

**AMENDED AND RESTATED INFORMATION FORM OF
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 189**

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. 189 ("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. 189.
2. The District consists of 451.730 acres, more particularly described by metes and bounds and boundary map as shown on **Exhibit A** attached hereto.
3. The District has not yet levied taxes but projects an initial tax rate of \$1.25.
4. The District has not imposed any standby fees.
5. An election to confirm the creation of the District has not been held yet.
6. The District is performing, or will perform, some or all of the following services and functions: water, sewer, drainage, roads, and parks and recreation facilities and services.
7. 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 B** and incorporated herein for all purposes.
8. This form supersedes and replaces all Information Forms and Amendments to Information Form previously executed and filed by the District.
9. This form shall be effective as of _____, 2025.

[EXECUTION PAGE FOLLOWS]

WITNESS OUR HANDS on July 25, 2025.

Robert Booth, President

Nadia Carron, Vice President

Sisto DeLeon, Assistant Vice President

Roselinda Randolph, Secretary

Trina Russell, Assistant Secretary

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert Booth, Nadia Carron, Sisto DeLeon, Roselinda Randolph, Trina Russell, 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 _____, 2025.

(NOTARY SEAL)

Notary Public, State of Texas

**METES AND BOUNDS DESCRIPTION
FOR**

A 451.73-acre tract of land located in the Levi James Survey, A-292, the Wiatt Anderson Survey, A-53 and the William Vince Survey, A-581, in Montgomery County, Texas; said 451.73-acre tract being comprised of a 447.41-acre tract (Part One) and a 4.32-acre tract (Part Two); said 451.73-acre tract being a portion of a called 742.8610-acre tract of land (North Tract) and a called 1,576.1910-acre tract of land (South Tract) conveyed to CC SCOA III, L.P. in a deed recorded in Montgomery County Clerk's File Number (M.C.C.F. No.) 2018094303 and corrected in M.C.C.F. No. 2021025919 (being a former 1742.462-acre tract of land conveyed to Landcraft, Inc. in a deed recorded in M.C.C.F. No. 9521239 and a former 1207.52-acre tract of land conveyed to Dennis J. Wilkerson, Trustee in a deed recorded in M.C.C.F. No. 2006147630); said 451.73-acre tract being more fully described as follows, with bearings based on the westerly line of said 1,207.52-acre tract:

PART ONE: 447.41 ACRES

COMMENCING: at a TxDot disk found in concrete at the northeast end of a right-of-way cut-back line located at the intersection of the northerly right-of-way line of State Highway 99 (width varies) recorded in C.F. Nos. 2015020419 and 2015020469 of the O.P.R.M.C. with the westerly right-of-way line of River Walk Drive (width varies), same being on the southerly line of said 742.8610-acre tract;

THENCE: S 45°32'41" W, along and with said cut-back line, a distance of 46.99 feet to the common northerly right-of-way line of said State Highway 99 and the southerly line of said 742.8610-acre tract;

THENCE: Along and with said common line, along a non-tangent curve to the right, having a radius of 7439.00 feet, a central angle of 04°58'41", a chord bearing and distance of N 87°01'36" W, 646.12 feet, for and arc length of 646.33 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE: Continuing along and with said common line, along a non-tangent curve to the right, having a radius of 7439.00 feet, a central angle of 12°33'18", a chord bearing and distance of N 78°15'44" W, 1626.81 feet, for an arc length of 1630.07 feet to a point;

THENCE: N 71°59'05" W, continuing along and with said common line, a distance of 4142.19 feet to a TxDot disk found in concrete;

THENCE: Continuing along and with said common line, along a tangent curve to the left, having a radius of 4784.00 feet, a central angle of 14°53'46", a chord bearing and distance of N 79°25'58" W, 1240.28 feet, for an arc length of 1243.78 feet to a point;

- THENCE: N 00°11'55" W, departing said common line, through and across said 742.8610-acre and 1207.52-acre tracts, a distance of 226.43 feet to a point on the north line of said 742.8610-acre and 1207.52-acre tracts and the south line of Maple Heights Section 3, a subdivision recorded in Cabinet OAA, Sheet 1058 of the M.C.M.R., being on the common survey line of said William Vince and Wiatt Anderson Surveys;
- THENCE: N 89°48'05" E, along and with said common survey line, the north line of said 742.8610-acre and 1207.52-acre tracts, the south line of said Maple Heights Section 3, the south line of Maple Heights Phase 1A, a subdivision recorded in Cabinet 00Z, Sheet 7546 of the M.C.M.R., the south line of Maple Heights Section 2, a subdivision recorded in Cabinet 00Z, Sheet 8597 of the M.C.M.R. the south line of Maple Heights Section 5, a subdivision recorded in Cabinet 00A, Sheet 1023 of the M.C.M.R., the south line of Porter Heights Section 1, a subdivision recorded in Volume 5, Page 339 of the M.C.M.R., and the south line of Porter Heights Section 2, a subdivision recorded in Volume 7, Page 259 of the M.C.M.R., a distance of 5049.37 feet to the southeast corner of said Porter Heights Section 2 and an interior corner of said 742.8610-acre tract and westerly corner of said former 1742.462-acre tract, being a common corner of said Wiatt Anderson and Levi James Surveys;
- THENCE: N 00°06'00" E, along and with the common survey line of said Wiatt Anderson and Levi James Surveys, a westerly line of said 742.8610-acre and 1742.462-acre tracts and the east line of said Porter Heights Section 2, a distance of 3569.31 feet to a northwesterly corner of said 742.8610-acre and 1742.462-acre tracts, being an interior corner of said Porter Heights Section 2;
- THENCE: N 89°41'18" E, along and with the north line of said 742.8610-acre and 1742.462-acre tracts, and a southerly line of said Porter Heights Section 2, a distance of 1139.95 feet to a north corner of said 742.8610-acre and 1742.462-acre tracts, an easterly corner of said Porter Heights Section 2 and being on the west line of Porter Heights Section 3, a subdivision recorded in Volume 7, Page 267 of the M.C.M.R.;
- THENCE: S 00°08'18" E, along and with an east line of said 742.8610-acre and 1742.462-acre tracts, a distance of 794.25 feet to an interior corner of said 742.8610-acre and 1742.462-acre tracts;
- THENCE: S 89°54'58" E, along and with a north line of said 742.8610-acre and 1742.462-acre tracts, a distance of 2753.64 feet to the westerly right-of-way line of F.M. 1314 (160-feet wide; M.C.C.F. Nos. 2007004261, 2007006929 and 2006025488);

THENCE: S 38°17'55" E, along and with said westerly right-of-way line, a distance of 524.06 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the north corner of a called 28.99-acre tract of land conveyed to New Caney Independent School District in a deed recorded in M.C.C.F. No. 2024125504;

THENCE: Along and with the northerly and westerly lines of said 28.99-acre tract, the following six (6) courses:

1. S 51°41'13" W, a distance of 439.89 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
2. Along a tangent curve to the right, having a radius of 1260.00 feet, a central angle of 17°41'04", a chord bearing and distance of S 60°31'45" W, 387.36 feet, for an arc length of 388.90 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
3. S 69°22'17" W, a distance of 503.38 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. S 21°00'39" E, a distance of 283.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
5. Along a tangent curve to the left, having a radius of 300.00 feet, a central angle of 68°51'30", a chord bearing and distance of S 55°26'24" E, 339.23 feet, for an arc length of 360.54 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
6. S 89°52'09" E, a distance of 185.44 feet to a 1-inch Disk in concrete found for the northwest corner of Lakewood Colony Subdivision (Unrecorded), being an interior line of said 742.8610-acre and 1742.462-acre tracts;

THENCE: S 00°06'57" W, along and with the common line of said Lakewood Colony Subdivision and said 742.8610-acre and 1742.462-acre tracts, a distance of 1060.66 feet to a 1-inch Disk in concrete found for the southwest corner of said Lakewood Colony Subdivision;

THENCE: S 89°51'20" E, continuing along and with said common line, a distance of 964.38 feet to the northwest line of a 30-feet wide gas pipeline easement conveyed to Trunkline Gas Company in a deed recorded in Volume 312, Page 453 of the Montgomery County Deed Records and M.C.C.F. No. 8632646;

THENCE: S 72°34'52" W, along and with the northwest line of said gas pipeline easement, a distance of 3533.05 feet to the east line of said 1207.52-acre tract, the west line of said 1742.462-acre tract and the common survey line of said Levi James and William Vince Surveys;

THENCE: S 20°59'02" E, along and with the common line of said 1207.52-acre and 1742.462-acre tracts and said common survey line, a distance of 1317.55 feet to the POINT OF BEGINNING, and containing 447.41 acres of land in Montgomery County, Texas.

PART TWO: 4.32 ACRES

COMMENCING: at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northeast corner of The Highlands Sec 6, a subdivision recorded in Cabinet Z, Sheet 8408 of the M.C.M.R., being on the south Right-of-way line of aforesaid State Highway 99 and the west line of a Explorer Pipeline easement recorded in Volume 723, Page 449, Volume 717, Page 474, Volume 719, Page 605 of the Montgomery County Deed Records and in M.C.C.F. No. 2014094061;

THENCE: with the south Right-of-way line of said State Highway 99, along a curve to the left, having a radius of 7839.00 feet, a central angle of 00°18'44", a chord bearing and distance of S 85°55'05" E, 42.72 feet, for an arc length of 42.72 feet to a point on the east line of said Pipeline easement;

THENCE: with the east line of said Pipeline easement, S 16°29'17" E a distance of 79.78 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: through and across said 1,576.1910-acre tract, the following seven (7) courses:

1. S 85°57'50" E, a distance of 39.88 feet to a point,
2. Along a tangent curve to the right, having a radius of 1000.00 feet, a central angle of 16°14'47", a chord bearing and distance of S 77°50'27" E, 282.60 feet, for an arc length of 283.55 feet to a point,
3. S 69°43'03" E, a distance of 40.37 feet to a point,
4. Along a tangent curve to the right, having a radius of 150.00 feet, a central angle of 16°44'37", a chord bearing and distance of S 61°20'45" E, 43.68 feet, for an arc length of 43.83 feet to a point,
5. Along a non-tangent curve to the left, having a radial bearing of N 42°55'20" E, a radius of 185.61 feet, a central angle of 05°09'16", a chord bearing and distance of S 49°39'18" E, 16.69 feet, for an arc length of 16.70 feet to a point,
6. Along a non-tangent curve to the right, having a radial bearing of S 43°42'37" W, a radius of 152.83 feet, a central angle of 59°36'44", a chord bearing and distance of S 16°29'01" E, 151.94 feet, for an arc length of 159.01 feet to a point, and

7. Along a non-tangent curve to the right, having a radial bearing of N 81°10'16" W, a radius of 936.13 feet, a central angle of 33°13'16", a chord bearing and distance of S 25°26'22" W, 535.21 feet, for an arc length of 542.78 feet to a point on the east line of said Explorer Pipeline easement;

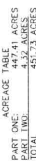
THENCE: N 16°29'17" W, along and with the east line of said Explorer Pipeline easement, a distance of 768.70 feet to the POINT OF BEGINNING and containing 4.32 acres of land in Montgomery County, Texas.

PART ONE	447.41 ACRES
PART TWO	<u>4.32 ACRES</u>
TOTAL	451.73 ACRES

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.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 8, 2025
Job No.: 42523-00
DOC. ID: F:\Costello\SDrive\NEW\Wilkerson Tract\MUD info\MCMUD 189\126925 MCMUD 189
BOUNDARY UPDATED.docx





- 1) The bearings are based on the western line of a called 1207.52-acre tract conveyed to Dennis J. Wikstrom, Trustee in a deed recorded in CF No. 1966176320 of the O.P.R.M.C.
- 2) 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.
- 3) This is not a boundary survey.

EXHIBIT B

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. 189 ("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 District has not yet levied taxes but projects the total tax rate to be \$1.25.

The District has not yet held a bond election.

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 purpose of this District is to provide water, sewer, drainage, 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 JULY 25, 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.