

**AMENDED AND RESTATED INFORMATION FORM OF  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 140**

STATE OF TEXAS

COUNTY OF MONTGOMERY

We, the undersigned, constituting a majority of the members of the Board of Directors of Montgomery County Municipal Utility District No. 140 (“District”), do hereby make, execute and affirm this Information Form in compliance with Sections 49.452 and 49.455, Texas Water Code, and Section 293.92, 30 Texas Administrative Code. We do hereby certify as follows:

1. The name of the District is Montgomery County Municipal Utility District No. 140.
2. The District consists of 738.916 acres, more particularly described by metes and bounds and boundary map as shown on the Information Form recorded under Clerk’s File No. 2024083639 of the Official Public Records of Montgomery County, Texas.
3. The current tax rate levied by the District on property within the District is \$1.25 per \$100 of assessed value.
4. Bonds payable in whole or in part from taxes of the District have been authorized by the voters: (1) for the purposes; (2) in the amounts; and (3) have been sold to date in the amounts; all as shown below:

<u>Authorized Purpose</u>	<u>Total Amount Authorized</u>	<u>Amount Issued to Date</u>
Water, Sewer, and Drainage	\$121,500,000	\$13,865,000
Refunding	\$12,500,000	\$0
Road	\$85,900,000	\$26,685,000
Refunding	\$8,590,000	\$0
Recreational	\$26,600,000	\$0
Refunding	\$2,660,000	\$0

[Note: The above amounts exclude any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity.]

5. The District has not imposed any standby fees.
6. An election to confirm the creation of the District was held on May 1, 2021.
7. The District is performing, or will perform, some or all of the following services and functions: water, sewer, drainage, flood control, roads, and parks and recreation facilities and services.

The form Notice to Purchasers required by § 49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as **Exhibit A** and incorporated herein for all purposes.

This form supersedes and replaces all Information Forms and Amendments to Information Form previously executed and filed by the District.

[EXECUTION PAGE FOLLOWS]

WITNESS OUR HANDS on April 1, 2025.

\_\_\_\_\_  
Kyle Atchison, President

\_\_\_\_\_  
Mary Ellen Bare, Vice-President

\_\_\_\_\_  
Leticia Cortez, Secretary

\_\_\_\_\_  
Glen Jordan, Assistant Secretary

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Kyle Atchison, Mary Ellen Bare, Leticia Cortez, and Glen Jordan, known to me to be the persons whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on April 1, 2025.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

EXHIBIT A

# NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property that you are about to purchase is located in Montgomery County Municipal Utility District No. 140 (“District”) and may be subject to District taxes. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current tax rate levied by the District on property within the District is \$1.25 per \$100 of assessed value.

Bonds payable in whole or in part from taxes of the District have been authorized by the voters: (1) for the purposes; (2) in the amounts; and (3) have been sold to date in the amounts; all as shown below:

<b><u>Authorized Purpose</u></b>	<b><u>Total Amount Authorized</u></b>	<b><u>Amount Issued to Date</u></b>
Water, Sewer, and Drainage Facilities	\$121,500,000	\$13,865,000
Refunding	\$12,500,000	\$0
Road Facilities	\$85,900,000	\$26,685,000
Refunding	\$8,590,000	\$0
Recreational Facilities	\$26,600,000	\$0
Refunding	\$2,660,000	\$0

[Note: The above amounts exclude any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity.]

The District has been authorized by its voters to impose a contract tax for the purpose of making certain contract payments to Montgomery County Municipal Utility District No. 186 (“Master District”) to be used to pay the District’s pro-rata share of debt service obligations on bonds issued by the Master District for the provision of certain regional public infrastructure serving the District. The District may impose an unlimited rate of tax in payment of such contract obligations.

The District is located in whole or in part in the extraterritorial jurisdiction of Conroe (“City”). Texas law governs the ability of a municipality to annex property in the municipality’s extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The District has entered into a Strategic Partnership Agreement with the City which is available for inspection at the District’s offices. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality’s extraterritorial jurisdiction.

The purpose of this District is to provide water, sewer, drainage, flood control, roads, and parks and recreation facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these facilities is not included in the purchase price of your property.

SELLER:

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Seller

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 INFORMATION CONTAINED IN THIS NOTICE WAS COMPILED BY THE DISTRICT ON APRIL 1, 2025. THE DISTRICT'S PHONE NUMBER IS 281-500-6050.

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:

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Purchaser

Note: This form is required by law to be recorded in certain circumstances at closing. In which case it may need to be notarized. Please consult your attorney or broker.