

ORDER CALLING DIRECTORS ELECTION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §
CREEDMOOR MUNICIPAL UTILITY DISTRICT §

The Board of Directors ("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 outside the boundaries of the District, on Thursday, January 8, 2026, whereupon, the roll was called of the members of the Board of Directors, to-wit:

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

All members of the Board were present except Director Salinas .

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 Thompson, and after a full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

"Ayes" 4; "Noes" 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; and

WHEREAS, pursuant to Section 49.103, Texas Water Code, it is necessary that an election be held for the Creedmoor Municipal Utility District for the election of three (3) directors, each of whom shall serve a four (4) year term; and

WHEREAS, pursuant to Sections 31.092 and 271.002, Texas Election Code, as amended the District may enter into an election services and joint election agreement with Travis County and other participating authorities; and

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

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 May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m. at the Travis County Airport Office, 5501 Airport Boulevard, Austin, Texas 78751 and at additional locations designated by the Travis County Elections Administrator, pursuant to the terms and conditions of that certain Joint Election Agreement and Contract for Election Services between the Travis County Elections Administrator, and Participating Political Subdivisions, which will include all entities proposing to conduct elections on such date, and any amendments thereto entered into in connection with such May 2, 2026 elections ("Joint Election Agreement"), which will be designated as public places within Travis County for purposes of such election, such detailed listing being set out in the attached Exhibit "B", at which time there will be submitted to the duly qualified resident electors of the District the matter of electing three (3) directors, each of whom shall serve a four (4) year term.

Section 3: Voting in said election shall be by the use Election System and Software ("ES&S") ExpressVote Universal Voting System Version 6020 in conjunction with the DS200 Digital Precinct Scanner, and the DS450 Digital Central Count Scanner for processing of all by mail ballots, conforming to the requirements of the Texas Election Code or, in the event of equipment failure, by separate paper ballots. The ballots used in the election shall have printed thereon the names of all candidates for the office of director who filed applications to have their names appear on the ballot by 5:00 p.m. on February 13, 2026 and a blank space for each write-in candidate. The deadline for write-in candidates to file a declaration of write-in candidacy is 5:00 p.m. on February 17, 2026.

Section 4: Early voting by personal appearance will take place on the dates, at the times and at the locations designated by the Travis County Elections Administrator pursuant to the above- referenced Joint Election Agreement. All such locations will be designated public places within Travis County for purpose of such election. The main early voting location will be at the Travis County Airport Office, 5501 Airport Boulevard, Austin, Texas 78751 and the dates and hours of early voting at such location are set out on the attached Exhibit "A". The early voting clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is Dyana Limon-Mercado, Travis County Clerk, P.O. Box 14932, Austin, Texas 78714-9325.

Section 5: The Travis County Elections Administrator shall be responsible for the appointment of qualified judges, clerks and other election personnel to assist in the conduct of the election as provided in said Joint Election Agreement. The election shall be held and conducted and returns made to this Board of Directors in accordance with the Joint Election Agreement and as provided in such in accordance with the Texas Election Code as modified by Chapters 49, Texas Water Code.

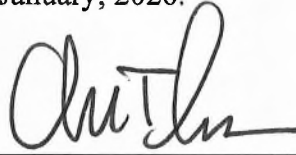
Section 6: All qualified resident electors of the District shall be entitled to vote in the election.

Section 7: The Secretary of the Board is hereby directed to cause notice of this election to be posted within the District.

Section 8: Nothing herein shall be construed to prohibit the Board of Directors from canceling the election called hereunder if and as allowed in accordance with the provisions of Chapter 2, Subchapter C, Texas Election Code, as amended.

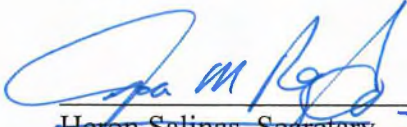
[REMAINDER OF THE PAGE LEFT BLANK INTENTIONALLY]

PASSED and APPROVED this 8th day of January, 2026.



Charles Thompson, President
Board of Directors
Creedmoor Municipal Utility District

ATTEST:



Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

Joe Regalado, Assistant Secretary
Regalado
Regalado

(DISTRICT SEAL)

Exhibit "A"

Legal Description

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°58'24", and a chord which bears S86°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°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°12'57", and a chord which bears N84°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°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°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°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°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°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 “-----”

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

(CONTINUED ON NEXT PAGE)

“Exhibit “-----”

- 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.

(CONTINUED ON NEXT PAGE)

“Exhibit “-----”

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.

Chris Terry

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

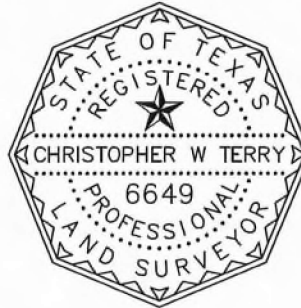


Exhibit "B"

All Regular Election Day Polling Places
and
All Early Voting Locations - Dates and Hours for the May 2, 2026 Elections

[to be inserted when available, should the election move forward]

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 Calling Directors 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 8th day of January, 2024.



Joe Regalado, Assistant Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)