

## ORDER CALLING A BOND ELECTION AND NOTICE OF BOND ELECTION

THE STATE OF TEXAS  
KAUFMAN, VAN ZANDT AND HENDERSON COUNTIES  
MABANK INDEPENDENT SCHOOL DISTRICT

WHEREAS, the Board of Trustees of the Mabank Independent School District (the “*District*”) deems it advisable to call the bond election hereinafter ordered (the “*Election*”); and

WHEREAS, the bond referendum is subject to the provisions of Section 45.003, Texas Education Code, and the District is contracting with Kaufman County, Texas (“*Kaufman County*”) and Henderson County, Texas (“*Henderson County*”, and together with Kaufman County, the “*Contracting Counties*”) for the administration of the Election pursuant to an interlocal agreement with the Contracting Counties (the “*Election Contract*”); and

WHEREAS, Kaufman County, acting through the Kaufman County Elections Administrator (the “*Kaufman County Elections Administrator*”) in accordance with the Election Contract will provide for the administration of the Election for residents of the District residing in Kaufman County, and Henderson County, acting through the Henderson County Elections Administrator (the “*Henderson County Elections Administrator*” and together with the Kaufman County Elections Administrator, the “*Elections Administrators*”) in accordance with the Election Contract will provide for the administration of the Election for residents of the District residing in Henderson County and Van Zandt County; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Order was adopted was open to the public, and public notice of the time, place, and purpose of the meeting was given, all as required by the Texas Government Code, Chapter 551.

THEREFORE, BE IT ORDERED BY THE BOARD OF TRUSTEES OF THE MABANK INDEPENDENT SCHOOL DISTRICT:

**Section 1. Findings.** The statements contained in the preamble of this Order are true and correct and adopted as findings of fact and operative provisions hereof.

**Section 2. Election Ordered; Polling Places.** The Election shall be held in the District between the hours of 7:00 a.m. and 7:00 p.m. on May 4, 2024 (“*Election Day*”). The Election shall be conducted by the Contracting Counties, as provided by Chapter 271, Texas Election Code (the “*Code*”) and the Election Contract. Voting for the Election on Election Day and Early Voting shall occur on the dates and during the hours and at the designated polling places as set forth in Exhibit A attached hereto, which exhibit is hereby made a part hereof for all intents and purposes. Exhibit A shall be modified to include additional or different Election Day polling places required to conform to the Code and the Election Contract.

**Section 3. Early Voting.** Early voting shall be administered by the Contracting Counties. Early voting by personal appearance shall begin on April 22, 2024, and conclude on April 30, 2024 and will be conducted at the Early Voting locations on the dates and at the times specified in Exhibit A attached hereto. The early voting polling places shall remain open during such hours for early voting by personal appearance for any registered voter of the District at such voting place. Exhibit A shall be updated to include additional or different early voting polling places required to conform to the Election Contract and the Code.

**Section 4. Election Officials.** Presiding Election Judges, Alternate Judges, Early Voting Clerks, the Presiding Judge of the early ballot board and other election officials for the Election shall be appointed by the Elections Administrators in accordance with the Election Contract and the Code. The Elections

Administrators may employ other personnel necessary for the proper administration of the Election, including such part-time help as is necessary to prepare for the Election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. The Board of Trustees hereby authorizes the Superintendent, President, Vice President or the Secretary of the Board of Trustees to execute or attest on behalf of the District the Election Contract with the Contracting Counties.

**Section 5. Voting by Mail.** Applications for voting by mail for all residents of the District shall submitted by personal delivery or shall be mailed to the address below prior to the deadline prescribed by law:

(a) Applications for voting by mail for all Kaufman County residents of the District shall be sent as follows:

Tandi Smith  
Kaufman County Elections Administrator  
Kaufman County Elections  
PO Box 1347  
Kaufman, Texas 75142  
100 W. Mulberry  
Kaufman, Texas 75142  
Phone: 469-376-4595  
Fax: 972-932-1413  
Email: [elections@kaufmancounty.net](mailto:elections@kaufmancounty.net)

(b) Applications for voting by mail for all Van Zandt County and Henderson County residents of the District shall be sent as follows:

Henderson County Elections Administrator  
201 J East Larkin St  
P.O. Box 2720  
Athens, Texas 75751  
Phone: (903) 675-6149  
Fax: (903) 675-6101  
Email: [hcelections@henderson-county.com](mailto:hcelections@henderson-county.com)

**Section 6. Early Voting Ballots.** An Early Voting Ballot Board shall be created to process early voting results of the Election and the Presiding Judge of the Early Voting Ballot Board shall be designated by the Elections Administrators. The Presiding Judge of the Early Voting Ballot Board shall appoint two or more additional members to constitute the Early Voting Ballot Board members and, if needed, the Signature Verification Committee members required to efficiently process the early voting ballots.

**Section 7. Qualified Voters.** All qualified electors of and residing in the District, shall be entitled to vote at the election.

**Section 8. Propositions.** At the Election the following PROPOSITIONS shall be submitted in accordance with law:

MABANK INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION  
MABANK INDEPENDENT SCHOOL DISTRICT PROPOSITION A

Shall the Board of Trustees of the Mabank Independent School District be authorized to issue the bonds of the District, in one or more series, in the aggregate principal amount of \$116,000,000 for the purpose of acquiring, constructing, improving and equipping school facilities consisting of a new elementary campus for 3rd and 4<sup>th</sup> grades; a new Career and Technical Education (CTE) addition at Mabank High School; improvements at Mabank Junior High School and Mabank Intermediate School; district-wide renovations, upgrades and repairs, and the purchase of land for school facilities, with the bonds to mature, bear interest, and be issued and sold in accordance with law at the time of issuance; and shall the Board of Trustees be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, on all taxable property in the District, sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds?

**Section 9. Ballots.** The official ballots for the Election shall be prepared in accordance with the Texas Election Code so as to permit the electors to vote “FOR” or “AGAINST” the PROPOSITION with the ballots to contain such provisions, markings and language as required by law, and with such PROPOSITION to be expressed substantially as follows:

MABANK INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION  
MABANK INDEPENDENT SCHOOL DISTRICT PROPOSITION A

|         |         |  |
|---------|---------|--|
|         |         | THE ISSUANCE OF \$116,000,000 OF BONDS BY THE MABANK INDEPENDENT SCHOOL DISTRICT FOR SCHOOL FACILITIES |
| FOR     | _____ ) | CONSISTING OF A NEW ELEMENTARY CAMPUS FOR 3RD AND 4TH  |
|         | _____ ) | GRADES; A NEW CAREER AND TECHNICAL EDUCATION (CTE)   |
| AGAINST | _____ ) | ADDITION AT MABANK HIGH SCHOOL; IMPROVEMENTS AT  |
|         | _____ ) | MABANK JUNIOR HIGH SCHOOL AND MABANK INTERMEDIATE  |
|         | _____ ) | SCHOOL; DISTRICT-WIDE RENOVATIONS, UPGRADES AND  |
|         | _____ ) | REPAIRS, AND THE PURCHASE OF LAND FOR SCHOOL FACILITIES,   |
|         |         | AND LEVYING THE TAX FOR PAYMENT OF PRINCIPAL AND   |
|         |         | INTEREST ON THE BONDS. THIS IS A PROPERTY TAX INCREASE.  |

**Section 10. Compliance with Federal Law.** In all respects, the Election shall be conducted in accordance with the Code. Pursuant to the federal Help America Vote Act (“HAVA”) and the Code, at each polling place there shall be at least one voting system for disabled individuals, and each such voting system shall be a system that has been certified by the Texas Secretary of State as compliant with HAVA and the Code. The District hereby finds that the voting system to be used by the Elections Administrators in administering the Election is such a system, and orders that such voting equipment or other equipment certified by the Texas Secretary of State shall be used by the District in its elections.

**Section 11. Debt Obligations.** The following information is given in accordance with the provisions of Section 3.009(b), Texas Election Code.

- (a) The proposition language that will appear on the ballot is set forth in Section 9 hereof.
- (b) The purpose for the bonds is set forth in Section 8 hereof.

(c) The principal amounts of the debt obligations are \$116,000,000 for Proposition A.

(d) If the bonds are approved by the voters, the Board of Trustees will be authorized to levy annual ad valorem taxes, on all taxable property in the District, sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds.

(e) Based upon the bond market conditions at the date of adoption of this Order, the maximum interest rate for any series of the bonds is estimated to be 5.00%. Such estimate considers a number of factors, including the issuance schedule, maturity schedule and the expected bond ratings of the proposed bonds and notes. This maximum interest rate is estimated as a matter of information but is not a limitation on the interest rate at which the bonds or notes, or any series thereof, may be sold.

(f) If approved, the bonds may be issued in one or more series, to mature serially, over a period not to exceed forty years from the date of issuance of each series of bonds.

(g) The aggregate amount of the outstanding principal of the District's debt obligations as of the date of this Order is \$31,795,992.35.

(h) The aggregate amount of the outstanding interest of the District's debt obligations as of the date of this Order is \$15,618,010.

(i) The ad valorem debt service tax rate for the District as of the date of this Order is \$0.28 per \$100 of taxable assessed valuation.

(j) The website for the District (as the authority conducting the election) is <https://www.mabankisd.net>; the website for Kaufman County Elections is <https://www.kaufmancounty.net/elections/contact/> and the website for Henderson County elections is <https://www.henderson-county.com/departments/elections-voter-registration>.

**EXHIBIT A**

**POLLING LOCATIONS, DATES AND HOURS**

**Early Voting Locations, Dates and Times for Henderson and Van Zandt County**

The Main Early Voting Location (*sitio principal de votación adelantada*)

**For early voting, a voter may vote at any of the locations listed below:**  
**(Para Votación Adelantada, los votantes podrán votar en cualquiera de las ubicaciones nombradas abajo.)**

| <b>Locations for Main Early Voting Polling Places</b><br><b>Include Name of Building and Address</b><br><i>(Ubicación de las casillas electorales de votación adelantada)(Incluir Nombre del Edificio y Dirección)</i> | <b>Days and Hours of Operation</b><br><i>Días y Horas Hábiles</i>   |
|--|---|
| The Help Center<br>Legacy Center Building<br>813 N. Palestine Street<br>Athens, TX 75751   | April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M.<br>April 27, 2024 8:00 A.M. – 5:00 P.M.<br>April 28, 2024 – 12:00 P.M. – 6:00 P.M.<br>April 29, 2024 – April 30, 2024 7:00 A.M. – 7:00 P.M. |

Branch Early Voting Locations (*sucursal sitios de votación adelantada*)

| <b>Locations for Branch Early Voting Polling Places</b><br><b>Include Name of Building and Address</b><br><i>(Sitios sucursal de votación adelantada) (Incluir Nombre del Edificio y Dirección)</i> | <b>Days and Hours of Operation</b><br><i>Días y Horas Hábiles</i>   |
|---|---|
| Mabank City Hall<br>129 East Market Street<br>Mabank, Texas 75147   | April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M.<br>April 27, 2024 8:00 A.M. – 5:00 P.M.<br>April 28, 2024 12:00 P.M. – 6:00 P.M.<br>April 29, 2024 – April 30, 2024 7:00 A.M. – 7:00 P.M. |
| Gun Barrel City Hall<br>1716 West Main Street<br>Gun Barrel City, Texas 75156   | April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M.<br>April 29, 2024 – April 30, 2024 8:00 A.M. – 5:00 P.M.  |
| Seven Points City Hall<br>428 East Cedar Creek Parkway<br>Seven Points, Texas 75143   | April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M.<br>April 29, 2024 – April 30, 2024 8:00 A.M. – 5:00 P.M.  |
| First Methodist Church<br>Heritage Hall<br>501 North Second Street<br>Chandler, Texas 75758   | April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M.<br>April 29, 2024 – April 30, 2024 8:00 A.M. – 5:00 P.M.  |

Applications for ballot by mail shall be mailed to:

*(Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:)*

Paula Ludtke

P. O. Box 2720

Athens, TX 75751

Email: [HCElections@henderson-county.com](mailto:HCElections@henderson-county.com)

Website: <https://www.henderson-county.com/departments/elections-voter-registration>

Applications for ballots by mail must be received no later than the close of business on

*(Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas de negocio el)*

April 23, 2024.

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:

*(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)* April 23, 2024

**Election Day Locations, Date and Times for Henderson and Van Zandt County**

Saturday, May 4, 2024 - Polls open from 7:00 am to 7:00 pm

| <b>On Election Day, Registered Henderson County Voters may vote at any Vote Center within the County.</b>                                       |  |  |
|---|--|--|
| <i>(El Día de Elección, Los votantes registrados del condado de Henderson pueden votar en cualquier centro de votación dentro del condado.)</i> |  |  |
| The Help Center<br>Legacy Center Building<br>813 N. Palestine Street<br>Athens, TX 75751  | First Methodist Church<br>Heritage Hall<br>501 North Second Street<br>Chandler, TX 75758 | Gun Barrel City Hall<br>1716 West Main Street<br>Gun Barrel City, TX 75156 |
| Seven Points City Hall<br>428 E. Cedar Creek Pkway<br>Seven Points, TX 75143  | Mabank City Hall<br>129 East Market Street<br>Mabank, Texas 75147                        | Faith Baptist Church<br>13567 TX-31<br>Brownsboro, TX 75756                |

**Early Voting Locations Dates and Times for Kaufman County**

April (Abril) 22 - 26 Monday-Friday (lunes-viernes) 8:00 am – 5:00 pm

April (Abril) 27 Saturday (sábado) 8:00 am – 5:00 pm

April (Abril) 28 Sunday (domingo) 12:00 pm – 6:00 pm

April (Abril) 29 - 30 Monday – Tuesday (lunes-martes) 7:00 am – 7:00 pm

|    | <b>Location</b><br><i>(ubicación)</i>                                    | <b>Room</b><br><i>(Cuarto)</i> | <b>Address</b><br><i>(dirección)</i> | <b>City</b><br><i>(ciudad)</i> | <b>Zip</b><br><i>(código)</i> |
|----|--|--------------------------------|--------------------------------------|--------------------------------|-------------------------------|
| 01 | Kaufman County Library**<br>** Main Location/ <i>Ubicación Principal</i> | Community Room                 | 3790 S. Houston Street               | Kaufman                        | 75142                         |
| 02 | Forney Sub Courthouse  | Court Room                     | 200 E. Main Street                   | Forney                         | 75126                         |
| 03 | Terrell Sub Courthouse   | Training                       | 408 E. College Street                | Terrell                        | 75160                         |
| 04 | Kemp Sub Courthouse  | Court Room                     | 103 N. Main Street                   | Kemp                           | 75143                         |
| 05 | Crandall/Combine Community Center  | Community Room                 | 500 W. Lewis                         | Crandall                       | 75114                         |
| 07 | Mabank City Hall   | Courtroom                      | 129 E. Market St.                    | Mabank                         | 75147                         |

|    |                              |            |                       |        |       |
|----|------------------------------|------------|-----------------------|--------|-------|
| 08 | Scurry-Rosser ISD Admin Bldg | Admin Bldg | 10705 S. State Hwy 34 | Scurry | 75158 |
|----|------------------------------|------------|-----------------------|--------|-------|

Applications for ballot by mail shall be mailed to:

*(Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:)*

Tandi Smith, Early Voting Clerk

P. O. Box 1347

Kaufman, TX 75142

Email: [elections@kaufmancounty.net](mailto:elections@kaufmancounty.net)

Fax: 469-595-0395

Website: <https://www.kaufmancounty.net/237/Elections>

Applications for ballots by mail must be received no later than the close of business on

*(Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas de negocio el)*

April 23, 2024.

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:

*(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)* April 23, 2024

### **Election Day Location Date and Times for Kaufman County**

Saturday, May 4, 2024 - Polls open from 7:00 am to 7:00 pm

The below listed Election Day Vote Centers will be established for any qualified voter with an effective date of registration on or before April 4, 2024. A voter may vote at any of the Election Day Vote Centers for the 2024 Joint Election. *Las ubicaciones para centros de voto de días de votación se establecer para cualquier votante calificado con una fecha efectiva de registro en o antes del 04 de Abril de 2024. Un votante puede votar en cualquiera de los centros de votación de día de las elecciones para la Elección Conjunto de 2024.*

- 0 Terrell Sub Courthouse Training Room 408 E. College Street Terrell 75160
- 1 St. Ann Catholic Church Fellowship Hall 806 N Washington St Kaufman 75142
- 3 First Baptist Church, Forney Chapel 1003 FM 741 Forney 75126
- 4 Talty Baptist Church Fellowship Hall 5210 N FM 148 Crandall 75114
- 5 Terrell Service Ctr. Training Room 400 Industrial Blvd Terrell 75160
- 6 Ables Springs Fire Station Lobby 30000 FM 429 N Terrell 75161
- 9 The Elmo Fire Station Lobby 12777 FM 2728 Terrell 75161
- 10 Scurry Rosser Admin. Bldg. Admin Bldg. 10705 State Hwy 34 Scurry 75158
- 13 Mustang Creek Church Foyer 13851 FM 548 Forney 75126
- 15 First Baptist Church, Kemp Great Room 1320 S. Elm Kemp 75143
- 16 Mabank City Hall Council Chambers 129 E Market St Mabank 75147
- 18 Crandall/Combine Community Ctr. Community Center 500 W Lewis/FM3039 Crandall 75114
- 20 Bingo Hall -Terrell Storeroom 14701 Hwy 205 Terrell 75160
- 21 Abner Baptist Church Fellowship Hall 6877 FM 2727 Kaufman 75142
- 22 Post Oak Bend Community Center Community Ctr 1175 CR 278 Kaufman 75142
- 25 Forney Sub Courthouse Court Room 200 E Main St. Forney 75126
- 26 Bethlehem Baptist Church Gym 500 S Frances St. Terrell 75160
- 27 East Side Church of Christ Foyer 627 S. FM 548 Forney 75126
- 28 Kaufman County Library Community Rm 3790 S. Houston St. Kaufman 75142
- 29 The Oasis – Heartland Comm. Ctr. Lobby 3558 Kirby Ln. Heartland 75126
- 30 Warsaw Community Center Lobby 6430 FM 148 Kaufman 75142
- 31 Keith Bell Opportunity Central Vestibule 680 Innovation Blvd Forney 75126

**Voter Information Document – Mabank Independent School District Special Election**  
**Proposition A**

The following information is prepared to comply with Tex. H.B. 477 86<sup>th</sup> Leg., R.S. (2019) and is for illustration purposes only. The information is not a part of the proposition and does not create a contract with the voters.

**Ballot Information:** At the Election, the following language will appear on the ballot:

MABANK INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION  
MABANK INDEPENDENT SCHOOL DISTRICT PROPOSITION A

|         |       |   |
|---------|-------|---|
|         |       | THE ISSUANCE OF \$116,000,000 OF BONDS BY THE MABANK INDEPENDENT SCHOOL DISTRICT FOR SCHOOL FACILITIES  |
| FOR     | _____ | ) CONSISTING OF A NEW ELEMENTARY CAMPUS FOR 3RD AND 4TH GRADES; A NEW CAREER AND TECHNICAL EDUCATION (CTE) ADDITION AT MABANK HIGH SCHOOL; IMPROVEMENTS AT MABANK JUNIOR HIGH SCHOOL AND MABANK INTERMEDIATE SCHOOL; DISTRICT-WIDE RENOVATIONS, UPGRADES AND REPAIRS AND THE PURCHASE OF LAND FOR SCHOOL FACILITIES, AND LEVYING THE TAX FOR PAYMENT OF PRINCIPAL AND INTEREST ON THE BONDS. THIS IS A PROPERTY TAX INCREASE. |
| AGAINST | _____ |   |

The following table sets forth the estimated principal amount of, and interest due to maturity on, the bonds to be issued if Proposition A passes, and all outstanding obligations of the District secured by and payable from ad valorem taxes.

| Principal Amount of Bonds to be authorized | Estimated interest for Bonds to be authorized <sup>(1)</sup> | Estimated combined principal and interest required to pay on time and in full the Bonds to be authorized <sup>(1)</sup> | Principal of District’s Existing Outstanding Debt (as of 2/15/24) | Remaining interest on District’s Existing Outstanding Debt (as of 2/15/24) | Combined Principal and Interest to timely pay District’s Outstanding Debt (as of 2/15/24) |
|--|--|---|---|--|---|
| \$116,000,000                              | \$70,792,950   | \$186,732,950   | \$31,795,992  | \$15,618,010   | \$47,414,002  |

<sup>(1)</sup> The interest on the proposed bonds is estimated at a rate of 5.00% based on market conditions as of February 15, 2024, and therefore, the interest payable on the proposed bonds may be less than, or more than, the amounts set forth above based on market conditions at the time of sale of the proposed bonds.

Based on the information and assumptions provided in the table above, the estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the District with an appraised value of \$100,000 to repay the proposed bonds, if approved, is \$0.00 with the state mandated homestead exemption. This assumes growth of District’s taxable assessed valuation at a rate of 12.00% for tax year 2024, 10.00% for tax year 2025, 8.00% for tax year 2026, 6.00% for tax year 2027, 4.00% growth for tax year 2028, then 2.00% growth in each year thereafter. The District assumes that the proposed bonds will be issued in an amortization that will produce increasing debt service each year to match the growth projections, while taking into account the District’s existing debt amortization schedule.



MABANK INDEPENDENT SCHOOL DISTRICT BOND ELECTION

*(la elección para bonos del Distrito Escolar Independiente de Mabank)*

May 4, 2024  
*(día 4 de mayo del 2024)*

|  | <b>Mabank Independent School District<br/>Proposition A</b>   | <b>Distrito Escolar Independiente de Mabank<br/>Propuesta A</b>  |
|--|---|--|
| <input type="checkbox"/> FOR<br><br><i>(a favor)</i>       | The issuance of \$116,000,000 of bonds by the Mabank Independent School District for school facilities consisting of a new elementary campus for 3rd and 4th grades; a new career and technical education (CTE) addition at Mabank High School; improvements at Mabank Junior High School and Mabank Intermediate School; district-wide renovations, upgrades and repairs, and the purchase of land for school facilities, and levying the tax for payment of principal and interest on the bonds. THIS IS A PROPERTY TAX INCREASE. | La emisión de \$116,000,000 en bonos por parte del Distrito Escolar Independiente de Mabank para instalaciones escolares consistentes en un nuevo campus de primaria para 3° y 4° grados; una nueva adición de educación técnica y profesional (cte) en la Escuela Secundaria Mabank; mejoras a la Escuela Secundaria Junior Mabank y a la Escuela Media Mabank; renovaciones, mejoras y reparaciones en todo el distrito, y la compra de terrenos para instalaciones escolares, y la imposición del impuesto para pagar el capital y los intereses de los bonos. ESTE ES UN INCREMENTO DEL IMPUESTO A LA PROPIEDAD. |
| <input type="checkbox"/> AGAINST<br><br><i>(en contra)</i> |   |  |