

**NOTICE APPROVING ENGINEERING REPORTS AND CALLING UTILITY BOND ELECTION, UTILITY REFUNDING BOND ELECTION ROAD BOND ELECTION, ROAD REFUNDING BOND ELECTION, AND MAINTENANCE TAX ELECTION**

Notice is hereby given that Overlook Municipal Utility District of Hays County (sometimes referred to as the “District”), will hold an election on May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m. at the location set forth in the attached Order Approving Engineering Reports, and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election (“Order”), and with respect to the provisions of said Order:

**ORDER APPROVING ENGINEERING REPORTS, AND CALLING UTILITY BOND ELECTION, UTILITY REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING BOND ELECTION, AND MAINTENANCE TAX ELECTION**

THE STATE OF TEXAS §

COUNTY OF HAYS §

OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY §

The Board of Directors (“Board” or “Board of Directors”) of Overlook Municipal Utility District of Hays County (“District”) met in special session, open to the public within the boundaries of the District on January 29, 2026 at 11:00 a.m., whereupon the roll was called of the members of the Board of Directors, to-wit:

Nicholas Brown	President
Dante Monsivais-Ochoa	Vice President
Jeremy Rogers	Secretary
Amanda Horsley	Assistant Secretary
Daniel Duffy	Assistant Secretary

All members of the Board were present except Director Brown and Director Horsley.

WHEREUPON, among other business conducted by the Board, Director Monsivais-Ochoa introduced the Order set out below and moved its adoption, which motion was seconded by Director Rogers, and after a 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 this adopted is as follows:

WHEREAS, OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY (the "District") is a body politic and corporate and a governmental agency of the State of Texas, created by the Texas Commission on Environmental Quality on January 9, 2025 is governed by and operates under Chapters 49 and 54 of the Texas Water Code, as amended and the provisions of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution; and

WHEREAS, there has been filed with the District, open to inspection by the public, a September 3, 2024 engineer’s report and April 16, 2025 Bond Authorization 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 September 3, 2024, engineer's report and April 16, 2025 Bond Authorization 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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**Bond Authorization - Water, Wastewater, & Storm Drainage Improvements**

**Summary of Costs**

**Construction Costs**

1. Water, Wastewater & Storm Drainage Facilities	\$	33,963,090
2. Wastewater Treatment and Lift Station	\$	16,664,325
3. Engineering & Surveying (15%)	\$	7,594,112
4. Contingencies (25% of Items 1-3)	\$	14,555,382
<b>Total Construction Costs</b>		<b>\$ 72,776,909</b>

**Non Construction Cost**

1. Land Acquisition of District Facilities	\$	1,000,000.00
2. Water Impact Fees	\$	20,713,181
3. Legal Fees (3%)	\$	4,041,000
4. Financial Advisory Fees (2.5%)	\$	3,367,500
5. Capitalized Interest (2 Yrs @ 4.5%)	\$	12,123,000
6. Developer Interest (2 Yrs @ 4.5%)	\$	12,123,000
7. Bond Discount (3%)	\$	4,041,000
8. Cost of Issuance	\$	1,906,233
9. Creation and Operation Expense	\$	250,927
10. Bond Application	\$	2,020,500
11. TCEQ Fee (0.25%)	\$	336,750
<b>Total Non Construction Costs</b>		<b>\$ 61,923,091</b>

**TOTAL BOND ISSUE REQUIREMENT \$ 134,700,000**

WHEREAS, the above utility bond issue cost is an estimate only and the actual improvements and the costs thereof may change based upon actual requirements as development occurs within the District, and the Board reserves the right to authorize amendments to the engineer's report, after its approval, to reallocate costs and make such other changes as necessary to meeting the changing requirements of the District;

WHEREAS, the Board finds that the above estimate of \$134,700,000 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 utility bonds in the total aggregate amount of \$134,700,000 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 \$168,375,000 to cover the total amount of the utility bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collecting of an annual ad valorem tax to support the issuance of such utility refunding bonds;

WHEREAS, there has been filed with the District, open to inspection by the public, a September 3, 2024 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 September 3, 2024 engineer's report and April 16, 2025 Bond Authorization 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:

[Remainder of the Page Left Blank Intentionally]

**Bond Authorization - Roadway Improvements**  
**Summary of Costs**

**Construction Costs**

1. Street Construction	\$	16,826,025
2. Engineering & Surveying (15%)	\$	2,523,904
3. Contingencies (25% of Items 1-2)	\$	4,837,482
<b>Total Construction Costs</b>		<b>\$ 24,187,411</b>

**Non Construction Cost**

1. Legal Fees (3%)	\$	1,050,000
2. Financial Advisory Fees (2.5%)	\$	875,000
3. Capitalized Interest (2 Yrs @ 4.5%)	\$	3,150,000
4. Developer Interest (2 Yrs @ 4.5%)	\$	3,150,000
5. Bond Discount (3%)	\$	1,050,000
6. Cost of Issuance	\$	774,713
7. Creation and Operation Expense	\$	150,376
8. Bond Application	\$	525,000
9. TCEQ Fee (0.25%)	\$	87,500
<b>Total Non Construction Costs</b>		<b>\$ 10,812,589</b>

**TOTAL BOND ISSUE REQUIREMENT \$ 35,000,000**

WHEREAS, the above road bond issue cost is an estimate only and the actual improvements and the costs thereof may change based upon actual requirements as development occurs within the District, and the Board reserves the right to authorize amendments to the engineer's report, after its approval, to reallocate costs and make such other changes as necessary to meeting the changing requirements of the District;

WHEREAS, the Board finds that the above estimate of \$35,000,000 is reasonable and proper and hereby approves the same and all items thereof;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's road bonds in the total aggregate amount of \$35,000,000 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 \$43,750,000 to cover the total amount of road 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, this 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 \$1.20 per \$100 valuation;

WHEREAS, this 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, this 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, this 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 Section 49.107, Texas Water Code, as amended, the Board is of the opinion that it would be of benefit to the District to authorize the levy and collection of annual ad valorem taxes on all taxable property within the District to secure funds for operation and maintenance purposes and has determined that it is appropriate to conduct a maintenance tax election in conjunction with the utility bonds, the utility refunding bonds, the road bonds and the road refunding bonds and to order said elections;

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

BE IT ORDERED BY THE BOARD OF DIRECTORS OF OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY 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 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m. at all regular election day polling locations within Hays County, Texas designated by the Hays County Elections Administrator and approved by the Hays 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 election of permanent Directors and the following propositions shall be submitted to the voters:

**PROPOSITION A  
THIS IS A TAX INCREASE**

"Shall the Board of Directors of Overlook Municipal Utility District of Hays County be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$134,700,000, 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  
THIS IS A TAX INCREASE**

“Shall the Board of Directors of Overlook Municipal Utility District of Hays County be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$168,375,000, 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 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**  
**THIS IS A TAX INCREASE**

“Whether or not the bonds of Overlook Municipal Utility District of Hays County shall be issued in an amount not to exceed \$35,000,000, 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 Overlook Municipal Utility District of Hays County, 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 Overlook Municipal Utility District of Hays County 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 Overlook Municipal Utility District of Hays County, or to provide service to properties located within Overlook Municipal Utility District of Hays County; 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 Overlook Municipal Utility District of Hays County; 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**  
**THIS IS A TAX INCREASE**

“Whether or not the bonds of Overlook Municipal Utility District of Hays County shall be issued in an amount not to exceed \$43,750,000, 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 Overlook Municipal Utility District of Hays County, such refunding bonds to be issued in one or more series or issues, to mature serially or otherwise not more than forty (40) years from their date and to bear interest at such rate or rates (not to exceed the maximum rate permitted by law at the time of issuance of the bonds) as in its discretion the board of directors of Overlook Municipal Utility District of Hays County 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 Overlook Municipal Utility District of Hays County, or to provide service to properties located within Overlook Municipal Utility District of Hays County; 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 Overlook Municipal Utility District of Hays County; 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  
THIS IS A TAX INCREASE**

Shall the Board of Directors of Overlook Municipal Utility District of Hays County be authorized to assess, levy and collect annual ad valorem taxes not to exceed \$1.20 per \$100 of assessed valuation on all taxable property within said district amount to secure funds for operation and maintenance purposes, including but not limited to funds for planning, maintaining, repairing and operating all necessary plants, properties, facilities and improvements of the district and for paying costs of proper services, engineering and legal fees, and organization and administrative expenses, in accordance with the constitution and laws of the State of Texas, including particularly (but not by way of limitation) Section 49.107 of the Texas Water Code, as amended, together with all amendments and additions thereto?

Section 3: Applications for a place on the ballot may be submitted to the District c/o Winstead PC via email to [vhahn@winstead.com](mailto:vhahn@winstead.com). Election and contact information may be found on the District’s website at <https://www.winsteadspecialdistricts.com/hays-county/overlook-municipal-utility-district-of-hays-county/>.

Section 4: The County Election Administrator will determine the types of ballots to be used in the District’s May 2, 2026, elections which ballots shall conform to the requirements of the Texas Election Code and shall have printed thereon the following propositions as well as the names of the candidates listed below, in addition to instructions for marking such ballots:

**OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY**

**UTILITY BOND, UTILITY REFUNDING BOND, ROAD BOND, ROAD REFUNDING BOND AND MAINTENANCE TAX ELECTION**

**May 2, 2026**

**OFFICIAL BALLOT**

**OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY  
PROPOSITION A**

For	<b>THIS IS A TAX INCREASE</b> - The Issuance of \$134,700,000 Utility Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will Be Imposed for the Utility Bonds by Overlook Municipal Utility District of Hays County
Against	

**OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY  
PROPOSITION B**

For	<b>THIS IS A TAX INCREASE</b> - The Issuance of \$168,375,000 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will Be Imposed for the Utility Refunding Bonds By Overlook Municipal Utility District of Hays County
Against	

**OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY  
PROPOSITION C**

For	<b>THIS IS A TAX INCREASE</b> - The Issuance of \$35,000,000 Road Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will Be Imposed for the Road Bonds By Overlook Municipal Utility District of Hays County
Against	

**OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY  
PROPOSITION D**

For	<b>THIS IS A TAX INCREASE</b> - The Issuance of \$43,750,000 Road Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will Be Imposed for the Road Refunding Bonds By Overlook Municipal Utility District of Hays County
Against	

**OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY  
PROPOSITION E**

For	<b>THIS IS A TAX INCREASE</b> - The Imposition and Levy of a Maintenance Tax in an Amount Not to Exceed \$1.20 per \$100/Assessed Valuation by Overlook Municipal Utility District of Hays County.
Against	

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

Section 6: Early voting by personal appearance shall be conducted at the Main Early Voting Location, 120 Stagecoach Trail, San Marcos, Texas 78666 and the additional early voting locations on the dates and times designated by the Hays County Elections office and attached hereto as Exhibit "C", all of which locations are designated as public places within Hays County, Texas. The Hays County Elections Administrator shall appoint qualified Clerks for early voting for said election. The early voting clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is 120 Stagecoach Trail, San Marcos, Texas 78666-5268.

Section 7: The election will be conducted under an Election Agreement and Contract for Election Services with Hays County, Texas with the County Elections Administrator.

Section 8: Notice of the election shall be provided and the election held and conducted and returns made to this Board of Directors and canvassed all in accordance with the Texas Election Code, as modified by Chapters 49 and 54, Texas Water Code.

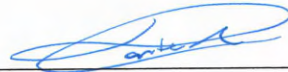
Section 9: All qualified resident electors of the District shall be entitled to vote in the election.

Section 10: The Secretary of the Board is hereby directed to cause notice of this election to be posted within the District and at such designated polling locations as required under the Texas Election Code.

*[Signature page follows]*

PASSED and APPROVED this 29<sup>th</sup> day of January 2026.

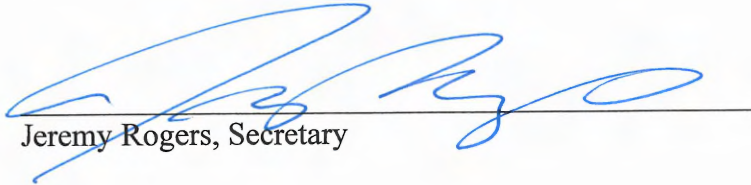
OVERLOOK MUNICIPAL UTILITY DISTRICT OF  
HAYS COUNTY



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Dante Monsivais-Ochoa, Vice President

Attest:



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Jeremy Rogers, Secretary

(DISTRICT SEAL)

**Exhibit "A"**  
**[Boundaries of the District]**



MILESTONE COMMUNITY BUILDERS  
KOLODZEY TRACT  
Z. HINTON SURVEY, ABSTRACT NO. 219  
216.936 ACRES

DESCRIPTION OF 216.936 ACRES OF LAND SITUATED IN HAYS COUNTY, TEXAS, OUT OF THE Z. HINTON SURVEY, ABSTRACT NO. 219, BEING ALL OF THAT CERTAIN 216.949 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO STANLEY CLAUDE KOLODZEY, JR. AND KELLEY CREWS KOLODZEY, IN DOCUMENT NO. 14008840, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 216.936 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with "Hi 5 Kyle" Cap found at the intersection of the northwesterly margin of Williamson Road (C.R. 120) and the northeasterly margin of Satterwhite Road (C.R. 107), for the most southerly corner of said 216.949 Acre Tract and the herein described tract:

**THENCE** with the northeasterly margin of said Satterwhite Road (C.R. 107) and the southwesterly line of said 216.949 Acre Tract, the following five (5) courses:

1. N47°04'06"W, a distance of 726.52 feet to an iron rod with illegible cap found;
2. N46°50'09"W, a distance of 1030.10 feet to an iron rod with illegible cap found;
3. N46°30'46"W, a distance of 1385.86 feet to an iron rod with "Hi 5 Kyle" Cap found;
4. N26°33'04"W, a distance of 42.57 feet to an iron rod with "Hi 5 Kyle" Cap found;
5. N12°35'08"E, a distance of 47.36 feet to an iron rod with illegible cap found in the southeasterly margin of said Satterwhite Road (C.R. 107), as it doglegs to the northeast and the northwesterly line of said 216.949 Acre Tract.

**THENCE** with the southeasterly margin of said Satterwhite Road (C.R. 107) and the northwesterly line of said 216.949 Acre Tract, the following three (3) courses:

1. N42°14'59"E, a distance of 118.99 feet to an iron rod with illegible cap found;
2. N43°47'57"E, a distance of 534.45 feet to a 5/8" iron rod found;
3. N43°16'03"E, a distance of 1340.94 feet to an iron rod with "Hi 5 Kyle" Cap found at the most westerly corner of that certain 22.05 acre tract of land described in a deed of record to JJN, LLC in Document No. 22040841, Official Public Records of Hays County, Texas, for the most westerly northwest corner of said 216.949 Acre Tract and the herein described tract;

**THENCE** with the northeasterly line of said 216.949 Acre Tract, same being the southwesterly and southeasterly lines of said 22.05 Acre Tract, the following two (2) courses:

1. S49°12'03"E, a distance of 1158.59 feet to an iron rod with illegible cap found;
2. N35°54'03"E, a distance of 1011.66 feet to an iron rod with illegible cap found in the southwesterly line of that certain 117.937 acre tract of land described in a deed of record to Civitas at Buda, LLC in Document No. 220007450, Official Public Records of Hays County, Texas, for the most easterly northwest corner of said 216.949 Acre Tract and the herein described tract;

1805 Ouida Dr., Austin, Texas 78728 • Firm # 10032000  
Phone (512)267-7430 • Fax (512)836-8385

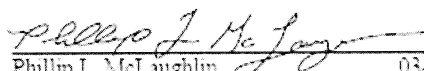


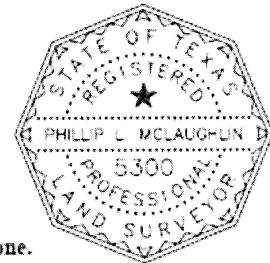
**THENCE** continuing with the northeasterly line of said 216.949 Acre Tract, same being in part, the southwesterly lines of said 117.937 Acre Tract, that certain 1.072 acre tract of land described in a deed of record to Marvin L. Gaskamp in Document No. 23047131, Official Public Records of Hays County, Texas and the southwesterly line of said Williamson Road (C.R. 120) the following four (4) courses:

1. S62°01'32"E, a distance of 928.44 feet to an iron rod with illegible cap found;
2. S61°32'28"E, passing at a distance of 131.83 feet, a 1/2" iron rod found at an angle point in the southwesterly line of said 117.937 Acre Tract, at the most westerly corner of said 1.072 Acre Tract, and continuing for a total distance of 410.94 feet to a 1/2" iron rod found at intersection of the southwesterly line of said Williamson Road (C.R. 120) and a northwesterly line of said Williamson Road (C.R. 120) as it doglegs to the northeast;
3. S61°15'28"E, a distance of 868.74 feet to an iron rod with "Hi 5 Kyle" Cap found;
4. S10°57'48"E, a distance of 38.32 feet to an iron rod with "Hi 5 Kyle" Cap found at intersection of the southwesterly line of said Williamson Road (C.R. 120) and a northwesterly line of said Williamson Road (C.R. 120) as it doglegs to the southwest, for the most easterly corner of said 216.949 Acre Tract and the herein described tract;

**THENCE** with the southeasterly line of said 216.949 Acre Tract and a northwesterly line of said Williamson Road (C.R. 120), the following three (3) courses:

1. S42°58'19"W, a distance of 1462.31 feet to an iron rod with illegible cap found;
2. S43°01'35"W, a distance of 431.52 feet to an iron rod with illegible cap found;
3. S43°12'50"W, a distance of 1753.76 feet to the **POINT OF BEGINNING**, having an area of 216.936 acres of land, more or less.

  
Phillip L. McLaughlin 03-18-2024  
Registered Professional Land Surveyor  
State of Texas No. 5300



**Bearings are based on the Texas Coordinate System, NAD 83, South Central Zone.**  
G&R Surveying Project No. 24135 Attachments: 24135\_GR-Title Survey

**Exhibit "B"**

[To be determined and provided by the Hays County Elections Administrator]

**Exhibit “C”**

[To be determined and provided by the Hays County Elections Administrator]

THE STATE OF TEXAS §  
COUNTY OF HAYS §  
OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY §

I, the undersigned Secretary of the Board of Directors of the OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY, 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, and Maintenance Tax 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.

Each of the duly chosen, qualified, and acting officers and members of the Board was notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and said officers and members consented, in advance, to the holding of said meeting; said meeting was open to the public as required by law; and public notice of the time, place, and subject of said meeting was given as required by Texas Water Code Section 49.063, as amended, and Chapter 551, Texas Government Code, as amended.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT THIS 29th day of January 2026.

OVERLOOK MUNICIPAL UTILITY DISTRICT  
OF HAYS COUNTY

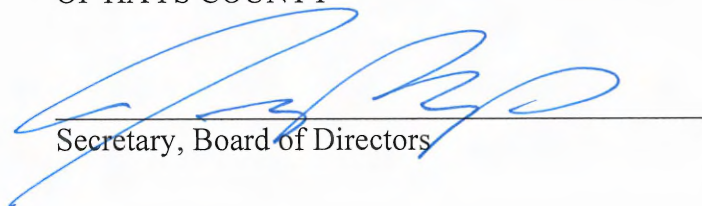
  
Secretary, Board of Directors

(DISTRICT SEAL)

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 Mr. Ross Martin at Winstead PC, the District's bond counsel, at (214) 745-5353.

RELEASED FOR DISTRIBUTION ON JANUARY 29, 2026.

OVERLOOK MUNICIPAL UTILITY DISTRICT  
OF HAYS COUNTY



Secretary, Board of Directors

(DISTRICT SEAL)