

**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 Seven Springs Municipal Utility District of Collin County (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 COLLIN §

SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The temporary Board of Directors (the "Board") of Seven Springs Municipal Utility District of Collin County (the "District") met in special session, open to the public, at 12:00 p.m. on Wednesday, June 18, 2025 at Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place located outside 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:

|                   |                     |
|-------------------|---------------------|
| Ryder Byrne       | President           |
| Joey Tyner        | Vice President      |
| Spencer Weber     | Secretary           |
| Christina Adamson | Assistant Secretary |
| Brittan Chrisman  | Assistant Secretary |

All members of the Board were present, thus constituting a quorum.

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

"Ayes": 5;      "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 Chapters 49 and 54 of the Texas Water Code, as amended and the provisions of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution; and

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

WHEREAS, there has been filed with the District, open to inspection by the public, an Engineer's Report dated June 18, 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 June 18, 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."

WHEREAS, the utility bond issue cost is an estimate only and the actual improvements and the costs thereof may change based upon actual requirements as development occurs within the District, and the Board reserves the right to authorize amendments to the engineer's report, after its approval, to reallocate costs and make such other changes as necessary to meeting the changing requirements of the District;

WHEREAS, the Board finds that the estimate of \$869,890,000 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 \$869,890,000 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 \$1,087,362,500 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 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 June 18, 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."

WHEREAS, the Board finds that the estimate of \$504,715,000 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 \$504,715,000 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 \$630,893,750 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 \$1.20 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY, 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 Collin County, Texas designated by the Collin County Elections Administrator and approved by the Collin 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY.

**PROPOSITION B**

**THIS IS A TAX INCREASE**

SHALL THE BOARD OF SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$869,890,000 MATURING SERIALLY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING FORTY (40) YEARS FROM THEIR DATE OR DATES, BEARING INTEREST AT ANY RATE OR RATES, AND TO SELL SAID BONDS AT ANY PRICE OR PRICES, PROVIDED THAT THE NET EFFECTIVE INTEREST RATE, ON ANY ISSUE OR SERIES OF SAID BONDS SHALL NOT EXCEED THE MAXIMUM LEGAL LIMIT ESTABLISHED BY SECTION 1204.006, TEXAS GOVERNMENT CODE, AS AMENDED, ALL AS MAY BE DETERMINED BY THE BOARD OF 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$1,087,362,500 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$504,715,000 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY, 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY; 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY; 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY SHALL BE ISSUED IN AN AMOUNT NOT TO EXCEED \$630,893,750 IN CONFORMITY WITH THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS, PARTICULARLY SECTION 52 OF ARTICLE III OF THE CONSTITUTION AND LAWS ENACTED PURSUANT THERETO, FOR THE PURPOSES OF REFUNDING BONDS WHICH WERE ISSUED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING MACADAMIZED, GRAVELED OR PAVED ROADS AND TURNPIKES, OR IN AID THEREOF, WITHIN THE BOUNDARIES OF SAID DISTRICT, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY, 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY, OR TO PROVIDE SERVICE TO PROPERTIES LOCATED WITHIN SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY; 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY; 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 SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY BE AUTHORIZED TO ASSESS, LEVY AND COLLECT ANNUAL AD VALOREM TAXES NOT TO EXCEED \$1.20 PER \$100 OF ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT 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 [glutzel@winstead.com](mailto:glutzel@winstead.com). Election and contact information may be found on the District's website at <https://www.winsteadspecialdistricts.com/collin-county/seven-springs-municipal-utility-district-of-collin-county/>.

Section 5: The Collin 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:

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY**  
**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**

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY**  
**PROPOSITION A**

|         |                                                                                               |
|---------|-----------------------------------------------------------------------------------------------|
| For     | The Confirmation of the Creation of Seven Springs Municipal Utility District of Collin County |
| Against |                                                                                               |

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY**

**DIRECTORS**

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

- ☐ Ryder Byrne
- ☐ Joey Tyner
- ☐ Spencer Weber
- ☐ Christina Adamson
- ☐ Brittan Chrisman

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY**  
**PROPOSITION B**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                                              |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$869,890,000 Utility Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of Principal and Interest of the Utility Bonds by Seven Springs Municipal Utility District of Collin County |
| Against |                                                                                                                                                                                                                              |

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY**  
**PROPOSITION C**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                                                      |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$1,087,362,500 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 Seven Springs Municipal Utility District of |
| Against |                                                                                                                                                                                                                                      |

|  |               |
|--|---------------|
|  | Collin County |
|--|---------------|

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY  
PROPOSITION D**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                                        |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$504,715,000 Road Bonds and the Levy of Ad Valorem Taxes Adequate to Provide for the Payment of Principal and Interest of the Road Bonds by Seven Springs Municipal Utility District of Collin County |
| Against |                                                                                                                                                                                                                        |

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY  
PROPOSITION E**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                                                                                            |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Issuance of \$630,893,750 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 Seven Springs Municipal Utility District of Collin County |
| Against |                                                                                                                                                                                                                                            |

**SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY  
PROPOSITION F**

**THIS IS A TAX INCREASE**

|         |                                                                                                                                                                             |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For     | The Imposition and Levy of a Maintenance Tax in an Amount Not to Exceed \$1.20 per \$100 of Assessed Valuation by Seven Springs Municipal Utility District of Collin County |
| 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 Collin County Early Voting locations on the dates and times designated by the Collin County Elections office and attached hereto as Exhibit "D," which location is designated as a public place within Collin County, Texas. The Collin 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 Collin County Elections, 2010 Redbud Boulevard, Suite 102, McKinney, Texas 75069 – Attention: Early Voting Clerk. The Early Voting Clerk may be reached by telephone at (972) 547-1990. Additional information may be found at <https://www.collincountytx.gov/Elections>.

Section 8: The election will be conducted under a Contract for Election Services with Collin 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.

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PASSED and APPROVED this 18th day of June, 2025.

/s/ Ryder Byrne

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President, Board of Directors

ATTEST:

/s/ Spencer Weber

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Secretary, Board of Directors

(DISTRICT SEAL)

## **EXHIBIT "A"**

### **Boundaries of the District**

#### **TRACT 1**

BEING A 355.651 ACRE TRACT OF LAND SITUATED IN THE JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 355.651 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000029991, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 355.651 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND FOR THE WESTERN MOST NORTHWEST CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 25.513 ACRE TRACT OF LAND CONVEYED TO MICHAEL DRUE FRANKLIN AS RECORDED IN COUNTY CLERK'S FILE NO. 20160421000482270, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF A 90.85 ACRE TRACT OF LAND CONVEYED AS "TRACT II" TO JOAN SPECK RAMSEY AND TONY LYNN SPECK, AS RECORDED IN VOLUME 4065, PAGE 1397 AND COUNTY CLERK'S FILE NO. 97-0109126, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS;

THENCE, ALONG A NORTHERLY LINE OF SAID 355.651 ACRE TRACT AND THE SOUTH LINE OF SAID 25.513 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 32 MINUTES 50 SECONDS EAST, A DISTANCE OF 5.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 73 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF 550.54 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 49 MINUTES 57 SECONDS EAST, OVER AND ACROSS THE REMAINDER OF A 101 ACRE TRACT OF LAND CONVEYED TO JIMMY DON VANHOOZER AS RECORDED IN COUNTY CLERK'S FILE NO. 2005-0060559 AND VOLUME 5914, PAGE 99, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS A DISTANCE OF 924.80 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG A NORTHERLY LINE OF SAID 355.651 ACRE TRACT AND OVER AND ACROSS SAID 101 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 30.33 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 05 MINUTES 43 SECONDS EAST, A DISTANCE OF 28.13 FEET TO A POINT FOR CORNER;

SOUTH 68 DEGREES 05 MINUTES 06 SECONDS EAST, A DISTANCE OF 20.42 FEET TO A POINT FOR CORNER;

SOUTH 34 DEGREES 16 MINUTES 16 SECONDS EAST, A DISTANCE OF 67.88 FEET TO A POINT FOR CORNER;

NORTH 67 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 41.35 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 48.23 FEET TO A POINT FOR CORNER;

SOUTH 81 DEGREES 30 MINUTES 43 SECONDS EAST, A DISTANCE OF 38.98 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT;

THENCE, NORTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, ALONG A WESTERLY LINE OF SAID 355.651 ACRE TRACT A DISTANCE OF 1713.70 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 355.651 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF A 33.978 ACRE TRACT OF LAND CONVEYED TO C. KENT ADAMS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20060613000811920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING WITHIN COUNTY ROAD NO. 177 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 45 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID 355.651 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 33.978 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 177, A DISTANCE OF 362.52 FEET TO 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 33.978 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF AN 11.297 ACRE TRACT OF LAND CONVEYED TO CLAYTON RUDY HAUKE AND LINDSAY KIMBALL HAUKE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210104000001430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 88 DEGREES 26 MINUTES 22 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 355.651 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 11.297 ACRE TRACT, THE COMMON SOUTH LINE OF TURBYFILL ADDITION, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200603010001920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND WITH SAID COUNTY ROAD NO. 177, A DISTANCE OF 877.45 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 355.651

ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 23.90 ACRE TRACT OF LAND CONVEYED TO KELLIE SUE FIERRO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0050069 AND VOLUME 5378, PAGE 4922, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF SAID 23.90 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 619.56 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 04 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF A 8.453 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE" TO JUDITH M. HANSON, TRUSTEE OF THE JUDITH M. HANSON LIVING TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20111109001212590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 637.02 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF SAID 8.453 ACRE TRACT, A DISTANCE OF 220.75 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 8.453 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 0.844 ACRE TRACT OF LAND CONVEYED AS "TRACT THREE" TO JUDITH M. HANSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20120307000252180, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 09 DEGREES 30 MINUTES 21 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID 355.651 ACRE TRACT AND ALONG THE COMMON WEST LINE OF SAID 0.844 ACRE TRACT, A DISTANCE OF 129.13 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 0.844 ACRE TRACT;

THENCE, NORTH 85 DEGREES 11 MINUTES 02 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID 355.651 ACRE TRACT THE COMMON SOUTH LINE OF SAID 0.844 ACRE TRACT, A DISTANCE OF 28.90 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 26.26 ACRE TRACT OF LAND CONVEYED TO DANIEL DUANE OLSEN AND CHRISTINE LYNN OLSEN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210708001379340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF SAID 26.26 ACRE TRACT, A DISTANCE OF 725.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 26.26 ACRE TRACT AND THE

COMMON NORTHWEST CORNER OF A 13.13 ACRE TRACT OF LAND CONVEYED TO REBECCA SUE LESTER, LOUIS JEAN FLETCHER AND HELEN ELAINE DEFRANCE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190204000117710, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF SAID 13.13 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 17.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 47 MINUTES 17 SECONDS EAST, A DISTANCE OF 121.33 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 318.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 13.13 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 13.13 ACRE TRACT OF LAND CONVEYED TO REBECCA SUE LESTER, LOIS JEAN FLETCHER AND HELEN ELAINE DEFRANCE, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190204000117720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 04 MINUTES 01 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF SAID 13.13 ACRE TRACT, A DISTANCE OF 478.14 FEET TO A 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID 13.13 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 26.77 ACRE TRACT OF LAND CONVEYED TO KENNETH W. HENDRIX, AS RECORDED IN COUNTY CLERK'S FILE NO. 96-0019131, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF SAID 26.77 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 265.56 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 306.57 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 73.33 ACRE TRACT OF LAND CONVEYED TO WILLIAM PRESTON STALEY III, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0138532 AND VOLUME 5463, PAGE 3530, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG A SOUTHERLY LINE OF SAID 355.651 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 73.33 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 145.26 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 526.08 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID 73.33 ACRE TRACT;

THENCE, SOUTH 06 DEGREES 17 MINUTES 09 SECONDS WEST, ALONG A EASTERLY LINE OF SAID 355.651 ACRE TRACT AND THE COMMON WEST LINE OF SAID 73.33 ACRE TRACT, A DISTANCE OF 1623.59 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 355.651 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 82 DEGREES 10 MINUTES 23 SECONDS WEST, A DISTANCE OF 0.44 FEET;

THENCE, SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 355.651 ACRE TRACT, A COMMON NORTH LINE OF SAID 73.33 ACRE TRACT AND THE COMMON NORTH LINE OF A 16.00 ACRE TRACT OF LAND CONVEYED TO DAVID E. GOLDEN AND WIFE JENNIFER L. GOLDEN, AS RECORDED IN COUNTY CLERK'S FILE NO. 92-0056072, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 965.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 09 DEGREES 08 MINUTES 45 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 355.651 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 16.00 ACRE TRACT, A DISTANCE OF 35.21 FEET TO A POINT FOR CORNER. SAID POINT BEING WITHIN WESTON RIDGE TRAIL (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE, NORTH 89 DEGREES 21 MINUTES 47 SECONDS WEST, ALONG SAID COMMON LINES AND WITH SAID WESTON RIDGE TRAIL, A DISTANCE OF 1906.05 FEET TO A POINT FOR CORNER. SAID POINT IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 175, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 89 DEGREES 31 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 355.651 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 175, A DISTANCE OF 1524.65 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 22.43 ACRE TRACT OF LAND CONVEYED TO ARA ESTATES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000039659, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 32 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON EAST LINE OF SAID 22.43 ACRE TRACT AND THE COMMON EAST LINE OF LITCHFORD HEIGHTS ADDITION, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN CABINET M, SLIDE 621, PLAT RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 1166.06 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF LONE STAR RANCH SOUTH, PHASE 1, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210317010000840, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 30 MINUTES 58 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID 355.651 ACRE TRACT, THE COMMON SOUTH LINE OF SAID LONE STAR RANCH SOUTH, PHASE 1, THE COMMON SOUTH LINE OF A 5.00 ACRE TRACT OF LAND CONVEYED TO TIMOTHY E. WOODARD AND KIMBERLY A. WOODARD, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000021582, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE SOUTH LINE OF A 30.27 ACRE TRACT OF LAND CONVEYED TO DARRELL ASHMANSKAS AND MIN LOU, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210609001162740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 1763.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 355.651 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 30.27 ACRE TRACT;

THENCE, NORTH 09 DEGREES 43 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON EAST LINE OF SAID 30.27 ACRE TRACT, A DISTANCE OF 730.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 30.27 ACRE TRACT AND THE COMMON SOUTHEAST CONER OF LONE STAR RANCH, AN ADDITION TO THE COUNTY OF COLLIN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20161207010005180, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 09 DEGREES 57 MINUTES 39 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON EAST LINE OF SAID LONE STAR RANCH, A DISTANCE OF 1761.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LONE STAR RANCH AND THE COMMON SOUTHWEST CORNER OF AFORESAID 90.85 ACRE TRACT;

THENCE, NORTH 09 DEGREES 57 MINUTES 32 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID 355.651 ACRE TRACT AND THE COMMON EAST LINE OF SAID 90.85 ACRE TRACT, A DISTANCE OF 468.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 15,492,179 SQUARE FEET OR 355.651 ACRES OF LAND.

## **TRACT 2**

BEING A 50.003 ACRE TRACT OF LAND SITUATED IN THE JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 50.003 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", TO GRBK EDGEWOOD LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000029991, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 50.003 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRENNAM 5560" FOUND FOR THE NORTHEAST CORNER OF SAID 50.003 ACRE TRACT. SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 175 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 26 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID 50.003 ACRE TRACT, THE COMMON WEST LINE OF A 16.00 ACRE TRACT OF LAND CONVEYED TO DAVID E. GOLDEN AND WIFE JENNIFER L. GOLDEN, AS RECORDED IN COUNTY CLERK'S FILE NO. 92-0056072, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON WEST LINE OF A 15.26 ACRE TRACT OF LAND CONVEYED TO AMIR JABIN AND GHADA ZAATARI, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110419000405870, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON WEST LINE OF A 37.26 ACRE TRACT OF LAND CONVEYED AS "TRACT 4" TO JUANITA L. HAYES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000003369, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND WITH SAID COUNTY ROAD NO. 175, A DISTANCE OF 1079.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID 50.003 ACRE TRACT AND THE COMMON WEST LINE OF SAID 37.26 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 175 A DISTANCE OF 475.37 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRENNAM 5560" FOUND FOR THE SOUTHEAST CORNER OF SAID 50.003 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 100 ACRE TRACT OF LAND CONVEYED TO PAUL LEHNER AND VIRGINIA R. LEHNER, TRUSTEES OF THE LEHNER FAMILY REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200928001659370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 50.003 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 100 ACRE TRACT, A DISTANCE OF 1401.31 FEET TO A 1/2 INCH SQUARE IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 50.003 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 42.945 ACRE TRACT OF LAND CONVEYED TO CARL C. RASOR OR ANGIE A. RASOR, TRUSTEES OF THE RASOR LIVING TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20090331000368880, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 30 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID 50.003 ACRE TRACT AND THE COMMON EAST LINE OF SAID 42.945 ACRE TRACT, A DISTANCE OF 1554.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRENNAM 5560" FOUND FOR THE NORTHWEST CORNER OF SAID 50.003 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 42.945 ACRE TRACT, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD NO. 175;

THENCE, NORTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE OF SAID 50.003 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 175, A DISTANCE OF 1401.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,178,118 SQUARE FEET OR 50.003 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Chris Matteo, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6501  
LJA Surveying, Inc.  
6060 North Central Expressway, Suite 400  
Dallas, Texas 75206  
469-484-0778

T.B.P.E.L.S. Firm No. 10194382



08/27/2024

## EXHIBIT "B"

### Utility Bond Amounts

| Seven Springs MUD Of Collin County - Bond Authorization Report                                    |                                                                      | LJA Project No. NT340-394 |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------|
| Water Supply & Transmission, Sewer Treatment & Collection, and Detention & Storm Sewer Collection |                                                                      |                           |
| <b>1. Design, Construction, and Land Acquisition</b>                                              |                                                                      |                           |
| <b>a</b>                                                                                          | <b>Water System</b>                                                  |                           |
|                                                                                                   | Residential Distribution System                                      | \$ 18,960,000.00          |
|                                                                                                   | Water Treatment & Storage                                            | \$ 31,395,000.00          |
|                                                                                                   | Master Water Distribution System                                     | \$ 25,635,000.00          |
|                                                                                                   | Water System SUB-TOTAL                                               | \$ 75,990,000.00          |
| <b>b</b>                                                                                          | <b>Sanitary Sewer System</b>                                         |                           |
|                                                                                                   | Residential Sanitary Collection System                               | \$ 21,165,000.00          |
|                                                                                                   | Wastewater Treatment                                                 | \$ 31,800,000.00          |
|                                                                                                   | Master Sanitary Sewer Collection System                              | \$ 3,285,000.00           |
|                                                                                                   | Sanitary Sewer System SUB-TOTAL                                      | \$ 56,250,000.00          |
| <b>c</b>                                                                                          | <b>Drainage System</b>                                               |                           |
|                                                                                                   | Residential Storm Collection System                                  | \$ 21,280,000.00          |
|                                                                                                   | Retention Ponds                                                      | \$ 4,975,000.00           |
|                                                                                                   | Master Storm Sewer Collection System                                 | \$ 7,595,000.00           |
|                                                                                                   | Drainage System SUB-TOTAL                                            | \$ 33,850,000.00          |
| <b>d</b>                                                                                          | <b>Land Acquisition</b>                                              | \$ 1,240,000.00           |
| <b>e</b>                                                                                          | <b>Engineering, Staking, Inspection &amp; Material Testing (25%)</b> | \$ 41,525,000.00          |
| <b>f</b>                                                                                          | <b>Storm Water Pollution Prevention (1%)</b>                         | \$ 555,000.00             |
| <b>g</b>                                                                                          | <b>Contingencies (15%)</b>                                           | \$ 31,415,000.00          |
| <b>h</b>                                                                                          | <b>Inflation (5% over 20 years)</b>                                  | \$ 398,160,000.00         |
|                                                                                                   | <b>Subtotal - Design, Construction, and Land Acquisition</b>         | <b>\$ 638,985,000.00</b>  |

  

|                                         |                                                                   |                          |
|-----------------------------------------|-------------------------------------------------------------------|--------------------------|
| <b>2. Estimated Incidental Expenses</b> |                                                                   |                          |
| <b>a</b>                                | <b>Legal Fees (2.5% of BIR)</b>                                   | <b>\$ 21,750,000.00</b>  |
| <b>b</b>                                | <b>Fiscal Agent Fees (2% of BIR)</b>                              | <b>\$ 17,400,000.00</b>  |
| <b>c</b>                                | <b>Developer Interest (2 Years at 7%)</b>                         | <b>\$ 34,900,000.00</b>  |
| <b>d</b>                                | <b>Capitalized Interest (2 Years at 7%)</b>                       | <b>\$ 126,050,000.00</b> |
| <b>e</b>                                | <b>Bond Discount (3% of BIR)</b>                                  | <b>\$ 26,100,000.00</b>  |
| <b>f</b>                                | <b>Administrative, Organizational Creation and Issuance Costs</b> | <b>\$ 610,000.00</b>     |
| <b>g</b>                                | <b>Operational Costs</b>                                          | <b>\$ 350,000.00</b>     |
| <b>h</b>                                | <b>TCEQ Bond Fee (0.25% of BIR)</b>                               | <b>\$ 2,175,000.00</b>   |
| <b>i</b>                                | <b>Bond Application Reports</b>                                   | <b>\$ 700,000.00</b>     |
| <b>j</b>                                | <b>Attorney General Review (0.1% of BIR)</b>                      | <b>\$ 870,000.00</b>     |
|                                         | <b>Subtotal - Incidental Expenses</b>                             | <b>\$ 230,905,000.00</b> |
|                                         | <b>Total Bond Issuance Costs</b>                                  | <b>\$ 869,890,000.00</b> |

## **EXHIBIT "C"**

### **Road Bond Amounts**

|                                                                       |                                                                      |                                  |
|-----------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------|
| <b>Seven Springs MUD Of Collin County - Bond Authorization Report</b> |                                                                      | <b>LJA Project No. NT340-394</b> |
| <b>Roadway System</b>                                                 |                                                                      |                                  |
| <b>1. Design, Construction, and Land Acquisition</b>                  |                                                                      |                                  |
| <b>a</b>                                                              | <b>Roadway System</b>                                                |                                  |
|                                                                       | Residential Roadway System                                           | \$ 46,920,000.00                 |
|                                                                       | Master Roadway System                                                | \$ 15,515,000.00                 |
|                                                                       | Residential Miscellaneous Items                                      | \$ 4,345,000.00                  |
|                                                                       | Master Miscellaneous Items                                           | \$ 1,925,000.00                  |
|                                                                       | Roadway System SUB-TOTAL                                             | \$ 68,705,000.00                 |
| <b>b</b>                                                              | <b>Infrastructure Retaining Walls</b>                                |                                  |
|                                                                       | Infrastructure Retaining Walls                                       | \$ 27,245,000.00                 |
| <b>c</b>                                                              | <b>Land Acquisition</b>                                              | \$ 1,695,000.00                  |
| <b>d</b>                                                              | <b>Engineering, Staking, Inspection &amp; Material Testing (25%)</b> | \$ 23,990,000.00                 |
| <b>e</b>                                                              | <b>Storm Water Pollution Prevention (1%)</b>                         | \$ 320,000.00                    |
| <b>f</b>                                                              | <b>Contingencies (15%)</b>                                           | \$ 18,295,000.00                 |
| <b>g</b>                                                              | <b>Inflation (5% over 20 years)</b>                                  | \$ 231,880,000.00                |
|                                                                       | <b>Subtotal - Design, Construction, and Land Acquisition</b>         | <b>\$ 372,130,000.00</b>         |
| <b>2. Estimated Incidental Expenses</b>                               |                                                                      |                                  |
| <b>a</b>                                                              | <b>Legal Fees (2.5% of BIR)</b>                                      | \$ 12,620,000.00                 |
| <b>b</b>                                                              | <b>Fiscal Agent Fees (2% of BIR)</b>                                 | \$ 10,095,000.00                 |
| <b>c</b>                                                              | <b>Developer Interest (2 Years at 7%)</b>                            | \$ 20,325,000.00                 |
| <b>d</b>                                                              | <b>Capitalized Interest (2 Years at 7%)</b>                          | \$ 73,135,000.00                 |
| <b>e</b>                                                              | <b>Bond Discount (3% of BIR)</b>                                     | \$ 15,145,000.00                 |
| <b>f</b>                                                              | <b>Administrative, Organizational Creation and Issuance Costs</b>    | \$ 355,000.00                    |
| <b>g</b>                                                              | <b>Bond Application Reports</b>                                      | \$ 405,000.00                    |
| <b>h</b>                                                              | <b>Attorney General Review (0.1% of BIR)</b>                         | \$ 505,000.00                    |
|                                                                       | <b>Subtotal - Incidental Expenses</b>                                | <b>\$ 132,585,000.00</b>         |
|                                                                       | <b>Total Bond Issuance Costs</b>                                     | <b>\$ 504,715,000.00</b>         |

**EXHIBIT "D"**

**List of Early Voting And Election Day Polling Places**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

I, the undersigned Secretary of the Board of the Seven Springs Municipal Utility District of Collin County, 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 18th day of June, 2025.

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Secretary, Board of Directors

(DISTRICT SEAL)

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

RELEASED FOR DISTRIBUTION ON JUNE 18, 2025.

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Secretary, Board of Directors

(DISTRICT SEAL)