

**NOTICE OF CONFIRMATION AND DIRECTORS ELECTION, APPROVING
ENGINEERING REPORTS, AND CALLING UTILITY BOND ELECTION, UTILITY
REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING
BOND ELECTION, PARK AND RECREATIONAL FACILITY BOND ELECTION,
PARK AND RECREATIONAL FACILITY REFUNDING BOND ELECTION, AND
MAINTENANCE TAX ELECTION**

Notice is hereby given that Ensenadas Municipal Utility District of Travis 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 Calling Confirmation, Directors, and Approving Engineering Reports, and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facility Bond Election, Park and Recreational Facility Refunding Bond Election, and Maintenance Tax Election:

**ORDER CALLING CONFIRMATION AND DIRECTORS ELECTION, APPROVING
ENGINEERING REPORTS, AND CALLING UTILITY BOND ELECTION, UTILITY
REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING
BOND ELECTION, PARK AND RECREATIONAL FACILITY BOND ELECTION,
PARK AND RECREATIONAL FACILITY REFUNDING BOND ELECTION, AND
MAINTENANCE TAX ELECTION**

STATE OF TEXAS §

COUNTY OF TRAVIS §

ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY §

The Temporary Board of Directors (“Board” or “Board of Directors”) of Ensenadas Municipal Utility District of Travis County (“District”) met in special session, open to the public within the boundaries of the District on January 9, 2026, at 1:00 p.m., whereupon the roll was called of the members of the Board of Directors, to-wit:

Cody Mitchell	President
Travis Ola	Vice President
Ryan Bishop	Secretary
Connor Overby	Assistant Secretary
Michael Madden Castillo	Assistant Secretary

All members of the Board were present except Director Ola.

WHEREUPON, among other business conducted by the Board, Director Overby introduced the Order set out below and moved its adoption, which motion was seconded by Director Mitchell, 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, ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS 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 November 17, 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;

WHEREAS, pursuant to the terms and provisions of Chapter 49 of the Texas Water Code, as amended, and the provisions of the Texas Election Code, as amended, the Board has determined that it is appropriate to conduct a confirmation election for the District, based on the boundaries of the District as set forth in the **Exhibit "A"** attached hereto, in conjunction with an election of a permanent Board of Directors;

WHEREAS, there has been filed with the District, open to inspection by the public, a January 9, 2026, 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, and a drainage and storm sewer system;

WHEREAS, the January 9, 2026, 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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**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
SUMMARY OF WATER, WASTEWATER, & DRAINAGE COSTS**

	Total	District Share 100%
CONSTRUCTION COSTS		
A. Developer Contribution Items		
1. Water, Wastewater, Drainage, and Erosion	\$ 16,098,380	\$ 16,098,380
2. Contingencies (20% of item 1)	\$ 3,219,676	\$ 3,219,676
3. Engineering Costs (15% of item 1)	\$ 2,414,757	\$ 2,414,757
Total Developer Contribution Items	\$ 21,732,813	\$ 21,732,813
B. District Items		
1. Off-Site Wastewater	\$ 198,507	\$ 198,507
2. Water Impact Fees	\$ 1,157,352	\$ 1,157,352
3. Wastewater Impact Fees	\$ 783,520	\$ 783,520
4. Land Costs	\$ 6,000,000	\$ 6,000,000
5. Contingencies (20% of item 1)	\$ 39,701	\$ 39,701
6. Engineering Costs (15% of item 1)	\$ 29,776	\$ 29,776
Total District Items	\$ 8,208,856	\$ 8,208,856
TOTAL CONSTRUCTION COSTS	\$ 29,941,669	\$ 29,941,669
Inflation Adjustment (10 years @ 6% per year)		\$ 17,965,002
TOTAL CONSTRUCTION COSTS WITH INFLATION		\$ 47,906,671
NON-CONSTRUCTION COSTS		
A. Legal Fees (3.0% of BIR)		\$ 2,085,000
B. Fiscal Agent Fees (2.5% of BIR)		\$ 1,737,500
C. Interest Costs		
1. Capitalized Interest (2 yrs. @ 6.0%)		\$ 8,340,000
2. Developer Interest (2 yrs. @ 6.0% of const. cost)		\$ 5,748,801 ⁽¹⁾
D. Underwriter's Discount (3.0% of BIR)		\$ 2,085,000
E. Creation / Organization		\$ 100,000
F. Bond Application Report Costs		\$ 500,000
G. TCEQ Fee (0.25% of BIR)		\$ 173,750
H. Attorney General Fee (0.1% of BIR)		\$ 69,500
I. Bond Issuance Expenses		\$ 553,778
J. Administration and Operations		\$ 200,000
TOTAL NON-CONSTRUCTION COSTS		\$ 21,593,329
TOTAL BOND ISSUE REQUIREMENT		\$ 69,500,000

Note: (1) Assumes the bonds to reimburse the developer will be sold on average 2 years following completion of facilities.

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 \$69,500,000 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 \$69,500,000 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 \$86,875,000 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 January 9, 2026, engineer's report covering the roadway system, 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 are designed and intended to furnish a roadway system;

WHEREAS, the January 9, 2026, 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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**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
SUMMARY OF ROAD COSTS**

CONSTRUCTION COSTS	Total	District Share 100%
1. Roads	\$ 5,595,301	\$ 5,595,301
2. Contingencies (20% of item 1)	\$ 1,119,060	\$ 1,119,060
3. Engineering Costs (15% of item 1)	\$ 839,295	\$ 839,295
TOTAL CONSTRUCTION COSTS	\$ 7,553,656	\$ 7,553,656
Inflation Adjustment (10 years @ 6% per year)		\$ 4,532,194
TOTAL CONSTRUCTION COSTS WITH INFLATION		\$ 12,085,850
 NON-CONSTRUCTION COSTS		
A. Legal Fees (3.0% of BIR)		\$ 517,500
B. Fiscal Agent Fees (2.5% of BIR)		\$ 431,250
C. Interest Costs		
1. Capitalized Interest (2 yrs. @ 6.0%)		\$ 2,070,000
2. Developer Interest (2 yrs. @ 6.0%)		\$ 1,450,302 (1)
D. Underwriter's Discount (3.0% of BIR)		\$ 517,500
E. Bond Engineering Costs		\$ 51,750
F. Bond Issuance Costs		\$ 108,598
G. Attorney General Fee (0.1% of BIR)		\$ 17,250
TOTAL NON-CONSTRUCTION COSTS		\$ 5,164,150
TOTAL BOND ISSUE REQUIREMENT		\$ 17,250,000

Note: (1) Assumes the bonds to reimburse the developer will be sold on average 2 years following completion of facilities.

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 \$17,250,000 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 \$17,250,000 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 \$21,562,500 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, there has been filed with the District, open to inspection by the public, a January 9, 2026, engineer's report covering, with regard to park and recreational 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 January 9, 2026, 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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**ENSENADAS MUNIIPAL UTILITY DISTRICT OF TRAVIS COUNTY
SUMMARY OF RECREATIONAL COSTS**

	Total	District Share 100%
CONSTRUCTION COSTS		
1. Landscaping and Trails	\$ 1,250,000	\$ 1,250,000
2. Contingencies (20% of item 1)	\$ 250,000	\$ 250,000
3. Engineering Costs (15% of item 1)	\$ 187,500	\$ 187,500
TOTAL CONSTRUCTION COSTS	\$ 1,687,500	\$ 1,687,500
Inflation Adjustment (10 years @ 6% per year)		\$ 1,012,500
TOTAL CONSTRUCTION COSTS WITH INFLATION		\$ 2,700,000
NON-CONSTRUCTION COSTS		
A. Legal Fees (3%)		\$ 120,000
B. Fiscal Agent Fees (2.5%)		\$ 100,000
C. Interest Costs		
1. Capitalized Interest (2 yrs. @ 6.0%)		\$ 480,000
2. Developer Interest (2 yrs. @ 6.0% on const. cost)		\$ 324,000 (1)
D. Underwriter's Discount (3.0%)		\$ 120,000
E. Bond Application Report Costs		\$ 52,000
F. Issuance Costs		\$ 90,000
G. TCEQ Fee (0.25% BIR)		\$ 10,000
H. Attorney General Fee (0.1% BIR)		\$ 4,000
TOTAL NON-CONSTRUCTION COSTS		\$ 1,300,000
TOTAL BOND ISSUE REQUIREMENT		\$ 4,000,000

Note: (1) Assumes the bonds to reimburse the developer will be sold on average 2 years following completion of facilities.

WHEREAS, the above park and recreational facility 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 \$4,000,000 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 park and recreational facility bonds in the total aggregate amount of \$4,000,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such park and recreational facility 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 facility refunding bonds in the total aggregate amount of \$5,000,000 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 facility 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 confirmation election for the District, the election of a permanent Board of Directors, the utility bonds, the utility refunding bonds, the road bonds, the road refunding bonds, the park and recreational facility bonds, and the park and recreational facility refunding

bonds and to order said elections; and

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

BE IT ORDERED BY THE BOARD OF DIRECTORS OF ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS 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 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 election of permanent Directors and the following propositions shall be submitted to the voters:

PROPOSITION A

The Confirmation of the Creation of Ensenadas Municipal Utility District of Travis County.

**PROPOSITION B
THIS IS A TAX INCREASE**

"Shall the Board of Directors of Ensenadas Municipal Utility District of Travis County be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$69,500,000, 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 C
THIS IS A TAX INCREASE

"Shall the Board of Directors of Ensenadas Municipal Utility District of Travis County be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$86,875,000, 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 D
THIS IS A TAX INCREASE

"Whether or not the bonds of Ensenadas Municipal Utility District of Travis County shall be issued in an amount not to exceed \$17,250,000, 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 Ensenadas Municipal Utility District of Travis 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 Ensenadas Municipal Utility District of Travis 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 principal and 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 Ensenadas Municipal Utility District of Travis County, or to provide service to properties located within Ensenadas Municipal Utility District of Travis 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 Ensenadas Municipal Utility District of Travis 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

“Whether or not the bonds of Ensenadas Municipal Utility District of Travis County shall be issued in an amount not to exceed \$21,562,500, 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 Ensenadas Municipal Utility District of Travis 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 Ensenadas Municipal Utility District of Travis 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 principal and 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 Ensenadas Municipal Utility District of Travis County, or to provide service to properties located within Ensenadas

Municipal Utility District of Travis 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 Ensenadas Municipal Utility District of Travis 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 F
THIS IS A TAX INCREASE

“Shall the Board of Directors of Ensenadas Municipal Utility District of Travis County be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$4,000,000 maturing serially or otherwise in such installments as are fixed by said board over a period or periods not exceeding forty (40) years from their date or dates, bearing interest at any rate or rates, and to sell said bonds at any price or prices, provided that the net effective interest rate, on any issue or series of said bonds shall not exceed the maximum legal limit established by Section 1204.006, Texas Government Code, as amended, all as may be determined by the Board of Directors of said district, for the purpose or purposes of purchasing, constructing, 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 G
THIS IS A TAX INCREASE

“Shall the Board of Directors of Ensenadas Municipal Utility District of Travis County be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$5,000,000 maturing serially or otherwise in such installments as are fixed by said board over a period or periods not exceeding forty (40) years from their date or dates, bearing interest at any rate or rates, and to sell said bonds at any price or prices, provided that the net effective interest rate, on any issue or series of said bonds shall not exceed the maximum legal limit established by Section 1204.006, Texas Government Code, as amended, all as may be determined by the board of directors of said district, for the purpose of refunding

bonds of the district previously issued for the purpose or purposes of purchasing, constructing, 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?"

**PROPOSITION H
THIS IS A TAX INCREASE**

"Shall the Board of Directors of Ensenadas Municipal Utility District of Travis 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 (Maya Rai), 600 W. 5th Street, Suite 900, Austin, Texas 78701 or via email to mrai@winstead.com. Election and contact information may be found on the District's website <https://www.winsteadspecialdistricts.com/travis-county/ensenadas-municipal-utility-district-of-travis-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, the names of any additional candidates who file application to the names of any additional candidates who file application to have their names printed on the ballot by the applicable deadline, and the names of any writ-in candidates who file a declaration of write-in candidacy by the applicable deadline, in addition to instructions for marking such ballots:

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ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY

**ORDER CALLING CONFIRMATION AND DIRECTORS ELECTION, APPROVING
ENGINEERING REPORTS, AND CALLING UTILITY BOND ELECTION, UTILITY
REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING
BOND ELECTION, PARK AND RECREATIONAL FACILITY BOND ELECTION,
PARK AND RECREATIONAL FACILITY REFUNDING BOND ELECTION, AND
MAINTENANCE TAX ELECTION**

May 2, 2026

OFFICIAL BALLOT

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION A**

For	The Confirmation of the Creation of Ensenadas Municipal Utility District of Travis County.
Against	

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
DIRECTORS**

Vote for none, one, two, three, four, or five directors.

- Cody A. Mitchell
- Ryan Bishop
- Connor Overby
- Michael Madden Castillo
- Travis Ola

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION B**

For	THIS IS A TAX INCREASE - The Issuance of \$69,500,000 Utility Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will Be Imposed to Pay for the Utility Bonds by Ensenadas Municipal Utility District of Travis County.
Against	

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION C**

For	THIS IS A TAX INCREASE - The Issuance of \$86,875,000 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 to Pay for the Utility Refunding Bonds by Ensenadas Municipal Utility District of Travis County.
Against	

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION D**

For	THIS IS A TAX INCREASE - The Issuance of \$17,250,000 Road Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will Be Imposed to Pay for the Road Bonds by Ensenadas Municipal Utility District of Travis County.
Against	

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION E**

For	THIS IS A TAX INCREASE - The Issuance of \$21,562,500 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 to Pay for the Road Refunding Bonds by Ensenadas Municipal Utility District of Travis County.
Against	

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION F**

For	THIS IS A TAX INCREASE - The Issuance of \$4,000,000 Park and Recreational Facilities Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will be Imposed to Pay for the Park and Recreational Facility Bonds by Ensenadas Municipal Utility District of Travis County.
Against	

**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION G**

For	THIS IS A TAX INCREASE - The Issuance of \$5,000,000 Park and Recreational Facilities Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations Will be Imposed to Pay for the Park and
Against	

	Recreational Facility Refunding Bonds by Ensenadas Municipal Utility District of Travis County.
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**ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY
PROPOSITION H**

For	THIS IS A TAX INCREASE - The Imposition and Levy of a Maintenance Tax in an Amount Not to Exceed \$1.20 per \$100/Assessed Valuation by Ensenadas Municipal Utility District of Travis 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. 5th Street, Suite 900, Austin, Texas 78701.

Section 6: Early voting by personal appearance shall be conducted at the Main Early Voting Location, 5501 Airport Boulevard, Austin, Texas 78751 and the additional early voting locations on the dates and times designated by the Travis County Elections office and attached hereto as **Exhibit "C"**, all of which locations are designated as public places within Travis County, Texas. The Travis 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 5501 Airport Boulevard, Austin, Texas 78714.

Section 7: The election will be conducted under an Election Agreement and Contract for Election Services with Travis 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 9th day of January, 2026.

ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY



President, Board of Directors

ATTEST:



Secretary, Board of Directors

(DISTRICT SEAL)

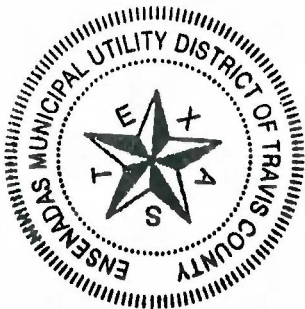


Exhibit "A"

[Boundaries of the District]

FIELD NOTES
FOR

A 75.214 ACRE OR 3,276,317 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE D. & W. RAILROAD SURVEY NO. 99, ABSTRACT NO. 246, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF LOT 42A, AMENDED PLAT OF LOTS 27, 28, 29, 29, 30, 31, 32, 35, 36, 37, 38, 39, 40, 41, AND 42, MARSHALL'S HARBOR, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200300224 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 75.214 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at calculated point on the southeast right-of-way line of Shoreline Ranch Drive, a 60 foot right-of-way, conveyed by said Marshall's harbor plat, said point being the northeast corner of a called 1.0013 acre tract, conveyed to the City of Lago Vista, recorded in Document No. 2009144907 of the Official Public Records of Travis County, Texas, same being the northwest corner of the Remnant Portion of said Lot 42A for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, departing the northeast corner of said 1.0013 acre tract, with the southeast right-of-way line of said Shoreline Ranch Drive, same being the northwest boundary line of the Remnant Portion of said Lot42A, the following four (4) courses and distances:

1. **N 62°20'58" E** a distance of **362.26 feet** to a calculated point of non-tangent curvature hereof,
2. along the arc of a curve to the left having a **radius of 630.00 feet**, a **central angle of 15°37'15"**, a **chord bearing and distance of N 54°44'53" E, 171.23 feet**, an **arc length of 171.76 feet** to a calculated point of non-tangency hereof,
3. **N 47°12'52" E**, a distance of **70.46 feet** to a calculated point of non-tangent curvature hereof, and
4. along the arc of a curve to the right having a **radius of 270.00 feet**, a **central angle of 08°49'34"**, a **chord bearing and distance of N 51°13'17" E, 41.55 feet**, an **arc length of 41.59 feet** to a calculated point on the northwest corner of Marshall's Harbor, a subdivision according to the plat recorded in Document No. 200000248 of said Official Public Records, same being a northeast corner of the Remnant Portion of said Lot 42A for a point of non-tangency and the northeast corner hereof,

THENCE, departing the southeast right-of-way line of said Shoreline Ranch Drive, with the southwest and northwest boundary lines of said Marshall's Harbor plat, same being the northeast and southeast boundary lines of the Remnant Portion of said Lot 42A, the following twenty-three (23) courses and distances:

1. **S 82°45'43" E**, a distance of **59.22 feet** to a calculated angle point hereof,

2. S 75°17'01" E, a distance of **183.05 feet** to a calculated angle point hereof,
3. S 71°46'56" E, a distance of **121.28 feet** to a calculated angle point hereof,
4. S 76°42'10" E, a distance of **155.63 feet** to a calculated angle point hereof,
5. S 79°38'15" E, a distance of **167.42 feet** to a calculated angle point hereof,
6. S 83°52'26" E, a distance of **81.80 feet** to a calculated angle point hereof,
7. S 87°04'28" E, a distance of **149.13 feet** to a calculated angle point hereof,
8. S 80°07'35" E, a distance of **76.16 feet** to a calculated angle point hereof,
9. S 69°55'02" E, a distance of **85.87 feet** to a calculated angle point hereof,
10. S 60°08'42" E, a distance of **154.36 feet** to a calculated angle point hereof,
11. S 56°19'40" E, a distance of **88.67 feet** to a calculated angle point hereof,
12. S 51°23'15" E, a distance of **124.65 feet** to a calculated angle point hereof,
13. S 58°03'49" E, a distance of **331.08 feet** to a calculated angle point hereof,
14. S 49°02'04" E, a distance of **499.01 feet** to a calculated point of non-tangent curvature and the easternmost southeast corner hereof,
15. along the arc of a curve to the right having a radius of **260.00 feet**, a central angle of **59°57'07"**, a chord bearing and distance of **S 20°39'20" W, 259.81 feet**, an arc length of **272.05 feet** to a calculated point of reverse curvature hereof,
16. along the arc of a curve to the left having a radius of **150.00 feet**, a central angle of **42°53'03"**, a chord bearing and distance of **S 85°18'18" W, 109.67 feet**, an arc length of **112.27 feet** to a calculated point of non-tangency hereof,
17. S 63°46'22" W, a distance of **40.21 feet** to a calculated angle point hereof,
18. S 24°39'04" W, a distance of **537.47 feet** to a calculated angle point hereof,
19. S 78°44'46" W, a distance of **290.10 feet** to a calculated angle point hereof,
20. S 32°05'59" W, a distance of **102.31 feet** to a calculated point of non-tangent curvature hereof,

21. along the arc of a curve to the right having a **radius of 55.00 feet**, a **central angle of 254°16'28"**, a **chord bearing and distance of S 63°51'04" W, 87.69 feet**, an **arc length of 244.09 feet** to a calculated point of reverse curvature hereof,
22. along the arc of a curve to the left having a **radius of 45.00 feet**, a **central angle of 30°32'45"**, a **chord bearing and distance of N 04°53'42" W, 23.71 feet**, an **arc length of 23.99 feet** to a calculated point of non-tangency hereof, and
23. **S 51°37'49" W**, a distance of **564.99 feet** to a calculated point of non-tangent curvature on the southeast corner of said 1.0013 acre tract, same being the southwest corner of the Remnant Portion of said Lot 42A for the southwest corner hereof,

THENCE, departing the northwest boundary line of said Marshall's Harbor, with the northeast boundary line of said 1.0013 acre tract, same being the southwest boundary line of the Remnant Portion of said Lot 42A, the following thirteen (13) courses and distances:

1. along the arc of a curve to the left having a **radius of 1272.62 feet**, a **central angle of 01°59'26"**, a **chord bearing and distance of N 43°56'51" W, 44.21 feet**, an **arc length of 44.21 feet** to a calculated point of non-tangency hereof,
2. **N 44°56'34" W**, a distance of **213.57 feet** to a calculated angle point hereof,
3. **N 43°54'41" W**, a distance of **678.32 feet** to a calculated point of tangent curvature hereof,
4. along a curve to the right, having a **radius of 857.12 feet**, a **central angle of 13°33'19"**, a **chord bearing and distance of N 37°08'01" W, 202.31 feet**, an **arc length of 202.78 feet** to a calculated point of tangency hereof,
5. **N 30°21'21" W**, a distance of **232.30 feet** to a calculated point of tangent curvature hereof,
6. along a curve to the right, having a **radius of 1955.35 feet**, a **central angle of 02°01'29"**, a **chord bearing and distance of N 29°20'36" W, 69.09 feet**, an **arc length of 69.09 feet** to a calculated point of tangency hereof,
7. **N 61°40'08" E**, a distance of **10.00 feet** to a calculated point of non-tangent curvature hereof,
8. along the arc of a curve to the right having a **radius of 1945.35 feet**, a **central angle of 08°06'22"**, a **chord bearing and distance of N 24°16'41" W, 275.00 feet**, an **arc length of 275.23 feet** to a calculated point of non-tangency hereof,
9. **S 69°46'30" W**, a distance of **10.00 feet** to a calculated angle point hereof,
10. **N 20°13'30" W**, a distance of **105.76 feet** to a calculated angle point hereof,
11. **S 69°46'30" W**, a distance of **10.00 feet** to a calculated angle point hereof,

12. **N 20°13'30" W**, a distance of **380.02 feet** to a calculated point of tangent curvature hereof, and
13. along a curve to the left, having a **radius of 950.00 feet**, a central angle of **03°20'09"**, a **chord bearing and distance of N 21°53'33" W, 55.30 feet**, an arc length of **55.31 feet** to the **POINT OF BEGINNING**, and containing 75.214 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared by Pape Dawson Consulting Engineers, Llc. under Job No. 51614-02.

PREPARED BY: Pape-Dawson Consulting Engineers, Llc.
DATE: May 30, 2025
JOB No.: 51614-02
DOC.ID.: H:\Survey\CIVIL\51614-02 Ensenadas MUD\MUD\Word\FN51614-02_75.214Ac_MUD.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Exhibit "B"

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

Exhibit "C"

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

STATE OF TEXAS §

COUNTY OF TRAVIS §

ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY §

I, the undersigned Secretary of the Temporary Board of Directors of the ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY, certify that the attached and foregoing is a true and correct copy of the Order Calling Confirmation and Directors Election, 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, Park and Recreational Facilities Refunding Bond Election, and Maintenance Tax Election, and an excerpt of the Minutes of the meeting of the Temporary 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 9th day of January, 2026.

ENSENADAS MUNICIPAL UTILITY
DISTRICT OF TRAVIS 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 FEBRUARY 5, 2026.

Ensenadas Municipal Utility District of Travis
County



Connor Overby, Secretary
Board of Directors

(DISTRICT SEAL)