

AMENDMENT TO THE FOURTH AMENDED AND RESTATED
DISTRICT INFORMATION FORM

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

We, the undersigned officers and directors of AUDUBON MUNICIPAL UTILITY DISTRICT NO. 1 (the "District"), constituting a majority of the members of the Board of Directors of the District, and acting pursuant to the authority and requirements of Section 49.455, Texas Water Code, as amended, do hereby amend the Fourth Amended and Restated District Information Form recorded in the Official Public Records of Real Property of Montgomery County, Texas, at Clerk's File No. 2022138936 by amending Paragraph III thereof and Exhibit "A" referenced in Paragraph IX thereof, and do hereby affirm, acknowledge and certify that:

III.

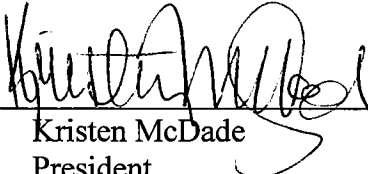
The most recent rate of District taxes on property located within the District is \$1.15 per \$100 of assessed valuation.

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".

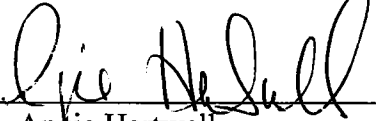
EFFECTIVE the 24th day of September, 2025.

AUDUBON MUNICIPAL UTILITY DISTRICT
NO. 1

By: 
Kristen McDade
President

By: 
Kermit Smith
Vice President

By: 
Nelson Gaez
Secretary

By: 
Angie Hartwell
Assistant Secretary

By: 
Michael Ammel
Assistant Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 24th day of September, 2025, by Kristen McDade, Kermit Smith, Nelson Gaez, Angie Hartwell and Michael Ammel, Directors of Audubon Municipal Utility District No. 1, on behalf of said District.

Maranda Lawson
Notary Public in and for
the State of Texas

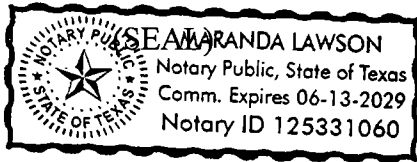


EXHIBIT "A"

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in Audubon Municipal Utility District No. 1 (the "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 \$1.15 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, are:

- (i) \$674,000,000 for water, sewer, and drainage facilities;
- (ii) \$509,000,00 for road facilities; and
- (iii) \$147,000,000 for parks and recreational facilities.

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

- (i) \$24,000,000 for water, sewer, and drainage facilities;
- (ii) \$5,330,000 for road facilities; and
- (iii) \$0 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Magnolia, 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 Magnolia. 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 this District is to provide water, sewer, drainage, flood control, firefighting, road, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

DocuSigned by: ASHA NEWBY DocuSigned by: Emily D. Newby, Seller

By: _____
Name: _____
Title: _____

12/1/2025

Date

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on this _____ day of
_____, 20____, by _____.

Notary Public in and for
the State of T E X A S

(SEAL)

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 prior to execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

_____, Purchaser

By: _____
Name: _____
Title: _____

Date

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____.

Notary Public in and for
the State of T E X A S

(SEAL)

E-FILED FOR RECORD

09/29/2025 02:07PM



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.

09/29/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas