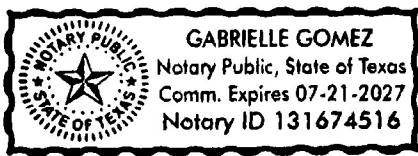


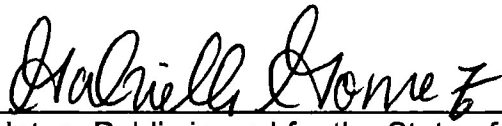
THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared, Gary S. North, Ronald R. Cunningham, Mike Ganson, Maurice D. Williams, and Rick Watson, 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 28th day of August, 2025.



(NOTARY SEAL)



Notary Public in and for the State of Texas

After recording, return to:
Ms. Gabby Gomez
Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, which you are about to purchase is located in Montgomery County Utility District No. 4 (the "District") and may be subject to district taxes or assessments. 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 \$ 0.15 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters 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 is \$35,160,000 for water, sewer, and drainage facilities.

The total aggregate initial principal amounts of all such bonds issued is \$21,910,000 for water, sewer, and drainage facilities.

The District is located wholly or partly within the corporate boundaries of the City of Conroe. On February 22, 2013, the District entered into a Strategic Partnership Agreement ("SPA") with the City of Conroe, Texas (the "City") pursuant to Texas Local Government Code, Section 43.0751, which SPA provides for: (1) annexation of the territory of the District by the City for full purposes effective December 31, 2014; (2) continuation of the District, after annexation, as a "limited district" with powers and functions provided by law, including water, wastewater, storm sewer, and solid waste services, and also including the power to levy taxes and collect user fees; (3) provision of fire, police, and other municipal services by the City; (4) payments by the City to the District, including payments to defray debt service related to the Bonds; (5) binding each owner and future owners of land included within the territory of the District; and (6) other matters. Property located in the City and the District is subject to taxation by the City and the District.

The purpose of the District is to provide water, sewer, drainage, or flood control facilities and services. The cost of District facilities is not included in the purchase price of your property.

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 OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The location of the property being purchased is:

APRIL HARBOR CONDOS, BLDG C UNIT 217 15575 Marina Dr Unit 217 C, Montgomery, TX 77356-2863

The undersigned purchaser hereby acknowledges receipt of the foregoing 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

01/09/26

4:54 PM

Date

Signature of Purchaser

Authentisign
Joseph R Nelson

Signature of Seller

Joseph R Nelson

Doc #: 2025090564

Pages 5

E-FILED FOR RECORD

09/04/2025 01:51PM



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.

09/04/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas