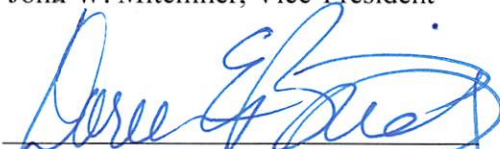
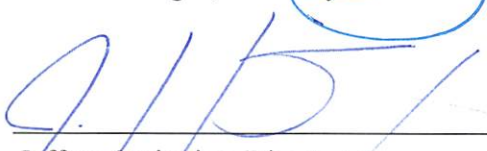


WITNESS OUR HANDS THIS 13th DAY OF October, 2025.


Ron Morales, President


John W. Mitchiner, Vice-President


Doreen Bridges, Secretary-Treasurer


Jeffrey Spriggins, Director


Darrell Hartwick, Director

STATE OF TEXAS

§

COUNTY OF GALVESTON

§

BEFORE ME, the undersigned Notary Public, on this day personally appeared Ron Morales, John W. Mitchiner, Doreen Bridges, Jeffrey Spriggins, and Darrell Hartwick, all known to me to be the persons and officers 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 THIS 13th DAY OF October, 2025.


Notary Public, State of Texas

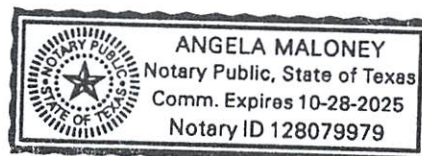


EXHIBIT "A"

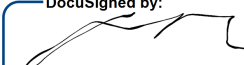
**NOTICE TO PURCHASER
OF SPECIAL TAXING DISTRICT**

The real property, described below, that you are about to purchase is located in the Dickinson Water Control and Improvement District, formerly known as Galveston County Water Control and Improvement District No. 1 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 rate of the District property tax is **\$0.250014** on each \$100 of assessed valuation. The total amount of bonds payable wholly or partly from property taxes, approved by the voters are \$66,985,000 for water and sewer facilities.

The District is located wholly or partly within the corporate boundaries of the City of Dickinson, City of Texas City, and the City of League City. The municipalities and the District overlap but may not provide duplicate services or improvements. Property located in the municipalities and the District is subject to taxation by the municipalities and the District.

The purpose of this District is to provide water, sewer, garbage collection and fire protection funding services within the District. The cost of the required infrastructure to provide water and sewer services is paid through the issuance of bonds payable in whole or in part from property taxes. The cost of these water and sewer facilities is not included in the purchase price of your property, and these water and sewer facilities are owned by the District. The legal description of the property you are acquiring is as follows:

SELLER:

DocuSigned by:

AF5A39AC9DBA490

7/16/2026

Signature of Seller

Date

Blackwell Properties LLC Name: Franklin Marquet Its: Authorized Signatory

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 described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

Date

(Appropriate acknowledgements)

NOTE: After recording, please return to: Dickinson WCID
P.O. Box 307
Dickinson, TX 77539

FILED AND RECORDED

Instrument Number: 2025048399

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 10/14/2025 8:42:52AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*