.O.W. DEDICATION, CONVEYED TO CITY OF CREEDMOOR, TEXAS, RECORDED IN DOCUMENT NUMBER 2024099603 [O.P.R.T.C.T.], AND 4) A CALLED 1.3013-ACRE TRACT DESCRIBED AS “RIGHT-OF-WAY DEDICATION”, CONVEYED TO TRAVIS COUNTY, RECORDED IN DOCUMENT NUMBER 2024053920 [O.P.R.T.C.T.], SAID 78.9-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with cap stamped “CSCI” found for the northwest corner of said 1.3013-acre tract, same point located at the previously established intersection of F.M. 1625, also known as Williamson Road, a variable width right-of-way, and the existing southwest right-of-way line of Old Lockhart Road, a variable width right-of-way, for the northwest corner of the tract described herein;

**THENCE** S63°21’38”E, with the northeast line of said 1.3013-acre tract, a distance of 2,802.88 feet to a 1/2-inch iron rod with cap stamped “CSCI” found for the northeast corner of said 1.3013-acre tract, for the northwest corner of the remainder of Tract 1 a called 7.728-acre tract, conveyed to James Allen Elza Jr. And Mattie Danay Elza, recorded in Document Number 2024117745 [O.P.R.T.C.T.], and for the northeast corner of the tract described herein;

**THENCE** with the southeast line of said 76.94-acre tract, the following four (4) courses:

- 1) S42°00’48”W, partially with the southeast line of said 1.3013-acre tract and with the northwest line of said remainder of a called 7.728-acre tract, for a distance of 786.86 feet to a 1/2-inch iron rod with cap stamped “CSCI” found for an angle corner of the tract described herein,
- 2) S41°41’47”W, continuing partially with the northwest line of said remainder of a called 7.728-acre tract and partially with the northwest line of a called 2.728-acre tract conveyed to George A. Soria, recorded in Volume 10335, Page 141 of the Real Property Records of Travis County, Texas [R.P.R.T.C.T.], being further described in Volume 7349, Page 558 of the R.P.R.T.C.T., for a distance of 462.17 feet to a 1/2-inch iron rod with cap stamped “DOUCET” found for an angle corner of the tract described herein,
- 3) S42°11’22”W, with the northwest line of said 2.728-acre tract, for a distance of 315.62 feet to a 1/2-inch iron rod with cap stamped “CSCI” found for an angle corner of the tract described herein, and
- 4) S42°19’28”W, continuing with the northwest line of said 2.728-acre tract, for a distance of 302.87 feet to a 1/2-inch iron rod found in the existing northeast right-of-way line of Turnersville Road, a variable width right-of-way, and for the south corner of the tract described herein;

**THENCE**, N62°20’06”W, with the existing northeast right-of-way line of said Turnersville Road, being the southwest line of said 76.94-acre tract, a distance of 1,136.40 feet to a 1/2-inch iron rod found for the southeast corner of a called 1.82-acre tract conveyed to Richard Schmidt, recorded in Document Number 2021214488 of the O.P.R.T.C.T. and for the southwest corner of the tract described herein;

**(CONTINUED ON NEXT PAGE)**

**THENCE** with the west line of said 76.94-acre tract, the following five (5) courses:

- 1) N00°31'16"W, partially with the east line of said 1.82-acre tract and partially with the east line of the remainder of a called 4.00-acre tract conveyed to Richard P. Schmidt, recorded in Document Number 2019020106 [O.P.R.T.C.T.], for a distance of 618.16 feet to a 1/2-inch iron pipe found for the northeast corner of said remainder of a called 4.00-acre tract, same point being in the south line of the remainder of a called 2.00-acre tract conveyed to Jorge Ruiz Sanchez, recorded in Document Number 2006008601 [O.P.R.T.C.T.] and for an angle corner of the tract described herein,
- 2) S64°30'23"E, with the south line of said remainder of a called 2.00-acre tract, for a distance of 42.12 feet to a 1-inch iron pipe found for an angle corner of the tract described herein,
- 3) N11°56'35"E, with the east line of said remainder of a called 2.00-acre tract, for a distance of 311.13 feet to a 1/2-inch iron rod with cap stamped “DOUCET” found for an angle corner of the tract described herein,
- 4) N03°39'05"E, continuing with the east line of said remainder of a called 2.00-acre tract, for a distance of 278.79 feet to a 3/4-inch iron rod found for an angle corner of the tract described herein, from which a 3/4-inch iron pipe found bears N01°32'38"E, a distance of 0.16 feet and
- 5) N86°52'36"W, partially with the north line of a called 1.50-acre tract conveyed to Valentin Benitez Benitez, recorded in Document Number 2014109464 of the O.P.R.T.C.T. and partially with the south line of said 0.4615-acre tract, for a distance of 354.76 feet to a 3/4-inch iron rod found for the northwest corner of said 1.50-acre tract and for an angle corner of the tract described herein;

**THENCE**, N00°34'33"W, with the west line of said 0.4615-acre tract, a distance of 914.71 feet to the **POINT OF BEGINNING** of the tract described herein and containing 78.9 acres more or less.

### TRACT 3

**BEING A 97.57-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, AND OUT OF THE SAMUEL LITTLE SURVEY, ABSTRACT NUMBER 480, SECTION 3, TRAVIS COUNTY, TEXAS, SAID 97.57-ACRE TRACT BEING COMPRISED OF FIVE (5) TRACTS: 1) A CALLED 11.05-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], 2) A CALLED 22.325-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, TRACT 1, RECORDED IN DOCUMENT NUMBER 2024116586 [O.P.R.T.C.T.], 3) A CALLED 24.00-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 [O.P.R.T.C.T.], 4) A CALLED 17.58-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024116586 [O.P.R.T.C.T.], AND 5) A CALLED 22.59-ACRE TRACT, CONVEYED TO 5909 OLD LOCKHART ROAD, LTD, RECORDED IN DOCUMENT NUMBER 2024081784 [O.P.R.T.C.T.], SAID 97.57-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found in the existing southerly right-of-way of State Highway (S.H.) 45, a variable width right-of-way, for the northwest corner of said 11.05-acre tract, for the northeast corner of a called 0.682-acre, described as Parcel 2, conveyed to Chad Doobs recorded in Document Number 2018156843, [O.P.R.T.C.T.] and for the northwest corner of the tract described herein;

(CONTINUED ON NEXT PAGE)

**THENCE** with the existing southerly right-of-way line of S.H. 45, a variable width right-of-way, the following ten (10) courses:

- 5) N82°15'48"E, with the northerly line of said 11.05-acre tract, for a distance of 1,240.87 feet to a Texas Department of Transportation (TXDOT), TYPE II brass disk monument found for the northeast corner of said 11.05-acre tract, same point being in the northwest line of said 22.325-acre tract (Tract 1), and for an angle corner of the tract described herein,
- 6) N43°21'05"E, with the northerly line of said 22.325-acre tract (Tract 1), for a distance of 7.44 feet to a fence corner post found for the north corner of said 22.325-acre tract (Tract 1) and for an angle corner of the tract described herein,
- 7) S48°42'39"E, continuing with the northerly line of said 22.325-acre tract (Tract 1), for a distance of 36.91 feet to a Texas Department of Transportation (TXDOT), TYPE II brass disk monument found for the northwest corner of said 24.00-acre tract and for an angle corner of the tract described herein,
- 8) N81°06'19"E, with the northerly line of said 24.00-acre tract, for a distance of 598.62 feet to a 1/2-inch iron rod with cap stamped "Brusell" found for the beginning of a curve to the right, and for an angle corner of the tract described herein,
- 9) With said curve to the right, continuing with the northerly line of said 24.00-acre tract, defined by a radius of 4,000.00 feet, an arc length of 381.22 feet, a delta angle of 05°27'38", and a chord which bears N81°55'44"E, a distance of 381.08 feet to a 1/2-inch iron rod with cap stamped "Brusell" found for the beginning of a curve to the right, for the northeast corner of said 24.00-acre tract, for the northwest corner of said 17.58-acre tract and for an angle corner of the tract described herein,
- 10) With said curve to the right, with the northerly line of said 17.58-acre tract, defined by a radius of 4,000.00 feet, an arc length of 701.38 feet, a delta angle of 10°02'48", and a chord which bears N89°41'05"E, a distance of 700.48 feet to a 1/2-inch iron rod with cap stamped "Brusell 6349" found for an angle corner of the tract described herein,
- 11) S81°10'12"E, continuing with the northerly line of said 17.58-acre tract, for a distance of 379.17 feet to a 1/2-inch iron rod with cap stamped "Brusell 6349" found for an angle corner of the tract described herein,
- 12) S80°18'34"E, continuing with the northerly line of said 17.58-acre tract, for a distance of 789.34 feet to a Texas Department of Transportation (TXDOT), TYPE II brass disk monument found for the northeast corner of said 17.58-acre tract, for the northwest corner of said 22.59-acre tract and for an angle corner of the tract described herein,
- 13) S72°31'35"E, with the northerly line of said 22.59-acre tract, for a distance of 973.73 feet to a Texas Department of Transportation (TXDOT), TYPE II brass disk monument found for an angle corner of the tract described herein, and
- 14) N76°54'11"E, continuing with the northerly line of said 22.59-acre tract, for a distance of 352.17 feet to a Texas Department of Transportation (TXDOT), TYPE II brass disk monument found for the northeast corner of said 22.59-acre tract, for the northwest corner of a called 209.504-acre tract, described as Tract 1, as conveyed to Austin 214 Partners LTD, recorded in Document Number 2021240615 [O.P.R.T.C.T.] and for the northeast corner of the tract described herein;

**THENCE** S43°03'42"W, with the southeast line of said 22.59-acre tract and with the northwest line of said 209.504-acre tract, for a distance of 1,349.89 feet to a 1/2" iron rod found for the south corner of said 22.59-acre tract, being an angle corner in the west line of said 209.504-acre tract and for an angle corner of the tract described herein;

(CONTINUED ON NEXT PAGE)

**THENCE** N47°22'12"W, with the southwest line of said 22.59-acre tract, partially with the northeast line of said 209.504-acre tract, partially with the north line of a called 17.57-acre tract, referred to as Tract 2 and partially with the north line of a called 62.0-acre tract, referred to as Tract 1, both conveyed to John Thomas Luna, and recorded in Document Number 2004139358 [O.P.R.T.C.T.], and partially along the north line of a called 49.033-acre tract, conveyed to Sequitur Holding, LLC, a Texas Limited Liability Company, and recorded in Document Number 2022070914 [O.P.R.T.C.T.], passing at a distance of 247.62 feet, a 1/2" iron rod found for an angle point in the west line of said 209.504-acre tract, being the northeast corner of said 17.57-acre tract, and continuing for a total distance of 1,073.51 feet to a 3/8" iron rod found in the north line of said 49.033-acre tract, for the southwest corner of said 22.59-acre tract, and for the south corner of said 62.00-acre tract, referred to as Tract 1 and for an angle corner of the tract described herein,

**THENCE** with the common line of said 17.57-acre tract and said 49.033-acre tract, for the following two (2) courses:

- 1) N46°53'18"W, for a distance of 380.37 feet to a 1/2-inch iron rod found, for an angle corner of the tract described herein, and
- 2) S42°41'59"W, for a distance of 544.38 feet to a 1/2-inch iron rod with cap stamped “B. Russell 6349” found for a southwesterly corner of said 17.58-acre tract, for the east corner of said 24.00-acre tract and for an angle point of the tract described herein;

**THENCE** with the common line of said 24.00-acre tract and said 49.033-acre tract, for the following two (2) courses:

- 1) S42°40'02"W, for a distance of 694.91 feet to a 3/4-inch iron rod found for the south corner of said 24.00-acre tract and for an angle point of the tract described herein, and
- 2) N47°48'32"W, for a distance of 123.58 feet to a 1/2-inch iron rod found, for an angle point of the tract described herein;

**THENCE** N47°28'51"W, with the southwesterly line of said 24.00-acre tract and with the northerly line of a tract conveyed to Austin Aquaplex P.U.D., as recorded in Volume 87, Page 100A of the Plat Records of Travis County, Texas [P.R.T.C.T.], for a distance of 754.80 feet to a 1/2-inch iron rod found (leaning), for the north corner of said Austin Aquaplex P.U.D. tract, for the east corner of said 22.325-acre tract (Tract 1) and for an angle corner of the tract described herein;

**THENCE** S42°17'04"W, with the common line of said 22.312-acre tract and said Austin Aquaplex P.U.D. tract, for a distance of 1,107.15 feet to a 1/2" iron rod found with G&S Surveying cap for the south corner of said 22.312-acre tract (Tract 1), for the east corner of a called 22.325-acre tract, referred to as Tract II, conveyed to JMLJ, LLC, as recorded in Document Number 2017146247 [O.P.R.T.C.T.], being the remainder of the a called 66.98-acre tract, conveyed to James W. Fox Family Trust, recorded in Document Number 2013060139 [O.P.R.T.C.T.], being further described in Document Number 1999080028 [O.P.R.T.C.T.], and for an angle corner of the tract described herein;

**THENCE** N47°52'33"W, with the common line of said 22.312-acre tract (Tract 1) and said 22.325-acre tract referred to as Tract II, for a distance of 873.56 feet to a 1/2" iron rod with G&S Surveying cap found, for an angle point in the east line of the called 32.25-acre tract, referred to as Tract II, and for an angle corner of the tract described herein;

(CONTINUED ON NEXT PAGE)

**THENCE** N42°13'28"E, with the common line of said 22.312-acre tract (Tract 1) and said remainder of a called 134.000-acre tract, for a distance of 112.72 feet to a 1/2" iron pipe found, for the northeast corner of said remainder of a called 134.000-acre tract for the southeast corner of said called 11.05-acre tract, and for an angle point of the tract described herein;

**THENCE** N59°57'30"W, with the south line of said 11.05-acre tract, for a distance of 770.01 feet to a 1/2-inch iron pipe found for the south corner of said 0.682-acre tract, referred to as parcel 2, and for the west corner of the tract described herein;

**THENCE** N29°14'41"E, with the west line of said 11.05-acre tract and the east line of said 0.682-acre tract, for a distance of 214.31 feet to the **POINT OF BEGINNING** of the tract described herein and containing 97.57-acres more or less.

#### TRACT 4

**BEING A 47.53-ACRE TRACT OUT OF THE ELIJAH CAPLES SURVEY, ABSTRACT NUMBER 155, SECTION 7, TRAVIS COUNTY, TEXAS, SAID 47.53-ACRE TRACT BEING ALL OF THAT 47.53-ACRE TRACT, CONVEYED TO CREEDMOOR PORTER 48 LTD, A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2024096031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], BEING FURTHER DESCRIBED AS ALL OF TWO (2) TRACTS OF LAND: 1) TRACT 1: A CALLED 0.601-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO KATHERIN E. PORTER, RECORDED IN DOCUMENT NUMBER 2023001010 [O.P.R.T.C.T.], AND 2) TRACT 2: A CALLED 47.86-ACRE TRACT [CALCULATED 46.93 ACRES], DESCRIBED AS TRACT 2, CONVEYED TO JOHN KNOX TYSON, RECORDED IN DOCUMENT NUMBER 2018054570 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], DESCRIBED IN VOLUME 12348, PAGE 71 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS [R.P.R.T.C.T.]; SAID 47.53-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with cap stamped “Lenz & Assoc.” found, in the existing southwest right-of-way (R.O.W.) line of F.M. 1327, a 80' width right-of-way, (C.S.J. 1377-01-002), recorded in Volume 1280, Pages 1-3 of Deed Records of Travis County, Texas [D.R.T.C.T.], same point for the northeast corner of Lot 1, Creedmoor 43 Subdivision, as recorded in Document Number 202300038 [O.P.R.T.C.T.], and for the northwest corner of the tract described herein;

**THENCE**, with the common line of said F.M. 1327 and said 47.86-acre tract, the following three (3) courses:

- 1) S59°57'29"E, for a distance of 514.08 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set, for the beginning of a curve to the left of the tract described herein,
- 2) With a curve to the left, having an arc length of 543.41 feet, a radius of 1,949.86 feet, a delta angle of 15°58'05", and a chord which bears S67°56'54"E, for a distance of 541.66 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set, for the northeast corner of said 47.86-acre tract, for the northwest corner of said 0.601-acre tract and for the northeast corner of the tract described herein, and

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- 3) With the north line of said 0.601-acre tract, along a curve to the left, having an arc length of 35.51 feet, a radius of 1,949.86 feet, a delta angle of  $01^{\circ}02'36''$ , and a chord which bears  $S76^{\circ}27'14''E$ , for a distance of 35.51 feet to a 1/2-inch iron rod found, for the northeast corner of said 0.601-acre tract, for the northwest corner of a called 6.00-acre tract conveyed to Justin Gutierrez and Juan Thomas Gutierrez, recorded in Document Number 2011058720 [O.P.R.T.C.T.] and for the northeast corner of the tract described herein;

**THENCE**,  $S29^{\circ}27'15''W$ , with the common line of said 0.601-acre tract and said 6.00-acre tract, for a distance of 1,027.36 feet to a 1/2-inch iron rod with cap stamped “CBD 5780” found for the southeast corner of said 0.601-acre tract, same point being in the north line of a called 34.698-acre tract conveyed to Daniel A. Mosser and Kathleen A. Mosser, as well as Mary K. Mosser, recorded in Document Number 2022124759 [O.P.R.T.C.T.], same point for the southwest corner of said 6.00-acre tract and for an angle corner of the tract described herein;

**THENCE**,  $N88^{\circ}16'39''W$ , with the common line of said 0.601-acre tract and said 34.698-acre tract, for a distance of 18.85 feet to a 1/2-inch iron rod found in the southeast line of said 47.86-acre tract, for the southwest corner of said 0.601-acre tract and for an angle corner of the tract described herein;

**THENCE**,  $S28^{\circ}28'46''W$ , with the southeast line of said 47.86-acre tract and with the northwest line of said 34.698-acre tract, for a distance of 1,123.24 feet to a 1/2-inch iron rod found for the southeast corner of said 47.86-acre tract, for the southwest corner of said 34.698-acre tract, same point being in the northeast line of a called 88.570-acre tract conveyed to Allen Lee Click, recorded in Document Number 2011098266 [O.P.R.T.C.T.] and for the southeast corner of the tract described herein;

**THENCE**, with the common line of said 47.86-acre tract and said 88.570-acre tract, the following two (2) courses:

- 1)  $N71^{\circ}23'28''W$ , for a distance of 487.06 feet to a 1/2-inch iron rod found for an angle corner of the tract described herein, and
- 2)  $N19^{\circ}12'24''W$ , for a distance of 635.32 feet to a 1/2-inch iron rod found for the south corner of a called 5.074-acre tract conveyed to the City of Creedmoor, recorded in Document Number 2019068110 [O.P.R.T.C.T.], for the southwest corner of said 47.86-acre tract and for the southwest corner of the tract described herein;

**THENCE**,  $N25^{\circ}08'41''E$ , with the northwest line of said 47.86-acre tract and with the southeast line of Lots 1, 2 and 4, Creedmoor 43 Subdivision, for a distance of a distance of 1,761.95 feet to the **POINT OF BEGINNING** of the tract described herein and containing 47.53-acres more or less.

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“Exhibit “A”

Notes:

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00002 using CP 1 as the point of origin. Units: U.S. Survey Feet.

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

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



04/08/2025

Christopher W. Terry  
Registered Professional Land Surveyor  
Texas Registration No. 6649  
Doucet and Associates, Inc.  
CTerry@Kleinfelder.com  
TBPELS Firm Registration No. 10194551

Date



**EXHIBIT "B"**

(List of November 4, 2025 Regular Election Day Polling Locations)

[TO BE INSERTED ONCE AVAILABLE]

**EXHIBIT “C”**

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

[TO BE INSERTED ONCE AVAILABLE]

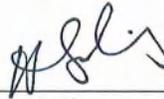
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

CREEDMOOR MUNICIPAL UTILITY DISTRICT §

I, the undersigned Secretary of the Board of Directors of the Creedmoor Municipal Utility District, certify that the attached and foregoing is a true and correct copy of the Order Approving Engineering Reports and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facilities Bond Election and Park and Recreational Facilities Refunding Bond Election, and an excerpt of the Minutes of the meeting of the Board of Directors showing adoption and passage thereof; and the original of said order and minute entry is on file in the District's Office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT THIS 14<sup>th</sup> day of August, 2025.



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Heron Salinas  
Secretary, Board of Directors  
Creedmoor Municipal Utility District

(DISTRICT SEAL)

