

**ORDER CALLING A PARK AND RECREATIONAL FACILITIES BOND ELECTION FOR  
SONTERRA MUNICIPAL UTILITY DISTRICT AND MAKING PROVISION FOR  
CONDUCTING SUCH ELECTION AND OTHER PROVISIONS INCIDENTAL AND  
RELATED THERETO**

**WHEREAS**, Sonterra Municipal Utility District (the "District"), was duly created by House Bill 3497 as passed by the Texas Legislature, 79th Regular Session, effective as of September 1, 2005 (now codified as Chapter 8111, Texas Special District Local Laws Code), and the provisions of Article XVI, Section 59 of the Texas Constitution, and operating under and governed by Chapters 49 and 54, Texas Water Code (collectively, the "Act"); and

**WHEREAS**, the District currently operates pursuant to Chapters 49 and 54, Texas Water Code, as amended; and

**WHEREAS**, on November 8, 2005, the qualified voters within the District approved a confirmation, initial director, operation and maintenance tax and bond election; and

**WHEREAS**, the District is located within Williamson County, Texas and in accordance with Section 49.4645 of the Texas Water Code, as may be amended, is authorized to issue bonds supported by ad valorem taxes to pay for the development and maintenance of recreational facilities if the bonds are authorized by a majority vote of the qualified voters of the District and so long as the principal amount of such bonds does not exceed an amount equal to three percent of the value of the taxable property in the District or an amount greater than the estimated costs provided in the Amended Park Plan, defined below, whichever is smaller; and

**WHEREAS**, on May 1, 2021, the District held an election for the development and maintenance of recreational facilities within the District in the amount of \$15,000,000, pursuant to an initial park plan (the "Original Park Plan"), which was approved by a majority of the District's voters; and

**WHEREAS**, the Board of the District has determined that additional recreational facilities within the District should be presented to the District's voters; and

**WHEREAS**, in accordance with Section 49.4645(b) of the Texas Water Code, the Board will file in the District's office for review by the public an amended park plan (the "Amended Park Plan") covering all the recreational land, improvements, facilities and equipment (the "Park Facilities"), and specifically designating the additional recreational facilities that will be presented to the voters pursuant to this election that the District may, but is not obligated to, purchase or construct in the future and their estimated cost, together with maps, plats, drawing and data fully showing and explaining the Amended Park Plan; and

**WHEREAS**, the Amended Park Plan does not create an obligation on the part of the District to construct any recreational facilities and the Amended Park Plan is not a proposition to be voted on and does not create a contract with the voters of or residents and property owners in the District; and

**WHEREAS**, the Board reserves the right to authorize amendments to the Amended Park Plan and to reallocate costs of the Park Facilities, revise such Park Facilities and make such other changes to the Amended Park Plan and the Park Facilities described therein as necessary to meet the changing requirements of the District; and

**WHEREAS**, the Board desires to call an election for the purpose of submitting a proposition on the issuance of the bonds of the District in one or more series for the development and maintenance of recreational facilities within the meaning of Section 49.462 of the Texas Water Code, as amended, and the levy of taxes in payment of such bonds; and

**WHEREAS**, the Amended Park Plan contains an estimate of the Park Facilities for the District, generally as follows:

**PARKS & TRAILS IMPROVEMENTS**  
**SUMMARY OF COSTS**

	<b>Total</b>	<b>District Share 100%</b>
<b>CONSTRUCTION COSTS</b>		
A. Developer Reimbursement (Existing Facilities)		
1. Parks, Trail, & Amenities	\$ 3,500,000	\$ 3,500,000
2. Planning and Design Costs (15% of Item 1)	525,000	525,000
3. Land Acquisition (Eastwood Amenity Center)	50,000	50,000
<b>Total Developer Reimbursement Items</b>	<b>\$ 4,075,000</b>	<b>\$ 4,075,000</b>
B. District Items		
1. Parks, Trail, & Amenities	\$ 24,575,000	\$ 24,575,000
2. Contingencies (20% of Item 1)	4,915,000	4,915,000
3. Planning and Design Costs (15% of Item 1)	3,686,250	3,686,250
4. Land Acquisition (44 acres)	11,000,000	11,000,000
<b>Total District Items</b>	<b>\$ 44,176,250</b>	<b>\$ 44,176,250</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 48,251,250</b>	<b>\$ 48,251,250</b>
<b>Inflation Adjustment (10 years @ 3% per year)</b>		<b><u>\$ 14,475,375</u></b>
<b>TOTAL CONSTRUCTION COSTS WITH INFLATION</b>		<b>\$ 62,726,625</b>
<b>NON-CONSTRUCTION COSTS</b>		
A. Legal Fees (3.0%)		\$ 2,100,000
B. Fiscal Agent Fees (2.0%)		1,400,000
C. Interest		
1. Capitalized Interest (None)		-
2. Developer Interest (None)		-

D. Underwriter's Discount (3.0%)	2,100,000
E. Bond Application Report Costs (1.0%)	700,000
F. Issuance Costs	728,375
G. TCEQ Fee (0.25% BIR)	175,000
H. Attorney General Fee (0.1% BIR)	70,000
	\$ 7,273,375
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$ 7,273,375</b>
<b>AMENDED BOND ISSUE REQUIREMENT</b>	<b>\$ 70,000,000</b>
<b>LESS EXISTING VOTER AUTHORIZATION</b>	<b>\$(15,000,000)</b>
<b>ADDITIONAL BOND ISSUE REQUIREMENT</b>	<b>\$ 55,000,000</b>

**WHEREAS**, the Board wishes to proceed with ordering the bond election and by separate action is also ordering a directors' election to also be held on the May 4, 2024 ballot;

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE SONTERRA MUNICIPAL UTILITY DISTRICT;**

**SECTION 1.** The declarations, findings and facts contained in, recited or repeated in the preamble of this Order are made a part hereof and are hereby adopted as, and found and declared to be true and complete.

**SECTION 2.** The Amended Park Plan and estimates of cost, as supplemented from time to time, are hereby approved; provided, however, the District reserves the right to authorize additional amendments to the Amended Park Plan as necessary to meet the changing requirements of the District.

**SECTION 3.** A special election shall be held within the District on May 4, 2024, between the hours of 7:00 a.m. and 7:00 p.m. at such polling places determined by Williamson County, Texas (the "County"), and such polling places are hereby established and designated as set forth on Exhibit "A" to this Order. Exhibit "A" shall be revised and finalized, if necessary, as directed by the County Elections Administrator. The County Elections Administrator is conducting the election pursuant to an Election Agreement between the District and the County Elections Administrator as authorized under Section 31.092 of the Texas Election Code (the "Election Agreement"). The election shall be held as a joint election pursuant to Chapter 271 of the Texas Election Code and a joint election agreement to be entered into between the District and the other eligible participating entities located in the County which are holding an election on May 4, 2024. The County's election equipment shall be used in the election. At the election there shall be submitted the questions of the issuance of park and recreational facilities bonds. The election judges and clerks shall be appointed in accordance with the Election Agreement and Texas Election Code, as amended.

**SECTION 4.** The early voting ballot board presiding judge and alternate presiding judge shall be appointed in accordance with the Election Agreement and the Texas Election Code.

Early voting in the election by personal appearance shall be conducted at the times, dates and polling places used for the Williamson County General Election which will be attached hereto as Exhibit "B" to this Order and this exhibit is incorporated by reference for all purposes. Exhibit "B" shall be revised and finalized, if necessary, as directed by the County Elections Administrator. Bridgette Escobedo is the Early Voting Clerk. Application for ballots by mail should be sent to Williamson County Elections, PO Box 209, Georgetown, Texas 78627, hand delivered should be sent to Inner Loop Annex, 301 SE Inner LOOP, Suite 104, Georgetown, Texas 78626, Fax/email (512) 943-1634/bbm@wilco.org.

**SECTION 5.** Voting at the election shall be by the use of electronic or paper ballots which shall conform to the requirements of the Texas Election Code and the Texas Water Code. The District will comply with the Help America Vote Act and make available at least one DRE voting device approved for use by the Secretary of State for each polling place.

**SECTION 6.** The following proposition shall be submitted to the resident, qualified electors of the District:

**SONTERRA MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION A**

SHALL THE BOARD OF DIRECTORS OF SONTERRA MUNICIPAL UTILITY DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$55,000,000 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 SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF DEVELOPING, PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, MAINTAINING, IMPROVING OR MANAGING RECREATIONAL FACILITIES INCLUDING PARKS, LANDSCAPING, PARKWAYS, GREENBELTS, SIDEWALKS, TRAILS, PUBLIC RIGHT-OF-WAY BEAUTIFICATION PROJECTS, RECREATIONAL EQUIPMENT AND FACILITIES AND ASSOCIATED STREET AND SECURITY LIGHTING, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

The measure will appear on the ballot in the following form:

**SONTERRA MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION A**

- |     |         |   |  |
|-----|---------|---|--|
| ( ) | FOR     | ) | THE ISSUANCE OF \$55,000,000 BONDS FOR   |
|     |         | ) | PARK AND RECREATIONAL FACILITIES.  |
| ( ) | AGAINST | ) | TAXES SUFFICIENT TO PAY THE PRINCIPAL OF<br>AND INTEREST ON THE BONDS WILL BE<br>IMPOSED |

Each voter shall vote on the propositions by placing an "X" in the square beside the statement indicating the way he or she wishes to vote.

**SECTION 7.** Solely for purposes of compliance with Section 3.009(b) of the Texas Election Code, set forth in Exhibit "C" attached hereto is the information required in a bond election order in accordance with Section 3.009(b) of the Texas Election Code.

**SECTION 8.** Oral assistance in Spanish shall be made available to all persons requiring such assistance. Any person requiring oral assistance in Spanish should contact the presiding judge or the Early Voting Clerk.

**SECTION 9.** In all respects, the election shall be conducted in accordance with the Texas Election Code and the Federal Help America Vote Act. Every polling place used in Williamson County for this election will have at least one accessible voting device available for Election Day voting and early voting. The Elections Administrator may use a central counting station as provided by Section 127.000 et seq. as amended, Texas Election Code. Central counting station Presiding Judge and the Alternate Presiding Judge shall be appointed in accordance with the Election Agreement.

**SECTION 10.** The election shall be held and conducted and returns shall be made to the Board in accordance with state and federal law, including the Help America Vote Act, the Texas Election Code as modified by Chapters 49 and 54, Texas Water Code and the Election Agreement. The form of ballot and the order of the bond propositions and the directors' election as they shall appear on the ballot shall be in accordance with the Texas Election Code.

**SECTION 11.** All qualified resident electors of the District shall be entitled to vote in the election.

**SECTION 12.** In accordance with Section 4.003(a)(1) of the Texas Election Code, a copy of this Order, appearing in English and Spanish, shall serve as proper notice of said election, and the President of the Board or other representatives of the District shall cause the notice to be published one time, not earlier than the 30th day or later than the 10th day prior to the date set for the election, in a newspaper published in the District or, if none is published in the District, in a newspaper of general circulation in the District. In addition, in accordance with Section 4.003(a)(2) of the Texas Election Code, a substantial copy of this Order, appearing in English and Spanish, shall be posted in accordance with the Texas Election Code not later than the 21st day

before the election. The District is holding a bond election for park and recreational facilities; therefore, in accordance with Section 4.003(f) of the Texas Election Code, a copy of this Order, appearing in English and Spanish, shall be posted on Election Day and during early voting by personal appearance in a prominent location at each polling place; posted in three public places in the boundaries of the District no later than the 21<sup>st</sup> day before the election; and posted on the District's Internet website during the 21 days before the election, if the District maintains an Internet website. A sample ballot shall be posted on the District's internet website not less than 21 days prior to Election Day.

**SECTION 13.** Immediately after the election, the officers holding same shall make and deliver returns of the results thereof to the Secretary of the Board, who shall safely keep them and deliver same to the Board, at which the Board shall canvass the returns and declare the results of the election pursuant to Section 49.101 of the Texas Water Code and Section 67.003 of the Texas Election Code, as amended.

**SECTION 14.** The President or Vice President and Secretary or Assistant Secretary of the Board are authorized and directed to take any action necessary to carry out the provisions of this Order.

**SECTION 15.** It is hereby found that the meeting at which this Order has been considered and adopted was open to the public, as required by law, and that written notice of the time, place, and subject matter of said meeting, and of the proposed adoption of this Order, was given as required by Section 49.063, Texas Water Code, as amended. The Board further ratifies and confirms said written notice and the contents and posting thereof.

**EXHIBIT "A"**  
**ELECTION DAY POLLING LOCATIONS**  
**May 2024 Election**

Registered voters of the District participating in the May 4, 2024 election may vote at the location listed below.

Los votantes registrados del Distrito participante en la elección el 4 de mayo del 2024, podrán votar en el lugar de votación listado abajo.

**SEE ATTACHED LOCATIONS**

**Subject to Change**

**EXHIBIT "B"**

**EARLY VOTING LOCATIONS  
May 2024 Election**

**SEE ATTACHED LOCATIONS**

**Dates and Times:**

**SEE ATTACHED DATES AND TIMES**

**Subject to Change**



## EXHIBIT "C"

### INFORMATION REQUIRED PURSUANT TO SECTION 3.009(b) OF THE TEXAS ELECTION CODE<sup>1</sup>

In accordance with the provisions of 3.009(b) of the Texas Election Code, it is hereby found and determined that:

- (1) The proposition language that will appear on the ballot is set forth in Section 6 of this Order.
- (2) The purposes for which the bonds are to be authorized are set forth in Section 6 of this Order.
- (3) The principal amount of the bonds to be authorized is set forth in Section 6 of this Order.
- (4) As set forth in Section 6 of this Order, if the bonds are approved by the voters, taxes sufficient to pay the principal of and interest on the bonds may be levied on all taxable property in the District.
- (5) Based upon the bond market conditions at the date of adoption of this Order, the maximum interest rate for any series of the bonds is estimated to be 5.25% as calculated in accordance with applicable law. Such estimate is based on the Amended Park Plan as of February 12, 2024 and takes into account a number of factors including issuance schedule, maturity schedule and the estimated projected tax rate. The estimated maximum interest rate is provided for informational purposes only in accordance with Section 3.009(b)(5) of the Texas Election Code and could be affected by material changes in the assumptions used, including future economic and legal changes that are beyond the control of the District. The estimated maximum interest rate provided herein is not a limitation on the interest rate at which the bonds, or any series thereof, may be submitted to the Texas Commission on Environmental Quality for purposes of approval of issuance of the bonds or the interest rate at which the bonds, or any series thereof, may be sold. Such estimate is not a part of the propositions to be voted on and does not create a contract with the voters.
- (6) As set forth in Section 6 of this Order, if the bonds are approved by the voters, the bonds may be issued in one or more series, each series to mature serially over a period not to exceed 40 years.
- (7) As of the date this Order is approved, the aggregate principal amount of outstanding principal of the District's ad valorem tax debt obligations is \$66,669,842.
- (8) As of the date this Order is approved, the aggregate amount of outstanding interest on the District's ad valorem tax debt obligations is \$25,883,039.
- (9) As of the date of this Order, the ad valorem debt service tax rate of the District is \$0.5750 per \$100.00 valuation of taxable property.

<sup>1</sup> This information is provided solely for purposes of compliance with Section 3.009(b) of the Texas Election Code and is for illustration purposes only. The information is not a part of the proposition to be voted on and does not create a contract with the voters.

**EXHIBIT "D"**  
**VOTER INFORMATION DOCUMENT – SONTERRA**  
**MUNICIPAL UTILITY DISTRICT, TEXAS**

**Proposition A**

Ballot Information: At the Election, the following language will appear on the ballot:

**SONTERRA MUNICIPAL UTILITY DISTRICT**  
**PROPOSITION A**

( ) FOR ) THE ISSUANCE OF \$55,000,000 BONDS FOR  
) PARK AND RECREATIONAL FACILITIES.  
( ) AGAINST ) TAXES SUFFICIENT TO PAY THE PRINCIPAL OF  
AND INTEREST ON THE BONDS WILL BE  
IMPOSED.

Estimated Debt Service Information:

The following table sets forth the estimated principal amount of, and interest due to maturity on, the bonds to be issued if Proposition A passes, and all outstanding obligations of the District secured by and payable from ad valorem taxes.

Principal Amount of Bonds to be authorized under Proposition A <sup>(1)</sup>	Estimated interest for Bonds to be authorized under Proposition A <sup>(1)</sup>	Estimated combined principal and interest required to pay on time and in full the Bonds to be authorized under Proposition A <sup>(1)</sup>	Principal of District's Existing Outstanding Debt (as of February 12, 2024) <sup>(2)</sup>	Remaining interest on District's Existing Outstanding Debt (as of February 12, 2024) <sup>(2)</sup>	Combined Principal and Interest to timely pay District's Existing Outstanding Debt (as of February 12, 2024) <sup>(2)</sup>
\$55,000,0000	\$44,382,567	\$99,382,567	\$66,669,842	\$25,883,039	\$92,552,881

<sup>(1)</sup> If Proposition A is approved by the voters, the District anticipates issuing such bonds in one series. Upon the actual sale of the bonds, the principal amount of bonds sold may increase (but not in excess of authorized principal amount of \$55,000,000) or decrease based on market conditions at the time of such sale and premium, if any generated. The interest on the proposed bonds under Proposition A was calculated at a rate of 5.25% for the Series 2025 Bonds based on market conditions as of February 7, 2024. The interest payable on such proposed bonds may be less than, or more than, the amounts set forth above based on market conditions at the time of sale of the proposed bonds to be authorized under Proposition A.

<sup>(2)</sup> Aggregate of all outstanding obligations of the District secured by and payable from ad valorem taxes as of the date of February 7, 2024.

Based on the information and assumptions provided in the table above, the estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the District with a taxable appraised value of \$100,000 to repay the proposed bonds to be authorized under Proposition A, is none. This estimate assumes no annual growth of the District's taxable assessed valuation and assumes that the proposed bonds will be issued in an amortization that will produce relatively consistent levels of debt service in each year.

The information provided in this Document is to comply with Tex. H.B. 477 86th Leg., R.S. (2019), which requires a voter information document for each proposition to be submitted to the voters.