

Exhibit A
NOTICE TO PURCHASER

The real property, described below, that you are about to purchase is located in the **Mason Creek Utility District**. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is **\$0.312** on each \$100 of assessed valuation. If the District has not yet levied taxes, the most recent projected rate of tax, as of this date, is **\$(not applicable)** on each \$100 of assessed valuation. The total amount of 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 **\$72,899,000.00**, and the aggregate initial principal amounts 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 **\$21,870,000.00**.~~The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ _____. An unpaid standby fee is a personal obligation of the person that owned the property at the time of the imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.~~

The District is located in whole or in part in the extraterritorial jurisdiction of the City of Houston. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the District or the voters of the District. When a district is annexed, the District is dissolved.

The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property you are acquiring is as follows: _____

_____(Date)

(Signature of Seller)

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.

_____(Date)

(Signature of Purchaser)

(NOTE: Correct district name, tax rate, bond amount, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement of the District's most recent projected rate of tax, if any, is to be placed in the appropriate space. If the District does not have approval from the Commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, 20__' for the words "this date" and place the correct calendar year in the appropriate space.)

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This Notice form is issued by **Mason Creek Utility District** under the provisions of Section 49.453, Texas Water Code on _____, 20 _____. The District's telephone number is **(281) 578-7272**

Exhibit B
LEGAL DESCRIPTION OF MASON CREEK UTILITY DISTRICT



CLARK SURVEYING COMPANY

1315 SHERWOOD FOREST DR. — HOUSTON, TEXAS 77043-4837 — 713/481-1400 — FAX 713/481-5638

June 9, 1994

FIELD NOTES
Mason Creek Utility District

Description of 893.8382 acres out of the W.C.R.R. Company Surveys, Abstract Nos. 1359 and 1361 and the H.T. & B. R.R. Company Survey, Abstract No. 983, all in Harris County, Texas, being all of the revised Mason Creek Utility District boundary and being more particularly described by metes and bounds as follows (with all bearings referenced to the Replat of Nottingham Country, Section 1 as recorded in Volume 201 at Page 79 of the Harris County Map Records);

BEGINNING at a point marking the intersection of the east right-of-way line of Fry Road (100 feet wide) with the south right-of-way line of Interstate Highway 10 (Katy Freeway), same point being the northeast corner of said Replat of Nottingham Country, Section 1;

THENCE, S 02° 02' 18" E, along said east right-of-way line of Fry Road and the east line of said Replat of Nottingham Country, Section 1, a distance of 2883.31 feet to a point for the southwesterly cut-back corner at the intersection of the east right-of-way line of said Fry Road with the south right-of-way line of Kingsland Drive (100 feet wide);

THENCE, N 42° 57' 40" E, along said 20-foot cut-back, a distance of 28.28 feet to a point for corner in the south right-of-way line of said Kingsland Drive;

THENCE, N 87° 57' 38" E, along said south right-of-way line of Kingsland Drive, a distance of 225.50 feet to a point marking the most northerly northwest corner of Block 2 of Green Trails, Section Five as recorded in Volume 346 at Page 77 of the Harris County Map Records;

THENCE, S 02° 01' 19" E, along a westerly line of said Block 2 of Green Trails, Section Five, a distance of 439.95 feet to a point for an interior corner of said Block 2;

THENCE, S 87° 56' 37" W, along the most westerly north line of said Block 2, a distance of 245.37 feet to a point for the northwest corner of said Block 2 in the easterly right-of-way line of said Fry Road, same point being the southeast corner of Nottingham Country, Section 1, as recorded in Volume 201 at Page 79 of the Map Records of Harris County, Texas;

THENCE, S 87° 54' 37" W, crossing said Fry Road 100-foot right-of-way and continuing along the south line of said Nottingham Country, Section 1 for a total distance of 930.80 feet to a point for corner in the west right-of-way line of Houghton Road (40 feet wide at this point);

THENCE, S 01° 54' 54" E, along said west right-of-way line of Houghton Road (40 feet wide), at 4170.32 feet pass the centerline of a 160-foot wide Harris County Flood Control District easement for Mason Creek as recorded in Volume 1698 at Page 665 of the Harris County Deed Records, and continuing for a total distance of 4958.68 feet to a point for corner;

THENCE, S 88° 21' 45" W, a distance of 1371.04 feet to a point for corner;

THENCE, N 01° 58' 18" W, a distance of 660.65 feet to a point for corner;

THENCE, S 88° 19' 19" W, a distance of 2652.23 feet to a point for corner in the line common to said H.T. & B.R.R. Survey, Abstract No. 983, and the H.T. & B.R.R. Survey, Abstract No. 469;

THENCE, N 01° 54' 51" W, along said common line, a distance of 3956.67 feet to a point for the northeast corner of said H.T. & B.R.R. Survey, Abstract No. 469;

see page 2

LEARN
N. TEXAS
W. Johnson

THENCE, S 87° 17' 26" W, along the north line of said H.T. & B.R.R. Survey, Abstract No. 469, a distance of 371.49 feet to a point for the southeast corner of the W.C.R.R. Company Survey, Abstract No. 904;

THENCE, N 02° 48' 45" W, along the line common to said W.C.R.R. Company Survey, Abstract No. 904, and said H.T. & B.R.R. Survey, Abstract No. 983, a distance of 315.53 feet to an angle point marking the most northerly northwest corner of said H.T. & B.R.R. Survey, Abstract No. 983, and the southwest corner of said W.C.R.R. Company Survey, Abstract No. 1359;

THENCE, N 01° 51' 24" W, along the line common to said W.C.R.R. Company Survey, Abstract No. 904, and said W.C.R.R. Company Survey, Abstract No. 1359, a distance of 3998.79 feet to a point for the northwest corner of the herein described tract in the south right-of-way line of said Katy Freeway (Interstate Highway 10);

THENCE, N 88° 38' 39" E, along said south right-of-way line, a distance of 2024.46 feet to an angle point for corner;

THENCE, S 89° 33' 42" E, continuing along said south right-of-way line, a distance of 1411.31 feet to an angle point for corner;

THENCE, S 87° 48' 50" E, continuing along said south right-of-way line, a distance of 1411.31 feet to the beginning of a curve to the right;

THENCE, continuing along said south right-of-way line and curve to the right having a radius of 532.96 feet, a central angle of 18° 03' 52" and a chord which bears S 78° 46' 54" E for 167.34 feet, a total arc distance of 168.03 feet to a point for the non-tangent end of said curve;

THENCE, S 55° 55' 50" E, continuing along said south right-of-way line, a distance of 61.89 feet to a point for the non-tangent beginning of a curve to the right;

THENCE, continuing along said south right-of-way line and curve to the right having a radius of 559.91 feet, a central angle of 19° 56' 49" and a chord which bears S 52° 52' 45" E for 193.95 feet, a total arc distance of 194.93 feet to a point of tangency;

THENCE, S 42° 54' 20" E, continuing along said south right-of-way line, a distance of 174.17 feet to a point for the beginning of a curve to the left;

THENCE, continuing along said south right-of-way line and curve to the left having a radius of 625.73 feet, a central angle of 48° 24' 51" and a chord which bears S 67° 06' 46" E for 513.14 feet, a total arc distance of 528.73 feet to a point of tangency;

THENCE, N 88° 40' 49" E, continuing along said south right-of-way line, a distance of 151.12 feet to the POINT OF BEGINNING and containing 893.8382 acres of land. This description is submitted in conjunction with an Exhibit Map prepared by Clark Surveying Company and dated June 9, 1994.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

10:46:13 AM

Tuesday, October 25, 2022

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, October 25, 2022



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS