

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Section 551, that the Temporary Board of Directors of La Cima Municipal Management District No. 1 will hold an Organizational Meeting on Monday, February 2, 2026, at 12:10 p.m. 712 ½ Central Park Loop, San Marcos, TX 78666 which is within the boundaries of La Cima Municipal Management District No. 1 (the "District") for the following purposes:

1. Public communication and comments;
2. Review and acknowledge Legislation (S.B. 3037), 89th Session of the Texas Legislature, (Regular Session) creating the District and appointing Directors;
3. Consider discussion regarding creation of District as a result of an Order Dividing La Cima Municipal Management District No. 1 into Two Districts;
4. Qualify Directors and administer Statement of Officer forms and Oaths of Office;
5. Review insurance proposal and approve Directors and Officers Liability Insurance, Bonds and other insurance deemed appropriate at this time;
6. Elect Officers;
7. Hear Overview of the District and report on the status of the proposed development;
8. Consider and approve a Resolution Approving Contingent Fee Contract (see attached "Notice of Contingent Fee Contract by and between Barrett & Associates, PLLC and the District") and authorize execution of such engagement letter/contract for legal services;
9. Consider and approve a Resolution Approving Contingent Fee Contract (see attached "Notice of Contingent Fee Contract by and between Winstead PC and the District") and authorize execution of such engagement letter/contract for legal services;
10. Consider and approve the engagement of Jones-Heroy and Associates, Inc., as engineers for the District and execute related agreement(s) as well as consider;
11. Consider and approve the engagement of The GMS Group, LLC as financial advisor for the District and execute related agreement(s);
12. Consider and approve engagement of Bott & Douthitt, PLLC as bookkeeper for the District and execute related agreements and approve necessary authorizations;
13. Consider and designate depository bank and authorize the opening of an operating account and execution of required account documents, including signature cards and related bank resolutions;
14. Consider and ratify prior actions taken and the payment of various out-of-pocket expenses made on behalf of the District;
15. Authorize any negotiations with regard to the City of San Marcos, Texas, Hays County, Texas, water and wastewater service providers, and additional service providers, as may be necessary, with regard to various agreements and related matters, and authorize execution of same pending developer, engineer and attorney signoff, as applicable;
16. Authorize the purchase and installation of District name signs;
17. Consider and approve a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
18. Adopt and approve an Order Adopting Electronic Bidding Rules and authorize execution;
19. Adopt an Order Designating Office Locations outside of District and authorize publication of a Notice regarding same;
20. Consider and adopt Resolution Designating Location in District to Post Notices of Meetings;
21. Adopt District Seal;
22. Approve and authorize the filing of the District Information Form;

23. Review and approve Order Adopting a Travel Expense Policy, Limit on Fees of Office and Procedures for Selection and Review of Consultants, Policies Concerning the Use of Management Information, Including the Formation of an Audit Committee, Establishment of an Investment Policy, Selection of a Fiscal Year-End and Certain Other Matters;
24. Review and approve the Order Adopting a Records Management Policy and Designating Records Manager;
25. Consider and act upon items in Supplemental Agenda;
26. Authorize the creation of a District website;
27. Hear report from District's attorney as to any additional water and sewer or utility related agreements or easements or conveyances to or from the City of San Marcos, discuss status of tap fees and service rates with City of San Marcos for water and wastewater service, or any service providers, as well as matters related to public financing, including but not limited to, the issuance of any bonds, bond anticipation notes or related matters, and authorize any necessary actions, as appropriate;
28. Discuss and confirm the next proposed meeting date; and
29. Adjournment.

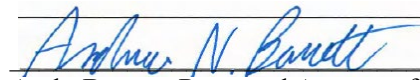
The Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action decision or vote on any subject or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

Required Notice for District's First Meeting of the Calendar Year

The Board of Directors of La Cima Municipal Management District No. 1 conducts its regular and special Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District. For more information, please refer to Chapter 49 of the Texas Water Code, Section 49.062 (c).

EXECUTED this 27th day of January, 2026.

LA CIMA MUNICIPAL MANAGEMENT
DISTRICT NO 1

A handwritten signature in blue ink, appearing to read "Andy Barrett", is written over a horizontal line.

Andy Barrett, Proposed Attorney for the District

SUPPLEMENTAL AGENDA

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A. Government Code, Section 551, that the Temporary Board of Directors of La Cima Municipal Management District No. 1 will hold an Organizational Meeting on Monday, February 2, 2026, at 12:10 p.m., at 712 ½ Central Park Loop, San Marcos, TX 78666, which is within the boundary of the District to:

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

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

/s/ Andy Barrett
Andy Barrett, Proposed Attorney for the District

ORDEN DEL DÍA SUPLEMENTARIO

DISTRITO DE GESTION MUNICIPAL NO. 1 DE LA CIMA

A: LA JUNTA DIRECTIVA DEL DISTRITO DE GESTION MUNICIPAL NO. 1 DE LA CIMA Y A TODAS LAS DEMÁS PERSONAS INTERESADAS:

Por la presente se da aviso, de conformidad con, Código de Gobierno de Texas, Sección 551, que la Junta Directiva Temporal del Distrito de Gestión Municipal No. 1 de La Cima celebrará una Asamblea Organizativa el 2 de febrero de 2026, a la 12:10 p.m., en 712 ½ Central Park Loop, San Marcos, Texas 78666, que se encuentra dentro del Distrito, para:

1. Revisar y aprobar cualquier Contrato de Servicios Electorales con el Condado de Hays, y cualquier resolución relacionada, con respecto a las elecciones del 2 de mayo de 2026 y autorizar la firma de la versión final por parte de los oficiales de la Junta; y
2. Considerar y adoptar una Orden mediante la cual se convoque la elección de confirmación y de directores; se aprueben los informes de ingeniería; y se convoquen la elección de bonos para servicios públicos, la elección de bonos de refinanciamiento de servicios públicos, la elección de bonos para caminos, la elección de bonos de refinanciamiento para caminos, la elección de bonos recreativos, la elección de bonos de refinanciamiento recreativos y la elección del impuesto de mantenimiento, así como autorizar que se emita el aviso formal de dichas elecciones conforme a lo establecido por la ley.

DISTRITO DE GESTION MUNICIPAL NO. 1 DE LA
CIMA /s/ Andy Barrett
Andy Barrett, Abogado Propuesto para el Distrito

NOTICE OF
CONTINGENT FEE CONTRACT BY AND BETWEEN
WINSTEAD PC AND
LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

Pursuant to Chapter 2254.1036, Texas Government Code, notice is hereby given that La Cima Municipal Management District No. 1 (the “District”) will consider a contingent fee contract for bond counsel legal services with Winstead PC (“Winstead”). The contingent fee contract by and between the District and Winstead will be presented to the District at a public meeting to be held on February 2, 2026, at 12:10 p.m. 712 ½ Central Park Loop, San Marcos, TX 78666, which is within the boundary of the District.

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

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

Winstead’s fee for bond counsel services will be as follows: for new-money financings, 1.5% of the principal amount thereof; for refundings, 0.625% of the principal amount thereof; and for Anticipation Notes, 0.5%.

Winstead was engaged by the property owners of the District to create the District, and to provide for the financing of water, sanitary sewer, drainage, roadway, transportation, and similar infrastructure for master-planned developments to serve future residents and users. The District will consider the engagement of Winstead to serve as bond counsel at its organizational or meeting.

Winstead’s specialized practice in public finance transactions provides the District with professional expertise therein, including oversight and compliance with Local, State, and Federal regulatory agencies.

Winstead is aware of the resources required to issue Bonds. Further, the District has no source of revenue sufficient to compensate an attorney in private practice under a contract for the payment of hourly fees without contingency in the context of a Bond issuance, nor does the District's support staff possess the qualifications or resources to properly represent the District in a Bond issuance. A contingent fee contract for bond counsel services with Winstead would allow the District to proceed with the issuance of Bonds in the most efficient, cost-effective, and feasible manner, resulting in benefits to future residents of La Cima Municipal Management District No. 1.

NOTICE OF
CONTINGENT FEE CONTRACT BY AND BETWEEN
BARRETT & ASSOCIATES, PLLC AND
LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

Pursuant to Chapter 2254.1036, Texas Government Code, notice is hereby given that La Cima Municipal Management District No. 1 (the "District") will consider a contingent fee contract for bond counsel legal services with Barrett & Associates, PLLC ("Barrett"). The contingent fee contract by and between the District and Barrett will be presented to the District at a public meeting to be held on Monday, February 2, 2026, at 12:10 p.m. at 712 ½ Central Park Loop, San Marcos, TX 78666, which is within the boundaries of the District.

The engagement of Barrett is required to render professional services in connection with the authorization, sale, and delivery of bonds, certificates of participation, notes, or other evidences of indebtedness ("Bonds") on behalf of the District. Barrett will coordinate with other District consultants in drafting any initial bond application documents, including the application itself, and will review with the District and its consultants these drafts. Barrett will also work with to comply with the Attorney General of the State of Texas and relevant State Agencies in the review process.

Barrett has represented special districts for over 35 years. Barrett's fee for bond counsel services will be as follows: for new-money financings, 1.5% of the principal amount thereof; for refundings, 0.625% of the principal amount thereof; and for Anticipation Notes, 0.5%.

Barrett was engaged by the property owners of the District to assist with creating the District, and to provide for the financing of water, sanitary sewer, drainage, roadway, transportation, and similar infrastructure for master-planned developments to serve future residents and users. The District will consider the engagement of Barrett to serve as general counsel at its organizational meeting.

Barrett's specialized practice in municipal utility districts provides the District with professional expertise therein, including oversight and compliance with Local, State, and Federal regulatory agencies. Barrett is aware of the resources required to issue Bonds. Further, the District has no source of revenue sufficient to compensate an attorney in private practice under a contract for the payment of hourly fees without contingency in the context of a Bond issuance, nor does the District's support staff possess the qualifications or resources to properly represent the District in a Bond issuance. A contingent fee contract for bond counsel services with Barrett would allow the District to proceed with the issuance of Bonds in the most efficient, cost-

effective, and feasible manner, resulting in benefits to future residents of La Cima Municipal Management District No. 1.