

**NOTICE OF CONFIRMATION AND DIRECTORS ELECTION, 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 Garfield Municipal Utility District No. 1 (sometimes referred to as the "District"), will hold an election on November 3, 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, and Maintenance Tax Election:

**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, AND MAINTENANCE TAX ELECTION**

STATE OF TEXAS §

COUNTIES OF BASTROP & TRAVIS §

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1 §

The Temporary Board of Directors (“Board” or “Board of Directors”) of Garfield Municipal Utility District No. 1 (“District”) met in special session, open to the public within the boundaries of the District on July 23, 2026, at 3:00 p.m., whereupon the roll was called of the members of the Board of Directors, to-wit:

Tom Cox	President
Jon Hillis	Vice President
Dale Walker	Secretary
Ashley LaRue	Assistant Secretary
Kailyn Mallard	Assistant Secretary

All members of the Board were present except Director Hillis.

WHEREUPON, among other business conducted by the Board, Director Cox introduced the Order set out below and moved its adoption, which motion was seconded by Director Walker, and after a 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, GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1 (the "District") is a body politic and corporate and a governmental agency of the State of Texas, created by House Bill No. 5322, 78th Regular Session of the Texas Legislature (the “District Act”), 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.

WHEREAS, pursuant to the terms and provisions of Chapter 49 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 an initial Board of Directors;

WHEREAS, there has been filed with the District, open to inspection by the public, a July 23, 2026, 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, and a drainage and storm sewer system;

WHEREAS, the July 23, 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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GARFIELD MUD NO. 1
DISTRICT PROJECTED UTILITY BOND
AUTHORIZATION REQUIREMENT
July 23, 2026

Construction Costs	District Share of Costs	% of CC	% of BIR
A. District Facilities			
1. <i>Water Distribution Improvements</i>	\$ 176,989,000	15.56%	11.85%
2. <i>Sanitary Sewer Collection Improvements</i>	\$ 71,112,000	6.25%	4.76%
3. <i>Storm Drainage Improvements</i>	\$ 5,065,000	0.45%	0.34%
B. Engineering, Surveying, & Testing			
1. <i>Engineering, Surveying, & Testing</i>	\$ 58,228,180	5.12%	3.90%
C. Includes inflation at 5.0% for 20 years.	\$ 826,300,000	72.63%	55.33%
TOTAL CONSTRUCTION COSTS	\$ 1,137,694,180	100.00%	76.19%
Non-Construction Costs	District Share	% of NCC	% of BIR
A. Legal Fees (3%)	\$ 44,799,150	12.60%	3.00%
B. Fiscal Agent Fees (2.5%)	\$ 37,332,625	10.50%	2.50%
C. Interest Costs			
1. Capitalized Interest (Average of 1 Year at 5.0%)	\$ 74,665,250	21.00%	5.00%
2. Developer Interest (Based on Construction Costs-2 Years at 5.0%)	\$ 113,769,418	31.99%	7.62%
D. Bond Discount (3%)	\$ 44,799,150	12.60%	3.00%
E. Creation Costs	\$ 150,000	0.04%	0.01%
F. Bond Issuance Costs	\$ 484,297	0.14%	0.03%
G. Organization and Operating Costs	\$ 300,000	0.08%	0.02%
H. Bond Application Reports (8 at \$60,000 each)	\$ 480,000	0.13%	0.03%
I. TCEQ Bond Issuance Fee (0.25%)	\$ 37,332,625	10.50%	2.50%
J. Attorney General Bond Issuance Fee (0.10%)	\$ 1,493,305	0.42%	0.10%
TOTAL NON-CONSTRUCTION COSTS	\$ 355,605,820	100.00%	23.81%
TOTAL BOND AUTHORIZATION RECOMMENDATION \$ 1,493,300,000			

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 finds that the above estimate of \$1,493,300,000 is reasonable and proper and hereby approves the same and all items thereof;

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 \$1,493,300,000 and the levying and collecting of an annual ad valorem tax to support the issuance of such utility bonds;

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 \$1,866,625,000 to cover the total amount of the utility 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 July 23, 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 July 23, 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:

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GARFIELD MUD NO. 1
DISTRICT PROJECTED ROADWAY BOND AUTHORIZATION REQUIREMENT
July 23 2026

Construction Costs	District Share of Costs	% of CC	% of BIR
A. District Facilities 1. Roadway Improvements	\$ 22,830,000	22.23%	17.40%
B. Engineering, Surveying, & Testing 1. Engineering, Surveying, & Testing	\$ 5,250,900	5.11%	4.00%
C. Includes inflation at 5.0% for 20 years.	\$ 74,600,000	72.65%	56.87%
TOTAL CONSTRUCTION COSTS	\$ 102,680,900	100.00%	78.28%
Non-Construction Costs	District Share	% of NCC	% of BIR
A. Legal Fees (3%)	\$ 3,131,700	10.99%	2.39%
B. Fiscal Agent Fees (2.5%)	\$ 2,609,750	9.16%	1.99%
C. Interest Costs			
1. Capitalized Interest (Average of 1 Year at 5.0%)	\$ 5,219,500	18.32%	3.98%
2. Developer Interest (Based on Construction Costs-2 Years at 5.0%)	\$ 10,268,090	36.04%	7.83%
D. Bond Discount (3%)	\$ 3,131,700	10.99%	2.39%
E. Creation Costs	\$ 150,000	0.53%	0.11%
F. Bond Issuance Costs	\$ 484,891	1.70%	0.37%
G. Organization and Operating Costs	\$ 300,000	1.05%	0.23%
H. Bond Application Reports (8 at \$60,000 each)	\$ 480,000	1.68%	0.37%
I. TCEQ Bond Issuance Fee (0.25%)	\$ 2,609,750	9.16%	1.99%
J. Attorney General Bond Issuance Fee (0.10%)	\$ 104,390	0.37%	0.08%
TOTAL NON-CONSTRUCTION COSTS	\$ 28,489,771	100.00%	21.72%
TOTAL BOND AUTHORIZATION RECOMMENDATION \$ 131,175,000			

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 finds that the above estimate of \$131,175,000 is reasonable and proper and hereby approves the same and all items thereof;

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 \$131,175,000 and the levying and collecting 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 \$163,968,750 to cover the total amount of road 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, 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 an initial Board of Directors, the utility bonds, the utility refunding bonds, the road bonds, and the road 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 GARFIELD 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 3, 2026, between the hours of 7:00 a.m. and 7:00 p.m. at all regular election day polling locations within Bastrop and Travis Counties, Texas, designated by the Bastrop County Elections Administrator and the Travis County Elections Administrator and approved by the Bastrop County Commissioners Court and the Travis County Commissioners Court, including the regular election precincts that serve the District, as required by Section 42.0621 of the Texas Election Code, such detailed list of election day polling places in Bastrop County being set out in the attached **Exhibit "B"** and in Travis County being set out in the attached **Exhibit "C"**, at which time the election of initial Directors and the following propositions shall be submitted to the voters.

PROPOSITION A

The Confirmation of the Creation of Garfield Municipal Utility District No. 1.

PROPOSITION B THIS IS A TAX INCREASE

“Shall the Board of Directors of Garfield 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 \$1,493,300,000, 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 Garfield 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 \$1,866,625,000, 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 Garfield Municipal Utility District No. 1 shall be issued in an amount not to exceed \$131,175,000, 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 Garfield Municipal Utility 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 Garfield 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 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 Garfield Municipal Utility District No. 1, or to provide service to properties located within Garfield 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 Directors of Garfield 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 E
THIS IS A TAX INCREASE

“Whether or not the bonds of Garfield Municipal Utility District No. 1 shall be issued in an amount not to exceed \$163,968,750, 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 Garfield Municipal Utility 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 Garfield 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 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 Garfield Municipal Utility District No. 1, or to provide service to properties located within Garfield 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 Directors of Garfield 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
THIS IS A TAX INCREASE

“Shall the Board of Directors of Garfield Municipal Utility 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 (Maya Rai), 600 W. 5th Street, Suite 900, Austin, Texas 78701 or via email to mrai@winstead.com. Election and contact information may be found on the District’s website at <https://www.winsteadspecialdistricts.com/bastrop-county/garfield-municipal-utility-district-no-1/>.

Section 4: The County Election Administrator will determine the types of ballots to be used in the District’s November 3, 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 application to the names of any additional candidates who file application to have their names printed on the ballot by the applicable deadline, and the names of any writ-in candidates who file a declaration of write-in candidacy by the applicable deadline, in addition to instructions for marking such ballots:

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GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1

**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, AND MAINTENANCE TAX ELECTION**

NOVEMBER 3, 2026

OFFICIAL BALLOT

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION A**

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

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
DIRECTORS**

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

- ☐ Tom Cox
- ☐ John Hillis
- ☐ Dale Walker
- ☐ Ashley LaRue
- ☐ Kailyn Mallard

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION B**

For	THIS IS A TAX INCREASE - The Issuance of \$1,493,300,000 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 Garfield Municipal Utility District No. 1.
Against	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION C**

For	THIS IS A TAX INCREASE - The Issuance of \$1,866,625,000 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 Garfield Municipal Utility District No. 1.
Against	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION D**

For	THIS IS A TAX INCREASE - The Issuance of \$131,175,000 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 Garfield Municipal Utility District No. 1.
Against	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION E**

For	THIS IS A TAX INCREASE - The Issuance of \$163,968,750 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 Garfield Municipal Utility District No. 1.
Against	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSITION F**

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 Garfield Municipal Utility 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 shall be conducted at the Main Early Voting Location, and the additional early voting locations on the dates and times designated by the Bastrop County Elections Office attached hereto as **Exhibit "D"** and by the Travis County Elections Office attached hereto as **Exhibit "E"** and, all of which locations are designated as public places within Bastrop and Travis Counties, Texas. The Bastrop County Election Administrator and the Travis County Elections Administrator shall appoint qualified Clerks for early voting for said election. The early voting clerks' mailing address to which ballot applications

and ballots to be voted by mail may be sent are forth in **Exhibit "D"** and **Exhibit "E."**

Section 7: The election will be conducted under an Election Agreement and Contract for Election Services with Bastrop County, Texas and an Election Agreement and Contract for Election Services with Travis County, Texas with their respective County Elections Administrators.

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 Chapters 49 and 54, Texas Water Code.

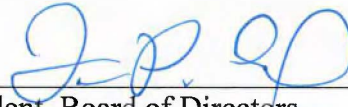
Section 9: All qualified resident electors of the District shall be entitled to vote in the election.

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 23rd day of July, 2026.

GARFIELD MUNICIPAL UTILITY DISTRICT
NO. 1



President, Board of Directors

ATTEST:



Secretary, Board of Directors

(DISTRICT SEAL)



Exhibit “A”

[Boundaries of the District]

BEING a 1,678.14 acre (73,099,844 square foot) tract of land situated in the Jose A. Navarro Survey, Abstract No. 53, the Reuben Gage Survey, Abstract No. 31, the Daniel Gray Survey, Abstract No. 179, and in Section 4, Michael Green Survey, Abstract No. 339, Bastrop County, Texas, being all of a called 568.83 acre tract of land described in the General Warranty Deed to EdgeConneX MCN Austin Property 7, LLC recorded in Document No. 202601578 of the Official Public Records of Bastrop County, Texas, being all of a called 703.318 acre tract of land described as Tract 2 in the Special Warranty Deed to Uppingham Adams Holdings, LLC recorded in Document No. 202518828 of said Official Public Records of Bastrop County, Texas, being all of a called 400.58 acre tract of land described as Tract 1 in the General Warranty Deed to EdgeConneX MCN Austin Property 7, LLC recorded in Document No. 202521381 of said Official Public Records of Bastrop County, Texas, and being all of a called a called 5.00 acre tract of land described as Exhibit A, Tract 1 in the Warranty Deed to Aqua Water Supply Corporation recorded in Document No. 202403490 of said Official Public Records of Bastrop County, Texas, said 1,678.14 acre (73,099,844 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Type II monument (brass disk in concrete) found in a common northwesterly line of said 568.83 acre tract of land and the southeasterly line of Stony Point Section One, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 100-A of the Plat Records of Bastrop County, Texas, said TxDOT Type II monument (brass disk in concrete) being in the southwesterly right-of-way line of Farm to Market Road 535, a variable width right-of-way, said TxDOT Type II monument (brass disk in concrete) also being the beginning of a non-tangent curve to the right having a radius of 1,852.45 feet, a central angle of 07 degrees 35 minutes 42 seconds, and a chord that bears South 71 degrees 02 minutes 23 seconds East, a chord distance of 245.38 feet;

THENCE In a southeasterly direction, with a common northeasterly line of said 568.83 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 535, and with said non-tangent curve to the right, an arc length of 245.55 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;

THENCE South 67 degrees 14 minutes 33 seconds East, with a common northeasterly line of said 568.83 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 535, a distance of 2,680.24 feet to a TxDOT Type II monument (brass disk in concrete) found for the common northeast corner of said 568.83 acre tract of land and the north corner of said 703.318 acre tract of land;

THENCE with the common northeasterly line of said 703.318 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 535 the following six (6) courses and distances:

1. South 67 degrees 15 minutes 21 seconds East, a distance of 1,946.29 feet to a TxDOT Type II monument (brass disk in concrete) found for the beginning of a tangent curve to the right having a radius of 2,807.37 feet, a central angle of 14

degrees 55 minutes 50 seconds, and a chord that bears South 59 degrees 47 minutes 26 seconds East, a chord distance of 729.49 feet;

2. In a southeasterly direction, with said tangent curve to the right, an arc length of 731.56 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
3. South 52 degrees 19 minutes 32 seconds East, a distance of 476.94 feet to a TxDOT Type II monument (brass disk in concrete) found for the beginning of a tangent curve to the left having a radius of 2,347.44 feet, a central angle of 16 degrees 56 minutes 13 seconds, and a chord that bears South 60 degrees 47 minutes 39 seconds East, a chord distance of 691.39 feet;
4. In a southeasterly direction, with said tangent curve to the left, an arc length of 693.92 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
5. South 69 degrees 15 minutes 45 seconds East, a distance of 2,678.88 feet to a TxDOT Type II monument (brass disk in concrete) found for the beginning of a tangent curve to the right having a radius of 2,807.37 feet, a central angle of 04 degrees 04 minutes 41 seconds, and a chord that bears South 67 degrees 13 minutes 25 seconds East, a chord distance of 199.77 feet;
6. In a southeasterly direction, with said tangent curve to the right, an arc length of 199.81 feet to an iron rod with cap stamped "LJA" found for the east corner of said 703.318 acre tract of land;

THENCE South 27 degrees 45 minutes 01 second West, with the southeasterly line of said 703.318 acre tract of land, at a distance of 1,304.07 feet, passing the east corner of a called 0.50 acre tract of land described in the Special Warranty Deeds to C.T. Granger (1/7th/ interest) recorded in Document No. 202506411, Nathan L. Kennedy (1/7th/ interest) recorded in Document No. 202506413, Jason H. Levine (1/7th/ interest) recorded in Document No. 202506415, David Gonzales (1/7th/ interest) recorded in Document No. 202506417, William J. Murphy (1/7th/ interest) recorded in Document No. 202506419, continuing with the common southeasterly line of said 703.318 acre tract of land and the southeasterly line of said 0.50 acre tract of land, at a distance of 1,454.96 feet, passing the south corner of said 0.50 acre tract of land, in all, a total distance of 4,871.39 feet to a point for the south corner of said 703.318 acre tract of land, said point also being in the northeasterly line of Thousand Oaks subdivision, an addition to the County of Bastrop, Texas, recorded in Cabinet 1, Slide 129-A of said Plat Records of Bastrop County, Texas;

THENCE North 60 degrees 35 minutes 51 seconds West, with the common southwesterly line of said 703.318 acre tract of land and a northeasterly line of said Thousand Oaks

subdivision, a distance of 1,775.36 feet to a 60D nail found for the common east corner of said 400.58 acre tract of land and north corner of the Thousand Oaks subdivision;

THENCE South 43 degrees 45 minutes 05 seconds West, with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Thousand Oaks subdivision, at a distance of 1,915.04 feet, passing the north corner of County Oaks Estates subdivision, an addition to Bastrop County, Texas, recorded in Cabinet 2, Slide 219-A of said Plat Records of Bastrop County, Texas, continuing with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Country Oaks Estates subdivision, in all, a distance of 2,685.40 feet to a 3/8-inch iron rod found for corner;

THENCE South 43 degrees 33 minutes 06 seconds West, with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Country Oaks Estates subdivision, a distance of 674.61 feet to a 1/2-inch iron rod found for the west corner of said County Oaks Estates subdivision;

THENCE South 43 degrees 37 minutes 15 seconds West, with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Thousand Oaks subdivision, a distance of 1,579.00 feet to a point for corner, from which a 1/2-inch iron rod found for reference bears South 28 degrees 19 minutes 22 seconds West, a distance of 1.22 feet;

THENCE North 46 degrees 31 minutes 08 seconds West, a distance of 32.09 feet to a 1/2-inch iron rod found for a common reentrant corner of said 400.58 acre tract of land, the east corner of Lot 10 of said Escondido subdivision;

THENCE with a common southwesterly line of said 400.58 acre tract of land and northeasterly line of said Escondido subdivision for the following six (6) courses and distances:

1. North 46 degrees 57 minutes 52 seconds West, a distance of 1,039.20 feet to a 3/8-inch iron rod found corner;
2. North 46 degrees 56 minutes 43 seconds West, a distance of 417.47 feet to a 3/8-inch iron rod found for corner;
3. North 46 degrees 56 minutes 14 seconds West, a distance of 416.83 feet to a 1/2-inch iron rod for corner;
4. North 46 degrees 56 minutes 16 seconds West, at a distance of 47.22 feet, passing a 1/2-inch iron rod with cap stamped "RPLS 5090" found for a common salient corner of said 400.58 acre tract of land and the south corner of said 5.000 acre tract of land, continuing with the common southwesterly line of said 5.000 acre tract of land and northeasterly line of said Escondido subdivision, at a

distance of 466.24 feet, passing a 1/2-inch iron rod with cap stamped "RPLS 5090" found for the common west corner of said 5.000 acre tract of land and a salient corner of said 400.58 acre tract of land, in all, a total distance of 835.72 feet to a 3/8-inch iron rod found for reference;

5. North 46 degrees 57 minutes 08 seconds West, a distance of 834.51 feet to a 3/8-inch iron rod found for corner;
6. North 46 degrees 56 minutes 51 seconds West, a distance of 416.75 feet to a 5/8-inch iron rod found for the common west corner of said 400.58 acre tract of land, the north corner of Lot 1 of the Escondido subdivision, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 66-A of the Plat Records of Bastrop County, Texas, and the east corner of Lot 26A of the Amending Plat of a Portion of Lot 26, Charro Estates, an addition to Bastrop County, Texas recorded in Cabinet 5, Slide 94-A of said Plat Records of Bastrop County, Texas, said 5/8-inch iron rod being in the southeasterly line of Charro Estates subdivision, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 83-B of said Plat Records of Bastrop County, Texas;

THENCE with a common northwesterly line of said 400.58 acre tract of land and the southeasterly line of said Charro Estates subdivision the following seven (7) courses and distances:

1. North 43 degrees 03 minutes 34 seconds East, a distance of 414.45 feet to a point for corner;
2. North 29 degrees 23 minutes 45 seconds West, a distance of 29.88 feet to a point for corner;
3. North 41 degrees 27 minutes 33 seconds East, a distance of 385.65 feet to a point for corner;
4. North 42 degrees 58 minutes 34 seconds East, a distance of 806.63 feet to 1/2-inch iron rod found for corner;
5. North 53 degrees 03 minutes 30 seconds East, a distance of 196.88 feet to a 1/2-inch iron rod found for corner;
6. North 42 degrees 19 minutes 36 seconds East, a distance of 1,526.45 feet to a 1/2-inch iron rod found for corner;
7. North 38 degrees 40 minutes 29 seconds East, a distance of 458.82 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the common north corner of said 400.58 acre tract of land and the east corner of said Charro Estates

subdivision, said 5/8-inch iron rod with cap stamped "KHA" also being in the southwesterly line of said 703.318 acre tract of land;

THENCE North 62 degrees 53 minutes 21 seconds West, with the common southwesterly line of said 703.318 acre tract of land and a northeasterly line of said Charro Estates, a distance of 621.32 feet to a 1/2-inch iron rod found for the common west corner of said 703.318 acre tract of land and a salient corner of said Charro Estates, said 1/2-inch iron rod also being in a southeasterly line of said 568.83 acre tract of land;

THENCE South 26 degrees 31 minutes 48 seconds West, with a common southeasterly line of said 568.83 acre tract of land and a northwesterly line of said Charro Estates, a distance of 162.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for a salient corner of a called 568.83 acre tract of land and a reentrant corner of said Charro Estates;

THENCE North 26 degrees 55 minutes 57 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said Charro Estates, distance of 539.74 feet to a mag nail found for a common reentrant corner of said 568.83 acre tract of land and the north corner of said Charro Estates;

THENCE with a common southeasterly line of said 568.83 acre tract of land and a northwesterly line of said Charro Estates the following four (4) courses and distances:

1. South 42 degrees 54 minutes 56 seconds West, a distance of 801.63 feet to a 60D nail found for corner;
2. South 42 degrees 40 minutes 58 seconds West, a distance of 502.26 feet to a 1/2-inch iron rod with cap stamped "LANDESIGN" found for corner;
3. South 42 degrees 43 minutes 19 seconds West, a distance of 570.82 feet to a 1/2-inch iron rod found for corner;
4. South 43 degrees 10 minutes 50 seconds West, a distance of 2,272.97 feet to a 1/2-inch iron rod for the common south corner of said 568.83 acre tract of land and a reentrant corner of said Charro Estates;

THENCE North 47 degrees 04 minutes 59 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said Charro Estates, a distance of 1,298.11 feet to a 1/2-inch iron rod with cap stamped "RPLS 4758" found for the common salient corner of said Charro Estates and the east corner of a called 337.727 acre tract of land described in the Warranty Deed with Vendor's Lien to Westside Mesa, LLC, recorded in Document No. 202214102 of said Official Public Records of Bastrop County, Texas;

THENCE North 46 degrees 38 minutes 59 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said 337.727 acre tract of land, a distance of 1,547.97 feet to a 4-inch metal fence post found for the common west corner of said 568.83 acre tract of land and a reentrant corner of said 337.727 acre tract of land;

THENCE North 43 degrees 01 minute 34 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 337.727 acre tract of land, a distance of 1,485.64 feet to a 1/2-inch iron rod found for a common reentrant corner of said 568.83 acre tract of land and a salient corner of said 337.727 acre tract of land;

THENCE North 44 degrees 05 minutes 34 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said 337.727 acre tract of land, at a distance of 588.00 feet, passing a point for a common salient corner of said 337.727 acre tract of land and a salient corner of a called 17.945 acre tract of land described in the Warranty Deed with Vendor's Lien to Ralph Saucedo, Juana G. Saucedo, Jimmy Edwards Saucedo, and Zeferino Ralph Saucedo, Jr., recorded in Volume 1826, Page 805 of said Official Public Records of Bastrop County, Texas, continuing with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said 17.945 acre tract of land, in all, a total distance of 1,083.89 feet to a 2-inch iron fence post found for a common salient corner of said 568.83 acre tract of land and a reentrant corner of said 17.945 acre tract of land;

THENCE North 42 degrees 26 minutes 31 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 17.945 acre tract of land, a distance of 480.08 feet to a 1/2-inch iron rod with cap stamped "RPLS 4758" found for a common salient corner of said 568.83 acre tract of land and the west corner of a called 10.000 acre tract of land described in the Warranty Deed with Vendor's Lien to Aqua Water Supply Corporation recorded in Volume 1515, Page 719, of said Official Public Records of Bastrop County, Texas;

THENCE South 62 degrees 07 minutes 03 seconds East, with a common northeasterly line of said 568.83 acre tract of land and a southwesterly line of said 10.00 acre tract of land, a distance of 299.72 feet to a 1/2-inch iron rod found for a common reentrant corner of said 568.83 acre tract of land and the south corner of said 10.00 acre tract of land;

THENCE North 42 degrees 38 minutes 09 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 10.000 acre tract of land, a distance of 592.22 feet to a 1/2-inch iron rod found for a common salient corner of said 568.83 acre tract of land and a reentrant corner of said 10.000 acre tract of land;

THENCE South 87 degrees 42 minutes 23 seconds East, with a common north line of said 568.83 acre tract of land and a south line of said 10.000 acre tract of land, a distance

of 181.47 feet to a 1/2-inch iron rod with cap stamped "RPLS 4758" found for a common reentrant corner of said 568.83 acre tract of land and a salient corner of said 10.000 acre tract of land;

THENCE North 42 degrees 42 minutes 24 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 10.000 acre tract of land, a distance of 547.48 feet to a 1/2-inch iron rod with cap stamped "RPLS 5090" found for the common salient corner of said 568.83 acre tract of land and the east corner of said 10.000 acre tract of land, said 1/2-inch iron rod with cap stamped "RPLS 5090" being in a southwesterly line of Stony Point Section Two, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 119-A of said Plat Records of Bastrop County, Texas;

THENCE South 62 degrees 10 minutes 53 seconds East, with a northeasterly line of said 568.83 acre tract of land and a southwesterly line of said Stony Point Section Two, a distance of 844.11 feet to a mag nail found for a common reentrant corner of said 568.83 acre tract of land and the south corner of said Stony Point Section Two;

THENCE North 21 degrees 18 minutes 53 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section Two, a distance of 425.12 feet to a 5/8-inch iron rod with cap stamped "KHA" set for a common salient corner of said 568.83 acre tract of land and a reentrant corner of said Stony Point Section Two;

THENCE South 76 degrees 52 minutes 53 seconds East, with a northeasterly line of said 568.83 acre tract of land and a southwesterly line of said Stony Point Section Two, a distance of 350.73 feet to a 1/2-inch iron rod found for a common reentrant corner of said 568.83 acre tract of land and a salient corner of said Stony Point Section Two;

THENCE North 27 degrees 01 minute 12 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section Two, at a distance of 405.60 feet, passing a point for the common east corner of said Stony Point Section Two and the south corner of said Stony Point Section One, continuing with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section One, in all, a total distance of 2,240.38 feet to a 3/4-inch iron pipe found for corner;

THENCE North 26 degrees 47 minutes 32 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section One, a distance of 425.71 feet to a point for corner;

THENCE North 27 degrees 08 minutes 00 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section One, a distance

of 700.24 feet to the **POINT OF BEGINNING** and containing 73,099,844 square feet or 1,678.14 acres of land.

Note: Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), Central Zone (4203) based on observations made on January 08, 2026. Distances are surface values using a grid to surface factor 1.00003.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this legal description accurately represents the property from a survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Kimley-Horn and Associates, Inc.
June 18, 2026
TBPELS Firm No. 10115500



BEING a 1,749.83 acre (76,222,441 square foot) tract of land situated in the Jose A. Navarro Survey, Abstract No. 53, Bastrop County, Texas, and in the Jose A. Navarro Survey, Abstract No. 18, Travis County, Texas, and being all of a called 179.153 acre tract of land described in the Special Warranty Deed to EdgeConneX MCN Austin Property 5, LLC recorded in Document No. 202519613 of the Official Public Records of Bastrop County, Texas, and also being all of a called 1571.227 acre tract of land described as Tract 1 in the Special Warranty Deed to Uppingham Adams Holdings, LLC recorded in Document No. 202518828 of said Official Public Records of Bastrop County, Texas, said 1,749.83 acre (76,222,441 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the south corner of said 179.153 acre tract of land, said concrete monument also being in the northeasterly right-of-way of Farm to Market Road 535, a variable width right-of-way;

THENCE with a common southwesterly line of said 179.153 acre tract of land and the northeasterly right-of-way line of said Farm to Market Road 535 the following five (5) courses and distances:

1. North 66 degrees 28 minutes 34 seconds West, a distance of 232.26 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
2. North 67 degrees 12 minutes 36 seconds West, a distance of 586.67 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
3. North 68 degrees 16 minutes 11 seconds West, a distance of 203.77 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
4. North 67 degrees 27 minutes 41 seconds West, a distance of 183.86 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
5. North 67 degrees 35 minutes 55 seconds West, a distance of 502.56 feet to a 1/2-inch iron rod found for the common most southerly southwest corner of said 179.153 acre tract of land and the south corner of a called 2.806 acre tract of land described in the Tax Resale Deed to Bastrop County Water Control & Improvement District No. 3 recorded in Volume 761, Page 319 of said Official Public Records of Bastrop County, Texas;

THENCE North 27 degrees 33 minutes 31 seconds East, with a common northwesterly line of said 179.153 acre tract of land and the southeasterly line of said 2.806 acre tract of land, a distance of 304.11 feet to a 1/2-inch iron rod found for the common reentrant corner of said 179.153 acre tract of land and the east corner of said 2.806 acre tract of land;

THENCE North 63 degrees 04 minutes 26 seconds West, with a common southwesterly line of said 179.153 acre tract of land and the northeasterly line of said 2.806 acre tract of land, a distance of 277.01 feet to a 1/2-inch iron rod found for a common salient corner of said 179.153 acre tract of land and the south corner of a called 10.001 acre tract of land described in the Special Warranty Deed to LCRA Transmission Services Corporation recorded in Document No. 202403192 of said Official Public Records of Bastrop County, Texas;

THENCE North 27 degrees 33 minutes 11 seconds East, with a common northwesterly line of said 179.153 acre tract of land and the southeasterly line of said 10.001 acre tract of land, a distance of 780.77 feet to a 1/2-inch iron rod found for a common reentrant corner of said 179.153 acre tract of land and the east corner of said 10.001 acre tract of land;

THENCE North 62 degrees 26 minutes 25 seconds West, with a common southwesterly line of said 179.153 acre tract of land and the northeasterly line of said 10.001 acre tract of land, a distance of 555.39 feet to a 1/2-inch iron rod with cap stamped "LCRA" found for the common west corner of said 179.153 acre tract of land and the north corner of said 10.001 acre tract of land;

THENCE North 27 degrees 33 minutes 35 seconds East, with a northwesterly line of said 179.153 acre tract of land, a distance of 2,164.64 feet to a 1/2-inch iron rod found for the common north corner of said 179.153 acre tract of land and the west corner of said 1571.227 acre tract of land;

THENCE North 27 degrees 39 minutes 37 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 3,831.69 feet to a 5/8-inch iron rod found for corner;

THENCE North 27 degrees 27 minutes 25 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 976.72 feet to a 5/8-inch iron rod found for corner;

THENCE North 27 degrees 26 minutes 37 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 2,350.16 feet to a 5/8-inch iron rod found for a salient corner of said 1571.227 acre tract of land;

THENCE South 62 degrees 18 minutes 24 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 1,147.33 feet to a point for a reentrant corner of said 1571.227 acre tract of land;

THENCE North 27 degrees 32 minutes 20 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 4,636.71 feet to a 5/8-inch iron rod found for the most westerly north corner of said 1571.227 acre tract of land;

- THENCE** South 62 degrees 36 minutes 06 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 2,246.77 feet to an iron rod with cap found for a reentrant corner of said 1571.227 acre tract of land;
- THENCE** North 27 degrees 19 minutes 00 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 954.10 feet to a point for a salient corner of said 1571.227 acre tract of land;
- THENCE** South 52 degrees 44 minutes 50 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 104.22 feet to a 1/2-inch iron rod with cap stamped "J.E. GARON RPLS 4303" found for a reentrant corner of said 1571.227 acre tract of land;
- THENCE** South 87 degrees 48 minutes 47 seconds East, a distance of 90.95 feet to a 1/2-inch iron rod with cap (illegible) found for a reentrant corner of said 1571.227 acre tract of land;
- THENCE** North 02 degrees 12 minutes 34 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of Tucker Hill Lane, a variable width right-of-way, a distance of 212.14 feet to a 1/2-inch iron rod with cap stamped "LJA" found for the beginning of a non-tangent curve to the right having a radius of 550.00 feet, a central angle of 25 degrees 17 minutes 13 seconds, and a chord that bears North 14 degrees 47 minutes 14 seconds East, a chord distance of 240.77 feet;
- THENCE** In a northeasterly direction, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of said Tucker Hill Lane and with said non-tangent curve to the right, an arc length of 242.74 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
- THENCE** North 27 degrees 21 minutes 48 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of said Tucker Hill Lane, a distance of 29.96 feet to a point for corner;
- THENCE** North 72 degrees 29 minutes 56 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of said Tucker Hill Lane, a distance of 67.07 feet to a 60D nail found for the north corner of said 1571.227 acre tract of land, said 60D nail also being at the intersection of the southwesterly right-of-way line of State Highway 71, a variable width right-of-way, with the southeasterly right-of-way line of said Tucker Hill Lane;
- THENCE** South 59 degrees 30 minutes 02 seconds East, with a common northeasterly line of said 1571.227 acre tract of land and the southwesterly right-of-way line of said State

Highway 71, a distance of 547.63 feet to a TxDOT Type II monument (brass disk in concrete) found for the most northerly east corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 00 minutes 30 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 510.88 feet to a 1/2-inch iron rod found for corner;

THENCE South 27 degrees 32 minutes 55 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 3,030.86 feet to a 1/2-inch iron rod found for corner;

THENCE South 27 degrees 18 minutes 47 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 6,636.41 feet to a 1/2-inch iron rod found for a reentrant corner of said 1571.227 acre tract of land;

THENCE South 62 degrees 35 minutes 02 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 4,652.65 feet to a 1/2-inch iron rod with cap found for a salient corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 46 minutes 24 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 4,410.79 feet to a 1/2-inch iron rod found for a reentrant corner of said 1571.227 acre tract of land;

THENCE South 60 degrees 06 minutes 09 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 1,325.73 feet to a 3/8-inch iron rod found for the east corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 43 minutes 41 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 258.82 feet to a 1/2-inch iron rod with cap stamped "CP&Y" found for a reentrant corner of said 1571.227 acre tract of land;

THENCE South 51 degrees 54 minutes 00 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 83.91 feet to a 1/2-inch iron rod with cap stamped "LJA" found for a salient corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 49 minutes 29 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 680.46 feet to a 1-inch iron pipe found for corner;

THENCE South 31 degrees 58 minutes 45 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 287.21 feet to a point for the southeast corner of said 1571.227 acre tract of land, said point also being in the northeasterly right-of-way line of said Farm to Market Road 535;

THENCE with a common southwesterly line of said 1571.227 acre tract of land and the northeasterly right-of-way line of said Farm to Market Road 535 the following twelve (12) courses and distances:

1. North 69 degrees 10 minutes 11 seconds West, a distance of 201.24 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
2. North 74 degrees 23 minutes 05 seconds West, a distance of 464.68 feet to a point for corner;
3. North 69 degrees 01 minute 20 seconds West, a distance of 692.62 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
4. North 71 degrees 38 minutes 55 seconds West, a distance of 274.25 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
5. North 69 degrees 17 minutes 26 seconds West, a distance of 544.03 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;
6. North 67 degrees 12 minutes 44 seconds West, a distance of 1,043.93 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
7. North 67 degrees 47 minutes 21 seconds West, a distance of 80.70 feet to a iron rod with cap stamped "LJA" found for the beginning of a non-tangent curve to the right having a radius of 2,232.61 feet, a central angle of 06 degrees 09 minutes 52 seconds, and a chord that bears North 55 degrees 24 minutes 19 seconds West, a chord distance of 240.09 feet;
8. In a northwesterly direction, with said non-tangent curve to the right, an arc length of 240.20 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
9. North 52 degrees 19 minutes 24 seconds West, a distance of 886.46 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
10. North 67 degrees 24 minutes 08 seconds West, a distance of 357.13 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
11. North 67 degrees 25 minutes 05 seconds West, a distance of 1,077.82 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
12. North 66 degrees 53 minutes 16 seconds West, a distance of 824.92 feet to a TxDOT Type II monument (brass disk in concrete) found for the most southerly southwest corner of said 1571.227 acre tract of land;

THENCE North 26 degrees 54 minutes 03 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 20.15 feet to a point for corner;

THENCE North 27 degrees 16 minutes 00 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 2,606.26 feet to a 1/2-inch iron rod with cap stamped "WELLS TX 5499" found for a common salient corner of said 1571.227 acre tract of land and the most southerly southwest corner of a called 120.00 acre tract of land described in the Warranty Deed to Bastrop Energy Partners, L.P. recorded in Volume 1039, Page 754 of said Official Public Records of Bastrop County, Texas;

THENCE South 62 degrees 27 minutes 06 seconds East, with a common northeasterly line of said 1571.227 acre tract of land and a southwesterly line of said 120.00 acre tract of land, a distance of 1,195.78 feet to a 1/2-inch iron rod with cap stamped "LJA" found for a common reentrant corner of said 1571.227 acre tract of land and the south corner of said 120.00 acre tract of land;

THENCE North 25 degrees 56 minutes 36 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and a southeasterly line of said 120.00 acre tract of land, a distance of 1,898.86 feet to a 1/2-inch iron rod with cap found for a common reentrant corner of said 1571.227 acre tract of land and the east corner of said 120.00 acre tract of land;

THENCE North 62 degrees 26 minutes 41 seconds West, with a common southwesterly line of said 1571.227 acre tract of land and a northeasterly line of said 120.00 acre tract of land, a distance of 1,141.15 feet to a 1/2-inch iron rod with cap stamped "WELLS TX5499" found for a common salient corner of said 1571.227 acre tract of land and a reentrant corner of said 120.00 acre tract of land;

THENCE North 28 degrees 05 minutes 57 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and a southeasterly line of said 120.00 acre tract of land, a distance of 143.52 feet to a 1/2-inch iron rod with cap stamped "JE GARON RPLS 4503" found for a common reentrant corner of said 1571.227 acre tract of land and a salient corner of said 1200.00 acre tract of land;

THENCE North 62 degrees 27 minutes 08 seconds West, with a common southwesterly line of said 1571.227 acre tract of land and a northeasterly line of said 120.00 acre tract of land, a distance of 2,599.41 feet to a 1/2-inch iron rod with cap (illegible) found for a common reentrant corner of said 1571.227 acre tract of land and the north corner of said 120.00 acre tract of land;

THENCE South 27 degrees 44 minutes 50 seconds West, with a common southeasterly line of said 1571.227 acre tract of land and a northwesterly line of said 120.00 acre tract of land, a distance of 1,640.51 feet to a point for a common salient corner of said

1571.227 acre tract of land and the west corner of said 120.00 acre tract of land, said point being in a northeasterly line of said 179.153 acre tract of land;

THENCE South 62 degrees 24 minutes 59 seconds East, with a common northeasterly line of said 179.153 acre tract of land and a southwesterly line of said 120.00 acre tract of land, a distance of 1,817.82 feet to a 1/2-inch iron rod found for a salient corner of said 179.153 acre tract of land;

THENCE South 27 degrees 15 minutes 54 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 173.98 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 62 degrees 22 minutes 20 seconds East, with a southeasterly line of said 179.153 acre tract of land, a distance of 114.21 feet to an iron rod found for the beginning of a non-tangent curve to the right having a radius of 1,265.00 feet, a central angle of 22 degrees 56 minutes 26 seconds, and a chord that bears South 40 degrees 27 minutes 31 seconds West, a chord distance of 503.11 feet;

THENCE In a southwesterly direction, with a southeasterly line of said 179.153 acre tract of land and with said non-tangent curve to the right, an arc length of 506.49 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 27 degrees 15 minutes 59 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 984.38 feet to a 3/8-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 22 degrees 18 minutes 51 seconds East, with a northeasterly line of said 179.153 acre tract of land, a distance of 421.22 feet to a point for corner;

THENCE South 67 degrees 44 minutes 43 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 338.43 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 430.00 feet, a central angle of 14 degrees 49 minutes 32 seconds, and a chord that bears South 59 degrees 45 minutes 55 seconds West, a chord distance of 110.95 feet;

THENCE In a southwesterly direction, with a southeasterly line of said 179.153 acre tract of land and with said non-tangent curve to the left, an arc length of 111.26 feet to a 1/2-inch iron rod found for a salient corner of said 179.153 acre tract of land;

THENCE North 22 degrees 24 minutes 15 seconds West, with a southwesterly line of said 179.153 acre tract of land, a distance of 148.15 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 54 degrees 14 minutes 21 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 101.27 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 27 degrees 35 minutes 45 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 360.18 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 67 degrees 01 minute 51 seconds East, with a northeasterly line of said 179.153 acre tract of land, a distance of 119.39 feet to a point for a salient corner of said 179.153 acre tract of land;

THENCE South 27 degrees 16 minutes 51 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 50.14 feet to a 1/2-inch iron rod found for a salient corner of said 179.153 acre tract of land;

THENCE North 67 degrees 01 minute 55 seconds West, with a southwesterly line of said 179.153 acre tract of land, a distance of 117.53 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 27 degrees 33 minutes 53 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 420.09 feet to the **POINT OF BEGINNING** and containing 76,244,941 square feet or 1,750.34 acres of land, save and except, a called 0.517 acre tract of land described as First Tract in the General Warranty Deed, Road and Utility Easement to Aqua Water Supply Corporation recorded in Volume 365, Page 620 of the Deed Records of Bastrop County, Texas, leaving a remaining area of 76,222,441 square feet or 1,749.83 acres.

Note: Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), Central Zone (4203) based on observations made on January 08, 2026. Distances are surface values using a grid to surface factor 1.00003.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this legal description accurately represents the property from a survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Kimley-Horn and Associates, Inc.
June 18, 2026
TBPELS Firm No. 10115500



Exhibit “B”

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

Exhibit “C”

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

Exhibit “D”

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

Exhibit “E”

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

THE STATE OF TEXAS

§

COUNTIES OF BASTROP & TRAVIS

§

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1

§

I, the undersigned Secretary of the Temporary Board of Directors of Garfield Municipal Utility District No. 1, certify that the attached and foregoing is a true and correct copy of the 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, 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 23rd day of July 2026.

GARFIELD MUNICIPAL UTILITY DISTRICT
NO. 1



Secretary, Board of Directors

(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 JULY 23, 2026.

Garfield Municipal Utility District No. 1



Dale Walker, Secretary
Board of Directors

(DISTRICT SEAL)



**AVISO DE ELECCIÓN DE CONFIRMACIÓN Y DIRECTORES, APROBACIÓN DE
LOS INFORMES DE INGENIERÍA, Y CONVOCATORIA A ELECCIÓN DE BONOS
DE SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS DE REFINANCIACIÓN DE
SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS PARA CARRETERAS, ELECCIÓN
DE BONOS DE REFINANCIACIÓN PARA CARRETERAS Y ELECCIÓN DE
IMPUESTO DE MANTENIMIENTO**

Mediante el presente aviso, se informa que Garfield Municipal Utility District No. 1 (a veces conocido como el “Distrito”) celebrará una elección el 3 de noviembre de 2026, entre las 7:00 a.m. y las 7:00 p.m., en el lugar establecido en la Orden de Convocatoria a Elección de Confirmación y Directores, Aprobación de los Informes de Ingeniería, y Convocatoria a Elección de Bonos de Servicios Públicos, Elección de Bonos de Refinanciación de Servicios Públicos, Elección de Bonos para Carreteras, Elección de Bonos de Refinanciación para Carreteras y Elección de Impuesto de Mantenimiento:

**ORDEN DE CONVOCATORIA A ELECCIÓN DE CONFIRMACIÓN Y DIRECTORES,
APROBACIÓN DE LOS INFORMES DE INGENIERÍA Y CONVOCATORIA A
ELECCIÓN DE BONOS DE SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS DE
REFINANCIACIÓN DE SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS PARA
CARRETERAS, ELECCIÓN DE BONOS DE REFINANCIACIÓN PARA
CARRETERAS Y ELECCIÓN DE IMPUESTO DE MANTENIMIENTO**

EL ESTADO DE TEXAS §

CONDADOS DE BASTROP Y TRAVIS §

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1 §

La Junta Directiva Temporal (“Junta” o “Junta Directiva”) de Garfield Municipal Utility District No. 1 (el “Distrito”) se reunió en asamblea extraordinaria, abierta al público, dentro de los límites del Distrito, el 23 de julio de 2026, a la 3:00 p.m.; acto seguido, se pasó lista de los miembros de la Junta Directiva, a saber:

Tom Cox	Presidente
Jon Hillis	Vicepresidente
Dale Walker	Secretario
Ashley LaRue	Secretario Adjunto
Kailyn Mallard	Secretario Adjunto

Todos los miembros de la Junta estuvieron presentes, con la excepción del Director Hillis.

ACTO SEGUIDO, entre otros asuntos considerados por la Junta, el Director Cox presentó la Orden descrita más abajo y realizó una moción para su adopción, la cual fue secundada por el Director Walker, y tras las debidas deliberaciones, y sometida la cuestión ante la Junta Directiva, dicha moción fue aprobada por el siguiente voto:

"Sí" 4;	"No" 0.
---------	---------

La Orden adoptada de ese modo es la siguiente:

CONSIDERANDO QUE, GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1 (el "Distrito") es una entidad política y corporativa y una agencia gubernamental del Estado de Texas, creada por el Proyecto de Ley de la Cámara de Representantes N.º 5322, 78.ª Sesión Ordinaria de la Legislatura de Texas (la "Ley de Distritos"), Capítulos 49 y 54 del Código de Aguas de Texas, según enmendado, y las disposiciones del Artículo III, Sección 52 y Artículo XVI, Sección 59 de la Constitución de Texas;

CONSIDERANDO QUE, de conformidad con los términos y disposiciones del Capítulo 49 del Código de Aguas de Texas, según enmendado, y las disposiciones del Código Electoral de Texas, según enmendado, la Junta ha determinado que es apropiado llevar a cabo una elección de confirmación para el Distrito, basada en los límites del Distrito establecidos en el **Anexo “A”** que se adjunta a la presente, junto con una elección de una Junta Directiva inicial;

CONSIDERANDO QUE, el 23 de julio de 2026, se ha presentado al Distrito un informe del ingeniero, el cual está disponible para ser examinado por el público, cubriendo las obras de servicios públicos, mejoras, instalaciones, plantas, equipos y aparatos que deben ser comprados, construidos o adquiridos y construidos de otra manera por el Distrito, y la propiedad, los derechos contractuales, los derechos de uso y los intereses en propiedad por comprar o adquirir de otra manera, así como el costo estimado de todos estos conceptos, junto con los planos, catastros, perfiles y datos que muestran y explican el informe, y dicho informe fue considerado detenidamente y aprobado en su totalidad por la Junta;

CONSIDERANDO QUE, el propósito y objeto de dichas obras de servicios públicos, mejoras, instalaciones, plantas, equipos, aparatos, propiedad, derechos contractuales, derechos de uso e intereses en propiedad es el suministro de un sistema de abastecimiento de agua, un sistema de alcantarillado sanitario y un sistema de drenaje y alcantarillado para aguas pluviales;

CONSIDERANDO QUE, el informe del ingeniero del 23 de julio de 2026 previamente archivado contiene una estimación del costo de la compra, construcción u otra adquisición de las obras de servicios públicos, mejoras e instalaciones propuestas, la compra u otra adquisición de propiedad, derechos contractuales, derechos de uso e intereses en propiedad, y una estimación de los gastos relacionados con dichos conceptos, según el siguiente desglose:

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**REQUISITO DE AUTORIZACIÓN DE BONOS DE SERVICIOS PÚBLICOS PROYECTADO PARA
GARFIELD MUD NO. 1 DEL CONDADO DE BASTROP
23 de julio de 2026**

Costos de construcción	Participación del distrito en los costos	% de CC	% del BIR
A. Instalaciones del distrito			
1. <i>Mejoras en la distribución de agua</i>	\$ 176,989,000	15.56%	11.85%
2. <i>Mejoras en la red de alcantarillado sanitario</i>	\$ 71,112,000	6.25%	4.76%
3. <i>Mejoras en el drenaje pluvial</i>	\$ 5,065,000	0.45%	0.34%
B. Ingeniería, agrimensura y pruebas			
1. <i>Ingeniería, agrimensura y pruebas</i>	\$ 58,228,180	5.12%	3.90%
C. Incluye una inflación del 5.0% durante 20 años.	\$ 826,300,000	72.63%	55.33%
TOTAL DE COSTOS DE CONSTRUCCIÓN	\$ 1,137,694,180	100.00%	76.19%
Costos ajenos a la construcción	Participación del distrito	% del CAC	% del BIR
A. Honorarios legales (3%)	\$ 44,799,150	12.60%	3.00%
B. Honorarios de agentes fiscales (2.5%)	\$ 37,332,625	10.50%	2.50%
C. Costos de intereses			
1. Interés capitalizado (promedio de 1 año al 5.0%)	\$ 74,665,250	21.00%	5.00%
2. Interés del promotor (basado en los costos de construcción - 2 años al 5.0%)	\$ 113,769,418	31.99%	7.62%
D. Descuento de bonos (3%)	\$ 44,799,150	12.60%	3.00%
E. Costos de creación	\$ 150,000	0.04%	0.01%
F. Costos de emisión de bonos	\$ 484,297	0.14%	0.03%
G. Costos de organización y operación	\$ 300,000	0.08%	0.02%
H. Informes de solicitud de bonos (8 a \$60,000 cada uno)	\$ 480,000	0.13%	0.03%
I. Honorarios de la TCEQ para la emisión de bonos (0.25%)	\$ 37,332,625	10.50%	2.50%
J. Honorarios del fiscal general para la emisión de bonos (0.10%)	\$ 1,493,305	0.42%	0.10%
TOTAL DE COSTOS AJENOS A LA CONSTRUCCIÓN	\$ 355,605,820	100.00%	23.81%
RECOMENDACIÓN DE AUTORIZACIÓN TOTAL DE BONOS	\$ 1,493,300,000		

CONSIDERANDO QUE, el costo de la emisión de bonos para servicios públicos que antecede es sólo una estimación, y las mejoras reales y sus costos pueden variar en función de las necesidades reales a medida que se desarrolle el Distrito, y la Junta se reserva el derecho de autorizar modificaciones al informe del ingeniero, después de su aprobación, para reasignar costos y realizar otros cambios que sean necesarios para satisfacer las necesidades cambiantes del Distrito;

CONSIDERANDO QUE, la Junta ha determinado que la estimación anterior de \$1,493,300,000 es razonable y apropiada, y por la presente aprueba todas las partidas contenidas en la misma;

CONSIDERANDO QUE, la Junta ha determinado que el informe del ingeniero debería ser aprobado, y que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos de servicios públicos del Distrito por el monto total agregado de \$1,493,300,000, y para el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos de servicios públicos;

CONSIDERANDO QUE, la Junta ha determinado que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos de refinanciación de servicios públicos del Distrito por el monto total agregado de \$1,866,625,000 para cubrir el monto total de los bonos de servicios públicos por refinanciar más los costos relacionados con la emisión de los bonos de refinanciación, y el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos de refinanciación de servicios públicos;

CONSIDERANDO QUE, el 23 de julio de 2026, se ha presentado al Distrito un informe del ingeniero, el cual está disponible para ser examinado por el público, cubriendo el sistema de carreteras, las mejoras, instalaciones, equipos y aparatos que deben ser comprados, construidos o adquiridos y construidos de otra manera por el Distrito, y la propiedad, los derechos contractuales, los derechos de uso y los intereses en propiedad por comprar o adquirir de otra manera, así como el costo estimado de todos estos conceptos, junto con los planos, catastros, perfiles y datos que muestran y explican en su totalidad el informe, y dicho informe fue considerado detenidamente y aprobado en su totalidad por la Junta;

CONSIDERANDO QUE, el propósito y objeto de dichas obras, mejoras, instalaciones, equipos, aparatos, propiedad, derechos contractuales, derechos de uso e intereses en propiedad es el suministro de un sistema de carreteras;

CONSIDERANDO QUE, el informe del ingeniero del 23 de julio de 2026 previamente archivado contiene una estimación del costo de la compra, construcción u otra adquisición de las obras, mejoras e instalaciones propuestas, la compra u otra adquisición de propiedad, derechos contractuales, derechos de uso e intereses en propiedad, y una estimación de los gastos relacionados con dichos conceptos, según el siguiente desglose:

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**REQUISITO DE AUTORIZACIÓN DE BONOS PARA CARRETERAS PROYECTADO PARA
GARFIELD MUD NO. 1 DEL CONDADO DE BASTROP
23 de julio de 2026**

Costos de construcción	Participación del distrito en los costos	% de CC	% del BIR
A. Instalaciones del distrito 1. <i>Mejoras de carreteras</i>	\$ 22,830,000	22.23%	17.40%
B. Ingeniería, agrimensura y pruebas 1. <i>Ingeniería, agrimensura y pruebas</i>	\$ 5,250,900	5.11%	4.00%
C. Incluye una inflación del 5.0% durante 20 años.	\$ 74,600,000	72.65%	56.87%
TOTAL DE COSTOS DE CONSTRUCCIÓN	\$ 102,680,900	100.00%	78.28%
Costos ajenos a la construcción	Participación del distrito	% del CAC	% del BIR
A. Honorarios legales (3%)	\$ 3,131,700	10.99%	2.39%
B. Honorarios de agentes fiscales (2.5%)	\$ 2,609,750	9.16%	1.99%
C. Costos de intereses			
1. Interés capitalizado (promedio de 1 año al 5.0%)	\$ 5,219,500	18.32%	3.98%
2. Interés del promotor (basado en los costos de construcción - 2 años al 5.0%)	\$ 1,268,090	36.04%	7.83%
D. Descuento de bonos (3%)	\$ 3,131,700	10.99%	2.39%
E. Costos de creación	\$ 150,000	0.53%	0.11%
F. Costos de emisión de bonos	\$ 484,891	1.70%	0.37%
G. Costos de organización y operación	\$ 300,000	1.05%	0.23%
H. Informes de solicitud de bonos (8 a \$60,000 cada uno)	\$ 480,000	1.68%	0.37%
I. Honorarios de la TCEQ para la emisión de bonos (0.25%)	\$ 2,609,750	9.16%	1.99%
J. Honorarios del fiscal general para la emisión de bonos (0.10%)	\$ 104,390	0.37%	0.08%
TOTAL DE COSTOS AJENOS A LA CONSTRUCCIÓN	\$ 28,489,771	100.00%	21.72%
RECOMENDACIÓN DE AUTORIZACIÓN TOTAL DE BONOS	\$ 131,175,000		

CONSIDERANDO QUE, el costo de la emisión de bonos para carreteras que antecede es sólo una estimación, y las mejoras reales y sus costos pueden variar en función de las necesidades reales a medida que se desarrolle el Distrito, y la Junta se reserva el derecho de autorizar modificaciones al informe del ingeniero, después de su aprobación, para reasignar costos y realizar otros cambios que sean necesarios para satisfacer las necesidades cambiantes del Distrito;

CONSIDERANDO QUE, la Junta ha determinado que la estimación anterior de \$131,175,000 es razonable y apropiada, y por la presente aprueba todas las partidas contenidas en la misma;

CONSIDERANDO QUE, la Junta ha determinado que el informe del ingeniero debería ser aprobado, y que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos para carreteras del Distrito por el monto total de \$131,175,000, y para el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos para carreteras;

CONSIDERANDO QUE, la Junta ha determinado que debería celebrarse una elección con la finalidad de presentar una proposición sobre la emisión de los bonos de refinanciación para carreteras del Distrito por el monto total agregado de \$131,175,000 para cubrir el monto total de los bonos por refinanciar más los costos relacionados con la emisión de los bonos de refinanciación, y el gravamen y la recaudación de un impuesto anual *ad valorem* para apoyar la emisión de dichos bonos de refinanciación para carreteras;

CONSIDERANDO QUE, esta Junta Directiva ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009(b)(5), en base a las condiciones del mercado en el momento de la aprobación de la presente Orden, la tasa impositiva estimada si las obligaciones de deuda son autorizadas es de \$1.20 por cada valoración de \$100;

CONSIDERANDO QUE, esta Junta Directiva ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(7), el importe total del principal pendiente de pago de las obligaciones de deuda del Distrito a partir del inicio del año fiscal del Distrito en el que se ordena esta elección es de \$0;

(1)

CONSIDERANDO QUE, esta Junta Directiva ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(8), el importe total de los intereses pendientes de pago sobre las obligaciones de deuda del Distrito a partir del inicio del año fiscal del Distrito en el que se ordena esta elección es de \$0;

CONSIDERANDO QUE, esta Junta Directiva ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(9), la tasa del impuesto de servicio de la deuda *ad valorem* para el Distrito, a la fecha de la presente Orden, es de \$0 por cada valoración de \$100 de propiedad imponible;

CONSIDERANDO QUE, de conformidad con el Capítulo 49.107, Código de Aguas de Texas, según enmendado, la Junta considera que sería beneficioso para el Distrito autorizar el gravamen y la recaudación de impuestos anuales *ad valorem* sobre toda la propiedad imponible

dentro del Distrito para obtener los fondos necesarios para los fines de operación y mantenimiento, y ha determinado que es apropiado celebrar una elección de impuesto de mantenimiento junto con la elección de confirmación para el Distrito, la elección de una Junta Directiva inicial, los bonos de servicios públicos, los bonos de refinanciación de servicios públicos, los bonos para carreteras y los bonos de refinanciación para carreteras, y ordenar esas elecciones; y

CONSIDERANDO QUE, esta Junta Directiva desea seguir adelante con la emisión de la orden de convocatoria a dichas elecciones.

ORDÉNESE POR LA JUNTA DIRECTIVA DE GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1 QUE:

Sección 1: Por la presente se determina y declara que las cuestiones y los hechos establecidos en el preámbulo de esta Orden son verdaderos y completos.

Sección 2: Se celebrará una elección el 3 de noviembre de 2026, entre las 7:00 a.m. y las 7:00 p.m. en todos los centros de votación del día de la elección regulares dentro de los Condados de Bastrop y Travis, Texas designados por el Administrador de Elecciones del Condado de Bastrop y el Administrador de Elecciones del Condado de Travis y aprobados por el Tribunal de Comisionados del Condado de Bastrop y el Tribunal de Comisionados del Condado de Travis, incluido los recintos electorales regulares que sirven el Distrito, según lo requerido por la Sección 42.0621 del Código Electoral de Texas, estableciéndose en el **Anexo “B”** adjunto la lista detallada de dichos centros de votación del día de la elección en el Condado de Bastrop y estableciéndose en el **Anexo “C”** adjunto la lista detallada de dichos centros de votación del día de la elección en el Condado de Travis, momento en el que se presentará a los electores la elección de los Directores iniciales y las siguientes proposiciones:

PROPOSICIÓN A

La confirmación de la creación de Garfield Municipal Utility District No. 1.

PROPOSICIÓN B **ESTO ES UN AUMENTO DE IMPUESTOS**

“¿Deberá ser autorizada la Junta Directiva de Garfield Municipal Utility District No. 1 a emitir los bonos de dicho distrito en una o más emisiones o series, por la cantidad máxima de \$1,493,300,000, con vencimiento en serie o de otra forma, según los plazos que sean determinados por dicha junta por un período o varios períodos que no excedan de cuarenta (40) años desde su fecha o fechas, devengando intereses a cualquier tasa o cualesquier tasas, y a vender dichos bonos a cualquier precio o cualesquier precios, siempre que la tasa de interés neta efectiva sobre cualquier emisión o serie de dichos bonos no excederá del límite legal máximo establecido por la Sección 1204.006 del Código del Gobierno de Texas, según enmendado, todo ello según la determinación hecha por la Junta Directiva de dicho distrito, con el fin o los fines de comprar, construir o adquirir de otra manera un sistema de abastecimiento de agua, un sistema de alcantarillado sanitario y un

sistema de drenaje y alcantarillado para aguas pluviales para dicho distrito, así como adiciones, ampliaciones y mejoras de los mismos, y para comprar o adquirir de otra manera cualquier propiedad, derechos contractuales, derechos de uso e intereses en propiedad necesarios, apropiados o relacionados con la compra, construcción u otra adquisición de dicho sistema de abastecimiento de agua, sistema de alcantarillado sanitario y sistema de drenaje y alcantarillado para aguas pluviales, y de las adiciones, ampliaciones y mejoras de los mismos, y también con la finalidad de pagar todos los gastos relacionados de cualquier manera con ello, y los gastos relacionados con la organización, administración y financiación del distrito que, según la ley aplicable, pueden ser pagados adecuadamente con las ganancias de tales bonos, y de conformidad con el informe del ingeniero, y a prever el pago del capital y de los intereses sobre dichos bonos, mediante el gravamen y la recaudación de un impuesto *ad valorem* suficiente sobre toda la propiedad imponible dentro de dicho distrito, por el plazo que la Junta Directiva pueda determinar, todo según está autorizado por la Constitución y las leyes del Estado de Texas?”

PROPOSICIÓN C

ESTO ES UN AUMENTO DE IMPUESTOS

“¿Deberá ser autorizada la Junta Directiva de Garfield Municipal Utility District No. 1 a emitir los bonos de dicho distrito en una o más emisiones o series, por la cantidad máxima de \$1,866,625,000, con vencimiento en serie o de otra forma, según los plazos que sean determinados por dicha junta por un período o varios períodos que no excedan de cuarenta (40) años desde su fecha o fechas, devengando intereses a cualquier tasa o cualesquier tasas, y a vender dichos bonos a cualquier precio o cualesquier precios, siempre que la tasa de interés neta efectiva sobre cualquier emisión o serie de dichos bonos no excederá del límite legal máximo establecido por la Sección 1204.006 del Código del Gobierno de Texas, según enmendado, todo ello según la determinación hecha por la Junta Directiva de dicho Distrito, con el fin de refinanciar los bonos del Distrito emitidos anteriormente con el fin o los fines de comprar, construir o adquirir de otra manera un sistema de abastecimiento de agua, un sistema de alcantarillado sanitario y un sistema de drenaje y alcantarillado para aguas pluviales para dicho Distrito, así como adiciones, ampliaciones y mejoras de los mismos, y para comprar o adquirir de otra manera cualquier propiedad, derechos contractuales, derechos de uso e intereses en propiedad necesarios, apropiados o relacionados con la compra, construcción u otra adquisición de dicho sistema de abastecimiento de agua, sistema de alcantarillado sanitario y sistema de drenaje y alcantarillado para aguas pluviales, y de las adiciones, ampliaciones y mejoras de los mismos, y también con la finalidad de pagar todos los gastos relacionados de cualquier manera con ello, y los gastos relacionados con la organización, administración y financiación del Distrito que, según la ley aplicable, pueden ser pagados adecuadamente con las ganancias de tales bonos, y de conformidad con el informe del ingeniero, y a prever el pago del capital y de los intereses sobre dichos bonos, mediante el gravamen y la

recaudación de un impuesto *ad valorem* suficiente sobre toda la propiedad imponible dentro de dicho Distrito, sin límite en cuanto a la tasa o cantidad, por el plazo que la Junta Directiva pueda determinar, todo según está autorizado por la Constitución y las leyes del Estado de Texas?”

PROPOSICIÓN D
ESTO ES UN AUMENTO DE IMPUESTOS

“¿Deberán emitirse o no los bonos de Garfield Municipal Utility District No. 1, por una cantidad que no debe exceder de \$131,175,000, de conformidad con la Constitución y las leyes del Estado de Texas, en particular la Sección 52 del Artículo III de la Constitución y las leyes promulgadas en virtud de ellas, a efectos de la construcción, mantenimiento y operación de carreteras y autopistas macadamizadas, afirmadas o pavimentadas, o en ayuda de estos propósitos, dentro de los límites de dicho distrito, o para abastecer las propiedades ubicadas dentro de Garfield Municipal Utility District No. 1, cuyos bonos deberán emitirse en una o más emisiones o series, con vencimiento en serie o de otra forma por un período que no exceda de cuarenta (40) años desde su fecha, y devengando intereses a la tasa o a las tasas (que no deben exceder de la tasa máxima permitida por la ley en el momento de la emisión de los bonos) que la Junta Directiva de Garfield Municipal Utility District No. 1 pueda determinar, a su discreción, y deberán imponerse impuestos *ad valorem* sobre toda la propiedad imponible en dicho distrito sujeta a impuestos con el fin de pagar el interés de dichos bonos y proveer un fondo de amortización para su rescate al vencimiento?

Los ingresos de la venta y entrega de dichos bonos serán desembolsados principalmente para la construcción de carreteras ubicadas dentro de los límites de Garfield Municipal Utility District No. 1, o para abastecer las propiedades ubicadas dentro de Garfield Municipal Utility District No. 1; y para prever el pago de intereses capitalizados, costos de emisión, costos de agrimensura, costos de creación del distrito, costos de construcción, adquisición o compra, tales como sean aprobados por la Junta Directiva de Garfield Municipal Utility District No. 1; siempre que, si el monto desembolsado para dicha construcción y los costos relacionados es inferior al monto que fuera calculado como necesario para estos fines, el excedente podrá ser empleado para cualquier otro propósito legal previsto anteriormente.”

PROPOSICIÓN E
ESTO ES UN AUMENTO DE IMPUESTOS

“¿Deberán emitirse o no los bonos del Garfield Municipal Utility District No. 1, por una cantidad que no debe exceder de \$163,968,750, de conformidad con la Constitución y las leyes del Estado de Texas, en particular la Sección 52 del Artículo III de la Constitución y las leyes promulgadas en virtud de ellas, a efectos de la refinanciación de los bonos que fueron emitidos a efectos de la construcción, mantenimiento y operación de carreteras y autopistas macadamizadas, afirmadas o

pavimentadas, o en ayuda de estos propósitos, dentro de los límites de dicho distrito, o para abastecer las propiedades ubicadas dentro de Garfield Municipal Utility District No. 1, cuyos bonos de refinanciación deberán emitirse en una o más emisiones o series, con vencimiento en serie o de otra forma por un período que no exceda de cuarenta (40) años desde su fecha, y devengando intereses a la tasa o a las tasas (que no deben exceder de la tasa máxima permitida por la ley en el momento de la emisión de los bonos) que la Junta Directiva de Garfield Municipal Utility District No. 1 pueda determinar, a su discreción, y deberán imponerse impuestos *ad valorem* sobre toda la propiedad imponible en dicho distrito sujeta a impuestos con el fin de pagar el interés de dichos bonos de refinanciación y proveer un fondo de amortización para su rescate al vencimiento?

Los ingresos de la venta y entrega de dichos bonos de refinanciación serán desembolsados para la refinanciación de los bonos que fueron desembolsados inicialmente de forma principal para la construcción de carreteras ubicadas dentro de los límites de Garfield Municipal Utility District No. 1, o para abastecer las propiedades ubicadas dentro de Garfield Municipal Utility District No. 1; y para prever el pago de intereses capitalizados, costos de emisión, costos de agrimensura, costos de creación del distrito, costos de construcción, adquisición o compra, tales como sean aprobados por la Junta Directiva de Garfield Municipal Utility District No. 1; siempre que, si el monto desembolsado para dicha construcción y los costos relacionados son inferiores al monto que fuera calculado como necesario para estos fines, el excedente podrá ser empleado para cualquier otro propósito legal previsto anteriormente.”

PROPOSICIÓN F

ESTO ES UN AUMENTO DE IMPUESTOS

“Deberá ser autorizada la Junta Directiva de Garfield Municipal Utility District No. 1 a imponer, gravar y recaudar impuestos anuales *ad valorem* que no deben exceder de \$1.20 por cada valoración fiscal de \$100 sobre toda la propiedad imponible dentro de dicho distrito, para obtener fondos a los efectos de operación y mantenimiento, incluyendo, sin limitación, los fondos para la planificación, mantenimiento, reparación y operación de todas las plantas, propiedades, instalaciones y mejoras necesarias del distrito, y para pagar los costos de los servicios, honorarios de ingeniería y jurídicos adecuados, y los gastos de organización y administrativos, de acuerdo con la Constitución y las leyes del Estado de Texas, incluyendo particularmente (pero no de manera limitativa) la Sección 49.107 del Código de Aguas de Texas, según enmendado, junto con todas las enmiendas y todos los agregados correspondientes?”

Sección 3: Las solicitudes para un lugar en la boleta pueden enviarse al Distrito a través de Winstead PC (Maya Rai), 600 W. 5th Street, Suite 900, Austin, Texas 78701 o por correo electrónico a mrai@winstead.com. La información de la elección y de contacto se puede encontrar

en el sitio web del Distrito, en <https://www.winsteadspecialdistricts.com/bastrop-county/garfield-municipal-utility-district-no-1/>.

Sección 4: El Administrador de Elecciones del Condado determinará los tipos de boletas que se utilizarán en las elecciones del Distrito del 3 de noviembre de 2026, cuyas boletas se ajustarán a los requisitos del Código Electoral de Texas y tendrán impresas las siguientes proposiciones, así como los nombres de los candidatos enumerados a continuación, los nombres de los candidatos adicionales que presenten solicitudes para que sus nombres se impriman en la boleta electoral antes de la fecha límite aplicable, y los nombres de los candidatos por escrito que presenten una declaración de candidatura por escrito antes de la fecha límite aplicable, además de las instrucciones para marcar dichas boletas:

[El resto de la página se ha dejado intencionalmente en blanco]

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1

**ORDEN DE CONVOCATORIA A ELECCIÓN DE CONFIRMACIÓN Y DIRECTORES,
APROBACIÓN DE LOS INFORMES DE INGENIERÍA, Y CONVOCATORIA A
ELECCIÓN DE BONOS DE SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS DE
REFINANCIACIÓN DE SERVICIOS PÚBLICOS, ELECCIÓN DE BONOS PARA
CARRETERAS, ELECCIÓN DE BONOS DE REFINANCIACIÓN PARA
CARRETERAS Y ELECCIÓN DE IMPUESTO DE MANTENIMIENTO**

3 DE NOVIEMBRE DE 2026

BOLETA OFICIAL

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSICIÓN A**

A favor de	La confirmación de la creación de Garfield Municipal Utility District No. 1.
En contra de	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
DIRECTORES**

Vote por ninguno, uno, dos, tres, cuatro o cinco directores.

- ☐ Tom Cox
- ☐ John Hillis
- ☐ Dale Walker
- ☐ Ashley LaRue
- ☐ Kailyn Mallard

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSICIÓN B**

A favor de	ESTO ES UN AUMENTO DE IMPUESTOS - La emisión de \$1,493,300,000 en Bonos de Servicios Públicos y la imposición de Impuestos <i>Ad Valorem</i> suficientes para pagar el capital y los intereses de las Obligaciones de Deuda para pagar los Bonos de Servicios Públicos por parte de Garfield Municipal Utility District No. 1.
En contra de	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSICIÓN C**

A favor de	ESTO ES UN AUMENTO DE IMPUESTOS - La emisión de \$1,866,625,000 en Bonos de Refinanciación de Servicios Públicos y la imposición de Impuestos <i>Ad Valorem</i> suficientes para pagar el capital y los intereses de las Obligaciones de Deuda para pagar los Bonos de Refinanciación de Servicios Públicos por parte de Garfield Municipal Utility District No. 1.
En contra de	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSICIÓN D**

A favor de	ESTO ES UN AUMENTO DE IMPUESTOS - La emisión de \$131,175,000 en Bonos para Carreteras y la imposición de Impuestos <i>Ad Valorem</i> suficientes para pagar el capital y los intereses de las Obligaciones de Deuda para pagar los Bonos para Carreteras por parte de Garfield Municipal Utility District No. 1.
En contra de	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSICIÓN E**

A favor de	ESTO ES UN AUMENTO DE IMPUESTOS - La emisión de \$163,968,750 en Bonos de Refinanciación para Carreteras y la imposición de Impuestos <i>Ad Valorem</i> suficientes para pagar el capital y los intereses de las Obligaciones de Deuda para pagar los Bonos de Refinanciación para Carreteras por parte de Garfield Municipal Utility District No. 1.
En contra de	

**GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
PROPOSICIÓN H**

A favor de	ESTO ES UN AUMENTO DE IMPUESTOS - La Imposición y Recaudación de un Impuesto para Mantenimiento en una Cantidad que No Exceda de \$1.20 por cada Valuación Fiscal de \$100 por Garfield Municipal Utility District No. 1.
En contra de	

Sección 5: Una copia de la presente Orden está archivada y disponible para su revisión en la oficina del asesor jurídico de bonos del Distrito, Winstead PC, 600 W. 5th Street, Suite 900, Austin, Texas 78701.

Sección 6: La votación anticipada mediante comparecencia personal se llevará a cabo en el Local Principal de Votación Anticipada, y en los locales adicionales de votación anticipada, en las fechas y a las horas designadas por la oficina de Elecciones del Condado de Bastrop y adjuntas al presente como **Anexo "D"** y por la oficina de Elecciones del Condado de Travis y

adjuntas al presente como **Anexo "E"**, todos los cuales se designan como lugares públicos dentro de los Condados de Bastrop y Travis, Texas. El Administrador de Elecciones del Condado de Bastrop y el Administrador de Elecciones del Condado de Travis nombrarán Secretarios calificados para la votación anticipada para dicha elección. Las direcciones postales de los secretarios de votación anticipada a las que se pueden enviar las solicitudes de boletas y las boletas para votar por correo se establecen en el **Anexo "D"** y el **Anexo "E"** .

Sección 7: La elección se llevará a cabo bajo un Acuerdo de Elecciones y Contrato para Servicios Electorales con el Condado de Bastrop, Texas, y un Acuerdo de Elecciones y Contrato para Servicios Electorales con el Condado de Travis, Texas, con sus respectivos Administradores de Elecciones del Condado.

Sección 8: El aviso de la elección será proporcionado y la elección se celebrará y llevará a cabo, y los resultados serán comunicados a esta Junta Directiva y serán escrutados de conformidad con el Código Electoral de Texas, según enmendado por los Capítulos 49 y 54 del Código de Aguas de Texas.

Sección 9: Todos los electores residentes calificados del Distrito tendrán derecho a votar en la elección.

Sección 10: Por la presente se ordena al Secretario de la Junta que haga publicar el aviso de esta elección dentro del Distrito y en los lugares de votación designados según lo exige el Código Electoral de Texas.

[Página de firmas a continuación]

ADOPTADO y APROBADO este día 23 de julio de 2026.

GARFIELD MUNICIPAL UTILITY DISTRICT
NO. 1

/f/ Tom Cox
Presidente, Junta Directiva

CERTIFICA:

/f/ Dale Walker
Secretario, Junta Directiva

(SELLO DEL DISTRITO)



Anexo “A”

[Límites del Distrito]

BEING a 1,678.14 acre (73,099,844 square foot) tract of land situated in the Jose A. Navarro Survey, Abstract No. 53, the Reuben Gage Survey, Abstract No. 31, the Daniel Gray Survey, Abstract No. 179, and in Section 4, Michael Green Survey, Abstract No. 339, Bastrop County, Texas, being all of a called 568.83 acre tract of land described in the General Warranty Deed to EdgeConneX MCN Austin Property 7, LLC recorded in Document No. 202601578 of the Official Public Records of Bastrop County, Texas, being all of a called 703.318 acre tract of land described as Tract 2 in the Special Warranty Deed to Uppingham Adams Holdings, LLC recorded in Document No. 202518828 of said Official Public Records of Bastrop County, Texas, being all of a called 400.58 acre tract of land described as Tract 1 in the General Warranty Deed to EdgeConneX MCN Austin Property 7, LLC recorded in Document No. 202521381 of said Official Public Records of Bastrop County, Texas, and being all of a called a called 5.00 acre tract of land described as Exhibit A, Tract 1 in the Warranty Deed to Aqua Water Supply Corporation recorded in Document No. 202403490 of said Official Public Records of Bastrop County, Texas, said 1,678.14 acre (73,099,844 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Type II monument (brass disk in concrete) found in a common northwesterly line of said 568.83 acre tract of land and the southeasterly line of Stony Point Section One, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 100-A of the Plat Records of Bastrop County, Texas, said TxDOT Type II monument (brass disk in concrete) being in the southwesterly right-of-way line of Farm to Market Road 535, a variable width right-of-way, said TxDOT Type II monument (brass disk in concrete) also being the beginning of a non-tangent curve to the right having a radius of 1,852.45 feet, a central angle of 07 degrees 35 minutes 42 seconds, and a chord that bears South 71 degrees 02 minutes 23 seconds East, a chord distance of 245.38 feet;

THENCE In a southeasterly direction, with a common northeasterly line of said 568.83 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 535, and with said non-tangent curve to the right, an arc length of 245.55 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;

THENCE South 67 degrees 14 minutes 33 seconds East, with a common northeasterly line of said 568.83 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 535, a distance of 2,680.24 feet to a TxDOT Type II monument (brass disk in concrete) found for the common northeast corner of said 568.83 acre tract of land and the north corner of said 703.318 acre tract of land;

THENCE with the common northeasterly line of said 703.318 acre tract of land and the southwesterly right-of-way line of said Farm to Market Road 535 the following six (6) courses and distances:

1. South 67 degrees 15 minutes 21 seconds East, a distance of 1,946.29 feet to a TxDOT Type II monument (brass disk in concrete) found for the beginning of a tangent curve to the right having a radius of 2,807.37 feet, a central angle of 14

degrees 55 minutes 50 seconds, and a chord that bears South 59 degrees 47 minutes 26 seconds East, a chord distance of 729.49 feet;

2. In a southeasterly direction, with said tangent curve to the right, an arc length of 731.56 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
3. South 52 degrees 19 minutes 32 seconds East, a distance of 476.94 feet to a TxDOT Type II monument (brass disk in concrete) found for the beginning of a tangent curve to the left having a radius of 2,347.44 feet, a central angle of 16 degrees 56 minutes 13 seconds, and a chord that bears South 60 degrees 47 minutes 39 seconds East, a chord distance of 691.39 feet;
4. In a southeasterly direction, with said tangent curve to the left, an arc length of 693.92 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
5. South 69 degrees 15 minutes 45 seconds East, a distance of 2,678.88 feet to a TxDOT Type II monument (brass disk in concrete) found for the beginning of a tangent curve to the right having a radius of 2,807.37 feet, a central angle of 04 degrees 04 minutes 41 seconds, and a chord that bears South 67 degrees 13 minutes 25 seconds East, a chord distance of 199.77 feet;
6. In a southeasterly direction, with said tangent curve to the right, an arc length of 199.81 feet to an iron rod with cap stamped "LJA" found for the east corner of said 703.318 acre tract of land;

THENCE South 27 degrees 45 minutes 01 second West, with the southeasterly line of said 703.318 acre tract of land, at a distance of 1,304.07 feet, passing the east corner of a called 0.50 acre tract of land described in the Special Warranty Deeds to C.T. Granger (1/7th/ interest) recorded in Document No. 202506411, Nathan L. Kennedy (1/7th/ interest) recorded in Document No. 202506413, Jason H. Levine (1/7th/ interest) recorded in Document No. 202506415, David Gonzales (1/7th/ interest) recorded in Document No. 202506417, William J. Murphy (1/7th/ interest) recorded in Document No. 202506419, continuing with the common southeasterly line of said 703.318 acre tract of land and the southeasterly line of said 0.50 acre tract of land, at a distance of 1,454.96 feet, passing the south corner of said 0.50 acre tract of land, in all, a total distance of 4,871.39 feet to a point for the south corner of said 703.318 acre tract of land, said point also being in the northeasterly line of Thousand Oaks subdivision, an addition to the County of Bastrop, Texas, recorded in Cabinet 1, Slide 129-A of said Plat Records of Bastrop County, Texas;

THENCE North 60 degrees 35 minutes 51 seconds West, with the common southwesterly line of said 703.318 acre tract of land and a northeasterly line of said Thousand Oaks

subdivision, a distance of 1,775.36 feet to a 60D nail found for the common east corner of said 400.58 acre tract of land and north corner of the Thousand Oaks subdivision;

THENCE South 43 degrees 45 minutes 05 seconds West, with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Thousand Oaks subdivision, at a distance of 1,915.04 feet, passing the north corner of County Oaks Estates subdivision, an addition to Bastrop County, Texas, recorded in Cabinet 2, Slide 219-A of said Plat Records of Bastrop County, Texas, continuing with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Country Oaks Estates subdivision, in all, a distance of 2,685.40 feet to a 3/8-inch iron rod found for corner;

THENCE South 43 degrees 33 minutes 06 seconds West, with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Country Oaks Estates subdivision, a distance of 674.61 feet to a 1/2-inch iron rod found for the west corner of said County Oaks Estates subdivision;

THENCE South 43 degrees 37 minutes 15 seconds West, with a common southeasterly line of said 400.58 acre tract of land and the northwesterly line of said Thousand Oaks subdivision, a distance of 1,579.00 feet to a point for corner, from which a 1/2-inch iron rod found for reference bears South 28 degrees 19 minutes 22 seconds West, a distance of 1.22 feet;

THENCE North 46 degrees 31 minutes 08 seconds West, a distance of 32.09 feet to a 1/2-inch iron rod found for a common reentrant corner of said 400.58 acre tract of land, the east corner of Lot 10 of said Escondido subdivision;

THENCE with a common southwesterly line of said 400.58 acre tract of land and northeasterly line of said Escondido subdivision for the following six (6) courses and distances:

1. North 46 degrees 57 minutes 52 seconds West, a distance of 1,039.20 feet to a 3/8-inch iron rod found corner;
2. North 46 degrees 56 minutes 43 seconds West, a distance of 417.47 feet to a 3/8-inch iron rod found for corner;
3. North 46 degrees 56 minutes 14 seconds West, a distance of 416.83 feet to a 1/2-inch iron rod for corner;
4. North 46 degrees 56 minutes 16 seconds West, at a distance of 47.22 feet, passing a 1/2-inch iron rod with cap stamped "RPLS 5090" found for a common salient corner of said 400.58 acre tract of land and the south corner of said 5.000 acre tract of land, continuing with the common southwesterly line of said 5.000 acre tract of land and northeasterly line of said Escondido subdivision, at a

distance of 466.24 feet, passing a 1/2-inch iron rod with cap stamped "RPLS 5090" found for the common west corner of said 5.000 acre tract of land and a salient corner of said 400.58 acre tract of land, in all, a total distance of 835.72 feet to a 3/8-inch iron rod found for reference;

5. North 46 degrees 57 minutes 08 seconds West, a distance of 834.51 feet to a 3/8-inch iron rod found for corner;
6. North 46 degrees 56 minutes 51 seconds West, a distance of 416.75 feet to a 5/8-inch iron rod found for the common west corner of said 400.58 acre tract of land, the north corner of Lot 1 of the Escondido subdivision, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 66-A of the Plat Records of Bastrop County, Texas, and the east corner of Lot 26A of the Amending Plat of a Portion of Lot 26, Charro Estates, an addition to Bastrop County, Texas recorded in Cabinet 5, Slide 94-A of said Plat Records of Bastrop County, Texas, said 5/8-inch iron rod being in the southeasterly line of Charro Estates subdivision, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 83-B of said Plat Records of Bastrop County, Texas;

THENCE with a common northwesterly line of said 400.58 acre tract of land and the southeasterly line of said Charro Estates subdivision the following seven (7) courses and distances:

1. North 43 degrees 03 minutes 34 seconds East, a distance of 414.45 feet to a point for corner;
2. North 29 degrees 23 minutes 45 seconds West, a distance of 29.88 feet to a point for corner;
3. North 41 degrees 27 minutes 33 seconds East, a distance of 385.65 feet to a point for corner;
4. North 42 degrees 58 minutes 34 seconds East, a distance of 806.63 feet to 1/2-inch iron rod found for corner;
5. North 53 degrees 03 minutes 30 seconds East, a distance of 196.88 feet to a 1/2-inch iron rod found for corner;
6. North 42 degrees 19 minutes 36 seconds East, a distance of 1,526.45 feet to a 1/2-inch iron rod found for corner;
7. North 38 degrees 40 minutes 29 seconds East, a distance of 458.82 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the common north corner of said 400.58 acre tract of land and the east corner of said Charro Estates

subdivision, said 5/8-inch iron rod with cap stamped "KHA" also being in the southwesterly line of said 703.318 acre tract of land;

THENCE North 62 degrees 53 minutes 21 seconds West, with the common southwesterly line of said 703.318 acre tract of land and a northeasterly line of said Charro Estates, a distance of 621.32 feet to a 1/2-inch iron rod found for the common west corner of said 703.318 acre tract of land and a salient corner of said Charro Estates, said 1/2-inch iron rod also being in a southeasterly line of said 568.83 acre tract of land;

THENCE South 26 degrees 31 minutes 48 seconds West, with a common southeasterly line of said 568.83 acre tract of land and a northwesterly line of said Charro Estates, a distance of 162.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for a salient corner of a called 568.83 acre tract of land and a reentrant corner of said Charro Estates;

THENCE North 26 degrees 55 minutes 57 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said Charro Estates, distance of 539.74 feet to a mag nail found for a common reentrant corner of said 568.83 acre tract of land and the north corner of said Charro Estates;

THENCE with a common southeasterly line of said 568.83 acre tract of land and a northwesterly line of said Charro Estates the following four (4) courses and distances:

1. South 42 degrees 54 minutes 56 seconds West, a distance of 801.63 feet to a 60D nail found for corner;
2. South 42 degrees 40 minutes 58 seconds West, a distance of 502.26 feet to a 1/2-inch iron rod with cap stamped "LANDESIGN" found for corner;
3. South 42 degrees 43 minutes 19 seconds West, a distance of 570.82 feet to a 1/2-inch iron rod found for corner;
4. South 43 degrees 10 minutes 50 seconds West, a distance of 2,272.97 feet to a 1/2-inch iron rod for the common south corner of said 568.83 acre tract of land and a reentrant corner of said Charro Estates;

THENCE North 47 degrees 04 minutes 59 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said Charro Estates, a distance of 1,298.11 feet to a 1/2-inch iron rod with cap stamped "RPLS 4758" found for the common salient corner of said Charro Estates and the east corner of a called 337.727 acre tract of land described in the Warranty Deed with Vendor's Lien to Westside Mesa, LLC, recorded in Document No. 202214102 of said Official Public Records of Bastrop County, Texas;

THENCE North 46 degrees 38 minutes 59 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said 337.727 acre tract of land, a distance of 1,547.97 feet to a 4-inch metal fence post found for the common west corner of said 568.83 acre tract of land and a reentrant corner of said 337.727 acre tract of land;

THENCE North 43 degrees 01 minute 34 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 337.727 acre tract of land, a distance of 1,485.64 feet to a 1/2-inch iron rod found for a common reentrant corner of said 568.83 acre tract of land and a salient corner of said 337.727 acre tract of land;

THENCE North 44 degrees 05 minutes 34 seconds West, with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said 337.727 acre tract of land, at a distance of 588.00 feet, passing a point for a common salient corner of said 337.727 acre tract of land and a salient corner of a called 17.945 acre tract of land described in the Warranty Deed with Vendor's Lien to Ralph Saucedo, Juana G. Saucedo, Jimmy Edwards Saucedo, and Zeferino Ralph Saucedo, Jr., recorded in Volume 1826, Page 805 of said Official Public Records of Bastrop County, Texas, continuing with a common southwesterly line of said 568.83 acre tract of land and a northeasterly line of said 17.945 acre tract of land, in all, a total distance of 1,083.89 feet to a 2-inch iron fence post found for a common salient corner of said 568.83 acre tract of land and a reentrant corner of said 17.945 acre tract of land;

THENCE North 42 degrees 26 minutes 31 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 17.945 acre tract of land, a distance of 480.08 feet to a 1/2-inch iron rod with cap stamped "RPLS 4758" found for a common salient corner of said 568.83 acre tract of land and the west corner of a called 10.000 acre tract of land described in the Warranty Deed with Vendor's Lien to Aqua Water Supply Corporation recorded in Volume 1515, Page 719, of said Official Public Records of Bastrop County, Texas;

THENCE South 62 degrees 07 minutes 03 seconds East, with a common northeasterly line of said 568.83 acre tract of land and a southwesterly line of said 10.00 acre tract of land, a distance of 299.72 feet to a 1/2-inch iron rod found for a common reentrant corner of said 568.83 acre tract of land and the south corner of said 10.00 acre tract of land;

THENCE North 42 degrees 38 minutes 09 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 10.000 acre tract of land, a distance of 592.22 feet to a 1/2-inch iron rod found for a common salient corner of said 568.83 acre tract of land and a reentrant corner of said 10.000 acre tract of land;

THENCE South 87 degrees 42 minutes 23 seconds East, with a common north line of said 568.83 acre tract of land and a south line of said 10.000 acre tract of land, a distance

of 181.47 feet to a 1/2-inch iron rod with cap stamped "RPLS 4758" found for a common reentrant corner of said 568.83 acre tract of land and a salient corner of said 10.000 acre tract of land;

THENCE North 42 degrees 42 minutes 24 seconds East, with a common northwesterly line of said 568.83 acre tract of land and a southeasterly line of said 10.000 acre tract of land, a distance of 547.48 feet to a 1/2-inch iron rod with cap stamped "RPLS 5090" found for the common salient corner of said 568.83 acre tract of land and the east corner of said 10.000 acre tract of land, said 1/2-inch iron rod with cap stamped "RPLS 5090" being in a southwesterly line of Stony Point Section Two, an addition to Bastrop County, Texas recorded in Cabinet 1, Slide 119-A of said Plat Records of Bastrop County, Texas;

THENCE South 62 degrees 10 minutes 53 seconds East, with a northeasterly line of said 568.83 acre tract of land and a southwesterly line of said Stony Point Section Two, a distance of 844.11 feet to a mag nail found for a common reentrant corner of said 568.83 acre tract of land and the south corner of said Stony Point Section Two;

THENCE North 21 degrees 18 minutes 53 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section Two, a distance of 425.12 feet to a 5/8-inch iron rod with cap stamped "KHA" set for a common salient corner of said 568.83 acre tract of land and a reentrant corner of said Stony Point Section Two;

THENCE South 76 degrees 52 minutes 53 seconds East, with a northeasterly line of said 568.83 acre tract of land and a southwesterly line of said Stony Point Section Two, a distance of 350.73 feet to a 1/2-inch iron rod found for a common reentrant corner of said 568.83 acre tract of land and a salient corner of said Stony Point Section Two;

THENCE North 27 degrees 01 minute 12 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section Two, at a distance of 405.60 feet, passing a point for the common east corner of said Stony Point Section Two and the south corner of said Stony Point Section One, continuing with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section One, in all, a total distance of 2,240.38 feet to a 3/4-inch iron pipe found for corner;

THENCE North 26 degrees 47 minutes 32 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section One, a distance of 425.71 feet to a point for corner;

THENCE North 27 degrees 08 minutes 00 seconds East, with a northwesterly line of said 568.83 acre tract of land and a southeasterly line of said Stony Point Section One, a distance

of 700.24 feet to the **POINT OF BEGINNING** and containing 73,099,844 square feet or 1,678.14 acres of land.

Note: Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), Central Zone (4203) based on observations made on January 08, 2026. Distances are surface values using a grid to surface factor 1.00003.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this legal description accurately represents the property from a survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Kimley-Horn and Associates, Inc.
June 18, 2026
TBPELS Firm No. 10115500



BEING a 1,749.83 acre (76,222,441 square foot) tract of land situated in the Jose A. Navarro Survey, Abstract No. 53, Bastrop County, Texas, and in the Jose A. Navarro Survey, Abstract No. 18, Travis County, Texas, and being all of a called 179.153 acre tract of land described in the Special Warranty Deed to EdgeConneX MCN Austin Property 5, LLC recorded in Document No. 202519613 of the Official Public Records of Bastrop County, Texas, and also being all of a called 1571.227 acre tract of land described as Tract 1 in the Special Warranty Deed to Uppingham Adams Holdings, LLC recorded in Document No. 202518828 of said Official Public Records of Bastrop County, Texas, said 1,749.83 acre (76,222,441 square foot) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the south corner of said 179.153 acre tract of land, said concrete monument also being in the northeasterly right-of-way of Farm to Market Road 535, a variable width right-of-way;

THENCE with a common southwesterly line of said 179.153 acre tract of land and the northeasterly right-of-way line of said Farm to Market Road 535 the following five (5) courses and distances:

1. North 66 degrees 28 minutes 34 seconds West, a distance of 232.26 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
2. North 67 degrees 12 minutes 36 seconds West, a distance of 586.67 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
3. North 68 degrees 16 minutes 11 seconds West, a distance of 203.77 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
4. North 67 degrees 27 minutes 41 seconds West, a distance of 183.86 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
5. North 67 degrees 35 minutes 55 seconds West, a distance of 502.56 feet to a 1/2-inch iron rod found for the common most southerly southwest corner of said 179.153 acre tract of land and the south corner of a called 2.806 acre tract of land described in the Tax Resale Deed to Bastrop County Water Control & Improvement District No. 3 recorded in Volume 761, Page 319 of said Official Public Records of Bastrop County, Texas;

THENCE North 27 degrees 33 minutes 31 seconds East, with a common northwesterly line of said 179.153 acre tract of land and the southeasterly line of said 2.806 acre tract of land, a distance of 304.11 feet to a 1/2-inch iron rod found for the common reentrant corner of said 179.153 acre tract of land and the east corner of said 2.806 acre tract of land;

THENCE North 63 degrees 04 minutes 26 seconds West, with a common southwesterly line of said 179.153 acre tract of land and the northeasterly line of said 2.806 acre tract of land, a distance of 277.01 feet to a 1/2-inch iron rod found for a common salient corner of said 179.153 acre tract of land and the south corner of a called 10.001 acre tract of land described in the Special Warranty Deed to LCRA Transmission Services Corporation recorded in Document No. 202403192 of said Official Public Records of Bastrop County, Texas;

THENCE North 27 degrees 33 minutes 11 seconds East, with a common northwesterly line of said 179.153 acre tract of land and the southeasterly line of said 10.001 acre tract of land, a distance of 780.77 feet to a 1/2-inch iron rod found for a common reentrant corner of said 179.153 acre tract of land and the east corner of said 10.001 acre tract of land;

THENCE North 62 degrees 26 minutes 25 seconds West, with a common southwesterly line of said 179.153 acre tract of land and the northeasterly line of said 10.001 acre tract of land, a distance of 555.39 feet to a 1/2-inch iron rod with cap stamped "LCRA" found for the common west corner of said 179.153 acre tract of land and the north corner of said 10.001 acre tract of land;

THENCE North 27 degrees 33 minutes 35 seconds East, with a northwesterly line of said 179.153 acre tract of land, a distance of 2,164.64 feet to a 1/2-inch iron rod found for the common north corner of said 179.153 acre tract of land and the west corner of said 1571.227 acre tract of land;

THENCE North 27 degrees 39 minutes 37 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 3,831.69 feet to a 5/8-inch iron rod found for corner;

THENCE North 27 degrees 27 minutes 25 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 976.72 feet to a 5/8-inch iron rod found for corner;

THENCE North 27 degrees 26 minutes 37 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 2,350.16 feet to a 5/8-inch iron rod found for a salient corner of said 1571.227 acre tract of land;

THENCE South 62 degrees 18 minutes 24 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 1,147.33 feet to a point for a reentrant corner of said 1571.227 acre tract of land;

THENCE North 27 degrees 32 minutes 20 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 4,636.71 feet to a 5/8-inch iron rod found for the most westerly north corner of said 1571.227 acre tract of land;

- THENCE** South 62 degrees 36 minutes 06 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 2,246.77 feet to an iron rod with cap found for a reentrant corner of said 1571.227 acre tract of land;
- THENCE** North 27 degrees 19 minutes 00 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 954.10 feet to a point for a salient corner of said 1571.227 acre tract of land;
- THENCE** South 52 degrees 44 minutes 50 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 104.22 feet to a 1/2-inch iron rod with cap stamped "J.E. GARON RPLS 4303" found for a reentrant corner of said 1571.227 acre tract of land;
- THENCE** South 87 degrees 48 minutes 47 seconds East, a distance of 90.95 feet to a 1/2-inch iron rod with cap (illegible) found for a reentrant corner of said 1571.227 acre tract of land;
- THENCE** North 02 degrees 12 minutes 34 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of Tucker Hill Lane, a variable width right-of-way, a distance of 212.14 feet to a 1/2-inch iron rod with cap stamped "LJA" found for the beginning of a non-tangent curve to the right having a radius of 550.00 feet, a central angle of 25 degrees 17 minutes 13 seconds, and a chord that bears North 14 degrees 47 minutes 14 seconds East, a chord distance of 240.77 feet;
- THENCE** In a northeasterly direction, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of said Tucker Hill Lane and with said non-tangent curve to the right, an arc length of 242.74 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
- THENCE** North 27 degrees 21 minutes 48 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of said Tucker Hill Lane, a distance of 29.96 feet to a point for corner;
- THENCE** North 72 degrees 29 minutes 56 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and the southeasterly right-of-way line of said Tucker Hill Lane, a distance of 67.07 feet to a 60D nail found for the north corner of said 1571.227 acre tract of land, said 60D nail also being at the intersection of the southwesterly right-of-way line of State Highway 71, a variable width right-of-way, with the southeasterly right-of-way line of said Tucker Hill Lane;
- THENCE** South 59 degrees 30 minutes 02 seconds East, with a common northeasterly line of said 1571.227 acre tract of land and the southwesterly right-of-way line of said State

Highway 71, a distance of 547.63 feet to a TxDOT Type II monument (brass disk in concrete) found for the most northerly east corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 00 minutes 30 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 510.88 feet to a 1/2-inch iron rod found for corner;

THENCE South 27 degrees 32 minutes 55 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 3,030.86 feet to a 1/2-inch iron rod found for corner;

THENCE South 27 degrees 18 minutes 47 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 6,636.41 feet to a 1/2-inch iron rod found for a reentrant corner of said 1571.227 acre tract of land;

THENCE South 62 degrees 35 minutes 02 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 4,652.65 feet to a 1/2-inch iron rod with cap found for a salient corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 46 minutes 24 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 4,410.79 feet to a 1/2-inch iron rod found for a reentrant corner of said 1571.227 acre tract of land;

THENCE South 60 degrees 06 minutes 09 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 1,325.73 feet to a 3/8-inch iron rod found for the east corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 43 minutes 41 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 258.82 feet to a 1/2-inch iron rod with cap stamped "CP&Y" found for a reentrant corner of said 1571.227 acre tract of land;

THENCE South 51 degrees 54 minutes 00 seconds East, with a northeasterly line of said 1571.227 acre tract of land, a distance of 83.91 feet to a 1/2-inch iron rod with cap stamped "LJA" found for a salient corner of said 1571.227 acre tract of land;

THENCE South 27 degrees 49 minutes 29 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 680.46 feet to a 1-inch iron pipe found for corner;

THENCE South 31 degrees 58 minutes 45 seconds West, with a southeasterly line of said 1571.227 acre tract of land, a distance of 287.21 feet to a point for the southeast corner of said 1571.227 acre tract of land, said point also being in the northeasterly right-of-way line of said Farm to Market Road 535;

THENCE with a common southwesterly line of said 1571.227 acre tract of land and the northeasterly right-of-way line of said Farm to Market Road 535 the following twelve (12) courses and distances:

1. North 69 degrees 10 minutes 11 seconds West, a distance of 201.24 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
2. North 74 degrees 23 minutes 05 seconds West, a distance of 464.68 feet to a point for corner;
3. North 69 degrees 01 minute 20 seconds West, a distance of 692.62 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
4. North 71 degrees 38 minutes 55 seconds West, a distance of 274.25 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
5. North 69 degrees 17 minutes 26 seconds West, a distance of 544.03 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;
6. North 67 degrees 12 minutes 44 seconds West, a distance of 1,043.93 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
7. North 67 degrees 47 minutes 21 seconds West, a distance of 80.70 feet to a iron rod with cap stamped "LJA" found for the beginning of a non-tangent curve to the right having a radius of 2,232.61 feet, a central angle of 06 degrees 09 minutes 52 seconds, and a chord that bears North 55 degrees 24 minutes 19 seconds West, a chord distance of 240.09 feet;
8. In a northwesterly direction, with said non-tangent curve to the right, an arc length of 240.20 feet to a 1/2-inch iron rod with cap stamped "LJA" found for corner;
9. North 52 degrees 19 minutes 24 seconds West, a distance of 886.46 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
10. North 67 degrees 24 minutes 08 seconds West, a distance of 357.13 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
11. North 67 degrees 25 minutes 05 seconds West, a distance of 1,077.82 feet to a TxDOT Type II monument (brass disk in concrete) found for corner;
12. North 66 degrees 53 minutes 16 seconds West, a distance of 824.92 feet to a TxDOT Type II monument (brass disk in concrete) found for the most southerly southwest corner of said 1571.227 acre tract of land;

THENCE North 26 degrees 54 minutes 03 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 20.15 feet to a point for corner;

THENCE North 27 degrees 16 minutes 00 seconds East, with a northwesterly line of said 1571.227 acre tract of land, a distance of 2,606.26 feet to a 1/2-inch iron rod with cap stamped "WELLS TX 5499" found for a common salient corner of said 1571.227 acre tract of land and the most southerly southwest corner of a called 120.00 acre tract of land described in the Warranty Deed to Bastrop Energy Partners, L.P. recorded in Volume 1039, Page 754 of said Official Public Records of Bastrop County, Texas;

THENCE South 62 degrees 27 minutes 06 seconds East, with a common northeasterly line of said 1571.227 acre tract of land and a southwesterly line of said 120.00 acre tract of land, a distance of 1,195.78 feet to a 1/2-inch iron rod with cap stamped "LJA" found for a common reentrant corner of said 1571.227 acre tract of land and the south corner of said 120.00 acre tract of land;

THENCE North 25 degrees 56 minutes 36 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and a southeasterly line of said 120.00 acre tract of land, a distance of 1,898.86 feet to a 1/2-inch iron rod with cap found for a common reentrant corner of said 1571.227 acre tract of land and the east corner of said 120.00 acre tract of land;

THENCE North 62 degrees 26 minutes 41 seconds West, with a common southwesterly line of said 1571.227 acre tract of land and a northeasterly line of said 120.00 acre tract of land, a distance of 1,141.15 feet to a 1/2-inch iron rod with cap stamped "WELLS TX5499" found for a common salient corner of said 1571.227 acre tract of land and a reentrant corner of said 120.00 acre tract of land;

THENCE North 28 degrees 05 minutes 57 seconds East, with a common northwesterly line of said 1571.227 acre tract of land and a southeasterly line of said 120.00 acre tract of land, a distance of 143.52 feet to a 1/2-inch iron rod with cap stamped "JE GARON RPLS 4503" found for a common reentrant corner of said 1571.227 acre tract of land and a salient corner of said 1200.00 acre tract of land;

THENCE North 62 degrees 27 minutes 08 seconds West, with a common southwesterly line of said 1571.227 acre tract of land and a northeasterly line of said 120.00 acre tract of land, a distance of 2,599.41 feet to a 1/2-inch iron rod with cap (illegible) found for a common reentrant corner of said 1571.227 acre tract of land and the north corner of said 120.00 acre tract of land;

THENCE South 27 degrees 44 minutes 50 seconds West, with a common southeasterly line of said 1571.227 acre tract of land and a northwesterly line of said 120.00 acre tract of land, a distance of 1,640.51 feet to a point for a common salient corner of said

1571.227 acre tract of land and the west corner of said 120.00 acre tract of land, said point being in a northeasterly line of said 179.153 acre tract of land;

THENCE South 62 degrees 24 minutes 59 seconds East, with a common northeasterly line of said 179.153 acre tract of land and a southwesterly line of said 120.00 acre tract of land, a distance of 1,817.82 feet to a 1/2-inch iron rod found for a salient corner of said 179.153 acre tract of land;

THENCE South 27 degrees 15 minutes 54 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 173.98 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 62 degrees 22 minutes 20 seconds East, with a southeasterly line of said 179.153 acre tract of land, a distance of 114.21 feet to an iron rod found for the beginning of a non-tangent curve to the right having a radius of 1,265.00 feet, a central angle of 22 degrees 56 minutes 26 seconds, and a chord that bears South 40 degrees 27 minutes 31 seconds West, a chord distance of 503.11 feet;

THENCE In a southwesterly direction, with a southeasterly line of said 179.153 acre tract of land and with said non-tangent curve to the right, an arc length of 506.49 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 27 degrees 15 minutes 59 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 984.38 feet to a 3/8-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 22 degrees 18 minutes 51 seconds East, with a northeasterly line of said 179.153 acre tract of land, a distance of 421.22 feet to a point for corner;

THENCE South 67 degrees 44 minutes 43 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 338.43 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 430.00 feet, a central angle of 14 degrees 49 minutes 32 seconds, and a chord that bears South 59 degrees 45 minutes 55 seconds West, a chord distance of 110.95 feet;

THENCE In a southwesterly direction, with a southeasterly line of said 179.153 acre tract of land and with said non-tangent curve to the left, an arc length of 111.26 feet to a 1/2-inch iron rod found for a salient corner of said 179.153 acre tract of land;

THENCE North 22 degrees 24 minutes 15 seconds West, with a southwesterly line of said 179.153 acre tract of land, a distance of 148.15 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 54 degrees 14 minutes 21 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 101.27 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 27 degrees 35 minutes 45 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 360.18 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 67 degrees 01 minute 51 seconds East, with a northeasterly line of said 179.153 acre tract of land, a distance of 119.39 feet to a point for a salient corner of said 179.153 acre tract of land;

THENCE South 27 degrees 16 minutes 51 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 50.14 feet to a 1/2-inch iron rod found for a salient corner of said 179.153 acre tract of land;

THENCE North 67 degrees 01 minute 55 seconds West, with a southwesterly line of said 179.153 acre tract of land, a distance of 117.53 feet to a 1/2-inch iron rod found for a reentrant corner of said 179.153 acre tract of land;

THENCE South 27 degrees 33 minutes 53 seconds West, with a southeasterly line of said 179.153 acre tract of land, a distance of 420.09 feet to the **POINT OF BEGINNING** and containing 76,244,941 square feet or 1,750.34 acres of land, save and except, a called 0.517 acre tract of land described as First Tract in the General Warranty Deed, Road and Utility Easement to Aqua Water Supply Corporation recorded in Volume 365, Page 620 of the Deed Records of Bastrop County, Texas, leaving a remaining area of 76,222,441 square feet or 1,749.83 acres.

Note: Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), Central Zone (4203) based on observations made on January 08, 2026. Distances are surface values using a grid to surface factor 1.00003.

That I, Shaun Marvin Piepkorn, Registered Professional Land Surveyor in the State of Texas, does hereby attest that this legal description accurately represents the property from a survey performed on the ground under my direct supervision.



Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Kimley-Horn and Associates, Inc.
June 18, 2026
TBPELS Firm No. 10115500



Anexo “B”

[Será determinado y proporcionado por el Administrador de Elecciones del Condado de Bastrop]

Anexo “C”

[Será determinado y proporcionado por el Administrador de Elecciones del Condado de Travis]

Anexo “D”

[Será determinado y proporcionado por el Administrador de Elecciones del Condado de Bastrop]

Anexo “E”

[Será determinado y proporcionado por el Administrador de Elecciones del Condado de Travis]

EL ESTADO DE TEXAS §

CONDADOS DE BASTROP Y TRAVIS §

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1 §

El infrascrito Secretario de la Junta Directiva Temporal de Garfield Municipal Utility District No. 1, certifico por la presente que el instrumento adjunto y anterior es una copia fiel y exacta de la Orden de Convocatoria a Elección de Confirmación y Directores, Aprobación de los Informes de Ingeniería, y Convocatoria a Elección de Bonos de Servicios Públicos, Elección de Bonos de Refinanciación de Servicios Públicos, Elección de Bonos para Carreteras, Elección de Bonos de Refinanciación para Carreteras y Elección de Impuesto de Mantenimiento, y un extracto del Acta de la reunión de la Junta Directiva Temporal que muestra su adopción y aprobación; y el original de dicha orden y acta se encuentra archivado en la Oficina del Distrito.

Cada uno de los funcionarios y miembros de la Junta debidamente elegidos, calificados y en funciones fue notificado oficial y personalmente, con anticipación, de la hora, lugar y propósito de la citada reunión, y dichos funcionarios y miembros dieron su consentimiento, por adelantado, a la celebración de dicha reunión; dicha reunión estuvo abierta al público como lo exige la ley; y se dio aviso público de la hora, lugar y tema de dicha reunión según lo exige la Sección 49.063 del Código de Aguas de Texas, según enmendado, y el Capítulo 551 del Código de Gobierno de Texas, según enmendado.

EN TESTIMONIO DE LO CUAL, FIRMO Y ADHIERO EL SELLO OFICIAL DEL DISTRITO, hoy día 23 de julio de 2026.

GARFIELD MUNICIPAL UTILITY DISTRICT
NO. 1

/s/ Dale Walker
Secretario, Junta Directiva

(SELLO DEL DISTRITO)



Por la presente se informará a todos los electores calificados del Distrito y al público a efectos de que tomen conocimiento de dicha Elección y de las disposiciones establecidas en la presente. Cualquier pregunta relacionada con este Aviso y la Orden que se incluye en la presente debería ser dirigida al Sr. Ross Martin de Winstead PC, el asesor jurídico de bonos del Distrito, al (214) 745-5353.

AUTORIZADO PARA DISTRIBUCIÓN EL 23 DE JULIO DE 2026.

Garfield Municipal Utility District No. 1

/s/ Dale Walker

Dale Walker, Secretario
Junta Directiva

(SELLO DEL DISTRITO)

