

AMENDED AND RESTATED INFORMATION FORM OF CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1

STATE OF TEXAS

COUNTY OF MONTGOMERY

We, the undersigned, constituting a majority of the members of the Board of Directors of Conroe Municipal Management District No. 1 ("District"), do hereby make, execute and affirm this Information Form in compliance with Sections 49.452 and 49.455, Texas Water Code, and Section 293.92, 30 Texas Administrative Code. We do hereby certify as follows:

- 1. The name of the District is Conroe Municipal Management District No. 1.
2. The District consists of 2,045.7 acres, more particularly described by metes and bounds and boundary map as shown on the Information Form recorded under Clerk's File No. of the 2015039864 Official Public Records of Montgomery County, Texas.
3. The current tax rate levied by the District on property within the District is \$0.855 per \$100 of assessed value.
4. Bonds payable in whole or in part from taxes of the District have been authorized by the voters: (1) for the purposes; (2) in the amounts; and (3) have been sold to date in the amounts; all as shown below:

Table with 3 columns: Authorized Purpose, Total Amount Authorized, Amount Issued to Date. Rows include Water, Sewer, and Drainage; Road; Park and Recreational.

- 5. The District has not imposed any standby fees.
6. The District was not required to hold a confirmation election.
7. The District is performing, or will perform, some or all of the following services and functions: water, sewer, drainage, roads, and parks and recreation facilities and services.

The form Notice to Purchasers required by § 49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit A and incorporated herein for all purposes.

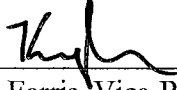
This form supersedes and replaces all Information Forms and Amendments to Information Form previously executed and filed by the District.

[EXECUTION PAGE FOLLOWS]

WITNESS OUR HANDS on November 20, 2025.



Keaton Hineman, President



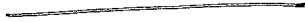
Kyler Ferris, Vice-President



Chase Wortham, Secretary



Matthew Matney, Assistant Secretary



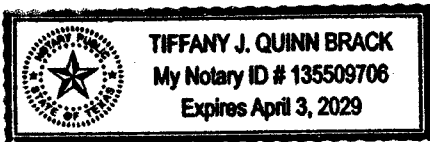
Chase Johnson, Assistant Vice-President

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Keaton Hineman, Kyler Ferris, Chase Wortham, Matthew Matney and Chase Johnson, known to me to be the persons whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 20, 2025.



(NOTARY SEAL)



Notary Public, State of Texas

EXHIBIT A

NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property that you are about to purchase is located in Conroe Municipal Management District No. 1 (“District”) and may be subject to district taxes. 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 tax rate levied by the District on property within the District is \$0.855 per \$100 of assessed value.

Bonds payable in whole or in part from taxes of the District have been authorized by the voters: (1) for the purposes; (2) in the amounts; and (3) have been sold to date in the amounts; all as shown below:

<u>Authorized Purpose</u>	<u>Total Amount Authorized</u>	<u>Amount Issued to Date</u>
Road Facilities	\$250,800,000	\$70,485,000
Road Facilities	\$187,550,000	\$51,315,000
Recreational Facilities	\$29,700,000	\$5,000,000

[Note: The above amounts exclude any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity.]

The District is located in whole or in part in the city limits of Conroe, Texas. The municipality and the District overlap, but may not provide duplicate services or improvements. Property located in the municipality and the District is subject to taxation by the municipality and the District.

The purpose of this District is to provide water, sewer, drainage, roads, and parks and recreation facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these facilities is not included in the purchase price of your property.

SELLER:

03/21/2026 03/21/2026
(Date)

Marie Beadle Jeremy Beadle
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 INFORMATION CONTAINED IN THIS NOTICE WAS COMPILED BY THE DISTRICT ON NOVEMBER 20, 2025. THE DISTRICT'S PHONE NUMBER IS 281-500-6050.

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)

Signature of Purchaser

Note: This form is required by law to be recorded in certain circumstances at closing. In which case it may need to be notarized. Please consult your attorney or broker.

E-FILED FOR RECORD

11/26/2025 09:44AM



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.

11/26/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas