

STANLEY LAKE MUNICIPAL UTILITY DISTRICT
AMENDMENT TO INFORMATION FORM

STATE OF TEXAS

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COUNTY OF MONTGOMERY

STANLEY LAKE MUNICIPAL UTILITY DISTRICT

Pursuant to V.T.C.A., Texas Water Code, Sections 49.452 and 49.455, as amended, the Board of Directors of Stanley Lake Municipal Utility District (the "District") now gives the following Amendment to Information Form and revised Notice to Purchasers form to all sellers and purchasers of real estate situated in the District. We do hereby certify that the only modifications to be made by this Amendment are changes to item numbers 4 and 5, and the form of Notice to Purchasers as follows:

The total amount of bonds that have been approved by the voters and which may be issued by the district (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$52,500,000, and the aggregate initial principal amount of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$30,640,000.

The District has also established a Defined Area pursuant to Texas Water Code Chapter 54, Subchapter J, which encompasses 72.34 acres of land situated in the John Corner Survey, Abstract Number 8, being out of and a part of a called 60.00 acre tract conveyed to GR Properties, L.L.C., recorded under Montgomery County Clerk's File Number 99099584 and out of and a part of a called 33.6479 acre tract conveyed to GR Properties, L.L.C., recorded under Montgomery County Clerk's File Number 2000018494; in Montgomery County, Texas, as more particularly described in the attached Exhibit "A." Property located within the Defined Area is subject to a separate tax rate which is in addition to the District's other rate of taxes. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of Defined Area bonds and levy an unlimited rate of Defined Area tax in payment of such bonds. As of this date, the most recent Defined Area rate of taxes levied by the District on real property located in the District is \$0.00 on each \$100 of assessed valuation. **The District is authorized to levy up to \$1.15 for maintenance and operating purposes within the Defined Area, which it intends to do commencing in 2024.** The total amount of additional Defined Area bonds approved by the voters and which have been or may, at this date, be issued (excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity) is \$18,300,000 for waterworks, wastewater and drainage systems; \$9,700,000 for construction or improvements of roadways,

causeways or bridges; and \$4,900,000 for construction and beautification of parks and recreational facilities, and the aggregate initial principal amount of all bonds issued for one or more of the specified facilities of the Defined Area and payable in whole or in part from property taxes is \$0.

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

The real property that you are about to purchase is located in the Stanley Lake Municipal Utility District and may be subject to district taxes or assessments. **The real property described below which you are about to purchase may also be located within a designated area of the District and your land may be subject to a higher tax than other land within the district. If located within the designated area, your rate of taxes will be higher by \$0.00 on each \$100 of assessed valuation than land not within the designated area [see "Defined Area" section below].**

The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.43 on each \$100 of assessed valuation. The District may impose assessments and issue bonds and impose an assessment in payment of such bonds. The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are \$52,500,000 for water, sewer, and drainage facilities. The aggregate initial principal amounts of all such bonds issued are: (i) \$30,640,000 for water, sewer, and drainage facilities.

IF THE REAL PROPERTY YOU ARE ABOUT TO PURCHASE IS LOCATED WITHIN THE DEFINED AREA, THE FOLLOWING PARAGRAPH APPLIES IN ADDITION TO THE BOND AMOUNTS AND TAX RATE DESCRIBED ABOVE:

DEFINED AREA. THE DISTRICT HAS ESTABLISHED A DESIGNATED AREA WITHIN THE DISTRICT CALLED THE "DEFINED AREA," WHICH CONSISTS OF 72.34 ACRES OF LAND SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NUMBER 8, BEING OUT OF AND A PART OF A CALLED 60.00 ACRE TRACT CONVEYED TO GR PROPERTIES, L.L.C., RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER 99099584 AND OUT OF AND A PART OF A CALLED 33.6479 ACRE TRACT CONVEYED TO GR PROPERTIES, L.L.C., RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER 2000018494; IN MONTGOMERY COUNTY, TEXAS. PROPERTY LOCATED WITHIN THE DEFINED AREA IS SUBJECT TO A SEPARATE TAX RATE WHICH IS IN ADDITION TO THE DISTRICT'S OTHER RATE OF TAXES. THE DISTRICT HAS TAXING AUTHORITY SEPARATE FROM ANY OTHER TAXING AUTHORITY AND MAY, SUBJECT TO VOTER APPROVAL, ISSUE AN UNLIMITED AMOUNT OF DEFINED AREA BONDS AND LEVY AN UNLIMITED RATE OF DEFINED AREA TAX IN PAYMENT OF SUCH BONDS. AS OF THIS DATE, THE MOST RECENT DEFINED AREA RATE OF TAXES LEVIED BY THE DISTRICT ON REAL PROPERTY LOCATED IN THE DISTRICT IS \$0.00 ON EACH \$100 OF ASSESSED VALUATION. THE TOTAL AMOUNT OF ADDITIONAL DEFINED AREA BONDS, EXCLUDING REFUNDING BONDS AND ANY BONDS OR ANY PORTION OF

BONDS ISSUED THAT ARE PAYABLE SOLELY FROM REVENUES RECEIVED OR EXPECTED TO BE RECEIVED UNDER A CONTRACT WITH A GOVERNMENTAL ENTITY, APPROVED BY THE VOTERS AND WHICH HAVE BEEN OR MAY, AT THIS DATE, BE ISSUED IS \$18,300,000 FOR WATERWORKS, WASTEWATER AND DRAINAGE SYSTEMS; \$9,700,000 FOR CONSTRUCTION OR IMPROVEMENTS OF ROADWAYS, CAUSEWAYS OR BRIDGES; AND \$4,900,000 FOR CONSTRUCTION AND BEAUTIFICATION OF PARKS AND RECREATIONAL FACILITIES, AND THE AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL BONDS ISSUED FOR ONE OR MORE OF THE SPECIFIED FACILITIES OF THE DEFINED AREA AND PAYABLE IN WHOLE OR IN PART FROM PROPERTY TAXES IS \$0. THE DISTRICT IS AUTHORIZED TO LEVY UP TO \$1.15 FOR MAINTENANCE AND OPERATING PURPOSES WITHIN THE DEFINED AREA, WHICH IT INTENDS TO DO COMMENCING IN 2024.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Conroe. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The District has entered into a strategic partnership agreement with the City of Conroe. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction. The purpose of the district is to provide water, sewer, drainage, and solid waste disposal system facilities and services. The cost of district facilities is not included in the purchase price of your property.

Date

Signature of Seller(s)

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OF PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to the execution of a binding contract for the purchase of the real property described in such notice or at closing of the purchase of the real property.

Date

Signature of Purchaser

Issued by: Stanley Lake Municipal Utility District
Date: _____
Telephone Number: (713) 739-1060

We, the undersigned, being the duly chosen members of Stanley Lake Municipal Utility District of Montgomery County, Texas, each for ourselves, affirm and declare that the above is true and correct to the best of our knowledge and belief.

WITNESS OUR HANDS this 10th day of November, 2023.

Kerry Masson
Kerry Masson
President and Director

Michael Algermissen
Michael Algermissen
Vice President and Director

W. Bruce Douglass, Jr.
W. Bruce Douglass, Jr.
Vice President and Director

Charles L. Laine, III
Charles L. Laine, III
Secretary/Treas. and Director

Torii Sleziński
Torii Sleziński
Asst. Secretary/Treas. and Director



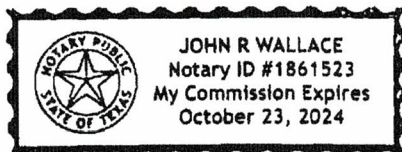
(SEAL)

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Kerry Masson, Michael Algermissen, W. Bruce Douglass, Jr., Charles L. Laine, III, and Torii Sleziński, known to me to be the persons and officers whose names are subscribed to the foregoing instrument, and affirmed and acknowledged that said instrument is current and accurate to the best of their knowledge and belief, and that they executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November, 2023.

(SEAL)



John R. Wallace
Notary Public, State of Texas

After recording return to:
Bacon, Wallace & Philbin, L.L.P.
6363 Woodway, Ste. 800
Houston, Texas 77057