

**NOTICE TO PURCHASERS
LUMBERTON MUNICIPAL UTILITY DISTRICT
INFORMATION FORM**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARDIN	§	

That this information form is being filed by Lumberton Municipal Utility District, pursuant to V.T.C.A., Water Code §49.455(b); accordingly, the following information is provided:

1. Name of District: Lumberton Municipal Utility District
2. Legal Description of District Boundaries: See description in paragraph 9 below.
3. Tax Rate for 2024: \$0.206139/\$100 of property value.
4. Total Amount of Bonds Approved by Voters (which may be issued by District):

 \$5,770,000 Unlimited Tax Refunding Bonds, Series 2015;
 \$30,275,000 Unlimited Tax Bonds, Series 2022A
 \$44,000,000 Unlimited Tax Bonds, Series 2022B
5. Aggregate Initial Principal Amount of All Bonds of District (payable in whole or in part from taxes that have been previously issued):

 \$5,770,000 Unlimited Tax Refunding Bonds, Series 2015
 \$30,275,000 Unlimited Tax Bonds, Series 2022A
 \$44,000,000 Unlimited Tax Bonds, Series 2022B
6. Standby Fee: \$-0- .
7. Date of Election to Confirm Creation of the District: Election September 29, 1973 following legislative action on June 12, 1973.
8. Functions of the District: Provides water and sewer service to household and other users within the District boundaries.
9. District Boundary: The original boundaries of the District have been changed to include additional property as described on **Exhibit "A"** attached hereto and made a part hereof for all purposes.


72/23

10. The particular form of Notice to Purchasers required by V.T.C.A., Water Code §49.452(c) to be furnished by a Seller to a Purchaser of Real Property in the District is attached as **Exhibit "B"** attached hereto and made a part hereof for all purposes.
11. On November 5, 2019, an election was held within the District designating (i) a defined area (as more specifically described in **Exhibit "C" (Attachment 1)** and hereinafter referred to as the "Defined Area") within the District, (ii) authorizing issuance of \$453,320,000 in bonds for water, sanitary sewer, and drainage facilities, and (iii) authorizing levy of an ad valorem tax in the Defined Area. Further on November 5, 2024, an election was within the Defined Area authorizing the issuance of \$472,000,000 in bonds for road facilities. The additional particular form of Notice to Purchasers required by V.T.C.A., Water Code §50.301(c) to be furnished by a Seller to a Purchaser of Real Property in the defined area in the District is attached as **Exhibit "C"** attached hereto and made a part hereof for all purposes.

Executed this 17th day of March, 2025.

The undersigned Directors of LUMBERTON MUNICIPAL UTILITY DISTRICT, by their signatures hereto, on oath, affirm and acknowledge the foregoing instrument as the act and deed of LUMBERTON MUNICIPAL UTILITY DISTRICT.

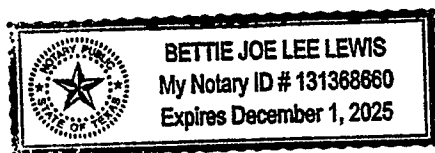
Dated: March 17, 2025



Nicholas N. Carter, PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally appeared **NICHOLAS N. CARTER**, PRESIDENT of LUMBERTON MUNICIPAL UTILITY DISTRICT, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that he has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 17th day of March, 2025.




Notary Public, State of Texas

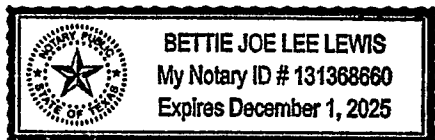
Dated: March 17, 2025



Roger Smith, VICE PRESIDENT

STATE OF TEXAS §
§
COUNTY OF HARDIN §

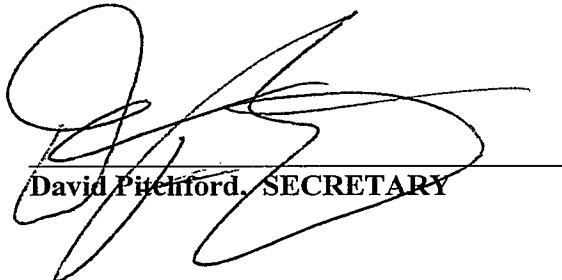
BEFORE ME, a notary public, on this day personally appeared **Roger Smith, VICE PRESIDENT** of **LUMBERTON MUNICIPAL UTILITY DISTRICT**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 17th day of March, 2025.




Notary Public, State of Texas

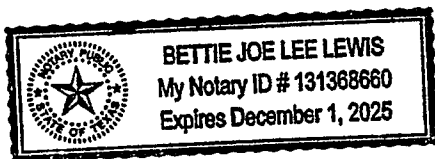
Dated: March 17, 2025

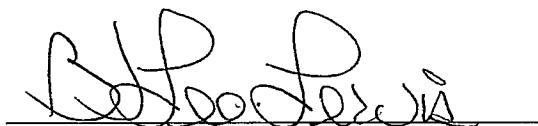

David Pitchford, SECRETARY

STATE OF TEXAS §
§
COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally appeared **David Pitchford, SECRETARY** of **LUMBERTON MUNICIPAL UTILITY DISTRICT**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 17th day of March, 2025.




Notary Public, State of Texas

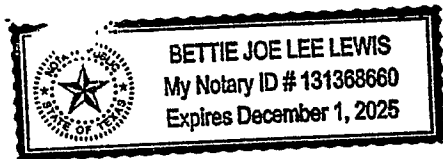
Dated: March 17, 2025



James Burk, DIRECTOR

STATE OF TEXAS §
 §
COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally **James Burk, DIRECTOR** of **LUMBERTON MUNICIPAL UTILITY DISTRICT**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on t h i s the 17th day of March, 2025.




Notary Public, State of Texas

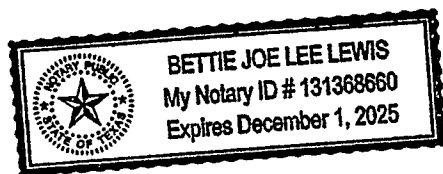
Dated: March 17, 2025


David L. Desormeaux, DIRECTOR

STATE OF TEXAS §
 §
COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally appeared **David L. Desormeaux, DIRECTOR** of **LUMBERTON MUNICIPAL UTILITY DISTRICT**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on t h i s the 17th day of March 2025.





Notary Public, State of Texas

EXHIBIT "A"

LUMBERTON MUNICIPAL UTILITY DISTRICT

FIELD NOTES

BEGINNING at the mouth of Pine Island Bayou where the same intersects Neches River;

THENCE West with the meanders of Pine Island Bayou to the East line of the Walker Petit Survey;

THENCE North with the East line of said Walker Petit Survey to the Northeast corner of the Keeton M. Jones Survey;

THENCE East in the South line of the W.C.R.R. Co. #383 Survey to its Southeast corner;

THENCE North to its Northeast corner;

THENCE West to the Southwest corner of the Edward Arriola Survey;

THENCE North to the Northwest corner of the Francisco Arriola Survey;

THENCE East to the Southeast corner of the William Mann Survey;

THENCE North to the Northwest corner of the J. Walea Survey;

THENCE East with the North line of the J. Walea Survey to the Southeast corner of the John Bryan Survey;

THENCE North to the Northwest corner of the A. Franklin Survey;

THENCE East to the Southeast corner of the H. G. King Survey;

THENCE North to the Northwest corner of the A. Lancaster Survey;

THENCE East with the North line of the Lancaster Survey to Village Creek;

THENCE Southeast with the meanders of Village Creek to the mouth of Village Creek and Neches River;

~~THENCE South with the meanders of the Neches River to the place of beginning;~~

SAVE AND EXCEPT the hereinafter described four (4) tracts of land:

All the center strip, together with the land situated in the David
Chas. S. E. y; ry Ann Cot e Surv ; chael Paveto Survey; Elisha Duncan
Surv of hak. rtateter Surv rs and pe el W. Bumstead Survey in Hardin
County Texas, More particularly described by the following:
S. Van ey th M.
ty Tex mor ar cr ad

LUMBERTON MUNICIPAL UTILITY DISTRICT
FIELD NOTES
Page 2

BEGINNING at a point in the center line of The Atchison, Topeka and Santa Fe Railway Company's main track as now located in Hardin County, Texas, said point being the intersection of said main track center line and the center of Pine Island Bayou;

THENCE South $57^{\circ} 18'$ West, at right angles to said main track center line and along the center of Pine Island Bayou, 50.0 feet to a point;

THENCE Northwesterly and Northeasterly, as follows:

- (1) North $32^{\circ} 42'$ West, 2132.6 feet to the beginning of a curve;
- (2) Northwesterly and Northeasterly, along a curve to the right having a radius of 5779.65 feet, a central angle of $33^{\circ} 31'$, an arc distance of 3380.96 feet to a point of tangency;
- (3) North $0^{\circ} 49'$ East, 26,166.4 feet to the beginning of a curve;
- (4) Northeasterly, along a curve to the right having a radius of 1960.08 feet, a central angle of $32^{\circ} 38'$, an arc distance of 1116.38 feet to a point of tangency;
- (5) North $33^{\circ} 27'$ East, 1308.3 feet to a corner in the center of Village Creek;

THENCE South $56^{\circ} 33'$ East, along the center of Village Creek, at 50.0 feet a point in the said main track center line, in all a distance of 100.0 feet to a point for corner;

THENCE Southwesterly, as follows:

- (1) South $33^{\circ} 27'$ West, 1308.3 feet to the beginning of a curve;
- (2) Southwesterly, along a curve to the left having a radius of 1960.08 feet, a central angle of $32^{\circ} 38'$, an arc distance of 1059.43 feet to a point of tangency;
- (3) South $0^{\circ} 49'$ West, 5204.0 feet to a point for corner;
- ~~(4) South $89^{\circ} 11'$ East, 50.0 feet to a point for corner;~~
- ~~(5) South $0^{\circ} 49'$ West 1000.0 feet to a point for corner;~~
- (6) North $89^{\circ} 11'$ West, 50.0 feet to a point for corner;
- (7) South $0^{\circ} 49'$ West, 19,961.4 feet to the beginning of a curve;
- (8) Southwesterly and Southeasterly along a curve to the left having a radius of 5679.65 feet, a central angle of $33^{\circ} 31'$, an arc distance of 3322.46 feet to a point of tangency;

LUMBERTON MUNICIPAL UTILITY DISTRICT
FIELD NOTES
Page 3

(9) South $32^{\circ} 41'$ East, 2132.6 feet to a point for corner in the center of Pine Island Bayou;

THENCE South $57^{\circ} 18'$ West, along the center of Pine Island Bayou, 50.0 feet to the place of BEGINNING, containing 79.31 acres, more or less.

TRACT NO. 2:

All those certain tracts of lands of Southern Pacific Transportation Company located in the Francisco Arriola, R. G. Rogers, F. Callahan, J. Kilgore and M. Pavato Surveys, Hardin County, Texas, more particularly described as follows:

BEGINNING at the intersection of the North line of the Francisco Arriola Survey and Southern Pacific Transportation Company's Beaumont to Dunagan branch tract being opposite Southern Pacific Engineering Station 857 + 43.8 and extending in a Southeasterly direction 32,321 feet as measured along the center line of the said track to the Northwest right of way of U. S. Highway 69 and containing 126.26 acres of land, more or less.

TRACT NO. 3

157.8 (Called 154.8) ACRES OF LAND
OUT OF THE JOHN TRAWHORN SURVEY
ABSTRACT NO. 593, HARDIN COUNTY, TEXAS

BEING 157.8 (Called 154.8) acres of land, all of The John Trawhorn Survey, Abstract No. 593, recorded in Volume L, Page 536, Deed Records, Hardin County, Texas, being the same tract of land described in a deed to Crown Pine Timber 1, LP, recorded in Volume 1797, Page 865, Deed Records, Hardin County, Texas; said 157.8 acre tract being more fully described by metes and bounds as follows, to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

BEGINNING at a concrete monument found for an internal corner of Lot 112, Crestwood Estates, recorded in Volume 3, Page 173-A, Map Records, Hardin County, Texas; said monument being the Northeast corner of the herein described tract, having a Texas Coordinate of N: 10080688.19, E: 4221954.75;

THENCE, South 03 deg., 20 min., 25 sec., East (Called South), on a West line of a portion of Lot 112 and Lots 113-115, Crestwood Estates, a distance of 2675.86' (Called 2640.00') to a concrete monument found for an interior corner of said Lot 115; said monument being the Southeast corner of the herein described tract;

THENCE, South 86 deg., 53 min., 00 sec., West (Called West), on a portion of the North line of said Lot 115, a distance of 1718.80' (Called 1718.86') to a concrete monument found for the most Westerly Northwest corner of said Lot 115, on the Northerly line of Big Thicket National Preserve, recorded in Volume 1436, Page 167, Deed Records, Hardin County, Texas; said monument point being the most Southerly Southwest corner of the herein described tract;

THENCE, North 61 deg., 38 min., 16 sec., West, a distance of 1120.61' to a concrete monument found for the Southeast corner of a (Called 500) acre tract of land described in a deed to Robert O'Neil, recorded in File No. 2012-26343, Official Public Records, Hardin County, Texas; said monument being the most Westerly Southwest corner of the herein described tract;

THENCE, North 03 deg., 16 min., 52 sec., West, on a portion of the East line of the (Called 500) acre tract, a distance of 2094.91' (Called 2095.00') to a concrete monument found for an interior corner of the (Called 500) acre tract and the Northwest corner of the herein described tract;

THENCE, North 86 deg., 58 min., 27 sec., East (Called East), on a portion of the Easterly line of said O'Neil Tract, the South line of Lots 98, 99, 105, & 106 of said Crestwood Estates, a distance of 2414.06' passing a 1/2" steel rod found for a common corner of said Lots 106 & 112, continuing for a total distance of 2670.07' (Called 2640.00') to the POINT OF BEGINNING and containing 157.8 acres of land, more or less.

This description is based on the Land Survey made under the direct supervision of Anthony M. Leger, Registered Professional Land Surveyor No. 5481 on July 7, 2022.

TRACT NO. 4

Tract Number 115 in Section IV, CRESTWOOD ESTATES,

A subdivision located in Hardin County, Texas according to the plat of record in Vol. 3,

Page 173-A, Plat Records, Hardin County, Texas.

ANNEXED INTO DISTRICT 4/26/96
(ANNEXATION NO. 1)
JOHN BOYKIN, JR. TRACT

453.365 ACRES

Being 453.365 acres of land, more or less, in the William Mann Survey, Abstract Number 395 in Hardin County, Texas, being the remainder of a 479.227 acre tract that was conveyed as a 104.275 acre tract, 41.034 acre tract, 313.918 acre tract and 20.00 acre tract to John Boykin, Jr. in deeds recorded in Volume 921, Page 745; Volume 921, Page 752; Volume 929, Page 802 and Volume 1039, Page 337, respectively, of the Official Public Records of Hardin County, Texas and a 5.802 acre tract that was in the Southern Pacific Railroad easement and reverted to John Boykin, Jr. when said railroad removed rails from said easement and abandoned said easement for use as a railroad and being described as follows:

BEGINNING at a Kirby concrete monument stamped "1-684" for the southwest corner of this tract, same being the southwest corner of said William Mann Survey, Abstract Number 395, and the most southerly southeast corner of the Bentura Yonjoso League, Abstract Number 531 in Hardin County, Texas, and said corner being in the north line of the Francisco Ariola League, Abstract Number 2 in Hardin County, Texas;

THENCE North 00° 35' 43" West with the west line of said William Mann Survey and a east line of said Bentura Yonjoso League a distance of 5049.11 feet to a Kirby concrete monument stamped "1-695" for the northwest corner of this tract, same being the northwest corner of said William Mann Survey, the most easterly northeast corner of said Bentura Yonjoso League and being in the south line of the John Bryan Heirs Survey, Abstract Number 73 in Hardin County, Texas;

THENCE North 89° 23' 35" East with the north line of said William Mann Survey and south line of said John Bryan Heirs Survey a distance of 1691.91 feet to a spike for the most northerly northeast corner of this tract, being in Paula Road;

THENCE South 00° 38' 03" East at 25.00 feet a ½ inch iron rod for the northwest corner of that 2.00 acre tract out of said 479.227 acre tract conveyed to D. S. Newell in deed recorded in Volume 1016, Page 333 of the Official Public Records of Hardin County, Texas, continuing for a total distance of 460.60 feet to a ½ inch iron rod for corner, being the southwest corner of said 2.00 acre tract;

THENCE North 89° 23' 38" East with the south line of said 2.00 acre tract a distance of 200.00 feet to a ½ inch iron rod for corner, same being the southeast corner of said 2.00 acre tract and being in the west line of that called 20.98 tract conveyed to L. Gordy in deed recorded in Volume 381, Page 90 of the Deed Records of Hardin County, Texas;

THENCE South 00° 38' 03" East with the west line of said Gordy tract a distance of 499.70 feet to a concrete monument for corner, being the southwest corner of said Gordy tract;

THENCE North 89° 19' 29" East with the south line of said Gordy tract a distance of 932.76 feet to a concrete monument for an angle point in the south line of said Gordy tract;

THENCE South 80° 44' 38" East a distance of 23.94 feet to a chain link fence corner post for corner, being the southeast corner of said Gordy tract;

THENCE North 01° 12' 12" West with the east line of said Gordy tract a distance of 276.78 feet to a ½ inch iron rod for corner, same being the southwest corner of that 1.00 acre tract out of said 479.227 acre tract conveyed to D. C. Challa in deed recorded in Volume 987, Page 228 of the Official Public Records of Hardin County, Texas;

THENCE North 89° 23' 16" East with the south line of said 1.00 acre tract a distance of 942.91 feet to a ½ inch iron rod for the northeast corner of this tract, same being the southeast corner of said 1.00 acre tract and being in the west right of way line of U. S. Highway 69 & 287;

THENCE South 27° 01' 54" East with the west right of way line of said Highway a distance of 280.00 feet to a ½ inch iron rod for corner, being the northeast corner of that 2.00 acre tract out of said 479.227 acre tract conveyed to T. B. Short in deed recorded in Volume 1034, Page 681 of the Official Public Records of Hardin County, Texas;

THENCE South 62° 58' 06" West with the north line of said 2.00 acre tract a distance of 268.06 feet to a ½ inch iron rod for corner, being the northwest corner of said 2.00 acre tract;

THENCE South 27° 01' 54" East with the west line of said 2.00 acre tract a distance of 325.00 feet to a ½ inch iron rod for corner, being the southwest corner of said 2.00 acre tract;

THENCE North 62° 58' 06" East with the south line of this tract a distance of 268.06 feet to a ½ inch iron rod for corner, being the southeast corner of said 2.00 acre tract and being in the west right of way line of U. S. Highway 69 & 287;

THENCE South 27° 01' 54" East with the west right of way line of said Highway a distance of 1519.22 feet to a ½ inch iron rod for corner, being the northeast corner of that 5.648 acre tract out of said 479.227 acre tract conveyed to Hew Ready Mix Concrete Company;

THENCE South 46° 19' 25" West with the north line of said 5.648 acre tract a distance of 299.39 feet to a ½ inch iron rod for corner, being the northwest corner of said 5.648 acre tract;

THENCE with the west line of said 5.648 acre tract as follows;

South 23° 08' 06" West a distance of 118.99 feet to a ½ inch iron rod for corner,

South 14° 08' 14" West a distance of 343.58 feet to a ½ inch iron rod for corner,

South 19° 33' 06" West a distance of 177.55 feet to a ½ inch iron rod for corner, same being the southwest corner of said 5.648 acre tract;

THENCE North 62° 54' 15" East with the south line of said 5.648 acre tract a distance of 370.35 feet to a ½ inch iron rod for corner, being the northwest corner of that 1.00 acre tract out of said 479.227 acre tract conveyed to Fab-Weld Contractors, Inc. in deed recorded in Volume 1061, Page 304 of the Official Public Records of Hardin County, Texas;—

THENCE South 27° 01' 54" East with the west line of said 1.00 acre tract a distance of 120.00 feet to a ½ inch iron rod for corner, being the southwest corner of said 1.00 acre tract;

THENCE North 62° 54' 15" East with the south line of said 1.00 acre tract a distance of 363.00 feet to a ½ inch iron rod for corner, being the southeast corner of said 1.00 acre tract, and being in the west right of way line of said U. S. Highway 69 & 287;

THENCE South 27° 01' 54" East with the west right of way line of said Highway, at 761.27 feet an concrete monument in the west line of said William Mann Survey and in the east line of the J. Walea Survey, Abstract Number 490 in Hardin County, Texas, continuing for a total distance of 936.45 feet to a concrete monument for the most easterly southeast corner of this tract, being in the south line of said J. Walea Survey and in the north line of the Tim Foster, Jr. Survey, Abstract Number 617 in Hardin County, Texas;

THENCE South 89° 45' 39" West with the south line of said J. Walea Survey and north line of said Tim Foster, Jr. Survey a distance of 79.00 feet to a concrete monument for corner, being the southwest corner of said J. Walea Survey and the northwest corner of said Tim Foster, Jr. Survey and being in the east line of said William Mann Survey;

THENCE South 00° 25' 49" East with the east line of said William Mann Survey and west line of said Tim Foster, Jr. Survey a distance of 217.40 feet to a ½ inch iron rod for corner, being the northeast corner of that 7.301 acre tract out of said 479.227 acre tract conveyed to Mural Slaydon in deed recorded in Volume 962, Page 632 of the Official Public Records of Hardin County, Texas;

THENCE South 89° 15' 37" West with the north line of said 7.301 acre tract a distance of 316.15 feet to a iron rod for corner, being the northwest corner of said 7.301 acre tract;

THENCE South 14° 43' 23" West with the west line of said 7.301 acre tract a distance of 789.59 feet to a ½ inch iron rod for the most southerly southeast corner of this tract, being the southwest corner of said 7.301 acre tract and being in the south line of said William Mann Survey and in the north line of said Francisco Arriola League, and being in the north line of Pleasant Bend Subdivision, plat of which is recorded in Volume 3, Page 173 of the Plat Records of Hardin County, Texas;

THENCE South 88° 48' 30" West with the south line of said William Mann Survey and north line of said Francisco Arriola League and said Pleasant Bend Subdivision a distance of 1961.40 feet to a Kirby concrete monument stamped "1-1153" to an angle point in said line, and same being the northwest corner of said Pleasant Bend Subdivision and the northeast corner of Deer Park Subdivision, plat of which is recorded in Volume 3, Page 112 of the Plat records of Hardin County, Texas;

THENCE South 88° 47' 50" West with the south line of said William Mann Survey and north line of said Francisco Arriola League a distance of 2880.51 feet to the place of BEGINNING.

Said tract of land herein described contains 482.457 acres of land, more or less, ~~SAVE AND EXCEPT~~ from the above described tract 27.022 acre of land which is comprised of that tract that was conveyed to Jack Mossburg in deed recorded in Volume 1021, Page 572 of the Official Public Records of Hardin County, Texas and that tract of land conveyed to Alfred Carter in deed recorded in Volume 540, Page 30 of the Deed Records of Hardin County, Texas, leaving a net total of 453.363 acre of land, more or less.

ANNEXED INTO DISTRICT 4/16/97
(ANNEXATION NO. 2)

VOL. 1123 PAGE 894

PINEWOOD MANOR MOBILE HOME PARK
8.953 Acre Tract

Being a 8.953 acre tract of land, more or less, being all of lots 3, 4 and 12 of Block D of the Beaumont Colony South Subdivision in Hardin County, Texas as shown on the plat recorded in Volume 3, Page 102 of the Plat Records of Hardin County, Texas and being the same tract conveyed to Marie Grace Whittington, D. L. Beaumont and Diana L. Beaumont by deed of record in Volume 1109, Page 373 of the Deed Records of Hardin County, Texas.

BEGINNING at a $\frac{1}{2}$ " iron rod found for the northwest corner of said Lot 3 and being in the east right of way line of U. S. Highway 69 & 287;

THENCE North $62^{\circ} 59' 59''$ East with the north line of said Lot 3 a distance of 487.73 feet to a 1" iron rod found for the northeast corner of said Lot 3;

THENCE South $14^{\circ} 17' 00''$ East with the east line of said Lot 3 a distance of 82.30 feet to a $\frac{3}{8}$ " iron rod found for the northwest corner of said Lot 12;

THENCE South $76^{\circ} 50' 26''$ East with the north line of said Lot 12 a distance of 410.38 feet to a $\frac{3}{8}$ " iron rod found for the northeast corner of said Lot 12 and being in the west line of Bryan Lane;

THENCE in a southerly direction with the east line of said Lot 12 and the west line of Bryan Lane on a curve to the left with a radius of 430.00 feet and a central angle of $38^{\circ} 11' 50''$ to the left a distance of 286.67 feet to a $\frac{1}{2}$ " iron rod found for the southeast corner of said Lot 12, the chord for said curve is South $07^{\circ} 57' 38''$ East and 281.39 feet in length;

THENCE South $62^{\circ} 58' 30''$ West with the south line of said Lots 12 and 4 a distance of 650.09 feet to a $\frac{1}{2}$ " iron rod found for the southerly southwest corner of said Lot 4;

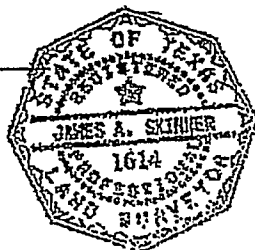
THENCE North $26^{\circ} 50' 53''$ West with the Easterly west line of said Lot 4 a distance of 50.01 feet to a $\frac{3}{8}$ " iron rod found for corner;

THENCE South $62^{\circ} 55' 50''$ West With the northerly south line of said Lot 4 a distance of 50.03 feet to a $\frac{3}{8}$ " iron rod found for the westerly southwest corner of said Lot 4 and being in the east right of line of said U. S. Highway 69 & 287;

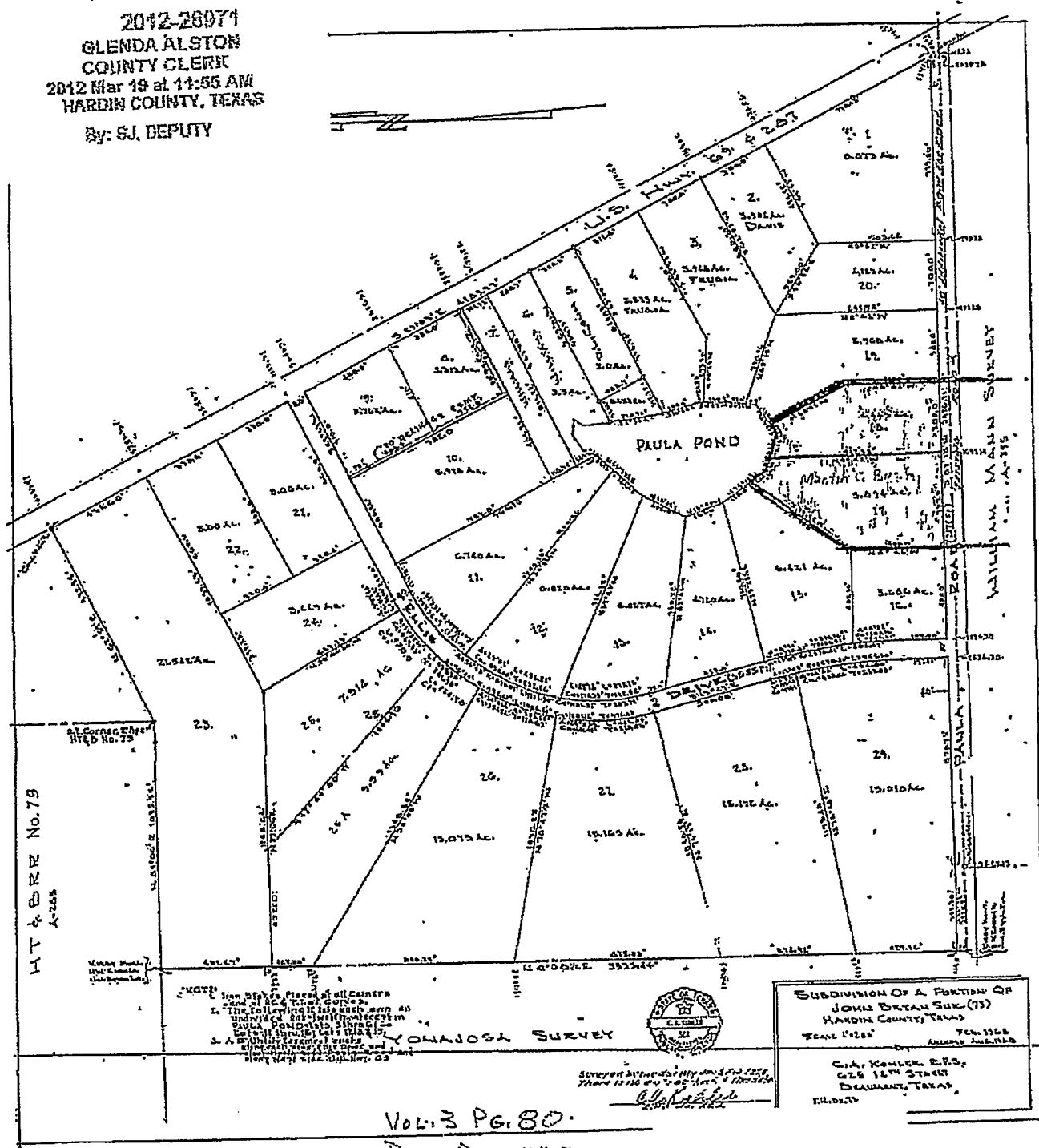
THENCE North $27^{\circ} 01' 30''$ West with the west lines of said Lot 3 and 4 and the east right of way line of said U. S. Highway 69 & 287 a distance of 550.16 feet to the place of BEGINNING.

Said tract of land herein described contains 8.953 acres of land, more or less.

James A. Skinner
R. P. L.S. No. 1614



2012-26971
 GLENDA ALSTON
 COUNTY CLERK
 2012 Mar 19 at 11:55 AM
 HARDIN COUNTY, TEXAS
 By: SJ, DEPUTY



VOL. 3 PG. 80.

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ANNEXED INTO DISTRICT 9/24/12
(ANNEXATION NO. 4)

TRACT I

PROPERTY OF TOM B. SHORT

Being 2.00 acres of land, more or less, out of and a part of the William Mann Survey, Abstract Number 395 in Hardin County, Texas and being out of and a part of the 281.138 acre tract of land conveyed to John Hoykin, Jr. by deed of record in Volume 929, Page 802 of the Deed Records of Hardin County, Texas.

BEGINNING at a $\frac{1}{2}$ " iron rod set for the northeast corner of this tract and being in the east line of said 281.138 acre tract and the west right of way line for U. S. Highway 69 and 287 and being located South 27° 01' 54" East a distance of 1046.68 feet from a boat spike found for the northeast corner of said 281.138 acre tract and same being at the intersection of the south line of a proposed 60 foot wide road and said east property line and highway west right of way line;

THENCE South 27° 01' 54" East with the east line of said tract and the west right of way line of said highway a distance of 325.00 feet to a $\frac{1}{2}$ " iron rod set for the southeast corner of this tract;

THENCE South 62° 58' 06" West a distance of 268.06 feet to a $\frac{1}{2}$ " iron rod set for the southwest corner of this tract;

THENCE North 27° 01' 54" West a distance of 325.00 feet to a $\frac{1}{2}$ " iron rod set for the northwest corner of this tract and being in the south line of said 60 foot road;

THENCE North 62° 58' 06" East with the south line of said 60 foot road a distance of 268.06 feet to the place of BEGINNING.

Said tract of land herein described contains 2.00 acres of land, more or less.

EXHIBIT "B"

**LUMBERTON MUNICIPAL UTILITY DISTRICT
NOTICE TO PURCHASER**

STATE OF TEXAS §
COUNTY OF HARDIN §

The real property, described below, which you are about to purchase is located in the **LUMBERTON MUNICIPAL UTILITY DISTRICT** and may be subject to district taxes and assessment. 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 most recent rate of taxes levied by the District on real property located in the District is \$0.206139 on each \$100.00 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, which has been approved by the voters and which have been or may, at this date, be issued is \$80,045,000 for water and sewer facilities. The aggregate principal amount of all such bonds issued is \$80,045,000.

The District is located in whole or in part within the corporate boundaries of the City of Lumberton. Taxpayers of the District are subject to any taxes imposed by the municipality and by the District until the District is dissolved. By law, the 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 and sewer services within the District through 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 by the District. The legal description of the property which you are acquiring is as follows:

[Property Description]

Date: _____

Signature of Seller

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 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 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.

Date: _____

Signature of Purchaser

Signature of Purchaser

(Note: Correct district name, tax rate, bond amounts and legal description are to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the Commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to the execution of a binding contract of sale and purchase, a seller and any agent, representative or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, ____" for the words "this date" and place the correct calendar year in the appropriate space.

Issued by Lumberton Municipal Utility District

Date: _____

Telephone Number: (409) 755-1559

EXHIBIT "C"

**LUMBERTON MUNICIPAL UTILITY
DISTRICT DEFINED AREA
NOTICE TO PURCHASER OF SPECIAL
TAXING OR ASSESSMENT DISTRICT**

**Required by §54.812,
Texas Water Code, as amended**

The real property, described below, that you are about to purchase is located in the **Lumberton Municipal Utility District Defined Area**, and **your land will be subject to a higher tax than other land within the District**. The Defined Area (more specifically described in **Attachment 1**) has taxing authority separate from any other taxing authority of the District, and may, subject to voter approval, issue bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District in support of bonds for the benefit of the Defined Area on real property located in the Defined Area is \$0.00 on each \$100 of assessed valuation. (The District has levied a separate tax on all real property in the District including the Defined Area.) **This tax rate will be in addition to the tax rate levied by Lumberton Municipal Utility District throughout the District.**

The Defined Area is located within the District, and the district is located in whole or in part in the extraterritorial jurisdiction of the City of Lumberton, Texas. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district if the municipality complies with the procedures and requirements of Chapter 43, Texas Local Government Code, as amended. The law also provides that, except in very limited circumstances, a municipality may not annex land in its extraterritorial jurisdiction without the consent of the landowners and/or voters in the area proposed to be annexed. If all of the area in a district is annexed, the district is dissolved. If the district and a municipality are parties to a strategic partnership agreement specifying the procedures for full purpose annexation of all or a portion of the district, the terms of that agreement will apply concerning annexation.

The District may, subject to voter approval, impose taxes and issue bonds within the Defined Area. The District may impose an additional unlimited rate of tax in payment of such bonds. The District has not yet imposed taxes within the Defined Area. The projected rate of the District's Defined Area property tax is \$0.777299 on each \$100 of assessed valuation.

The total amount of Defined Area bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters within the Defined Area and excluding any bonds or any portion of bonds issued that are payable solely from revenue received under a contract, approved by the Defined Area voters are \$453,320,000 for water, sanitary sewer, and drainage facilities and \$472,000,000 for road facilities.

The total aggregate initial principal amounts of all such bonds issued for the benefit of the Defined Area are \$0 for water, sanitary sewer, and drainage facilities and \$0 for road facilities.

The purpose of this Defined Area is to provide water, sewer, drainage or flood control facilities and services for the area within the Defined Area 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 the water and sewer facilities are owned or to be owned by the Lumberton Municipal Utility District, and drainage and flood control facilities will be owned by the developer or its assignees. The legal description of the property which you are acquiring is as follows:

[Property Description]

Date

Signature of Seller

[ACKNOWLEDGMENT 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 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 the purchase of the real property.

Date

Signature of Purchaser

ATTACHMENT 1

BEGINNING at a Concrete Monument stamped (H-731) marking the Southwest corner of the Edwardo Arriola League, Abstract No. 1, and being the southwest corner of the herein described tract.

Thence in a Northerly direction along and with the West line of said Edwardo Arriola League to a point in the North right of way of State Highway 421 and being the southwest corner of a called 148.701 acre tract as recorded in County Clerk's File No. 2012-29718 of the Official Public Records of Hardin County, Texas

Thence in an Easterly direction along and with the South line of said 148.701 acre tract and the North line of State Highway 421 to a point for the most southerly Southeast corner of said 148.701 acre tract.

Thence in a Northerly direction along and with the East line of said 148.701 acre tract to a point for an ell corner.

Thence Easterly to a point marking the most Easterly southeast corner of said 148.701 acre tract.

Thence Northerly along and with the Easterly line of said 148.701 acre tract to a point for angle.

Thence in a Northwesterly direction along and with the Northerly line of said 148.701 acre tract to a point in the West line of the Edwardo Arriola League, Abstract No. 1 for the Northwest corner of said 148.701 acre tract.

Thence in a Northerly direction along and with the West line of the Edwardo Arriola League to a concrete monument stamped (H-742) marking the Southwest corner of a called 100.21 acre tract as recorded in County Clerk's File No. 2011-22274 of the Official Public Records of Hardin County, Texas.

Thence in an Easterly direction along the South line of said 100.21 acre tract to a concrete monument stamped (H-748) marking the Southeast corner of said 100.21 acre tract.

Thence in a Northerly direction along and with the East line of said 100.21 acre tract to a concrete monument stamped (H-722) marking the northeast corner of the 100.21 acre tract and being in the North line of said Edwardo Arriola League.

Thence in an Easterly direction along and with the North line of said Edwardo Arriola League to a point for the northwest corner of that certain called 179.25 acre tract as recorded in Volume 473, Page 431 of the Deed Records of Hardin County, Texas

Thence in a Southerly direction along and with the West line of said 179.25 acre tract to a point for corner in the North bank of Boggy Creek.

Thence in an Easterly and Southerly direction along and with the North bank of Boggy Creek to a point in the North right of way line of State Highway 421.

Thence in a Southwesterly direction along and with the North right of way line of State Highway 421 to a point for the southeast corner of that certain tract called 9.222 acre tract as recorded in volume 1806, Page 707 of the Official Public Records of Hardin County, Texas.

Thence Northerly along and with the East line of said 9.222 acre tract to a point for the northeast corner of said 9.222 acre tract and being the most Easterly southeast corner of that certain called 89.210 acre tract as recorded in Volume 926, Page 1742 of the Official Public Records of Hardin County, Texas and

the Southerly corner of a 3.203 acre tract as recorded in Volume 1806, Page 707 of the Official Public Records of Hardin County, Texas.

Thence in a Northerly direction along and with the East line of said 3.203 acre tract to a point in the South bank of Boggy Creek.

Thence in a Northwesterly direction along and with the meanders of the South bank of Boggy Creek to a point in the Easterly line of said 89.210 acre tract

Thence in a Northwesterly direction with the Easterly line of said 89.210 acre tract to a point for the Northeast corner of said 89.210 acre tract.

Thence in a Southwesterly direction along and with the Northwesterly line of said 89.210 acre tract to a point for the Northwesterly corner of said 89.210 acre tract and being the Northeasterly corner of a 27.72 acre tract as recorded in Volume 1811, Page 549 of the Official Public Records of Hardin County, Texas, and continuing in a Southwesterly direction along and with the North line of said 27.22 acre tract to a point for the Northwesterly corner of said 27.27 acre tract and being the Northeasterly corner of a 25.00 acre tract as recorded in County Clerk's File No. 2017-71201 of the Official Public Records of Hardin County, Texas and continuing along and with the Northwesterly line of said 25.00 acre tract to a point for the Northwest corner of said 25.00 acre tract.

Thence in a Southeasterly direction along and with the Westerly line of said 25.00 acre tract to a point for corner being the Southwest corner of said 25.00 acre tract and being in the North right of way line of State Highway 421 and continuing across said State Highway 421 to a point in the South right of way line of State Highway 421.

Thence in a Northeasterly direction along and with the South right of way line of State Highway 421 to a point for the Northwesterly corner of that certain tract called 42.00 acre tract as recorded in Volume 1789, Page 723 of the Deed Records of Hardin County, Texas.

Thence in a Southeasterly direction along and with the Westerly line of said 42.00 acre tract to a point for the Southwest corner of said 42.00 acre tract

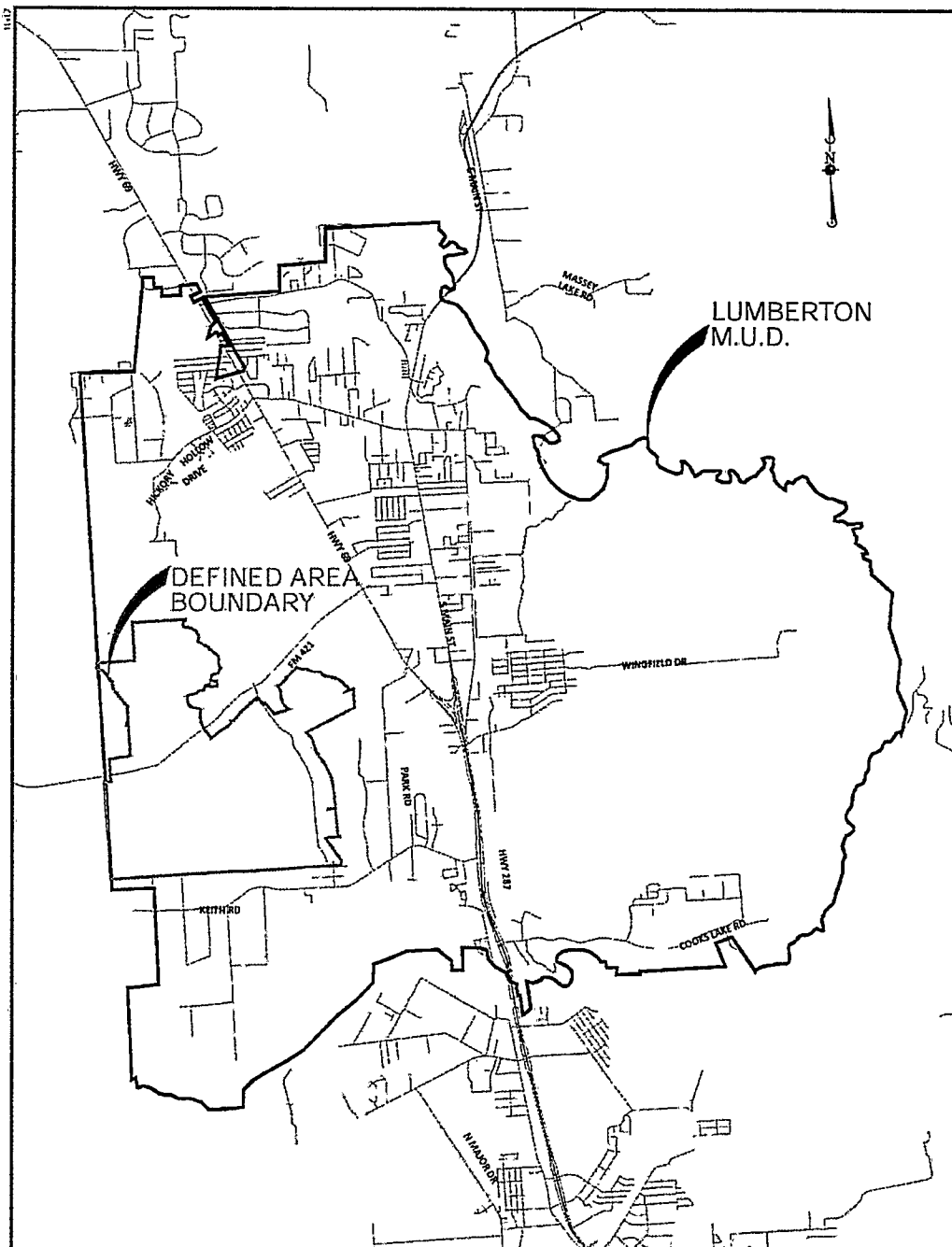
Thence in an Easterly direction along and with the Southerly line of said 42.00 acre tract to a point for the Southeast corner of said 42.00 acre tract and being in the West right of way line of Callahan Road, being a 60 foot wide right of way, and continuing across said Callahan Road to a point for the Southwest corner of that certain called 155.41 acre tract as recorded in Volume 1656, Page 228 of the Deed Records of Hardin County, Texas and continuing along and with the southerly line of said 155.41 acre tract to a point in the East line of the Edwardo Arriola League.

Thence in a Southerly direction along and with the East line of said Edwardo Arriola League to a point for the Northeast corner of that certain called 204.37 acre tract as recorded in County Clerk's File No. 2012-31966 of the Official Public Records of Hardin County, Texas

Thence in a Southwesterly direction along and with the North line of said 204.37 acre tract to a point in the East right of way of Temple Road, also known as Callahan Road, for the Northwest corner of said 204.37 acre tract and continuing across Temple Road to a point in the West right of way of said Temple Road

Thence in a Southerly direction along and with the West right of way of Temple Road as per Gift Deed to Hardin County from Temple Eastex Inc. dated April 30, 1987 as recorded in Volume 845, Page 565 of the Deed Records of Hardin County, Texas, to a point in the South line of the Edwardo Arriola League for the most Southerly Southeast corner of the herein described tract

Thence in a Westerly direction along and with the South line of the Edwardo Arriola League back to the Point of Beginning and containing 3200 acres of land, more or less.



HARDIN COUNTY, TEXAS

ZIP CODE 77657

LOCATION MAP

1" = 5000'

VICINITY MAP

LUMBERTON M.U.D.

