Authentisign ID: 72C6D8AC-2F0E-4E8B-AF5B-000D3A4FF82A

AMENDED AND RESTATED
DISTRICT INFORMATION FORM

SPRING CREEK UTILITY DISTRICT

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

We, the undersigned officers and Directors of Spring Creek Utility District, constituting a majority of the members of the Board of Directors of said District, and acting pursuant to the authority and requirements of Section 49.455, Texas Water Code, as amended, do hereby amend and restate, in its entirety, the District's District Information Form, previously recorded under County Clerk's File No. 2024113711 in the Official Public Records of Real Property of Montgomery County, Texas, recorded and all amendments and supplements thereto and do hereby affirm, acknowledge and certify that:

I.

The name of the District is SPRING CREEK UTILITY DISTRICT of Montgomery County, Texas.

II.

The complete and accurate legal description of the boundaries of the District is shown on **Exhibit "B"** attached hereto and incorporated herein for all purposes.

III.

The most recent rate of District taxes on property located within the District is $0.88 per $100 of assessed valuation.

IV.

The total amount of bonds which have been approved by the voters within the District and which may be issued by the District (excluding refunding bonds and any portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is $217,000,000.

V.

The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any portion of bonds payable solely from revenues

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received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued by the District is $78,785,000.

VI.

There are no standby fees imposed by the District at this time.

VII.

A confirmation election was not required for the District.

VIII.

The functions to be performed by the District are the providing of water, sanitary sewer, and drainage facilities to the area of the District.

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."**

X.

A complete and accurate map showing the boundaries of the District is shown on **Exhibit "C"** attached hereto, which map is incorporated herein and made a part hereof for all purposes.

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EFFECTIVE this 15th day of September 2025.

SPRING CREEK UTILITY DISTRICT

Claude Humbert, President

N/A
Mark Fusca, Vice President

Frederick Sunderman, Secretary

Leslie Gourley, Assistant Secretary

Paul Sterling, Director

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 15th day of September 2025, by Claude Humbert, Frederick Sunderman, Leslie Gourley, and Paul Sterling of Spring Creek Utility District, on behalf of said District.

(NOTARY SEAL)

JESSICA L. GENTRY
MY COMMISSION EXPIRES
12-14-2026
NOTARY ID: 13395040-1

Jessica L. Gentry
Notary Public in and for the State of Texas

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EXHIBIT "A"

NOTICE TO PURCHASER

The real property, described below, that you are about to purchase is located in Spring Creek Utility District (the "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 for the tax year 2025 is $0.88 on each $100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is $217,000,000, 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 in part from property taxes is $78,785,000.

The District has entered into a strategic partnership agreement with the City of Houston. 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 the District is to provide water, sewer, drainage, flood control or recreational facilities and services with 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 which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

AUTHENTISIGN Tommy Clayton, Seller

10/29/2026
Date

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of_____, by _____.

(SEAL)

_____
Notary Public for the State of Texas

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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 FOR 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.

_____, Purchaser

_____ By: _____

Date

Name: _____

Title: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of_____, by _____.

_____

(SEAL) Notary Public for the State of Texas

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EXHIBIT "B"

METES AND BOUNDS DESCRIPTION

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CORE
SURVEYING

METES AND BOUNDS
SPRING CREEK UTILITY DISTRICT
AFTER ANNEXATION OF 15.998 ACRES
MONTGOMERY COUNTY, TEXAS

Being 1,109.0647 acres comprised of a 601.40 acre tract, a 324.20 acre tract, a 60.2 acre tract, a 15.98 acre tract, a 2.84 acre tract, a 44.277 acre tract, a 3.4279 acre tract, a 1.37 acre tract, a 0.0971 acre tract, a 0.7799 acre tract, a 1.0149 acre tract, a 1.343 acre tract, a 1.464 acre tract, a 0.2519 acre tract, a 18.119 acre tract, a 16.054 acre tract, and a 15.998 acre tract located in the Montgomery County School Land Survey, Abstract 350,the Montgomery County School Land Survey, Abstract 351, and the R.O.W. McManus Survey,Abstract 346, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

601.40 Acre Tract

Being 601.40 acres of land located in the Montgomery County School Land Survey, Abstract 350, the Montgomery County School Land Survey, Abstract 351, and the R.O.W. McManus Survey, Abstract 346, in Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point, being the most northerly corner of the herein described tract, which is located in the south line of Rayford Road, marking the northeast corner of Spring Forest, Section Two, the map of which is recorded in Volume 8, Page 45 of the Map Records of Montgomery County, Texas;

THENCE along the northeasterly line of the tract herein described, along the southwesterly line of Rayford Road, called 60 feet wide, as follows:

S68°41'56"E 90.88 feet to a point for corner;
S58°13'29"E 672.88 feet to a point for corner;
S60°54'52"E 520.96 feet to a point for corner;
S56°46'52"E 317.80 feet to a point for corner;
S51°37'26"E 318.58 feet to a point for corner;
S42°28'22"E 278.82 feet to a point for corner;
S31°46'20"E 919.04 feet to a point for corner;
S03°26'44"E 117.77 feet to a point for corner;
N86°31'42"E 554.77 feet to a point for corner;
S89°49'42"E 401.35 feet to a point for corner;

THENCE southeasterly along a nontangent curve to the right, said curve having a radius of 173.82 feet, a central angle of 24° 59'20", an arc length of 75.81 feet, and a chord bearing S43°04'25"E 75.21 feet to a point for corner;

THENCE S30°34'04"E 448.01 feet to a point for corner;

THENCE southeasterly along a nontangent curve to the left, said curve having a radius of 1,123,16 feet, a central angle of 08°13'27", an arc length of 161.22 feet, and a chord bearing S34°40'48"E 161.08 feet to a point for corner;

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CORE SURVEYING

THENCE S38°47'31"E 661.88 feet to a point for corner;

THENCE southeasterly along a nontangent curve to the left, said curve having a radius of 1,829.40 feet, a central angle of 06°20'38", an arc length of 202.55, and a chord bearing S41°57'50"E 202.45 feet to a point for corner;

THENCE S45°08'09"E 1,129.55 feet to a point for corner;

THENCE along a nontangent curve to the right, said curve having a radius of 30.22 feet, a central angle of 110°49'44", an arc length of 58.46 feet, and a chord bearing S10°16'43"W 49.76 feet to a point for corner in the northwesterly line of Riley Fuzzell Road, variable width;

THENCE along the southeasterly line of the herein described tract, and along the northwesterly line of Riley Fuzzell Road as follows:

S65°41'35"W 563.44 feet to a point for corner;

Southwesterly along a curve to the left, said curve having a radius of 367.91 feet, a central angle of 32°32'05", an arc length of 208.92 feet, and a chord bearing S49°25'32"W 206.12 feet to a point for corner;

S33°09'49"W 1,561.51 feet to a point for corner;

S36°20'51"W 412.98 feet to a point for corner at the most southerly corner of the tract herein described;

THENCE leaving the northwesterly line of Riley Fuzzell Road, N61°28'03"W 2,568.86 feet to a point for corner;

THENCE S04°59'01"E a distance of 217.47 feet to a point for corner;

THENCE N64°42'58"W a distance of 1,411.00 feet to a point for corner;

THENCE N05°19'06"W a distance of 395.18 feet to a point for corner;

THENCE N65°11'59"W a distance of 231.82 feet to a point for corner at the southeast corner of Forest Village, Section 2, the map of which is recorded in Cabinet Z, Sheets 790-791 of the Map Records of Montgomery County, Texas, also being the northeast corner of a called 141.65 acre tract described in deed to Woodmere Development Company, Ltd., recorded under Montgomery County Clerk's File No. 2008-031049 of the Montgomery County Official Public Records of Real Property (MCOPRRP) and the northwest corner of a called 9.7756 acre tract described in an instrument conveying a drainage easement from Montgomery County Drainage District No. 6 to Spring Creek Utility District, recorded under Montgomery County Clerk's File No 7910641, MCOPRRP;

THENCE along the west line of said called 9.7756 acre tract as follows:

Southeasterly along a curve to the left, said curve having a radius of 490.00 feet, a central angle of 06°42'27", an arc length of 57.36 feet and a chord bearing S04°13'40"E 57.33 feet;

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CORE SURVEYING

S07°34'43"E 379.10 feet to a point for corner at the beginning of a curve to the right;

Southeasterly along a curve to the right, said curve having a radius of 910.00 feet, a central angle of 07° 59'59", an arc length of 127.05 feet, and a chord bearing S03°34'52"E 126.95 feet to a point for corner;

S00°25'07"W a distance of 514.76 feet to a point for corner;

S00°25'22"E 2,054.51 feet to a point for corner at the southeast corner of a called 23.87 acre tract described in said deed to Woodmere Development Company, Ltd., as recorded in Montgomery County Clerk's File 2008-031049;

THENCE along the south line of said called 23.87 acre tract as follows:

S86°41'02"W a distance of 422.53 feet;

N70°02'36"W a distance of 200.67 feet;

N60°33'25"W a distance of 213.38 feet;

N37°41'31"W a distance of 181.14 feet;

N24°18'05"W a distance of 695.06 feet;

N30°21'23"W a distance of 260.90 feet;

N56°40'25"W a distance of 308.13 feet;

N69°29'57"W a distance of 88.25 feet;

S87°36'14"W a distance of 127.52 feet;

N85°23'34"W a distance of 189.62 feet;

N54°04'43"W a distance of 126.50 feet;

N52°26'01"W a distance of 131.22 feet to a point for the most westerly corner of said 23.87 acre tract in the southerly line of said 141.65 acre tract;

THENCE N32°17'09"W a distance of 589.24 feet along the southerly line of said 141.65 acre tract to appoint for the southwest corner of said 141.65 acre tract and the west line of a tract referred to as "Tract 4" conveyed to Bahr Capital Interests, Ltd., by deed recorded under Montgomery County Clerk's File No 2006-002182, said Tract "4" being described as Tract "2", a called 330.62 acre tract, recorded in Volume 500, Page 221, of the Montgomery County Deed Records, same being the east line of a called 151.81 acre tract referred to as "Tract 1" conveyed to Margaret J. Smolik by deed recorded under Montgomery County Clerk's File No. 2002-021167;

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CORE SURVEYING

THENCE N02°34'52"W a distance of 2,287.45 feet along the west line of said called 141.65 acre tract and the east line of the said 51.81 acre tract, and continuing along the east line of a called 26.2064 acre tract conveyed to Rayford Crossing, Ltd., by deed recorded under Montgomery County Clerk's File No 2004-007582, the east line of a called 14.00 acre tract conveyed to William R. Craig and Gwendolyn E. Craig by deed recorded under Montgomery County Clerk's File No 2001-006047, the east line of a called 10.0000 acre tract conveyed to John Flanagan Memorial Home Associates by deed recorded under Montgomery County Clerk's File No 9402904, the east line of a called 6.420 acre tract conveyed to Knights of Columbus Spring Council by deed recorded under Montgomery County Clerk's File No 8009563, to the northeast corner of said 6.420 acre tract, and the northwest corner of said called 141.65 acre tract;

THENCE S65°19'12"E 1,813.47 feet along the north line of the called 141.65 acre tract to the southwest corner of Forest Village, Section 2, the map of which is recorded in Cabinet Z, Sheets 790 and 791 of the Map Record of Montgomery County, Texas;

THENCE N02°56'08"W along the west line of Forest Village, Section 2, at a distance of 305.58 feet pass the most westerly northwest corner of said Forest Village, Section 2, and continuing for a total distance of 1,452.67 feet to the northwest corner of Forest Village, Section 1, the map of which is recorded in Cabinet Z, Sheets 72 and 73 of the Map Records of Montgomery County, Texas, said point also being an interior corner of Spring Forest, Section One, the map of which is recorded in Volume 7, Page 379 of the Map Records of Montgomery County, Texas;

THENCE N85 °21'01"E along the most easterly south line of Spring Forest, Section One, at 399.02 feet pass the southeast corner of said subdivision, and the southwest corner of Spring Forest, Section Two, and continuing along the north line of Forest Village, Section 1 for a total distance of 1,022.77 feet to a point for corner in the east line of Wild Rose Drive, based on a width of 60 feet, same being the northwest corner of Reserve "A" of said Forest Village, Section 1;

THENCE along the west line of Reserve "A" S04°32'51"E a distance of 906.31 to a point for corner at the southwest corner of said Reserve "A";

THENCE N86°30'39"E along the south line of Reserve "A" a distance of 430.74 feet to the southernmost southeast corner of Reserve "A";

THENCE N03°27'26"W along an easterly corner of Reserve "A" a distance of 442.99 feet to an angle point in the east line of Reserve "A";

THENCE N86°38'28"E along the easternmost south line of Reserve "A" a distance of 196.41 feet to a point for corner at the easternmost southeast corner of Reserve "A";

THENCE N03°57'42"W along the east line of Reserve "A", at 492.56 pass the northeast corner of said Reserve "A" and the southeast corner of Forest Village, Section 1, and continuing for a total distance of 2,555.60 feet to the place of BEGINNING, containing 601.40 acres of land, more or less.

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CORE SURVEYING

324.20 Acre Tract

Being 324.20 acres of land located in the Montgomery County School Land Survey, Abstract 350 and the Montgomery County School Land Survey, Abstract 351, in Montgomery County, Texas, and being a part of a called 1069.94 acre tract and a called 396.0153 acre tract conveyed to Elan Land Investments, L.P. by deeds recorded under Montgomery County Clerk's File No 2001-091852 and 2001-090558, respectively, a called 25.5 acres conveyed to Clinton D. Pendleton by deed recorded under Montgomery County Clerk's File No 2000-049225, a called 20.000 acres conveyed to John I. Prestwood and wife, Mary Ann Prestwood by deed recorded under Montgomery County Clerk's File No 9550817, and a called 1.8605 acres conveyed to Clinton D. Pendleton by deed recorded in Montgomery County Clerk's File No 2004-136935, a called 18.34 acre tract conveyed to Riley Fuzzell, LP, as described in deed recorded in Montgomery County Clerk's File No 2007115109, a 0.14 acre and a 0.23 acre tract conveyed to Riley Fuzzell, LP, as described in deed recorded in Montgomery County Clerk's File No 2008073699, and being more particularly described by metes and bounds as follows:

BEGINNING an interior corner of said 1.8605 acre tract, at the intersection of the northwesterly right of way line of Riley Fuzzell Road (width varies), with the northeasterly right of way line of Rayford Road (width varies) for a southerly corner of the herein described tract, in the northeasterly line of a called 2.7112 acre tract conveyed to Spring Creek Utility District of Montgomery County, Texas by deed recorded in Montgomery County Clerk's File No 99105949;

THENCE N44°03'29"W along the northeasterly line of the called 2.7112 acre tract and the southwesterly line of the called 1.8605 acre tract a distance of 952.61 feet to a point for corner;

THENCE along the southwesterly line of said called 1069.94 acre tract, along the northeasterly line of Rayford Road the following:

N44°26'33"W 162.22 feet to the point of curve of a nontangent curve to the right;

Northwesterly along said curve to the right, a radius of 1,925.00 feet, a central angle of 05°28'44", an arc length of 184.08 feet, and a chord bearing N41°39'03"W 184.01 feet;

N38°54'41"W 658.27 feet to a point of curve of a curve to the right;

Northwesterly along said curve to the right, a radius of 988.07 feet, a central angle of 08°38'08", an arc length of 148.92 feet, and a chord bearing N34°35'37"W 148.78 feet to a point for corner; N30°16'32"W 435.62 feet to a point of curve of a curve to the left;

Northwesterly along said curve to the left, a radius of 289.99 feet, a central angle of 31°06'50", an arc length of 157.48 feet, and a chord bearing N45°49'57"W 155.55 feet to a point for corner; S29°54'21"W a distance of 72.35 feet to a point for corner in a curve to the left;

Northwesterly along said curve to the left, a radius of 215.06 feet, a central angle of 30°43'18", an arc of 115.31 feet, and a chord bearing N76°37'11"W 113.94 feet to a point for corner;

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S87°52'31"W a distance of 732.78 feet to a point for corner;

N02°06'30"W a distance of 30.00 feet to a point for corner;

N31°39'36"W a distance of 970.38 feet to a point for corner at a nontangent curve to the left;

Northwesterly along said curve to the left, a radius of 1,192.72 feet, a central angle of 01°26'27", an arc length of 29.99 feet, and a chord bearing N32°18'01"W 29.99 feet to a point for corner in the northwesterly line of a 50' wide easement to Texas Illinois Natural Gas Pipeline Company described in Volume 301, Page 336 of the Montgomery County Deed Records;

THENCE along said easement line the following two courses:

N58°42'19"E a distance of 691.22 feet to an angle point;

N51°18'59"E a distance of 2,206.70 feet to an angle point;

THENCE N87°44'49"E a distance of 1,761.91 feet to a point for corner in the proposed east line of Birnham Woods Drive, (100 feet wide);

THENCE along said proposed east line of Birnham Woods Drive the following two courses:

S26°16'32"W a distance of 106.16 feet to a point of curve of a curve to the left;

Southwesterly along said curve to the left, a radius of 1,950.00 feet, a central angle of 06°11'26", an arc length of 209.49 feet, and a chord bearing S23°10'36"W 209.39 feet to a nontangent point in a curve to the right;

THENCE southeasterly along said curve to the right, a radius of 130.00 feet, a central angle of 44°53'55", an arc length of 101.87 feet, and a chord bearing S72°05'30"E 99.28 feet;

THENCE S49°38'59"E a distance of 680.10 feet to a point of curve of a curve to the right;

THENCE southeasterly along said curve to the right, having a radius of 755.00 feet, a central angle of 39°50'26", an arc length of 524.98 feet, and a chord bearing S69°34'12"E 514.47 feet to a point of tangency;

THENCE S89°29'24"E a distance of 1,153.20 feet to a point of curve of a curve to the left;

THENCE along said curve to the left, a radius of 130.00 feet, a central angle of 30°46'34", an arc length of 69.83 feet, and a chord bearing N75°07'19"E a distance of 69.00 feet to a point in the southeast line of said called 396.0153 acre tract;

THENCE along the southeasterly line of the called 396.0153 acre tract S59°43'38"W a distance of 2,469.23 feet to a point for corner in the west line of Birnham Woods Drive;

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THENCE along the southwesterly line of Birnham Woods Drive, along a curve to the left, said curve having a radius of 2,050.00 feet, a central angle of 10°54'49", an arc length of 390.48 feet, and a chord bearing S41°52'35"E, at a distance of 389.89 feet to the point of tangency of said curve;

THENCE continuing along the southwesterly line of Birnham Woods Drive S47°20'00"E a distance of 215.18 feet to the point of curve of a curve to the left;

THENCE along the southwesterly line of Birnham Woods Drive, along said curve to the left, a radius of 2,050.00 feet, a central angle of 02°57'23", an arc length of 105.78 feet, and a chord bearing S50°56'10"E 105.77 feet to the point of tangency of said curve;

THENCE continuing along the southwesterly line of Birnham Woods Drive S50°59'53"E a distance of 573.74 feet to a point for corner in the northwesterly line of Riley Fuzzell Road, based on a width of 100 feet;

THENCE along the northwesterly line of Riley Fuzzell Road S50°27'52"W a distance of 34.17 feet to a 5/8" iron rod found for the southwesterly corner of a called 0.24 acre tract and the southeasterly corner of a called 18.242 acre tract;

THENCE along the northwesterly line of Riley Fuzzell Road and the southeasterly line of the called 18.242 acre tract, along a curve to the left, said curve having a radius of 1,475.00 feet, a central angle of 14°17'49", an arc length of 368.05 feet and a chord bearing S41°50'01"W 367.10 feet to a point for corner;

THENCE continuing along the northwesterly line of Riley Fuzzell Road and the southeasterly line of the called 18.242 acre tract S34°41'07"W 249.53 feet to a point for corner at the southernmost corner of the called 18.242 acre tract;

THENCE N47°55'39"W along the southwesterly line of the called 18.242 acre tract a distance of 1,321.81 feet to a point for corner in the southeasterly line of the called 396.0153 acre tract, same being the southeasterly line of Legends Run, Section Nine;

THENCE along the southeasterly line of the called 396.0153 acre tract and the southeasterly line of Legends Run, Section Nine S41°55'39"W a distance of 307.78 feet to a point for corner at the northernmost corner of the called 25.5 acre Clinton D. Pendleton tract;

THENCE S47°55'00"E along the northeasterly line of the called 25.5 acre tract a distance of 1,361.10 feet to a point for corner at the easternmost corner of said tract, in the north line of Riley Fuzzell Road;

THENCE along the northwesterly line of Riley Fuzzell Road and the southeasterly lines of the called 25.5 acre, called 20.0000 acres and the called 1.8605 acre tracts respectively, as follows:

S34°39'49"W a distance of 158.64 feet to a point for point of curve;

Along a curve to the right, said curve having a radius of 1,950.00 feet, a central angle of 29°34'38", an arc length of 1,006.63 feet, and a chord bearing S49°27'08"W 995.49 feet;

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S63°38'39"W a distance of 146.04 feet to a point for corner;

S69°21'20"W a distance of 216.08 feet to a point for corner;

S70°57'26"W a distance of 153.03 feet to a point for corner;

N43°56'00"W a distance of 75.95 feet to a point for corner;

N46°03'52"E a distance of 37.91 feet to the place of **BEGINNING**, containing 324.20 acres of land, more or less.

60.2 Acre Tract

Being 60.2 acres of land and being all of that certain called 60.205 acre tract described in deed to Sowell Equities Lockeridge, LP, and recorded in Montgomery County Clerk's File 2005-070370, lying in Montgomery County School Land Survey, Abstract 351, Montgomery County, Texas, said 60.2 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said 60.2 acre tract in the southeast right of way of Riley Fuzzell Road (100' wide, as established by deed into Montgomery County, Texas, accepted May 10, 2004, and recorded in Montgomery County Clerk's File 2004-059908) and in the northeast line of that certain 1143.85 acre tract conveyed from Townsen Interests, LTD, to Midway Townsen Partners, LP, by deed recorded under Montgomery County Clerk's File No
2002-059576;

THENCE northeasterly along the southeast right of way line of Riley Fuzzell Road, along a curve to the right, said curve having a radius of 1,950.00 feet, a central angle of 02°58'19", an arc length of 101.15 feet, and a chord bearing N63°34'51"E a distance 101.14 feet to point of tangency of said curve;

THENCE N65°04'01"E along the southeast right of way line of Riley Fuzzell Road a distance of 205.22 feet to a point of curve of a curve to the left;

THENCE along said curve to the left, a radius of 2,050.00 feet, a central angle of 27°13'27", an arc of 974.06 feet, and a chord bearing N51°27'17"E 964.92 feet to a point for corner;

THENCE S48°57'58"E a distance of 628.91 feet to a point for corner;

THENCE N42°44'31"E a distance of 133.67 feet to an angle point;

THENCE N41°43'40"E a distance of 1,003.37 feet along the easterly north line of the called 60.205 acre tract to a point for the most easterly northeast corner of the called 60.205 acre tract in the west line of that certain tract conveyed to Houston Lipar Ltd by deed recorded in Montgomery County Clerk's File No 2000-067945;

THENCE S47°15'29"E along the southwesterly line of the Houston Lipar Ltd tract a distance of 726.12 feet to a point for corner;

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CORE
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THENCE S41°43'40"W a distance of 2,384.84 feet along the southeasterly line of the 60.205 acre tract, same being the northwesterly line of said 1154.85 acre tract to a point for corner;

THENCE N47°34'58"W a distance of 1,639.33 feet along the southwesterly line of the said 60.205 acre tract, same being a northeasterly line of the 1154.85 acre tract to the place of **BEGINNING**, containing 60.2 acres of land, more or less.

15.98 Acre Tract

Being a 15.98 acre tract of land situated in the R.O.W. McManus Survey, Abstract Number 346, Montgomery County, Texas, being all of that called 0.968 acre tract conveyed to CKNM Business, Inc., by deed recorded under Montgomery County Clerk's File No 2009-045176, and a 15.01 acre parcel being the remainder of a called 16.00 acre tract conveyed to W. Thomas Peckinpaugh by deed recorded under Montgomery County Clerk's File No 2002-06962, said 15.98 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwesterly line of Riley Fuzzell Road (prescriptive right of way on the northwest side, and a called 19.427 acre tract recorded under Montgomery County Clerk's File 2003-040473 on the southeast side for an apparent nominal width of 120 feet) for the most easterly corner of said called 0.968 acre tract and the herein described tract, also being the most southerly corner of a called 4.0 acre tract described in deed to Richard L. Jackson and Dorothy J. Jackson, recorded in Montgomery County Clerk's File 8532535;

THENCE S38°22'05"W along said northwesterly line of Riley Fuzzell Road, passing at a distance of 210 feet the south corner of said called 0.968 acre tract, continuing for a total distance of 416.79 feet to a point for the most southerly corner of the said 15.01 acre tract and the most southerly corner of the tract herein described;

THENCE N52°03'22"W 1,669.39 feet along the southwesterly line of said 16.00 acre tract and a south line of the remainder of a called 1636 acre tract conveyed to W. T. Peckinpaugh by deed recorded in Volume 118, Page 122 of the Montgomery County Deed Records to a point for the westernmost corner of the tract herein described;

THENCE N38°12'07"E 416.71 feet along the northwest line of said 16.00 acre tract to a point for the north corner of said 16.00 acre tract in the southwest line of a called 116.00 acre tract conveyed to Tejas Sand Company, Inc., as described in deed recorded under Montgomery County Clerk's File No 853536;

THENCE S52°03'31"E along the northeast line of said 16.00 acre tract and the southwest line of said Tejas Sand Company, Inc., tract, continuing along the southwest line of said called 4.0 acre tract, passing at 1,469.03 feet the north corner of the called 0.968 acre tract and continuing for a total distance of 1,670.59 feet to the place of **BEGINNING**, containing 15.98 acres of land, or less.

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CORE
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2.84 Acre Tract

Being out of and a part of Montgomery County School Land Survey, A-351, Montgomery County, Texas and being Reserve "B", Block 1 of Montgomery County Emergency Services District No. 8, the plat of which is recorded in Cabinet Z, Sheets 1541 and 1542 of the Map Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southernmost corner of Reserve "B" at a 5/8" iron rod found for corner in the easterly line of Birnham Woods Drive;

THENCE N50°59'53"W along the southwesterly line of Reserve "B" and the northeasterly line of Birnham Woods Drive a distance of 286.21 feet to the point of curve of a curve to the right;

THENCE along said curve, having radius of 1,950.00 feet, a central angle of 02°57'26", an arc length of 100.65 and a chord bearing N49°31'10"W 100.63 feet to the point of tangency of said curve;

THENCE continuing along the southwest line of Reserve "B" and the northeasterly line of Birnham Woods Drive N46°06'54"W a distance of 106.62 feet to the most westerly corner of Reserve "B" and the southernmost corner of Reserve "A";

THENCE N72°07'02"E along the dividing line between Reserve "A" and Reserve "B" a distance of 347.31 feet to the northeast corner of Reserve "B" and the southeast corner of Reserve "A";

THENCE S48°02'21"E along the easterly line of Reserve "B" a distance of 353.54 feet to the easternmost corner of Reserve "B";

THENCE S49°00'13"W along the southeasterly line of Reserve "B" a distance of 285.08 feet to the place of BEGINNING, containing 2.84 acres of land, more or less.

This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

A separate Boundary Map of the Spring Creek Utility District after annexation of the composite 2.84 acres has also been prepared.

It is noted that the five parcels described herein are not continguous and are not on the same basis of bearings.

This legal description was based on a prior legal description prepared for Spring Creek Utility District by John J. Rodriguez, RPLS No 2634, and amended by Lou Ann Montana, RPLS No. 4269.

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CORE
SURVEYING

44.277 Acre Tract

Being out of and a part of Montgomery County School Land Survey, A-350 and A-351, Montgomery County, Texas and being composed of Reserve "A", Block 1 of Montgomery County Emergency Services District No. 8, the plat of which is recorded in Cabinet Z, Sheets 1541 and 1542 of the Map Records of Montgomery County, Texas, a certain called 1.500 acre tract conveyed to First Bank as recorded in Montgomery County Clerk's File (MCCF) 2013-081350, a called 14.000 acre tract and a called 25.327 acre tract and being more particularly described by metes and bounds as follows:

Note: The bearings in this description are based on the datum used in the preparation of the Spring Creek Utility District.

BEGINNING at the southernmost corner of Reserve "A", Block 4 of Legends Run, Sec 6, the map of which is recorded in Cabinet Z, Sheet 225, same point being the westernmost corner of Reserve "A", Block 1, of Montgomery County Emergency Services District No. 8, the map of which is recorded in Cabinet Z, Sheets 1541 and 1542, and being in the east line of Birnham Woods Drive, a 100' wide right of way;

THENCE N59°43'38"E along the northwest line of Reserve "A", Block 1, of Montgomery County Emergency Services District No. 8, and the southeast line of Block 4 of Legends Run, Sec 6 a distance of 2,332.00 feet to a point for corner at the easternmost corner of Legends Run, Sec 6;

THENCE N59°47'38"E a distance of 878.40 feet to the northeasterly corner of the called 14.000 acre tract;

THENCE S54°40'37"E along the northeasterly line of said called 14.000 acre tract a distance of 367.18 feet to a point in the northwesterly line of the Grand Parkway;

THENCE S49°03'10"W along the southeasterly line of the called 14.000 acre tract and the southeasterly line of the called 25.327 acre tract, along the northwesterly line of the Grand Parkway a distance of 2,857.95 feet to a point for corner at the most southerly corner of the called 1.500 acre tract and the easterly corner of Reserve "B", Block 1 of Montgomery County Emergency Services District No. 8;

THENCE along the westerly line of the called 1.500 acre tract and the northeasterly line of Reserve "B" N48°03'17"W 353.54 feet to the northernmost corner of Reserve "B" and the easternmost corner of Reserve "A";

THENCE S72°07'02"W along the dividing line between Reserve "A" and Reserve "B" a distance of 347.82 feet to a point for corner at the southwest corner of Reserve "A" in the east line of Birnham Woods Drive;

THENCE along the westerly line of Reserve "A" and the easterly line of Birnham Woods Drive N48°03'21"W a distance of 106.70 feet to the point of curve of a curve to the right;

THENCE along said curve to the right a radius of 1,950.00 feet, a central angle of 10°34'36", an arc length of 359.96 feet, and a chord bearing N42°02'44"W 359.45 feet to the place of BEGINNING, containing 44.277 acres of land.

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CORE
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3.4279 Acre Tract

Being a 0.71 acre tract (30,778 sq. ft.) of land, being out of Reserve A, Block 1 of Spring Forest Section 2, Replat No 2, recorded under Cabinet Z, sheet 4878-4879 of Map Records of Montgomery County, Texas, a 1.886 and 0.8319 acre tract of land (totaling 2.7179 acres) situated in the Montgomery County School Land Survey, Abstract Number 351, Montgomery County, Texas; being out of and a part of Restricted Reserve "A" of Spring Forest Sec 2 Partial Replat No. 4 as shown on a plat filed for record in Cabinet Z, Sheet 5657 of the Montgomery County Map Records; and being more particularly described by metes and bounds as follows:

PARCEL 1 – Being a 0.71 acre tract (30,778 sq. ft.) of land, more or less, out of and a part of the Montgomery County School Land Survey, A-350, Montgomery County, Texas, said 0.71-acre tract of land being out of Reserve A, Block 1 of Spring Forest Section 2, Replat No 2, recorded under Cabinet Z, sheet 4878-4879 of Map Records of Montgomery County, Texas.

COMMENCING at a north cut back corner at the intersection of Rayford Road (Variable Width) and Wild Rose Drive (60 Wide) also known as Heather Rose Drive recorded under C.F.No. 2017038442, 2017038463, and 2017038480 of the Official Public Records of Montgomery County, Texas;

THENCE South 84°24'41" East, a distance of 159.63 feet, along the south right of way line of Rayford Road and north line of a called Block 1, Reserve A of Spring Forest Section 2, Replat No 2, recorded under Cabinet Z, Sheet 4878 of the Map Records of Montgomery County, Texas to a 5/8" iron rod set with cap "STAMPED LANDPOINT" and being the POINT OF BEGINNING and Northwest corner of the herein described tract;

THENCE South 04°17'41" East over and across said Reserve A a distance of 208.52 feet to a 5/8-inch iron rod set with cap "STAMPED LANDPOINT" and being the southeast corner of the herein described tract;

THENCE South 85°42'19" West along the south line of said Reserve A a distance of 148.80 feet to a 5/8-inch iron rod set with cap "STAMPED LANDPOINT" and being the southwest of the herein described tract;

THENCE North 04°17'41" West along the west line of said Reserve A a distance of 205.16 feet to a 5/8-inch iron rod set with cap "STAMPED LANDPOINT" and being the northwest corner of the herein described tract;

THENCE North 84°24'41" East a distance of 148.84 feet to the POINT OF BEGINNING, containing 0.71 acres (30,778 sq. ft.) of land, more or less;

PARCEL 2 – A METES AND BOUNDS description of a 1.886 acre tract of land situated in the Montgomery County School Land Survey, Abstract Number 351, Montgomery County, Texas; being out of and a part of Restricted Reserve "A" of Spring Forest Sec 2 Partial Replat No. 4 as shown on a plat filed for record in Cabinet Z, Sheet 5657 of the Montgomery County Map Records; said 1.886 acres being more particularly described as follows with all bearings based on a call of South 85°42'19" West along the south line of said Restricted Reserve "A":

BEGINNING at a found 5/8-inch iron rod (with cap stamped "Land point 10194172") for an angle corner in the south right-of-way of Rayford Road (width varies) as recorded under Clerk's File Nos. 198508959, 198555614 and 198555619 all of the Montgomery County Official Public Records of Real Property and Cabinet C, Sheet 63 and

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Cabinet Z, Sheet 4324 both of the Montgomery County Map Records and a northwest corner of said Restricted Reserve "A";

THENCE, North 85°47'47" East, 60.01 feet along the south right-of-way of said Rayford Road and the north line of said Restricted Reserve "A" to a point, beginning a non-tangent curve to the right, from which a found 5/8-inch iron rod bears South 40°15'30" East, 0.21 feet;

THENCE, in a northeast direction, continuing along the south right-of-way of said Rayford Road and the north line of said Restricted Reserve "A", with the arc of said non-tangent curve to the right, having a radius of 1650.00 feet, a central angle of 10°10'56", an arc length of 293.23 feet, and a chord bearing North 89°58'07" East, 292.84 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for the northeast corner of the herein described tract;

THENCE, South 04°17'41" East, 200.36 feet, departing the south right-of-way of said Rayford Road and the north line of said Restricted Reserve "A", over and across said Restricted Reserve "A" to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the north line of Lot 245, Block 19 of Spring Forest Sec 2 as shown on a plat filed for record under Volume 8, Page 45 of the Montgomery County Map Records and the south line of said Restricted Reserve "A", for the southeast corner of the herein described tract;

THENCE, South 85°42'19" West along the north line of said Spring Forest Sec 2 and the south line of said Restricted Reserve "A", passing a found 5/8-inch iron rod (with cap stamped "Landpoint 10194172") at a distance of 341.04 feet, continuing for a total distance of 341.27 feet to a point in the east right-of-way of Wild Rose Drive (width varies) as recorded under Clerk's File Nos. 2017038442, 2017038463 and 2017038480 all of the Montgomery County Official Public Records of Real Property and in Cabinet Z, Sheet 4324 and Cabinet Z, Sheet 5657 both of the Montgomery County Map Records, for the southwest corner of said Restricted Reserve "A" and the herein described tract;

THENCE, along the east right-of-way of said Wild Rose Drive and the west line of said Restricted Reserve "A" the following six (6) courses and distances:

1. North 31 °03'03" West, 26.82 feet to a found 5/8-inch iron rod (with cap stamped "Landpoint 10194172"), beginning a non-tangent curve to the right;
2. In a northwest direction, with the arc of said non-tangent curve to the right, having a radius of 466.98 feet, a central angle of 07°00'37", an arc length of 57.14 feet, and a chord bearing North 26°55'57" West, 57.10 feet to found 5/8-inch iron (bent), beginning a compound curve to the right;
3. In a northwest direction, with the arc of said compound curve to the right, having a radius of 871.70 feet, a central angle of 06°46'19", an arc length of 103.03 feet, and a chord bearing North 20°03'02" West, 102.97 feet to a found 5/8-inch iron rod (with cap stamped "Landpoint 10194172");
4. North 31°55'52" East, 48.43 feet to a found 5/8-inch iron rod (with cap stamped "Landpoint 10194172");
5. North 84°24'41" East, 5.97 feet to a point;
6. North 62°07'37" East, 18.17 feet to the POINT OF BEGINNING, CONTAINING 1.886 acres of land in Montgomery County, Texas.

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CORE
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A METES AND BOUNDS description of a 0.8319 acre tract of land situated in the Montgomery County School Land Survey, Abstract Number 351, Montgomery County, Texas; being out of and a part of Restricted Reserve "A" of Spring Forest Sec 2 Partial Replat No. 4 as shown on a plat filed for record in Cabinet Z, Sheet 5657 of the Montgomery County Map Records; said 1.886 acres being more particularly described as follows with all bearings based on a call of South 85°42'19" West along the south line of said Restricted Reserve "A":

BEGINNING at a found 5/8-inch iron rod (with cap stamped "4833 Town & Country") in the west line of a Montgomery County Drainage District No. 6 Right-of-Way as recorded under Clerk's File No. 8043552 of the Montgomery County Official Public Records of Real Property, for the northeast corner of Lot 243, Block 19 of Spring Forest Sec 2 as shown on a plat filed for record under Volume 8, Page 45 of the Montgomery County Map Records and the southeast corner of said Restricted Reserve "A", same being the southeast corner of the herein described tract;

THENCE, South 85°42'19" West, 230.03 feet, departing the east line of said Montgomery County Drainage District No. 6 Right-of-Way, along the north line of said Spring Forest Sec 2 and the south line of said Restricted Reserve "A" to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the north line of Lot 245 of said Spring Forest Sec 2, for the southwest corner of the herein described tract;

THENCE, North 04°17'41" West, 200.36 feet, departing the north line of said Lot 245 and the south line of said Restricted Reserve "A", over and across said Restricted Reserve "A" to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the south right-of-way of Rayford Road (width varies) as recorded under Clerk's File Nos. 198508959, 198555614 and 198555619 all of the Montgomery County Official Public Records of Real Property and Cabinet C, Sheet 63 and Cabinet Z, Sheet 4324 both of the Montgomery County Map Records and the north line of said Restricted Reserve "A", for the northwest corner of the herein described tract, beginning a non-tangent curve to the right;

THENCE, in a southeast direction, along the south right-of-way of said Rayford Road and the north line of said Restricted Reserve "A", with the arc of said non-tangent curve to the right, having a radius of 1650.00 feet, a central angle of 05°52'55", an arc length of 169.39 feet, and a chord bearing South 81°59'57" East, 169.32 feet to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for the northwest corner of a called 0.0971 acre tract conveyed to Spring Creek Utility District by Special Warranty Deed filed for record under Clerk's File No. 2018005459 of the Montgomery County Official Public Records of Real Property and the most westerly northeast corner of the herein described tract;

THENCE, South 04°07'00" East, 73.95 feet, departing the south right-of-way of said Rayford Road and the north line of said Restricted Reserve "A", along the west line of said 0.0971 acre to a found 5/8-inch iron rod (with cap stamped "Landpoint 10194172") for the southwest corner of said 0.0971 acre and the most southerly northeast corner of the herein described tract;

THENCE, North 85°53'00" East, 64.97 feet along the south line of said 0.0971 acre to a point in the west line of said Montgomery County Drainage District No. 6 Right-of-Way and the east line of said Restricted Reserve "A", for the southeast corner of said 0.0971 acre and the most easterly northeast corner of the herein described tract, from which a found 5/8-inch iron rod (with cap stamped "Landpoint 10194172") bears North 85°53'00" East, 0.15 feet;

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THENCE, South 04°12'17" East, 90.15 feet along the west line of said Montgomery County Drainage District No. 6 Right-of-Way and the east line of said Restricted Reserve "A" to the **POINT OF BEGINNING**, CONTAINING 0.8319 acre of land in Montgomery County, Texas.

1.37 Acre Tract

Being a 1.37 acre (59,852 square feet) parcel situated in the Montgomery County School Land Survey No. 2, Abstract 351, Montgomery County, Texas, out of Reserve "A", Block 1 of Spring Forest Section 2, Partial Replat No. 1 according to the map or plat thereof recorded under Cabinet Z, Sheet 4324 of the Map Records of Montgomery County, Texas;

BEGINNING, at a 5/8-inch iron rod in the north line of Greenglade Lane (called 60 feet wide), for the southeast corner of Lot 153, Block 10 of Spring Forest Section 2 according to the map or plat thereof recorded under Volume 8, Page 45 of the Map Records of Montgomery County, Texas, for a southeasterly corner of said Reserve "A" and the herein described parcel;

THENCE departing the north right-of-way line of said Greenglade Lane, North 04°17'41" West 200.00 feet along the east line of said Lot 153 and a westerly line of said Reserve "A" to a 1/2-inch iron rod found for the northeast corner of said Lot 153 and an interior corner of said Reserve "A" and the herein described parcel;

THENCE South 85°42'19" West, along the north line of said Lot 153, the north line of Lot 154 of said Block 10, and a southerly line of said Reserve "A", passing at a distance of 100.46 feet a 1/2-inch iron rod found with yellow cap (stamped "RPLS 1982") for the northwest corner of said Lot 153, and the northeast corner of said Lot 154 continuing for a total distance of 200.00 feet to a point for the southeast corner of Lot 148 of said Block 10, the northeast corner of Lot 155 of said Block 10, the northwest corner of said Lot 154, and the southwest corner of said Reserve "A" and the herein described parcel, from which a 1/2-inch iron rod bears North 11°17'51" West 0.76 feet;

THENCE, North 04°17'41" West, along the east line of said Lot 148, and the west line of said Reserve "A", passing at a distance of 0.71 feet a 5/8-inch iron rod found with yellow cap (stamped "RPLS 1982"), continuing for a total distance of 208.52 feet to a 5/8-inch iron rod set with cap (stamped "LANDPOINT 10194172") in the south right-of-way line of Rayford Road (width varies), for the northwest corner of said Reserve "A", and the herein described parcel;

THENCE, departing the east line of said Lot 148, North 84°24'41" East, 159.63 feet along the south right- of-way line of said Rayford Road, and the north line of said Reserve "A" to a 5/8-inch iron rod set with orange cap (stamped "LANDPOINT 10194172") at the northerly cut-back corner at the intersection of the south right-of-way line of said Rayford Road, with the west line of the Future Wild Rose Drive, for the northerly most northeast corner of the herein described parcel;

THENCE, departing the south right-of-way line of said Rayford Road, South 55°09'25" East, 33.63 feet along said cut-back line to an "X" set in concrete for the southerly most cutback corner at said intersection for a northeast corner of the herein described parcel, beginning a non-tangent curve to the left, from which an "X" in concrete bears South 64°25'26" West 1.43';

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THENCE, continuing along the west right-of-way line of said proposed Wild Rose Drive, along the arc of said curve to the left with a radius of 931.70 feet, an arc length of 138.69 feet, through a delta of 08°31'44", and a chord bearing South 19°10'18" East, 138.56 feet to a 5/8-inch iron rod set with orange cap (stamped "LANDPOINT 10194172"), beginning a compound curve to the left;

THENCE, continuing along the west right-of-way line of said proposed Wild Rose Drive, along the arc of said curve to the left with a radius of 526.98 feet, an arc length of 64.47 feet, through a delta of 07°00'36", and a chord bearing South 26°55'57" East, 64.43 feet to a 5/8-inch iron rod set with cap (stamped "LANDPOINT 10194172") for a point of tangency;

THENCE, continuing along the west right-of-way line of said proposed Wild Rose Drive, South 31°07'52" East, 12.31 feet to a 5/8-inch iron rod set with cap (stamped "LANDPOINT 10194172"), beginning a curve to the right;

THENCE, continuing along the west right-of-way line of said proposed Wild Rose Drive, along the arc of said curve to the right with a radius of 472.99 feet, an arc length of 161.25 feet, through a delta of 19°31'58", and a chord bearing South 21°50'54" East, 160.47 feet to a 5/8-inch iron rod set with orange cap (stamped "LANDPOINT 10194172") in the west right-of-way line of said Wild Rose Drive, in the east line of said Reserve "A" for a southeasterly corner of herein described parcel;

THENCE, South 04°17'41" East, 18.83 feet along the west right-of-way line of said Wild Rose Drive, and the east line of said Reserve "A" to a 5/8-inch iron rod set with orange cap (stamped "LANDPOINT 10194172") for the northerly cut-back corner at the intersection of the north line of said Greenglade Lane with the west right-of-way line of said Wild Rose Drive, for a southeasterly corner of said Reserve "A" and the herein described parcel, from which a 5/8-inch iron rod bears South 04°17'41" East 14.71 feet;

THENCE, South 41°20'22" West 21.04 feet along said cut-back line to a 5/8-inch iron rod found with yellow cap (stamped "RPLS 1982") for a southeasterly corner of said Reserve "A" and the herein described parcel, from which a 5/8-inch iron rod found bears North 85°42'19" East 15.04 feet;

THENCE South 85°42'19" West 84.96 feet along the north right-of-way line of said Greenglade Lane and the south line of said Reserve "A" to the **POINT OF BEGINNING**, containing 1.37 acres of land, more or less.

0.0971 Acre Tract

Being a 0.0971 acre tract (4,231 square feet) of land, located in the Montgomery County School Land Survey, Abstract Number 351, in Montgomery County, Texas; said 0.0971 acre being out of Lot 252, Block 19, of Spring Forest Section Two, a subdivision of record in Volume 8, Page 45, of the Montgomery County Map Records (M.C.M.R.)1 same being recorded in the name of Grand Oaks Partners, LLC, In Montgomery County Clerk's File Number (M.C.C.F. No.) 2016108328; Said 0.0971 acre tract being more particularly described by metes and bounds as follows:

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CORE SURVEYING

COMMENCING, at a point on the west line of said Lot 248, at the southeast intersection of Rayford Road (one-hundred feet wide per Montgomery County Clerk's File Number (M.C.C.F. No.) 8555617) and Heather Rose Drive (sixty feet wide per Volume 7, Page 379, of the M.C.M.R, also known as Wild Rose Drive), from which a 5/8-inch capped iron rod found bears South 30° East, a distance of 2.9 feet and from which a 5/8-inch capped iron rod found at the southwest comer of Lot 247 of said Block 19 and the northeast Intersection of said Heather Rose Drive and Greenglade Lane (sixty feet wide per Volume 8, Page 45, of the M.C.M.R.) bears South 04° 20' 16" East, a distance of 424.67 feet;

THENCE through and across Lots 248t 249, 250, 251 and 252 of Block 19, respectively, and with the south Right-of-Way (R.O.W.) line of said Rayford Road, the following two (2) courses:

467.83 feet along the arc of a curve to the right, having a radius of 1,650.00 feet, a central angle of 16° 14' 43", and a chord that bears South 86° 47' 29" East, a distance of 466.26 feet to the northwest comer and **POINT OF BEGINNING** of the herein described tract;

67.92 feet continuing along the arc of said curve to the right, having a radius of 1,650.00 feet, a central angle of 02° 21' 31", and a chord that bears South 77° 29' 22" East, a distance of 67.92 feet to a point on the east line of said Lot 252 and the west line of a called 10.76 acre tract of land recorded in the name of Montgomery County Drainage District No. 6 in Volume 1112, Page 513, of the Montgomery County Deed Records, for the northeast corner of the herein described tract;

THENCE, South 04° 20' 16" East, with the line common to said Lot 252 and said 10.76 acre tract, a distance of 55.00 feet to a point for the southeast comer of the herein described tract;

THENCE, through and across said Lot 252, the following two (2) courses:

South 85° 39' 44" West, a distance of 65.00 feet to a point for the southwest comer of the herein described tract;

THENCE, North 04 20' 16" West, a distance of 74.68 feet to the **POINT OF BEGINNING,** containing 0.0971 acres of land, more or less.

0.7799 Acre Tract

Being a 0.7799 acre tract of land situated in the Montgomery School Land Survey, Abstract Number 351, in Montgomery County, Texas, and being out of and part of a called 1.7948 acre tract, as described in Deed recorded under Clerk's File Number 2016099484 of the Real Property Records of Montgomery County, Texas and being 0.647 acres out of Restricted Reserve "A", and 0.1329 acres out of Restricted Reserve "B" in Block 1, of Mihalov Business Park, a subdivision of 6.569 acres, according to the map or plat thereof recorded in Cabinet Z, Sheet 4033 of the Map Records of Montgomery County, Texas; said 0.7799 acre being more particularly described by metes and bounds as follows:

COMMENCING at 5/8 inch iron rod, found for the Northwesterly corner of Restricted Reserve "B", in Block 1, of Mihalov Business Park, a subdivision of 6.569 acres according to the map or plat thereof recorded in Cabinet Z,

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CORE SURVEYING

Sheet 4033 of the Map Records of Montgomery County, Texas; and in the East line of Legends Run, Section 9, according to the map thereof recorded in Cabinet Z, Sheet 448, of the Map Records of Montgomery County, Texas, and being the Northeast corner of Legends Link Drive a 50 foot right-of-way, for the Southwest corner of a 30 foot wide Storm Sewer Easement as recorded under Clerk's File Number 2015097687 of the Real Property Records of Montgomery County, Texas;

THENCE South 47'55'00" East, along the Southwesterly line of Restricted Reserve "B", a distance of 629.90 feet to a 5/8 inch iron rod with survey cap marked "Glezman4627", found for the Southwest corner of Restricted Reserve "A", at the Southeast corner of Restricted Reserve "B", and being the Southwest corner of the aforementioned 1.7948 acre tract;

THENCE North 42°04'56" East, a distance 147.75 feet along the common line of Restricted Reserve "A" and Restricted Reserve "B" and the lower West line of said 1.7948 acre tract, to a 5/8 inch iron rod with survey cap marked "Glezman 4627", set for the **POINT OF BEGINNING** and the Southwest corner of the herein described tract;

THENCE North 42°04'56" East, a distance 58.66 feet along the common line of Restricted Reserve "A" and Restricted Reserve "B" and the West line of said 1.7948 acre tract, to a 5/8 inch iron rod with survey cap marked "Glezman 4627", found for the lower Northwest corner of the herein described tract and being the lower Northwest corner of said 1.7948 acre tract;

THENCE South 47°55'04" East, a distance 41.00 feet along Restricted Reserve "A" and "B", to a 5/8 inch iron rod with survey cap marked "Glezman 4627", found for an interior corner of the herein described tract, being an interior corner of said 1.7948 acre tract and being a common interior corner of Restricted Reserve "A" and "B";

THENCE North 42°04'56" East, passing at 41.08 feet, the Northwest corner of Restricted Reserve "A", continuing and severing Restricted Reserve "B", a total distance 69.94 feet to a "X" in concrete, found for the upper Northwest corner of the herein described tract and being the upper Northwest corner of said 1.7948 acre tract;

THENCE with the following courses and distance severing Restricted Reserve "B" and along the North line of said 1.7948 acre tract:

South 47°56'33" East, along the North line of said 1.7948 acre tract and being 31.14 feet South and parallel to the Northeasterly line of Restricted Reserve "B", a distance 166.21 feet to a "X" in concrete, found for a point of curvature in a curve to the right having a radius of 37.41 feet, a central angle of 31°18'37" , an arc length of 20.44 feet and a chord bearing of South 32°16'42" East at a chord distance of 20.19 feet to a "X" in concrete, found for a point of tangency;

South 16°37'33" East, a distance 27.03 feet to a "X" in concrete, found for a point of curvature in a curve to the left having a radius of 89.07 feet, a central angle of 29°12'15", an arc length of 45.40 feet and a chord bearing of South 31°13'26 " East at a chord distance of 44.91 feet to a 5/8 inch iron rod with survey cap marked "Glezman 4627", found for a point of tangency;

South 45°49'39" East, a distance 10.00 feet to a 5/8 inch iron rod with survey cap marked "Glezman 4627", found in the West line of State Highway 99 and being the Northeast corner of the herein described tract;

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THENCE along the West right-of-way of said State Highway 99, along a curve to the left having a radius of 8199.29 feet, a central angle of 00°39'56", an arc length of 95.24 feet and a chord bearing of South 43°49'34" West at a chord distance of 95.24 feet to a 5/8 inch iron rod with survey cap marked "Glezman4627", set for the Southeast corner of the herein described tract, in the West line of State Highway 99 and the East line of said 1.7948 acre tract;

THENCE North 48°03'22" West, severing Restricted Reserve "A" and the said 1.7948 acre tract, a distance 299.87 feet, back to the **POINT OF BEGINNING**, containing 0.7799 acres of land base on the survey and plat prepared by Glezman Surveying, Inc., dated February 3, 2017.

1.0149 Acre Tract

Being a 1.0149 acre tract of land situated in the Montgomery School Land Survey, Abstract Number 351, in Montgomery County, Texas, and being out of and part of a called 1.7948 acre tract as described in Deed recorded under Clerk's File Number 2016099484 of the Real Property Records of Montgomery County, Texas and being 1.0149 acres out of Restricted Reserve "A", in Block 1, of Mihalov Business Park, a subdivision of 6.569 acres, according to the map or plat thereof recorded in Cabinet Z, Sheet 4033 of the Map Records of Montgomery County, Texas;

COMMENCING at 5/8 inch iron rod, found for the Northwesterly corner of Restricted Reserve "B", in Block 1, of Mihalov Business Park, a subdivision of 6.569 acres according to the map or plat thereof recorded in Cabinet Z, Sheet 4033 of the Map Records of Montgomery County, Texas; and in the East line of Legends Run, Section 9, according to the map thereof recorded in Cabinet Z, Sheet 448, of the Map Records of Montgomery County, Texas, and being the Northeast corner of Legends Link Drive a 50 foot right-of-way, for the Southwest corner of a 30 foot wide Storm Sewer Easement as recorded under Clerk's File Number 2015097687 of the Real Property Records of Montgomery County, Texas;

THENCE South 47°55'00" East, along the Southwesterly line of Restricted Reserve "B", a distance of 629.90 feet to a 5/8 inch iron rod with survey cap marked "Glezman 4627", found for the **POINT OF BEGINNING** and the Southwest corner of the herein described tract;

THENCE North 42°04'56" East, a distance 147.75 feet along the common line of Restricted Reserve "A" and Restricted Reserve "B" and the lower West line of said 1.7948 acre tract, to a 518 inch iron rod with survey cap marked "Glezman 4627", set for the Northwest corner of the herein described tract, in a common line of Restricted Reserve "A" and Restricted Reserve "B", and lower West line of said 1.7948 acre tract;

THENCE South 48°03'22" East, severing Restricted Reserve "A" and the said 1.7948 acre tract, a distance 299.87 feet to a 5/8 inch iron rod with survey cap marked "Glezman 4627", set for the Northeast corner of the herein described tract, in the West right-of-way of State Highway 99, the East line of Restricted Reserve "A" and the East line of said 1.7948 acre tract;

THENCE along the West right-of-way of said State Highway 99, along a curve to the left having a radius of 8199.29 feet, a central angle of 01°02'16", an arc length of 148.50 feet and a chord bearing of South 42°58'29" West at a chord distance of 148.50 feet to a TXDOT monument, found for the Southeast corner of the herein described

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tract, in the Northeasterly line of Rayford Road Crossing subdivision, according to the map or plat thereof recorded in Cabinet Z, Sheet 3068 of the Map Records of Montgomery County, Texas, for the Northeast corner of a 25 foot restricted use easement as recorded under Clerk's File Number 2014109806 of the Real Property Records and being the Southeast corner of said 1.7948 acre tract;

THENCE North 47°55'04" West, along the Southwest line of Restricted Reserve "A", the North line of said Rayford Road Crossing and the South line of said 1.7948 acre tract, passing at a distance of 214.56 feet, the Northwest corner of said 25 foot restricted use easement and the Northeast corner of a called 0.2126 acre tract as recorded in Clerk's File Number 2014109806 of the Real Property Records and continuing along the North line of said Rayford Road Crossing and the South line of said 1.7948 acre tract, passing at a distance of 280.56 feet, the Northwest corner of said 0.2126 acre tract and the upper Northeast corner of the aforementioned 3.053 acre tract and continuing, in all, a total distance of 297.56 feet, back to the **POINT OF BEGINNING**, containing 1.0149 acres of land base on the survey and plat prepared by Glezman Surveying, Inc., dated February 3, 2017

1.343 Acre Tract

Being a tract of land containing 1.343 acres, located in the Montgomery County School Land Survey, Abstract Number 351, in Montgomery County, Texas; Said 1.343 acres being out of Lots 1 and 2, Block 1, of Spring Forest Section One, a subdivision of record in Volume 7, Page 379, of the Montgomery County Map Records (M.C.M.R.); Said 1.343 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch iron rod found on the east line of said Lot 2, at the southwest intersection of Radford Road (one-hundred feet in width per Montgomery County Clerk's File Numbers (M.C.C.F. No.(s)) 8555613 and 8555621) and Spring Forest Drive (sixty feet wide per Volume 7, Page 379, of the M.C.M.R.) for the northeast corner of the herein described tract;

THENCE, with the east line of said Lot 2 and the westerly Right-of-Way (R.O.W.) line of said Spring Forest Drive, the following two (2) courses:

1. South 01° 27' 15" West, a distance of 60.40 feet to a 5/8-inch iron rod found at the beginning of a curve to the right;

2. 224.57 feet along the arc of said curve to the right, having a radius of 257.35 feet, a central angle of 49° 59' 52", and a chord that bears South 26° 27' 11" West, a distance of 217.51 feet to a 5/8-inch iron rod found at the southerly corner of said Lot 2 and the easterly corner of Lot 3 of said Block 1;

THENCE, North 53° 17' 51" West, with the southerly lines of said Lots 2 and 1, respectively, and with the northerly line of said Lot 3, a distance of 254.21 feet to a point for the southwest corner of said Lot 1 and the northerly corner of said Lot 3, on the east line of a called 2.105 acre tract of land recorded in the name of D.A.M. School Holding Company, Inc., in M.C.C.F. No. 2005121354;

THENCE, with the west line of said Lot 1 and the east line of said 2.105 acre tract, the following two (2) courses:

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1. North 11° 07' 05" East, a distance of 92.39 feet to an angle point;

2. North 13° 38' 08" East, a distance of 52.54 feet to a point on the south R.O.W. line of said Rayford Road for the northwest corner of the herein described tract;

THENCE, with the south R.O.W. line of said Rayford Road, the following two (2) courses:

1. South 78° 26' 26" East, a distance of 87.31 feet to a 1-1/2-inch iron pipe found at the beginning of a curve to the left;

2. 187.93 feet along the arc of said curve to the left, having a radius of 1,050.00 feet, a central angle of 10° 15' 18", and a chord that bears South 83° 34' 05" East, a distance of 187.68 feet to the **POINT OF BEGINNING** and containing 1.343 acres of land.

Based on the Metes and Bounds Description and plat prepared by Civil – Surv Land Surveying, L.C., dated January 28, 2016.

1.464 Acre Tract

Being a tract of land containing 1.464 acres, located in the Montgomery County School Land Survey, Abstract Number 350, in Montgomery County, Texas; Said 1.464 acre being all of Unrestricted Reserve "A", Block 1, of Shops at Spring Forest, a subdivision of record in Cabinet "Z", Sheets 4919 and 4920, of the Montgomery County Map Records (M.C.M.R.); Said 1.464 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the recorded subdivision plat of said Shops at Spring Forest):

BEGINNING, at a 5/8-inch capped iron rod found at the westerly northwest corner of said Unrestricted Reserve "A", same being the southwest end of a transition line from the east Rightof-Way (R.O.W.) line of Spring Forest Drive (sixty feet wide per Volume 7, Page 379, of the M.C.M.R) to the south R.O.W. line of Rayford Road (one-hundred feet in width per Montgomery County Clerk's File Numbers (M.C.C.F. No.(s)) 8555617, 8555619, 8043554 and 8032094);

THENCE, North 44° 28' 03" East, with said transition line, a distance of 21.87 feet to a 5/8-inch capped iron rod found at the northeast end of said transition line;

THENCE, with the north lines of said Unrestricted Reserve "A" and with the south R.O.W. line of said Rayford Road, the following two (2) courses:

1. 52.92 feet along the arc of a curve to the left, having a radius of 1,050.00 feet, a central angle of 02° 53' 15", and a chord that bears North 85° 48' 07" East, a distance of 52.91 feet to a 5/8-inch capped iron rod found at a point of tangency;

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2. North 84° 21' 25" East, a distance of 215.90 feet to a 5/8-inch capped iron rod found at the northeast corner of said Unrestricted Reserve "A", on the west line of Lot 147, Block 10, of Spring Forest Section Two, a subdivision of record in Volume 8, Page 45, of the M.C.M. R.;

THENCE, South 04° 20' 17" East, with the east line of said Unrestricted Reserve "A" and the west line of said Lot 147, a distance of 213.94 feet to a 5/8-inch capped iron rod found at the southeast corner of said Unrestricted Reserve "A", same being the southwest corner of said Lot 147, the northwest corner of Lot 156 of said Block 10 and the northeast corner of Lot 157 of said Block 10;

THENCE, South 85° 39' 41" West, with the south line of said Unrestricted Reserve "A" and with the north lines of said Lots 157 and 158 of said Block 10 and Lots 142 and 143 of Block 9 of Spring Forest Section One, a subdivision of record in Volume 7, Page 379, of the M.C.M.R., respectively, a distance of 343.69 feet to a 1/2-inch iron rod found at the southwest corner of said Unrestricted Reserve "A" and the northwest corner of said Lot 143, on the east R.O.W. line of said Spring Forest Drive;

THENCE, with the west lines of said Unrestricted Reserve "A" and the east R.O.W. line of said Spring Forest Drive, the following two (2) courses:

1. 159.26 feet along the arc of a curve to the left, having a radius of 317.35 feet, a central angle of 28° 45' 13", and a chord that bears North 15° 39' 24" East, a distance of 157.59 feet to a 5/8-inch iron rod found at a point of tangency;

2. North 01° 16' 47" East, a distance of 46.88 feet to the **POINT OF BEGINNING** and containing 1.464 acres of land.

Based on the Metes and Bounds Description and plat prepared by Civil – Surv Land Surveying, L.C., dated July 23, 2020.

0.2519 Acre Tract

Being 0.2519 of one acre (10,974 square feet) of land out of the Montgomery County School Land Survey No. 2, Abstract No. 351, Montgomery County, Texas and being out of lot 147, block 10 of Spring Forest Subdivision Section Two as recorded under Volume 8, Page 45 of the Montgomery County Map Records and as convenyed to Medical Village of Cypress LP, a Texas Limited Partnership as recorded under Montgomery County Clerk File No. 2016100678 Of the Official Property Records of Montgomery County, Texas being more particular described by metes and bounds as follows (with bearings referenced to Texas State Plane Coordinate System, Central Zone, NAD 83):

COMMENCING at a found 1/2-inch iron rod in the east right-of-way line of Spring Forest Drive (60 foot width as recorded under Volume 7, Page 379 Montogmery County Map Records) and for the southwest corner of Unrestricted Reserve "A", Block 1 of Shops at Spring Forest Subdivision as recorded under Cabinet Z, Pages 4919-4920 of Montgomery County Map Records and for the northwest corner of lot 143, block 9 of Spring Forest Section One as recorded under Volume 7, Page 379 of Montgomery County Map Records;

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CORE SURVEYING

THENCE, North 86°23'56" East (called North 85°39'41" East per Shops at Spring Forest), 343.69 feet along the south line of said Unrestricted Reserve "A" and the north line of lots 142 and 143, block 9 of Spring Forest Section One and the north line of lots 157 and 158, block 10 of Spring Forest Section Two as recorded under Volume 8, Page 45 Montgomery County Map Records to a found 3/8-inch iron rod for the southeast corner of said Unrestricted Reserve "A", the southwest corner of lot 147 of Spring Forest Section Two and the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 03°36'02" West, 213.69 feet (called North 04°20'17" West, 215.11 feet per Shops at Spring Forest) along the east line of Unrestricted Reseve "A" and the west line of said lot 147 to a point in the south right-of-way line of Rayford Road (variable width-adjoining 20 feet right-of-way dedicated per Shops at Spring Forest) and for the northwest corner of the herein described tract;

THENCE, North 85°02'31" East, 51.22 feet through lot 147 to a point for the northeast corner of the herein described tract;

THENCE, South 03°36'04" East, 214.90 feet to a point in the south line of said lot 147 and the north line of lot 156 of Spring Forest Section Two for the southeast corner of the herein described tract;

THENCE, South 86°23'56" West, 51.21 feet along the south line of said lot 147 and the north line of lot 156 of Spring Forest Section Two to the **POINT OF BEGINNING** and containing 0.2519 of one acre (10,974 square feet) of land.

Based on the Metes and Bounds description prepared Ally General Solutions, LLC dated April 17, 2018

18.119 Acre Tract

Being a 18.119 acres (789,249 square feet) of land situated in the Montgomery CSL Survey, A-351 of Montgomery County, Texas being out the remainder of a called 50.00 acre tract of land as described in an instrument to Locke Family Trust, recorded under Clerk's File Number (C.F.N.) 2001087817 of the Official Public Records of Montgomery County, Texas (O.P.R. M.C.T.), said 18.12 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for the northwest cutback corner of the herein described tract at the intersection of Riley Fuzzel Road (public right-of-way varies) and Birnham Woods Drive (public right-of-way varies);

THENCE South 87°39'57" East, a distance of 34.77 feet to a calculated point for the northeast cutback corner of the herein described tract at the intersection of said Riley Fuzzel Road and said Birnham Woods Drive;

THENCE South 47°16'02" East, a distance of 686.18 feet to a calculated point for the east corner of the herein described tract, same being the north corner of a called 17.11 acre tract of land as described in an instrument to Conroe Independent School District, recorded under C.F.N. 2010094860 of the O.P.R. M.C.T., lying in the southwest right-of-way line of said Birnham Woods Drive;

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THENCE South 41°43'00" West, a distance of 1,003.79 feet to a calculated point for corner of the herein described tract, lying in the northwest line of said 17.11 acre tract;

THENCE South 42°40'48" West, a distance of 133.65 feet to a calculated point for the south corner of the herein described tract, same being the west corner of said 17.11 acre tract, lying in the northeast line of a called 5.71 acre tract (Parcel I) as described in an instrument to Spring Creek Utility District, recorded under C.F.N. 2011018395 of the O.P.R. M.C.T.;

THENCE North 48°58'31" West, a distance of 629.04 feet to a calculated point for the west corner of the herein described tract, lying in the southeast right-of-way line of said Riley Fuzzel Road and being the beginning of curve to the left;

THENCE along and with said curve to the left, having an arc distance of 84.89 feet, a radius of 2,050.00 feet, a central angle of 02°22'21", and whose long chord bears North 36°39'16" East, 84.88 feet to a calculated point for corner of the herein described tract, lying in the southeast right-of-way line of said Riley Fuzzel Road;

THENCE North 35°28'20" East, a distance of 721.17 feet to a calculated point for corner of the herein described tract and being the beginning of a curve to the right, lying in the southeast right-of-way line of said Riley Fuzzel Road;

THENCE along and with said curve to the right, having an arc distance of 334.54 feet, a radius of 1,375.00 feet, a central angle of 13°56'24", and whose long chord bears North 42°26'32" East, 333.71 feet to the **POINT OF BEGINNING** and containing a computed 18.12 acres (789,249 square feet) of land.

16.054 Acre Tract

Being a 16.054 acres (699,577 square feet) of land situated in the Montgomery CSL Survey, A-351 and ROW McManus Survey, A-346 both of Montgomery County, Texas being all of a called 16.054 acre tract of land as described in an instrument to Riley Fuzzel Holdings, LLC., recorded under Clerk's File Number (C.F.N) 2020153072 of the Official Public Records of Montgomery County, Texas (O.P.R. M.C.T.), said 16.054 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for the south corner of the herein described tract, same being the east corner of a called 12.00 acre tract of land being the remainder of a called 16.00 acre tract as described in an instrument to Richard L. Jackson, recorded under C.F.N. 8205226 of the O.P.R. M.C.T., lying in the northwest right-of-way line of Riley Fuzzel Road (public right-of-way varies);

THENCE North 55°57'09" West, a distance of 2,388.55 feet to a calculated point for the west corner of the herein describe tract, same being the south corner of a called 6.7181 acre tract of land as described in an instrument to the County of Montgomery State of Texas, recorded under Volume 946, Page 60 of the O.P.R. M.C.T., lying in the northeast line of the remainder of a called 1,212.40 acre tract of land as described in an instrument to James L. McCullough, recorded under Volume 676, Page 192 of the O.P.R. M.C.T.;

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THENCE North 04°50'25" West, a distance of 217.22 feet to a calculated point for the north corner of the herein described tract, same being an interior point for corner of said 6.7181 acre tract;

THENCE South 61°28'03" East, a distance of 1,963.77 feet to a calculated exterior point for corner of the herein described tract, same being the west corner of a called 0.6713 acre tract as described in an instrument to Spring Creek Utility District of Montgomery County, Texas, recorded under C.F.N. 99103074 of the O.P.R. M.C.T., lying in the southwest line of a called 10 foot wide utility easement as described in an instrument to Southwestern Bell Telephone Company, recorded under Volume 831, Page 792 of the O.P.R. M.C.T. and a called 18.16 acre tract of land as conveyed to Spring Creek Municipal Utility District as shown on Montgomery County Appraisal District No. R46820 (no deed of record found);

THENCE South 45°58'58" East, a distance of 224.74 feet to a calculated point for an angle point for corner of the herein described tract and said 0.6713 acre tract;

THENCE South 61°28'03" East, a distance of 374.01 feet to a calculated point for the east corner of the herein described tract, same being the south corner of said 0.6713 acre tract, lying in the northwest right-of-way line of said Riley Fuzzel Road;

THENCE South 37°49'07" West, a distance of 355.62 feet to the POINT OF BEGINNING and containing a computed 16.054 acres (699,577 square feet) of land.

15.998 Acre Tract

Being a 15.998 acres (696, 804 square feet) of land situated in the ROW McManus Survey, A-346 of Harris County, Texas being all of a called 4.000 acre tract of land (Tract I) as described in an instrument to Volare Partners, L.P., recorded under Clerk's File Number (C.F.N.) 2021046212 of the Official Public Records of Montgomery County, Texas (O.P.R. M.C.T.) and being all of a called 12.000 acre tract of land (Tract II) as described in an instrument to Volare Partners, L.P., recorded under C.F.N. 2021046212 of the O.P.R. M.C.T., said 15.998 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for the south corner of the herein described tract, same being the east corner of a called 0.8903 acre tract of land as described in an instrument to Hudson Family Revocable Living Trust, recorded under C.F.N. 2003058036 of the O.P.R. M.C.T., lying in the northwest right-of-way line of Riley Fuzzel Road (public right-of-way varies);

THENCE North 52°03'22" West, a distance of 1,669.39 feet to a calculated point for the west corner of the herein described tract, same being the north corner of a called 2.7 acre tract as described in an instrument to Hudson Family Revocable Living Trust, recorded under C.F.N. 2003058040 of the O.P.R. M.C.T., lying in the southeast line of a called 43.5 acre tract of land as described in an instrument to James L. Mullennex, recorded under Volume 205, Page 547 of the O.P.R. M.C.T.;

THENCE North 37°56'38" East, a distance of 417.40 feet to a calculated point for the north corner of the herein described tract, same being the east corner of said 43.5 acre tract, lying in the southwest line of the remainder of a

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called 1,212.40 acre tract of land as described in an instrument to James T. McCullough, recorded under Volume 676, Page 192 of the O.P.R. M.C.T.;

THENCE South 52°03'22" East, a distance of 1,669.39 feet to a calculated point for the east corner of the herein described tract, same being the south corner of the remainder of said 1,212.40 acre tract, lying in the northwest right-of-way line of said Riley Fuzzel Road;

THENCE South 37°56'38" West, a distance of 417.40 feet to the POINT OF BEGINNING and containing a computed 15.998 acres (696, 804 square feet) of land.

This metes and bounds description and accompanying district boundary map, last revised on June 27, 2022 were prepared from maps filed for record and field surveys performed by others, without the benefit on-the-ground field surveys and to the best of my knowledge and belief accurately reflects the current 1,109.0647 acre boundaries of the Spring Creek Utility District.

Clemente Turrubiartes Jr.
R.P.L.S 6657
TBPELS Reg. No. 10194560
Job No. U22-00105
Issue Date: July 27, 2022
Revised:

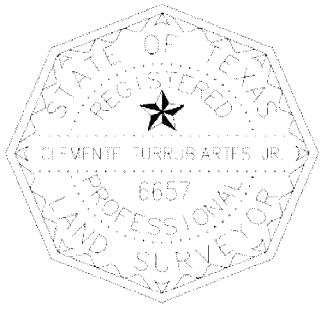

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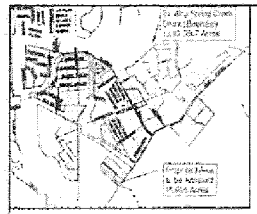
EXHIBIT "C"

DISTRICT BOUNDARY MAP



LOCATION MAP
NOT TO SCALE

DISTRICT LOCATION (SEE DARKER) STREET LOCATION

Be, the undersigned members of the Board of Directors of the Spring Creek Utility District of Montgomery County, Texas do hereby certify that this is a complete and accurate map showing the current boundaries of said district.

Charles T. Hartnett
President — Date

Vice President — Date

Roberta Swearingen
Secretary — Date

Assistant Secretary — Date

Assistant Director — Date

State of Texas
County of Montgomery

Before me, the undersigned authority, on this day personally appeared Charles T. Hartnett, Mark Farley, Roberta Swearingen, Jerry Gentry and Susan McCutcheon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and seal of this office this the 27th day of March, 2013.

Notary Public in and for
the State of Texas

Printed Name

My Commission Expires: 7-16-2016

ACREAGE SUMMARY

CATEGORY	ACREAGE	
ORIGINAL	540.000	11/15/1960
1ST ANNEXATION	125.734	03/07/1974
2ND ANNEXATION	18.000	03/27/1974
3RD ANNEXATION	302.500	10/04/2001
4TH ANNEXATION	57.000	01/01/2012
5TH ANNEXATION	90.000	11/14/2006
6TH ANNEXATION	19.23	2/21/2007
7TH ANNEXATION	104.83	11/13/2007
8TH ANNEXATION	19.976	12/08/2010
9TH ANNEXATION	19.756	01/04/2012
10TH ANNEXATION	3.44	02/13/2013
11TH ANNEXATION	44.27	04/24/2013
12TH ANNEXATION	3.4078	12/9/2013
13TH ANNEXATION	1.27	10/14/2014
14TH ANNEXATION	0.0911	12/31/2014
15TH ANNEXATION	0.7783	04/21/2015
16TH ANNEXATION	10.48	10/31/2015
17TH ANNEXATION	1.341	11/21/2016
18TH ANNEXATION	1.1199	08/09/17
19TH ANNEXATION	15.119	
20TH ANNEXATION	19.854	
21ST ANNEXATION	19.958	
TOTAL ACREAGE (INCLUDES THE DISTRICT ACREAGE & 18TH, 20TH AND 21ST ANNEXATIONS)	1,023.9547	

I, Clarence Tumlinson Jr., a Registered Professional Land Surveyor, in the State of Texas, hereby certify that the metes and bounds description of survey and represents one survey Creek Utility District of Montgomery County, Texas.

Clarence Tumlinson Jr.
Registered Professional Land Surveyor
Texas Registration No. 4557
Dated: May 16, 2013

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

GENERAL NOTES

1. This survey was a boundary line survey that was prepared by EDGE Consulting Engineers, Inc., dated September of 2012, that Montgomery and Associates (now Montgomery & Gentry, Inc.) Adjacent Engineering at Surveying, Inc. (Now Pate-Hansen Engineers) was active this map is shown subdivision numbers a drawing of the same survey is has been done by Pate-Hansen Engineers.

2. The previous district map stated that the adjoined district boundary and the 504.57 acre annexation tract were not in the same block of Sawmill. The 454.82 acre annexation tract boundary is due to a different bearing basis that had not been noted that the 454.82 acre tract had been adjusted from the deed bearings to the existing bearings of the 125.73 acre tract. The 1501 acre tract 4,455 was there from base monuments to the boundary of the 439.73 acre tract shown as the remaining balance tract annexation in the 504.57/454.82 tract which varies to the northwesterly line of the 421.73 acre tract, the tract instrumentation as the 1501 and 4,455 acre tracts along the northeasterly line of Riley Fuzzel Road.

3. In the preparation of this previous map, the previous surveyor disclosed some in the description of the 125.83 and that it was not metes-and-bounds, to survey the deeds properly, gaps overlaps and gores in the parcels. The results of the research of the description of both the 125.83 acre tract and the 421.73 acre tract.

LEGEND / ABBREVIATIONS

DISTRICT BOUNDARY LINE
SURVEY ABSTRACT LINE
R.O.W. LINE

N

GRAPHIC SCALE

1" = 200'
1 inch = 200 ft.

SEE DETAIL 'A'

SEE DETAIL 'B'

CORE

DISTRICT MAP
SPRING CREEK UTILITY DISTRICT
1,023.9547 ACRES
SITUATED IN THE
MONTGOMERY COUNTY SURVEY, A-504
MONTGOMERY COUNTY SCHOOL LAND
HENRY SHANNON SURVEY, A-345
MONTGOMERY COUNTY, TEXAS

DRAWING

ISSUE

SUR-1

Authentisign ID: 72C3D58C-1FD2-F111-BF5B-000D3A4FF82A

Authentisign ID: 72C3D58C-1FD2-F111-BF5B-000D3A4FF82A

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Doc #: 2025098569
Pages 36

E-FILED FOR RECORD
09/25/2025 04:00PM



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.

09/25/2025



L. Brandon Steinmann
County Clerk,
Montgomery County, Texas