

Exhibit A

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the MASON CREEK UTILITY 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 **\$0.30137** on each \$100 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:

- (i) **\$72,899,000.00** for water, sewer, and drainage facilities;
- (ii) \$-0- for road facilities;
- (iii) \$-0- for parks and recreational facilities; and
- (iv) \$-0- for (not applicable).

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

- (i) **\$21,870,000.00** for water, sewer, and drainage facilities;
- (ii) \$-0- for road facilities;
- (iii) \$-0- for parks and recreational facilities; and
- (iv) \$-0- for (not applicable).

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

The district has entered into a strategic partnership agreement with the City of Houston, Texas. 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 (part of which has been annexed for limited purposes by said City).

The purpose of the district is to provide water, sewer, drainage, solid waste, parks and recreational, and other 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 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.

Dated and executed by: Seller: CP Selpendary, Date: 05/13/26

Purchaser: \_\_\_\_\_, Date: \_\_\_\_\_

RP-2024-391467

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 4 of 7  
Attest: 10/24/2024  
**Tenesia Hudspeth, County Clerk**  
Harris County, Texas



Ana C Morales Montemayor Deputy  
Ana C Morales Montemayor


QR Code:  CON:1737147|RP-2024-391467

Exhibit B  
LEGAL DESCRIPTION OF MASON CREEK UTILITY DISTRICT



**CLARK SURVEYING COMPANY**

1212 SHERWOOD FORBES DR. - HOUSTON, TEXAS 77043-4537 - 713-481-1400 - FAX 713-781-8639

June 9, 1994

**FIELD NOTES**  
Mason Creek Utility District

Description of 993.0382 acres out of the M.C.R.R. Company Survey, Abstract No. 1359 and 1361 and the H.T. & B.R.R. Company Survey, Abstract No. 983, all in Harris County, Texas, being all of the Revised Mason Creek Utility District boundary and being more particularly described by notes and bounds as follows (with all bearings referenced to the Replat of Nottingham County, Section 1 as recorded in Volume 201 at Page 79 of the Harris County Map Records):

**BEGINNING** at a point marking the intersection of the east right-of-way line of Fry Road (100-foot wide) with the south right-of-way line of Interstate Highway 10 (Katy Freeway), same point being the northeast corner of said Replat of Nottingham County, Section 1;

**THENCE**, S 02° 02' 18" E, along said east right-of-way line of Fry Road and the east line of said Replat of Nottingham County, Section 1, a distance of 2885.31 feet to a point for the southwesterly cut-back corner at the intersection of the east right-of-way line of said Fry Road with the south right-of-way line of Kingsland Drive (100-foot wide);

**THENCE**, N 42° 57' 40" E, along said 20-foot cut-back, a distance of 28.28 feet to a point for corner in the south right-of-way line of said Kingsland Drive;

**THENCE**, N 87° 57' 36" E, along said south right-of-way line of Kingsland Drive, a distance of 225.50 feet to a point marking the most northerly northeast corner of Block 2 of Green Trails, Section Five as recorded in Volume 346 at Page 77 of the Harris County Map Records;

**THENCE**, S 02° 01' 19" E, along a westerly line of said Block 2 of Green Trails, Section Five, a distance of 439.95 feet to a point for an interior corner of said Block 2;

**THENCE**, S 87° 58' 37" W, along the most westerly north line of said Block 2, a distance of 245.37 feet to a point for the northwest corner of said Block 2 in the easterly right-of-way line of said Fry Road, same point being the southeast corner of Nottingham County, Section 1, as recorded in Volume 201 at Page 79 of the Map Records of Harris County, Texas;

**THENCE**, S 87° 58' 37" W, crossing said Fry Road 100-foot right-of-way and continuing along the south line of said Nottingham County, Section 1 for a total distance of 930.80 feet to a point for corner in the west right-of-way line of Houghton Road (40-foot wide at this point);

**THENCE**, S 01° 54' 54" E, along said west right-of-way line of Houghton Road (40-foot wide), at 4170.32 feet pass the center line of a 160-foot wide Harris County Flood Control District easement for Mason Creek as recorded in Volume 1698 at Page 665 of the Harris County Map Records, and continuing for a total distance of 4958.68 feet to a point for corner;

**THENCE**, S 88° 21' 45" W, a distance of 1971.04 feet to a point for corner;

**THENCE**, N 01° 58' 18" W, a distance of 660.65 feet to a point for corner;

**THENCE**, S 88° 19' 19" W, a distance of 2652.23 feet to a point for corner in the line common to said H.T. & B.R.R. Survey, Abstract No. 983, and the H.T. & B.R.R. Survey, Abstract No. 469;

**THENCE**, N 01° 54' 51" W, along said common line, a distance of 3956.67 feet to a point for the northeast corner of said H.T. & B.R.R. Survey, Abstract No. 469;

see page 2

RP-2024-391467

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Attest: 10/24/2024  
**Teneshia Hudspeth, County Clerk**  
Harris County, Texas

Deputy



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Ana C Morales Montemayor



LEBN  
TEXAS  
*[Signature]*

THENCE, S 87° 17' 26" W, along the north line of said H.T. & B.R.R. Survey, Abstract No. 469, a distance of 371.49 feet to a point for the southeast corner of the W.C.R.R. Company Survey, Abstract No. 904;

THENCE, N 02° 48' 45" W, along the line common to said W.C.R.R. Company Survey, Abstract No. 904, and said H.T. & B.R.R. Survey, Abstract No. 983, a distance of 315.53 feet to an angle point marking the most northerly northwest corner of said H.T. & B.R.R. Survey, Abstract No. 983, and the southwest corner of said W.C.R.R. Company Survey, Abstract No. 1359;

THENCE, N 01° 51' 24" W, along the line common to said W.C.R.R. Company Survey, Abstract No. 904, and said W.C.R.R. Company Survey, Abstract No. 1359, a distance of 3998.79 feet to a point for the northwest corner of the herein described tract in the south right-of-way line of said Katy Freeway (Interstate Highway 10);

THENCE, N 88° 38' 39" E, along said south right-of-way line, a distance of 2024.46 feet to an angle point for corner;

THENCE, S 89° 33' 42" E, continuing along said south right-of-way line, a distance of 1411.31 feet to an angle point for corner;

THENCE, S 87° 48' 50" E, continuing along said south right-of-way line, a distance of 1411.31 feet to the beginning of a curve to the right;

THENCE, continuing along said south right-of-way line and curve to the right having a radius of 532.96 feet, a central angle of 18° 03' 52" and a chord which bears S 78° 46' 54" E for 167.34 feet, a total arc distance of 168.03 feet to a point for the non-tangent end of said curve;

THENCE, S 55° 55' 50" E, continuing along said south right-of-way line, a distance of 61.89 feet to a point for the non-tangent beginning of a curve to the right;

THENCE, continuing along said south right-of-way line and curve to the right having a radius of 559.91 feet, a central angle of 19° 56' 49" and a chord which bears S 52° 52' 45" E for 193.95 feet, a total arc distance of 194.93 feet to a point of tangency;

THENCE, S 42° 54' 20" E, continuing along said south right-of-way line, a distance of 174.17 feet to a point for the beginning of a curve to the left;

THENCE, continuing along said south right-of-way line and curve to the left having a radius of 625.73 feet, a central angle of 48° 24' 51" and a chord which bears S 87° 06' 46" E for 513.14 feet, a total arc distance of 528.73 feet to a point of tangency;

THENCE, N 88° 40' 49" E, continuing along said south right-of-way line, a distance of 151.12 feet to the POINT OF BEGINNING and containing 893.8382 acres of land. This description is submitted in conjunction with an Exhibit Map prepared by Clark Surveying Company and dated June 9, 1994.

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 6 of 7

Attest: 10/24/2024

Teneshia Hudspeth, County Clerk

Harris County, Texas

*[Signature]*

Deputy



CON:1737147RP-2024-391467

Ana C Morales Montemayor



RP-2024-391467

FILED FOR RECORD

10:57:33 AM

Tuesday, October 22, 2024

*Teneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2024-391467

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, October 22, 2024



*Teneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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