

AMENDED AND RESTATED
DISTRICT INFORMATION FORM

MONTGOMERY COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT NO. 1

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

We, the undersigned officers and Directors of Montgomery County Water Control & Improvement District No. 1, constituting a majority of the members of the Board of Directors of said District, and acting pursuant to the authority and requirements of Section 49.455, Texas Water Code, as amended, do hereby amend and restate, in its entirety, the District's District Information Form, previously recorded under County Clerk's File No. 2022120978 in the Official Public Records of Real Property of Montgomery County, Texas, and all amendments and supplements thereto and do hereby affirm, acknowledge and certify that:

I.

The name of the District is MONTGOMERY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 of Montgomery County, Texas.

II.

The complete and accurate legal description of the boundaries of the District is shown on Exhibit "B" attached hereto and incorporated herein for all purposes.

III.

The most recent rate of District taxes on property located within the District is \$0.7020 per \$100 of assessed valuation.

IV.

The total amount of bonds which have been approved by the voters within the District and which may be issued by the District (excluding refunding bonds and any portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$62,930,000.

V.

The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued by the District is \$37,120,000.

VI.

The District has imposed a standby fee on undeveloped property within the District.

VII.

The election to confirm the creation of the District was held on November 14, 1964.

VIII.

The functions to be performed by the District are the providing of water, sanitary sewer, and drainage facilities to the area of the District.

IX.

The form of notice to purchasers required to be furnished by a seller to a purchaser of real property located within the District, with all information required to be furnished by the District completed, is attached hereto as Exhibit "A."

X.

A complete and accurate map showing the boundaries of the District is shown on Exhibit "C" attached hereto, which map is incorporated herein and made a part hereof for all purposes.

EFFECTIVE this 19 day of September 2023.

MONTGOMERY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1

Christine Rife
Christine Rife, President

N/A
Nicole Garner, Vice President

Nancy Loring
Nancy Loring, Secretary

Jeff Crump
Jeff Crump, Assistant Secretary/Treasurer

N/A
Ricky Hernandez, Director

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 19 day of September 2023, by Christine Rife, Nicole Garner, Jeff Crump, Nancy Loring, and Ricky Hernandez of Montgomery County Water Control & Improvement District No. 1, on behalf of said District.

(NOTARY SEAL)



Chelby Simpson
Notary Public in and for the State of Texas

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

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

_____, Purchaser

Date

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS
COUNTY OF _____

§
§

This instrument was acknowledged before me on this ____ day of _____,
by _____.

(SEAL)

Notary Public for the State of Texas

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION

**MONTGOMERY COUNTY
WATER CONTROL & IMPROVEMENT DISTRICT NO. 1
DISTRICT BOUNDARY
METES AND BOUNDS DESCRIPTION
1,091.2335 ACRES OF LAND
DECEMBER, 2016**

BEING 1,091.2335 ACRES OF LAND SITUATED IN THE J. L. STANLEY SURVEY, A-495, THE HARRY SIGEL SURVEY, A-796, THE CADDO ALLEN SURVEY, A-45, AND THE JOHN TAYLOR SURVEY, A-547, MONTGOMERY COUNTY, TEXAS, BEING COMPRISED OF A 941.98 ACRE TRACT, A 33.6973 ACRE TRACT, A 35.3210 ACRE TRACT, A 75.753 ACRE TRACT AND A 4.4822 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

A 941.98 ACRE TRACT BEING ALL OF THE J. L. STANLEY SURVEY, A-495, ALL OF THE HARRY SIGEL SURVEY, A-796, AND A PORTION OF THE CADDO ALLEN SURVEY, A-45, AND THE JOHN TAYLOR SURVEY, A-547, SITUATED ENTIRELY WITHIN MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON POINT MARKING THE NORTHEAST CORNER OF THE J. L. STANLEY SURVEY, A-495, THE NORTHWEST CORNER OF THE HARRY SIGEL SURVEY, A-796, THE SOUTHEAST CORNER OF THE CADDO ALLEN SURVEY, A-45, AND THE SOUTHWEST CORNER OF THE G. W. WAGERS & J. A. KNIGHT SURVEY, A-765; SAID COMMON POINT BEING ALSO THE SOUTHEAST CORNER OF A 10 ACRE TRACT OF LAND RECORDED IN VOLUME 12, PAGE 66, MONTGOMERY COUNTY MAP RECORDS;

THENCE, NORTH 00°22'15" EAST, A DISTANCE OF 660.10 FEET ALONG THE EASTERLY LINE OF THE SAID 10 ACRE TRACT, COMMON WITH THE EAST LINE OF THE CADDO ALLEN SURVEY, A-45, AND THE WEST LINE OF THE G. W. WAGERS & J. A. KNIGHT SURVEY, A-765, TO A POINT MARKING THE NORTHEAST CORNER OF SAID 10 ACRE TRACT AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89°18'33" WEST, A DISTANCE OF 658.93 FEET, DEPARTING FROM THE COMMON LINE BETWEEN THE CADDO ALLEN SURVEY, A-45, AND THE G. W. WAGERS & J. A. KNIGHT SURVEY, A-765, ALONG THE NORTHERLY LINE OF THE SAID 10 ACRE TRACT TO ITS NORTHWEST CORNER FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00°22'15" WEST, A DISTANCE OF 662.10 FEET ALONG THE WESTERLY LINE OF THE SAID 10 ACRE TRACT TO ITS SOUTHWEST CORNER LYING IN THE COMMON LINE BETWEEN THE CADDO ALLEN SURVEY, A-45, AND THE J. L. STANLEY SURVEY, A-495, FOR A NORTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A WESTERLY DIRECTION ALONG THE SAID COMMON LINE BETWEEN THE CADDO ALLEN SURVEY, A-45, AND THE J. L. STANLEY SURVEY, A-495, TO ITS INTERSECTION WITH THE MEANDERS OF SPRING CREEK FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A GENERALLY SOUTHEASTERLY DIRECTION, VARYING FROM TIME TO TIME, ALONG THE EACH AND SEVERAL MEANDERS OF THE SAID SPRING CREEK, CROSSING THE COMMON LINE BETWEEN THE J. L.

STANLEY SURVEY, A-495 AND THE HARRY SIGEL SURVEY, A-796, THEN CONTINUING WITH THE MEANDERS TO THE SOUTHEAST CORNER OF THE HARRY SIGEL SURVEY, A-796, BEING ALSO THE MOST WESTERLY SOUTHWEST CORNER OF THE JOHN TAYLOR SURVEY, A-547, TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHERLY DIRECTION ALONG THE COMMON LINE BETWEEN THE JOHN TAYLOR SURVEY, A-547, AND THE HENRY SIGEL SURVEY, A-796 TO A POINT MARKING THE SOUTHWEST CORNER OF A 19.48 ACRE TRACT;

THENCE, NORTH 89°50'39" EAST, A DISTANCE OF 1789.43 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID 19.48 ACRE TRACT;

THENCE, NORTH 00°26'30" EAST, A DISTANCE OF 473.81 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID 19.48 ACRE TRACT;

THENCE, SOUTH 89°50'45" WEST, A DISTANCE OF 1793.08 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID 19.48 ACRE TRACT AND LOCATED ON THE COMMON LINE BETWEEN JOHN TAYLOR SURVEY, A-547, AND SAID HARRY SIGEL SURVEY, A-796;

THENCE, NORTH, A DISTANCE OF 5622.40 FEET CONTINUING ALONG THE AFOREMENTIONED COMMON LINE BETWEEN THE JOHN TAYLOR SURVEY, A-547, AND HARRY SIGEL SURVEY, A-796, TO THE NORTHEAST CORNER OF THE HARRY SIGEL SURVEY, A-796, SAME BEING THE SOUTHEAST CORNER OF THE G. W. WAGERS & J. A. KNIGHT SURVEY, A-765, TO A POINT FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89°23'00" WEST, A DISTANCE OF 1111.00 FEET ALONG THE COMMON LINE BETWEEN THE G. W. WAGERS & J. A. KNIGHT SURVEY, A-765, AND THE HARRY SIGEL SURVEY, A-796, TO THE POINT OF BEGINNING, AND CONTAINING 941.98 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND CONTAINING 33.6973 ACRES LOCATED IN THE JOHN TAYLOR SURVEY, A-547, MONTGOMERY COUNTY, TEXAS, SAID TRACT COMPRISED OF ALL OF A CERTAIN CALLED 24.893 ACRE TRACT CURRENTLY KNOWN AS THE ABBY ON LAKE WYNDEMERE APARTMENTS AS RECORDED IN CABINET Z, SHEET 1002, MONTGOMERY COUNTY MAP RECORDS (CALCULATED TO BE 24.8903 ACRES) AND A CALLED 8.807 ACRE TRACT OF LAND, BEING THE REMAINING PORTION OF A CALLED 8.8804 ACRE TRACT AS RECORDED IN DEED TO J.B.M.G. LTD. UNDER COUNTY CLERKS FILE NUMBER 9569681 OF THE MONTGOMERY COUNTY DEED RECORDS; SAID 33.6973 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE REFERENCED TO THE EAST LINE OF SAID THE ABBY ON LAKE WYNDEMERE APARTMENTS);

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID THE ABBY ON LAKE WYNDEMERE APARTMENTS AND LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAWDUST ROAD (100 FEET WIDE);

THENCE, SOUTH 01°48'45" EAST, ALONG THE EAST LINE OF SAID THE ABBY ON LAKE WYNDEMERE APARTMENTS BEING THE WEST LINE OF SAID CALLED 8.807 ACRE TRACT, A DISTANCE OF 88.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 2,220 SQUARE FEET TRACT RECORDED IN

COUNTY CLERKS FILE NO. 9220876, MONTGOMERY COUNTY DEED RECORDS, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°15'09" EAST, 40.00 FEET ALONG THE SOUTH LINE OF SAID 2,220 SQUARE FEET TRACT TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2,220 SQUARE FEET TRACT;

THENCE, NORTH 01°48'45" WEST, 75.12 FEET ALONG THE EAST LINE OF SAID 2,220 SQUARE FEET TRACT TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A 1,059 SQUARE FEET TRACT RECORDED IN COUNTY CLERKS FILE NO. 9220876, MONTGOMERY COUNTY DEED RECORDS, AND LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAWDUST ROAD (WIDTH VARIES);

THENCE, SOUTH 72°44'19" EAST, 187.50 FEET ALONG SAID RIGHT-OF-WAY LINE TO A ¾ INCH IRON ROD FOUND FOR A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CHORD OF SOUTH 37°57'12" EAST, 512.18 FEET;

THENCE, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, SUBTENDING A CENTRAL ANGLE OF 69°22'23", AN ARC DISTANCE OF 544.85 FEET TO A 5/8 INCH IRON FOUND AT THE END OF SAID CURVE;

THENCE, SOUTH 03°13'40" EAST, 190.18 FEET ALONG SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET AND A CHORD OF SOUTH 00°54'26" EAST, 78.20 FEET;

THENCE, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, SUBTENDING A CENTRAL ANGLE OF 04°43'04", AN ARC DISTANCE OF 78.22 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE;

THENCE, SOUTH 01°28'12" WEST, 99.70 FEET, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET AND A CHORD OF SOUTH 00°04'52" WEST, 10.19 FEET;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 00°33'22", AN ARC DISTANCE OF 10.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 8.8804 ACRE TRACT, SAME POINT BEING THE NORTHEAST CORNER OF LAKE WYNDEMERE APARTMENTS, PLAT THEREOF RECORDED IN CABINET M, SHEET 81, MONTGOMERY COUNTY MAP RECORDS;

THENCE, SOUTH 87°45'12" WEST, 332.53 FEET ALONG THE SOUTH LINE OF SAID 8.8804 ACRE TRACT AND NORTH LINE OF SAID LAKE WYNDEMERE APARTMENTS, TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT;

THENCE, SOUTH 85°54'06" WEST, 184.31 FEET CONTINUING ALONG SAID SOUTH LINE TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 8.8804 ACRE TRACT, COMMON WITH THE SOUTHEAST CORNER OF SAID THE ABBY ON LAKE WYNDEMERE APARTMENTS;

THENCE, SOUTH 87°12'27" WEST, CONTINUING ALONG THE NORTH LINE OF SAID LAKE WYNDEMERE APARTMENTS AND SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 150.02 FEET TO A FOUND ½ INCH IRON ROD FOR AN ANGLE POINT;

THENCE, SOUTH 86°25'47" WEST, CONTINUING ALONG THE NORTH LINE OF SAID LAKE WYNDEMERE APARTMENTS AND SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 892.75 FEET TO A 5/8

INCH IRON ROD WITH GOLDBERG CAP MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03°47'57" WEST, A DISTANCE OF 988.89 FEET TO A "PK" NAIL IN CONCRETE LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAWDUST ROAD AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58°03'01" EAST, ALONG THE SOUTH LINE OF SAWDUST ROAD, A DISTANCE OF 44.20 FEET TO A 5/8 INCH IRON ROD WITH GOLDBERG CAP FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET AND A CHORD OF NORTH 82°45'41" EAST, 584.95 FEET;

THENCE, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAWDUST ROAD AND SAID CURVE SUBTENDING A CENTRAL ANGLE OF 49°23'40", AN ARC DISTANCE OF 603.47 FEET TO A 5/8 INCH IRON ROD;

THENCE, SOUTH 72°33'12" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAWDUST ROAD A DISTANCE OF 483.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.6973 ACRES OF LAND.

TRACT 3

BEING A TRACT OF LAND CONTAINING 35.3210 ACRES LOCATED IN THE JOHN TAYLOR SURVEY, A-547, MONTGOMERY COUNTY, TEXAS, COMPRISED OF FIVE TRACTS OF LAND, 17.8778 ACRES, 4.9007 ACRES, 2.002 ACRES, 10.6205 ACRES AND 0.2525 ACRES RESPECTIVELY RECORDED IN COUNTY CLERKS FILE NOS. 9344038, 9898384, 2001-043479, 2001-043478 AND 2001-043480, MONTGOMERY COUNTY DEED RECORDS; SAID 35.3210 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF SAID 17.8778 ACRE TRACT AND LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAWDUST ROAD, AT ITS INTERSECTION WITH THE WEST LINE OF A 65 FEET WIDE H. L. & P. EASEMENT RECORDED IN VOLUME 660, PAGE 194, MONTGOMERY COUNTY DEED RECORDS;

THENCE, SOUTH 02°31'35" EAST, ALONG THE COMMON LINE OF SAID 17.8778 ACRE TRACT AND SAID H.L.& P. EASEMENT, A DISTANCE OF 1373.33 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 17.8778 ACRE TRACT AND LOCATED ON THE NORTHWESTERLY LINE OF A DRAINAGE EASEMENT RECORDED IN COUNTY CLERKS FILE NO. 8007051, MONTGOMERY COUNTY DEED RECORDS;

THENCE, SOUTH 30°20'27" WEST, ALONG THE COMMON LINE OF SAID 17.8778 ACRE TRACT AND SAID DRAINAGE EASEMENT, A DISTANCE OF 499.98 FEET TO A POINT FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID 17.8778 ACRE TRACT AND LOCATED ON THE NORTH LINE OF A RESIDUE TRACT FROM A 3,197.5 ACRE TRACT RECORDED IN VOLUME 786, PAGE 1 AND VOLUME 785, PAGE 685, MONTGOMERY COUNTY DEED RECORDS;

THENCE, SOUTH 89°26'12" WEST, ALONG THE COMMON LINE OF SAID 17.8778 ACRE TRACT AND SAID RESIDUE TRACT, A DISTANCE OF 199.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 17.8778 ACRE TRACT COMMON WITH THE SOUTHEAST CORNER OF SAID 4.9007 ACRE TRACT;

THENCE, SOUTH 88°05'30" WEST, ALONG THE SOUTH LINES OF SAID 4.9007 ACRE TRACT, SAID 2.002 ACRE TRACT AND SAID 10.6205 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID RESIDUE TRACT, A DISTANCE OF 365.56 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 10.6205 ACRE TRACT, COMMON WITH THE SOUTHEAST CORNER OF A 3.9955 ACRE TRACT RECORDED IN COUNTY CLERKS FILE NO. 2005-053536, MONTGOMERY COUNTY DEED RECORDS;

THENCE, NORTH 02°11'19" WEST, ALONG THE COMMON LINE OF SAID 10.6205 ACRE TRACT AND SAID 3.9955 ACRE TRACT, A DISTANCE OF 791.53 FEET TO A POINT FOR INTERIOR CORNER OF SAID 10.6205 ACRE TRACT, COMMON WITH THE NORTHEAST CORNER OF SAID 3.9955 ACRE TRACT;

THENCE, SOUTH 88°20'09" WEST, ALONG THE COMMON LINE OF SAID 10.6205 ACRE TRACT AND SAID 3.9955 ACRE TRACT, A DISTANCE OF 110.30 FEET TO A POINT FOR CORNER LOCATED ON THE EAST LINE OF A 0.4996 ACRE TRACT RECORDED IN COUNTY CLERKS FILE NO. 2006-008964, MONTGOMERY COUNTY DEED RECORDS;

THENCE, NORTH 02°53'55" WEST, ALONG THE COMMON LINE OF SAID 10.6205 ACRE TRACT AND SAID 0.4996 ACRE TRACT, A DISTANCE OF 177.67 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 0.4996 ACRE TRACT, COMMON WITH THE SOUTHEAST CORNER OF A 2.123 ACRE TRACT RECORDED IN COUNTY CLERKS FILE NO. 2003-135278, MONTGOMERY COUNTY DEED RECORDS;

THENCE, NORTH 02°26'40" WEST, ALONG THE COMMON LINE OF SAID 10.6205 ACRE TRACT AND SAID 2.123 ACRE TRACT, A DISTANCE OF 813.49 FEET TO FOR THE NORTHWEST CORNER OF SAID 10.6205 ACRE TRACT, COMMON WITH THE NORTHEAST CORNER OF SAID 2.123 ACRE TRACT, SAID POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAWDUST ROAD AND BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET AND A CHORD OF NORTH 89°20'36" EAST, 49.46 FEET;

THENCE, ALONG SAID CURVE AND SOUTH RIGHT-OF-WAY LINE, SUBTENDING A CENTRAL ANGLE OF 02°41'57", AN ARC DISTANCE OF 49.46 FEET TO POINT;

THENCE, NORTH 87°59'39" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 308.34 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 10.6205 ACRE TRACT, COMMON WITH THE NORTHWEST CORNER OF SAID 4.9007 ACRE TRACT;

THENCE, NORTH 87°53'13" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 119.11 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 4.9007 ACRE TRACT, COMMON WITH THE NORTHWEST CORNER OF SAID 17.8778 ACRE TRACT;

THENCE, NORTH 87°48'22" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 298.62 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET AND A CHORD OF NORTH 85°40'40" EAST, 165.98 FEET;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND CURVE, SUBTENDING A CENTRAL ANGLE OF 04°38'25", 166.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.3210 ACRES OF LAND.

TRACT 4

BEING A 75.753-ACRE TRACT OF LAND SITUATED IN THE JOHN TAYLOR SURVEY, A-547, MONTGOMERY COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF THAT CALLED 93.4269-ACRE TRACT DESCRIBED IN DEED TO P.B. SMITH AND CAROLYN D. SMITH RECORDED IN VOLUME 551, PAGE 325 OF THE MONTGOMERY COUNTY DEED RECORDS, A PORTION OF A CALLED 8.483-ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN A. SANDERS AND SANDRA B. SANDERS RECORDED IN VOLUME 937, PAGE 270 OF THE MONTGOMERY COUNTY DEED RECORDS, ALL OF A CALLED 2.0-ACRE TRACT OF LAND DESCRIBED IN A DEED TO JESSE B. MIRACLE AND WILLIE M. MIRACLE RECORDED IN VOLUME 749, PAGE 46 OF THE MONTGOMERY COUNTY DEED RECORDS, A CALLED 2.0-ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSEPH E. MURPHY AND DOREEN M. MURPHY RECORDED IN VOLUME 749, PAGE 43 OF THE MONTGOMERY COUNTY DEED RECORDS AND A CALLED 1.00-

ACRE TRACT DESCRIBED IN A DEED TO P.B. SMITH AND CAROLYN D. SMITH RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NUMBER 2003-011669 OF THE OFFICIAL PUBLIC RECORDS, SAID 75.753-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203):

COMMENCING AT A 1/2-INCH IRON ROD (DISTURBED) CALLED FOR IN THE EAST LINE OF THE SEGURA GOLF WOODLANDS, LLC TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 358, PAGE 2428 OF THE MONTGOMERY COUNTY DEED RECORDS, MARKING THE SOUTHWEST CORNER OF LAKE WYNDEMERE APARTMENTS A SUBDIVISION RECORDED IN CABINET "M", SHEETS 81-83 OF THE MONTGOMERY COUNTY MAP RECORDS AND THE NORTHWEST CORNER OF THE RESIDUE OF A CALLED 22.9745 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN P. MONROE AND FAYE M. MONROE RECORDED IN VOLUME 565, PAGE 476 OF THE MONTGOMERY COUNTY DEED RECORDS;

THENCE, SOUTH 02°13'56" EAST, 489.11 FEET WITH THE WEST LINE OF SAID RESIDUE OF A CALLED 22.9745 ACRE TRACT OF LAND AND THE EAST LINE OF SAID SEGURA GOLF WOODLANDS, LLC TRACT OF LAND TO A 3/4-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR AT THE SOUTHWEST CORNER OF SAID RESIDUE OF A CALLED 22.9745-ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID RESIDUE OF A CALLED 93.4269 ACRE TRACT OF LAND AND BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A RAILROAD TIE FENCE POST BEARS SOUTH 85°09' EAST, 3.8 FEET;

THENCE, SOUTH 70°47'55" EAST, 508.23 FEET, WITH THE SOUTH LINE OF SAID RESIDUE OF A CALLED 22.9745 ACRE TRACT OF LAND, AND THE NORTH LINE OF SAID RESIDUE OF A CALLED 93.4269 ACRE TRACT OF LAND, TO A 3/4-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR AT AN ANGLE POINT;

THENCE, NORTH 87°38'07" EAST, 1,036.38- FEET ALONG THE COMMON LINE OF A RESIDUE OF A CALLED 22.9745 ACRE TRACT OF LAND AND SAID RESIDUE OF A CALLED 93.4269 ACRE TRACT OF LAND TO THE WEST RIGHT-OF-WAY OF LINE OF SAWDUST ROAD (100-FOOT WIDTH);

THENCE, SOUTH 02°30'09" EAST, WITH SAID WEST RIGHT-OF-WAY LINE OF SAWDUST ROAD, THE EAST LINE OF SAID RESIDUE OF A CALLED 93.4269-ACRE TRACT OF LAND AND THE EAST LINE OF SAID CALLED 1.00 ACRE TRACT OF LAND, A DISTANCE OF 726.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR AT A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 87°19'29" WEST, 179.96- FEET, OVER AND ACROSS SAID CALLED 8.483-ACRE TRACT OF LAND TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR IN THE WEST LINE OF SAID CALLED 8.483-ACRE TRACT OF LAND AND AN EAST LINE OF SAID RESIDUE OF A CALLED 93.4269-ACRE TRACT OF LAND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 02°52'18" EAST, 1,118.23- FEET WITH THE COMMON LINE OF SAID RESIDUE OF A CALLED 93.4269-ACRE TRACT OF LAND AND SAID CALLED 8.483-ACRE TRACT OF LAND TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR AT AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 87°49'54" EAST, 250.00- FEET, OVER AND ACROSS SAID CALLED 8.483-ACRE TRACT OF LAND TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR IN THE EAST LINE OF SAID CALLED 8.483-ACRE TRACT OF LAND AND THE WEST LINE OF A CALLED 15.117-ACRE TRACT OF LAND DESCRIBED IN A DEED TO WOODLAND GATES, INC. RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NUMBER

8609217 OF THE OFFICIAL PUBLIC RECORDS FOR AN EAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 02°52'18" EAST, 305.00-FEET WITH THE COMMON LINE OF SAID CALLED 8.483- ACRE TRACT OF LAND AND THE WEST LINE OF SAID CALLED 15.117-ACRE TRACT OF LAND TO A 1-1/4-INCH IRON PIPE CALLED FOR AT THE NORTHEAST CORNER OF THE RESIDUE OF A CALLED 35.3-ACRE TRACT OF LAND DESCRIBED IN A DEED TO GMA DEVELOPMENT CORPORATION RECORDED IN VOLUME 749, PAGE 36 OF THE MONTGOMERY COUNTY DEED RECORDS, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 8.483-ACRE TRACT OF LAND AND THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH A 2-INCH IRON PIPE BEARS SOUTH 89°33' EAST, 11.1 FEET AND A CALLED FOR 1/2-INCH IRON ROD BEARS SOUTH 80°03' EAST, 9.8 FEET;

THENCE, SOUTH 87°49'54" WEST, WITH THE NORTH LINE OF SAID RESIDUE OF SAID CALLED 35.3-ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CALLED 8.483-ACRE TRACT OF LAND, A DISTANCE OF 710.14-FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR MARKING A CORNER OF SAID RESIDUE OF A CALLED 35.3-ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF SAID CALLED 2.0-ACRE (MIRACLE) TRACT OF LAND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 01°59'54" EAST, 201.14-FEET WITH THE COMMON LINE OF SAID RESIDUE OF A CALLED 35.3-ACRE TRACT OF LAND AND SAID CALLED 2.0-ACRE (MIRACLE) TRACT OF LAND TO A 5/8-INCH IRON ROD (CALLED 1/2-INCH IRON ROD) CALLED FOR AT THE SOUTHEAST CORNER OF SAID CALLED 2.0-ACRE (MIRACLE) TRACT OF LAND AND A CORNER OF SAID RESIDUE OF SAID CALLED 35.3-ACRE TRACT OF LAND, SAME BEING A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH A FENCE POST BEARS NORTH 62°25' EAST, 0.6 FEET;

THENCE, SOUTH 87°54'18" WEST, WITH THE NORTH LINE OF SAID RESIDUE OF A CALLED 35.3-ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 2.0-ACRE (MIRACLE) TRACT OF LAND A DISTANCE OF 838.43-FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR IN THE NORTHERLY HIGH BANK OF PANTHER CREEK FOR AN ANGLE POINT IN THE NORTH LINE OF SAID RESIDUE OF SAID CALLED 35.3-ACRE TRACT OF LAND AND BEING THE SOUTHWEST CORNER OF SAID CALLED 2.0-ACRE (MURPHY) TRACT OF LAND AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 22°03'19" WEST, 145.76-FEET DEPARTING THE NORTHERLY BANK OF PANTHER CREEK AND ALONG THE SOUTHWESTERLY LINE OF SAID CALLED 2.0-ACRE (MURPHY) TRACT OF LAND AND THE HEREIN DESCRIBED TRACT OF LAND TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" CALLED FOR IN THE EAST LINE OF SAID SEGURA GOLF WOODLANDS, LLC TRACT OF LAND SAME BEING A WEST CORNER OF SAID CALLED 2.0-ACRE (MURPHY) TRACT OF LAND AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 02°13'56" WEST, WITH THE EAST LINE OF SAID SEGURA GOLF WOODLANDS, LLC TRACT OF LAND AND THE WEST LINE OF SAID CALLED 2.0-ACRE (MURPHY) TRACT OF LAND, A DISTANCE OF 2,395.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.753-ACRES (3,299,800 CALCULATED SQUARE FEET) OF LAND.

TRACT 5

A TRACT OR PARCEL CONTAINING 4.4822 ACRES OF LAND SITUATED IN THE JOHN TAYLOR SURVEY, ABSTRACT NO. 547, MONTGOMERY COUNTY, TEXAS, BEING ALL OF A CALLED 4.4822 ACRE TRACT OF LAND CONVEYED TO 1960 HUMBLE WESTFIELD LIMITED AND CET LIMITED AS RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 2014066483, WITH SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAWDUST ROAD (CALLED 100' WIDTH) FOR THE SOUTHWESTERLY CORNER OF SAID 4.4822 ACRE TRACT;

THENCE, NORTH 02° 12' 26" WEST, A DISTANCE OF 900.15 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF SAID 4.4822 ACRE TRACT;

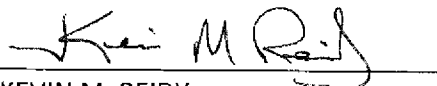
THENCE, NORTH 88° 26' 29" EAST, A DISTANCE OF 217.23 FEET TO A POINT FOR THE NORTHEASTERLY CORNER OF SAID 4.4822 ACRE TRACT;

THENCE, SOUTH 02° 11' 59" EAST, A DISTANCE OF 898.03 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF SAID 4.4822 ACRE TRACT;

THENCE, SOUTH 87° 52' 56" WEST, A DISTANCE OF 217.10 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.4822 ACRES OF LAND.

BEARINGS WERE BASED ON THE DISTRICT BOUNDARY MAP OF MONTGOMERY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 PREPARED BY AEI ENGINEERING, LLC, DATED JULY 2014. TRACTS 1-4 AND THEIR RESPECTIVE LEGAL DESCRIPTIONS WERE PREPARED BY OTHERS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHT AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



KEVIN M. REIDY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6450
WINDROSE LAND SERVICES
FIRM REGISTRATION NO. 10108800
AEI JOB NO. 130-074-002



12-05-16
DATE

EXHIBIT "C"

DISTRICT BOUNDARY MAP

E-FILED FOR RECORD

10/19/2023 03:07PM



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.

10/19/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas