



September 5, 2025

Via Messenger

Mr. L. Brandon Steinmann
Montgomery County Clerk
210 West Davis (Highway 105)
Conroe, Texas 77301

Ms. Suzie Harvey
Montgomery County Voter
Registrar/Elections Administrator
9159 Airport Road
Conroe, Texas 77303

Re: Notice of Election

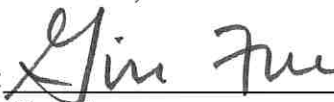
Dear Mr. Steinmann and Ms. Harvey:

Pursuant to Section 4.008 of the Texas Election Code, as amended, please let this letter serve as notice that **Montgomery County Municipal Utility District No. 101** has called for an election to be held on November 4, 2025. In addition, a copy of the Order calling said election is attached hereto as **Exhibit A**, which includes the locations of the polling places for the election.

Should you have any questions, please contact the undersigned at (713) 623-4531.

Very truly yours,

SCHWARTZ, PAGE & HARDING, L.L.P.

By: 
Gina Free

Enclosure

EXHIBIT A

ORDER CALLING BOND ELECTION

WHEREAS, Montgomery County Municipal Utility District No. 101, located in Montgomery County, Texas (the "District"), was heretofore duly created by Chapter 1028 (H.B. 1055), Acts of the 79th Legislature, Regular Session 2005, codified as Chapter 8120 of the Texas Special District Local Law Code (the "Act"), and the creation of the District was confirmed at an election held November 8, 2022; and

WHEREAS, there has been filed in the office of the District, open to inspection by the public, a park plan and an engineer's report covering the works, land, improvements, facilities, plants, equipment and appliances to be purchased, constructed, acquired, owned, operated, repaired, or extended by the District, and the property, administrative facilities, contract rights, rights of use and interests in property, and regional, regulatory or joint use participation rights to be purchased or acquired, as well as the estimated probable costs of all of the foregoing, together with maps, plats, profiles and/or data showing and explaining the park plan and the report; and

WHEREAS, said land, improvements, facilities, plants, equipment and appliances to be purchased, constructed, acquired, owned, operated, repaired, or extended by the District, and the property, contract rights, rights of use and interests in property, and regional, regulatory or joint use participation rights to be purchased or acquired, are intended to provide a waterworks system, a sanitary sewer system and a drainage and storm sewer system, recreational facilities, and road facilities (collectively, the "Improvements") for the District; and

WHEREAS, such park plan and engineer's report includes estimates of the probable costs of the design, construction, purchase, and acquisition of the Improvements and additions thereto, and incidental expenses connected with the Improvements and the issuance of bonds by the District, as follows:

ESTIMATE OF PROBABLE COSTS
(Waterworks, Sanitary Sewer and Drainage and Storm Sewer Systems)

I.	<u>Estimated Design, Construction, Purchase and Acquisition Costs</u>	<u>District Share</u>
	Water Supply and Distribution Facilities and Services	\$6,335,259
	Sanitary Sewer Collection, Transportation, Treatment and Disposal Facilities and Services	\$16,894,025
	Drainage, Stormwater Detention and Pollution Control Facilities and Services	\$21,466,072
	Land, Easements and Rights-of-Way	\$200,000
	Contingencies	\$7,565,407
	Engineering	\$5,740,688
	Inflation	\$34,994,070
	Total Estimated Design, Construction, Purchase and Acquisition Costs	\$93,195,521
II.	<u>Estimated Incidental Expenses</u>	<u>District Share</u>
	Legal Fees	\$2,591,000
	Fiscal Agent Fees	\$809,000
	Developer Interest	\$13,948,000
	Capitalized Interest	\$10,264,927
	Bond Discount	\$3,804,000
	Administrative, Organizational, and Issuance Fees and Expenses	\$581,752
	Operating Costs	\$600,000
	TCEQ Bond Proceeds Fee	\$317,000
	Bond Application Report Costs	\$440,000
	Attorney General Review Fees	\$126,800
	Total Estimated Incidental Expenses	\$33,482,479
	Total Estimated Bond Issue Requirement	\$126,678,000

ESTIMATE OF PROBABLE COSTS
(Recreational Facilities)

I.	<u>Estimated Design, Construction, Purchase and Acquisition Costs</u>	<u>District Share</u>
	Recreational Facilities	\$8,318,146
	Land, Easements and Rights-of-Way	\$900,000
	Contingencies	\$1,422,403
	Engineering	\$1,164,540
	Inflation	\$6,543,054
	Total Estimated Design, Construction, Purchase and Acquisition Costs	\$18,348,144
II.	<u>Estimated Incidental Expenses</u>	<u>District Share</u>
	Legal Fees	\$561,000
	Fiscal Agent Fees	\$301,500
	Developer Interest	\$2,018,296
	Capitalized Interest	\$2,783,000
	Bond Discount	\$759,000
	Administrative and Issuance Fees and Expenses	\$280,511
	Operating Costs	\$300,000
	TCEQ Bond Proceeds Fee	\$63,250
	Bond Application Report Costs	\$160,000
	Attorney General Review Fees	\$25,300
	Total Estimated Bond Issue Total Estimated Incidental Expenses	\$7,251,857
	Total Estimated Bond Issue Requirement	\$25,600,000

ESTIMATE OF PROBABLE COSTS
(Road Facilities)

I.	<u>Estimated Design, Construction, Purchase and Acquisition Costs</u>	<u>District Share</u>
	Road Facilities and Rights-of-Way	\$28,982,208
	Contingencies	\$4,680,285
	Engineering	\$3,480,690
	Inflation	\$22,285,910
	Total Estimated Design, Construction, Purchase and Acquisition Costs	\$59,429,093
II.	<u>Estimated Incidental Expenses</u>	<u>District Share</u>
	Legal Fees	\$1,662,000
	Fiscal Agent Fees	\$576,750
	Developer Interest	\$6,537,200
	Capitalized Interest	\$8,838,500
	Bond Discount	\$2,410,500
	Administrative and Issuance Fees and Expenses	\$815,607
	Attorney General Review Fees	\$80,350
	Total Estimated Bond Issue Total Estimated Incidental Expenses	\$20,920,907
	Total Estimated Bond Issue Requirement	\$80,350,000

; and

WHEREAS, the above costs are estimates only and the Improvements and the costs thereof may change based upon actual requirements as development occurs within the District; and

WHEREAS, the Board of Directors of the District (the "Board") hereby finds that said total estimates of \$126,678,000 for a waterworks system, a sanitary sewer system and drainage and storm sewer system, \$25,600,000 for recreational facilities, and \$80,350,000 for road facilities are reasonable and proper and will be sufficient for the aggregate costs to provide such Improvements

and additions thereto, and incidental expenses connected with the Improvements and the issuance of bonds by the District; and

WHEREAS, the District is authorized to purchase, construct, acquire, own, operate, maintain, repair, improve or extend inside and outside its boundaries any and all land, improvements, facilities, plants, equipment and appliances necessary to accomplish the purposes of its creation and to issue its bonds (including refunding bonds) to accomplish such purposes, except as limited by applicable general, special or local laws, or the rules, regulations or ordinances of any applicable city, county or agency with jurisdiction; and

WHEREAS, pursuant to applicable law, such bonds may be issued singly or in various series or issues, with or without interest coupons, in any denomination, maturing serially or otherwise payable at such time or times not exceeding forty (40) years from their date or dates, in such amount or amounts or installments, at such place or places, in such form, under such terms, conditions, and details, in such manner, redeemable prior to maturity at any time or times, bearing no interest, or bearing interest at any rate or rates (either fixed, variable, floating, adjustable, or otherwise), all as determined by the Board; and

WHEREAS, to ensure the continuing and orderly development of the District on terms and conditions which are feasible and practical, the District anticipates that said bonds will be issued in multiple series or issues over an extended period of time, all as determined by the Board to be feasible and practical and in the best interests of the District; and

WHEREAS, at an election held on November 8, 2022, the duly qualified voters of the District authorized the issuance of the District's bonds for a waterworks system, a sanitary sewer system and a drainage and storm sewer system, recreational facilities, and road facilities in the maximum aggregate original principal amount of \$210,540,000, \$53,750,000, and \$201,900,000. respectively; and

WHEREAS, at said election held November 8, 2022, the duly qualified voters of the District also authorized the issuance of the District's bonds for the purpose of refunding, from time to time, all or any portion of the District's bonds and/or refunding bonds issued pursuant to Article

16, Section 59 of the Texas Constitution and Article 3, Section 52 of the Texas Constitution, in the maximum aggregate original principal amount of \$210,540,000, \$53,750,000, and \$201,900,000. respectively ; and

WHEREAS, by Order of the Board dated March 21, 2024, the District excluded 322.725 acres of land from the District; and

WHEREAS, Section 49.303, Texas Water Code requires that any time land is excluded from the District in accordance with the provisions of the Texas Water Code, the District may not rely on the prior election authorizing the issuance of bonds and the Board must call and hold another bond election and receive voter approval as provided in the Texas Water Code before issuing bonds; and

WHEREAS, the Board has determined to call an election to be held on November 4, 2025, and at which there shall be submitted to the duly qualified voters of the District a proposition on the issuance of the District's bonds in the maximum aggregate original principal amount of \$126,678,000, and the payment of the principal of and interest on such bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, in order to provide for the costs of purchasing, constructing, acquiring, owning, operating, repairing, improving or extending a waterworks system, a sanitary sewer system and a drainage and storm sewer system for the District and additions to such systems, and the incidental expenses connected with such systems and the issuance of such bonds, all as now or hereafter authorized by the constitution and the laws of the State of Texas, including, without limitation, Article 16, Section 59, of the Texas Constitution and the Texas Water Code; and

WHEREAS, the Board has determined that at said election to be held on November 4, 2025, there shall also be submitted to the duly qualified voters of the District a proposition on the issuance of the District's bonds in the maximum aggregate original principal amount of \$25,600,000, and the payment of the principal of and interest on such bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, in order to provide for the costs of purchasing, constructing, acquiring, owning, operating,

repairing, improving or extending recreational facilities for the District and additions to such facilities, and the incidental expenses connected with such facilities and the issuance of such bonds, all as now or hereafter authorized by the constitution and the laws of the State of Texas, including, without limitation, Article 16, Section 59, of the Texas Constitution and the Texas Water Code; and

WHEREAS, the Board has determined that at said election to be held on November 4, 2025, there shall also be submitted to the duly qualified voters of the District a proposition on the issuance of the District's bonds in the maximum aggregate original principal amount of \$80,350,000, and the payment of the principal of and interest on such bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, in order to provide for the costs of purchasing, designing, constructing, acquiring, financing, owning, operating, repairing, improving, maintaining, or extending road facilities for the District and additions to such facilities, and the incidental expenses connected with such facilities and the issuance of such bonds, all as now or hereafter authorized by the constitution and the laws of the State of Texas, including, without limitation, Article 3, Section 52, of the Texas Constitution and the Texas Water Code; and

WHEREAS, the Board has determined that at said election to be held on November 4, 2025, there shall also be submitted to the duly qualified voters of the District a proposition on the issuance of the District's bonds in the maximum aggregate original principal amount of \$126,678,000, and the payment of the principal of and interest on such refunding bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, for the purpose of refunding all or any part of the principal of or interest on bonds of the District issued to provide for the costs of a waterworks system, a sanitary sewer system and a drainage and storm sewer system, and any refunding bonds related thereto, whether said bonds to be refunded are heretofore, hereunder, on even date herewith, or hereafter authorized, all as now or hereafter authorized by the constitution and the laws of the State of Texas; and

WHEREAS, the Board has determined that at said election to be held on November 4, 2025, there shall also be submitted to the duly qualified voters of the District a proposition on the issuance of the District's bonds in the maximum aggregate original principal amount of \$25,600,000, and the payment of the principal of and interest on such refunding bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, for the purpose of refunding all or any part of the principal of or interest on bonds of the District issued to provide for the costs of recreational facilities, and any refunding bonds related thereto, whether said bonds to be refunded are heretofore, hereunder, on even date herewith, or hereafter authorized, all as now or hereafter authorized by the constitution and the laws of the State of Texas; and

WHEREAS, the Board has determined that at said election there shall also be submitted to the duly qualified voters of the District a proposition on the issuance of the District's bonds in the maximum aggregate original principal amount of \$80,350,000, and the payment of the principal of and interest on such refunding bonds by the levy and collection of taxes, without limit as to rate or amount, upon all taxable property within the District, for the purpose of refunding all or any part of the principal of or interest on bonds of the District issued to provide for the costs of road facilities, and any refunding bonds related thereto, whether said bonds to be refunded are heretofore, hereunder, on even date herewith, or hereafter authorized, all as now or hereafter authorized by the constitution and the laws of the State of Texas; and

WHEREAS, the aforesaid elections may be held on the same day, at the same time, and in conjunction with one another, and the Board may call such elections by and through a single order; and

WHEREAS, the Board wishes to proceed with the calling of said elections; and

WHEREAS, the District has entered, or will hereafter enter, into written agreement(s) with Montgomery County, Texas, for election services and for the purpose of conducting a joint election with other participating political subdivisions located, in whole or in part, in Montgomery County,

pursuant to Chapter 31 and Chapter 271, Texas Election Code (collectively, the "Joint Election Agreement"); and

WHEREAS, the District has determined that such elections should be conducted jointly with the elections of Montgomery County and/or other political subdivisions pursuant to Chapter 271, Texas Election Code, and in accordance with the Joint Election Agreement;

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101, 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 and made a part of this Order.

Section 2: The park plan and the engineer's report described in the preamble of this Order, including the aggregate estimates of probable costs as set out in the preamble of this Order, are hereby approved.

Section 3: A special election (the "Election") shall be held on the 4th day of November, 2025 ("Election Day"), at which there shall be submitted to the duly qualified voters of the District the following propositions:

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 - PROPOSITION A

SHALL THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF \$126,678,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, REPAIRING, IMPROVING, OR EXTENDING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND A DRAINAGE AND STORM SEWER SYSTEM, INCLUDING, BUT NOT LIMITED TO, ALL ADDITIONS TO SUCH SYSTEMS AND ALL LAND, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY AND REGIONAL,

REGULATORY OR JOINT USE PARTICIPATION RIGHTS OR CONTRACT RIGHTS NEEDED THEREFOR, AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION ANNUALLY OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 - PROPOSITION B

SHALL THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF \$25,600,000 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 ISSUES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, REPAIRING, IMPROVING, OR EXTENDING RECREATIONAL FACILITIES, INCLUDING, BUT NOT LIMITED TO, ALL ADDITIONS TO SUCH FACILITIES AND ALL LAND, IMPROVEMENTS, FACILITIES, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY AND CONTRACT RIGHTS NEEDED THEREFOR, AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION ANNUALLY OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 - PROPOSITION C

SHALL THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF \$80,350,000 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 IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF

SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, DESIGNING, CONSTRUCTING, ACQUIRING, FINANCING, OWNING, OPERATING, REPAIRING, IMPROVING, MAINTAINING, OR EXTENDING ROAD FACILITIES, INCLUDING, BUT NOT LIMITED TO, ALL ADDITIONS TO SUCH FACILITIES, AND ALL LAND, IMPROVEMENTS, FACILITIES, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY AND CONTRACT RIGHTS NEEDED THEREFOR, AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS BY THE LEVY AND COLLECTION ANNUALLY OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 - PROPOSITION D

SHALL THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF \$126,678,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF ANY BONDS OF THE DISTRICT ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, REPAIRING, IMPROVING, OR EXTENDING A WATERWORKS SYSTEM, A SANITARY SEWER SYSTEM AND A DRAINAGE AND STORM SEWER SYSTEM, AND ANY REFUNDING BONDS RELATED THERETO, PAYABLE IN WHOLE OR IN PART FROM TAXES, WHETHER HERETOFORE, HEREUNDER, ON EVEN DATE HERewith, OR HEREAFTER AUTHORIZED OR ISSUED BY THE DISTRICT, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH REFUNDING BONDS BY THE LEVY AND COLLECTION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 - PROPOSITION E

SHALL THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF \$25,600,000 MATURING SERIALLY OR

OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF ANY BONDS OF THE DISTRICT ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, OPERATING, REPAIRING, IMPROVING, OR EXTENDING RECREATIONAL FACILITIES, AND ANY REFUNDING BONDS RELATED THERETO, PAYABLE IN WHOLE OR IN PART FROM TAXES, WHETHER HERETOFORE, HEREUNDER, ON EVEN DATE HERewith, OR HEREAFTER AUTHORIZED OR ISSUED BY THE DISTRICT, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH REFUNDING BONDS BY THE LEVY AND COLLECTION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 - PROPOSITION F

SHALL THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101 BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AGGREGATE ORIGINAL PRINCIPAL AMOUNT OF \$80,350,000 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 IN EFFECT AT THE TIME OF ISSUANCE OF EACH ISSUE OR SERIES OF SAID BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF ANY BONDS OF THE DISTRICT ISSUED FOR THE PURPOSE OR PURPOSES OF PURCHASING, DESIGNING, CONSTRUCTING, ACQUIRING, FINANCING, OWNING, OPERATING, REPAIRING, IMPROVING, MAINTAINING, OR EXTENDING ROAD FACILITIES, AND ANY REFUNDING BONDS RELATED THERETO, PAYABLE IN WHOLE OR IN PART FROM TAXES, WHETHER HEREUNDER, ON EVEN DATE HERewith, OR HEREAFTER AUTHORIZED OR ISSUED BY THE DISTRICT, AND TO PROVIDE FOR THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH REFUNDING BONDS BY THE LEVY AND COLLECTION OF A TAX, WITHOUT LIMIT AS TO RATE OR AMOUNT, UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS NOW OR HEREAFTER AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

Section 4: All qualified voters of the District shall be entitled to vote in the Election.

Section 5: The District hereby adopts by number, as its precincts for purposes of the Election, those election precincts established by Montgomery County pursuant to Chapter 42, Texas Election Code, that overlap the District in whole or in part.

Section 6: As authorized by Chapter 31 and Chapter 271 of the Texas Election Code, and pursuant to the Joint Election Agreement, the Election shall be conducted by Montgomery County, Texas. The District hereby appoints Suzie Harvey, Montgomery County Elections Administrator, to perform or to supervise the performance of any and all of the duties and responsibilities related to the conduct of the Election, as further specified in the Joint Election Agreement.

Section 7: As authorized by Chapter 31 and Chapter 271 of the Texas Election Code, and pursuant to the terms of the Joint Election Agreement, the District hereby appoints Suzie Harvey, Montgomery County Elections Administrator, as the Early Voting Clerk for the Election. Early voting by personal appearance for the eligible voters of the District shall be conducted at the locations and on the days and during the times set forth on Exhibit "A" attached hereto. Unless otherwise indicated on Exhibit "A", Central Library, 104 I-45 North, Large Meeting Room, Conroe, Texas 77301 is hereby designated as the main early voting polling place. Applications for voting by mail shall be addressed to the Early Voting Clerk. The official mailing address and contact information of the Early Voting Clerk is as follows:

Mailing Address: Elections Administrator, Post Office Box 2646, Conroe, Texas 77305-2646

Physical Address: Elections Administrator, 9159 Airport Road, Conroe, Texas 77303

Phone Number: 936-539-7843

Fax Number: 936-788-8340

E-mail Address: election.ballot@mctx.org

Internet Website: <http://elections.mctx.org>

Section 8: Any eligible voter of the District may vote by personal appearance on Election Day, at the polling location corresponding to his or her Montgomery County precinct, as indicated on Exhibit "B" hereto. Voting by personal appearance on Election Day shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., except as provided by Sections 41.032 and 41.033, Texas Election Code.

Section 9: Charlotte Ann Marie Griffiths is hereby appointed as the District's designated election agent (the "Election Agent") to perform election duties required pursuant to the provisions of Section 31.123, Texas Election Code, and Section 49.109, Texas Water Code. The duration of appointment of such Election Agent shall be from the date hereof until a successor is appointed, and the office hours of such Election Agent shall be from 9:00 a.m. to 5:00 p.m. daily, except Saturdays, Sundays or official state holidays. True and correct copies of all documents and materials pertaining to the Election shall be maintained on file in the office of Election Agent at 1300 Post Oak Boulevard, Suite 2400, Houston, Harris County, Texas 77056, open to inspection by the public or any person interested therein.

Section 10: Pursuant to Sections 123.001 and 61.012 of the Texas Election Code, as amended, the District hereby adopts for use at the Election the Hart InterCivic eSlate System, Version 6.2.1, for voting or early voting by personal appearance, as same has been certified by the Texas Secretary of State as an accessible direct recording electronic voting system. In addition, pursuant to Sections 123.006, 63.011 and 125.006, Texas Election Code, the District authorizes the use of paper ballots to the extent necessary in connection with balloting by mail, provisional balloting, or in the event that an emergency prevents the use of the aforesaid direct recording electronic voting systems.

Ballots shall conform to the requirements of the Texas Election Code and be prepared and made available to voters in the English and Spanish languages. The form of the ballot shall be substantially as follows:

NO. _____
NRO. _____

BOND ELECTION
November 4, 2025

ELECCIÓN DE BONOS
4 de noviembre de 2025

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 101

OFFICIAL BALLOT
BOLETA OFICIAL DE VOTACIÓN

INSTRUCTION NOTE: Place an "X" or fill in the shape beside the statement indicating the way you wish to vote.

NOTA DE INSTRUCCIÓN: Coloque una "X" o llene la forma junto a la declaración que indica lo que usted desea votar.

Montgomery County Municipal Utility District No. 101 - Proposition A
Montgomery County Municipal Utility District No. 101 - Proposición A

THIS IS A TAX INCREASE

☐ For
☐ A favor

The issuance of up to \$126,678,000 in total principal amount of bonds for water, sanitary sewer and drainage facilities and the imposition of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds

ESTO ES UN AUMENTO DE IMPUESTOS

☐ Against
☐ En contra

La emisión de hasta \$126,678,000 en la cantidad total de capital de bonos para instalaciones de agua, alcantarillado sanitario y drenaje, y la imposición de impuestos, sin límite en cuanto a tasa o cantidad, suficientes para pagar el capital y el interés de los bonos

Montgomery County Municipal Utility District No. 101 - Proposition B
Montgomery County Municipal Utility District No. 101 - Proposición B

THIS IS A TAX INCREASE

- ☐ For
☐ A favor
- The issuance of up to \$25,600,000 in total principal amount of bonds for recreational facilities and the imposition of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds

ESTO ES UN AUMENTO DE IMPUESTOS

- ☐ Against
☐ En contra
- La emisión de hasta \$25,600,000 en la cantidad total de capital de bonos para instalaciones recreativas y la imposición de impuestos, sin límite en cuanto a tasa o cantidad, suficientes para pagar el capital y el interés de los bonos

Montgomery County Municipal Utility District No. 101 - Proposition C
Montgomery County Municipal Utility District No. 101 - Proposición C

THIS IS A TAX INCREASE

- ☐ For
☐ A favor
- The issuance of up to \$80,350,000 in total principal amount of bonds for road facilities and the imposition of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds

ESTO ES UN AUMENTO DE IMPUESTOS

- ☐ Against
☐ En contra
- La emisión de hasta \$80,350,000 en la cantidad total de capital de bonos para instalaciones de caminos y la imposición de impuestos, sin límite en cuanto a tasa o cantidad, suficientes para pagar el capital y el interés de los bonos

Montgomery County Municipal Utility District No. 101 - Proposition D
Montgomery County Municipal Utility District No. 101 - Proposición D

THIS IS A TAX INCREASE

- ☐ For
☐ A favor
- The issuance of up to \$126,678,000 in total principal amount of refunding bonds to refund bonds issued for water, sanitary sewer and drainage facilities, and any refunding bonds related thereto, and the imposition of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds

ESTO ES UN AUMENTO DE IMPUESTOS

- ☐ Against
☐ En contra
- La emisión de hasta \$126,678,000 en la cantidad total de capital de bonos de reembolso para reembolsar bonos emitidos para instalaciones de agua, alcantarillado sanitario y drenaje y cualquier bono de reembolso relacionado con esto, y la imposición de impuestos, sin límite en cuanto a tasa o cantidad, suficientes para pagar el capital y el interés de los bonos

Montgomery County Municipal Utility District No. 101 - Proposition E
Montgomery County Municipal Utility District No. 101 - Proposición E

THIS IS A TAX INCREASE

- ☐ For
☐ A favor
- The issuance of up to \$25,600,000 in total principal amount of refunding bonds to refund bonds issued for recreational facilities, and any refunding bonds related thereto, and the imposition of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds

ESTO ES UN AUMENTO DE IMPUESTOS

- ☐ Against
☐ En contra
- La emisión de hasta \$25,600,000 en la cantidad total de capital de bonos de reembolso para reembolsar bonos emitidos para instalaciones recreativas y cualquier bono de reembolso relacionado con esto, y la imposición de impuestos, sin límite en cuanto a tasa o cantidad, suficientes para pagar el capital y el interés de los bonos

Montgomery County Municipal Utility District No. 101 - Proposition F
Montgomery County Municipal Utility District No. 101 - Proposición F

THIS IS A TAX INCREASE

- ☐ For
☐ A favor
- The issuance of up to \$80,350,000 in total principal amount of refunding bonds to refund bonds issued for road facilities, and any refunding bonds related thereto, and the imposition of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds

ESTO ES UN AUMENTO DE IMPUESTOS

- ☐ Against
☐ En contra
- La emisión de hasta \$80,350,000 en la cantidad total de capital de bonos de reembolso para reembolsar bonos emitidos para instalaciones de caminos y cualquier bono de reembolso relacionado con esto, y la imposición de impuestos, sin límite en cuanto a tasa o cantidad, suficientes para pagar el capital y el interés de los bonos

Section 11: This Order shall constitute the order for the calling of the Election and shall also constitute notice of the Election. The following provisions regarding notice of the Election shall apply except to the extent that the Joint Election Agreement specifies that Montgomery County shall provide such notice.

The Election Agent is hereby authorized and directed to (i) deliver notice of the Election to the County Clerk and Voter Registrar of Montgomery County, Texas, and/or the Elections Administrator of Montgomery County, Texas, as applicable, not later than sixty (60) days before Election Day, and (ii) cause notice of the Election to be given by posting copies of this Order at a public place in each election precinct that is in the jurisdiction of the District, and at three public places (cumulatively, taking into consideration all other postings) within the boundaries of the District, with said postings to be completed not later than twenty-one (21) days before Election Day (unless said day is a Saturday, Sunday or official state holiday and in which case it shall be posted on the next regular business day). Additionally, the Election Agent is hereby authorized and directed to cause this Order to be posted in a prominent location at each polling place on Election Day and during early voting by personal appearance, and on the District's website (<https://www.chamberscreekmuds.org/category/mcmud101/>), along with any sample ballot

prepared for the Election, during the twenty-one (21) days before Election Day. In all such instances, copies of this Order shall be posted in the English and Spanish languages. Further, the Election Agent is hereby authorized and directed, to the extent applicable and if possible, to cause a notice to be posted at the entrance of the polling place for the District's previous election, which notice shall state that the polling location has changed and shall provide the location of the new polling place, all in accordance with applicable law.

Section 12: (a) The Election shall be held and conducted and returns made to this Board in accordance with the constitution and the laws of the State of Texas, including but not limited to, applicable provisions of the Act, the Texas Election Code and the Texas Water Code, and as provided in the Joint Election Agreement.

(b) With regard to the bonds to be authorized at the Election, the following statements are made solely to comply with the requirements of Section 3.009(b), Texas Election Code:

- (1) The proposition language that will appear on the ballot is set forth under Section 10 hereof.
- (2) The purposes for which the bonds are to be authorized are described, respectively, in Propositions A through F under Section 3 hereof.
- (3) The maximum aggregate original principal amounts of bonds to be authorized are described, respectively, in Propositions A through F under Section 3 hereof.
- (4) Should the issuance of the bonds described in Propositions A through F under Section 3 hereof be authorized, the Board of the Directors shall be authorized to issue such bonds and to levy a sufficient tax, without limit as to rate or amount, upon all taxable property within the District to provide for the payment of the principal of and the interest on such bonds.
- (5) Should the issuance of the bonds described in Propositions A through F under Section 3 hereof be authorized, it is estimated that, based on the market conditions as of the date hereof, the District will assess, levy and collect a total annual debt

service tax of \$1.50 on each \$100 valuation of all taxable property within the District to provide for the payment of the principal of and the interest on such bonds. As used hereinabove, the term "market conditions" takes into consideration a number of factors which are not subject to the reasonable control of the District, including, by way of example and without limitation, the capital improvement needs of the District and the costs of such improvements, the development of property within the District, the valuation of taxable property within the District, the prevailing demographic and housing market conditions affecting the District, the prevailing economic conditions affecting the District, the market conditions affecting the sale of such bonds, and the economic feasibility rules of the Commission promulgated under Section 293.59 of Title 30, Texas Administrative Code. Accordingly, the District cannot and does not make any representation, warranty or guarantee herein that such market conditions will continue unchanged after the date hereof, or exist as of the date of the actual issuance of any of such bonds.

The estimate made in the first paragraph of this subsection (b)(5) is provided for illustrative purposes solely in response to Section 3.009(b)(5), Texas Election Code. Such estimate is not part of any of the Propositions to be submitted to the voters and should not be construed to limit, amend or otherwise modify the express language of Propositions A through F under Section 3 hereof, or to create a contract with the voters relative to the terms upon which the bonds to be authorized hereunder may be issued or the tax rate that may be levied in payment of such bonds. Should the issuance of the bonds described in Propositions A through F under Section 3 hereof be authorized, the schedule for the issuance of such bonds, the terms upon which such bonds shall be issued, and the rate of the debt service tax levied to provide for the payment of the principal of and the interest on any of such bonds shall be determined by the Board, in accordance with said Propositions

and as now or hereafter authorized by the constitution and the laws of the State of Texas. Accordingly, the District cannot and does not make any representation, warranty or guarantee as to a particular debt service tax rate that will be levied to provide for the payment of the principal of and the interest on any of such bonds.

- (6) The maximum maturity date of any issuance of the bonds to be authorized is described, respectively, in Propositions A through F under Section 3 hereof.
- (7) The aggregate amount of the outstanding principal of the District's public securities, as defined by Section 1201.002, Texas Government Code, is \$ -0- as of the date hereof.
- (8) The aggregate amount of the outstanding interest on the District's public securities is \$ -0- as of the date hereof.
- (9) As of the date hereof, the ad valorem debt service tax rate of the District is \$ -0- per \$100 valuation of taxable property.

(c) The Board officially finds, determines and declares that, as of the date hereof, there are fewer than two hundred and fifty (250) registered voters within the District and, therefore, no voter information document must be prepared under Section 1251.052(b), Texas Government Code.

Section 13: The Board officially finds, determines and declares that this Order was reviewed, considered and adopted at a meeting of the Board beginning at 1:00 p.m., Houston, Texas time on August 11, 2025, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at the District's administrative office and at a place readily accessible and convenient to the public within the District, and was timely furnished to the County Clerk of Montgomery County, Texas, for posting on a bulletin board located at a place convenient to the public in the Montgomery County Courthouse for the time prescribed by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code, and that this meeting has been open to the public, as required by law, at all times during which this Order and the subject matter hereof has been discussed,

considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 14: The Board hereby reserves the right to amend or supplement this Order as deemed necessary and appropriate. The Board further reserves the right to cancel the Election or remove one or more of the aforesaid Propositions from the ballot in accordance with Section 49.112, Texas Water Code.

Section 15: The form(s) of the Joint Election Agreement are hereby approved. The President of the Board is hereby authorized to execute the Joint Election Agreement on behalf of the District. Any prior execution of the Joint Election Agreement by the President of the Board is hereby ratified and approved in all respects.

Section 16: Unless expressly provided otherwise, all references herein to the constitution of the State of Texas, the Act, Texas Election Code, Texas Water Code, or any other special or general laws of the State of Texas shall mean and refer to the constitution or such laws as amended and in effect as of the date this Order is passed and adopted.

Section 17: The President or Vice-President and Secretary or Assistant Secretary of the Board and the Election Agent are each hereby authorized and directed to take any action necessary to carry out the provisions of this Order. Further, the Election Agent, with the consent of the President of the Board, and in consultation with District's legal counsel, is hereby authorized and directed to make changes or additions to polling places or procedures to the extent required or desirable as determined by the Montgomery County Clerk and to modify this Order to facilitate compliance with changes in law made during the 89th Texas Legislative Session and any special sessions thereof or administrative interpretations of such laws without need for amendment of this Order by the Board.

[Signature Page Follows]

PASSED AND ADOPTED this 11th day of August, 2025.

ATTEST:

Bredmond
Secretary, Board of Directors

[Signature]
President, Board of Directors

(SEAL)



EXHIBIT A – Revised 9/3/2025
Montgomery County
November 4, 2025 Joint Election
Early Voting Polling Locations and Times

October 20 – 25	Monday	–	Saturday	8:00 am	–	5:00 pm
October 27 – 29	Monday	–	Wednesday	8:00 am	–	5:00 pm
October 30 – 31	Thursday	–	Friday	7:00 am	–	7:00 pm

Polling Location <i>Sitio de Votación</i>	Address <i>Dirección</i>	Room <i>Sala</i>
Central Library (Main Early Voting Polling Place) (<i>Sitio Principal Electoral de Votación Adelantada</i>)	104 I-45 North Conroe 77301	Large Meeting Room <i>Sala grande de juntas</i>
North Montgomery County Community Center	600 Gerald Street Willis 77378	Community Room 102 and 103 <i>Sala comunitaria 102 y 103</i>
Lone Star Community Center	2500 Lone Star Parkway Montgomery 77356	Community Room 103 and 104 <i>Sala comunitaria 103 y 104</i>
West Montgomery County Community Development Center	31355 Friendship Drive Magnolia 77355	Green Room <i>Sala verde</i>
Magnolia Event Center Annex	11731 FM 1488 Magnolia 77354	Main Room <i>Sala principal</i>
Kevin Brady Community Center	2250 Buckthorne Place Spring 77380	Julie Ambler Meeting Room 114 A and B <i>Sala de juntas Julie Ambler 114 A y B</i>
Spring Creek Greenway Nature Center	1300 Riley Fuzzel Road Spring 77386	Community Center <i>Centro comunitario</i>
East Montgomery County Fair Association Building	21675A McCleskey Road New Caney 77357	Main Room <i>Sala principal</i>
East Montgomery County Community Development Center	16401 First Street, Suite 100 Splendora 77372	Hayden and Dunn Conference Rooms <i>Salas de conferencia Hayden y Dunn</i>
(Special Forms of Early Voting and Ballot by Mail only:) (<i>Formas Especiales de Votación Adelantada, y Boleta por Correo solamente:</i>) Election Central	9159 Airport Road Conroe 77303	Lobby <i>Vestíbulo</i>

Please note that Early Voting polling places are subject to change.

9/3/2025

MONTGOMERY COUNTY ELECTIONS

Exhibit "B" Anexo "B"

PCT	Name of Facility Nombre de la instalación	Physical Address Dirección física	Room Sala	City Ciudad	Zip Code Código postal
57	North Montgomery County Community Center	600 Gerald Street	Meador Room <i>Sala Meador</i>	Willis	77378