

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

## CROSBY MUNICIPAL UTILITY DISTRICT (DISTRICT)

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
CROSBY MUNICIPAL UTILITY DISTRICT §

The Board of Directors of Crosby Municipal Utility District (the “**District**”) hereby make this Notice to Purchaser of Special Taxing or Assessment District, pursuant to Sections 49.452 and 49.455 of the Texas Water Code, as amended. A complete and accurate legal description of the District and the map of the District as it exists as of this date are attached hereto as **Exhibit “A,”** which exhibit is made a part hereof for all purposes. Also attached is **Exhibit “B”** which sets forth the authority and duty of a municipality that annexes the District.

The most recent Amendment is recorded under File No. RP-2024-416075 in the Official Public Records of Real Property of Harris County, Texas. The Notice to Purchaser of Special Taxing or Assessment District shall be as follows:

- (A) The real property that you are about to purchase is located in Crosby Municipal Utility District and may be subject to District taxes or assessments.
- (B) 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.
- (C) The current rate of the District property tax is \$0.2800 per \$100 of assessed value.

(D) The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters is \$42,485,000 for the District plus \$15,000,000 approved by the voters solely for defined area 1 and \$42,000,000 approved by the voters solely for defined area 2:

(i) for water, sewer, and drainage facilities.

(E) The aggregate initial principal amount of all such bonds issued for the District is \$32,485,000 and for defined area 1 is \$9,065,000:

(i) for water, sewer, and drainage facilities.

(F) The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. 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.

(G) The purpose of the District is to provide water, sewer and drainage facilities and services. The cost of the District's facilities is not included in the purchase price of your property.

(H) 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 THE FORM.

(I) The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract of the purchase of the real property or at closing of purchase of the real property.

This notice, given the 21<sup>st</sup> day of October 2025, amends all other such notices and amendments thereto heretofore given by the Board of Directors of Crosby Municipal Utility District.

RP-2025-427000

We, the undersigned, being duly chosen members of Crosby Municipal Utility District each for himself or herself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

Oct. 21, 2025

Donna Davenport  
Donna Davenport

Oct. 21, 2025

Diane Feland  
Diane Feland

Oct. 21, 2025

Billy E. Foster  
Billy E. Foster

Oct. 21, 2025

Steven Schreiber  
Steven Schreiber

Oct. 21, 2025

Wesley G. Zarsky  
Wesley G. Zarsky

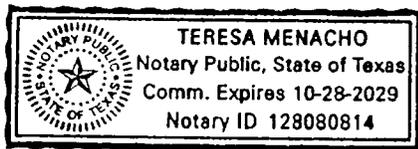


THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on October 21, 2025 by Donna Davenport, Diane Feland, Billy E. Foster and Wesley Zarsky as Directors of Crosby Municipal Utility District



Teresa Menacho  
Notary Public in and for  
the State of TEXAS

RP-2025-427000

RP-2025-427000

**Exhibit A**  
**(see attached)**

BWM25490.1

**CROSBY MUNICIPAL UTILITY DISTRICT  
TRACTS "A" THROUGH "K"  
2155.6082 ACRES**

2155.6082 acres of land, in the L.A. Levy Survey, Abstract Number 517, the B.F. Tankersly Survey, Abstract Number 770, the T. Walker Survey, Abstract Number 853, the A.I. Lewis Survey, Abstract Number 518, the J. Quinlan Survey, Abstract Number 641, the H. Jackson Survey, Abstract Number 37, the Thomas Toby Survey, Abstract Number 791, the Charles Ware Survey, Abstract Number 784, and the H. T. & B. R.R. Survey, Abstract Number 391, Harris County, Texas, said 2155.6082 acre tract being comprised of ten (11) tracts: Tract "A" being 1511.24 acres, Tract "B" being 11.68 acres, Tract "C" being 0.6508 acres, Tract "D" being 122.552 acres, Tract "E" being 193.594 acres, Tract "F" being 7.4186 acres, Tract "G" being 4.3875 acres, Tract "H" being 26.4639 acres, Tract "I" being 4.8094 acres, Tract "J" being 270.17 acres, Tract "K" being 2.6420 acres, and said 2155.6082 acres being more particularly described by metes and bounds as follows:

**TRACT "A"  
1511.24 ACRES**

**BEING** 1511.24 acres of land in the L.A. Levy Survey, Abstract Number 517, the B.F. Tankersly Survey, Abstract Number 770, the T. Walker Survey, Abstract Number 853, the A.I. Lewis Survey, Abstract Number 518, the J. Quinlan Survey, Abstract Number 641, the H. Jackson Survey, Abstract Number 37, the Thomas Toby Survey, Abstract Number 791, and the Charles Ware Survey, Abstract Number 784 in Harris County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at the east end of the northeast right-of-way cutback curve to the right at the intersection of McKinney Lane and Beaumont Highway;

**THENCE**, in a northwesterly direction, with said northeast right-of-way cutback curve to the right, having a radius of 25.01 feet, a central angle of 84° 45' 58", a chord bearing and distance of North 66° 47' 09" West -33.71 feet, and an arc distance of 36.99 feet, to the north end of said northeast right-of-way cutback curve and being in the east right-of-way line of said McKinney Lane;

**THENCE** North 23° 39' 06" West - 338.16 feet, with the east right-of-way line of said McKinney Lane, to the beginning of a curve to the right;

**THENCE**, in a northerly direction, with the east right-of-way line of said McKinney Lane and said curve to the right, having a radius of 471.89 feet, a central angle of 26° 58' 48", a chord bearing and distance of North 10° 25' 39" West -220.16 feet, and an arc distance of 222.21 feet, to the end of curve;

**THENCE** North 02° 56' 09" West - 594.45 feet, continuing with the east right-of-way line of said McKinney Lane, to an angle corner of the herein described tract;

**THENCE** South 87° 44' 26" West - 61.34 feet, departing said east right-of-way line, to an angle corner of the herein described tract;

**THENCE** South 02° 28' 03" East - 46.28 feet to an angle corner of the herein described tract;

**THENCE** South 87° 19' 54" West - 374.85 feet to the most southerly southwest corner of the herein described tract;

**THENCE** North 02° 59' 44" West - 640.88 feet to an angle corner of the herein described tract;

**THENCE** North 07° 41' 43" West - 86.14 feet to an angle corner of the herein described tract;

**THENCE** North 02° 09' 42" West - 953.65 feet to an angle corner of the herein described tract;

**THENCE** North 88° 19' 30" East - 704.01 feet to an angle corner of the herein described tract;

**THENCE** North 03° 01' 13" West - 4751.61 feet to an angle corner of the herein described tract;

**THENCE** South 88° 07' 39" West - 2605.13 feet to the most westerly southwest corner of the herein described tract;

**THENCE** North 45° 36' 09" East - 312.89 feet to an angle corner of the herein described tract;

**THENCE** North 14° 40' 57" West - 826.46 feet to an angle corner of the herein described tract;

**THENCE** South 89° 01' 30" West - 2.91 feet to an angle corner of the herein described tract;

**THENCE** North 60° 44' 19" West - 173.31 feet to an angle corner of the herein described tract;

**THENCE** North 04° 07' 22" West - 100.75 feet to an angle corner of the herein described tract;

**THENCE** South 84° 56' 40" West - 51.33 feet to an angle corner of the herein described tract;

**THENCE** South 27° 40' 09" West - 33.32 feet to an angle corner of the herein described tract;

**THENCE** South 82° 39' 10" West - 47.69 feet to an angle corner of the herein described tract;  
**THENCE** North 76° 44' 00" West - 27.02 feet to an angle corner of the herein described tract;  
**THENCE** South 48° 49' 02" West - 183.35 feet to an angle corner of the herein described tract;  
**THENCE** South 79° 48' 32" West - 25.94 feet to an angle corner of the herein described tract;  
**THENCE** South 24° 54' 06" West - 115.90 feet to an angle corner of the herein described tract;  
**THENCE** South 29° 36' 47" East - 11.40 feet to an angle corner of the herein described tract;  
**THENCE** South 63° 17' 58" East - 22.01 feet to an angle corner of the herein described tract;  
**THENCE** South 14° 22' 43" East - 19.07 feet to an angle corner of the herein described tract;  
**THENCE** South 49° 53' 17" West - 66.76 feet to an angle corner of the herein described tract;  
**THENCE** North 02° 55' 10" West - 205.66 feet to an angle corner of the herein described tract;  
**THENCE** North 00° 48' 54" West - 14.34 feet to an angle corner of the herein described tract;  
**THENCE** North 00° 49' 12" West - 7.89 feet to an angle corner of the herein described tract;  
**THENCE** North 02° 41' 59" East - 15.09 feet to an angle corner of the herein described tract;  
**THENCE** North 00° 57' 01" West - 222.33 feet to an angle corner of the herein described tract;  
**THENCE** North 45° 37' 57" East - 569.31 feet to an angle corner of the herein described tract;  
**THENCE** North 44° 51' 57" East - 85.55 feet to an angle corner of the herein described tract;  
**THENCE** North 47° 43' 27" East - 756.98 feet to an angle corner of the herein described tract;  
**THENCE** North 46° 15' 55" West - 77.38 feet to an angle corner of the herein described tract;  
**THENCE** North 86° 56' 36" East - 1062.48 feet to an angle corner of the herein described tract;  
**THENCE** North 02° 46' 10" West - 376.02 feet to an angle corner of the herein described tract;  
**THENCE** North 89° 11' 38" East - 227.46 feet to an angle corner of the herein described tract;

**THENCE North 11° 13' 05" West - 118.73 feet to an angle corner of the herein described tract;**  
**THENCE North 86° 46' 57" West - 103.56 feet to an angle corner of the herein described tract;**  
**THENCE North 07° 54' 30" West - 68.12 feet to an angle corner of the herein described tract;**  
**THENCE South 86° 14' 41" East - 99.74 feet to an angle corner of the herein described tract;**  
**THENCE North 11° 37' 41" West - 629.64 feet to an angle corner of the herein described tract;**  
**THENCE North 15° 25' 20" West - 144.59 feet to an angle corner of the herein described tract;**  
**THENCE North 11° 25' 57" West - 635.13 feet to an angle corner of the herein described tract;**  
**THENCE North 11° 14' 19" West - 78.63 feet to an angle corner of the herein described tract;**  
**THENCE North 10° 40' 13" West - 475.72 feet to an angle corner of the herein described tract;**  
**THENCE North 11° 23' 10" West - 91.13 feet to an angle corner of the herein described tract;**  
**THENCE North 11° 53' 15" West - 280.65 feet to an angle corner of the herein described tract;**  
**THENCE North 10° 14' 22" West - 477.98 feet to an angle corner of the herein described tract;**  
**THENCE South 88° 32' 42" West - 101.20 feet to an angle corner of the herein described tract;**  
**THENCE South 86° 37' 42" West - 104.89 feet to an angle corner of the herein described tract;**  
**THENCE South 88° 16' 36" West - 256.99 feet to an angle corner of the herein described tract;**  
**THENCE South 88° 26' 28" West - 59.02 feet to an angle corner of the herein described tract;**  
**THENCE South 89° 58' 05" West - 136.98 feet to an angle corner of the herein described tract;**  
**THENCE South 89° 16' 20" West - 414.07 feet to an angle corner of the herein described tract;**  
**THENCE South 89° 09' 38" West - 141.13 feet to an angle corner of the herein described tract;**  
**THENCE South 87° 31' 06" West - 20.40 feet to an angle corner of the herein described tract;**  
**THENCE North 02° 39' 09" West - 214.14 feet to an angle corner of the herein described tract;**

**THENCE North 02° 35' 27" West - 289.16 feet to an angle corner of the herein described tract;**

**THENCE North 03° 03' 03" West - 126.07 feet to an angle corner of the herein described tract;**

**THENCE North 01° 15' 09" East - 45.48 feet to an angle corner of the herein described tract;**

**THENCE North 16° 35' 52" West - 16.58 feet to an angle corner of the herein described tract;**

**THENCE NORTH - 18.14 feet to an angle corner of the herein described tract;**

**THENCE North 02° 20' 27" West - 343.36 feet to an angle corner of the herein described tract;**

**THENCE North 01° 52' 08" West - 59.65 feet to an angle corner of the herein described tract;**

**THENCE North 01° 35' 28" West - 234.86 feet to the northwest corner of the herein described tract;**

**THENCE North 78° 14' 42" East - 519.17 feet to an angle corner of the herein described tract;**

**THENCE North 80° 54' 32" East - 481.22 feet to an angle corner of the herein described tract;**

**THENCE North 80° 50' 14" East - 111.48 feet to an angle corner of the herein described tract;**

**THENCE North 78° 49' 06" East - 986.62 feet to the beginning of a curve to the right;**

**THENCE, in a southeasterly direction, with said curve to the right, having a radius of 313.82 feet, a central angle of 45° 26' 58", a chord bearing and distance of South 81° 59' 42" East - 242.46 feet, and an arc distance of 248.94 feet, to the end of curve;**

**THENCE South 57° 56' 02" East - 1505.14 feet to the beginning of a curve to the right;**

**THENCE, in a southeasterly direction, with said curve to the right, having a radius of 396.66 feet, a central angle of 42° 43' 24", a chord bearing and distance of South 29° 33' 39" East - 288.97 feet, and an arc distance of 295.77 feet, to the end of curve;**

**THENCE South 05° 00' 01" East - 301.27 feet to the beginning of a curve to the left;**

**THENCE, in a southeasterly direction, with said curve to the left, having a radius of 312.00 feet, a central angle of 78° 07' 03", a chord bearing and distance of South 52° 21' 53" East -393.19 feet, and an arc distance of 425.38 feet, to the end of curve;**

**THENCE South 85° 41' 44" East - 349.88 feet to an angle corner of the herein described tract;**

**THENCE** South 81° 17' 34" East - 839.77 feet to an angle corner of the herein described tract;

**THENCE** North 02° 21' 02" West - 1107.24 feet to an angle corner of the herein described tract;

**THENCE** North 86° 25' 45" East - 886.73 feet to an angle corner of the herein described tract;

**THENCE** North 02° 35' 57" West - 46.36 feet to an angle corner of the herein described tract;

**THENCE** North 86° 43' 50" East - 810.47 feet to the most northerly northeast corner of the herein described tract;

**THENCE** South 02° 58' 28" East - 495.03 feet to an angle corner of the herein described tract;

**THENCE** South 47° 05' 32" West - 1072.16 feet to an angle corner of the herein described tract;

**THENCE** South 44° 54' 56" West - 175.06 feet to an angle corner of the herein described tract;

**THENCE** South 46° 49' 38" West - 65.93 feet to an angle corner of the herein described tract;

**THENCE** South 52° 44' 42" East - 60.86 feet to an angle corner of the herein described tract;

**THENCE** North 46° 57' 29" East - 1237.77 feet to an angle corner of the herein described tract;

**THENCE** North 33° 29' 30" East - 111.25 feet to an angle corner of the herein described tract;

**THENCE** North 46° 13' 10" East - 420.25 feet to an angle corner of the herein described tract;

**THENCE** South 02° 51' 21" East - 2947.21 feet to an angle corner of the herein described tract;

**THENCE** North 87° 05' 05" East - 1623.48 feet to the most easterly northeast corner of the herein described tract;

**THENCE** South 21° 47' 15" West - 238.15 feet to an angle corner of the herein described tract;

**THENCE** South 27° 18' 34" West - 56.22 feet to an angle corner of the herein described tract;

**THENCE** South 24° 07' 19" West - 130.90 feet to an angle corner of the herein described tract;

**THENCE** South 24° 40' 28" West - 285.68 feet to an angle corner of the herein described tract;

**THENCE South 25° 06' 36" West - 268.73 feet to an angle corner of the herein described tract;**  
**THENCE South 26° 18' 37" West - 206.49 feet to an angle corner of the herein described tract;**  
**THENCE South 26° 09' 56" West - 897.33 feet to an angle corner of the herein described tract;**  
**THENCE South 24° 58' 37" West - 322.81 feet to an angle corner of the herein described tract;**  
**THENCE South 24° 43' 01" West - 977.79 feet to an angle corner of the herein described tract;**  
**THENCE South 28° 34' 18" West - 151.79 feet to an angle corner of the herein described tract;**  
**THENCE South 25° 24' 10" West - 641.53 feet to an angle corner of the herein described tract;**  
**THENCE South 22° 56' 03" West - 192.26 feet to an angle corner of the herein described tract;**  
**THENCE South 27° 40' 28" West - 195.73 feet to an angle corner of the herein described tract;**  
**THENCE South 25° 24' 59" West - 550.37 feet to an angle corner of the herein described tract;**  
**THENCE South 25° 30' 09" West - 930.63 feet to an angle corner of the herein described tract;**  
**THENCE South 27° 18' 24" West - 67.13 feet to an angle corner of the herein described tract;**  
**THENCE South 25° 04' 26" West - 346.92 feet to an angle corner of the herein described tract;**  
**THENCE South 17° 05' 22" West - 67.18 feet to an angle corner of the herein described tract;**  
**THENCE South 26° 16' 13" West - 560.12 feet to an angle corner of the herein described tract;**  
**THENCE South 26° 12' 08" West - 496.15 feet to an angle corner of the herein described tract;**  
**THENCE South 24° 50' 42" West - 768.98 feet to an angle corner of the herein described tract;**  
**THENCE South 57° 28' 20" West - 9.49 feet to an angle corner of the herein described tract;**  
**THENCE South 24° 53' 45" West - 952.54 feet to an angle corner of the herein described tract;**  
**THENCE South 24° 18' 56" West - 358.54 feet to an angle corner of the herein described tract;**  
**THENCE South 54° 37' 20" West - 10.29 feet to an angle corner of the herein described tract;**

**THENCE** South 25° 18' 04" West - 468.77 feet to an angle corner of the herein described tract;  
**THENCE** South 28° 32' 59" West - 120.74 feet to an angle corner of the herein described tract;  
**THENCE** South 25° 36' 01" West - 170.62 feet to an angle corner of the herein described tract;  
**THENCE** South 16° 19' 17" West - 56.17 feet to an angle corner of the herein described tract;  
**THENCE** South 26° 04' 42" West - 854.42 feet to an angle corner of the herein described tract;  
**THENCE** North 04° 06' 27" West - 218.65 feet to an angle corner of the herein described tract;  
**THENCE** South 89° 03' 17" West - 107.06 feet to an angle corner of the herein described tract;  
**THENCE** South 83° 24' 13" West - 141.39 feet to an angle corner of the herein described tract;  
**THENCE** South 84° 09' 56" West - 114.73 feet to an angle corner of the herein described tract;  
**THENCE** South 83° 54' 22" West - 115.73 feet to an angle corner of the herein described tract;  
**THENCE** South 85° 26' 45" West - 90.49 feet to an angle corner of the herein described tract;  
**THENCE** South 85° 26' 44" West - 136.04 feet to an angle corner of the herein described tract;  
**THENCE** South 86° 49' 51" West - 112.55 feet to an angle corner of the herein described tract;  
**THENCE** South 03° 31' 22" East - 1049.05 feet to the beginning of a curve to the right;  
**THENCE**, in a southwesterly direction, with said curve to the right, having a radius of 1562.18 feet, a central angle of 06° 26' 34", a chord bearing and distance of South 67° 50' 23" West - 175.57 feet, and an arc distance of 175.66 feet, to end of curve;  
**THENCE** South 72° 46' 30" West - 180.49 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1511.24 acres of land.

**TRACT "B"**  
**11.68 ACRES**

**BEING** 11.68 acres of land in the T. Walker Survey, Abstract Number 853 in Harris County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at the the northeast corner of the herein described tract in the north right-of-way line of Union Pacific Railroad;

**THENCE** South 46° 55' 38" West - 103.98 feet, with the north right-of-way line of said Union Pacific Railroad, to an angle corner of the herein described tract;

**THENCE** South 46° 43' 44" West - 965.98 feet, continuing with the north right-of-way line of said Union Pacific Railroad, to the southeast corner of the herein described tract;

**THENCE** South 87° 23' 18" West - 319.20 feet to the southwest corner of the herein described tract, in the east right-of-way line of Ramsey Lane;

**THENCE** North 02° 27' 06" West - 623.81 feet, with the east right-of-way line of said Ramsey Lane, to an angle corner of the herein described tract;

**THENCE** North 13° 23' 22" West - 81.26 feet, continuing with the east right-of-way line of said Ramsey Lane, to the northwest corner of the herein described tract;

**THENCE** North 87° 43' 38" East - 1144.57 feet to the **POINT OF BEGINNING** of the herein described tract and containing 11.68 acres of land.

**TRACT "C"**  
**0.6508 ACRE**

**BEING** 0.6508 acre of land in the the Humphrey Jackson Survey, Abstract 37 in Harris County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at the intersection of Crosby-Lynchburg Road (F.M. 2100) and Beaumont Highway;

**THENCE** South 26° 42' 25" West - 124.19 feet with the north right-of-way line of said Beaumont Highway, to an angle corner of the herein described tract;

**THENCE** South 31° 41' 20" West - 46.24 feet continuing with the north right-of-way line of said Beaumont Highway, to the south corner of the herein described tract;

**THENCE** North 29° 40' 07" West - 109.81 feet, to an angle corner of the herein described tract;

**THENCE** North 29° 40' 01" West - 6.54 feet, to an angle corner of the herein described tract;

**THENCE** North 04° 03' 44" West - 155.63 feet, to northwest corner of the herein described

tract;

**THENCE** North 83° 05' 11" East - 43.78 feet, to an angle corner of the herein described tract;

**THENCE** North 83° 05' 58" East - 98.55 feet, to the northeast corner of the herein described tract, in the west right-of-way line of said Crosby-Lynchburg Road;

**THENCE** South 03° 26' 41" East - 7.80 feet with the north right-of-way line of said Crosby-Lynchburg Road, to an angle corner of the herein described tract;

**THENCE** South 03° 26' 47" East - 115.58 feet, continuing with the west right-of-way line of said Crosby-Lynchburg Road, to the **POINT OF BEGINNING** of the herein described tract and containing 0.6508 acres of land.

**TRACT "D"**  
**122.552 ACRES**

**BEING** 122.552 acres of land in the Charles Ware Survey, Abstract Number 784 in Harris County, Texas, being a portion of the 145.89 acre tract described in the deed from James D. Broom and William L. Broom, Jr. to Crosby Independent School District recorded under File No. V853895 in the Official Public Records of Real Property of Harris County, Texas, a portion of the 9.0300 acre tract described in the deed from James D. Broom and William L. Broom, Jr. to Crosby Independent School District recorded under File No. H712960 in the Official Public Records of Real Property of Harris County, Texas, and a portion of the 30.0000 acre tract described in the deed from James D. Broom and William L. Broom, Jr. to Crosby Independent School District recorded under File No. H712961 in the Official Public Records of Real Property of Harris County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**BEGINNING** at a 5/8-inch iron rod found for the northwest corner of the 20.00 acre tract described in the deed to H.M. Shell Family, Ltd. recorded under File No. W984001 in the Official Public Records of Real Property of Harris County, Texas, and the northeast corner of the herein described tract, in the south right-of-way line of Kennings Road (60' R.O.W.);

**THENCE** South 02° 20' 08" East - 1441.81 feet, with the common line between said 20.00 acre tract and the herein described tract, to a 5/8-inch iron rod found for the most easterly southeast corner of the herein described tract;

**THENCE** South 87° 27' 08" West - 1918.96 feet, with the north of the following tracts: the Robert L. Johnson Jr. and Angela S. Johnson Tract recorded under File No. 20130511745 in the Official Public Records of Real Property of Harris County, Texas, the Michael W. Eagleton and

Wife, Lisa Eagleton Tract recorded under File No. 20120304982 in the Official Public Records of Real Property of Harris County, Texas, the Gary Glenn Eagleton Tract recorded under File No. V971749 in the Official Public Records of Real Property of Harris County, Texas, the Leon Eagleton Tract recorded under File No. 20090340186 in the Official Public Records of Real Property of Harris County, Texas, the Willie Eagleton Tract recorded under File No. D756541 in the Official Public Records of Real Property of Harris County, Texas, the Adam Eugene Harris Tract recorded under File No. 20100453949 in the Official Public Records of Real Property of Harris County, Texas, the Lois B. Johnson Tract recorded under File No. D756541 in the Official Public Records of Real Property of Harris County, Texas, and the Stella Rean Pearson Tract recorded under File No. D756541 in the Official Public Records of Real Property of Harris County, Texas, to a 5/8-inch iron rod found for an angle corner of the herein described tract;

**THENCE** South 02° 45' 47" East - 216.00 feet, with the west line of said Pearson, to a 5/8-inch iron rod found for the most southerly southeast corner of the herein described tract;

**THENCE** South 87° 14' 13" West - 900.00 feet to a 5/8-inch iron rod found for an angle corner of the herein described tract;

**THENCE** North 02° 45' 47" West - 346.27 feet to a 5/8-inch iron rod found for an angle corner of the herein described tract;

**THENCE** South 87° 14' 13" West - 100.00 feet to a 5/8-inch iron rod found for an angle corner of the herein described tract;

**THENCE** South 02° 45' 47" East - 346.27 feet to a 5/8-inch iron rod found for an angle corner of the herein described tract;

**THENCE** South 87° 14' 13" West - 420.40 feet to a 5/8-inch iron rod found for the southwest corner of the herein described tract;

**THENCE** North 02° 45' 30" West - 1806.46 feet to the northwest corner of the herein described tract, in the south right-of-way of said Kennings Road;

**THENCE** North 89° 54' 05" East - 3353.58 feet, with the south right-of-way line of said Kennings Road, to the **POINT OF BEGINNING** of the herein described tract and containing 122.552 acres of land.

**TRACT "E"**  
**193.594 ACRES**

Being 193.594 acres of land being out of a called 264.2883 acres tract (TRACT ONE) conveyed

by deed dated December 6, 2012 from Bill E. Murff to Murff Family Land L.L.C., as recorded in Harris County Clerk's File No. 20120574760 of the Deed Records of Harris County, Texas said 193.5943 acres being situated in the Humphrey Jackson Survey, Abstract 37, Harris County Texas, and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, South Central Zone)

**COMMENCING** at the northwest corner of CROSBY HIGH SCHOOL SEC 1, according to the plat filed for record under Film Code Numbers 677763 & 677764 of the Map Records of Harris County, Texas and being in the north line of Crosby Town Center Boulevard (100' R.O.W. Film Code 677764 H.C.M.R.);

**THENCE** South 02° 55' 25" East - 2.35 feet, with the west line of said CROSBY HIGH SCHOOL SEC 1, to the northeast corner and **PLACE OF BEGINNING** of the herein described tract;

**THENCE** South 02° 55' 25" East - 1958.79 feet, continuing with the west line of said CROSBY HIGH SCHOOL SEC 1, to corner in the north line of a called 344.5375 acres tract described in deed dated February 27, 1998 to Belleview Group Incorporated, as recorded in Harris County Clerk's File No. S900114 of the Deed Records of Harris County, Texas;

**THENCE** South 87° 54' 17" West - 4592.24 feet, with the north line of said 344.5375 acres, the north line of a called 0.500 acres tract described in deed dated January 4, 1990 to J. Gaven Fuchs as recorded in Harris County Clerk's File No. M465215 of the Deed Records of Harris County, Texas, and the north line of a called 10.120 acres tract described in deed dated January 31, 2002 to Ronald E. McAffety as recorded in Harris County Clerk's File No. V584965 of the Deed Records of Harris County, Texas, to the southwest corner of said 264.2883 acres;

**THENCE** North 12° 45' 05" East - 1392.93 feet, with the west line of said 264.2883 acres and the east line of a called 100' wide T. & N. O. Railroad right-of-way, to the beginning of a curve to the right;

**THENCE** with said curve to the right having a radius of 3170.40 feet, a central angle 11° 39' 51" a chord bearing and distance of N 17° 56' 06" E - 644.31 feet, and an arc length of 645.42 feet to the northwest corner of said 264.2883 acres;

**THENCE** North 87° 48' 24" East - 3986.33 feet, with the south line of a called 497.4 acres tract (Tract 3) described in deed dated November 29, 1996 to Lakewood Development Corporation as recorded in Harris County Clerk's File No. S302347 of the Deed Records of Harris County, Texas, to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 193.594 acres of land.

**TRACT "F"**  
**7.4186 ACRES**

Being a tract or parcel containing 7.4186 acres of land out of that certain called 45.7 acre tract of land conveyed to Sidonie Ulrich by Edna May Dunaway, et al. by deed recorded in Volume 5010, Page 592 of the deed records of Harris County, Texas and situated in the Humphrey Jackson Survey, Abstract No. 37 in Harris County, Texas. Said 7.4186 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** for reference at the southeast corner of the said 45.7 acre Ulrich Tract on the westerly right of way (R.O.W.) line of F.M. 2100 (Crosby-Lynchburg Road) 100 feet wide R.O.W.;

**THENCE** South 87° 55' 02" West, with the south line of the 45.7 acre Ulrich Tract, same being the north line of a 100 feet wide Harris County Flood Control District Drainage Easement recorded under Harris County Clerk's File (H.C.C.F.) No. C424308, Harris County Deed Records, a distance of 2,787.52 feet to the southeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** continuing South 87° 55' 02" West, with the same said south line of the 45.7 acre Ulrich tract and this described tract, a distance of 1,487.48 feet to the southwest corner;

**THENCE** North 43° 18' 08" West, with the southwesterly line of the herein described 7.4186 acre tract, a distance of 191.02 feet to the westerly most corner;

**THENCE** North 46° 40' 37" East, with the northwesterly line of this described 7.4186 acre tract, same being the southeasterly line of a 100 feet wide T. & N.O. Railroad right of way (R.O.W.), a distance of 159.46 feet to the northwest corner;

**THENCE** North 87° 55' 02" East, with the northerly line of this described tract, same being the southerly line of a called 4.0492 acre tract, a distance of 439.18 feet to a corner;

**THENCE** South 13° 13' 58" East, with an easterly line of the herein described tract, a distance of 61.15 feet at the southwest end of a 60.00 feet wide undeveloped right of way, called Ulrich Lane for an angle point for corner;

**THENCE** North 87° 55' 02" East, with the north line of this described tract, same being the south line of the aforementioned 60 feet wide Ulrich Lane (60 feet wide R.O.W.), a distance of 1,042.44 feet to the northeast corner;

**THENCE** South 02° 04' 58" East, with the east line of the herein described tract, a distance of

188.80 feet to the **POINT OF BEGINNING** and containing 7.4186 acres of land.

**TRACT "G"**  
**4.3875 ACRES**

BEING 4.3875 acres of land in the Humphrey Jackson Survey, Abstract No. 37 in Harris County, Texas and being all of the 4.3875 acre tract described in the deed from Alaniz Deversified Interest, Inc. to WHS Interest, LLC recorded under File Number RP-2018-194043 in the Official Public Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest intersection of Highway 90 (Beaumont Highway) R.O.W. Varies and McKinney Lane (70' R.O.W.) for the southeast corner of said 4.3875 acre tract and the southeast corner of the herein described tract;

**THENCE** South 69° 15' 08" West – 485.14 feet, with north right-of-way line of said Highway 90 (Beaumont Highway), to an angle corner of the herein described tract;

**THENCE** North 20° 44' 52" West – 10.00 feet, continuing with said north right-of-way line, to an angle corner of the herein described tract;

**THENCE** South 69° 15' 08" West – 58.00 feet, continuing with said north right-of-way line, to the southwest corner of said 4.3875 acre tract and the southwest corner of the herein described tract;

**THENCE** North 04° 37' 52" West – 468.98 feet to the northwest corner of said 4.3875 acre tract and the northwest corner of the herein described tract;

**THENCE** North 85° 22' 08" East – 402.52 feet to the west right-of-way line of said McKinney Lane and being the northeast corner of said 4.3875 acre tract and the northeast corner of the herein described tract;

**THENCE** South 25° 03' 07" East – 349.80 feet, with the west right-of-way line of said McKinney Lane, to the **POINT OF BEGINNING** and containing 4.3875 acres of land.

**TRACT "H"**

**26.4639 ACRES**

BEING 26.4639 acres of land in the T. Walker Survey, Abstract No. 853 and the H.T. & B.R.R. CO. Survey, Abstract No. 1124 in Harris County, Texas and being all of the 22.685 acre tract described in the deed from GSL Invertments, Inc. to Nabors Drilling USA, Inc. recorded under File Number V042938 in the Official Public Records of Harris County, Texas and being all of the 3.7789 acre tract described in the deed from Danny Riggins et ux. to Nabors Drilling USA, Inc. recorded under File Number V042938 in the Official Public Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the southwest intersection of Crosby-Dayton Road (R.O.W. Varies) and Lindstrom Road (70' R.O.W.) for the north corner of said 22.685 acre tract and the north corner of the herein described tract;

**THENCE** South 03° 25' 06" East – 1871.20 feet, with west right-of-way line of said Lindstrom Road, to the southeast corner of said 3.7789 acre tract and the southeast corner of the herein described tract;

**THENCE** South 86° 32' 16" West – 410.66 feet, with the south line of said 3.7789 acre tract, to the southwest corner of said 3.7789 acre tract and the most southerly southwest corner of the herein described tract;

**THENCE** North 03° 05' 08" West – 399.11 feet, with the west line of said 3.7789 acre tract, to the northwest corner of said 3.7789 acre tract and an angle corner of the herein described tract, in the south line of said 22.685 acre tract;

**THENCE** South 85° 43' 13" West – 272.71 feet, with the south line of said 22.685 acre tract, to the southwest corner of said 22.685 acre tract and the most westerly southwest corner of the herein described tract;

**THENCE** North 42° 00' 43" West – 672.80 feet, with the southwest line of said 22.685 acre tract, to the west corner of said 22.685 acre tract and the west corner of the herein described tract, in the southeast right-of-way line of said Crosby-Dayton Road;

**THENCE** North 45° 45' 56" East – 1454.41 feet, with the southeast right-of-way line of said Crosby-Dayton Road, to the **POINT OF BEGINNING** and containing 26.4639 acres of land.

**TRACT "I"**  
**4.8094 ACRES**

BEING 4.8094 acres of land in the T. Walker Survey, Abstract No. 853 in Harris County, Texas and being all of SEABOARD CONTROLS SUBDIVISION according to the plat thereof recorded under Film Code Number 634005 in the Map Records of Harris County, Texas and being all of the 2.8750 acre tract described in the deed from Michael J. Gullo et al. to Seaboard Controls. LLC. recorded under File Number RP-2016-245781 in the Official Public Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northeast corner of said SEABOARD CONTROLS SUBDIVISION and the northeast corner of the herein described tract, in the northwest right-of-way line of Highway 90 (Beaumont Highway) R.O.W. Varies;

**THENCE** South 25° 23' 45" West – 319.96 feet, with the northwest right-of-way line of said Highway 90 (Beaumont Highway), to the southeast corner of said SEABOARD CONTROLS SUBDIVISION and the southeast corner of the herein described tract;

**THENCE** South 87° 07' 25" West – 674.23 feet, with the south line of said SEABOARD CONTROLS SUBDIVISION and the south line of said 2.8750 acre tract, to the southwest corner of said 2.8750 acre tract and the southwest corner of the herein described tract;

**THENCE** North 04° 00' 06" West – 275.52 feet, with the west line of said 2.8750 acre tract, to the northwest corner of said 2.8750 acre tract and the northwest corner of the herein described tract;

**THENCE** North 86° 41' 16" East – 831.22 feet, with the north line of said 2.8750 acre tract and the north line of said SEABOARD CONTROLS SUBDIVISION, to the **POINT OF BEGINNING** and containing 4.8094 acres of land.

**TRACT "J"**  
**270.17 ACRES**

Description of 270.17 acres of land situated in the H. T. & B. R.R. Survey, Abstract 391, Harris County, Texas, being a portion of that certain Tract I (called 244.65 acres) and all of that certain Tract 2 (called 64.76 acres) conveyed to MCB LLC described in deed recorded under Harris County Clerks File Number RP-2019-543961, said 270.17 acres of land being more particularly described by metes and bounds as follows (bearings based on Texas State Plane Coordinate System of 1983, South Central Zone 4204, as determined by GPS measurements):

Commencing at a "MAG" nail called for and found marking the recognized southwesterly corner of the H. T. & B. R.R. Survey, Abstract 391 at the intersection of the apparent centerline of Runneburg Road (based on a width of 60 feet as monumented and occupied) with the apparent centerline of Lindstrom Road (based on a width of 60 feet as monumented and occupied), and having Texas State Plane, South Central Zone, grid coordinates of N = 13,900,205.38 feet and E = 3,222,424.96 feet;

Thence, North 02° 34' 25" West, along the recognized westerly line of the H. T. & B. R.R. Survey, Abstract 391, passing at a distance of 533.03 feet a "MAG" nail called for and found marking the westerly southwest corner of said Tract 1, and continuing along the westerly line of said Tract 1, with the apparent centerline of Lindstrom Road for a total distance of 1,778.03 feet to a "MAG" nail set marking the westerly southwest corner and point of beginning of the herein described tract and having Texas State Plane, South Central Zone, grid coordinates of N = 13,901,981.47 feet and E = 3,222,345.13 feet;

1. Thence, North 02° 34' 25" West, continuing along the recognized westerly line of the H.T. B. R.R. Survey, Abstract 391, same being the westerly line of said Tract 1, with the apparent centerline of Lindstrom Road for a distance of 1,690.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found marking the northwesterly corner of said Tract 1;
2. Thence, North 87° 34' 49" East, along the northerly line of the said Tract 1 for a distance of 30.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found in the apparent east line of Lindstrom Road, based on occupancy and monumentation, and marking the northwesterly corner of that certain tract of land called 0.148 acres as described in the deed to the Texas Department of Transportation recorded under H.C.F. F. No. H749375;
3. Thence, South 02° 34' 25" East, along the westerly line of the called 0.148 acre tract with the easterly line of said Lindstrom Road for a distance of 179.73 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found in the arc of a non-tangent curve in the easterly right-of-way line of U.S. Highway 90 (based on a variable with at this location);
4. Thence, in a northeasterly direction with the arc of a non-tangent curve to the right in the easterly right-of-way line of U.S. Highway 90 having a radius of 5,729.58 feet, a central angle of 01° 56' 23", an arc length of 193.98 feet and a chord bearing of North 19° 40' 26" East, for a distance of 193.97 feet to a 5/8-inch iron rod called for and found marking the northeasterly corner of the called 0.148 acre tract and the southwesterly corner of that certain tract of land called 2.58 acres as described in the deed recorded under H.C.C.F. No. T239471, and being in the northerly line of said Tract 1, from which a companion 5/8-inch iron rod bears N 24° W, a distance of 0.17 feet;

5. Thence, North  $87^{\circ} 34' 49''$  East, along the northerly line of said Tract 1 and Tract 2 common to the southerly line of the called 2.58 acre tract, passing at a distance of 506.64 feet a  $\frac{1}{2}$ -inch iron pipe called for and found marking the southwesterly corner of that certain tract of land called 104.864 acres as described in the deed recorded under H.C.C. F. No. 2007014759, passing at a distance of 2,594.20 feet a  $\frac{1}{2}$ -inch iron pipe called for and found marking the southeasterly corner of the called 104.864 acre tract, passing at a distance of 3,524.14 feet a  $\frac{5}{8}$ -inch capped iron rod stamped E.H.R.A. 713-874-4500" set for reference and continuing therefrom a total distance of 3,552.56 to a  $\frac{5}{8}$ -inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found in the recognized easterly line of the H.T. & B. R.R. Survey, Abstract 391 marking the northeasterly corner of the aforementioned Tract 2;
6. Thence, South  $13^{\circ} 02' 11''$  East, along the recognized easterly line of the said H. T. & B. R.R. Survey, Abstract 391, same being the easterly line of said Tract 2, and generally along Bohemian-Hall Road, as occupied, passing at a distance of 1609.00 feet to a  $\frac{5}{8}$ -inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found marking the easterly common corner of said Tract 1 and Tract 2 and continuing along the easterly line of said Tract 1 for a total distance of 2,679.44 feet to a "MAG" nail set in asphalt marking the easterly southwest corner of the herein described tract;
7. Thence, South  $82^{\circ} 00' 48''$  West, passing at 28.05 feet to a  $\frac{5}{8}$ -inch capped iron rod stamped E.H.R.A. 713-784-4500" set for reference and continuing for a total distance of 396.25 feet to a  $\frac{5}{8}$ -inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
8. Thence, South  $07^{\circ} 31' 24''$  East, for a distance of 460.60 feet to a  $\frac{5}{8}$ -inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
9. Thence, South  $49^{\circ} 23' 51''$  West, for a distance of 599.30 feet to a  $\frac{5}{8}$ -inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
10. Thence, South  $01^{\circ} 19' 37''$  East, for a distance of 30.00 feet to a "MAG" nail set for the recognized southerly line said H. T. & B. R.R. Survey, Abstract 391, same being the southerly line of the aforementioned Tract 1 and being in the apparent centerline of the Runneburg Road;
11. Thence, South  $88^{\circ} 40' 23''$  West, along the recognized southerly line of the said H. T. & B. R.R. Survey, Abstract 391, same being the southerly line of said Tract 1, and generally with the centerline of Runneburg Road, for a distance of 2,077.84 feet to a "MAG" nail set for corner, from which a "MAG" nail called for and found marking the southerly southwest corner of said Tract 1 bears south  $88^{\circ} 40' 23''$  West, 375.00 feet;

12. Thence, North 02° 34' 25" West, passing at a distance of 30.01 feet a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for reference and continuing for a total distance of 580.94 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
13. Thence, South 88° 40' 23" West, for a distance of 375.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
14. Thence, North 02° 34' 25" West, for a distance of 715.88 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
15. Thence, South 87° 25' 35" West, for a distance of 150.34 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
16. Thence, North 02° 34' 25" West, for a distance of 500.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
17. Thence, South 87° 25' 35" West, passing at a distance of 682.50 a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for reference and continuing for a total distance of 712.50 feet to the Point of Beginning and containing 270.17 acres of land.

**TRACT "K"**  
**2.6420 ACRES**

BEING 2.6420 acres of land in the Humphrey Jackson Survey, Abstract No. 37 in Harris County, Texas and being a portion of SINGH CROSBY SUBDIVISION according to the plat thereof recorded under Film Code Number 633209 in the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

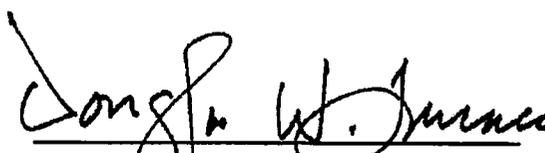
**BEGINNING** at the southeast corner of said SINGH CROSBY SUBDIVISION and the southeast corner of the herein described tract, in the northwest right-of-way line of Beaumont Highway (100' R.O.W.) and the beginning of a non-tangent curve to the right;

**THENCE**, in a southwesterly direction, with the northwest right-of-way line of said Beaumont Highway and said curve to the right, having a radius of 1382.39 feet, a central angle of 05° 06' 12", a chord bearing and distance of South 62° 38' 11" West - 123.09 feet, and an arc distance of 123.13 feet, to the southwest corner of the herein described tract;

**THENCE** North 02° 56' 13" West - 1049.62 feet to the northwest corner of the herein described tract and the most northerly northwest corner of said SINGH CROSBY SUBDIVISION;

**THENCE** North 87° 27' 23" East - 112.54 feet to the northeast corner of said SINGH CROSBY SUBDIVISION and the northeast corner of the herein described tract;

**THENCE** South 02° 54' 37" East - 997.95 feet, with the east line of said SINGH CROSBY SUBDIVISION, to the **POINT OF BEGINNING** of the herein described tract and containing 2.6420 acres of land.



Douglas W. Turner  
Registered Professional Land Surveyor  
Texas Registration Number 3988



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.

THIS DESCRIPTION WAS COMPILED FROM VARIOUS SOURCES.



## **Exhibit B**

The laws of the State of Texas contain provisions which allow the City of Houston, Texas to annex the District. A municipality of the State of Texas, including a Home Rule City, that annexes all of the area in a municipal utility district must take over all property and other assets of the district and assume all the debts, liabilities and obligations of such district, and perform all the functions of the district, including the provision of services. When a district is annexed and dissolved and the obligations thereof payable in whole or in part from ad valorem taxes become obligations of the annexing municipality, the governing body of such municipality is thereafter required to levy and collect taxes on all taxable property in the municipality sufficient to pay the principal of an interest on the bonds, warrants or other obligations of the district as they come due.

RP-2025-427000  
# Pages 28  
10/28/2025 11:33 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$129.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-427000