

**NOTICE OF BOND ELECTION**

THE STATE OF TEXAS

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COUNTY OF NACOGDOCHES

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TO THE RESIDENT, QUALIFIED VOTERS OF THE

NACOGDOCHES COUNTY, TEXAS

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ADDITIONAL INFORMATION REGARDING THE ELECTION HEREINAFTER DESCRIBED CAN BE FOUND AT: <https://www.co.nacogdoches.tx.us/ElectionInformation/Index.asp>.

TAKE NOTICE that an election will be held in Nacogdoches County, Texas on November 4, 2025 in accordance with an order duly entered by the Commissioners Court of Nacogdoches County, Texas on August 12, 2025, which order reads substantially as follows:

**AN ORDER calling a bond election to be held in Nacogdoches County, Texas, making provisions for the conduct of the election and resolving other matters incident and related to such election.**

\* \* \* \* \*

WHEREAS, the Commissioners Court (the “Commissioners Court”) of Nacogdoches County, Texas (the “County”) hereby finds that an election should be held to determine whether such governing body shall be authorized to issue bonds of the County in the amounts and for the purposes hereinafter identified (the “Election”); and

WHEREAS, the County will conduct the Election in accordance with the laws of the State of Texas (the “State”) and applicable federal laws; and

WHEREAS, the County will contract with the elections administrator of Nacogdoches County (the “Administrator”) to conduct all aspects of the Election; and

WHEREAS, the Commissioners Court hereby finds and determines that it is in the public interest to call and hold the Election at the earliest possible date to authorize the issuance of general obligation bonds for the purposes hereinafter identified;

**THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF NACOGDOCHES COUNTY:**

**SECTION 1:** The Election shall be held on the 4th day of November, 2025 (“Election Day”), in Nacogdoches County, Texas, which date is not less than seventy-eight (78) nor more than ninety (90) days from the date of the adoption hereof and is a uniform election date pursuant to Texas Election Code, Section 41.001, for the purpose of submitting the following proposition:

PROPOSITION A  
THIS IS A TAX INCREASE

“Shall the Commissioners Court of Nacogdoches County, Texas, be authorized to issue bonds of said County in the principal amount of \$75,000,000 for designing, constructing, renovating, equipping, enlarging, and improving the County jail, including the acquisition of necessary rights-of-way and land in connection therewith; such bonds to mature serially or otherwise over a period not to exceed FORTY (40) years from their date, to be issued in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise and not exceed the maximum rate prescribed by law) as shall be determined within the discretion of the Commissioners Court at the time of issuance or sale of the bonds; and shall the Commissioners Court be authorized to levy and pledge and cause to be assessed and collected annual ad valorem taxes within the limitations prescribed by law, on all taxable property in said County sufficient to pay the principal of and interest on the bonds?”

SECTION 2: Pursuant to an agreement with the Nacogdoches County Elections Administrator (the “Administrator”), the Election shall be conducted by the Administrator in accordance with the provisions of the agreement for election services (the “Contract”).

The County shall be divided into multiple election precincts for this Election and the polling places on Election Day for this Election are shown in Exhibit A which is attached hereto and incorporated herein by reference as a part of this Order for all purposes. The election officers and maximum number of clerks for each polling place shall be determined and appointed in accordance with the Contract.

On Election Day, the polls shall be open from 7:00 a.m. to 7:00 p.m.

SECTION 3: In accordance with the Contract, the locations, dates and times for early voting for this Election shall be as shown in **Exhibit B**, which is attached hereto and incorporated herein by reference as a part hereof for all purposes. Vicki Wood, Nacogdoches County Elections Administrator, is hereby appointed as early voting clerk and shall appoint and designate deputy clerks for early voting in accordance with the Contract.

For purposes of processing ballots cast in early voting, the elections officers for the early voting ballot board for this Election shall be appointed and designated in accordance with the provisions of the Contract.

SECTION 4: The Central Counting Station (the “Station”) for the tabulation and counting of ballots for this Election shall be located at the office of the Nacogdoches County Courthouse Annex Building, 203 W. Main Street, Nacogdoches, Texas and the Manager, Tabulation Supervisor, Presiding Judge and Alternate Presiding Judge at such Station shall be determined, appointed and designated in accordance with the Contract. The Manager and Presiding Judge of such Station may appoint clerks to serve at such Station, as provided by Section 127.006 of the Election Code, as amended.

SECTION 5: A voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by personal appearance and by mail and for election day voting. Such voting system shall comply with Texas and federal laws establishing the requirement for a voting system that is equipped for disabled individuals. Pursuant to Section 61.012, as amended, Texas Election Code, the Administrator shall provide at least one accessible voting system in each polling place used in the Election.

The official ballot shall be prepared in accordance with the Texas Election Code, as amended, so as to permit voters to vote “FOR” or “AGAINST” the aforesaid proposition which shall appear on the ballot substantially as follows:

**Proposition A**  
THIS IS A TAX INCREASE

“The issuance of \$75,000,000 general obligation bonds for designing, constructing, renovating, equipping, enlarging and improving the county jail and the imposition of a tax sufficient to pay the principal of and interest on the bonds”

**SECTION 6:** All resident qualified electors of the County shall be permitted to vote at said election. This election shall be held and conducted in accordance with the provisions of Texas Election Code and Texas Government Code, Chapter 1251, and as may be required by law, all election materials and proceedings shall be printed in English and Spanish.

**SECTION 7:** Notice of election, including a Spanish translation thereof, shall be published in a newspaper in the County or in a newspaper of general circulation in the County if none is published in the County, at least once, not earlier than the 30<sup>th</sup> day or later than the 10<sup>th</sup> day before the day of the Election. Moreover, a substantial copy of this Order and the voter information document as shown in **Exhibit C**, including a Spanish translation thereof, shall be posted (i) at three (3) public places within the County and at the Nacogdoches County Courthouse not less than twenty-one (21) days before the Election, (ii) prominently, together with the contents of the proposition and any sample ballot prepared for the Election, on the County’s Internet website during the twenty-one (21) days before the Election and (iii) in a prominent location at each polling place on the day of the Election and during early voting.

**SECTION 8:** In accordance with Texas Election Code, Section 3.009(b), as amended, the aggregate amount of outstanding principal of the County's debt obligations secured by ad valorem taxes as of the date of adoption of this Order totaled \$315,000; the aggregate amount of outstanding interest on the County's debt obligations secured by ad valorem taxes as of the date of adoption of this Order totaled \$12,380; and the ad valorem debt service tax rate for the County as of the date of adoption of this Order is \$0.00482 per \$100 of taxable assessed valuation. Based on 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 5.500%. Such estimated maximum interest rate is provided as a matter of information and in accordance with the requirements of Texas law, but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold.

**SECTION 9:** The County Judge, County Auditor or County Clerk or other appropriate official, is hereby authorized to correct, modify or change the information herein and Exhibits to this Order based upon the final locations and times agreed upon by the Administrator and the County.

**SECTION 10:** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Order for all purposes and are adopted as a part of the judgment and findings of the Commissioners Court.

**SECTION 11:** All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Order are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

**SECTION 12:** This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America

SECTION 13: It is officially found, determined, and declared that the meeting at which this Order is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Order, was given, all as required by Chapter 551, as amended, Texas Government Code

SECTION 14: If any provision of this Order or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Order and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Commissioners Court hereby declares that this Order would have been enacted without such invalid provision.

SECTION 15: This Order shall be in force and effect from and after its final passage, and it is so ordered.

YOU WILL, THEREFORE, take notice of all the matters and facts set out in the foregoing Notice of Bond Election.

//s// Sandra Yates, County Clerk, Nacogdoches County, Texas

## EXHIBIT A

### ELECTION DAY VOTING LOCATIONS

Election Day: Tuesday, November 4, 2025

Election Day Polling Locations open from 7 a.m. to 7 p.m.

Presiding Judges and Alternates: to be appointed by the County

<b>Polling Place</b>	<b>Address</b>	<b>City</b>
Landmark Baptist Church	912 7 <sup>th</sup> St.	Cushing, TX 75760
First Baptist Church Douglass	15122 W ST Hwy 21	Douglass, TX 75943
Bonita Methodist Church	10303 N US Hwy. 259	Nacogdoches, TX 75965
First Baptist Church Garrison	276 W Magnolia St.	Garrison, TX 75946
Bethel Baptist Church	429 Happyland Rd.	Nacogdoches, TX 75965
Nacogdoches County Expo Center	3805 NW Stallings Dr.	Nacogdoches, TX 75961
C. L. Simon Recreation Center	1112 North St.	Nacogdoches, TX 75961
Perritte Memorial United Methodist Church	1025 Durst St.	Nacogdoches, TX 75964
E. J. Campbell Admin. Building	420 S Shawnee St.	Nacogdoches, TX 75961
North Street Church of Christ	3914 North St.	Nacogdoches, TX 75965
Calvary Baptist Church	3732 NE Stallings Dr.	Nacogdoches, TX 75965
University Baptist Church	2505 North St.	Nacogdoches, TX 75965
Emeline Carpenter Elementary School	5209 SE Stallings Dr.	Nacogdoches, TX 75961
A. L. Mangham Jr. Airport - Pilot's Lounge	556 Terry Crawford Dr.	Nacogdoches, TX 75964
New Hope Congregational Methodist Church	5301 E Main St.	Nacogdoches, TX 75961
Woden ISD	5263 FM 226	Nacogdoches, TX 75961
Martinsville Baptist Church	10892 FM 95 N	Nacogdoches, TX 75961
Chireno Community Center	715 Main St.	Chireno, TX 75937
Etoile Volunteer Fire Department	2506 ST Hwy 103	Etoile, TX 75944

The locations for Election Day voting will be provided by the Nacogdoches County Elections Administrator pursuant to the Contract with the Nacogdoches County Elections Administrator and as listed at <https://www.co.nacogdoches.tx.us/ElectionInformation/Index.asp>

## EXHIBIT B

### EARLY VOTING LOCATIONS, DATES AND HOURS

Early voting begins October 20, 2025 and ends on October 31, 2025.

For Nacogdoches County voters, applications for ballot by mail shall be requested from and mailed to Nacogdoches County Elections Office, 203 W. Main Street, Nacogdoches, Texas 75961. Applications for ballots by mail must be received no later than the close of business on October 24, 2025.

#### Early Voting Locations and Hours\*

Polling Place	Address
Nacogdoches County Courthouse Annex Building (Main Early Voting Location)	203 W. Main Street, Nacogdoches, Texas 75961

October ( <i>octubre</i> ) 20 – October ( <i>octubre</i> ) 24	Monday – Friday ( <i>lunes – viernes</i> )	8:00 a.m. – 5:00 p.m.
October ( <i>octubre</i> ) 25	Saturday ( <i>sabado</i> )	9:00 a.m. – 3:00 p.m.
October ( <i>octubre</i> ) 27 – October ( <i>octubre</i> ) 29	Monday - Wednesday ( <i>lunes - miercoles</i> )	8:00 a.m. – 5:00 p.m.
October ( <i>octubre</i> ) 30 – October ( <i>octubre</i> ) 31	Thursday - Friday ( <i>jueves – viernes</i> )	7:00 a.m. – 7:00 p.m.

\*The polling places and the County election precincts whose qualified voters shall cast ballots at such locations for the 2025 Election will be designated by the Nacogdoches County Elections Administrator. A full list of voting locations and hours of operation of the polling locations will be provided in the Contract with the Nacogdoches County Elections Administrator or as listed at <https://www.co.nacogdoches.tx.us/ElectionInformation/Index.asp>.

**Exhibit C**

**VOTER INFORMATION DOCUMENT**

Nacogdoches County, Texas Proposition A:

<input type="checkbox"/> FOR	<b><u>Proposition A</u></b> THIS IS A TAX INCREASE
<input type="checkbox"/> AGAINST	“The issuance of \$75,000,000 general obligation bonds for designing, constructing, renovating, equipping, enlarging and improving the county jail and the imposition of a tax sufficient to pay the principal of and interest on the bonds”

principal of debt obligations to be authorized	\$75,000,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.00%	\$69,902,720
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized if amortized over 30 years	\$144,902,720
as of the date the election was ordered, principal of all outstanding debt obligations	\$315,000
as of the date the election was ordered, the estimated interest on all outstanding debt obligations	\$12,380
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 1 year	\$327,380
estimated maximum annual increase in the amount of taxes on a residence homestead with a taxable appraised value of \$100,000 to repay the debt obligations to be authorized, if approved.  This figure makes conservative assumptions about the amortization period of the debt obligations and the estimated interest rate; and presumes growth in estimated future taxable values within the County of 2.50% annually for 3 years and constant thereafter.	\$90.00