

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 15th day of September 2025.

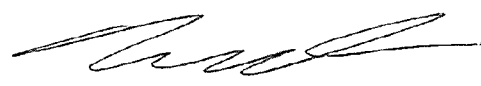
SPRING CREEK UTILITY DISTRICT




Claude Humbert, President

N/A

Mark Fusca, Vice President



Frederick Sunderman, Secretary



Leslie Gourley, Assistant Secretary

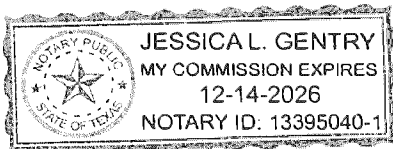


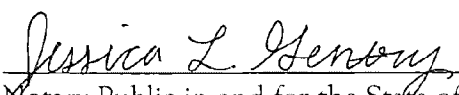
Paul Sterling, Director

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 15th 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.

Minh Pham, Seller

Minh Pham
By: _____
Name: _____
Title: _____

04/26/26
Date

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