Docusign Envelope ID: 87DC7182-9CF5-8B85-82BF-BA00A1FEADC0

Statutory Notice to Purchasers of Real Property
Located in the
Trinity Bay Conservation District

Pursuant to §49.4SS(b), Texas Water Code, the following information is provided for Trinity Bay Conservation District:

Name of District: Trinity Bay Conservation District

Legal Description: Copy Attached

The most recent rate of district taxes on property located in the District: $0.296163/$100 assessed value

Total amount of tax bonds approved by the voters which may be issued by the District: None

Initial principal amount of all Bonds of the district payable in whole or in part from taxes which have been previously issued: None

Standby fee imposed by the district: -$0-

Date of election to confirm creation of the District: August 27, 1949

The following functions are performed by the District: Drainage, Water, and Sewer

Form of Notice to Purchasers: Attached

Date: September 11, 2024

By: _____
Victor Caraway, Board President

_____
Greggory Turner, Board Vice President

_____
Les Hankamer, Secretary

_____
Rick Nicely, Board Member

_____
Annette Rayburn, Board Member

Docusign Envelope ID: 87DC7182-9CF5-8B85-82BF-BA00A1FEADC0

STATE OF TEXAS §
COUNTY OF CHAMBERS §

This instrument was acknowledged before me on the 11th day of September 2024 by the Board of Directors of Trinity Bay Conservation District.

Crystal Threadgill

Crystal Threadgill, Notary Public, State of Texas

My Commission Expires: 9/22/26

CRYSTAL THREADGILL
Notary Public, State of Texas
Comm. Expires 09-22-2026
Notary ID 10684912

Docusign Envelope ID: 87DC7182-9CF5-8B85-82BF-BA00A1FEADC0

STATUTORY NOTICE TO PURCHASERS OF REAL PROPERTY
UNDER SECTION49.452 (B)

The real property, described below, that you are about to purchase is located in the **Trinity Bay Conservation 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 is $0.296163 on each $100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is $0.00000 of each $100 of assessed valuation. The total amount of bonds approved by the voters, and which may, at this date, be issued is $0.00, 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 part from property taxes is $0.00.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within 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 you are acquiring is as follows:

_____(Date)

_____
Signature of Seller

_____
Signature of Seller

LOT 2 BLOCK 3 CYPRESS POINT SECTION 2

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 FROM 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.

11/5/2026 | 5:17 PM PST
_____ (Date)

DocuSigned by:
Janelle Brooks
4F6AF39752A541A...
Signature of Purchaser

_____
Signature of Purchaser

Docusign Envelope ID: 87DC7182-9CF5-8B85-82BF-BA00A1FEADC0

REVISED DESCRIPTION OF
TRINITY BAY CONSERVATION DISTRICT
After
WHITE/FINCH EXCLUSION

November 8, 2011

BEGINNING at a point on the east bank of the Trinity River where the north boundary line of Chambers County, Texas, crosses same;

THENCE in a southerly direction with the meanders of said Trinity River to its junction with Brown's Pass;

THENCE down Brown's Pass in a southerly direction to a point due west of the northwest corner of the Chas. Willcox Survey, A-303;

THENCE east to the northeast corner of the said Chas. Willcox Survey, A-303;

THENCE in a northerly direction with the meanders of the shore line of Turtle Bay to a point in the west line of the L. Sherman Survey, A-235, which point is the common point on said line between the J. H. Newman tract and the Normie Sherman tract in said survey;

THENCE with the common line between said tracts about S. 65° east about 750 feet to a point in the east right-of-way line of the Bayshore Road;

THENCE south about 3,200 feet to a point in the south line of a 2 ½-acre tract owned by E. P. Gillespie and the north line of the original W. D. Willcox Estate tract;

THENCE west with the common line between said tracts to the west corner of the said E. P. Gillespie 2 ½-acre tract, said point being in the south right-of-way line of State Highway #61;

THENCE south about 5,575 feet to the north line of the Spurks tract in the Chas. Willcox 1-3 League Survey, A-304;

THENCE west with said line about 1,700 feet;

THENCE south about 2,000 feet to the S. E. corner of the J. 0. Nelson 85.41-acre tract;

THENCE west with south line of said J. 0. Nelson tract 2,360 feet;

THENCE south 2,426.1 feet to the south line of the I. & G. N. R. R. Co. Survey No. 1 and the north line of the S.S. Scherer Survey, A-364;

THENCE west with the common line between said surveys about 2,667.4 feet to their common corner on the east bank of Trinity Bay;

THENCE in a northerly direction with the meanders of the east shoreline of Trinity Bay to the northeast corner of State Water Tract No. 33;

Docusign Envelope ID: 87DC7182-9CF5-8B85-82BF-BA00A1FEADC0

THENCE with the north line of said State Tract No. 33 to its northwest corner;

THENCE in a southerly direction with the east or southeast line of Bay Tracts Nos. 31, 40, 27, 26, 23, 22, 19, 18, 15, 14, 11, 10, 7, 6, 3 and 2 to a point in Bay Tract No. 46;

THENCE in a westerly direction with the north line of said Bay Tract No. 46 to the northwest corner thereof;

THENCE in a southerly direction with the west line of Bay Tracts Nos. 46, 55, 66, 75, 86, 101, 112, 133, 203, 223, 248, 263, 287, and 308 to where the west line of said Bay Tract No. 308 intersects Red Fish Reef;

THENCE in an easterly direction following the south boundary line of Chambers County, Texas, across Red Fish Reef to the extreme tip of Smith Point;

THENCE continuing with the south boundary line of Chambers County, Texas, and the north boundary line of East Bay in an easterly direction to the mouth of East Bay Bayou;

THENCE up East Bay Bayou and Mud Bayou with all of their meanderings to the northeast corner of Galveston County, Texas, on Bolivar Peninsula;

THENCE north with the east line of the Galveston County, Texas, extended to the south boundary line of the lntracoastal Canal;

THENCE in a northeasterly direction with the south boundary line of the said lntracoastal Canal, to the east line of A-353 and the west line of A-355;

THENCE north along the east line of the said A-353, across the said lntracoastal Canal to its north boundary line;

THENCE southwest along the north boundary line of the said lntracoastal Canal, across the said A-353 to the southwest corner of Chambers County Appraisal District Tract No. 1-1, along a westerly line of Finch Ranch;

THENCE in a northwesterly direction along the westerly line of the said Tract 1-1 and the said Finch Ranch, passing the north line of the said A-353 and the south line of A-399, at the southwest corner of Chambers County Appraisal District Tract 2-1 out of A-399, and continuing in a northwesterly direction along the westerly line of the said Tract 2-1 to the easterly right-of-way line of State Highway #124;

THENCE in a northerly direction along the east right-of-way line of State Highway #124 through A-399, A-296, A-355 and A-302 to the north line of Whites Ranch, at the north line extended of Chambers County Appraisal District Tract 3-1 out of A-302;

Docusign Envelope ID: 87DC7182-9CF5-8B85-82BF-BA00A1FEADC0

THENCE in a northeasterly direction along the north line of Whites Ranch and the said Tract 3-1, to the east line of the said A-302 and the west line of A-576;

THENCE south along the west line of A-576 to the most westerly northwest corner of Chambers County Appraisal District Tract 3-2-1 out of A-576;

THENCE along the north line of the said Tract 3-2-1 and Whites Ranch to an east line of A-633 and the west line of A-633, and the northwest corner of Chambers County Appraisal District Tract 2-1 out of A-633;

THENCE continuing in an easterly direction along the north line of the said Tract 2-1 and Whites Ranch, across the said A-633 to the east line of the said A-633 and the Chambers County east line, and the west line of A-543 and the Jefferson County west line at the northwest corner of Jefferson County Appraisal District Tract 2 out of A-543;

THENCE continuing in an easterly direction along the north line of the said Tract 2 and Whites Ranch and the north line of Jefferson County Appraisal District Tract 3, to its northeast corner in the east line of A-543 and the west line of Abstract 333;

THENCE south along the west line of the said A-333 to its southwest corner and the northwest corner of A-580;

THENCE east along the north line of A-580 and Whites Ranch to the northeast corner of A-580 and the northwest corner of A-579;

THENCE south along the east line of A-580 and an east line of Whites Ranch and the west line of A-579, to its southwest corner and the northwest corner of A-439;

THENCE east along the north line of A-439 and Whites Ranch, and passing the northeast corner of A-439 and the northwest corner of A-436, and continuing along its north line and the north line of Whites Ranch to the northeast corner of Jefferson County Appraisal District Tract 4 out of A-436, at a northeast corner of Whites Ranch;

THENCE in a southeasterly direction along the northeast line of the said Tract 4 and a northeast line of Whites Ranch, to the northerly line of the Gulf Intracoastal Canal, and continuing across the said Intracoastal Canal to its southerly boundary line;

THENCE in a northeasterly direction with the south boundary line of said Intracoastal Canal to the east line of T. & N. 0. R.R. Survey, No. 347, in Jefferson County, Texas;

THENCE north with the east line of the said Section 347 across the Intracoastal Canal to the north bank of the Intracoastal Canal;

THENCE in a southwesterly direction along the north bank of the Intracoastal Canal across said Section 347 and Section 346 and A-580, and Section 263 to a point at the

Docusign Envelope ID: 87DC7182-9CF5-8B85-82BF-BA00A1FEADC0

intersection of the north bank of the Intracoastal Canal and a line which is 400' east of the west line of Section 263;

THENCE north parallel to and 400 feet east of the west line of Section 263 and Section 282 and Section 243 to a point, which is 400 feet north of the south line of Section 243;

THENCE west on a line which is parallel to and 400 feet north of the said Section 243 and Section 244, Section 245, Section 246, Section 247, Section 248, Section 249, and Section 250 to a point which is 600 feet west of the east line of Section 250;

THENCE north along a line which is parallel to and 600 feet west of the east line of Section 250, Section 190, and Section 185 to a point where Spindletop Bayou turns in a northwesterly direction;

THENCE in a northwesterly direction along a line which is parallel to and 250 feet north and east of the center line of Spindletop Bayou across Section 185, 186, and 181 to a point in the west line of the said Section 181;

THENCE north along the west line of the said Section 181 to the northwest corner of the said Section 181;

THENCE west with the north line of T. & N. 0. R. R. Co. Section 180 to a point where the north line of T. & N. 0. R. R. Section No. 180 intersects the east boundary line of Chambers County, Texas;

THENCE north with the east boundary line of Chambers County, Texas, to the northeast corner of Chambers County, Texas;

THENCE west with the north boundary line of Chambers County, Texas, to the **PLACE OF BEGINNING.**

In addition to the land encompassed by the previous description, Trinity Bay Conservation District also retains land in the interior of the Ackel Ranch, Pipkin Ranch, White Ranch and Sabine Ranch; said lands are described on Exhibit "A" (Out-Tract Agreement Area Exhibit "A" to Interlocal Agreement).