

AMENDED AND RESTATED  
DISTRICT INFORMATION FORM

SPRING CREEK UTILITY DISTRICT

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

We, the undersigned officers and Directors of Spring Creek Utility District, 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. 2024113711 in the Official Public Records of Real Property of Montgomery County, Texas, recorded and all amendments and supplements thereto and do hereby affirm, acknowledge and certify that:

I.

The name of the District is SPRING CREEK UTILITY DISTRICT 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 \$0.88 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 \$217,000,000.

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 \$78,785,000.

VI.

There are no standby fees imposed by the District at this time.

VII.

A confirmation election was not required for the District.

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.

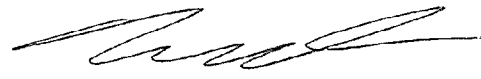
A complete and accurate map showing the boundaries of the District is shown on Exhibit "C" attached hereto, which map is incorporated herein and made a part hereof for all purposes.

EFFECTIVE this 15<sup>th</sup> day of September 2025.

SPRING CREEK UTILITY DISTRICT

  
\_\_\_\_\_  
Claude Humbert, President

N/A  
\_\_\_\_\_  
Mark Fusca, Vice President

  
\_\_\_\_\_  
Frederick Sunderman, Secretary

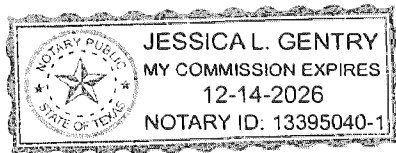
  
\_\_\_\_\_  
Leslie Gourley, Assistant Secretary

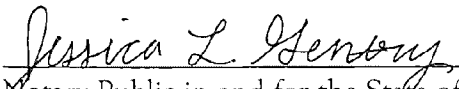
  
\_\_\_\_\_  
Paul Sterling, Director

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 15<sup>th</sup> day of September 2025,  
by Claude Humbert, Frederick Sunderman, Leslie Gourley, and Paul Sterling of Spring Creek  
Utility District, on behalf of said District.

(NOTARY SEAL)



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

**NOTICE TO PURCHASER**

The real property, described below, that you are about to purchase is located in Spring Creek Utility District (the "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 for the tax year 2025 is \$0.88 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 \$217,000,000, 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 \$78,785,000.

The District has entered into a strategic partnership agreement with the City of Houston. 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, flood control or recreational facilities and services with 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 which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

Damien Welsh, Seller

02/10/2026  
Date

By: \_\_\_\_\_  
Name: **Damien Welsh**  
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

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