

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

“The real property, described below, which you are about to purchase is located in the PORTER MUNICIPAL UTILITY DISTRICT and may be subject to district taxes or assessments. The real property, described below, which you are about to purchase, may also be located in a defined area of the District and the land may be subject to defined area taxes in addition to the other taxes of the District. As of this date, the additional rates of taxes within the defined areas of the District are shown in the paragraphs below. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited tax rate in payment of such bonds. The current rate of the District property tax is \$0.4577 on each \$100.00 of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$161,302,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all such bonds issued are:

\$75,802,000 for water, sewer, and drainage facilities

“The District has created the Auburn Trails Defined Area No. 1 (formerly known as the Auburn Trails Defined Area). The current rate of the District property tax is \$0.4577 on each \$100 of assessed valuation and an additional \$0.5389 on each \$100 of assessed valuation for the Auburn Trails Defined Area No. 1, for a total of \$0.9966 on each \$100 of assessed valuation. The total amount of Auburn Trails Defined Area No. 1 bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$13,365,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Auburn Trails Defined Area No. 1 bonds issued are:

\$6,060,000 for water, sewer, and drainage facilities

“The District has created the Auburn Trails Defined Area No. 2. The current rate of the District property tax is \$0.4577 on each \$100 of assessed valuation and an additional \$0.5255 on each \$100 of assessed valuation for the Auburn Trails Defined Area No. 2, for a total of \$0.9832

on each \$100 of assessed valuation. The total amount of Auburn Trails Defined Area No. 2 bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$6,650,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Auburn Trails Defined Area No. 2 bonds issued are:

\$4,215,000 for water, sewer, and drainage facilities

“The District has created the Hendricks Defined Area. The current rate of the District property tax is \$0.4577 on each \$100 of assessed valuation and an additional \$1.000 on each \$100 of assessed valuation for the Hendricks Defined Area, for a total of \$1.4577 on each \$100 of assessed valuation. The total amount of Hendricks Defined Area bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$45,045,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Hendricks Defined Area bonds issued are:

\$16,190,000 for water, sewer, and drainage facilities

“The District has created the Montgomery Crossing Defined Area. The current rate of the District property tax is \$0.4577 on each \$100 of assessed valuation and an additional \$0.70 on each \$100 of assessed valuation for the Montgomery Crossing Defined Area tax, for a total of \$1.1577 on each \$100 of assessed valuation. The total amount of Montgomery Crossing Defined Area bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$4,500,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Montgomery Crossing Defined Area bonds issued are:

\$-0- for water, sewer, and drainage facilities

“The District has created the Valley Ranch Defined Area. The current rate of the District property tax is \$0.4577 on each \$100 of assessed valuation and an additional \$-0- on each \$100 of assessed valuation for the Valley Ranch Defined Area, for a total of \$0.4577 on each \$100 of assessed valuation. The District has not yet imposed Valley Ranch Defined Area taxes. The projected rate of the Valley Ranch Defined Area property tax is \$0.97 on each \$100 of assessed

valuation. The total amount of Valley Ranch Defined Area bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$4,500,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Valley Ranch Defined Area bonds issued are:

\$-0- for water, sewer, and drainage facilities

“The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston and the City of Conroe. Texas law governs the ability of a municipality to annex property in the municipality’s extraterritorial jurisdiction and whether a district that annexed by the municipality is dissolved.

“The purpose of this District is to provide water, sewer, drainage, flood control, and parks and recreational 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."

4/15/26

Date

Garrett Thornbrugh dotloop verified
04/15/26 1:30 PM CDT
YG6H-XQ4J-CGQH-EVUK

Signature of Seller

"The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property."

Date

Signature of Purchaser

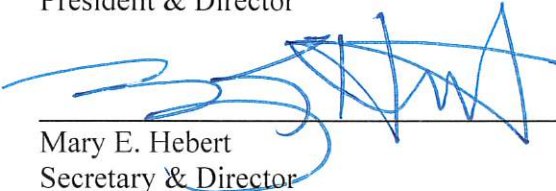
This notice form is issued by: Porter Municipal Utility District
Telephone Number: (713) 951-0800
Date of Issuance: October 2, 2025

DATED this 2nd day of October 2025.

PORTER MUNICIPAL UTILITY DISTRICT
BOARD OF DIRECTORS


R. Wayne Curry
President & Director


Val Ray Bankston, III
Vice President & Director


Mary E. Hebert
Secretary & Director

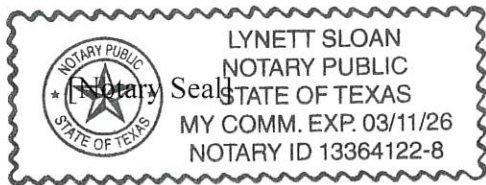

Ed Rhodes
Director

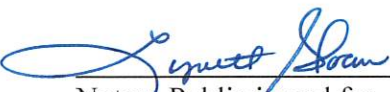

Michael Zientek
Director

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

Before me, the undersigned authority on this day personally appeared R. Wayne Curry, Val Ray Bankston, III, Mary E. Hebert, Michael Zientek, and Ed Rhodes, directors of PORTER MUNICIPAL UTILITY DISTRICT known to me to be the persons and officers who executed the foregoing instrument and acknowledged to me that they executed the same as the act and deed of said District, for the purposes and considerations therein expressed, and in the capacities therein stated.

Given under my hand and seal of office this 2nd day of October 2025.




Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:
Young & Brooks
10000 Memorial Drive, Suite 260
Houston, TX 77024