

**NOTICE OF ORDER CALLING
CONFIRMATION, DIRECTOR, ROAD DISTRICT POWERS ELECTION AND
APPROVING ENGINEERING REPORTS, AND CALLING UTILITY BOND
ELECTION, UTILITY REFUNDING BOND ELECTION, ROAD BOND ELECTION,
ROAD REFUNDING BOND ELECTION AND MAINTENANCE TAX ELECTION**

Notice is hereby given that Webb County Municipal Utility District No. 1 (sometimes referred to as the "District"), will hold an election on November 7, 2023, between the hours of 7:00 a.m. and 7:00 p.m. at the location set forth in the attached Order Calling Confirmation, Director, Road District Powers Election and Approving Engineering Reports, and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election and Maintenance Tax Election ("Order"), and with respect to the provisions of said Order:

**ORDER CALLING CONFIRMATION, DIRECTOR, ROAD DISTRICT POWERS
ELECTION AND APPROVING ENGINEERING REPORTS, AND CALLING UTILITY
BOND ELECTION, UTILITY REFUNDING BOND ELECTION, ROAD BOND
ELECTION, ROAD REFUNDING BOND ELECTION AND MAINTENANCE TAX
ELECTION**

THE STATE OF TEXAS §

COUNTY OF WEBB §

WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 §

The temporary Board of Directors (“Board” or “Board of Directors”) of WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 (“District”) met in special session, open to the public, after due notice, at 27.73186° N, 99.44592° W, within the boundaries of the District, at 9:00 a.m. on August 14, 2023, whereupon the roll was called of the members of the temporary Board of Directors, to-wit:

Jose A. Palacios	President
Chris M. Haynes	Vice President
Antonio Savignon	Secretary
Fernando A. De Llano	Asst. Secretary
Luis Emmanuel Guajardo	Asst. Secretary

All members of the Board were present, with the exception of Director De Llano and Director Guajardo.

WHEREUPON, among other business conducted by the Board, Director Haynes introduced the Order set out below and moved its adoption, which motion was seconded by Director Palacios and, after full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

“Aye”: 3 ; “No”: 0 .

The Order thus adopted is as follows:

WHEREAS, Webb County Municipal Utility 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 Chapters 49 and 54 of the Texas Water Code, as amended and the provisions of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution; and

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, pursuant to Subsection (c) of Article III, Section 52, of the Texas Constitution, the Board has determined that it is appropriate to conduct an election for the District to determine whether the District should assume the rights, authority, privileges and functions of a road district operating under Article III, Section 52, of the Texas Constitution, and other general laws of this state relating to road districts;

WHEREAS, there has been filed with the District, open to inspection by the public, a July 31, 2023 engineer's report covering the utility works, improvements, facilities, plants, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

WHEREAS, said utility works, improvements, facilities, plants, equipment, appliances, property, contract rights, rights of use and interests in property are designed and intended to furnish a waterworks system, a sanitary sewer system, a drainage and storm sewer system

WHEREAS, the July 31, 2023, 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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WATER, SEWER, & DRAINAGE FACILITIES BOND ISSUE REQUIREMENT

CONSTRUCTION COSTS

A. District Items	District Share 100%
1. Utility Site Work Items	\$ 378,000
2. Water Distribution	\$ 2,610,160
3. Wastewater Collection	\$ 2,288,860
4. Storm Sewer	\$ 5,790,413
5. Detention/Channel ⁽¹⁾	\$ 1,918,600
6. Water Supply & Storage Facilities	\$ 5,324,000
7. Wastewater Treatment Facilities	\$ 4,775,375
8. Potential Annexations	\$ 13,735,000
9. Inflation (8%)	\$ 2,937,823
10. Land Costs	\$ 2,500,000
11. Engineering (20% of Item Nos. 1-9)	\$ 7,931,682
12. Contingencies (20% of Item Nos. 1-11)	\$ 10,017,899
Total District Contribution Items	\$ 60,107,392
TOTAL CONSTRUCTION COSTS (68% of B.I.R.)	\$ 60,107,392

NON-CONSTRUCTION COSTS

	District Share 100% (calcs)
A. Legal Fees ⁽²⁾	\$ 2,016,000
B. Financial Advisor Fee (2% of Bond Issue Costs)	\$ 1,776,000
C. Attorney General Fee (0.1% of Bond Issue Costs)	\$ 88,800
D. Interest Costs	
1. Capitalized Interest (2 Yrs. @ 6%)	\$ 10,856,000
2. Developer Interest (2 Yrs. @ 6%)	\$ 7,212,887
E. Bond Discount (3% of BIR)	\$ 2,664,000
F. Operating Cost	\$ 2,500,000
G. Administrative, Organization and Issuance Expense	\$ 440,000
H. Creation Costs	\$ 130,000
I. Bond Application Report Costs ⁽³⁾	\$ 504,000
J. TCEQ Bond Issuance Fee (0.25%)	\$ 222,000
TOTAL NON-CONSTRUCTION COSTS (32% of B.I.R.)	\$ 28,209,687
TOTAL BOND ISSUE	\$ 88,317,079

NOTES:

- (1) Estimated costs include construction of proposed detention pond/channel. Detention requirements have been estimated and will be verified upon design.
- (2) Legal fees are calculated as 3% of \$8,000,000 plus 2% of the bond amount over \$8,000,000 per bond issue for 11 bond issues.
- (3) Bond Application costs are calculated as \$50,000 plus 0.5% of the bond amount over \$5,000,000 per bond issue for 11 bond issues.

WHEREAS, the Board finds that the above estimate of \$88,317.079 is reasonable and proper, and hereby approves all items therein;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's utility bonds in the total aggregate amount of \$88,317,079 and the levying and collection of an annual ad valorem tax to support the issuance of such utility bonds; and

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition on the issuance of the District's utility refunding bonds in the total aggregate amount of \$110,396,349 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 collection 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, an July 31, 2023, engineer's report covering the roadway system, improvements, facilities, plants, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board;

WHEREAS, said works, improvements, facilities, plants, equipment, appliances, property, contract rights, rights of use and interests in property are designed and intended to furnish a roadway system;

WHEREAS, the July 31, 2023, engineer's report heretofore filed contains an estimate of the cost of the purchase, construction or other acquisition of the proposed works, improvements, facilities, purchase or other acquisition of property, contract rights, rights of use and interests in property, and an estimate of expenses incident thereto, as follows:

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PAVING FACILITIES BOND ISSUE REQUIREMENT

CONSTRUCTION COSTS

<u>A. District Items</u>	<u>District Share 100%</u>
1. Paving Site Work Items	\$ 260,000
2. Paving Construction	\$ 6,351,500
3. Land Costs	\$ 150,000
4. Potential Annexation	\$ 13,735,000
5. Inflation (8%)	\$ 1,639,720
6. Engineering (20% of Item Nos. 1-5)	\$ 4,427,244
7. Contingencies (20% of Item No. 1-6)	\$ 5,312,693
Total District Contribution Items	\$ 31,876,157
TOTAL CONSTRUCTION COSTS (71% of B.I.R.)	\$ 31,876,157

NON-CONSTRUCTION COSTS

	<u>District Share</u>
	<u>100% (calcs)</u>
A. Legal Fees ⁽¹⁾	\$ 332,000
B. Financial Advisor Fee (2% of Bond Issue Costs)	\$ 272,000
C. Attorney General Fee (0.1% of Bond Issue Costs)	\$ 13,600
D. Interest Costs	
1. Capitalized Interest (2 Yrs. @ 6%)	\$ 1,632,000
2. Developer Interest (2 Yrs. @ 6% of Construction Costs)	\$ 3,825,139
E. Bond Discount (3% of BIR)	\$ 408,000
F. Administrative, Organization and Issuance Expense	\$ 111,373
TOTAL NON-CONSTRUCTION COSTS (29% of B.I.R.)	\$ 6,594,112
TOTAL BOND ISSUE	\$ 38,470,269

WHEREAS, the Board finds that the above estimate of \$38,470,269 is reasonable and proper and hereby approves all items therein;

WHEREAS, the Board has determined that the engineer's report should be approved and an election should be held for the purpose of submitting a proposition on the issuance of the District's road bonds in the total aggregate amount of \$38,470,269 and the levying and collection of an annual ad valorem tax to support the issuance of such road bonds;

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition of the issuance of the District's road refunding bonds in the total aggregate amount of \$48,087,837 to cover the total amount of bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collection of an annual ad valorem tax to support the issuance of such road refunding bonds;

WHEREAS, the Board 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 \$1.00 per \$100 valuation;

WHEREAS, the Board 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, the Board 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, the Board 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 Chapter 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 election on the assumption of the rights, authority, privileges, and functions of a road utility district, the utility bonds, the utility refunding bonds, the road bonds and the road refunding bonds and to order said elections;

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

BE IT ORDERED BY THE BOARD OF WEBB COUNTY MUNICIPAL UTILITY 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 November 7, 2023, between the hours of 7:00 a.m. and 7:00 p.m. at all additional regular election day polling locations within Webb County, Texas designated by the Webb County Elections Administrator and approved by the Webb County Commissioners Court, including the county's regular election precinct that serves the District, as required by Section 42.0621 of the Texas Election Code, such detailed list of election day polling places being set out in the attached Exhibit "B", at which time the election of permanent Directors and the following propositions shall be submitted to the voters:

PROPOSITION A

THE CONFIRMATION OF THE CREATION OF WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.

PROPOSITION B

THE ASSUMPTION BY WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 OF THE RIGHTS, AUTHORITY, PRIVILEGES, AND FUNCTIONS OF A ROAD DISTRICT UNDER ARTICLE III, SECTION 52(b), OF THE TEXAS CONSTITUTION.

PROPOSITION C

SHALL THE BOARD OF WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$88,317,079, 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 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 DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

PROPOSITION D

SHALL THE BOARD OF WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$110,396,349, 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 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 DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

PROPOSITION E

WHETHER OR NOT THE BONDS OF WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$38,470,269, 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 WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, SUCH BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALY 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 WEBB COUNTY MUNICIPAL UTILITY 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 THE 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 WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN WEBB COUNTY MUNICIPAL UTILITY 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 WEBB COUNTY MUNICIPAL UTILITY 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

WHETHER OR NOT THE BONDS OF WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$48,087,837, 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 WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, SUCH REFUNDING BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALY 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 WEBB COUNTY MUNICIPAL UTILITY 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 THE 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 WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN WEBB COUNTY MUNICIPAL UTILITY 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 WEBB COUNTY MUNICIPAL UTILITY 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 G

SHALL THE BOARD OF WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 BE AUTHORIZED TO ASSESS, LEVY AND COLLECT ANNUAL AD

VALOREM TAXES NOT TO EXCEED \$1.00 PER \$100 OF ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT 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: The election shall be held and conducted and return made to this Board of Directors in accordance with the Texas Election Code as modified by Chapter 49, Texas Water Code, as amended.

Section 4: Applications for a place on the ballot may be submitted to the District c/o Winstead PC via email to vhahn@winstead.com. Election and contact information may be found on the District's website at <https://www.winsteadspecialdistricts.com/webb-county/webb-county-municipal-utility-district-no-1/>.

Section 5: The County Election Administrator will determine the types of ballots to be used in the District's November 7, 2023, 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 Monday, August 21, 2023, and the names of any write-in candidates who file a declaration of write-in candidacy by 5:00 p.m. on Friday, August 25, 2023, in addition to instructions for marking such ballots:

Webb County Municipal Utility District No. 1

CONFIRMATION, DIRECTOR, ROAD DISTRICT POWERS ELECTION AND APPROVING ENGINEERING REPORTS, AND CALLING UTILITY BOND ELECTION, UTILITY REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING BOND ELECTION AND MAINTENANCE TAX ELECTION

November 7, 2023

OFFICIAL BALLOT

**Webb County Municipal Utility District No. 1
PROPOSITION A**

For	The Confirmation of the Creation of Webb County Municipal Utility District No. 1
Against	

**Webb County Municipal Utility District No. 1
DIRECTORS**

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

- Luis Emmanuel Guajardo
- Jose A. Palacios
- Fernando A. De Llano
- Chris M. Haynes
- Antonio Savignon

**Webb County Municipal Utility District No. 1
PROPOSITION B**

For	The Issuance of \$88,317,079 Utility Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Bonds by Webb County Municipal Utility District No. 1
Against	

**Webb County Municipal Utility District No. 1
PROPOSITION C**

For	The Issuance of \$110,396,349 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Utility Refunding Bonds by Webb County Municipal Utility District No. 1
Against	

**Webb County Municipal Utility District No. 1
PROPOSITION D**

For	The Issuance of \$38,470,269 Road Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Bonds by Webb County Municipal Utility District No. 1
Against	

**Webb County Municipal Utility District No. 1
PROPOSITION E**

For	The Issuance of \$48,087,837 Road Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of the Road Refunding Bonds by Webb County Municipal Utility District No. 1
Against	

**Webb County Municipal Utility District No. 1
PROPOSITION F**

For	The Imposition and Levy of a Maintenance Tax in an Amount Not to Exceed \$1.00 per \$100/Assessed Valuation by Webb County Municipal Utility District No. 1.
Against	

Section 6: A copy of this Order is on file and available for review in the District bond counsel's office, Winstead PC, 401 Congress Avenue, Suite 2100, Austin, Texas 78701.

Section 7: Early voting by personal appearance shall be conducted at all Webb County Early Voting locations on the dates and times designated by the Webb County Elections office and attached hereto as Exhibit "B", which location is designated as a public place within Webb County, Texas. The Webb County Elections Administrator shall appoint qualified Clerks for early voting for said election. The early voting clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is Webb County Elections, 1110 Washington St #103, Laredo, Texas 78040 – Attention: Early Voting Clerk. The Early Voting Clerk may be reached by telephone at (956) 523.4050. Additional information may be found at <https://www.webbcountytexas.gov/ElectionsAdministration/>.

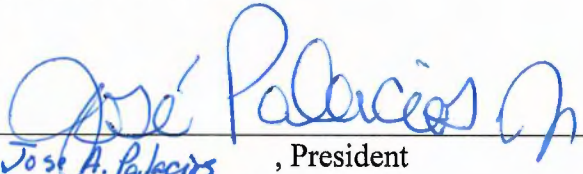
Section 8: The election will be conducted under an Election Agreement and Contract for Election Services with Webb County, Texas with the County Elections Administrator.

Section 9: Notice of the election shall be provided and the election held and conducted and returns made to this Board of Directors and canvassed all in accordance with the Texas Election Code, as modified by Chapters 49 and 54, Texas Water Code.

Section 10: All qualified resident electors of the District shall be entitled to vote in the election.

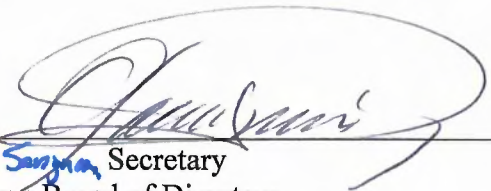
Section 11: The Secretary of the Board is hereby directed to cause notice of this election to be posted within the District and at such designated polling locations as required under the Texas Election Code.

PASSED and APPROVED this 14th day of August, 2023.



Jose A. Palacios, President
Temporary Board of Directors
Webb County Municipal Utility District No. 1

ATTEST:



Antonio Sanchez, Secretary
Temporary Board of Directors
Webb County Municipal Utility District No. 1

(DISTRICT SEAL)

Exhibit "A"
Boundaries of the District
683.07 ACRES

A TRACT OF LAND CONTAINING 683.07 ACRES, more or less, being out of the Dorothy Lynne Twiss Miller, 1,266.3 acre tract (called), recorded in Volume 1100, Page 289, Deed Records of Webb County, Texas, situated in Survey 743, R.T. Co., Abstract 276; Survey 2113, G.C. & S.F. R.R. Co., Abstract 697; Survey 2041, V. Barrera, Abstract 584; Porcion 6, B.M. Diaz, Abstract 40; Porcion 7, B.M. Diaz, Abstract 41; Porcion 8, B.M. Diaz, Abstract 39, Webb County, Texas and being more particularly described as follows:

BEGINNING at a found 6" pipe high fence corner post, being the southwest corner of said 1,266.3 acre tract, also being the northeastern interior corner of Sombbrero Ranch, LTD., a 10,137.03 acre tract (called), recorded in Volume 967, Page 579, Official Public Records of Webb County, Texas, dated August 23, 2000, for the Southwest corner hereof and the **POINT OF BEGINNING**;

THENCE, N 22°18'03" W, along an existing high fence, being the southwest boundary line of said 1,266.3 acre tract and the northeast boundary line of said 10,137.03 acre tract, a distance of **6,181.50 FEET**, to a set 1/2" iron rod with Howland cap, for the Northwest corner hereof;

THENCE, over and across said 1,266.3 acre tract, to a set 1/2" iron rod with Howland cap, as follows:

N 36°03'57" E, a distance of **229.56 FEET**, for a defection right;
N 53°34'02" E, a distance of **555.78 FEET**, for a defection left;
N 43°44'58" E, a distance of **296.46 FEET**, for a defection left;
N 27°58'38" E, a distance of **232.54 FEET**, for a defection left;
N 18°39'28" E, a distance of **237.18 FEET**, for a defection left;
N 09°11'35" E, a distance of **200.99 FEET**, for a defection right;
N 17°11'34" E, a distance of **189.67 FEET**, for an exterior corner hereof;
N 81°45'15" E, a distance of **244.37 FEET**, for a defection left;
N 69°40'48" E, a distance of **200.46 FEET**, for a defection left;
N 40°48'42" E, a distance of **218.70 FEET**, for a defection left;
N 03°21'15" W, a distance of **338.99 FEET**, for a defection right;
N 28°18'13" E, a distance of **162.94 FEET**, for a defection right;
N 36°24'04" E, a distance of **324.68 FEET**, for a defection right;
N 60°09'52" E, a distance of **219.64 FEET**, for a defection right;
N 61°09'43" E, a distance of **320.63 FEET**, for a defection right;
N 63°39'16" E, a distance of **273.53 FEET**, for a defection right;
N 78°31'56" E, a distance of **306.78 FEET**, for a defection left;
N 68°46'29" E, a distance of **327.96 FEET**, for a defection left;
N 37°47'36" E, a distance of **237.04 FEET**, for the Northernmost corner hereof;
S 80°31'43" E, a distance of **1,845.90 FEET**, for a defection right;
S 77°39'53" E, a distance of **534.44 FEET**, to a set 1/2" iron rod with Howland cap,
being on the northwest right-of-way line of Interstate U.S. Highway 35, as recorded in Volume 246, Page 541, Deed Records of Webb County, Texas for the Northeast corner hereof;

THENCE, S 17°15'37" W, generally along an existing barb wire fence line, being the northwest right-of-way line of said Interstate U.S. Highway 35, a distance of **392.08 FEET**, to a set 1/2" iron rod with Howland cap, being on a curve, having a radius of **5,465.43 FEET**, a chord of **S 17°59'37" W ~ 139.90 FEET**;

THENCE, along said curve left, an arc length of **139.91 FEET**, to a set 1/2" iron rod with Howland cap, for a point of tangency;

THENCE, S 18°43'37" W, generally along an existing barb wire fence line, being the northwest right-of-way line of said Interstate U.S. Highway 35, a distance of **950.23 FEET**, to a found concrete monument, being on a curve, having a radius of **3,134.85 FEET**, a chord of **S 15°12'37" W ~ 382.76 FEET**;

THENCE, along said curve left, an arc length of **382.99 FEET**, to a set 1/2" iron rod with Howland cap, for a point of tangency;

THENCE, S 11°42'37" W, generally along an existing fence line, being the northwest right-of-way line of said Interstate U.S. Highway 35, a distance of **1,152.20 FEET** to a set 1/2" iron rod with Howland cap, for a defection right;

THENCE, S 12°17'37" W, generally along an existing barb wire fence line, being the northwest right-of-way line of said Interstate U.S. Highway 35, a distance of **5,234.83 FEET** to a set 1/2" iron rod with Howland cap, for the Southeast corner hereof;

THENCE, S 67°45'57" W, generally along an existing barbed wire fence line, being the common boundary line of said 1,266.3 acre tract and said 10,137.03 acre tract, a distance of **1,550.36 FEET**, to the **POINT OF BEGINNING**, containing 683.07 acres of land, more or less.

Basis of Bearings: G.P.S. Coordinates, N.A.D. 83, Texas State Plane South Zone (4205).

Monuments Held: A found 6" pipe high fence corner post, being the southwest corner of a 1,266.3 acre tract (called), conveyed to Dorothy Lynne Twiss Miller, recorded in Volume 1100, Page 289, Deed Records of Webb County, Texas and a found 6" pipe high fence corner post, being the north corner of a 10,137.03 acre tract (called), conveyed to Sombrerito Ranch, LTD, recorded in Volume 967, Page 579 Official Public Records of Webb County, Texas.

Monuments Held: A found 6" pipe high fence corner post, being the southwest corner of a 1,266.3 acre tract (called), conveyed to Dorothy Lynne Twiss Miller, recorded in Volume 1100, Page 289, Deed Records of Webb County, Texas and a found 6" pipe high fence corner post, being the north corner of a 10,137.03 acre tract (called), conveyed to Sombrerito Ranch, LTD, recorded in Volume 967, Page 579 Official Public Records of Webb County, Texas.

Called in Deed: S 22°02'00" E ~ 8,403.39' **Measured:** N 22°18'03" W ~ 8,402.72'

Exhibit "B"

[Subject to be changed by Webb County]

ELECTION DAY VOTING SITES

7:00 A.M. to 7:00 P.M.

Pct.	Location	Address	City
134	Rio Bravo City Hall	1701 Centeno Ln	Rio Bravo, TX
136	E. Salinas Community Ctr.	917 N. Main	Mirando City, TX
237	Bruni Community Center	303 E. 12 th St.	Bruni, TX

EARLY VOTING SITES

MAIN EARLY VOTING SITE

Billy Hall, Jr. Administrative Building, 1110 Washington St.

Monday, April 24 thru Friday,	April 28, 2023	8:00 am to 5:00 pm
Saturday, April 29, 2023		8:00 am to 8:00 pm
Monday, May 1 thru Tuesday,	May 2, 2023	8:00 am to 8:00 pm

PERMANENT BRANCH EARLY VOTING SITES

Bruni High School Gym, 619 Avenue F, Bruni, TX

Monday, April 24 thru Friday,	April 28, 2023	9:00 am to 6:00 pm
Saturday, April 29, 2023		8:00 am to 8:00 pm
Monday, May 1 thru Tuesday,	May 2, 2023	9:00 am to 7:00 pm

Rio Bravo City Hall, 1701 Centeno Ln., Rio Bravo, TX

Monday, April 24 thru Friday,	April 28, 2023	9:00 am to 6:00 pm
Saturday, April 29, 2023		8:00 am to 8:00 pm
Monday, May 1 thru Tuesday,	May 2, 2023	9:00 am to 7:00 pm

THE STATE OF TEXAS §

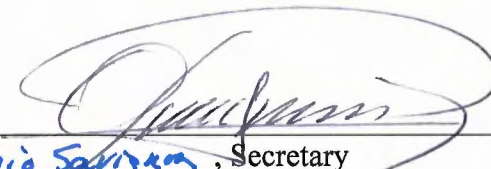
COUNTY OF WEBB §

WEBB COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 §

I, the undersigned Secretary of the Board of the Webb County Municipal Utility District No. 1, certify that the attached and foregoing is a true and correct copy of the Order Calling Confirmation, Director, Road District Powers Election and Approving Engineering Reports, and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road 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 14th day of August, 2023.

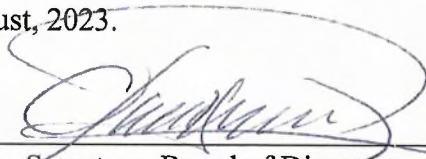


Antonio Salazar, Secretary
Webb County Municipal Utility District No. 1

(DISTRICT SEAL)

All qualified voters of the District and the public shall be hereby advised to take Notice of said Election and the provisions set forth herein. Any questions in connection with this Notice and the Order included herewith may be directed to Mr. Ross Martin at Winstead PC, the District's bond counsel, at (214) 745-5353.

RELEASED FOR DISTRIBUTION ON 14th August, 2023.



Antonio Saizgon Secretary, Board of Directors
Webb County Municipal Utility District No. 1

(DISTRICT SEAL)