

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

Notice is hereby given Caddo Mills Municipal Management District No. 2 (the "District"), will hold an election on November 4, 2025, between the hours of 7:00 a.m. and 7:00 p.m. at the location set forth in the attached Order Approving Engineer's Report and Calling Confirmation and Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election (the "Order"), and with respect to the provisions of said Order:

**ORDER APPROVING ENGINEER'S REPORT AND CALLING CONFIRMATION,  
AND DIRECTORS ELECTION, UTILITY BOND ELECTION, UTILITY REFUNDING  
BOND ELECTION, ROAD BOND ELECTION, ROAD REFUNDING BOND  
ELECTION, AND MAINTENANCE TAX ELECTION**

THE STATE OF TEXAS §

COUNTY OF HUNT §

CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 §

The temporary Board of Directors (the "Board") of Caddo Mills Municipal Management District No. 2 (the "District") met in organizational session at 12:00 p.m. on Monday, August 11, 2025 at 3925 CR 2628 Caddo Mills, Texas 75135, an official meeting place located inside the boundaries of the District, for which meeting notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

|                  |                     |
|------------------|---------------------|
| John King        | President           |
| Dana A. Nollette | Vice President      |
| Logan Pruitt     | Secretary           |
| Chris Hillis     | Assistant Secretary |
| VACANT           | Assistant Secretary |

All members of the Board were present, with the exception of Director Nollette, thus constituting a quorum.

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

"Ayes": 3;      "Noes": 0.

The Order thus adopted is as follows:

WHEREAS, the District is a body politic and corporate and a governmental agency of the State of Texas, operating under and governed by the provisions of Chapter 49 of the Texas Water Code, as amended, Chapter 375 of the Texas Local Government Code, as amended, and the provisions of Article III, Sections 52 and 52-a, and Article XVI, Section 59 of the Texas Constitution; and

WHEREAS, pursuant to the terms and provisions of Chapter 49.102 of the Texas Water Code, as amended, and the applicable provisions of the Texas Election Code, as amended, the Board has determined that it is appropriate to conduct a confirmation election for the District, based on the boundaries of the District as set forth in the Exhibit "A" attached hereto, in

conjunction with an election of a permanent Board of Directors; and

WHEREAS, there has been filed with the District, open to inspection by the public, an Engineer's Report dated August 6, 2025 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; and

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

WHEREAS, the August 6, 2025, 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 attached hereto as Exhibit "B"; and

WHEREAS, the Board finds that the estimate of \$118,600,000 is reasonable and proper, and hereby approves all items therein; and

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 \$118,600,000 and the levying and collection of an annual ad valorem tax to support the issuance of such utility bonds; and

WHEREAS, the Board has determined that an election should be held for the purpose of submitting a proposition on the issuance of the District's utility refunding bonds in the total aggregate amount of \$177,900,000 to cover the total amount of the bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collection of an annual ad valorem tax to support the issuance of such utility refunding bonds; and

WHEREAS, there has been filed with the District, open to inspection by the public an engineer's report dated August 6, 2025 covering the roadway system, improvements, facilities, plants, equipment and appliances to be purchased, constructed or otherwise acquired and constructed by the District and the property, contract rights, rights of use, and interests in property to be purchased or otherwise acquired, as well as the estimated cost of all the foregoing, together with maps, plats, profiles and data showing and explaining the report, and the report has been carefully considered by the Board and has been fully approved by the Board; and

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

WHEREAS, the August 6, 2025, 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 attached hereto as Exhibit "C"; and

WHEREAS, the Board finds that the estimate of \$75,600,000 is reasonable and proper and hereby approves all items therein; and

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 \$75,600,000 and the levying and collection of an annual ad valorem tax to support the issuance of such road bonds; and

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 \$113,400,000 to cover the total amount of bonds to be refunded plus costs related to the issuance of the refunding bonds and the levying and collection of an annual ad valorem tax to support the issuance of such road refunding bonds; and

WHEREAS, the Board has determined that in accordance with Texas Election Code, Section 3.009(b)(5), based on market conditions at the time of adoption of this Order, the estimated tax rate if the debt obligations are authorized is \$1.00 per \$100 valuation; and

WHEREAS, the Board has determined that in accordance with Texas Election Code, Section 3.009 (b)(7), the aggregate amount of the outstanding principal of the District's debt obligations as of the beginning of the District's fiscal year in which this election is ordered is \$0.00; and

WHEREAS, the Board has determined that in accordance with Texas Election Code, Section 3.009 (b)(8), the aggregate amount of outstanding interest on debt obligations of the District as of the beginning of the District's fiscal year in which this election is ordered is \$0.00; and

WHEREAS, the Board has determined that in accordance with Texas Election Code, Section 3.009 (b)(9), the ad valorem debt service tax rate for the District, as of the date of this Order, is \$0.00 per \$100 valuation of taxable property; and

WHEREAS, pursuant to Chapter 49.107, Texas Water Code, as amended, the Board is of the opinion that it would be of benefit to the District to authorize the election of a permanent Board of Directors, the utility bonds, the utility refunding bonds, the road bonds, the road refunding bonds, and 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 said elections in conjunction with the confirmation election for the District, and to order said elections; and

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

BE IT ORDERED BY THE BOARD OF CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2, 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 4, 2025, between the hours of 7:00 a.m. and 7:00 p.m. at all additional regular election day polling locations within Hunt County, Texas designated by the Hunt County Elections Administrator and approved by the Hunt County Commissioners Court, including the county's regular election precinct that serves the District, as required by Section 42.0621 of the Texas Election Code, such detailed list of early voting and election day polling places being set out in the attached Exhibit "D," at which time the election of permanent Directors and the following propositions shall be submitted to the voters:

### **PROPOSITION A**

THE CONFIRMATION OF THE CREATION OF CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2.

### **PROPOSITION B**

#### **THIS IS A TAX INCREASE**

SHALL THE BOARD OF CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$118,600,000, MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING OR OTHERWISE ACQUIRING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND DRAINAGE AND STORM SEWER SYSTEM FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, OR OTHER ACQUISITION OF SUCH WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, DRAINAGE AND STORM SEWER SYSTEM, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO AND SUCH EXPENSES AS ARE INCIDENTAL TO THE ORGANIZATION, ADMINISTRATION, AND FINANCING OF THE DISTRICT WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF

SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER'S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT FOR SUCH A PERIOD OF TIME AS THE BOARD DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

**PROPOSITION C**

**THIS IS A TAX INCREASE**

SHALL THE BOARD OF CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$177,900,000, MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BONDS OF THE DISTRICT PREVIOUSLY ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING OR OTHERWISE ACQUIRING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND DRAINAGE AND STORM SEWER SYSTEM FOR SAID DISTRICT AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO AND PURCHASING OR OTHERWISE ACQUIRING ANY AND ALL PROPERTY, CONTRACT RIGHTS, RIGHTS OF USE, AND INTERESTS IN PROPERTY NECESSARY, APPROPRIATE OR INCIDENT TO THE PURCHASE, CONSTRUCTION, OR OTHER ACQUISITION OF SUCH WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, DRAINAGE AND STORM SEWER SYSTEM, AND ADDITIONS, EXTENSIONS AND IMPROVEMENTS THERETO, AND FOR THE ADDITIONAL PURPOSE OF PAYING ALL EXPENSES IN ANY MANNER INCIDENTAL THERETO AND SUCH EXPENSES AS ARE INCIDENTAL TO THE ORGANIZATION, ADMINISTRATION, AND FINANCING OF THE DISTRICT WHICH UNDER APPLICABLE LAW MAY PROPERLY BE PAID FROM THE PROCEEDS OF SUCH BONDS, AND IN ACCORDANCE WITH THE ENGINEER'S REPORT, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL AND OF INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT WITHOUT LIMIT AS TO RATE OR AMOUNT FOR SUCH A PERIOD OF TIME AS THE BOARD

DETERMINES, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

**PROPOSITION D**

**THIS IS A TAX INCREASE**

WHETHER OR NOT THE BONDS OF CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$75,600,000 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2, SUCH BONDS TO BE ISSUED IN ONE OR MORE SERIES OR ISSUES, TO MATURE SERIALY OR OTHERWISE NOT MORE THAN FORTY (40) YEARS FROM THEIR DATE AND TO BEAR INTEREST AT SUCH RATE OR RATES (NOT TO EXCEED THE MAXIMUM RATE PERMITTED BY LAW AT THE TIME OF ISSUANCE OF THE BONDS) AS IN ITS DISCRETION THE BOARD OF CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 SHALL DETERMINE AND SHALL AD VALOREM TAXES BE LEVIED ON ALL TAXABLE PROPERTY IN SAID DISTRICT SUBJECT TO TAXATION FOR THE PURPOSE OF PAYING THE 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2; 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2; 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$113,400,000 IN CONFORMITY WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, PARTICULARLY SECTION 52 OF ARTICLE III OF THE CONSTITUTION AND LAWS ENACTED PURSUANT THERETO, FOR THE PURPOSES OF REFUNDING BONDS WHICH WERE ISSUED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING MACADAMIZED, GRAVELED OR PAVED ROADS AND TURNPIKES, OR IN AID THEREOF, WITHIN THE BOUNDARIES OF SAID DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2, 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 SHALL DETERMINE AND SHALL AD VALOREM TAXES BE LEVIED ON ALL TAXABLE PROPERTY IN SAID DISTRICT SUBJECT TO TAXATION FOR THE PURPOSE OF PAYING THE 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2; 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2; 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 CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 BE AUTHORIZED TO ASSESS, LEVY AND COLLECT ANNUAL AD VALOREM TAXES NOT TO EXCEED \$1.00 PER \$100 OF ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT TO SECURE FUNDS FOR OPERATION AND MAINTENANCE PURPOSES, INCLUDING BUT NOT LIMITED TO FUNDS FOR PLANNING, MAINTAINING, REPAIRING AND OPERATING ALL NECESSARY PLANTS, PROPERTIES, FACILITIES AND IMPROVEMENTS OF THE DISTRICT AND FOR PAYING COSTS OF PROPER SERVICES, ENGINEERING AND LEGAL FEES, AND ORGANIZATION AND ADMINISTRATIVE EXPENSES, IN ACCORDANCE WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, INCLUDING PARTICULARLY (BUT NOT BY WAY OF LIMITATION) SECTION 49.107 OF THE TEXAS WATER CODE, AS AMENDED, TOGETHER WITH ALL AMENDMENTS AND ADDITIONS THERETO?

Section 3: The election shall be held and conducted and return made to this Board of Directors in accordance with the Texas Election Code as modified by Chapter 49, Texas Water Code, as amended.

Section 4: Applications for a place on the ballot may be submitted to the District via email to [abieber@winstead.com](mailto:abieber@winstead.com). Election and contact information may be found on the District's website at <https://www.winsteadspecialdistricts.com/hunt-county/caddo-mills-municipal-management-district-no-2/>.

Section 5: The Hunt County Elections Administrator will determine the types of ballots to be used in the District's November 4, 2025, elections, which ballots shall conform to the requirements of the Texas Election Code and shall have printed thereon the following propositions as well as the names of the candidates listed below, the names of any additional candidates who file applications to have their names printed on the ballot by 5:00 p.m. on Monday, August 18, 2025, and the names of any write-in candidates who file a declaration of write-in candidacy by 5:00 p.m. on Thursday, August 21, 2025, in addition to instructions for marking such ballots:

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2**

**CONFIRMATION AND DIRECTORS ELECTION, UTILITY BOND ELECTION,  
UTILITY REFUNDING BOND ELECTION, ROAD BOND ELECTION, ROAD  
REFUNDING BOND ELECTION, AND MAINTENANCE TAX ELECTION**

**November 4, 2025**

**OFFICIAL BALLOT**

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 PROPOSITION A**

|         |                                                                                     |
|---------|-------------------------------------------------------------------------------------|
| For     | The Confirmation of the Creation of Caddo Mills Municipal Management District No. 2 |
| Against |                                                                                     |

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2  
DIRECTORS**

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

- ☐ John King
- ☐ Dana A. Nollette
- ☐ Logan Pruitt

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 PROPOSITION B**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                                    |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$118,600,000 Utility Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of Principal and Interest of the Utility Bonds by Caddo Mills Municipal Management District No. 2 |
| Against |                                                                                                                                                                                                                    |

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 PROPOSITION C**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                                                        |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$177,900,000 Utility Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of Principal and Interest of the Utility Refunding Bonds by Caddo Mills Municipal Management District No. 2 |
| Against |                                                                                                                                                                                                                                        |

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 PROPOSITION D**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                             |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$75,600,000 Road Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of Principal and Interest of the Road Bonds by Caddo Mills Municipal Management District No. 2 |
| Against |                                                                                                                                                                                                             |

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 PROPOSITION E**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                                                  |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$113,400,000 Road Refunding Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of Principal and Interest of the Road Refunding Bonds by Caddo Mills Municipal Management District No. 2 |
| Against |                                                                                                                                                                                                                                  |

**CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 PROPOSITION F**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                   |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Imposition and Levy of a Maintenance Tax in an Amount Not to Exceed \$1.00 per \$100 of Assessed Valuation by Caddo Mills Municipal Management District No. 2 |
| Against |                                                                                                                                                                   |

Section 6: A copy of this Order is on file and available for review in the District's office, Winstead PC, 2728 Harwood Street, Suite 500, Dallas, Texas 75201.

Section 7: Early voting by personal appearance shall be conducted at all Hunt County Early Voting locations on the dates and times designated by the Hunt County Elections office and attached hereto as Exhibit "D," which location is designated as a public place within Hunt County, Texas. The Hunt County Elections Administrator shall appoint qualified Clerks for early voting for said election. The early voting clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is Hunt County Elections, 2217 A. Washington St., Greenville, Texas 75401 – Attention: Early Voting Clerk. The Early Voting Clerk may be reached by telephone at (903) 454-5467. Additional information may be found at <https://www.huntcounty.net/page/hunt.election>.

Section 8: The election will be conducted under a Contract for Election Services with Hunt County, Texas, with the County Elections Administrator.

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

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

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

*[Signature page follows]*

PASSED and APPROVED this 11th day of August, 2025.

/s/ John King

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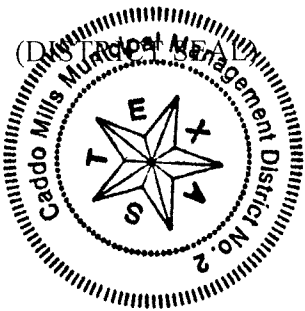
President, Board of Directors

ATTEST:

/s/ Logan Pruitt

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Secretary, Board of Directors



## Exhibit "A"

### Boundaries of the District Tract 1

#### MUD BOUNDARY DESCRIPTION

BEING all that tract of land in Hunt County, Texas, out of the Clements Bustilla Survey, A-49, and being all of that called 123.93 acres of land described in a deed to HMH Caddo Mills Land, L.P. as recorded under Document No. 2020-22751 of the Official Public Records of Hunt County, Texas, and being all of that called 4.33 acres of land described in deed to HMH Caddo Mills Land, L.P. as recorded under Document No. 2021-23280 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 60d nail found at the centerline intersection of County Road No. 2628 and County Road No. 2630, same being the Northeast corner of said 123.93 acres;

THENCE South 00 degrees 43 minutes 40 seconds West, 2015.01 feet along the center of said County Road No. 2630 to a 1/2 inch steel rod found at centerline intersection of a turn in said County Road No. 2630, and at the Southeast corner of said 123.93 acres;

THENCE South 89 degrees 50 minutes 07 seconds West (Directional Control Line), 2813.63 feet along the South line of said 123.93 acres to a 1/2 inch steel rod found at the Southerly most Southwest corner of said 123.93 acres, and at the Southeast corner of that called 1.00 acres of land described in deed to Edward J. Armstrong as recorded under Document No. 2013-11756 of the Official Public Records of Hunt County, Texas;

THENCE North 00 degrees 14 minutes 43 seconds West, 208.31 feet to a 1/2 inch steel rod found at an Inside corner of said 123.93 acres, and at the Northeast corner of said 1.00 acres;

THENCE North 89 degrees 24 minutes 21 seconds West, 208.56 feet to a 1/2 inch steel rod found on the East line of F.M. Highway No. 1565, at the Westerly most Southwest corner of said 123.93 acres, and at the Northwest corner of said 1.00 acres;

THENCE North 00 degrees 13 minutes 26 seconds West, 943.66 feet along the East line of said F.M. Highway No. 1565 to a 5/8 inch steel rod set at point of curve;

THENCE Northeasterly, 195.46 feet along said highway and a curve to the right having a radius of 1095.92 feet and a central angle of 10 degrees 13 minutes 08 seconds (Chord bears North 04 degrees 53 minutes 08 seconds East, 195.20 feet) to a 1/2 inch steel rod found at the Westerly most Northwest corner of said 123.93 acres, and at the Southwest corner of that called 6.83 acres of land described in a deed to Henry E. Morris and Eunice K. Morris as recorded under Document No. 2012-8130 of the Official Public Records of Hunt County, Texas;

THENCE South 89 degrees 25 minutes 27 seconds East, 582.88 feet to a 5/8 inch steel rod set at the Southwest corner of said 4.33 acres;

THENCE North 00 degrees 29 minutes 31 seconds East, 672.18 feet to a point in the center of said County Road No. 2628, and the Northwest corner of said 4.33 acres, from which a 5/8 inch steel rod set bears South 00 degrees 29 minutes 31 seconds East, 20.00 feet for witness;

THENCE South 89 degrees 47 minutes 36 seconds East, 1231.96 feet along the center of said County Road No. 2628 to a pk nail found at a Northeast corner of said 123.93 acres, and at the Northwest corner of that called 1.64 acres of land described in a deed to Ann Taylor as recorded under Document No. 2011-7287 of the Official Public Records of Hunt County, Texas;

THENCE South 00 degrees 06 minutes 14 seconds West, 200.00 feet to a 5/8 inch steel rod set at an Inside corner of said 123.93 acres, and at the Southwest corner of said 1.64 acres;

THENCE South 89 degrees 53 minutes 46 seconds East, 360.50 feet to a 5/8 inch steel rod set at another Inside corner of said 123.93 acres, and at the Southeast corner of said 1.64 acres;

THENCE North 00 degrees 06 minutes 14 seconds East, 200.00 feet to a pk nail found in the center of said County Road No. 2628, at a Northwest corner of said 123.93 acres, and at the Northeast corner of said 1.64 acres;

THENCE North 89 degrees 07 minutes 15 seconds East, 854.75 feet along the center of said County Road No. 2628 to the POINT OF BEGINNING, containing 128.26 acres of land.

  
Matthew Busby  
R.P.L.S. No. 5751  
September 13, 2022



2209-009

TRACT 2 - 65 Acre Tract

**FIELD NOTE DESCRIPTION**

**65.5691 ACRES**

**BEING** a tract of land situated in the D.C. Cady Survey, Abstract Number 1476, Hunt County, Texas, being that tract of land referred to as Tract Two, conveyed to Alicia Kay Gavin Watson & C.M. Watson, recorded in Volume 540, Page 428, Deed Record Hunt County, Texas (D.R.H.C.T.), a portion of that save/except tract of land described in Volume 971, Page 123, (D.R.H.C.T.) and that tract of land conveyed to Merle Watson and Alicia Kay Watson, described in Document Number 2011-1718 Official Public Record Hunt County, Texas (O.P.R.H.C.T.) and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found in the west line of F.M. Highway 1565 for the northeast corner of said Watson tract described in Document Number 2011-1718, same being the southeast corner of that tract of land conveyed to Efrain Velazquez according to the document filed of record in Document Number 2020-16364 (O.P.R.H.C.T.) from which a 1/2" iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found in said west line for the northeast corner of said Velazquez tract bears North 0°47'22" East, 173.58 feet;

**THENCE** South 0°47'22" West, with said west line, a distance of 163.98 feet to the southeast corner of said Watson tract described in Document Number 2011-1718, same being the northeast corner of that tract of land conveyed to Arnola M. Subera Revocable Trust c/o Paula S. Davis Trustee according to the document filed of record in Document Number 2020-03001 (O.P.R.H.C.T.), from said corner a 5/8" iron rod with plastic cap stamped "KHA" set for reference to said corner bears North 0°47'22" East, 0.34 feet;

**THENCE** North 87°43'10" West, with the north line of said Trust tract, same being common with the south line of said Watson tract described in Document Number 2011-1718, a distance of 531.44 feet to a 1/2" iron rod found for the southwest of said tract and the common northwest corner of said Trust tract;

**THENCE** South 0°49'14" West, with the west line of said Trust tract, a distance of 181.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of Hackberry Farm, an addition to the City of Caddo Mills according to the plat filed of record in Cabinet F, Slide 321 Plat Records Hunt County, Texas for the most southerly southeast corner of this tract;

TRACT 2 – 65 ACRE TRACT

**THENCE** North 89°38'39" West, with the north line of said addition, a distance of 990.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said addition, the common northeast corner of that tract of land referred to as Second Tract, conveyed to Rennell Royce Farr according to the document filed of record in Volume 56, Page 317, (D.R.H.C.T.) and being a common corner of this tract;

**THENCE** South 89°41'04" West, with the north line of said Farr tract, a distance of 664.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in a road for the southeast corner of that tract of land referred to as Fifth Tract, also conveyed to Rennell Royce Farr by said Volume and Page, for the most southerly southwest corner of this tract;

**THENCE** North 0°41'22" East, with the east line of said Fifth Tract, along said road, a distance of 692.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said road and the south line of the M.K. & T. Railroad right-of-way for the most northerly southwest corner of this tract;

**THENCE** North 42°50'49" East, with said south line, a distance of 1847.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of the above mentioned save/except tract, same being the common southwest corner of that tract of land referred to as Tract Two conveyed to Harold & Wanda Payne according to the document filed of record in Volume 355, Page 865 (D.R.H.C.T.) for the northwest corner of this tract;

**THENCE** South 89°42'48" East, with the south line of said Payne tract, same being common with the north line of said save/except tract, a distance of 811.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Payne tract, the common northeast corner of said save/except tract, and being in the west line of the above mentioned F.M. Highway 1565, in a non-tangent curve to the left having a central angle of 2°55'35", a radius of 1472.39 feet, a chord bearing and distance of South 8°31'56" East, 75.19 feet;

**THENCE** in a southeasterly direction, with said west line and curve to the left, an arc distance of 75.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the end of said curve for a corner of this tract;

**THENCE** South 12°31'56" East, continuing with said west line, a distance of 426.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a non-tangent curve to the right having a

TRACT 2 – 65 ACRE TRACT

central angle of  $0^{\circ}15'04''$ , a radius of 1432.39 feet, a chord bearing and distance of South  $10^{\circ}09'45''$  East, 6.28 feet;

**THENCE** in a southeasterly direction, with said west line and curve to the right, an arc distance of 6.28 feet to a  $\frac{5}{8}$ " iron rod with plastic cap stamped "KHA" set for a corner of this tract;

**THENCE** North  $89^{\circ}06'48''$  West, leaving said west line, severing the above mentioned save/except tract, a distance of 505.34 feet to an old wood corner post found for an interior "ell" corner of this tract;

**THENCE** South  $0^{\circ}44'37''$  West, with a west line of said save/except tract, passing at a distance of 567.65 feet to a  $\frac{3}{8}$ " iron rod found for the northwest corner of that tract of land conveyed to William B. Jones & Cherry Jones according to the document filed of record in Volume 1848, Page 336 (D.R.H.C.T.) continuing for a total distance of 811.77 feet to a  $\frac{1}{2}$ " iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found for the southwest corner of said Jones tract, same being the common northwest corner of that tract of land conveyed to Mark & Jacque Darney according to the document filed of record in Volume 1811, Page 203 (D.R.H.C.T.) and common corner of this tract;

**THENCE** South  $0^{\circ}50'12''$  West, the west line of said Darney tract and the west line of the above-mentioned Velazquez tract, a distance of 398.40 feet to a  $\frac{1}{2}$ " iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found for the southwest corner of said Velazquez tract and common northwest corner of the above-mentioned Watson tract recorded in Document Number 2011-1718, for a corner of this tract;

**THENCE** South  $87^{\circ}43'10''$  East, with the south line of said Velazquez tract, same being common with the north line of said Watson tract, a distance of 531.39 feet to the **POINT OF BEGINNING** and containing 2,856,192 square feet or 65.5691 acres of land.

## Exhibit "B"

### Utility Bond Amounts

#### CADDO MILLS MMD 2 DISTRICT PROJECTED UTILITY BOND AUTHORIZATION REQUIREMENT

| Construction Costs                                                           | District Share of Costs <sup>(1)(2)</sup> | % of CC        | % of BIR      |
|------------------------------------------------------------------------------|-------------------------------------------|----------------|---------------|
| A. District Facilities                                                       |                                           |                |               |
| 1. Clearing & Grading Improvements                                           | \$ 3,759,000                              | 11.35%         | 8.41%         |
| 2. Water Distribution Improvements                                           | \$ 5,813,000                              | 17.55%         | 13.01%        |
| 3. Sanitary Sewer Improvements                                               | \$ 9,323,000                              | 28.15%         | 20.87%        |
| 4. Storm Drainage Improvements                                               | \$ 7,193,000                              | 21.72%         | 16.10%        |
| B. Miscellaneous Expenses and Fees                                           |                                           |                |               |
| 1. Miscellaneous Expenses and Fees                                           | \$ 7,035,000                              | 21.24%         | 15.75%        |
| <b>TOTAL CONSTRUCTION COSTS</b>                                              | <b>\$ 33,123,000</b>                      | <b>100.00%</b> | <b>74.13%</b> |
| Non-Construction Costs                                                       | District Share                            | % of NCC       | % of BIR      |
| A. Legal Fees                                                                | \$ 1,117,000                              | 9.67%          | 2.50%         |
| B. Fiscal Agent Fees                                                         | \$ 893,600                                | 7.73%          | 2.00%         |
| C. Interest Costs                                                            |                                           |                |               |
| 1. Capitalized Interest (Average of 1 Year at 6.0%)                          | \$ 2,680,800                              | 23.20%         | 6.00%         |
| 2. Developer Interest (Based on Construction Costs-2 Years at 6.0%)          | \$ 3,974,760                              | 34.39%         | 8.90%         |
| D. Bond Discount                                                             | \$ 1,340,400                              | 11.60%         | 3.00%         |
| E. Creation Costs                                                            | \$ 100,000                                | 0.87%          | 0.22%         |
| F. Bond Issuance Costs                                                       | \$ 454,060                                | 3.93%          | 1.02%         |
| G. Organization and Operating Costs                                          | \$ 300,000                                | 2.60%          | 0.67%         |
| H. Bond Application Reports                                                  | \$ 540,000                                | 4.67%          | 1.21%         |
| I. TCEQ Bond Issuance Fee                                                    | \$ 111,700                                | 0.97%          | 0.25%         |
| J. Attorney General Bond Issuance Fee                                        | \$ 44,680                                 | 0.39%          | 0.10%         |
| <b>TOTAL NON-CONSTRUCTION COSTS</b>                                          | <b>\$ 11,567,000</b>                      | <b>100.00%</b> | <b>25.87%</b> |
| <b>TOTAL BOND ISSUE REQUIREMENT</b>                                          | <b>\$ 44,680,000</b>                      |                |               |
| <b>TOTAL BOND AUTHORIZATION RECOMMENDATION <sup>(3)</sup> \$ 118,600,000</b> |                                           |                |               |

<sup>(1)</sup> District Costs are calculated based on the OPC prepared by Kimley-Horn dated 10/21/2024 and 11/25/2024.

<sup>(2)</sup> Costs include construction, land, testing, engineering, survey, fees, and contingency.

<sup>(3)</sup> Includes inflation of 5.0% for 20 years.

## Exhibit "C"

### Road Bond Amounts

#### CADDO MILLS MMD 2 DISTRICT PROJECTED ROAD BOND AUTHORIZATION REQUIREMENT

| Construction Costs                                                         | District Share of Costs <sup>(1)(2)</sup> | % of CC        | % of BIR      |
|----------------------------------------------------------------------------|-------------------------------------------|----------------|---------------|
| A. Master District Facilities                                              |                                           |                |               |
| 1. Clearing & Grading Improvements                                         | \$ 3,759,000                              | 17.41%         | 13.20%        |
| 2. Roadway Improvements                                                    | \$ 10,792,000                             | 50.00%         | 37.91%        |
| B. Miscellaneous Expenses and Fees                                         |                                           |                |               |
| 1. Miscellaneous Expenses and Fees                                         | \$ 7,035,000                              | 32.59%         | 24.71%        |
| <b>TOTAL CONSTRUCTION COSTS</b>                                            | <b>\$ 21,586,000</b>                      | <b>100.00%</b> | <b>75.82%</b> |
| Non-Construction Costs                                                     | District Share                            | % of NCC       | % of BIR      |
| A. Legal Fees                                                              | \$ 711,750                                | 10.34%         | 2.50%         |
| B. Fiscal Agent Fees                                                       | \$ 569,400                                | 8.27%          | 2.00%         |
| C. Interest Costs                                                          |                                           |                |               |
| 1. Capitalized Interest (Average of 1 Year at 6.0%)                        | \$ 1,708,200                              | 24.81%         | 6.00%         |
| 2. Developer Interest (Based on Construction Costs-2 Years at 6.0%)        | \$ 2,590,320                              | 37.63%         | 9.10%         |
| D. Bond Discount                                                           | \$ 854,100                                | 12.41%         | 3.00%         |
| E. Bond Application Report Costs                                           | \$ 120,000                                | 1.74%          | 0.42%         |
| F. Bond Issuance Costs                                                     | \$ 301,760                                | 4.38%          | 1.06%         |
| G. Attorney General Bond Issuance Fee                                      | \$ 28,470                                 | 0.41%          | 0.10%         |
| <b>TOTAL NON-CONSTRUCTION COSTS</b>                                        | <b>\$ 6,884,000</b>                       | <b>100.00%</b> | <b>24.18%</b> |
| <b>TOTAL BOND ISSUE REQUIREMENT</b>                                        | <b>\$ 28,470,000</b>                      |                |               |
| <b>TOTAL BOND AUTHORIZATION RECOMMENDATION<sup>(3)</sup> \$ 75,600,000</b> |                                           |                |               |

<sup>(1)</sup> District Costs are calculated based on the OPC prepared by Kimley-Horn dated 10/21/2024 and 11/25/2024.

<sup>(2)</sup> Costs include construction, land, testing, engineering, survey and contingency.

<sup>(3)</sup> Includes inflation of 5.0% for 20 years.

**Exhibit "D"**

List of Early Voting And Election Day Polling Places

# Early Voting

## Constitutional Amendment and Jurisdiction Election

**Monday, October 20 – Friday, October 31, 2025**

*Votación temprana*

*Elección de la enmienda constitucional y jurisdicciones*

*Lunes 20 de octubre - Viernes 31 de octubre de 2025*

| LOCATION<br>(lugar)                                        | ADDRESS<br>(dirección)             | JURISDICTIONS<br>(jurisdicciones)                                                                                                                                          |
|------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hunt County Voter<br>Administration<br><i>Meeting Room</i> | 2217A Washington St.<br>Greenville | <p><b>CITIES:</b> Josephine<br/>West Tawakoni</p> <p><b>SCHOOLS:</b> Bland, Greenville</p> <p><b>POLY SUB:</b> Caddo Mills<br/>Municipal Management<br/>District No. 2</p> |

Dates and hours for Early Vote Locations

*Fechas y horas para la ubicación principal de votación temprana*

| Monday<br>(lunes)              | Tuesday<br>(martes)            | Wednesday<br>(miércoles)       | Thursday<br>(jueves)           | Friday<br>(viernes)            |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <u>October 20</u><br>8 am–5 pm | <u>October 21</u><br>8 am–5 pm | <u>October 22</u><br>8 am–5 pm | <u>October 23</u><br>8 am–5 pm | <u>October 24</u><br>8 am–5 pm |
| <u>October 27</u><br>8 am–5 pm | <u>October 28</u><br>8 am–5 pm | <u>October 29</u><br>8 am–5 pm | <u>October 30</u><br>7 am–7 pm | <u>October 31</u><br>7 am–7 pm |

# CONSTITUTIONAL AMENDMENT & JURISDICTION ELECTION

**November 4, 2025**

**7 a.m. - 7 p.m.**

| <u>Precincts</u>                   | <u>Polling Place</u>                                                                | <u>Room</u>        | <u>Cong.</u> | <u>Comm.</u> | <u>JP/Const.</u> |
|------------------------------------|-------------------------------------------------------------------------------------|--------------------|--------------|--------------|------------------|
| <b>101, 102, 103</b>               | Celeste Methodist Church<br>207 N. 4th St., Celeste, TX                             | Fellowship Hall    | 3            | 1            | 3                |
| <b>104,105,106</b>                 | Salem-Kinser UMC<br>1315 Rees, Greenville                                           | Family Life Center | 3            | 1            | 1                |
| <b>107, 108, 111</b>               | Crossroads Church<br>1501 E. Joe Ramsey Blvd, Greenville                            | Family Life Center | 3            | 1            | 1                |
| <b>109, 110</b>                    | Merit Baptist Church<br>2576 Lake Ave., Merit                                       | Gym                | 3            | 1            | 1                |
| <b>212, 213</b>                    | Harvest Bible Church<br>4915 TX-34S, Greenville                                     | Gym                | 3            | 2            | 1                |
| <b>214A</b>                        | Quinlan City Council Chambers<br>104 E. Main, Quinlan                               | Council Chambers   | 3            | 2            | 4                |
| <b>214B</b>                        | Quinlan ISD Admin Bldg,<br>401 E. Richamond Ave., Quinlan                           | Meeting Room       | 4            | 2            | 4                |
| <b>215A</b>                        | Paradise Baptist Church<br>3688 CR 2170, Caddo Mills                                | Fellowship Hall    | 3            | 2            | 1                |
| <b>215B</b>                        | First Baptist Church<br>2503 First, Caddo Mills                                     | Fellowship Hall    | 3            | 2            | 1                |
| <b>NEW PRECINCT<br/>215C, 215D</b> | <b>NEW LOCATION</b><br>New Life Church at Covenant Ranch<br>3636 FM 36, Caddo Mills | Foyer              | 3            | 2            | 1                |
| <b>NEW PRECINCT<br/>215E</b>       | <b>NEW LOCATION</b><br>Oasis Church Ministry Center<br>3387 I-30, Caddo Mills       | Sanctuary          | 3            | 2            | 1                |
| <b>216</b>                         | Union Valley Fire Station<br>7965 FM 1565, Royse City                               | Office             | 3            | 2            | 4                |
| <b>217</b>                         | Faith Temple Baptist Church<br>11214 FM 1565, Poetry                                | Fellowship Hall    | 4            | 2            | 4                |
| <b>318, 319</b>                    | Lone Oak Civic Center<br>111 Town Square, Lone Oak                                  | Meeting Room       | 3            | 3            | 1                |
| <b>320, 321, 322</b>               | Lake Tawakoni Regional COC<br>100 Hwy 276 W, West Tawakoni                          | Meeting Room       | 4            | 3            | 4                |
| <b>323</b>                         | Cash Fire Department<br>4745 Hwy 34 S, Greenville                                   | Meeting Room       | 3            | 3            | 4                |
| <b>324, 325</b>                    | Fletcher Warren Civic Center<br>5501 Hwy 69S, Greenville                            | Ballroom           | 3            | 3            | 1                |
| <b>426, 427,<br/>428, 429</b>      | Commerce City Hall<br>1119 Alamo, Commerce                                          | Council Chambers   | 3            | 4            | 2                |
| <b>432</b>                         | Calvary Baptist Church<br>711 Crockett St., Wolfe City                              | Gym                | 3            | 4            | 3                |
| <b>430, 431,<br/>433</b>           | Bethlehem Baptist Church<br>3809 Lee St., Greenville                                | Fellowship Hall    | 3            | 4            | 1                |
| <b>434</b>                         | Campbell Community Center<br>115 W Main, Campbell                                   | Meeting Room       | 3            | 4            | 1                |

THE STATE OF TEXAS §  
COUNTY OF HUNT §  
CADDO MILLS MUNICIPAL MANAGEMENT DISTRICT NO. 2 §

I, the undersigned Secretary of the Board of the Caddo Mills Municipal Management District No. 2, certify that the attached and foregoing is a true and correct copy of the Order Calling Confirmation, Director, 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 11th day of August, 2025.

/s/ Logan Pruitt

\_\_\_\_\_  
Secretary, Board of Directors



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 OCTOBER 1, 2025.

/s/ Logan Pruitt

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Secretary, Board of Directors



**AVISO DE ELECCIÓN DE CONFIRMACIÓN Y DIRECTORES, 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 el Distrito de Gestión Municipal N.º 2 de Caddo Mills (el “Distrito”) celebrará una elección el 4 de noviembre de 2025, entre las 7:00 a.m. y las 7:00 p.m., en el lugar establecido en la Orden de Aprobación del Informe del Ingeniero y de Convocatoria a Elección de Confirmación y Directores, 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 (la “Orden”) adjunta, y con respecto a las disposiciones de dicha Orden:

**ORDEN DE APROBACIÓN DEL INFORME DEL INGENIERO Y DE CONVOCACIÓN  
A LA ELECCIÓN DE CONFIRMACIÓN Y DIRECTORES, 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 §

CONDADO DE HUNT §

DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS §

La Junta Directiva temporal (la "Junta") del Distrito de Gestión Municipal N.º 2 de Caddo Mills (el "Distrito") se reunió en sesión organizativa a las 12:00 p.m. el lunes, 11 de agosto de 2025, en 3925 CR 2628 Caddo Mills, Texas 75135, un lugar de reunión oficial ubicado dentro de los límites del Distrito, para el cual se dio aviso de la reunión según lo exige el Capítulo 551 del Código de Gobierno de Texas y el Capítulo 49 del Código de Aguas de Texas.

Se pasó lista de los miembros de la Junta, a saber:

|                  |                    |
|------------------|--------------------|
| John King        | Presidente         |
| Dana A. Nollette | Vicepresidente     |
| Logan Pruitt     | Secretario         |
| Chris Hillis     | Secretario Adjunto |
| VACANTE          | Secretario Adjunto |

Todos los miembros de la Junta estuvieron presentes, con excepción del Director Nollette, constituyendo así quórum.

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

"Sí": 3; "No": 0.

La Orden adoptada de ese modo es la siguiente:

CONSIDERANDO QUE, el Distrito es una entidad política y corporativa y una agencia gubernamental del Estado de Texas que opera y se rige por las disposiciones del Capítulo 49 del Código de Aguas de Texas, según enmendado, el Capítulo 375 del Código de Gobierno Local de Texas, según enmendado, y las disposiciones del Artículo III, Secciones 52 y 52-a, y el Artículo XVI, Sección 59 de la Constitución de Texas; y

CONSIDERANDO QUE, de conformidad con los términos y disposiciones del Capítulo

49.102 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 permanente; y

CONSIDERANDO QUE, se ha presentado al Distrito un Informe del Ingeniero de fecha 6 de agosto de 2025, 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, contruidos o adquiridos y contruidos 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; y

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; y

CONSIDERANDO QUE, el informe del ingeniero previamente archivado del 6 de agosto de 2025 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, tal como se adjunta al presente como Anexo "B"; y

CONSIDERANDO QUE, la Junta ha determinado que la estimación de \$118,600,000 es razonable y apropiada, y por la presente aprueba todas las partidas contenidas en la misma; y

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 \$177,900,000, y para el gravamen y la recaudación de un impuesto anual *ad valorem* suficiente para respaldar la emisión de dichos bonos de servicios públicos; y

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 \$177,900,000 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* suficiente para respaldar la emisión de dichos bonos de refinanciación de servicios públicos; y

CONSIDERANDO QUE, se ha presentado al Distrito un informe del ingeniero de fecha 6 de agosto de 2025, el cual está disponible para ser examinado por el público, cubriendo el sistema de carreteras, las mejoras, instalaciones, plantas, equipos y aparatos que deben ser comprados, contruidos o adquiridos y contruidos 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; y

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

CONSIDERANDO QUE, el informe del ingeniero previamente archivado del 6 de agosto de 2025 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, tal como se adjunta al presente como Anexo "C"; y

CONSIDERANDO QUE, la Junta ha determinado que la estimación de \$75,600,000 es razonable y apropiada, y por la presente aprueba todas las partidas contenidas en la misma; y

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 agregado de \$75,600,000, y para el gravamen y la recaudación de un impuesto anual *ad valorem* suficiente para respaldar la emisión de dichos bonos para carreteras; y

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 \$113,400,000 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* suficiente para respaldar la emisión de dichos bonos de refinanciación para carreteras; y

CONSIDERANDO QUE, la Junta 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 \$1.00 por cada valoración de \$100; y

CONSIDERANDO QUE, la Junta ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(7), el importe total agregado del capital pendiente de pago de las obligaciones de deuda del Distrito al comienzo del año fiscal del Distrito en el que esta elección se ordena es de \$0.00; y

CONSIDERANDO QUE, la Junta ha determinado que, de conformidad con el Código Electoral de Texas, Sección 3.009 (b)(8), el importe total agregado de los intereses pendientes de pago sobre las obligaciones de deuda del Distrito al comienzo del año fiscal del Distrito en el que esta elección se ordena es de \$0.00; y

CONSIDERANDO QUE, la Junta 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 \$0.00 por cada valoración de \$100 de propiedad imponible; y

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 la elección de una Junta Directiva permanente, los bonos de servicios públicos, los bonos de refinanciación de servicios públicos, los bonos para carreteras, los bonos de refinanciación para carreteras, y 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 dichas elecciones junto con la elección de confirmación para el Distrito, y ordenar dichas elecciones; y

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

ORDÉNESE POR LA JUNTA DIRECTIVA DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS 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 día 4 de noviembre de 2025, entre las 7:00 a.m. y las 7:00 p.m., en todos los lugares de votación regulares adicionales del día de las elecciones dentro del Condado de Hunt, Texas, designados por el Administrador de Elecciones del Condado de Hunt y aprobados por el Tribunal de Comisionados del Condado de Hunt, incluido el distrito electoral regular del condado que sirve al Distrito, según lo exige la Sección 42.0621 del Código Electoral de Texas, dicha lista detallada de lugares de votación anticipada y del día de las elecciones se establece en el Anexo "D" adjunto, momento en el que se presentará a los electores la elección de los Directores permanentes y las siguientes proposiciones:

### **PROPOSICIÓN A**

LA CONFIRMACIÓN DE LA CREACIÓN DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS.

### **PROPOSICIÓN B**

#### **ESTO ES UN AUMENTO DE IMPUESTOS**

¿DEBERÁ SER AUTORIZADA LA JUNTA DIRECTIVA DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES, POR LA CANTIDAD MÁXIMA DE \$118,600,000, 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS A EMITIR LOS BONOS DE DICHO DISTRITO EN UNA O MÁS EMISIONES O SERIES, POR LA CANTIDAD MÁXIMA DE \$177,900,000, 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

EFFECTIVA 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS POR UNA CANTIDAD QUE NO DEBE EXCEDER DE \$75,600,000, 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS, 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS 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 PRINCIPAL Y 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS, O PARA ABASTECER LAS PROPIEDADES UBICADAS DENTRO DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS; 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS; 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 DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS POR UNA CANTIDAD QUE NO DEBE EXCEDER DE \$113,400,000, 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 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 DEL DISTRITO DE GESTIÓN

MUNICIPAL N.º 2 DE CADDO MILLS, 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS 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 PRINCIPAL Y 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS, O PARA ABASTECER LAS PROPIEDADES UBICADAS DENTRO DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS; 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS; 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 DEL DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS A IMPONER, GRAVAR Y RECAUDAR IMPUESTOS ANUALES *AD VALOREM* QUE NO DEBEN EXCEDER DE \$1.00 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) EL CAPÍTULO 49.107 DEL CÓDIGO DE AGUAS DE TEXAS, SEGÚN ENMENDADO, JUNTO CON TODAS LAS ENMIENDAS Y TODOS LOS AGREGADOS CORRESPONDIENTES?

Sección 3: La elección se celebrará y llevará a cabo, y los resultados serán comunicados a esta Junta Directiva, de conformidad con el Código Electoral de Texas, según enmendado por el Capítulo 49 del Código de Aguas de Texas, según enmendado.

Sección 4: Las solicitudes para un lugar en la boleta pueden enviarse al Distrito por correo electrónico a [abieber@winstead.com](mailto:abieber@winstead.com). La información de contacto y sobre la elección se puede encontrar en el sitio web del Distrito en <https://www.winsteadspecialdistricts.com/hunt-county/caddo-mills-municipal-management-district-no-2/>.

Sección 5: El Administrador de Elecciones del Condado de Hunt determinará los tipos de boletas que se utilizarán en las elecciones del Distrito del 4 de noviembre de 2025, cuyas boletas se ajustarán a los requisitos del Código Electoral de Texas y llevarán impreso las siguientes proposiciones, así como los nombres de los candidatos que figuran a continuación, los nombres de cualesquier candidatos adicionales que presenten solicitudes para que sus nombres aparezcan impresos en la boleta antes de las 5:00 p.m. el lunes 18 de agosto de 2025, y los nombres de los candidatos por escrito que presenten una declaración de candidatura por escrito antes de las 5:00 p.m. el **jueves 21 de agosto de 2025**, además de las instrucciones para marcar dichas boletas:

#### **DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS**

#### **ELECCIÓN DE CONFIRMACIÓN Y DIRECTORES, 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**

**4 de noviembre de 2025**

#### **BOLETA OFICIAL**

#### **DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS PROPOSICIÓN A**

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| A favor de   | La Confirmación de la Creación del Distrito de Gestión Municipal N.º 2 de Caddo Mills |
| En contra de |                                                                                       |

**DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS  
DIRECTORES**

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

- ☐ John King
- ☐ Dana A. Nollette
- ☐ Logan Pruitt

**DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS  
PROPOSICIÓN B**

**ESTO ES UN AUMENTO DE IMPUESTOS**

|              |                                                                                                                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A favor de   | La Emisión de \$118,600,000 en Bonos de Servicios Públicos y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago del Principal e Interés de los Bonos de Servicios Públicos por el Distrito de Gestión Municipal N.º 2 de Caddo Mills |
| En contra de |                                                                                                                                                                                                                                                               |

**DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS  
PROPOSICIÓN C**

**ESTO ES UN AUMENTO DE IMPUESTOS**

|              |                                                                                                                                                                                                                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A favor de   | La Emisión de \$177,900,000 en Bonos de Refinanciación de Servicios Públicos y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago del Principal e Interés de los Bonos de Refinanciación de Servicios Públicos por el Distrito de Gestión Municipal N.º 2 de Caddo Mills |
| En contra de |                                                                                                                                                                                                                                                                                                   |

**DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS  
PROPOSICIÓN D**

**ESTO ES UN AUMENTO DE IMPUESTOS**

|              |                                                                                                                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A favor de   | La Emisión de \$75,600,000 en Bonos para Carreteras y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago del Principal e Interés de los Bonos para Carreteras por el Distrito de Gestión Municipal N.º 2 de Caddo Mills |
| En contra de |                                                                                                                                                                                                                                                  |

**DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS  
PROPOSICIÓN E**

**ESTO ES UN AUMENTO DE IMPUESTOS**

|              |                                                                                                                                                                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A favor de   | La Emisión de \$113,400,000 en Bonos de Refinanciación para Carreteras y la Imposición de Impuestos <i>Ad Valorem</i> Adecuados para Proveer el Pago del Principal e Interés de los Bonos de Refinanciación para Carreteras por el Distrito de Gestión Municipal N.º 2 de Caddo Mills |
| En contra de |                                                                                                                                                                                                                                                                                       |

**DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS  
PROPOSICIÓN F**

**ESTO ES UN AUMENTO DE IMPUESTOS**

|              |                                                                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A favor de   | La Imposición y Recaudación de un Impuesto para Mantenimiento en una Cantidad que No Exceda de \$1.00 por cada Valuación Fiscal de \$100 por el Distrito de Gestión Municipal N.º 2 de Caddo Mills |
| En contra de |                                                                                                                                                                                                    |

Sección 6: Una copia de la presente Orden está archivada y disponible para su revisión en la oficina del Distrito, Winstead PC, 2728 Harwood Street, Suite 500, Dallas, Texas 75201.

Sección 7: votación anticipada mediante comparecencia personal se llevará a cabo en todos los Centros de Votación Anticipada del Condado de Hunt, en las fechas y a las horas designadas por la oficina de Elecciones del Condado de Hunt y adjuntas a la presente como Anexo “D”, cuyo local es un local designado como lugar público dentro del Condado de Hunt, Texas. El Administrador de Elecciones del Condado de Hunt nombrará a Secretarios calificados para la votación anticipada de dicha elección. La dirección postal del secretario de la votación anticipada donde se pueden enviar las solicitudes de boletas y las boletas para votar por correo es Hunt County Elections, 2217 A. Washington St., Greenville, Texas 75401 – Attention: Early Voting Clerk. Se puede comunicar con el Secretario de Votación Anticipada por teléfono al (903) 454-5467. Se puede encontrar información adicional en <https://www.huntcounty.net/page/hunt.election>.

Sección 8: La elección se llevará a cabo bajo un Contrato de Servicios Electorales con el Condado de Hunt, Texas, con el Administrador de Elecciones del Condado.

Sección 9: 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 10: Todos los electores residentes calificados del Distrito tendrán derecho a votar en la elección.

Sección 11: Por la presente se ordena al Secretario de la Junta que haga publicar el aviso de esta elección dentro del Distrito y en los centros de votación designados, según lo requerido de conformidad con el Código Electoral de Texas.

*[Página de firmas a continuación]*

ADOPTADO y APROBADO este día 11 de agosto de 2025.

Sl John King  
Presidente, Junta Directiva

CERTIFICA:

Sl Logan Pruitt  
Secretario, Junta Directiva



## Anexo "A"

### Límites del Distrito

#### Tramo 1

### MUD BOUNDARY DESCRIPTION

BEING all that tract of land in Hunt County, Texas, out of the Clements Bustilla Survey, A-49, and being all of that called 123.93 acres of land described in a deed to HMH Caddo Mills Land, L.P. as recorded under Document No. 2020-22751 of the Official Public Records of Hunt County, Texas, and being all of that called 4.33 acres of land described in deed to HMH Caddo Mills Land, L.P. as recorded under Document No. 2021-23280 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 60d nail found at the centerline intersection of County Road No. 2628 and County Road No. 2630, same being the Northeast corner of said 123.93 acres;

THENCE South 00 degrees 43 minutes 40 seconds West, 2015.01 feet along the center of said County Road No. 2630 to a 1/2 inch steel rod found at centerline intersection of a turn in said County Road No. 2630, and at the Southeast corner of said 123.93 acres;

THENCE South 89 degrees 50 minutes 07 seconds West (Directional Control Line), 2813.63 feet along the South line of said 123.93 acres to a 1/2 inch steel rod found at the Southerly most Southwest corner of said 123.93 acres, and at the Southeast corner of that called 1.00 acres of land described in deed to Edward J. Armstrong as recorded under Document No. 2013-11756 of the Official Public Records of Hunt County, Texas;

THENCE North 00 degrees 14 minutes 43 seconds West, 208.31 feet to a 1/2 inch steel rod found at an inside corner of said 123.93 acres, and at the Northeast corner of said 1.00 acres;

THENCE North 89 degrees 24 minutes 21 seconds West, 208.56 feet to a 1/2 inch steel rod found on the East line of F.M. Highway No. 1565, at the Westerly most Southwest corner of said 123.93 acres, and at the Northwest corner of said 1.00 acres;

THENCE North 00 degrees 13 minutes 26 seconds West, 943.66 feet along the East line of said F.M. Highway No. 1565 to a 5/8 inch steel rod set at point of curve;

THENCE Northeasterly, 195.46 feet along said highway and a curve to the right having a radius of 1095.92 feet and a central angle of 10 degrees 13 minutes 08 seconds (Chord bears North 04 degrees 53 minutes 08 seconds East, 195.20 feet) to a 1/2 inch steel rod found at the Westerly most Northwest corner of said 123.93 acres, and at the Southwest corner of that called 6.83 acres of land described in a deed to Henry E. Morris and Eunice K. Morris as recorded under Document No. 2012-8130 of the Official Public Records of Hunt County, Texas;

THENCE South 89 degrees 25 minutes 27 seconds East, 582.88 feet to a 5/8 inch steel rod set at the Southwest corner of said 4.33 acres;

THENCE North 00 degrees 29 minutes 31 seconds East, 672.18 feet to a point in the center of said County Road No. 2628, and the Northwest corner of said 4.33 acres, from which a 5/8 inch steel rod set bears South 00 degrees 29 minutes 31 seconds East, 20.00 feet for witness;

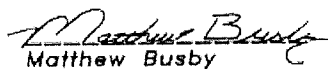
THENCE South 89 degrees 47 minutes 36 seconds East, 1231.96 feet along the center of said County Road No. 2628 to a pk nail found at a Northeast corner of said 123.93 acres, and at the Northwest corner of that called 1.64 acres of land described in a deed to Ann Taylor as recorded under Document No. 2011-7287 of the Official Public Records of Hunt County, Texas;

THENCE South 00 degrees 06 minutes 14 seconds West, 200.00 feet to a 5/8 inch steel rod set at an inside corner of said 123.93 acres, and at the Southwest corner of said 1.64 acres;

THENCE South 89 degrees 53 minutes 46 seconds East, 360.50 feet to a 5/8 inch steel rod set at another inside corner of said 123.93 acres, and at the Southeast corner of said 1.64 acres;

THENCE North 00 degrees 06 minutes 14 seconds East, 200.00 feet to a pk nail found in the center of said County Road No. 2628, at a Northwest corner of said 123.93 acres, and at the Northeast corner of said 1.64 acres;

THENCE North 89 degrees 07 minutes 15 seconds East, 854.75 feet along the center of said County Road No. 2628 to the POINT OF BEGINNING, containing 128.26 acres of land.

  
Matthew Busby  
R.P.L.S. No. 5751  
September 13, 2022



2209-009

TRACT 2 - 65 Acre Tract

**FIELD NOTE DESCRIPTION**

**65.5691 ACRES**

**BEING** a tract of land situated in the D.C. Cady Survey, Abstract Number 1476, Hunt County, Texas, being that tract of land referred to as Tract Two, conveyed to Alicia Kay Gavin Watson & C.M. Watson, recorded in Volume 540, Page 428, Deed Record Hunt County, Texas (D.R.H.C.T.), a portion of that save/except tract of land described in Volume 971, Page 123, (D.R.H.C.T.) and that tract of land conveyed to Merle Watson and Alicia Kay Watson, described in Document Number 2011-1718 Official Public Record Hunt County, Texas (O.P.R.H.C.T.) and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found in the west line of F.M. Highway 1565 for the northeast corner of said Watson tract described in Document Number 2011-1718, same being the southeast corner of that tract of land conveyed to Efrain Velazquez according to the document filed of record in Document Number 2020-16364 (O.P.R.H.C.T.) from which a 1/2" iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found in said west line for the northeast corner of said Velazquez tract bears North 0°47'22" East, 173.58 feet;

**THENCE** South 0°47'22" West, with said west line, a distance of 163.98 feet to the southeast corner of said Watson tract described in Document Number 2011-1718, same being the northeast corner of that tract of land conveyed to Arnola M. Subera Revocable Trust c/o Paula S. Davis Trustee according to the document filed of record in Document Number 2020-03001 (O.P.R.H.C.T.), from said corner a 5/8" iron rod with plastic cap stamped "KHA" set for reference to said corner bears North 0°47'22" East, 0.34 feet;

**THENCE** North 87°43'10" West, with the north line of said Trust tract, same being common with the south line of said Watson tract described in Document Number 2011-1718, a distance of 531.44 feet to a 1/2" iron rod found for the southwest of said tract and the common northwest corner of said Trust tract;

**THENCE** South 0°49'14" West, with the west line of said Trust tract, a distance of 181.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of Hackberry Farm, an addition to the City of Caddo Mills according to the plat filed of record in Cabinet F, Slide 321 Plat Records Hunt County, Texas for the most southerly southeast corner of this tract;

TRACT 2 – 65 ACRE TRACT

**THENCE** North 89°38'39" West, with the north line of said addition, a distance of 990.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said addition, the common northeast corner of that tract of land referred to as Second Tract, conveyed to Rennell Royce Farr according to the document filed of record in Volume 56, Page 317, (D.R.H.C.T.) and being a common corner of this tract;

**THENCE** South 89°41'04" West, with the north line of said Farr tract, a distance of 664.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in a road for the southeast corner of that tract of land referred to as Fifth Tract, also conveyed to Rennell Royce Farr by said Volume and Page, for the most southerly southwest corner of this tract;

**THENCE** North 0°41'22" East, with the east line of said Fifth Tract, along said road, a distance of 692.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said road and the south line of the M.K. & T. Railroad right-of-way for the most northerly southwest corner of this tract;

**THENCE** North 42°50'49" East, with said south line, a distance of 1847.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of the above mentioned save/except tract, same being the common southwest corner of that tract of land referred to as Tract Two conveyed to Harold & Wanda Payne according to the document filed of record in Volume 355, Page 865 (D.R.H.C.T.) for the northwest corner of this tract;

**THENCE** South 89°42'48" East, with the south line of said Payne tract, same being common with the north line of said save/except tract, a distance of 811.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Payne tract, the common northeast corner of said save/except tract, and being in the west line of the above mentioned F.M. Highway 1565, in a non-tangent curve to the left having a central angle of 2°55'35", a radius of 1472.39 feet, a chord bearing and distance of South 8°31'56" East, 75.19 feet;

**THENCE** in a southeasterly direction, with said west line and curve to the left, an arc distance of 75.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the end of said curve for a corner of this tract;

**THENCE** South 12°31'56" East, continuing with said west line, a distance of 426.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a non-tangent curve to the right having a

TRACT 2 – 65 ACRE TRACT

central angle of  $0^{\circ}15'04''$ , a radius of 1432.39 feet, a chord bearing and distance of South  $10^{\circ}09'45''$  East, 6.28 feet;

**THENCE** in a southeasterly direction, with said west line and curve to the right, an arc distance of 6.28 feet to a  $5/8$ " iron rod with plastic cap stamped "KHA" set for a corner of this tract;

**THENCE** North  $89^{\circ}06'48''$  West, leaving said west line, severing the above mentioned save/except tract, a distance of 505.34 feet to an old wood corner post found for an interior "ell" corner of this tract;

**THENCE** South  $0^{\circ}44'37''$  West, with a west line of said save/except tract, passing at a distance of 567.65 feet to a  $3/8$ " iron rod found for the northwest corner of that tract of land conveyed to William B. Jones & Cherry Jones according to the document filed of record in Volume 1848, Page 336 (D.R.H.C.T.) continuing for a total distance of 811.77 feet to a  $1/2$ " iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found for the southwest corner of said Jones tract, same being the common northwest corner of that tract of land conveyed to Mark & Jacque Darney according to the document filed of record in Volume 1811, Page 203 (D.R.H.C.T.) and common corner of this tract;

**THENCE** South  $0^{\circ}50'12''$  West, the west line of said Darney tract and the west line of the above-mentioned Velazquez tract, a distance of 398.40 feet to a  $1/2$ " iron rod with plastic cap stamped "R.S.C.I. RPLS 5034" found for the southwest corner of said Velazquez tract and common northwest corner of the above-mentioned Watson tract recorded in Document Number 2011-1718, for a corner of this tract;

**THENCE** South  $87^{\circ}43'10''$  East, with the south line of said Velazquez tract, same being common with the north line of said Watson tract, a distance of 531.39 feet to the **POINT OF BEGINNING** and containing 2,856,192 square feet or 65.5691 acres of land.

## Anexo "B"

Montos de los bonos de servicios públicos

### CADDO MILLS MMD 2 DISTRICT PROJECTED UTILITY BOND AUTHORIZATION REQUIREMENT

| Construction Costs                                                          | District Share of Costs <sup>(1)(2)</sup> | % of CC        | % of BIR      |
|-----------------------------------------------------------------------------|-------------------------------------------|----------------|---------------|
| A. District Facilities                                                      |                                           |                |               |
| 1. Clearing & Grading Improvements                                          | \$ 3,759,000                              | 11.35%         | 8.41%         |
| 2. Water Distribution Improvements                                          | \$ 5,813,000                              | 17.55%         | 13.01%        |
| 3. Sanitary Sewer Improvements                                              | \$ 9,323,000                              | 28.15%         | 20.87%        |
| 4. Storm Drainage Improvements                                              | \$ 7,193,000                              | 21.72%         | 16.10%        |
| B. Miscellaneous Expenses and Fees                                          |                                           |                |               |
| 1. Miscellaneous Expenses and Fees                                          | \$ 7,035,000                              | 21.24%         | 15.75%        |
| <b>TOTAL CONSTRUCTION COSTS</b>                                             | <b>\$ 33,123,000</b>                      | <b>100.00%</b> | <b>74.13%</b> |
| Non-Construction Costs                                                      | District Share                            | % of NCC       | % of BIR      |
| A. Legal Fees                                                               | \$ 1,117,000                              | 9.67%          | 2.50%         |
| B. Fiscal Agent Fees                                                        | \$ 893,600                                | 7.73%          | 2.00%         |
| C. Interest Costs                                                           |                                           |                |               |
| 1. Capitalized Interest (Average of 1 Year at 6.0%)                         | \$ 2,680,800                              | 23.20%         | 6.00%         |
| 2. Developer Interest (Based on Construction Costs-2 Years at 6.0%)         | \$ 3,974,760                              | 34.39%         | 8.90%         |
| D. Bond Discount                                                            | \$ 1,340,400                              | 11.60%         | 3.00%         |
| E. Creation Costs                                                           | \$ 100,000                                | 0.87%          | 0.22%         |
| F. Bond Issuance Costs                                                      | \$ 454,060                                | 3.93%          | 1.02%         |
| G. Organization and Operating Costs                                         | \$ 300,000                                | 2.60%          | 0.67%         |
| H. Bond Application Reports                                                 | \$ 540,000                                | 4.67%          | 1.21%         |
| I. TCEQ Bond Issuance Fee                                                   | \$ 111,700                                | 0.97%          | 0.25%         |
| J. Attorney General Bond Issuance Fee                                       | \$ 44,680                                 | 0.39%          | 0.10%         |
| <b>TOTAL NON-CONSTRUCTION COSTS</b>                                         | <b>\$ 11,567,000</b>                      | <b>100.00%</b> | <b>25.87%</b> |
| <b>TOTAL BOND ISSUE REQUIREMENT</b>                                         | <b>\$ 44,680,000</b>                      |                |               |
| <b>TOTAL BOND AUTHORIZATION RECOMMENDATION<sup>(3)</sup> \$ 118,600,000</b> |                                           |                |               |

<sup>(1)</sup> District Costs are calculated based on the OPC prepared by Kimley-Horn dated 10/21/2024 and 11/25/2024.

<sup>(2)</sup> Costs include construction, land, testing, engineering, survey, fees, and contingency.

<sup>(3)</sup> Includes inflation of 5.0% for 20 years.

## Anexo "C"

Montos de los bonos para carreteras

### CADDO MILLS MMD 2 DISTRICT PROJECTED ROAD BOND AUTHORIZATION REQUIREMENT

| Construction Costs                                                         | District Share of Costs <sup>(1)(2)</sup> | % of CC        | % of BIR      |
|----------------------------------------------------------------------------|-------------------------------------------|----------------|---------------|
| A. Master District Facilities                                              |                                           |                |               |
| 1. Clearing & Grading Improvements                                         | \$ 3,759,000                              | 17.41%         | 13.20%        |
| 2. Roadway Improvements                                                    | \$ 10,792,000                             | 50.00%         | 37.91%        |
| B. Miscellaneous Expenses and Fees                                         |                                           |                |               |
| 1. Miscellaneous Expenses and Fees                                         | \$ 7,035,000                              | 32.59%         | 24.71%        |
| <b>TOTAL CONSTRUCTION COSTS</b>                                            | <b>\$ 21,586,000</b>                      | <b>100.00%</b> | <b>75.82%</b> |
| Non-Construction Costs                                                     | District Share                            | % of NCC       | % of BIR      |
| A. Legal Fees                                                              | \$ 711,750                                | 10.34%         | 2.50%         |
| B. Fiscal Agent Fees                                                       | \$ 569,400                                | 8.27%          | 2.00%         |
| C. Interest Costs                                                          |                                           |                |               |
| 1. Capitalized Interest (Average of 1 Year at 6.0%)                        | \$ 1,708,200                              | 24.81%         | 6.00%         |
| 2. Developer Interest (Based on Construction Costs-2 Years at 6.0%)        | \$ 2,590,320                              | 37.63%         | 9.10%         |
| D. Bond Discount                                                           | \$ 854,100                                | 12.41%         | 3.00%         |
| E. Bond Application Report Costs                                           | \$ 120,000                                | 1.74%          | 0.42%         |
| F. Bond Issuance Costs                                                     | \$ 301,760                                | 4.38%          | 1.06%         |
| G. Attorney General Bond Issuance Fee                                      | \$ 28,470                                 | 0.41%          | 0.10%         |
| <b>TOTAL NON-CONSTRUCTION COSTS</b>                                        | <b>\$ 6,884,000</b>                       | <b>100.00%</b> | <b>24.18%</b> |
| <b>TOTAL BOND ISSUE REQUIREMENT</b>                                        | <b>\$ 28,470,000</b>                      |                |               |
| <b>TOTAL BOND AUTHORIZATION RECOMMENDATION<sup>(3)</sup> \$ 75,600,000</b> |                                           |                |               |

<sup>(1)</sup> District Costs are calculated based on the OPC prepared by Kimley-Horn dated 10/21/2024 and 11/25/2024.

<sup>(2)</sup> Costs include construction, land, testing, engineering, survey and contingency.

<sup>(3)</sup> Includes inflation of 5.0% for 20 years.

## **Anexo "D"**

Lista de lugares de votación anticipada y para el día de las elecciones

# Early Voting

## Constitutional Amendment and Jurisdiction Election

**Monday, October 20 – Friday, October 31, 2025**

*Votación temprana*

*Elección de la enmienda constitucional y jurisdicciones*

*Lunes 20 de octubre - Viernes 31 de octubre de 2025*

| LOCATION<br>(lugar)                                        | ADDRESS<br>(dirección)             | JURISDICTIONS<br>(jurisdicciones)                                                                                                                                          |
|------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hunt County Voter<br>Administration<br><i>Meeting Room</i> | 2217A Washington St.<br>Greenville | <p><b>CITIES:</b> Josephine<br/>West Tawakoni</p> <p><b>SCHOOLS:</b> Bland, Greenville</p> <p><b>POLY SUB:</b> Caddo Mills<br/>Municipal Management<br/>District No. 2</p> |

### Dates and hours for Early Vote Locations

*Fechas y horas para la ubicación principal de votación temprana*

| Monday<br>(lunes)              | Tuesday<br>(martes)            | Wednesday<br>(miércoles)       | Thursday<br>(jueves)           | Friday<br>(viernes)            |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <u>October 20</u><br>8 am–5 pm | <u>October 21</u><br>8 am–5 pm | <u>October 22</u><br>8 am–5 pm | <u>October 23</u><br>8 am–5 pm | <u>October 24</u><br>8 am–5 pm |
| <u>October 27</u><br>8 am–5 pm | <u>October 28</u><br>8 am–5 pm | <u>October 29</u><br>8 am–5 pm | <u>October 30</u><br>7 am–7 pm | <u>October 31</u><br>7 am–7 pm |

# CONSTITUTIONAL AMENDMENT & JURISDICTION ELECTION

November 4, 2025

7 a.m. - 7 p.m.

| <u>Precincts</u>           | <u>Polling Place</u>                                                         | <u>Room</u>        | <u>Cong.</u> | <u>Comm.</u> | <u>JP/Const.</u> |
|----------------------------|------------------------------------------------------------------------------|--------------------|--------------|--------------|------------------|
| 101, 102, 103              | Celeste Methodist Church<br>207 N. 4th St., Celeste, TX                      | Fellowship Hall    | 3            | 1            | 3                |
| 104,105,106                | Salem-Kinser UMC<br>1315 Rees, Greenville                                    | Family Life Center | 3            | 1            | 1                |
| 107, 108, 111              | Crossroads Church<br>1501 E. Joe Ramsey Blvd, Greenville                     | Family Life Center | 3            | 1            | 1                |
| 109, 110                   | Merit Baptist Church<br>2576 Lake Ave., Merit                                | Gym                | 3            | 1            | 1                |
| 212, 213                   | Harvest Bible Church<br>4915 TX-34S, Greenville                              | Gym                | 3            | 2            | 1                |
| 214A                       | Quinlan City Council Chambers<br>104 E. Main, Quinlan                        | Council Chambers   | 3            | 2            | 4                |
| 214B                       | Quinlan ISD Admin Bldg,<br>401 E. Richamond Ave., Quinlan                    | Meeting Room       | 4            | 2            | 4                |
| 215A                       | Paradise Baptist Church<br>3688 CR 2170, Caddo Mills                         | Fellowship Hall    | 3            | 2            | 1                |
| 215B                       | First Baptist Church<br>2503 First, Caddo Mills                              | Fellowship Hall    | 3            | 2            | 1                |
| NEW PRECINCT<br>215C, 215D | NEW LOCATION<br>New Life Church at Covenant Ranch<br>3636 FM 36, Caddo Mills | Foyer              | 3            | 2            | 1                |
| NEW PRECINCT<br>215E       | NEW LOCATION<br>Oasis Church Ministry Center<br>3387 I-30, Caddo Mills       | Sanctuary          | 3            | 2            | 1                |
| 216                        | Union Valley Fire Station<br>7965 FM 1565, Royse City                        | Office             | 3            | 2            | 4                |
| 217                        | Faith Temple Baptist Church<br>11214 FM 1565, Poetry                         | Fellowship Hall    | 4            | 2            | 4                |
| 318, 319                   | Lone Oak Civic Center<br>111 Town Square, Lone Oak                           | Meeting Room       | 3            | 3            | 1                |
| 320, 321, 322              | Lake Tawakoni Regional COC<br>100 Hwy 276 W, West Tawakoni                   | Meeting Room       | 4            | 3            | 4                |
| 323                        | Cash Fire Department<br>4745 Hwy 34 S, Greenville                            | Meeting Room       | 3            | 3            | 4                |
| 324, 325                   | Fletcher Warren Civic Center<br>5501 Hwy 69S, Greenville                     | Ballroom           | 3            | 3            | 1                |
| 426, 427,<br>428, 429      | Commerce City Hall<br>1119 Alamo, Commerce                                   | Council Chambers   | 3            | 4            | 2                |
| 432                        | Calvary Baptist Church<br>711 Crockett St., Wolfe City                       | Gym                | 3            | 4            | 3                |
| 430, 431,<br>433           | Bethlehem Baptist Church<br>3809 Lee St., Greenville                         | Fellowship Hall    | 3            | 4            | 1                |
| 434                        | Campbell Community Center<br>115 W Main, Campbell                            | Meeting Room       | 3            | 4            | 1                |

EL ESTADO DE TEXAS

§

CONDADO DE HUNT

§

DISTRITO DE GESTIÓN MUNICIPAL N.º 2 DE CADDO MILLS

§

El infrascrito Secretario de la Junta del Distrito de Gestión Municipal N.º 2 de Caddo Mills, 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, Directores, 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 11 de agosto de 2025.

*ISI Logan Pruitt*

Secretario, Junta Directiva



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 1 DE OCTUBRE DE 2025.

151 Logan Pruitt  
Secretario, Junta Directiva

