

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

**Cape Conroe 01, Block 7, Lot 10-10-A
1224 Lake View Drive
Montgomery TX 77356**

Eduardo Trivino
dotloop verified
07/24/24 10:32 PM CDT
XSBO-UEN6-JNCN-UFFA

Karen Trivino
dotloop verified
07/23/24 6:37 PM CDT
OLNO-E4LV-VNG5-2Z5P

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 Slezensky
Torii Slezensky
Asst. Secretary/Treas. and Director



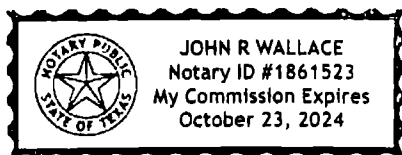
(SEAL)

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 Slezensky, 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

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
TRACT I - 72.34 ACRES IN THE
JOHN CORNER SURVEY, ABSTRACT NO. 8
MONTGOMERY COUNTY, TEXAS**

A 72.34 ACRE TRACT OF LAND SITUATED IN THE JOHN CORNER SURVEY, ABSTRACT NO. 8, MONTGOMERY COUNTY, TEXAS, 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 (M.C.C.F. NO.) 99099584 AND OUT OF AND A PART OF A CALLED 33.6479 ACRE TRACT CONVEYED TO GR PROPERTIES, L.L.C. RECORDED UNDER M.C.C.F. NO. 2000018494; SAID 72.34 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found on the south Right-Of-Way (R.O.W.) line of Bois D'arc Bend Road (based on a width of 70 feet) as dedicated under Cabinet (Cab.) 5, Sheet (Sht.) 25 & 38 of the Montgomery County Map Records (M.C.M.R.), marking the northeast corner of Lot 2, Block 1 of Bois D'arc Bend Estates Section One, Replat No. 1(BDRP), map or plat thereof recorded under Cab. 2, Sht. 7527 M.C.M.R. common with the northwest corner of Lot 10, Block 1 of Bois D'arc Estates Section One (BD), map or plat thereof recorded under Cab. 5, Sht. 36 M.C.M.R., from which a 5/8-inch iron rod found marking the northwest corner of Lot 1, Block 1 of BDRP, bears South 87°46'28" West, a distance of 539.94 feet;

THENCE, North 87°46'28" East, along the north line of Lot 10 and 11, Block 1 of BD, common with the south R.O.W. line of said Bois D'arc Bend Road, a distance of 548.89 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northwest corner and **POINT OF BEGINNING** of the herein described tract and of said 60.00 acre tract, from which a 5/8-inch iron rod found marking the common southerly corner of Lot 6 and 7, Block 2 of Harborside Section One (HS1) map or plat thereof recorded under Cab. O, Sht. 70 M.C.M.R., bears North 21°44'49" East, 76.61 feet;

THENCE, North 87°46'28" East, along the south R.O.W. line of said Bois D'arc Bend Road, common with the north line of said 60.00 acre tract and the herein described tract, a distance of 834.06 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the beginning of a curve to the right, from which a 1/2-inch iron found marking the common southerly corner of Lots 10, and 11, Block 2 of said HS1, bears North 80°36'15" West, 347.49 feet;

THENCE, in an easterly direction, along said curve to the right, having a radius of 230.00 feet, a central angle of 25°41'27" (chord bears, South 79°22'48" East, 102.27 feet) and an arc distance of 103.13 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the end of said curve to the right, from which a found 5/8-inch iron rod, bears North 01°45' West, 1.3 feet, and another 5/8-inch iron rod found marking the point of curvature of the north R.O.W. line of said Bois d'arc Bend Road, bears North 23°49'23" East, a distance of 70.00 feet;

THENCE, South 66°32'05" East, continuing along said common line, a distance of 905.75 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of the herein described tract, from which a 5/8-inch iron rod found marking the common south corner of Lot 21 and 22, block 2 of said HS1, bears North 19°11'10" East, 70.20 feet;

THENCE, departing said common line, and over and across said 60.00 acre tract, and said 33.6479 acre tract, the following fifteen (15) courses and distances:

South 23°37'53" West, a distance of 430.10 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 23°37'31" West, a distance of 40.00 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 22°31'35" West, a distance of 20.00 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 19°55'30" West, a distance of 38.11 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 14°44'45" West, a distance of 77.54 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 07°51'11" West, a distance of 77.87 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 05°16'18" West, a distance of 458.69 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an interior corner of the herein described tract;

South 88°29'38" East, a distance of 125.01 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 81°10'51" East, a distance of 160.57 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an exterior corner of the herein described tract;

South 01°41'27" West, a distance of 156.83 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 09°26'42" West, a distance of 134.58 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 07°12'39" East, a distance of 13.37 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an interior corner of the herein described tract;

South 84°43'42" East, a distance of 84.74 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 79°45'11" East, a distance of 240.66 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;

South 86°24'06" East, a distance of 91.60 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set in the northwesterly R.O.W. line of Walden Road (based on a variable width) as dedicated by Instrument recorded under Volume (Vol.) 770, Page (Pg.) 906 of the Montgomery County Deed Records (M.C.D.R.), common with the southeasterly line of said 33.6479 acre tract, marking the most easterly corner of the herein described tract, and the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction along; said non-tangent curve to the left, and along said common line, said curve having a radius of 650.00 feet, a central angle of 19°32'14" (chord bears, South 32°23'51" West, 220.57 feet) and an arc distance of 221.64 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the point of tangency;

THENCE, South 22°37'44" West, continuing along said common line, a distance of 307.66 feet, to the centerline of Stewart Creek, and the northeast corner of Reserve "B", of The Reserve on Lake Conroe Section One, map or plat thereof recorded under Cab. 2, Sht. 5824 M.C.M.R., and the southeast corner of the herein described tract, from which a 5/8-inch iron rod found marking the southeast corner of Lot 10, block 1 of Crescent Cove Section Three, map or plat thereof recorded under Cab. Q, Sht. 35 M.C.M.R., bears South 45°36'10" West, 101.69 feet;

THENCE, along the centerline of Stewart Creek, and the north line of said Reserve "B," the following twenty four (24) courses and distances:

North 52°14'12" West, a distance of 78.33 feet, to an angle in the south line of the herein described tract;

North 41°26'17" West, a distance of 166.21 feet, to an angle in the south line of the herein described tract;

North 67°30'19" West, a distance of 87.65 feet, to an angle in the south line of the herein described tract;

South 85°38'08" West, a distance of 59.72 feet, to an angle in the south line of the herein described tract;

South 79°42'36" West, a distance of 73.24 feet, to an angle in the south line of the herein described tract;

South 71°45'22" West, a distance of 169.89 feet, to an angle in the south line of the herein described tract, from which a 5/8-inch iron rod found marking the most southerly corner of Lot 21, Block 1, of The Reserve on Lake Conroe Section 1, bears, South 24°28'01" West, 256.26 feet;

South 83°07'29" West, a distance of 208.93 feet, to an angle in the south line of the herein described tract, from which a 5/8-inch iron rod found marking the southwesterly corner of Lot 21, Block 1, of The Reserve on Lake Conroe Section 1, bears, South 23°10'52" East, 200.47 feet;

South 84°57'05" West, a distance of 71.83 feet, to an angle in the south line of the herein described tract;

South 77°33'14" West, a distance of 98.05 feet, to an angle in the south line of the herein described tract, from which a 5/8-inch iron rod found marking the southwest corner of Lot 22, Block 1, of The Reserve on Lake Conroe Section 1, bears, South 54°04'02" East, 260.06 feet;

South 55°06'50" West, a distance of 80.21 feet, to an angle in the south line of the herein described tract;

South 55°23'01" West, a distance of 34.77 feet, to an angle in the south line of the herein described tract;

South 75°55'12" West, a distance of 80.54 feet, to an angle in the south line of the herein described tract;

North 52°32'10" West, a distance of 98.20 feet, to an angle in the south line of the herein described tract;

North 85°38'09" West, a distance of 79.84 feet, to an angle in the south line of the herein described tract;

North 86°38'00" West, a distance of 114.39 feet, to an angle in the south line of the herein described tract;

South 84°22'04" West, a distance of 66.37 feet, to an angle in the south line of the herein described tract;

South 63°17'05" West, a distance of 105.36 feet, to an angle in the south line of the herein described tract;

South 46°07'45" West, a distance of 90.47 feet, to an angle in the south line of the herein described tract;

South 44°12'49" West, distance of 44.15 feet, to an angle in the south line of the herein described tract, from which a 5/8-inch iron rod found marking the most southerly corner of Lot 56, Block 1, of The Reserve on Lake Conroe Section 1, bears, South 17°19'56" West, 208.40 feet;

North 15°57'40" West, a distance of 45.50 feet, to an angle in the south line of the herein described tract;

North 16°51'58" West, a distance of 126.82 feet, to an angle in the south line of the herein described tract;

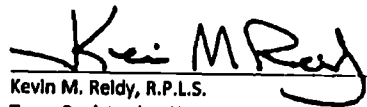
North 09°24'45" West, a distance of 135.56 feet, to an angle in the south line of the herein described tract;

North 62°31'18" West, a distance of 63.29 feet, to an angle in the south line of the herein described tract;

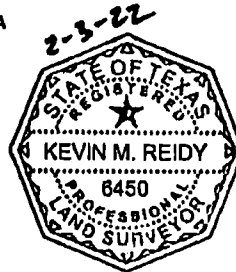
North 58°27'59" West, a distance of 154.87 feet, to the southwest corner of the herein described tract;

THENCE, North 02°13'32" West, departing the centerline of said Stewart Creek, and along the west line of said 60.00 acre tract, common with the east line of a called 145.0997 acre tract conveyed to Estates of Mia Lago, LTD. recorded under M.C.C.F. NO. 2007027108, passing at a distance of 872.29 feet, a 5/8-inch iron rod found marking the most easterly northeast corner of said 145.0997 acre tract, and continuing a total distance of 1,669.61 feet to the POINT OF BEGINNING and containing 72.34 acres of land. THIS METES AND BOUNDS ACCOMPANIES A LAND TITLE SURVEY OF EVEN DATE.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a EHRA



Kevin M. Reidy, R.P.L.S.
Texas Registration No. 6450
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
TBPELS No. 10092300



Date: 08/25/2021/ Revised 02/03/2022
Job No: 211-042-00
File No: R:\2021\211-042-00\Docs\Description\Boundary\21104200-tract 1 - 72.34 acres.doc

E-FILED FOR RECORD

11/28/2023 01:35PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

11/28/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas