

ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY

TO: THE BOARD OF DIRECTORS OF ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Section 551, that the Temporary Board of Directors of Ensenadas Municipal Utility District of Travis County will hold an Organizational Meeting on Friday, January 9, 2026, at 1:00 p.m. at 18700 Austin Blvd., Lago Vista, TX 78645, which is within the boundary of the District for the following purposes:

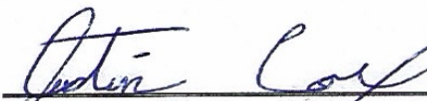
1. Public communication and comments;
2. Review and acknowledge the Order Granting the Petition for Creation of Ensenadas Municipal Utility District of Travis County and Appointing Temporary Directors of the Texas Commission on Environmental Quality;
3. Qualify Directors and administer Statement of Officer forms and Oaths of Office;
4. Review insurance proposal and approve Directors and Officers Liability Insurance, Bonds and other insurance deemed appropriate at this time;
5. Discuss training requirements for Directors pursuant to the Texas Open Meetings Act and Texas Public Information Act, and the procedures for compliance with same
6. Elect Board of Directors Officers;
7. Hear Overview of the District and report on the status of the proposed development;
8. Review and authorize execution of Non-Standard Retail Water Service Agreement between the City of Lago Vista, Caelum of Capital LLC and the District;
9. Review and authorize execution of Wastewater Service Agreement between the City of Lago Vista, Caelum Capital LLC and the District;
10. Consider and approve a Resolution Approving Contingent Fee Contract (see attached "Notice of Contingent Fee Contract by and between Winstead PC and the District") and authorize execution of such engagement letter/contract for legal services;
11. Consider and approve the engagement of Pape-Dawson Engineers, Inc., as engineers for the District and execute related agreement(s) as well as consider and ratify any prior engineering agreements entered into on the District's behalf;
12. Consider and approve engagement of Jones-Heroy & Associates, Inc., as engineering consultants for the District and execute related agreements and approve necessary authorizations;
13. Consider and approve the engagement of Hilltop Securities, Inc. as financial advisor for the District and execute related agreement(s);
14. Consider and approve engagement of McLennan & Associates, as bookkeeper for the District and execute related agreements and approve necessary authorizations;

15. Consider and designate depository bank and authorize the opening of an operating account and execution of required account documents, including signature cards and related bank resolutions;
16. If applicable, consider and ratify prior actions taken and the payment of various out-of-pocket expenses made on behalf of the District;
17. Authorize the purchase and installation of District name signs;
18. Consider and approve a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
19. Consider and approve an Order Adopting Electronic Bidding Rules and authorize execution;
20. Adopt an Order Designating Office Locations outside of District and authorize publication of a Notice regarding same;
21. Consider and adopt Resolution Designating Location in District to Post Notices of Meetings;
22. Adopt District Seal;
23. Approve and authorize the filing of the District Information Form;
24. Review and approve Order Adopting a Travel Expense Policy, 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, Establishment of an Investment Policy, Selection of a Fiscal Year-End and Certain Other Matters;
25. Review and approve the Order Adopting a Records Management Policy and Designating Records Manager;
26. Adopt a Resolution Adopting Park Plan;
27. Consider and act upon items in Supplemental Agenda;
28. Consider and adopt Resolution Creating a Website for the District;
29. Discuss and confirm the next proposed meeting date and location; and
30. Adjournment.

The Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 5th day of January, 2026.

ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS
COUNTY



Ensenadas Municipal Utility District of Travis County
Justin R. Cox, Attorney for the District

SUPPLEMENTAL AGENDA

ENSENADAS MUNICIPAL UTILITY DISTRICT

TO: THE BOARD OF DIRECTORS OF ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A. Government Code, Section 551, that the Temporary Board of Directors of Ensenadas Municipal Utility District will hold an Organizational Meeting on Friday, January 9, 2026, at 1:00 p.m. at 18700 Austin Blvd., Lago Vista, TX 78645, which is within the boundary of the District to:

1. Review and approve the form of the Contract for Election Services with Travis County regarding May 2, 2026, elections and authorize execution of final version by the Board's officers; and
2. Consider and adopt Order Calling Confirmation and Director Election, Approving Engineering Reports, and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Recreational Bond Election, Recreational Refunding Bond Election, and Maintenance Tax Election and authorize formal notice of such election be given as provided by law.

ENSENADAS MUNICIPAL UTILITY DISTRICT OF
TRAVIS COUNTY

/s/ Justin Cox
Justin R. Cox, Proposed Attorney for the District

ORDEN DEL DÍA SUPLEMENTARIO

DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE ENSENADAS DEL CONDADO DE TRAVIS

A: LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE ENSENADAS Y A TODAS LAS DEMÁS PERSONAS INTERESADAS:

Por la presente se da aviso, de conformidad con el Capítulo 551, Código de Gobierno de Texas, que la Junta Directiva del Distrito Municipal de Servicios Públicos de Ensenadas celebrará una reunión organizativa el viernes, 9 de enero de 2026, a las 1:00 p.m. at 18700 Austin Blvd., Lago Vista, TX 78645 que se encuentra dentro del Distrito, para:

1. Revisar y aprobar el formato del contrato de servicios electorales con el Condado de Travis sobre las elecciones del 2 de mayo de 2026, y autorizar la firma de la versión final por los oficiales de la junta;
2. Considerar y aprobar una Orden Convocando a la Elección de Confirmación, Elección de Directores, Elección y Aprobando el Informe del Ingeniero y Elección de Bonos de Servicios Públicos, Elección de Bonos de Refinanciación de Servicios Públicos, Elección de Bonos para Carreteras, Elección de

Bonos de Refinanciación para Carreteras, y Elección de Impuesto de Mantenimiento, y autorizar que se dé notificación formal de dicha elección según lo dispuesto por la ley.

DISTRITO MUNICIPAL DE SERVICIOS
PÚBLICOS DE ENSENADAS

/s/ Justin Cox
Justin R. Cox, Proposed Attorney for the District

NOTICE OF
CONTINGENT FEE CONTRACT BY AND BETWEEN
WINSTEAD PC AND
ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY

Pursuant to Chapter 2254.1036, Texas Government Code, notice is hereby given that Ensenadas Municipal Utility District of Travis County (the “District”) will consider a contingent fee contract for bond counsel legal services with Winstead PC (“Winstead”). The contingent fee contract by and between the District and Winstead will be presented to the District at a public meeting to be held on Friday, January 9, 2026, at 1:00 p.m. at 4801 Mira Lago DR, TX 78645, which is within the boundary of the District.

The engagement of Winstead is required to render professional services in connection with the authorization, sale, and delivery of bonds, certificates of participation, notes, or other evidences of indebtedness (“Bonds”) on behalf of the District. Winstead will coordinate with the District and its consultants in the preparation of bond applications, official statements, and transcripts of legal proceedings to comply with the requirements of the Attorney General of the State of Texas, and will coordinate with the District and its consultants in all matters relative to the receipt and tabulation of bids for purchase of bonds. Additionally, Winstead will supervise the execution and delivery of the bonds to the original purchasers. Winstead will additionally provide an Opinion to confirm the validity of the bonds, and the tax-exempt status of the interest earned thereon under Federal Income Tax regulations, if applicable.

Members of the Winstead Public Finance Practice Group have been advising clients and serving as bond counsel on tax-exempt and taxable bonds, and rendering market opinions for governmental issuers, including special districts, for over 40 years. Winstead Public Finance attorneys are active members of the National Association of Bond Lawyers.

Winstead’s fee for bond counsel services will be as follows: for new-money financings, 2.5% of the principal amount thereof; for refundings, 1.25% of the principal amount thereof; and for Anticipation Notes, 1%.

Winstead was engaged by the property owners of the District to create the District, and to provide for the financing of water, sanitary sewer, drainage, roadway, transportation, and similar

infrastructure for master-planned developments to serve future residents and users. The District will consider the engagement of Winstead to serve as bond counsel at its organizational or meeting.

Winstead's specialized practice in public finance transactions provides the District with professional expertise therein, including oversight and compliance with Local, State, and Federal regulatory agencies. Winstead is aware of the resources required to issue Bonds. Further, the District has no source of revenue sufficient to compensate an attorney in private practice under a contract for the payment of hourly fees without contingency in the context of a Bond issuance, nor does the District's support staff possess the qualifications or resources to properly represent the District in a Bond issuance. A contingent fee contract for bond counsel services with Winstead would allow the District to proceed with the issuance of Bonds in the most efficient, cost-effective, and feasible manner, resulting in benefits to future residents of Ensenadas Municipal Utility District of Travis County.