

NOTICE OF CONFIRMATION ELECTION, BOND ELECTIONS, AND AD VALOREM TAX ELECTIONS

TO THE QUALIFIED ELECTORS OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that elections will be held by Clearwater Creek Special Improvement District (the "District") on May 2, 2020, between the hours of 7:00 a.m. and 7:00 p.m., Bexar County Election Office, 1103 S. Frio, San Antonio, Texas, for the purpose of voting upon the creation of the district and the following propositions:

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION A

SHALL THE CREATION OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT BE CONFIRMED?

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION B

(Ad Valorem Tax)

SHALL THE BOARD OF DIRECTORS OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT BE AUTHORIZED TO IMPOSE, LEVY AND COLLECT AN AD VALOREM TAX AT AN UNLIMITED RATE AS PROVIDED IN CHAPTER 382, TEXAS LOCAL GOVERNMENT CODE, AND BE AUTHORIZED TO USE THE PROCEEDS OF THE AD VALOREM TAX TO SECURE FUNDS FOR MAKING ECONOMIC DEVELOPMENT LOANS OR GRANTS AND FOR OPERATION AND MAINTENANCE PURPOSES, INCLUDING, BUT NOT LIMITED TO, FUNDS FOR PLANNING, CONSTRUCTING, ACQUIRING, MAINTAINING, LEASING, REPAIRING AND OPERATING ALL NECESSARY LAND, PLANTS, WORKS, FACILITIES, IMPROVEMENTS, APPLIANCES AND EQUIPMENT OF THE DISTRICT, AND FOR PAYING COSTS OF SERVICES, ENGINEERING AND LEGAL FEES, AND ORGANIZATION AND ADMINISTRATIVE EXPENSES AND FOR ANY CORPORATE PURPOSE, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION C

(Economic Development Grants)

SHALL THE BOARD OF DIRECTORS OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT BE AUTHORIZED TO ENTER INTO ONE OR MORE ECONOMIC DEVELOPMENT OR GRANT AGREEMENTS WITH ONE OR MORE DEVELOPERS OF PROPERTY WITHIN THE DISTRICT TO MAKE IRREVOCABLE GRANTS AND PLEDGES OF ALL OR PART OF AD VALOREM TAXES COLLECTED BY THE DISTRICT FOR A TERM OF UP TO 30 YEARS TO INDUCE A DEVELOPER OR DEVELOPERS TO PROMOTE ECONOMIC DEVELOPMENT IN THE DISTRICT, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 382, TEXAS LOCAL GOVERNMENT CODE AND ARTICLE III, SECTION 52a, TEXAS CONSTITUTION?

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION D

(ROAD FACILITIES BONDS)

SHALL THE BOARD OF DIRECTORS OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$25,318,524 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 BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY AND ALL MACADAMIZED, GRAVELED OR PAVED ROADS OR FACILITIES IN AID THEREOF, INCLUDING BUT NOT LIMITED TO, ASSOCIATED DRAINAGE AND STORM WATER DETENTION FACILITIES, LANDSCAPING AND IRRIGATION, AND ALL WORKS, IMPROVEMENTS, FACILITIES, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY, ALL COSTS

ASSOCIATED WITH FLOOD PLAIN AND WETLANDS REGULATION (INCLUDING MITIGATION) AND ENDANGERED SPECIES AND STORMWATER PERMITS (INCLUDING MITIGATION), AND CONTRACT RIGHTS NECESSARY OR CONVENIENT THEREFOR, AND FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF BONDS OF THE DISTRICT HEREAFTER ISSUED FOR SAID PURPOSES, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION E

(RECREATIONAL FACILITIES BONDS)

SHALL THE BOARD OF DIRECTORS OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$3,078,240 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 BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, DEVELOPING, MANAGING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR, INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY AND ALL DISTRICT RECREATIONAL FACILITIES, INCLUDING, BUT NOT LIMITED TO, PARKS, LANDSCAPING, PARKWAYS, GREENBELTS, SIDEWALKS, TRAILS, PUBLIC RIGHT-OF-WAY BEAUTIFICATION PROJECTS, RECREATIONAL EQUIPMENT AND FACILITIES, AND ASSOCIATED STREET AND SECURITY LIGHTING, AND ALL ADDITIONS TO SUCH FACILITIES AND INTERESTS IN PROPERTY, ALL COSTS ASSOCIATED WITH FLOOD PLAIN AND WETLANDS REGULATION (INCLUDING MITIGATION) AND ENDANGERED

SPECIES AND STORMWATER PERMITS (INCLUDING MITIGATION), AND CONTRACT RIGHTS NECESSARY OR CONVENIENT THEREFOR AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF BONDS OF THE DISTRICT HEREAFTER ISSUED FOR SAID PURPOSES, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION F

**(WATERWORKS, SANITARY SEWER, AND DRAINAGE
AND STORM SEWER FACILITIES BONDS)**

SHALL THE BOARD OF DIRECTORS OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$49,504,884 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 BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT, FOR THE PURPOSE OR PURPOSES OF PURCHASING, CONSTRUCTING, ACQUIRING, OWNING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, EXTENDING, OR PAYING FOR, INSIDE AND OUTSIDE THE DISTRICT'S BOUNDARIES, ANY AND ALL DISTRICT WORKS, IMPROVEMENTS, FACILITIES, PLANTS, EQUIPMENT, AND APPLIANCES NEEDED TO PROVIDE A WATERWORKS SYSTEM, SANITARY SEWER SYSTEM, AND DRAINAGE AND STORM SEWER SYSTEM, INCLUDING, BUT NOT LIMITED TO, ALL COSTS ASSOCIATED WITH FLOOD PLAIN AND WETLANDS REGULATION (INCLUDING MITIGATION) AND ENDANGERED SPECIES AND STORMWATER PERMITS (INCLUDING MITIGATION) AND ALL ADDITIONS TO SUCH SYSTEMS AND ALL WORKS, IMPROVEMENTS,

FACILITIES, PLANTS, EQUIPMENT, APPLIANCES, INTERESTS IN PROPERTY, AND CONTRACT RIGHTS NECESSARY OR CONVENIENT THEREFOR AND ADMINISTRATIVE FACILITIES NEEDED IN CONNECTION THEREWITH, AND FOR THE PURPOSE OF REFUNDING BY ANY MEANS NOW OR HEREAFTER AUTHORIZED BY LAW, ALL OR ANY PORTION OF BONDS OF THE DISTRICT HEREAFTER ISSUED FOR SAID PURPOSES, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT TAX UPON ALL TAXABLE PROPERTY WITHIN SAID DISTRICT, ALL AS AUTHORIZED BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS?

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION G

(Bonds - Economic Development Grants)

SHALL THE BOARD OF DIRECTORS OF CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT BE AUTHORIZED TO ISSUE THE BONDS OF SAID DISTRICT IN ONE OR MORE ISSUES OR SERIES IN THE MAXIMUM AMOUNT OF \$25,000,000 MATURING SERIALY OR OTHERWISE IN SUCH INSTALLMENTS AS ARE FIXED BY SAID BOARD OVER A PERIOD OR PERIODS NOT EXCEEDING THIRTY (30) 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 BONDS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF SAID DISTRICT FOR THE PURPOSE OR PURPOSES OF FUNDING ONE OR MORE ECONOMIC DEVELOPMENT OR GRANT AGREEMENTS WITH ONE OR MORE DEVELOPERS OF PROPERTY WITHIN THE DISTRICT PURSUANT TO WHICH THE DISTRICT WILL MAKE IRREVOCABLE GRANTS TO INDUCE A DEVELOPER OR DEVELOPERS TO PROMOTE ECONOMIC DEVELOPMENT IN THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SUBCHAPTER C OF CHAPTER 382, TEXAS LOCAL GOVERNMENT CODE AND ARTICLE III, SECTION 52a, TEXAS CONSTITUTION, AND TO PROVIDE FOR THE PAYMENT OF PRINCIPAL OF AND INTEREST ON SUCH BONDS BY THE LEVY AND COLLECTION OF A SUFFICIENT AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE DISTRICT ALL AS AUTHORIZED

BY THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS; SAID BONDS, IF APPROVED, TO BE AUTHORIZED IN ADDITION TO OTHER BONDS OF THE DISTRICT'S AUTHORIZED AT THE ELECTION HELD WITHIN THE DISTRICT?

The propositions will appear in the following form in the ballots used in the election:

OFFICIAL BALLOT

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION A

- () FOR DISTRICT
- () AGAINST DISTRICT

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION B

- () FOR) AN AD VALOREM TAX AT AN
- () AGAINST) UNLIMITED RATE
- () AGAINST)

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION C

- () FOR) ENTERING INTO ECONOMIC
- () AGAINST) DEVELOPMENT OR GRANT AGREEMENTS
- () AGAINST) TO PROMOTE ECONOMIC DEVELOPMENT
- () AGAINST) IN THE DISTRICT

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION D

- () FOR) THE ISSUANCE OF \$25,318,524 BONDS FOR
- () AGAINST) ROADS AND THE LEVY OF TAXES,
- () AGAINST) WITHOUT LIMIT AS TO RATE OR
- () AGAINST) AMOUNT, IN PAYMENT OF THE BONDS

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION E

- | | |
|-------------|--|
| () FOR |) THE ISSUANCE OF \$3,078,240 BONDS FOR
) RECREATIONAL FACILITIES AND THE LEVY
) OF TAXES, WITHOUT LIMIT AS TO RATE OR
) AMOUNT, IN PAYMENT OF THE BONDS
)
)
) |
| () AGAINST |) |

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION F

- | | |
|-------------|--|
| () FOR |) THE ISSUANCE OF \$49,504,884 BONDS FOR
) WATER, SANITARY SEWER, AND
) DRAINAGE AND STORM SEWER SYSTEMS
) AND THE LEVY OF TAXES, WITHOUT LIMIT
) AS TO RATE OR AMOUNT, IN PAYMENT OF
) THE BONDS |
| () AGAINST |) |

CLEARWATER CREEK SPECIAL IMPROVEMENT DISTRICT
PROPOSITION G

- | | |
|-------------|--|
| () FOR |) THE ISSUANCE OF \$25,000,000 BONDS FOR
) ECONOMIC DEVELOPMENT OR GRANT
) AGREEMENTS TO PROMOTE ECONOMIC
) DEVELOPMENT IN THE DISTRICT AND |
| () AGAINST |) THE LEVY OF TAXES IN PAYMENT OF THE
BONDS |

Early voting by personal appearance will be conducted at the Bexar County Election Department, 1103 S. Frio, San Antonio, Texas as follows:

2020 Dates	Time
Monday, April 20 - Thursday, April 23	8:00 a.m. to 6:00 p.m.
Friday, April 24	CLOSED
Saturday, April 25	8:00 a.m. to 8:00 p.m.
Sunday, April 26, 2019	CLOSED
Monday, April 27 and Tuesday, April 28	8:00 a.m. to 8:00 p.m.

Applications for ballot by mail shall be sent to:

Early Voting Clerk
Bexar Elections Administrator
1103 S. Frio St., Suite 100
San Antonio, Texas 78207
Email: votebymail@bexar.org

Applications for ballots by mail must be received no later than 5:00 p.m. on April 20, 2020.

[EXECUTION PAGE FOLLOWS]

/s/ Nick Prater

Nick Prater

President, Board of Directors

DO NOT REMOVE UNTIL 8:00 A.M. ON MAY 5, 2019