

NOTICE OF ELECTION

TO THE DULY QUALIFIED RESIDENT VOTERS OF DEFINED AREA NO. 1 IN BROOKSHIRE MUNICIPAL WATER DISTRICT:

Notice is hereby given that a bond, park bond, operations and maintenance tax, and defined area election (the "Election") will be held for Brookshire Municipal Water District (the "District"), pursuant to an Order of the Board of Directors (the "Board") of said District passed on February 5, 2024 (the "Election Order"). The Election Order is on file in the District's office located at 4004 6th Street, Brookshire, Texas 77423, where any interested person may refer to it for all purposes. The defined area which is the subject of the Election is comprised of approximately 177.9580 acres within the boundaries of the District, as more particularly described on **Exhibit "A"** attached hereto ("Defined Area No. 1").

- (1) The matters and facts set out in the Election Order are hereby found and declared to be true and complete.
- (2) The Election will be held between 7:00 a.m. and 7:00 p.m. on Saturday, May 4, 2024, at all Waller County countywide polling places described on the attached **Exhibit "B,"** which are public places, and shall conform to all the requirements of Chapters 49 and 54, Texas Water Code, as amended, and all of the requirements of the Texas Election Code, as amended, so far as applicable.
- (3) Only duly qualified resident electors of the Defined Area No. 1 may vote at the Election.
- (4) The bond propositions to be voted on in the Election are as follows:

PROPOSITION A

SHALL THE DESIGNATION OF BROOKSHIRE MUNICIPAL WATER DISTRICT DEFINED AREA NO. 1 BE CONFIRMED?

PROPOSITION B

SHALL THE DESIGNATION OF BROOKSHIRE MUNICIPAL WATER DISTRICT DEFINED AREA NO. 1 BE CONFIRMED, AND SHALL THE BOARD OF DIRECTORS OF BROOKSHIRE MUNICIPAL WATER DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE (1) OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$30,000,000 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 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 DEFINED AREA NO. 1, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR, INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY AND ALL DISTRICT WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, AND APPLIANCES NEEDED TO PROVIDE A WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, AND DRAINAGE AND STORM SEWER SYSTEM, INCLUDING, BUT NOT LIMITED TO, ALL COSTS ASSOCIATED WITH FLOOD PLAIN AND WETLANDS REGULATION (INCLUDING MITIGATION) AND ENDANGERED SPECIES AND STORMWATER PERMITS (INCLUDING MITIGATION) AND ALL ADDITIONS TO SUCH SYSTEMS AND ALL WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY, AND CONTRACT RIGHTS NECESSARY OR CONVENIENT THEREFOR AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DEFINED AREA NO. 1, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

PROPOSITION C

SHALL THE DESIGNATION OF BROOKSHIRE MUNICIPAL WATER DISTRICT DEFINED AREA NO. 1 BE CONFIRMED, AND SHALL THE BOARD OF DIRECTORS OF BROOKSHIRE MUNICIPAL WATER DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE (1) OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$30,000,000 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 IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF THE BONDS SOLD FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR, INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY AND ALL DISTRICT WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, AND APPLIANCES NEEDED TO PROVIDE A WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, AND

DRAINAGE AND STORM SEWER SYSTEM, INCLUDING, BUT NOT LIMITED TO, ALL COSTS ASSOCIATED WITH FLOOD PLAIN AND WETLANDS REGULATION (INCLUDING MITIGATION) AND ENDANGERED SPECIES AND STORMWATER PERMITS (INCLUDING MITIGATION) AND ALL ADDITIONS TO SUCH SYSTEMS AND ALL WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY, AND CONTRACT RIGHTS NECESSARY OR CONVENIENT THEREFOR AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, TO SERVE THE DEFINED AREA NO. 1 OF THE DISTRICT, HERETOFORE OR HEREAFTER ISSUED BY THE DISTRICT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH REFUNDING BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DEFINED AREA NO. 1, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, SUCH AUTHORIZATION BEING IN ADDITION TO ANY OTHER REFUNDING AUTHORIZATION ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

PROPOSITION D

SHALL THE DESIGNATION OF BROOKSHIRE MUNICIPAL WATER DISTRICT DEFINED AREA NO. 1 BE CONFIRMED, AND SHALL THE BOARD OF DIRECTORS OF BROOKSHIRE MUNICIPAL WATER DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF THE DISTRICT, MATURING SERIALLY OR OTHERWISE OVER A PERIOD NOT TO EXCEED 40 YEARS FROM THEIR DATE OR DATES, AND TO BE ISSUED AND SOLD AT ANY PRICE OR PRICES AND TO BEAR INTEREST AT ANY RATE OR RATES AS SHALL BE DETERMINED WITHIN THE DISCRETION OF THE BOARD OF DIRECTORS OF THE DISTRICT AT THE TIME OF ISSUANCE AS AUTHORIZED BY LAW AS NOW ENACTED OR HEREAFTER AMENDED, FOR THE PURPOSES OF DESIGNING, PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, REPAIRING, REPLACING, IMPROVING AND EXTENDING PARKS AND RECREATION FACILITIES WITHIN THE DISTRICT IN THE MAXIMUM AMOUNT NOT TO EXCEED \$8,000,000, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX AUTHORIZED BY CHAPTERS 49 AND 54 OF THE TEXAS WATER CODE, UPON ALL TAXABLE PROPERTY WITHIN SAID DEFINED AREA NO. 1, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

PROPOSITION E

SHALL THE DESIGNATION OF BROOKSHIRE MUNICIPAL WATER DISTRICT DEFINED AREA NO. 1 BE CONFIRMED, AND SHALL THE BOARD OF DIRECTORS OF BROOKSHIRE MUNICIPAL WATER DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF THE DISTRICT, MATURING SERIALLY OR OTHERWISE OVER A PERIOD NOT TO EXCEED 40 YEARS FROM THEIR DATE OR DATES, AND TO BE ISSUED AND SOLD AT ANY PRICE OR PRICES AND TO BEAR INTEREST AT ANY RATE OR RATES AS SHALL BE DETERMINED WITHIN THE DISCRETION OF THE BOARD OF DIRECTORS OF THE DISTRICT AT THE TIME OF ISSUANCE AS AUTHORIZED BY LAW AS NOW ENACTED OR HEREAFTER AMENDED, FOR THE PURPOSES OF REFUNDING ANY BONDS OR OTHER EVIDENCES OF INDEBTEDNESS OF THE DISTRICT ISSUED FOR RECREATIONAL FACILITIES, WHICH MAY BE OUTSTANDING FROM TIME TO TIME IN THE MAXIMUM AMOUNT NOT TO EXCEED \$8,000,000, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX AUTHORIZED BY CHAPTERS 49 AND 54 OF THE TEXAS WATER CODE, UPON ALL TAXABLE PROPERTY WITHIN SAID DEFINED AREA NO. 1, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

PROPOSITION F

SHALL THE DESIGNATION OF BROOKSHIRE MUNICIPAL WATER DISTRICT DEFINED AREA NO. 1 BE CONFIRMED, AND SHALL THE BOARD OF DIRECTORS OF BROOKSHIRE MUNICIPAL WATER DISTRICT BE AUTHORIZED TO LEVY AND COLLECT AN OPERATION AND MAINTENANCE TAX (IN ADDITION TO ANY OTHER OPERATION AND MAINTENANCE TAX AUTHORIZED BY THE VOTERS OF THE DISTRICT OR THE DEFINED AREA NO. 1) NOT TO EXCEED ONE DOLLAR AND FIFTYCENTS (\$1.50) PER ONE HUNDRED DOLLARS (\$100) VALUATION ON ALL TAXABLE PROPERTY WITHIN SAID DEFINED AREA NO. 1 TO SECURE FUNDS FOR OPERATION AND MAINTENANCE OF ALL DISTRICT FACILITIES TO SERVE SAID DEFINED AREA NO. 1 AUTHORIZED BY ARTICLE XVI, SECTION 59, OF THE TEXAS CONSTITUTION, INCLUDING, BUT NOT LIMITED TO, FUNDS FOR PLANNING, CONSTRUCTING, ACQUIRING, MAINTAINING, REPAIRING, AND OPERATING ALL NECESSARY LAND, PLANTS, WORKS, FACILITIES, IMPROVEMENTS, APPLIANCES, AND EQUIPMENT OF THE DISTRICT, AND FOR PAYING RELATED COSTS OF PROPER SERVICES, ENGINEERING AND LEGAL FEES, AND ORGANIZATION AND ADMINISTRATIVE EXPENSES?

- (5) Based upon market conditions as of the date of the Election Order, if the Bonds are approved and authorized, the maximum interest rate of the debt obligations, or any series of the debt obligations, is estimated to be four and one-half percent (4.5%). The actual interest rate of the debt obligations, or any series of the debt obligations, may be either higher or lower and will depend upon general market conditions at the date the bonds are issued.
- (6) The District's Board and the District's consultants estimate the following costs for purchasing, constructing, acquiring, owning, operating, repairing, replacing, improving and extending water, sanitary sewer and drainage facilities within Defined Area No. 1:

<u>Brookshire Municipal Water District</u>		
Bond Authorization for Water, Sanitary Sewer and Drainage Facilities		
<u>Estimated Construction Costs</u>		<u>Amount</u>
1.	Water Sewer and Drainage Internal	\$7,338,110
2.	Water Sewer and Drainage Offsite	\$617,815
3.	Detention	\$2,919,184
4.	Facilities	\$934,960
5.	Contingencies (30% of items 1-4)	\$3,543,021
6.	Inflation (11% of Items 1-5)	\$1,688,840
7.	Engineering (15% of Items 1-6)	\$2,556,289
8.	Capacity Purchase Fees	\$1,968,149
9.	Land Acquisition	\$1,290,000
TOTAL CONSTRUCTION COSTS		\$ 22,856,368
<u>Non-Construction Costs</u>		
1.	Legal Fees (3% of BIR)	\$900,000
2.	Financial Advisor Fees (2% of BIR)	\$600,000
3.	Interest Costs	
	1. Capitalized Interest (1 Yrs. @ 5%)	\$1,500,000
	2. Developer Interest (2 Yrs. @ 5% of Construction Costs)	\$2,285,637
4.	Bond Discount (3% of BIR)	\$900,000
5.	Administrative, Organization and Issuance Expense	\$472,995
6.	Annexation Cost	\$50,000
7.	Attorney General Fee (0.1% of BIR)	\$30,000
8.	T.C.E.Q. Bond Issuance Fee (0.25% of BIR)	\$75,000
9.	Bond Application Report Cost	\$330,000
TOTAL NONCONSTRUCTION COSTS		\$ 7,143,632

TOTAL BOND ISSUANCE REQUIREMENT	\$ 30,000,000
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The report fully explaining the costs listed above is on file in the District's office and open to inspection by the public.

- (7) The District's Board and the District's consultants estimate the following costs for or purchasing, constructing, acquiring, owning, operating, repairing, replacing, improving, maintaining and extending parks and recreation facilities within Defined Area No. 1:

<u>Brookshire Municipal Water District</u>		
Bond Authorization for Parks and Recreational Facilities		
Estimated Design, Construction, Purchase and Acquisition Costs		Amount
1.	Lake Amenity Items	\$622,950
2.	Landscaping/Hardscaping/Irrigation	\$2,727,273
3.	Contingencies (30% of Items 1-2)	\$1,005,067
4.	Inflation (11% of Items 1-3)	\$479,082
5.	Engineering & Landscape Architect (15% of Items 1-4)	\$725,156
6.	Land Acquisition (Park /Open Space)	\$240,000
Total Design, Construction, Purchase And Acquisition Costs		\$5,779,527
<u>Estimated Non-construction Costs</u>		
1.	Legal Fees (3% of BIR)	\$240,000
2.	Financial Advisor Fees (2% of BIR)	\$160,000
3.	Interest Costs	
	1. Capitalized Interest (1Yrs. @ 5%)	\$400,000
	2. Developer Interest (2 Yrs. @ 5% of Construction Costs)	\$579,953
4.	Bond Discount (3% of BIR)	\$240,000
5.	Administrative, Organization and Issuance Expense	\$422,520
6.	Annexation Costs	\$50,000
7.	Attorney General Fee (0.10% of BIR)	\$8,000
8.	T.C.E.Q. Bond Issuance Fee (0.25% of BIR)	\$20,000
9.	Bond Application Report Cost	\$80,000
Total Non-Construction Costs		\$ 2,200,473
TOTAL BOND ISSUANCE REQUIREMENT		\$ 8,000,000

- (8) The District's current ad valorem debt service tax rate is \$0.009 per \$100.00 valuation of taxable property. The District's aggregate outstanding principal of the District's bonds is \$2,640,000.00 and aggregate outstanding interest is \$2,970,242.00 on debt obligations secured by ad valorem taxes outstanding as of the beginning of the District's current fiscal year.
- (9) Defined Area No. 1's current ad valorem debt service tax rate is \$0.00 per \$100.00 valuation of taxable property. Defined Area No. 1's aggregate outstanding principal of the District's bonds is \$0.00 and aggregate outstanding interest is \$0.00 on debt obligations secured by ad valorem taxes outstanding as of the beginning of the District's current fiscal year.
- (10) The officers of such Election shall be appointed by the Waller County Elections Administrator.
- (11) Early Voting by personal appearance shall be conducted on the days and at the times and locations listed on the attached **Exhibit "C."**
- (12) The Early Voting Clerk shall receive applications for early voting ballots by mail through Tuesday, April 23, 2024, which is 11 days prior to the Election. The Early Voting Clerk shall receive voted early voting ballots through 7:00 p.m. on Saturday, May 4, 2024, if the ballot is not postmarked, or through 5:00 p.m. on Monday, May 6, 2024, if the ballot is postmarked. Applications for voting by mail may be obtained from and mailed to the Waller County Elections Administrator/Early Voting Clerk at.

If by regular mail or
common/contract courier:

Christy A. Eason
Waller County Elections Administrator
816 Wilkins Street
Hempstead, Texas 77445

If by email:

vote@wallercounty.us or
<https://www.brookshiremwd1.org/elections-information>

If by facsimile:

979-826-7645

The Early Voting Clerk/Election Administrator's phone number is 979-826-7643 and internet website is: <https://www.co.waller.tx.us/page/Elections.current>.

- (13) The Election shall be held and conducted and returns made to the Board of Directors of the District in accordance with the Texas Election Code, as modified by Chapters 49 and 54, Texas Water Code, as amended.

/s/ Stephanie Green
President, Board of Directors

ATTEST:

/s/ Erin Jackson
Secretary, Board of Directors

[DISTRICT SEAL]



AVISO DE ELECCIÓN

PARA LOS VOTANTES DEBIDAMENTE HABILITADOS RESIDENTES DEL ÁREA DEFINIDA NRO. 1 EN EL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE:

Se notifica por el presente que se llevará a cabo una elección de bonos, bonos para parques, impuesto de operación y mantenimiento y área definida (la “Elección”) para el Distrito Municipal de Agua de Brookshire (el “Distrito”), en virtud de una Orden de la Junta Directiva (la “Junta”) de dicho Distrito aprobada el 5 de febrero de 2024 (la “Orden de Elección”). La Orden de Elección se encuentra en archivo en la oficina del Distrito ubicada en 4004 6th Street, Brookshire, Texas 77423, donde cualquier persona interesada puede consultarla por cualquier motivo. El área definida que es objeto de la Elección está compuesta de aproximadamente 177.9580 acres dentro de los límites del Distrito como se describe en más detalle en el **Anexo “A”** adjunto al presente (“Área Definida Nro. 1”).

- (1) Por el presente, los asuntos y hechos establecidos en la Orden de Elección son hallados y declarados verdaderos y completos.
- (2) La Elección se llevará a cabo el sábado 4 de mayo de 2024 de 7:00 a.m. a 7:00 p.m. en todos los lugares de votación de todo el Condado de Waller descritos en el **Anexo “B”** adjunto, que son lugares públicos, y cumplirán con todos los requisitos de los Capítulos 49 y 54 del Código de Agua de Texas y sus enmiendas y con todos los requisitos del Código Electoral de Texas y sus enmiendas, siempre que así corresponda.
- (3) Solamente los votantes habilitados que residen en el Área Definida Nro. 1 pueden votar en la Elección.
- (4) Las proposiciones de bonos que serán sometidas a votación en la Elección son las siguientes:

PROPOSICIÓN A

¿SE DEBERÁ CONFIRMAR LA DESIGNACIÓN DEL ÁREA DEFINIDA NRO. 1 DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE?

PROPOSICIÓN B

¿SE DEBERÁ CONFIRMAR LA DESIGNACIÓN DEL ÁREA DEFINIDA NRO. 1 DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE, SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA (1) O MÁS EMISIONES O SERIES EN LA CANTIDAD MÁXIMA DE \$30,000,000, CON VENCIMIENTO EN SERIE O DE OTRA MANERA EN CIERTAS CUOTAS SEGÚN LAS FIJE DICHA JUNTA A LO LARGO DE UN PERÍODO O PERÍODOS QUE NO SOBREPASEN LOS CUARENTA (40) AÑOS A PARTIR DE SU FECHA O

FECHAS, DEVENGANDO INTERÉS A ALGUNA TASA O TASAS, Y A VENDER DICHOS BONOS A ALGÚN PRECIO O PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS EFECTIVA NETA SOBRE CUALQUIER EMISIÓN O SERIE DE DICHOS BONOS NO SOBREPASARÁ EL LÍMITE LEGAL MÁXIMO VIGENTE AL MOMENTO DE EMISIÓN DE CADA EMISIÓN O SERIE DE BONOS, TODO SEGÚN LO PUEDA DETERMINAR LA JUNTA DIRECTIVA DE DICHA ÁREA DEFINIDA NRO. 1, CON EL PROPÓSITO O PROPÓSITOS DE COMPRAR, CONSTRUIR, ADQUIRIR, POSEER, MANTENER, OPERAR, REPARAR, MEJORAR, AMPLIAR, Y PAGAR, DENTRO Y FUERA DE LOS LÍMITES DEL DISTRITO, TODAS Y CADA UNA DE LAS OBRAS, LAS MEJORAS, LAS INSTALACIONES, LAS PLANTAS, LOS EQUIPOS Y LOS APARATOS DEL DISTRITO NECESARIOS PARA PROVEER UN SISTEMA DE SUMINISTRO DE AGUA, UN SISTEMA DE ALCANTARILLADO SANITARIO Y UN SISTEMA DE ALCANTARILLADO DE DRENAJE Y PLUVIAL, INCLUSO, ENTRE OTROS, TODOS LOS COSTOS RELACIONADOS CON LOS REGLAMENTOS DE LLANOS DE INUNDACIONES Y TERRENOS PANTANALES (INCLUIDA LA MITIGACIÓN) Y PERMISOS DE ESPECIES EN EXTINCIÓN Y AGUAS PLUVIALES (INCLUIDA LA MITIGACIÓN) Y TODOS LOS ADICIONALES A DICHOS SISTEMAS Y TODAS LAS OBRAS, LAS MEJORAS, LAS INSTALACIONES, LAS PLANTAS, LOS EQUIPOS, LOS APARATOS, LOS INTERESES PATRIMONIALES Y LOS DERECHOS CONTRACTUALES QUE SEAN NECESARIOS O CONVENIENTES PARA ESTO, Y LAS INSTALACIONES ADMINISTRATIVAS NECESARIAS EN CONEXIÓN CON ESTO, Y PARA DISPONER PARA EL PAGO DEL CAPITAL Y DEL INTERÉS DE DICHOS BONOS MEDIANTE LA IMPOSICIÓN Y RECAUDACIÓN DE UN IMPUESTO SUFICIENTE SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE DICHA ÁREA DEFINIDA NRO. 1, TODO SEGÚN LO AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

PROPOSICIÓN C

¿SE DEBERÁ CONFIRMAR LA DESIGNACIÓN DEL ÁREA DEFINIDA NRO. 1 DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE, SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA (1) O MÁS EMISIONES O SERIES EN LA CANTIDAD MÁXIMA DE \$30,000,000, CON VENCIMIENTO EN SERIE O DE OTRA MANERA EN CIERTAS CUOTAS SEGÚN LAS FIJE DICHA JUNTA A LO LARGO DE UN PERÍODO O PERÍODOS QUE NO SOBREPASEN LOS CUARENTA (40) AÑOS A PARTIR DE SU FECHA O FECHAS, DEVENGANDO INTERÉS A ALGUNA TASA O TASAS, Y A VENDER DICHOS BONOS A ALGÚN PRECIO O PRECIOS, SIEMPRE QUE LA TASA DE INTERÉS EFECTIVA NETA SOBRE CUALQUIER EMISIÓN

O SERIE DE DICHOS BONOS NO SOBREPASARÁ EL LÍMITE LEGAL MÁXIMO VIGENTE AL MOMENTO DE EMISIÓN DE CADA EMISIÓN O SERIE DE DICHOS BONOS, TODO SEGÚN LO PUEDA DETERMINAR LA JUNTA DIRECTIVA DEL DISTRITO, CON EL PROPÓSITO DE REEMBOLSAR POR ALGÚN MEDIO AUTORIZADO AHORA O MÁS ADELANTE POR LEY, TODOS O ALGUNA PORCIÓN DE LOS BONOS VENDIDOS CON EL PROPÓSITO O PROPÓSITOS DE COMPRAR, CONSTRUIR, ADQUIRIR, POSEER, MANTENER, OPERAR, REPARAR, MEJORAR, AMPLIAR, Y PAGAR, DENTRO Y FUERA DE LOS LÍMITES DEL DISTRITO, TODAS Y CADA UNA DE LAS OBRAS, LAS MEJORAS, LAS INSTALACIONES, LAS PLANTAS, LOS EQUIPOS Y LOS APARATOS DEL DISTRITO NECESARIOS PARA PROVEER UN SISTEMA DE SUMINISTRO DE AGUA, UN SISTEMA DE ALCANTARILLADO SANITARIO Y UN SISTEMA DE ALCANTARILLADO DE DRENAJE Y PLUVIAL, INCLUSO, ENTRE OTROS, TODOS LOS COSTOS RELACIONADOS CON LOS REGLAMENTOS DE LLANOS DE INUNDACIONES Y TERRENOS PANTANALES (INCLUIDA LA MITIGACIÓN) Y PERMISOS DE ESPECIES EN EXTINCIÓN Y AGUAS PLUVIALES (INCLUIDA LA MITIGACIÓN) Y TODOS LOS ADICIONALES A DICHOS SISTEMAS Y TODAS LAS OBRAS, LAS MEJORAS, LAS INSTALACIONES, LAS PLANTAS, LOS EQUIPOS, LOS APARATOS, LOS INTERESES PATRIMONIALES Y LOS DERECHOS CONTRACTUALES QUE SEAN NECESARIOS O CONVENIENTES PARA ESTO, Y LAS INSTALACIONES ADMINISTRATIVAS NECESARIAS EN CONEXIÓN CON ESTO, PARA PRESTAR SERVICIOS AL ÁREA DEFINIDA NRO. 1 DEL DISTRITO, HASTA EL MOMENTO O MÁS ADELANTE EMITIDOS POR EL DISTRITO, Y PARA DISPONER PARA EL PAGO DEL CAPITAL Y DEL INTERÉS DE DICHOS BONOS DE REEMBOLSO MEDIANTE LA IMPOSICIÓN Y RECAUDACIÓN DE UN IMPUESTO SUFICIENTE SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE DICHA ÁREA DEFINIDA NRO. 1, TODO SEGÚN LO AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS, DICHA AUTORIZACIÓN SUMÁNDOSE A CUALQUIER OTRA AUTORIZACIÓN DE REEMBOLSO PERMITIDA POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

PROPOSICIÓN D

¿SE DEBERÁ CONFIRMAR LA DESIGNACIÓN DEL ÁREA DEFINIDA NRO. 1 DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE, Y SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE A EMITIR LOS BONOS DEL DISTRITO, CON VENCIMIENTO EN SERIE O DE OTRA MANERA A LO LARGO DE UN PERÍODO O PERÍODOS QUE NO SOBREPASEN LOS 40 AÑOS A PARTIR DE SU FECHA O FECHAS, Y A SER EMITIDOS Y VENDIDOS A ALGÚN PRECIO O PRECIOS Y A DEVENGAR INTERÉS A ALGUNA TASA O TASAS SEGÚN LO DETERMINARÁ A SU CRITERIO

LA JUNTA DIRECTIVA DEL DISTRITO AL MOMENTO DE EMISIÓN CONFORME LO AUTORIZADO POR LEY EN SU VERSIÓN ACTUAL O ENMIENDA FUTURA, CON LOS PROPÓSITOS DE DISEÑAR, COMPRAR, CONSTRUIR, ADQUIRIR, POSEER, OPERAR, REPARAR, REEMPLAZAR, MEJORAR Y AMPLIAR PARQUES E INSTALACIONES RECREATIVAS DENTRO DEL DISTRITO POR LA CANTIDAD MÁXIMA QUE NO SOBREPASE LOS \$8,000,000, Y DISPONER PARA EL PAGO DEL CAPITAL Y DEL INTERÉS SOBRE DICHOS BONOS MEDIANTE LA IMPOSICIÓN Y RECAUDACIÓN DE UN IMPUESTO AD VALOREM SUFICIENTE AUTORIZADO POR LOS CAPÍTULOS 49 Y 54 DEL CÓDIGO DE AGUA DE TEXAS, SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE DE DICHA ÁREA DEFINIDA NRO. 1, TODO SEGÚN LO AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

PROPOSICIÓN E

¿SE DEBERÁ CONFIRMAR LA DESIGNACIÓN DEL ÁREA DEFINIDA NRO. 1 DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE, Y SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE A EMITIR LOS BONOS DEL DISTRITO, CON VENCIMIENTO EN SERIE O DE OTRA MANERA A LO LARGO DE UN PERÍODO O PERÍODOS QUE NO SOBREPASEN LOS 40 AÑOS A PARTIR DE SU FECHA O FECHAS, Y A SER EMITIDOS Y VENDIDOS A ALGÚN PRECIO O PRECIOS Y A DEVENGAR INTERÉS A ALGUNA TASA O TASAS SEGÚN LO DETERMINARÁ A SU CRITERIO LA JUNTA DIRECTIVA DEL DISTRITO AL MOMENTO DE EMISIÓN CONFORME LO AUTORIZADO POR LEY EN SU VERSIÓN ACTUAL O ENMIENDA FUTURA, CON LOS PROPÓSITOS DE REEMBOLSAR CUALQUIER BONO U OTRAS OBLIGACIONES DE DEUDA DEL DISTRITO EMITIDOS PARA INSTALACIONES RECREATIVAS, QUE PUDIERAN ESTAR PENDIENTES DE VEZ EN CUANDO POR LA CANTIDAD MÁXIMA QUE NO SOBREPASE LOS \$8,000,000, Y DISPONER PARA EL PAGO DEL CAPITAL Y DEL INTERÉS SOBRE DICHOS BONOS MEDIANTE LA IMPOSICIÓN Y RECAUDACIÓN DE UN IMPUESTO AD VALOREM SUFICIENTE AUTORIZADO POR LOS CAPÍTULOS 49 Y 54 DEL CÓDIGO DE AGUA DE TEXAS, SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE de dicha área definida nro. 1, TODO SEGÚN LO AUTORIZADO POR LA CONSTITUCIÓN Y LAS LEYES DEL ESTADO DE TEXAS?

PROPOSICIÓN F

¿SE DEBERÁ CONFIRMAR LA DESIGNACIÓN DEL ÁREA DEFINIDA NRO. 1 DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE, Y SE DEBERÁ AUTORIZAR A LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE AGUA DE BROOKSHIRE A IMPONER Y RECAUDAR UN

IMPUESTO DE OPERACIÓN Y MANTENIMIENTO (ADEMÁS DE CUALQUIER OTRO IMPUESTO DE OPERACIÓN Y MANTENIMIENTO AUTORIZADO POR LOS VOTANTES DEL DISTRITO O DEL ÁREA DEFINIDA NRO. 1) QUE NO SOBREPASE UN DÓLAR CON CINCUENTA CENTAVOS (\$1.50) POR CADA CIEN DÓLARES (\$100) DE TASACIÓN SOBRE TODA PROPIEDAD GRAVABLE DENTRO DE DICHA ÁREA DEFINIDA NRO. 1 PARA ASEGURAR FONDOS PARA LA OPERACIÓN Y EL MANTENIMIENTO DE TODAS LAS INSTALACIONES DEL DISTRITO PARA PRESTAR SERVICIOS A DICHA ÁREA DEFINIDA NRO. 1, AUTORIZADA POR LA SECCIÓN 59 DEL ARTÍCULO XVI DE LA CONSTITUCIÓN DE TEXAS, INCLUSO, ENTRE OTROS, FONDOS PARA PLANIFICACIÓN, CONSTRUCCIÓN, ADQUISICIÓN, MANTENIMIENTO, REPARACIÓN Y OPERACIÓN DE TODOS LOS TERRENOS, LAS PLANTAS, LOS TRABAJOS, LAS INSTALACIONES, LAS MEJORAS, LOS APARATOS Y LOS EQUIPOS NECESARIOS DEL DISTRITO Y PARA PAGAR LOS COSTOS RELACIONADOS DE SERVICIOS ADECUADOS, HONORARIOS LEGALES Y DE INGENIERÍA Y GASTOS ADMINISTRATIVOS Y DE ORGANIZACIÓN?

- (5) Según las condiciones del mercado a la fecha de la Orden de Elección, si los Bonos son aprobados y autorizados, la tasa de interés máxima para las obligaciones de deuda, o cualquier serie de las obligaciones de deuda, se estima que será del cuatro y medio por ciento (4.5 %). La tasa de interés real de las obligaciones de deuda, o cualquier serie de las obligaciones de deuda, puede ser superior o inferior y dependerá de las condiciones del mercado en general a la fecha de emisión de los bonos.
- (6) La Junta del Distrito y los asesores del Distrito estiman los siguientes costos para compra, construcción, adquisición, propiedad, operación, reparación, reemplazo, mejora y ampliación de instalaciones de agua, alcantarillado sanitario y drenaje dentro del Área Definida Nro. 1:

<u>Distrito Municipal de Agua de Brookshire</u>		
Autorización de bonos para instalaciones de agua, alcantarillado sanitario y drenaje		
<u>Costos de construcción estimados</u>		<u>Cantidad</u>
1.	Agua, alcantarillado y drenaje interiores	\$7,338,110
2.	Agua, alcantarillado y drenaje fuera del predio	\$617,815
3.	Retención	\$2,919,184
4.	Instalaciones	\$934,960
5.	Contingencias (30 % de los ítems 1-4)	\$3,543,021
6.	Inflación (11 % de los ítems 1-5)	\$1,688,840
7.	Ingeniería (15% de los ítems 1-6)	\$2,556,289
8.	Tarifas de compra de capacidad	\$1,968,149

9.	Adquisición de tierras	\$1,290,000
TOTAL DE COSTOS DE CONSTRUCCIÓN		\$ 22,856,368
<u>Costos ajenos a la construcción</u>		
1.	Honorarios legales (3% del BIR)	\$900,000
2.	Honorarios de asesoramiento financiero (2 % del BIR)	\$600,000
3.	Costos de interés	
	1. Interés capitalizado (1 año al 5 %)	\$1,500,000
	2. Interés del urbanizador (2 años al 5 % de costos de construcción)	\$2,285,637
4.	Descuento de bonos (3% del BIR)	\$900,000
5.	Gastos de administración, organización y emisión	\$472,995
6.	Costo de anexión	\$50,000
7.	Tarifa del procurador general (0.1% del BIR)	\$30,000
8.	T.C.E.Q. Cargo de emisión de bonos (0.25% del BIR)	\$75,000
9.	Costo del informe de solicitud de bonos	\$330,000
TOTAL DE COSTOS AJENOS A LA CONSTRUCCIÓN		\$ 7,143,632
TOTAL DEL REQUISITO DE EMISIÓN DE BONOS (BIR)		\$ 30,000,000

El informe que explica en su totalidad los costos enumerados antes se encuentra en archivo en la oficina del Distrito y está disponible para ser consultado por el público.

- (7) La Junta del Distrito y los consultores del Distrito estiman los siguientes costos para compra, construcción, adquisición, posesión, operación, reparación, reemplazo, mejora, mantenimiento y ampliación de parques e instalaciones recreativas dentro del Área Definida Nro. 1:

<u>Distrito Municipal de Agua de Brookshire</u>		
Autorización de bonos para parques e instalaciones recreativas		
Costos estimados de diseño, construcción, compra y adquisición		<u>Cantidad</u>
1.	Ítems de servicios del lago	\$622,950
2.	Paisajismo/Estructuras rígidas/Riego	\$2,727,273
3.	Contingencias (30 % de los ítems 1-2)	\$1,005,067

4.	Inflación (11 % de los ítems 1-3)	\$479,082
5.	Ingeniería y Arquitectura de paisajes (15 % de los ítems 1-4)	\$725,156
6.	Adquisición de terrenos (parque / espacio abierto)	\$240,000
Total de costos de diseño, construcción, compra y adquisición		\$5,779,527
Costos ajenos a la construcción estimados		
1.	Honorarios legales (3% del BIR)	\$240,000
2.	Honorarios de asesoramiento financiero (2 % del BIR)	\$160,000
3.	Costos de interés	
	1. Interés capitalizado (1 año al 5 %)	\$400,000
	2. Interés del urbanizador (2 años al 5 % de costos de construcción)	\$579,953
4.	Descuento de bonos (3% del BIR)	\$240,000
5.	Gastos de administración, organización y emisión	\$422,520
6.	Costos de anexión	\$50,000
7.	Cargo del procurador general (0.10% del BIR)	\$8,000
8.	T.C.E.Q. Cargo de emisión de bonos (0.25% del BIR)	\$20,000
9.	Costo del informe de solicitud de bonos	\$80,000
Total de costos ajenos a la construcción		\$ 2,200,473
TOTAL DEL REQUISITO DE EMISIÓN DE BONOS (BIR)		\$ 8,000,000

- (8) La tasa de impuestos *ad valorem* actual del servicio de la deuda del Distrito es de \$0.009 por cada \$100.00 de tasación de propiedad gravable. La cantidad total del capital pendiente del Distrito de los bonos del Distrito es de \$2,640,000.00 y el total del interés pendiente sobre las obligaciones de la deuda afianzadas por impuestos *ad valorem* pendiente es de \$2,970,242.00 al comienzo del año fiscal actual del Distrito.
- (9) La tasa de impuesto *ad valorem* actual del servicio de la deuda del Área Definida Nro. 1 es de \$0.00 por cada \$100.00 de tasación de propiedad gravable. La cantidad total del capital pendiente del Área Definida Nro. 1 de los bonos del Distrito es de \$0.00 y el total del interés pendiente sobre las obligaciones de la deuda afianzadas por impuestos *ad valorem* pendiente es de \$0.00 al comienzo del año fiscal actual del Distrito.
- (10) Los funcionarios de dicha Elección serán designados por la Administradora de Elecciones del Condado de Waller.
- (11) La votación anticipada en persona se llevará a cabo los días y en los horarios y los lugares que aparecen en el **Anexo "C"** adjunto.

- (12) La Oficial de Votación Anticipada recibirá las solicitudes de boletas de votación anticipada por correo hasta el martes 23 de abril de 2024, que es 11 días antes de la Elección. La Oficial de Votación Anticipada recibirá las boletas de votación anticipada votadas por correo hasta las 7:00 p.m. del sábado 4 de mayo de 2024 si la boleta no tiene matasellos, o hasta las 5:00 p.m. del lunes 6 de mayo de 2024, si la boleta tiene matasellos. Las solicitudes para votar por correo pueden ser obtenidas y enviadas por correo postal a la Administradora de Elecciones del Condado de Waller/Oficial de Votación Anticipada a:

Si se envían por correo habitual o servicio de correo común/privado: Christy A. Eason
Administradora de Elecciones del Condado de Waller
816 Wilkins Street
Hempstead, Texas 77445

Por correo electrónico: vote@wallercounty.us o
<https://www.brookshiremwd1.org/elections-information>

Por facsímil: 979-826-7645

El número de teléfono de la Oficial de Votación Anticipada/Administradora de Elecciones es 979-826-7643 y el sitio web por internet es:
<https://www.co.waller.tx.us/page/Elections.current>.

- (13) La Elección se celebrará y realizará, y se dará el dictamen de los resultados a la Junta Directiva del Distrito, en conformidad con el Código Electoral de Texas, según lo modificado por los Capítulos 49 y 54 del Código de Agua de Texas y sus enmiendas.

/firma/ Stephanie Green
Presidente de la Junta Directiva

ATESTIGUA:

/firma/ Erin Jackson
Secretario de la Junta Directiva

[SELLO DEL DISTRITO]



ANEXO "A"
EXHIBIT "A"

Property Description
177.9580 Acres

Exhibit ____, Page 1 of 3 Pages

County: Waller County
Project: FM 362 & Royal Road
M&B No. 211170
MSG Job No. 4276-ALTA

FIELD NOTES FOR A 172.736 ACRE TRACT

Being a tract of land containing 172.736 acres (7,524,393 square feet) located in the W. Snyder Survey, Abstract Number (No.) 338, Waller County, Texas; said 172.736 acre tract being all of a called 172.7372 acre tract (Third Tract) recorded in the name of Arnold L. England Irrevocable Trust U/T/A in Waller County Clerk's File (W.C.C.F.) No. 201900184, said 172.736 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone, as per GPS observations):

BEGINNING at a 1/2-inch iron rod with a cap stamped "Kalkomey" found on the northeasterly Right-of-Way (R.O.W.) line of Farm to Market (F.M.) 359 (100-foot wide per TxDOT map, CSJ: 0543-01-009), marking the southeast corner of a called 3.886 acre tract, recorded in the name of Royal Independent School District, under Volume (Vol.) 1155, Page (Pg.) 292, Waller County Deed Records (W.C.D.R.), marking the southwest corner of said 172.7372 acre tract and the herein described tract;

Thence, with the line common to said 3.886 acre tract and said 172.7372 acre tract, North 31 degrees 56 minutes 47 seconds East, a distance of 1,722.29 feet to a 1/2-inch iron rod with a cap stamped "Kalkomey" found along the southerly line of a called 40.000 acre tract, recorded in the name of Royal Independent School District in Vol. 803, Pg. 739, W.C.D.R., being the northeast corner of said 3.886 acre tract and marking a northwesterly corner of said 172.7372 acre tract, and the herein described tract:

Thence, with the line common to said 40.000 acre tract and said 172.7372 acre tract, the following two (2) courses:

1. South 78 degrees 54 minutes 39 seconds East, a distance of 915.98 feet to a 1/2-inch iron rod with a cap stamped "Kalkomey" found at an angle point;
2. South 78 degrees 02 minutes 22 seconds East, a distance of 286.58 feet to a 1/2-inch iron rod with a cap stamped "Kalkomey" found at the southeast corner of said 40.000 acre tract and marking an interior corner of said 172.7372 acre tract and the herein described tract;

Exhibit _____, Page 2 of 3 Pages

Thence, with the line common to said 40.00 acre tract, a called 9.3173 acre tract, recorded in the name of Royal Independent School District in Vol. 803, Pg. 748, W.C.D.R. and said 172.7372 acre tract, North 27 degrees 29 minutes 16 seconds East, a distance of 1,654.42 feet to a 60-D nail on top of a fence post found on the southerly R.O.W. line of Royal Road (100-feet wide per occupation, no record document found), marking the most northerly corner of said 172.7372 acre tract and the herein described tract;

Thence, with the line common to the southerly R.O.W. line of said Royal Road and said 172.7372 acre tract, the following three (3) courses:

1. South 62 degrees 34 minutes 40 seconds East, a distance of 537.61 feet to a 1/2-inch iron pipe found at the beginning of a curve to the left;
2. 270.14 feet along the arc of said curve to the left, having a radius of 526.97 feet, a central angle of 29 degrees 22 minutes 18 seconds, and a chord that bears South 77 degrees 15 minutes 49 seconds East, a distance of 267.19 feet to a 1/2-inch iron pipe found at a northerly angle point of said 172.7372 acre tract and the herein described tract;
3. North 88 degrees 03 minutes 02 seconds East, a distance of 113.23 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey Group" (MSG) set at the intersection of the westerly R.O.W. line of F.M. 362 (100-feet wide per occupation and TxDOT map, CSJ: 0523-02-049, Sheets 54-63) and the southerly R.O.W. line of said Royal Road, marking the northeast corner of said 172.7372 acre tract and the herein described tract, from which a 3/4-inch iron pipe found bears North 65 degrees 18 minutes East, a distance of 0.5 feet;

Thence, with the line common to said F.M. 362 and the east line of said 172.7372 acre tract, South 02 degrees 02 minutes 04 seconds East, passing at a distance of 1,414.06 feet to a found TxDOT disk, continuing for a total distance of 2,489.94 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the northeast corner of a called 5.0179 acre tract, recorded in the name of Rodney L. Singleton in W.C.C.F. No. 1808555, marking a southeasterly corner of said 172.7372 acre tract and the herein described tract;

Thence, with the line common to said 172.7372 acre tract and said 5.0179 acre tract, a called 10.70 acre tract, recorded in the name of RS Concrete, LLC in Vol. 952, Pg. 722, W.C.D.R., a called 10.4987 acre tract, recorded in the name of JCT Landscape, Maintenance, and Irrigation Corporation in Vol. 894, Pg. 185, a called 10.6922 acre tract, recorded in the name of William Matthews and Paula Matthews in W.C.C.F. No. 1903503 and a called 5.2 acre tract, recorded in the name of Shaper Family Partnership, No. 1, Ltd., under Vol. 748, Pg. 331, W.C.D.R., the following three (3) courses:

Exhibit ____, Page 3 of 3 Pages

1. South 87 degrees 27 minutes 54 seconds West, a distance of 1,954.59 feet to a 3/4-inch iron pipe found at a northerly angle point of said 10.6922 acre tract and a southerly angle point of the herein described tract;
2. South 85 degrees 24 minutes 50 seconds West, a distance of 43.93 feet to a 5/8-inch iron rod found marking the northeast corner of said 5.2 acre tract and a southerly angle point of said 172.7372 acre tract and the herein described tract;
3. South 84 degrees 18 minutes 22 seconds West, a distance of 211.69 feet to a 5/8-inch iron rod found marking the northwest corner of said 5.2 acre tract, marking an interior corner of said 172.7372 acre tract and the herein described tract;

Thence, with the line common to said 5.2 acre tract and said 172.7372 acre tract, South 02 degrees 06 minutes 53 seconds East, a distance of 1,055.76 feet to a 1/2-inch iron pipe found on the northerly R.O.W. line of Garvie Road (50-foot wide per Vol. 14, Pg. 380, W.C.D.R.), being the southwest corner of a said 5.2 acre tract, marking a southerly corner of said 172.7372 acre tract and the herein described tract;

Thence, with the line common to the northerly R.O.W. line of said Garvie Road and said 172.7372 acre tract, South 87 degrees 59 minutes 26 seconds West, a distance of 345.66 feet to a 3/4-inch iron pipe found at the intersection of the northerly R.O.W. line of said Garvie Road and the northeasterly R.O.W. line of said F.M. 359, marking a southerly southwest corner of said 172.7372 acre tract and the herein described tract;

Thence, with the line common to said F.M. 359 and said 172.7372 acre tract, North 45 degrees 05 minutes 49 seconds West, a distance of 1,807.05 feet to the **POINT OF BEGINNING** and containing 172.736 acres (7,524,393 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey Group and accompanies this description.



Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047
Miller Survey Group
Texas Firm Reg. No. 10047100
Ph: (713) 413-1900
Dwg No. 4276-ALTA
Date: July 30, 2021



County: Waller County
Project: FM 362 & Royal Road
M&B No. 221005
MSG Job No. 4276-ALTA

FIELD NOTES FOR A 5.222 ACRE TRACT

Being a tract of land containing 5.222 acres (227,450 square feet) located in the W. W. Snyder Survey, Abstract Number (No.) 338, Waller County, Texas; said 5.222 acre tract being a portion of Outlot 75 of Brookshire Townsites, Section 46, Block 1, a subdivision of record in Volume (Vol.) 14, Page (Pg.) 380, Waller County Deed Records (W.C.D.R.) and being all of a called 5.2 acre tract, recorded in the name of Shaper Family Partnership, No. 1, Ltd., in Vol. 748, Pg. 331, W.C.D.R., said 5.222 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone, as per GPS observations):

BEGINNING at a 1/2-inch iron pipe found on the northerly Right-of-Way (R.O.W.) line of Garvic Road (50-feet wide per Vol. 14, Pg. 380, W.C.D.R.), being a southwesterly corner of a called 172.736 acre tract (Tract 1) recorded in the name of Terra Prima, Ltd. in Waller County Clerk's File (W.C.C.F.) No. 2114584, marking the southwest corner of said 5.2 acre tract and the herein described tract;

Thence, with the lines common to said 5.2 acre tract and said 172.736 acre tract, the following two (2) courses:

1. North 02 degrees 06 minutes 53 seconds West, a distance of 1,055.76 feet to a 5/8-inch iron rod found at an interior corner of said 172.736 acre tract and marking the northwest corner of said 5.2 acre tract and the herein described tract;
2. North 84 degrees 18 minutes 22 seconds East, a distance of 211.69 feet to a 5/8-inch iron rod found at a southerly angle point of said 172.736 acre tract, being the northwest corner of a called 10.6922 acre tract, recorded in the name of William Matthews and Paula Matthews in W.C.C.F. No. 1903503 and marking the northeast corner of said 5.2 acre tract and the herein described tract;

Thence, with the line common to said 5.2 acre tract and said 10.6922 acre tract, South 02 degrees 37 minutes 45 seconds East, a distance of 408.85 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey Group" (MSG) set at the northwest corner of a called 2.0011 acre tract recorded in the name of Michael L. Glover in Vol. 630, Pg. 903, W.C.D.R., marking an easterly angle point of said 5.2 acre and the herein described tract;

Exhibit _____, Page 2 of 2 Pages

Thence, with the line common to said 5.2 acre tract and said 2.0011 acre tract, South 02 degrees 04 minutes 02 seconds East, a distance of 660.12 feet to a 1/2-inch iron pipe found on the northerly R.O.W. line of said Garvie Road, being the southwest corner of said 2.0011 acre tract and marking the southeast corner of said 5.2 acre tract and the herein described tract;

Thence, with the line common to the northerly R.O.W. line of said Garvie Road and said 5.2 acre tract, South 87 degrees 52 minutes 49 seconds West, a distance of 214.41 feet to the **POINT OF BEGINNING** and containing 5.222 acres (227,450 square feet) of land.

An ALTA/NSPS Land Title Survey has been prepared by Miller Survey Group and accompanies this description.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047
Miller Survey Group
Texas Firm Reg. No. 10047100
Ph: (713) 413-1900
Dwg No. 4276-ALTA-2
Date: January 13, 2022



Exhibit "B"

Election Day polling locations will be supplemented

Exhibit "C"

Early Voting polling locations will be supplemented