

AMENDMENT TO NOTICE TO SELLERS AND PURCHASERS OF REAL ESTATE
SITUATED IN
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 209

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 209

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Pursuant to V.T.C.A., Texas Water Code, Section 49.452, et. seq., as amended, the Board of Directors of the above-named municipal utility district, (the "District") now gives the following amended notice to all sellers and purchasers of real estate situated within the boundaries of said District. The modifications to the amended notice recorded as Clerk's Document No. 2025014362 in the Real Property Records of Montgomery County, Texas, to be made by this amendment are as follows:

3. The current rate of taxes is \$1.25 on each \$100 of assessed valuation.
9. The form of the Notice to Purchasers is as follows:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, which you are about to purchase is located in Montgomery County Municipal Utility District No. 209 (the "District") and may be subject to district taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$1.25 on each \$100 of assessed valuation.

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

- (i) \$12,945,200 for water, sewer, and drainage facilities.

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

- (i) \$0 for water, sewer, and drainage facilities.

The District is located wholly or partly within the extraterritorial jurisdiction of the City of Conroe (the "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.

All of the property within the boundaries of the District, is subject to the terms and conditions of a Strategic Partnership Agreement ("SPA Agreement") between the District and the City, which was effective on January 12, 2023. The SPA Agreement allows full-purpose municipal annexation of the District by the City at any time on or after December 31 of the twentieth (20th) year following the District's first ad valorem tax bond issuance or December 31, 2045, whichever is first, and permits limited purpose annexation of the District at any time. A copy of the SPA Agreement may be obtained by contacting the offices of the District.

The purpose of this District is to provide water, sewer, drainage, flood control, road, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property.

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The location of the property being purchased is:

The undersigned purchaser hereby acknowledges receipt of the foregoing 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.

Date

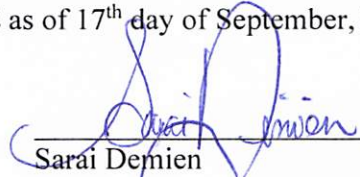
Signature of Purchaser


Date


Signature of Seller


We, the undersigned, being duly chosen members of Montgomery County Municipal Utility District No. 209, each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.


EXECUTED TO BE EFFECTIVE as of 17th day of September, 2025.


Sarai Demien


William Venzke


Christopher Bergmann


Sarah Montgomery


Gavin Uttecht



(DISTRICT SEAL)

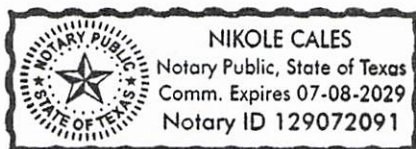
THE STATE OF TEXAS

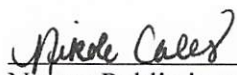
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COUNTY OF MONTGOMERY

This instrument was affirmed and acknowledged before me on the 17th day of September, 2025, by Sarai Demien, William Venzke, Christopher Bergmann, Sarah Montgomery, Gavin Uttecht of the Board of Directors of Montgomery County Municipal Utility District No. 209, in the capacity herein stated.

(SEAL)




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

NIKOLE CALES
Name Printed or Typed
My commission expires: _____