

**Walker County  
Kari A. French  
Walker County Clerk**

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**Instrument Number:** 89506

ERecordings-RP

NOTICE

Recorded On: May 16, 2023 10:55 AM

Number of Pages: 16

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**" Examined and Charged as Follows: "**

Total Recording: \$82.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Instrument Number: 89506  
Receipt Number: 20230516000039  
Recorded Date/Time: May 16, 2023 10:55 AM  
User: Gerald B  
Station: Recording01

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French  
Walker County Clerk  
Walker County, TX

DISTRICT INFORMATION FORM

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

We, the undersigned officers and directors of NEW WAVERLY MUNICIPAL UTILITY DISTRICT NO. 1 (the "District"), constituting a majority of the members of the Board of Directors of the District, and acting pursuant to the authority and requirements of Section 49.455, Texas Water Code, as amended, do hereby affirm, acknowledge and certify that:

I.

The name of the District is NEW WAVERLY MUNICIPAL UTILITY DISTRICT NO. 1.

II.

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

III.

The District has not levied a tax. The most recent projected rate of tax, as of this date, is \$1.00 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 \$340,260,000.

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

received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued by the District is \$0.

VI.

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

VII.

The election to confirm the creation of the District was held on May 12, 2023.

VIII.

The functions to be performed by the District are the providing of water, sanitary sewer, drainage, and road 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, incorporated herein and made a part hereof for all purposes.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]*

EFFECTIVE the 12<sup>th</sup> day of May, 2023.

NEW WAVERLY MUNICIPAL  
UTILITY DISTRICT NO. 1

By: [Signature]  
Name: Kenneth Schaefer  
Title: President

By: [Signature]  
Name: Dylan Jones  
Title: Vice President

By: [Signature]  
Name: Zane Carman  
Title: Secretary

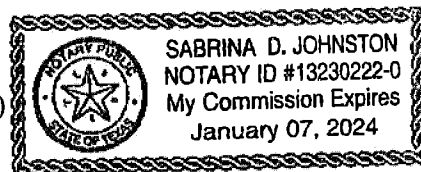
By: [Signature]  
Name: Chris N. Thacker  
Title: Assistant Secretary

By: [Signature]  
Name: Mason Gines  
Title: Assistant Secretary

THE STATE OF TEXAS    §  
  §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on this 12th day of May, 2023, by Kenneth Schaefer, Dylan Jones, Zane Carman, Chris N. Thacker & Mason Gines Directors of New Waverly Municipal Utility District No. 1, on behalf of said District.

(SEAL)



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

EXHIBIT "A"NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the New Waverly Municipal Utility District No. 1 (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 District has not yet levied taxes on real property located within the District. However, the most recent projected rate of tax, as of this date, is \$1.00 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 \$340,260,000, 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 \$0.

The District is located in whole or in part within the corporate boundaries of the City of New Waverly (the "City"). The taxpayers of the District are subject to the taxes imposed by the City and by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to provide water, sewer, drainage, flood control or road facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

*[SIGNATURES COMMENCE ON FOLLOWING PAGE]*

\_\_\_\_\_, Seller

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Date

THE STATE OF TEXAS     §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_.

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

(SEAL)

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: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Date

THE STATE OF TEXAS     §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_.

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

(SEAL)

N.W.M.U.D. No. 1

|   |
|---|
| <p style="text-align: center;"><b>EXHIBIT</b></p> <p style="text-align: center;"><b>"B"</b></p> |
|---|

684.78 acres

STATE OF TEXAS                   §

COUNTY OF WALKER           §

A **METES & BOUNDS** description of a certain 684.78 acre (29,829,064 square feet) tract of land situated in the C. A. Sleight Survey, Abstract No. 496, the James Smith Survey, Abstract No. 497, the John Saddler Survey, Abstract No. 45, and the C. O. Edwards Survey, Abstract No. 187, in Walker County, Texas, being a called 688.15 acre tract (Tract 1), being all of a called 688.15 acre tract conveyed to Rockpoint 1375 LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2021-75069, Walker County Official Public Records, save and except a called 3.37 acre tract (Tract 2), being all of a called 3.37 acre tract conveyed to Macedonia Missionary Baptist Church and Western Grove Baptist Church by deed recorded in Volume 876, Page 148, Walker County Deed Records; said 684.78 acre (29,829,064 square feet) tract of land being more particularly described in two tracts as follows:



N.W.M.U.D. No. 1

684.78 acres

688.15 acres

Tract 1

C. A. Sleight Survey, A-496  
 James Smith Survey, A-497  
 John Saddler Survey, A-45  
 C. O. Edwards Survey, A-187

STATE OF TEXAS §

COUNTY OF WALKER §

A **METES & BOUNDS** description of a certain called 688.15 acre (29,975,814 square feet) tract of land situated in the C. A. Sleight Survey, Abstract No. 496, the James Smith Survey, Abstract No. 497, the John Saddler Survey, Abstract No. 45, and the C. O. Edwards Survey, Abstract No. 187, in Walker County, Texas, being all of a called 688.15 acre tract conveyed to Rockpoint 1375 LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2021-75069, Walker County Official Public Records; said 688.15 acre (29,975,814 square feet) tract of land being more particularly described as follows, with all bearings being based on said called 688.15 acre tract:

**BEGINNING** at a point in the northerly line of FM 1375 (right-of-way width varies, no deed of record found) also being the southeasterly corner of Waverly Place Section 1 a subdivision recorded in Volume 7 Page 68 of the Map Records of Walker County Texas, and being the most southerly southwest corner of the herein described tract,

THENCE N 12 deg. 16' 58" E, along the easterly line of Waverly Place Section 1, a distance of 1929.85 feet to a point being a northeasterly corner of a called 8.0 acre tract of land as recorded in Volume 292 Page 18 of the Official Records of Walker County, Texas, being an angle point of the herein described tract,

THENCE N 76 deg. 54' 48" W, a distance of 2232.26 feet to a point, being an angle point of the herein described tract,

THENCE N 77 deg. 21' 21" W, along the northerly line of Waverly Place, a distance of 1682.90 feet to a point for the southeasterly corner of a called 25.03 acre tract of land as recorded in Volume 1233 Page 832 of said Official Records,

THENCE N 42 deg. 11' 15" E, along the southeasterly line of the said 25.03 acre tract, a distance of 848.66 feet to a point for the easterly corner of said called 25.03 acre tract of land,

THENCE N 47 deg. 43' 26" W, along the northeasterly line of the said 25.03 acre tract, a distance of 968.47 feet to a point in a line of the United States of America tract recorded in Volume 82 Page 176 of said Official Records, also being the northerly corner of the said 25.03 acre tract and being the most westerly corner of the herein described tract,

THENCE N 42 deg. 02' 52" E, along the line of the said United States of America tract, a distance of 1,242.29 feet to a point for the southwesterly corner of a called 40.15 acre tract of land as recorded in Volume 213 Page 186 of said Official Records,

N.W.M.U.D. No. 1

684.78 acres

THENCE S 47 deg. 26' 13" E, along a southwesterly line of the said 40.15 acre tract, a distance of 930.22 feet to a point for corner of called 40.15 acre tract of land,

THENCE N 42 deg. 24' 25" E, along a southerly line of the sad 40.15 acre tract, a distance of 933.84 feet to a point for corner of called 40.15 acre tract of land,

THENCE S 47 deg. 45' 27" E, along a southerly line of the said 40.15 acre tract, a distance of 1028.37 feet to a point for the southeasterly corner of the said 40.15 acre tract in the westerly line of Ranch Road (30' Right of Way dedicated Volume 887 Page 359 of said Official Records),

THENCE S 26 deg. 47' 08" W, along the westerly line of Ranch Road, a distance of 1460.40 feet to a point for the southwesterly corner of Ranch Road and being an angle point of the herein described tract,

THENCE S 63 deg. 08' 23" E, along a southerly line of Ranch Road, a distance of 30.13 feet to a point for the southeasterly corner of Ranch Road, same being an angle point of the herein described tract of land,

THENCE N 27 deg. 19' 28" E, along the easterly line of Ranch Road, a distance of 2824.43 feet to a point for the southerly line of a called 15.151 acre tract of land as recorded in Volume 208 Page 7 of said Official Records and being the northerly northwest corner of the herein described tract,

THENCE S 62 deg. 14' 45" E, along the southerly line of the said 15.151 acre tract, a distance of 1351.28 feet to a point for a southeasterly corner of the said 15.151 acre tract, also being the southwesterly corner of a called 6.48 acre tract of land as recorded under Volume 385, Page 372 of the Deed Records of Walker County, Texas and being an angle point of the herein described tract,

THENCE S 62 deg. 18' 20" E, along a southerly line of the said 6.48 acre tract, the southerly line of a called 65.00 acre tract as recorded under Volume 210, Page 823, of the Deed Records of Walker County, Texas, and the southerly line of a called 48.00 acre tract of land as recorded under Volume 703, Page 543 of the Deed Records of Walker County, Texas, a distance of 1868.50 feet to a point for an angle point of the said 48.00 acre tract, and being an angle point of the herein described tract,

THENCE S 62 deg. 29' 34" E, along the southerly line of the said 48.00 acre tract, a distance of 719.96 feet to a point being the southeasterly corner of the said 48.00 acre tract, also being the southwesterly corner of a called 37.62 acre tract of land as recorded under Volume 750, Page 144, of the Deed Records of Walker County Texas, and being an angle point of the herein described tract,

THENCE S 63 deg. 05' 04" E, along the southerly line of the said 37.62 acre tract, a distance of 1322.36 feet to a point in the center line of Caney Creek,

THENCE up the meanders of Caney Creek as follows:

1. N 74 deg. 59' 04" E, a distance of 94.65 feet (called 94.654 feet)
2. N 10 deg. 52' 10" W, a distance of 180.40 feet
3. N 23 deg. 20' 50" E, a distance of 187.80 feet
4. N 18 deg. 41' 39" W (called N 22 deg. 03' 10" W), a distance of 532.67 feet (called 502.00 feet)
5. N 24 deg. 18' 50" E, a distance of 350.00 feet (called 306.88 feet)
6. N 45 deg. 16' 50" E, a distance of 245.00 feet

N.W.M.U.D. No. 1

684.78 acres

7. N 33 deg. 44' 10" W, a distance of 259.50 feet
8. N 71 deg. 56' 58" W, a distance of 125.85 feet

THENCE N 06 deg. 56' 10" W, a distance of 44.55 feet to a point in the centerline of Caney Creek, being the southwesterly corner of a called 45.66 acre tract of land as recorded under Volume 1159, Page 816, and Volume 1159, Page 819, of the said Official Records, and being the most northerly corner of the herein described tract,

THENCE S 62 deg. 18' 11" E, along the southerly line of the said 45.66 acre tract, a distance of 1322.43 feet to a point being the southeasterly corner of a called 3.76 acre tract of land as recorded in Volume 1159, Page 816, and Volume 1159, Page 819, of the said Official Records, and being an angle point of the herein described tract,

THENCE N 27 deg. 46' 12" E (called N deg 46'12" E), along the easterly line of the said 3.76 acre tract, a distance of 161.42 feet to a point being an angle point of the herein described tract,

THENCE S 62 deg. 52' 56" E, a distance of 286.24 feet to a point in the westerly right of way of Interstate Highway 45 (right-of-way width varies, no deed of record found), and being the northerly northeast corner of the herein described tract,

THENCE along the westerly right of way of Interstate Highway 45 as follows:

1. S 14 deg. 23' 30" E, a distance of 575.81 feet to a point,
2. S 12 deg. 17' 55" E, a distance of 700.08 feet to a point,
3. S 14 deg. 38' 10" E, a distance of 201.32 feet to a point,
4. S 20 deg. 44' 50" W, a distance of 1,332.10 feet to a point,

THENCE S 27 deg. 56' 00" E, along the westerly right of way of Interstate Highway 45, a distance of 10.20 feet to a point, being the northwesterly intersection of Interstate Highway 45 and FM Road 1375 and being the southeasterly corner of the herein described tract,

THENCE S 75 deg. 41' 17" W, along the northerly right of way of FM 1375, a distance of 1091.11 feet to a point for corner of the herein described tract,

THENCE S 75 deg. 34' 36" W, along the northerly line of FM 1375, a distance of 548.33 feet to a point for corner of the herein described tract of land,

THENCE S 73 deg. 54' 54" W, along the northerly right of way of FM 1375, a distance of 2213.12 feet to a point being an angle point of the herein described tract,

THENCE along a curve turning to the right, with a radius of 5733.12 feet, a chord which bears S 77 deg. 32' 13" W, a chord distance of 722.41 feet to a point, being an angle point of the herein described tract,

THENCE S 81 deg. 08' 32" W (called S 81 deg. 10' 19" W), along the northerly right of way of FM 1375, a distance of 1657.83 feet (called 1656.71 feet) to the **POINT OF BEGINNING**, and containing 688.15 acres (29,975,814 square feet) of land in Walker County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.



N.W.M.U.D. No. 1

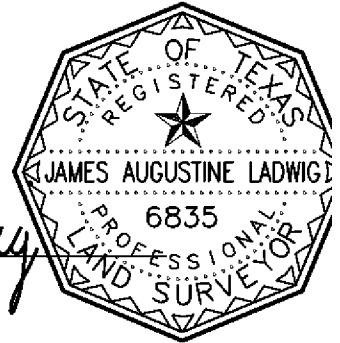
684.78 acres

| TRACT | SAVE &<br>EXCEPT<br>TRACT | ACREAGE | RECORDING INFORMATION          |
|-------|---------------------------|---------|--------------------------------|
| 1     |                           | 688.15  | C.F. No. 2021-75069 W.C.O.P.R. |
|       | 2                         | -3.37   | Vol. 876, Pg. 152 W.C.D.R.     |
| NET   |                           | 684.78  |                                |

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, 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.

Elevation Land Solutions  
2445 Technology Forest Blvd, Suite #200  
The Woodlands, Texas 77381  
(832) 823-2200  
*Texas Board of Professional Engineers &  
Land Surveyors Firm Reg. No. 10194692*

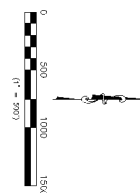
*James Augustine Ladwig*  
Acting By/Through J. Augustine Ladwig  
Registered Professional Land Surveyor  
No. 6835  
gladwig@elevationlandsolutions.com



INDEX MAP  
OF  
NINAMUD, NO. 1  
BEND  
SEVEN ACRES  
COMPOSED OF TWO TRACTS  
SITUATED IN THE  
C. A. BLANCHARD SURVEY, A-488,  
JAMES BLANCH SURVEY, A-487,  
JOHN BLANCH SURVEY, A-485,  
AND THE  
C. O. EDWARDS SURVEY, A-87  
WALKER COUNTY, TEXAS  
MAY 2022

| TRACT | SAVE & EXCEPT TRACT | ACREAGE | RECORDING INFORMATION          |
|-------|---------------------|---------|--------------------------------|
| 1     |                     | 688.15  | C.F. No. 2021-75089 W.C.O.P.R. |
|       | 2                   | -3.37   | Vol. 876, Pgs. 152 W.C.D.R.    |
| NET   |                     | 684.78  |                                |

|          |       |         |         |         |         |
|----------|-------|---------|---------|---------|---------|
| CONCRETE | 7'0.5 | 7'13.26 | 7'22.89 | 7'32.15 | 7'41.41 |
| C1       | 5.733 | 12      | 722.89  | 713.26  | 722.41  |



|            |                                      |
|------------|--------------------------------------|
| LEADER     | CLERK'S FILE NUMBER                  |
| C.F. No.   | NEWSPAPER                            |
| N.W.M.U.D. | MULTICOUNTY UTILITY DISTRICT         |
| Pg.        | PAGE                                 |
| P.O.B.     | POINT OF BEGINNING                   |
| P.O.C.     | POINT OF COMPLETION                  |
| P.W.       | PERMITS - NOT                        |
| W.C.       | VOLUME                               |
| W.C.D.R.   | WATER COUNTY DEED RECORDS            |
| W.C.M.R.   | WATER COUNTY MAP RECORDS             |
| W.C.O.P.R. | WATER COUNTY OFFICIAL PUBLIC RECORDS |
| 516-65-1   |                                      |
| 516-65-2   |                                      |
| 516-65-3   |                                      |
| 516-65-4   |                                      |
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| 516-65-98  |                                      |
| 516-65-99  |                                      |
| 516-65-100 |                                      |

SHEET 2 OF 3

POLITICAL BOUNDARY MAP  
OF  
NWMUD, NO. 1  
BENIC  
68478 ACRES  
COMPRISED OF TWO TRACTS  
SITUATED IN THE  
C. A. SLEIGHT SURVEY, A-49  
JAMES SMITH SURVEY, A-49  
JOHN SADDLER SURVEY, A-49  
AND THE  
C. O. EDWARDS SURVEY, A-16  
WALKER COUNTY, TEXAS  
MAY 2000

This document, was prepared under 2.1 Taxes Administrative Code §138.96, 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 or which it was prepared.

**ELEVATION**  
land solutions  
TPELS FIRM REGISTRATION NUMBER 1019465  
044-7277-4400, 000-000-0000, 000-000-0000

