

NOTICE OF CONFIRMATION AND DIRECTORS ELECTION, UTILITY BOND ELECTION, UTILITY REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING BOND ELECTION, RECREATION BOND ELECTION, RECREATION REFUNDING BOND ELECTION, AND MAINTENANCE TAX ELECTION

Notice is hereby given that La Cima Municipal Management District No. 1 (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 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 ("Order"), and with respect to the provisions of said Order:

**ORDER CALLING CONFIRMATION AND DIRECTORS ELECTION, APPROVING
ENGINEER’S 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**

THE STATE OF TEXAS §

COUNTY OF HAYS §

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors of La Cima Municipal Management District No. 1 (sometimes called "Board of Directors" or "Board") met in special session, open to the public, after due notice, at its meeting place outside the District, on February 2, 2026; whereupon the roll was called of the members of the Board of Directors, to-wit:

Kevin Pogue	President
Doug Botts	Vice President
James Schellhase	Secretary
John Gurasich	Assistant Secretary
Adam Van Ackeren	Assistant Secretary

All members of the Board were present, except Director Botts.

WHEREUPON, among other business conducted by the Board, Director Van Ackeren introduced the Order set out below and moved its adoption, which motion was seconded by Director Gurasich and, after 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, LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 (the "District"), is a body politic and corporate and a governmental agency of the State of Texas, operating under and governed by the provisions of Chapter 4012, Texas Special District Local Laws Code (the "District Act"); Chapter 49, Texas Water Code; Chapter 375, Texas Local Government Code; and Sections 52 and 52-a, Article III, and Section 59, Article XVI, of the Texas Constitution;

WHEREAS, pursuant to the District Act, the District, on the Board's own motion, adopted an Order Dividing La Cima Municipal Management District No. 1 into Two Districts on February 2, 2026, which divided La Cima Municipal Management District No. 1 into the District and La Cima Municipal Management District No. 1-A;

WHEREAS, pursuant to the terms and provisions of Chapter 49.102 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, the District's engineer has determined and certified that utility bond authorization is necessary to fully develop the lands within the current boundaries of the District;

WHEREAS, there has been filed with the District, open to inspection by the public, an Engineer's Report dated February 2, 2026, 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 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 February 2, 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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	District Share (100%)
CONSTRUCTION COSTS	
A. Developer Contribution Items	
1. Water, Wastewater, Drainage	\$ 20,800,000
2. Engineering (15% of Item 1)	\$ 3,120,000
3. Contingencies (15% of Item 1)	\$ 3,120,000
Total Developer Contribution Items	\$ 27,040,000
B. District Contribution Items	
1. Land Costs	\$ 2,000,000
2. Offsite Waterline	\$ 1,000,000
3. Lift Stations	\$ 5,000,000
4. Water Impact Fees (at \$4,241 per ESFC)	\$ 2,136,162
5. Wastewater Impact Fees (at \$2,725 per ESFC)	\$ 1,508,408
6. Engineering (15%)	\$ 900,000
7. Contingencies (15% of item 2 -3)	\$ 900,000
Total District Contribution Items	\$ 13,444,570
TOTAL CONSTRUCTION COSTS	\$ 40,484,570
Inflation (10 years at 6%)	\$ 24,290,742
TOTAL CONSTRUCTION COSTS W/ INFLATION	\$ 64,775,312
NON-CONSTRUCTION COSTS	
A. Bond Counsel Fees (3.0%)	\$ 2,850,000
B. Fiscal Agent Fees (2.5%)	\$ 2,375,000
C. Interest Costs	
1. Capitalized Interest (2 yrs. @ 6%)	\$ 11,400,000
2. Developer Interest (2 yrs. @ 6% on Const Cost)	\$ 7,773,037
D. Underwriter's Discount (3.0%)	\$ 2,850,000
E. Creation	\$ 250,000
F. Bond Application Report Costs	\$ 800,000
G. Bond Issuance Expenses	\$ 1,194,151
H. TCEQ Fee (.25% BIR)	\$ 237,500
I. Attorney General's Fee (0.1% of BIR)	\$ 95,000
J. Administration & Operational	\$ 400,000
TOTAL NON-CONSTRUCTION COSTS	\$ 30,224,688
TOTAL BOND ISSUE REQUIREMENT	\$ 95,000,000

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 of Directors of the District finds that the above estimate of \$95,000,000 is reasonable and proper, and hereby approves all items therein;

WHEREAS, the Board of Directors of the District 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 \$95,000,000 and the levying and collection of an annual ad valorem tax to support the issuance of such utility bonds; and

WHEREAS, the Board of Directors of the District 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 \$118,750,000 to cover the total amount of the 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 February 2, 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 February 2, 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:

[Remainder of page intentionally left blank]

CONSTRUCTION COSTS	District Share (100%)
A. Developer Contribution Items	
1. Roads	\$ 15,400,000
2. Engineering (15% of Item 1)	\$ 1,617,000
3. Contingencies (15% of Item 1)	\$ 1,078,000
4. Land Costs	<u>\$ 70,000</u>
Total Developer Contribution Items	\$ 18,165,000
TOTAL CONSTRUCTION COSTS	\$ 18,165,000
Inflation (10 years at 6%)	\$ 10,899,000
TOTAL CONSTRUCTION COSTS W/ INFLATION	\$ 29,064,000
NON-CONSTRUCTION COSTS	
A. Bond Counsel Fees (3.0%)	\$ 1,290,000
B. Fiscal Agent Fees (2.5%)	\$ 1,075,000
C. Interest Costs	
1. Capitalized Interest (2 yrs. @ 6%)	\$ 5,160,000
2. Developer Interest (2 yrs. @ 6% on Const Cost)	\$ 3,487,680
D. Underwriter's Discount (3.0%)	\$ 1,290,000
E. Bond Engineering Costs	\$ 500,000
G. Bond Issuance Expenses	\$ 1,090,320
F. Attorney General's Fee (0.1% of BIR)	<u>\$ 43,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 13,936,000
TOTAL BOND ISSUE REQUIREMENT	\$ 43,000,000

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 of Directors of the District finds that the above estimate of \$43,000,000 is reasonable and proper and hereby approves all items therein;

WHEREAS, the Board of Directors of the District 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 \$43,000,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such road bonds;

WHEREAS, the Board of Directors of the District 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 \$53,750,000 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 road refunding bonds;

WHEREAS, there has been filed with the District, open to inspection by the public, a February 2, 2026, engineer's report covering the 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 are designed and intended to furnish park and recreational facilities;

WHEREAS, the February 2, 2026, engineer's report heretofore filed contains an estimate of the cost of the purchase, construction, improvement, 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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CONSTRUCTION COSTS	District Share (100%)
A. Developer Contribution Items	
1. Recreational Improvements	\$ 20,000,000
2. Engineering (15% of Items 1-4)	\$ 3,000,000
3. Contingencies (15% of Items 1-4)	<u>\$ 3,000,000</u>
Total Developer Contribution Items	\$ 26,000,000
 TOTAL CONSTRUCTION COSTS	 \$ 26,000,000
 Inflation (10 years at 6%)	 \$ 15,600,000
TOTAL CONSTRUCTION COSTS W/ INFLATION	\$ 41,600,000
 NON-CONSTRUCTION COSTS	
A. Bond Counsel Fees (3.0%)	\$ 1,800,000
B. Fiscal Agent Fees (2.5%)	\$ 1,500,000
C. Interest Costs	
1. Capitalized Interest (2 yrs. @ 6%)	\$ 7,200,000
2. Developer Interest (2 yrs. 6% on Const Cost)	\$ 4,992,000
D. Underwriter's Discount (3.0%)	\$ 1,800,000
E. Bond Application Report Costs	\$ 286,000
F. Bond Issuance Expenses	\$ 612,000
G. TCEQ Fee (.25% BIR)	\$ 150,000
H. Attorney General's Fee (0.1% of BIR)	<u>\$ 60,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 18,400,000
 TOTAL BOND ISSUE REQUIREMENT	 \$ 60,000,000

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 of Directors of the District finds that the above estimate of \$60,000,000 is reasonable and proper and hereby approves all items therein;

WHEREAS, the Board of Directors of the District 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

\$60,000,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such park and recreational facility bonds;

WHEREAS, this Board of Directors of the District 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 \$75,000,000 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 LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1 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 any County Wide Voter Center designated by the Hays County Elections Office as set out in the attached **Exhibit "B"**, and as allowed by Section 43.007 of the Texas Election Code, at

which time the following propositions shall be submitted to the voters:

PROPOSITION A

"The Confirmation of the Creation of La Cima Municipal Management District No. 1."

**PROPOSITION B
THIS IS A TAX INCREASE**

"Shall the Board of Directors of La Cima Municipal Management District No. 1 be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$95,000,000, 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 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 La Cima Municipal Management District No. 1 be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$118,750,000, 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 La Cima Municipal Management District No. 1 shall be issued in an amount not to exceed \$43,000,000, 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 La Cima Municipal Management District No. 1, 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 La Cima Municipal Management District No. 1 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 La Cima Municipal Management District No. 1, or to provide service to properties located within La Cima Municipal Management District No. 1; 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 La Cima Municipal Management District No. 1; 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 La Cima Municipal Management District No. 1 shall be issued in an amount not to exceed \$53,750,000, 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 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 La Cima Municipal Management District No. 1, 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 La Cima Municipal Management District No. 1 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 La Cima Municipal Management District No. 1, or to provide service to properties located within La Cima Municipal Management District No. 1; 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 La Cima Municipal Management District No. 1; 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 La Cima Municipal Management District No. 1 be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$60,000,000 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 La Cima Municipal Management District No. 1 be authorized to issue the bonds of said district in one or more issues or series in the maximum amount of \$75,000,000 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 La Cima Municipal Management District No. 1 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 (Eliza Martienz), 600 W. 5th Street, Suite 900, Austin, Texas 78701 or via email to eamartinez@winstead.com. Election and contact information may be found on the District's website at <https://www.winsteadspecialdistricts.com/hays-county/la-cima-municipal-management-district-no-1/>.

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 applications to have their names printed on the ballot by 5:00 p.m. on Friday, February 13, 2026, and the names of any write-in candidates who file a declaration of write-in candidacy by 5:00 p.m. on Tuesday, February 17, 2026, in addition to instructions for marking such ballots:

[Remainder of page intentionally left blank]

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

ORDER CALLING FOR CONFIRMATION AND DIRECTORS ELECTION, 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
LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION A**

For	The Confirmation of the Creation of La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
DIRECTORS**

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

- Kevin Pogue
- Doug Botts
- Adam Van Ackeren
- John Gurasich
- James Schellhase

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION B**

For	THIS IS A TAX INCREASE - The Issuance of \$95,000,000 Utility Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Utility Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION C**

For	THIS IS A TAX INCREASE - The Issuance of \$118,750,000 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Utility Refunding Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION D**

For	THIS IS A TAX INCREASE - The Issuance of \$43,000,000 Road Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Road Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION E**

For	THIS IS A TAX INCREASE - The Issuance of \$53,750,000 Road Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Road Refunding Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION F**

For	THIS IS A TAX INCREASE - The Issuance of \$60,000,000 Parks and Recreational Facilities Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Parks and Recreational Facilities Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
PROPOSITION G**

For	THIS IS A TAX INCREASE - The Issuance of \$75,000,000 Parks and Recreational Facilities Refunding Bonds and the Levy of Ad Valorem Taxes Sufficient to Pay the Principal of and Interest on the Debt Obligations to Pay for the Parks and Recreational Facilities Refunding Bonds by La Cima Municipal Management District No. 1.
Against	

**LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1
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 La Cima Municipal Management District No. 1.
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 will take place on the dates, at the times and at the locations designated by the Hays County Elections Administrator pursuant to the above-referenced Joint Election Agreement. All such locations will be designated public places within Hays County for the purpose of such election. The Hays County early voting clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is Hays County Records Building located at the Hays County Government Center, 120 Stagecoach Trail, San Marcos, Texas 78666. The Early Voting Clerk may be reached by telephone at (512) 878-6699 or email at elections@co.hays.tx.us.

Section 7: The election will be conducted under an Election Agreement and Contract for Election Services with Hays 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 the District Act; Chapter 375, Local Government Code; and Chapter 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 2nd day of February, 2026.



Kevin Pogue, President
Board of Directors
La Cima Municipal Management District No. 1

ATTEST:



James Schellhase, Secretary
Board of Directors
La Cima Municipal Management District No. 1

(DISTRICT SEAL)

Exhibit "A" Tract 8
for 99.120 Acres

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 99.121 ACRE TRACT OF LAND (4,317,725 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490 AND WILLIAM TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419, HAYS COUNTY, TEXAS; BEING ALL OF A REMAINDER OF A CALLED 182.269 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 19018423, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.) AND BEING ALL OF A CALLED 2.749 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 24030101, O.P.R.H.C.TX.; SAID 99.121 ACRES (4,317,725 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTERPOINT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF A REMAINDER OF A CALLED 1388.17 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231, O.P.R.H.C.TX., SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX., AND BEING THE NORTHWEST CORNER OF SAID 2.749 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID REMAINDER OF A CALLED 1388.17 ACRE TRACT, THE HEREIN, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. N 30°06'14" W, A DISTANCE OF 256.43 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS N 11°28'07" W, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. N 07°10'00" E, A DISTANCE OF 546.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS N 17°11'49" E, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
5. N 82°53'32" W, A DISTANCE OF 711.11 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 507.40 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS S 75°33'51" W, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
7. S 64°00'07" W, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS S 56°03'25" W, A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

9. S 48°06'43" W, A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,

10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.10 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS S 64°23'29" W, A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND

11. S 75°59'55" W, A DISTANCE OF 270.70 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER OF A CALLED 700.2 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM WEST, LP OF RECORD IN DOCUMENT NO. 17043115, O.P.R.H.C.TX., SAME BEING THE WESTERLY SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, THE HEREIN, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. N 20°00'22" W, A DISTANCE OF 139.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

2. N 30°22'30" W, A DISTANCE OF 239.03 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

3. N 42°56'51" W, A DISTANCE OF 269.82 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

4. N 33°41'43" W, A DISTANCE OF 181.75 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,

5. N 24°21'38" W, A DISTANCE OF 161.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, AND

6. N 04°00'37" W, A DISTANCE OF 128.68 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND ON THE SOUTHEAST LINE OF TRACT 39, FOX RIDGE PHASE 1, RECORDED IN VOLUME 1, PAGE 373, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.), FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID FOX RIDGE PHASE 1, FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 44°02'01" E, A DISTANCE OF 30.18 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 39, SAME BEING THE SOUTHWEST CORNER OF TRACT 29, OF SAID FOX RIDGE PHASE 1,

2. N 44°08'24" E, A DISTANCE OF 873.03 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 29, SAME BEING THE SOUTHWEST CORNER OF TRACT 28 OF SAID FOX RIDGE PHASE 1,

3. N 44°11'00" E, A DISTANCE OF 634.82 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF SAID TRACT 28, THE SOUTHWEST CORNER OF TRACT 17, OF SAID FOX RIDGE PHASE 1, THE NORTHWEST CORNER OF THE LA CIMA PHASE 3, SECTION A FINAL PLAT, RECORDED IN DOCUMENT NO. 22048284, O.P.R.H.C.TX., AND THE NORTH CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID LA CIMA PHASE 3, SECTION A FINAL PLAT, FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. S 09° 40' 21" E, A DISTANCE OF 87.44 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
2. S 09° 05' 59" E, A DISTANCE OF 240.26 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
3. S 02° 09' 42" W, A DISTANCE OF 262.43 FEET TO A COTTON SPINDLE FOUND,
4. S 12° 49' 55" W, A DISTANCE OF 218.25 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
5. S 17° 06' 18" W, A DISTANCE OF 204.67 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
6. N 81° 12' 34" E, A DISTANCE OF 731.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
7. N 45° 48' 27" E, A DISTANCE OF 110.20 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
8. N 68° 16' 19" E, A DISTANCE OF 112.10 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
9. S 41° 02' 29" E, A DISTANCE OF 16.57 FEET TO A CALCULATED POINT,
10. S 70° 42' 41" E, A DISTANCE OF 87.20 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
11. S 44° 40' 52" E, PASSING AT A DISTANCE OF 57.50 FEET A COTTON SPINDLE FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 119.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
12. S 36° 16' 52" E, A DISTANCE OF 118.92 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
13. S 33° 45' 34" E, A DISTANCE OF 53.48 FEET TO A MAGNAIL FOUND,
14. S 33° 36' 10" E, PASSING AT A DISTANCE OF 67.77 FEET A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "TEXAS ALLPOINTS SURVEYING CO." FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 252.81 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
15. S 56° 21' 32" W, A DISTANCE OF 13.73 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
16. S 33° 37' 12" E, PASSING AT A DISTANCE OF 53.94 FEET A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 178.52 FEET TO A FENCE POST FOUND,

17. S 81°01'51" E, A DISTANCE OF 87.97 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LA CIMA PHASE 3, SECTION A FINAL PLAT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 34°49'53" E, A DISTANCE OF 70.09 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET,
2. N 55°10'07" E, A DISTANCE OF 180.47 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, FOR THE WEST CORNER OF LOT 1, LA CIMA AMENITY CENTER FINAL PLAT, RECORDED IN DOCUMENT NO. 21027901, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID LOT 1, FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 44°34'32" E, A DISTANCE OF 555.85 FEET TO A CALCULATED POINT, FOR THE SOUTH CORNER OF SAID LOT 1,
2. N 69°30'14" E, A DISTANCE OF 560.86 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND,
3. N 50°27'07" E, A DISTANCE OF 94.37 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "DOUCET" FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SOUTHWEST RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 40°06'37" E, A DISTANCE OF 218.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 885.00 FEET, AN ARC DISTANCE OF 134.11 FEET, AND A CHORD WHICH BEARS S 44°27'06" E, A DISTANCE OF 133.98 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND,
3. S 50°51'40" E, A DISTANCE OF 27.03 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.58 FEET, AND A CHORD WHICH BEARS S 06°24'37" E, A DISTANCE OF 26.96 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID CENTERPOINT ROAD, FOR NORTHWEST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE EAST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE S 41°00'43" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, A DISTANCE OF 317.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE EAST CORNER OF SAID 2.749 ACRE TRACT;

THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. S 41°00'43" W, A DISTANCE OF 12.81 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 220.75 FEET, AND A CHORD WHICH BEARS S 45°19'44" W, A DISTANCE OF 220.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
3. S 49°38'44" W, A DISTANCE OF 291.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 48.70 FEET, AND A CHORD WHICH BEARS S 56°37'17" W, A DISTANCE OF 48.58 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
5. S 63°35'50" W, A DISTANCE OF 89.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
6. S 47°20'47" W, A DISTANCE OF 39.71 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
7. S 36°50'32" W, A DISTANCE OF 94.80 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 44.69 FEET, AND A CHORD WHICH BEARS S 43°14'38" W, A DISTANCE OF 44.60 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
9. S 49°38'44" W, A DISTANCE OF 245.10 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
10. S 55°03'11" W, A DISTANCE OF 276.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
11. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,467.50 FEET, AN ARC LENGTH OF 81.39 FEET, AND A CHORD WHICH BEARS S 62°02'59" W, A DISTANCE OF 81.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND,
12. S 63°38'19" W, A DISTANCE OF 398.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF SAID 2.749 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.544 ACRE;

John Williams Survey, A-490

FN 2904

& William TM Smithson Survey, Section No. 3, A-419
Hays County, Texas

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THENCE N 30°06'14" W, DEPARTING THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID 2.749 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF 125.16 FEET TO THE **POINT OF BEGINNING**, CONTAINING 99.121 ACRES OF LAND.

THE STATE OF TEXAS §

 § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of survey made on the ground during April 2024, under my direction and supervision.

WITNESS MY HAND AND SEAL at Hays County, Texas, on this 12th day of August 2024 A.D.

8/12/2024

Bowman Consulting Group, Ltd.

Austin, Texas 78746

Daniel Cogburn

Registered Professional Land Surveyor

No. 6894 – State of Texas



Exhibit A-2

Tract 9 for 139.964 Acres

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 139.964 ACRE TRACT OF LAND (6,096,828 SQ. FT.), SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, HAYS COUNTY, TEXAS; BEING A PORTION OF A REMAINDER OF A CALLED 248.225 ACRE TRACT DESCRIBED IN A DEED TO LCSM PH. 4, LLC, RECORDED IN DOCUMENT NO. 21059703, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.); SAID 139.964 ACRES (6,096,828 SQ. FT.) AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE DEPARTING THE NORTH LINE OF SAID 537.30 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N 01°00'33" W, A DISTANCE OF 237.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,715.52 FEET, AN ARC LENGTH OF 575.20 FEET, AND A CHORD WHICH BEARS N 06°03'52" E, A DISTANCE OF 574.13 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. N 12°07'57" E, A DISTANCE OF 503.70 FEET TO A CALCULATED POINT,
4. N 48°43'02" E, A DISTANCE OF 16.00 FEET TO A CALCULATED POINT,
5. N 12°07'57" E, A DISTANCE OF 14.00 FEET TO A CALCULATED POINT,
6. N 24°27'08" W, A DISTANCE OF 16.00 FEET TO A CALCULATED POINT,
7. N 12°07'57" E, A DISTANCE OF 959.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTH CORNER OF A CALLED 3.923 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030100, O.P.R.H.C.TX., SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE DEPARTING THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 19.021 ACRE TRACT, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 3.923 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,232.89 FEET, AN ARC LENGTH OF 412.42 FEET, AND A CHORD WHICH BEARS N 02°47'11" E, A DISTANCE OF 410.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,

2. N 06°47'54" W, A DISTANCE 140.74 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
3. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 1,073.58 FEET, AND A CHORD WHICH BEARS N 25°04'22" E, A DISTANCE OF 1,019.06 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 19.47 FEET, AND A CHORD WHICH BEARS S 76°34'48" E, A DISTANCE OF 17.40 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE SOUTH RIGHT-OF-WAY OF CENTRAL PARK LOOP, A 70 FOOT WIDE RIGHT-OF-WAY;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CENTRAL PARK LOOP, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. S 30° 06' 14" E, A DISTANCE OF 33.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.01 FEET, AN ARC LENGTH OF 525.80 FEET, AND A CHORD WHICH BEARS S 59°38'21" E, A DISTANCE OF 502.82 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
3. S 88° 59' 05" E, A DISTANCE OF 97.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 465.06 FEET, AN ARC LENGTH OF 142.66 FEET, AND A CHORD WHICH BEARS S 80° 20' 06" E, A DISTANCE OF 142.10 FEET TO A 3/4-INCH IRON ROD FOUND,
5. S 71° 32' 48" E, A DISTANCE OF 174.79 FEET TO A 3/4-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT,
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 577.47 FEET, AND A CHORD WHICH BEARS N 70° 25' 22" E, A DISTANCE OF 535.99 FEET TO A 3/4-INCH IRON ROD FOUND,
7. N 32° 23' 32" E, A DISTANCE OF 225.69 FEET TO A 3/4-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, AN ARC LENGTH OF 292.64 FEET, AND A CHORD WHICH BEARS N 44° 59' 56" E, A DISTANCE OF 290.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, FINAL PLAT OF LA CIMA PHASE 4 SUBDIVISION, DOCUMENT NO. 22050345, PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.TX.);

THENCE WITH THE COMMON LINE OF THE SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- S 32° 23' 40" E, A DISTANCE OF 73.72 FEET TO A CALCULATED POINT,
2. S 88° 17' 51" E, PASSING AT A DISTANCE OF 497.36 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 864.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
 3. S 74° 07' 47" E, A DISTANCE OF 179.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
 4. S 44° 27' 37" E, A DISTANCE OF 246.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF A CALLED 51.567 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 17014570, O.P.R.H.C.TX., FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN;

THENCE S 45° 32' 23" W, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT, SAID 51.567 ACRE TRACT, OF A CALLED 110.002 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 16007530, O.P.R.H.C.TX., AND OF A CALLED 33.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CITY OF SAN MARCOS, TEXAS, RECORDED IN DOCUMENT NO. 16039264, O.P.R.H.C.TX., PASSING AT A DISTANCE OF 2,325.62 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, CONTINUING FOR A PASSING DISTANCE OF 2,736.01 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 4,202.75 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 248.225 ACRE TRACT AND SAID 33.000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 44° 57' 33" W, A DISTANCE OF 408.78 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET,
2. S 45° 43' 43" W, PASSING AT A DISTANCE OF 599.42 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 606.75 FEET TO A 3 1/2-INCH METAL FENCE POST FOUND ON THE NORTH LINE OF SAID 537.30 ACRE TRACT;

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 102.713 ACRE TRACT OF LAND , SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 490, AND WILLIAM TM SMITHSON SURVEY, SECTION NO. 3, ABSTRACT NO. 419; BEING ALL OF A REMAINDER OF A CALLED 649.592 ACRE TRACT, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 4877, PAGE 632, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), BEING ALL OF A REMAINDER OF A CALLED 1,388.17 ACRE TRACT, DESCRIBED IN A DEED TO LAZY OAKS RANCH, LP, RECORDED IN VOLUME 3772, PAGE 231, O.P.R.H.C.TX., AND BEING ALL OF A REMAINDER OF A CALLED 23.554 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE LAZY OAKS RANCH, LP, RECORDED IN DOCUMENT NO. 24030098, O.P.R.H.C.TX.; SAID 102.713 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND ON THE NORTH LINE OF A CALLED 537.30 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO LCSM WEST, LP, RECORDED IN DOCUMENT NO. 20031138, O.P.R.H.C.TX., FOR THE SOUTHWEST CORNER OF A CALLED 19.021 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE HAYS COUNTY, RECORDED IN DOCUMENT NO. 24030099, O.P.R.H.C.TX., SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING THIRTY-EIGHT (38) COURSES AND DISTANCES:

1. N 71° 11' 41" W, A DISTANCE OF 130.32 FEET TO A 3-INCH CEDAR FENCE POST FOUND;
2. N 67° 36' 06" W, A DISTANCE OF 118.60 FEET TO A 6-INCH CEDAR FENCE POST FOUND;
3. N 54° 34' 19" W, A DISTANCE OF 303.34 FEET TO A 6-INCH CEDAR FENCE POST FOUND;
4. N 80° 29' 48" W, A DISTANCE OF 176.12 FEET TO A 15-INCH CEDAR TREE FOUND;
5. N 83° 47' 14" W, A DISTANCE OF 27.80 FEET TO A 15-INCH CEDAR TREE FOUND;
6. S 87° 25' 24" W, A DISTANCE OF 15.09 FEET TO A 13.5 AND 6.5 INCH MULTI STEM CEDAR TREE FOUND;

7. N 88° 07' 11" W, A DISTANCE OF 93.60 FEET TO A 10-INCH CEDAR TREE FOUND;
8. N 75° 25' 02" W, A DISTANCE OF 30.74 FEET TO A 4-INCH CEDAR TREE FOUND;
9. N 68° 16' 25" W, A DISTANCE OF 127.26 FEET TO A 11-INCH CEDAR TREE FOUND;
10. N 56° 33' 15" W, A DISTANCE OF 166.27 FEET TO A 20.5-INCH CEDAR TREE FOUND;
11. N 28° 58' 05" W, A DISTANCE OF 37.59 FEET TO AN 18-INCH CEDAR TREE FOUND;
12. N 24° 31' 09" W, A DISTANCE OF 65.59 FEET TO A 15-INCH CEDAR TREE FOUND;
13. N 16° 22' 40" W, A DISTANCE OF 29.39 FEET TO A 15-INCH CEDAR TREE FOUND;
14. N 09° 43' 04" W, A DISTANCE OF 122.17 FEET TO A 17-INCH CEDAR TREE FOUND;
15. N 06° 55' 01" E, A DISTANCE OF 63.47 FEET TO A 19-INCH LIVE OAK TREE FOUND;
16. N 43° 44' 42" E, A DISTANCE OF 28.09 FEET TO A 15-INCH CEDAR TREE FOUND;
17. N 39° 32' 13" E, A DISTANCE OF 181.61 FEET TO A 16-INCH CEDAR TREE FOUND;
18. N 46° 12' 38" E, A DISTANCE OF 70.85 FEET TO A 14.5-INCH CEDAR TREE FOUND;
19. N 49° 34' 23" E, A DISTANCE OF 102.35 FEET TO AN 18-INCH CEDAR TREE FOUND;
20. N 58° 03' 44" E, A DISTANCE OF 108.22 FEET TO A 14-INCH CEDAR TREE FOUND;
21. N 55° 38' 04" E, A DISTANCE OF 52.46 FEET TO AN 18.5-INCH CEDAR TREE FOUND;
22. N 50° 35' 41" E, A DISTANCE OF 72.32 FEET TO A 13-INCH CEDAR TREE FOUND;
23. N 59° 37' 48" E, A DISTANCE OF 189.52 FEET TO A 12-INCH CEDAR TREE STUMP FOUND;
24. N 63° 11' 12" E, A DISTANCE OF 316.35 FEET TO A 13-INCH LIVE OAK TREE FOUND;

25. N 50° 14' 49" E, A DISTANCE OF 186.90 FEET TO A 11-INCH CEDAR TREE FOUND;
26. N 44° 38' 23" E, A DISTANCE OF 176.78 FEET TO AN 8-INCH CEDAR TREE FOUND;
27. N 47° 29' 01" E, A DISTANCE OF 10.37 FEET TO A 14-INCH CEDAR TREE FOUND;
28. N 37° 54' 08" E, A DISTANCE OF 11.69 FEET TO A 9-INCH CEDAR TREE FOUND;
29. N 24° 29' 39" E, A DISTANCE OF 235.92 FEET TO A 12-INCH CEDAR TREE FOUND;
30. N 11° 36' 42" E, A DISTANCE OF 256.84 FEET TO A 6-INCH CEDAR TREE FOUND;
31. N 08° 53' 36" E, A DISTANCE OF 104.21 FEET TO A 14-INCH CEDAR TREE FOUND;
32. N 00° 17' 30" W, A DISTANCE OF 40.92 FEET TO A 14-INCH CEDAR TREE FOUND;
33. N 12° 03' 50" W, A DISTANCE OF 74.36 FEET TO A 11.5-INCH LIVE OAK TREE FOUND;
34. N 05° 13' 13" W, A DISTANCE OF 82.92 FEET TO AN 8-INCH CEDAR ELM TREE FOUND;
35. N 15° 38' 18" W, A DISTANCE OF 45.01 FEET TO A 12-INCH CEDAR TREE FOUND;
36. N 23° 47' 18" W, A DISTANCE OF 231.28 FEET TO A 16-INCH CEDAR TREE FOUND;
37. N 33° 42' 21" W, A DISTANCE OF 137.34 FEET TO A 13.5, 9, 5, AND 4 INCH MULTI STEM CEDAR TREE FOUND;
38. N 50° 31' 28" W, A DISTANCE OF 60.13 FEET TO A 3.5-INCH METAL POST FOUND, FOR THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 649.592 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID 537.30 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. N 24° 51' 25" W, A DISTANCE OF 44.02 FEET TO A 19-INCH CEDAR TREE FOUND;
2. N 38° 57' 37" W, A DISTANCE OF 187.98 FEET TO AN 8-INCH CEDAR TREE FOUND;
3. N 49° 34' 28" E, A DISTANCE OF 21.71 FEET TO A 13-INCH LIVE OAK TREE FOUND;

4. N 14° 17' 01" W, A DISTANCE OF 74.85 FEET TO A 21.5-INCH CEDAR TREE FOUND;
5. N 27° 30' 24" W, A DISTANCE OF 45.61 FEET TO A 6-INCH CEDAR TREE FOUND;
6. N 39° 00' 47" W, A DISTANCE OF 73.59 FEET TO A 17.5-INCH LIVE OAK TREE FOUND;
7. N 43° 53' 07" W, A DISTANCE OF 75.18 FEET TO A 19.5-INCH CEDAR TREE FOUND;
8. N 51° 13' 25" W, A DISTANCE OF 176.88 FEET TO A 20.5, 12.5, 8.5, AND 7 INCH MULTI STEM CEDAR TREE FOUND;
9. N 45° 11' 20" W, A DISTANCE OF 336.19 FEET TO AN 8-INCH LIVE OAK TREE FOUND;
10. N 47° 02' 31" W, A DISTANCE OF 69.20 FEET TO A 17.5-INCH LIVE OAK TREE FOUND;
11. N 68° 03' 54" W, A DISTANCE OF 31.53 FEET TO A 13-INCH LIVE OAK TREE FOUND;
12. N 80° 02' 32" W, A DISTANCE OF 34.70 FEET TO A 14.5-INCH CEDAR ELM TREE FOUND;

THENCE, N 03° 41' 37" E A DISTANCE OF 1,310.48 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 700.2 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A REMAINDER OF A CALLED 182.269 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LCSM PH 3, LLC, RECORDED IN DOCUMENT NO. 19018423, O.P.R.H.C.TX.;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. N 75°59'55" E, A DISTANCE OF 270.70 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.10 FEET, AN ARC DISTANCE OF 207.16 FEET, AND A CHORD WHICH BEARS N 64°23'29" E A DISTANCE OF 205.12 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;

3. N 48°06'43" E A DISTANCE OF 62.28 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 138.67 FEET, AND A CHORD WHICH BEARS N 56°03'25" E A DISTANCE OF 138.22 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;
5. N 64°00'07" E, A DISTANCE OF 97.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 507.40 FEET, AN ARC DISTANCE OF 203.29 FEET, AND A CHORD WHICH BEARS N 75°33'51" E, A DISTANCE OF 201.93 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;
7. S 82°53'32" E, A DISTANCE OF 711.11 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 175.06 FEET, AND A CHORD WHICH BEARS S 17°11'49" W, A DISTANCE OF 174.17 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;
9. S 07°10'00" W, A DISTANCE OF 546.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
10. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 325.25 FEET, AND A CHORD WHICH BEARS S 11°28'07" E, A DISTANCE OF 319.54 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;
11. S 30°06'14" E, A DISTANCE OF 256.43 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, FOR THE SOUTHWEST CORNER OF SAID REMAINDER OF A CALLED 182.269 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 1,388.17 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A CALLED 2.749 ACRE TRACT OF LAND,

DESCRIBED IN A DEED TO LCSM PH. 3, LLC, RECORDED IN DOCUMENT NO. 2403011.
O.P.R.H.C.TX.;

THENCE S 30°06'14" E, WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 2.749 ACRE TRACT, A DISTANCE OF 125.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE NORTH LINE OF SAID 19.021 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 2.749 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID REMAINDER OF A CALLED 23.554 ACRE TRACT AND SAID 19.021 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S 63°38'19" W, A DISTANCE OF 75.13 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC DISTANCE OF 18.07 FEET, AND A CHORD WHICH BEARS N 73°13'58" W, A DISTANCE OF 16.41 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;
3. S 64°54'57" W, A DISTANCE OF 70.27 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, AN ARC DISTANCE OF 19.63 FEET, AND A CHORD WHICH BEARS S 16°46'02" W, A DISTANCE OF 17.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" FOUND;
5. S 63°38'19" W, A DISTANCE OF 74.55 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
6. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 941.19 FEET, AN ARC DISTANCE OF 309.54 FEET, AND A CHORD WHICH BEARS S 55°12'39" W, A DISTANCE OF 308.14 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
7. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 935.00 FEET, AN ARC DISTANCE OF 881.84 FEET, AND A CHORD WHICH BEARS S 18°44'20" W, A

DISTANCE OF 849.52 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BCG" SET ON THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 19.021 ACRE TRACT AND SAID REMAINDER OF A CALLED 649.592 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S 08°16'49" E, A DISTANCE OF 256.32 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;
2. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,965.00 FEET, AN ARC LENGTH OF 700.07 FEET, AND A CHORD WHICH BEARS S 01°55'34" W, A DISTANCE OF 696.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;
3. S 12°07'57" W, A DISTANCE OF 1093.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;
4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,850.00 FEET, AN ARC LENGTH OF 604.79 FEET, AND A CHORD WHICH BEARS S 06°03'12" W, A DISTANCE OF 603.65 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" SET;
5. S 00°32'35" E, A DISTANCE OF 192.91 FEET TO THE POINT OF BEGINNING, CONTAINING 120.713 ACRES OF LAND.

Exhibit "B"

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

THE STATE OF TEXAS

§

COUNTY OF HAYS

§

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

§

I, the undersigned Secretary of the Board of Directors of the La Cima Municipal Management District No. 1, certify that the attached and foregoing is a true and correct copy of the Order Calling Confirmation and Directors Election, Approving Engineer's Report, 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, 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 2nd day of February 2026.

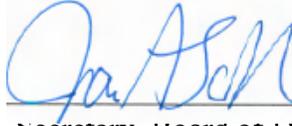


James Schellhase, Secretary
La Cima Municipal Management
District

(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 Ms. Sarah Landiak at Winstead PC, the District's bond counsel, at (214) 745-5432.

RELEASED FOR DISTRIBUTION ON APRIL 1, 2026.

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

Secretary, Board of Directors
La Cima Municipal Management District

(DISTRICT SEAL)