

**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 2023: \$0.222701 per \$100.00 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 Map: 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.

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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 "D"**) within the District, (ii) authorizing issuance of \$453,320,000 in bonds and (iii) authorizing levy of an ad valorem tax in a defined area as more specifically described in **Exhibit "D"**. 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 18<sup>th</sup> day of March, 2024.

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.

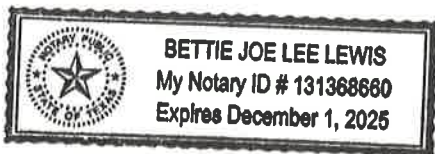
Dated: March 18, 2024

  
 \_\_\_\_\_  
**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 t h is the 18<sup>th</sup> day of March, 2024.



  
 \_\_\_\_\_  
 Notary Public, State of Texas

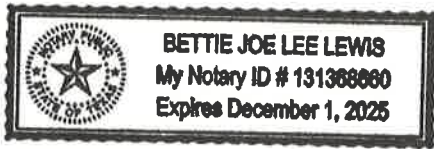
Dated: March 18, 2024


  
\_\_\_\_\_  
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 18<sup>th</sup> day of March, 2024.



  
\_\_\_\_\_  
Notary Public, State of Texas

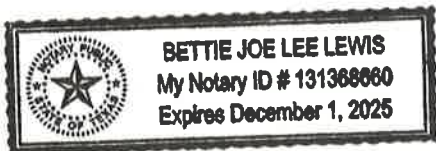
Dated: March 18, 2024

  
\_\_\_\_\_  
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 18<sup>th</sup> day of March, 2024.



  
\_\_\_\_\_  
Notary Public, State of Texas

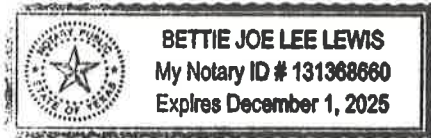
Dated: March 18, 2024

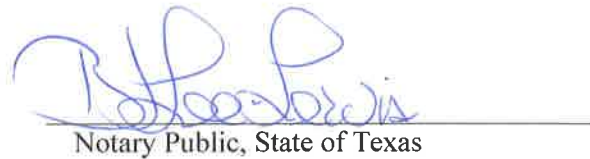
  
James Burk, DIRECTOR

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARDIN   §

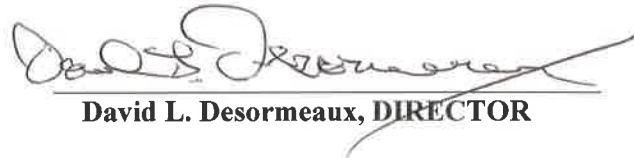
BEFORE ME, a notary public, on this day personally **James Burk, DIRECTOR** of **LUMBERTON MUNICIPAL UTILITY DISTRICT**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY 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 th is the 18<sup>th</sup> day of March, 2024.



  
Notary Public, State of Texas

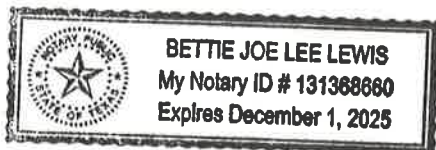
Dated: March 18, 2024

  
David L. Desormeaux, DIRECTOR

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARDIN   §

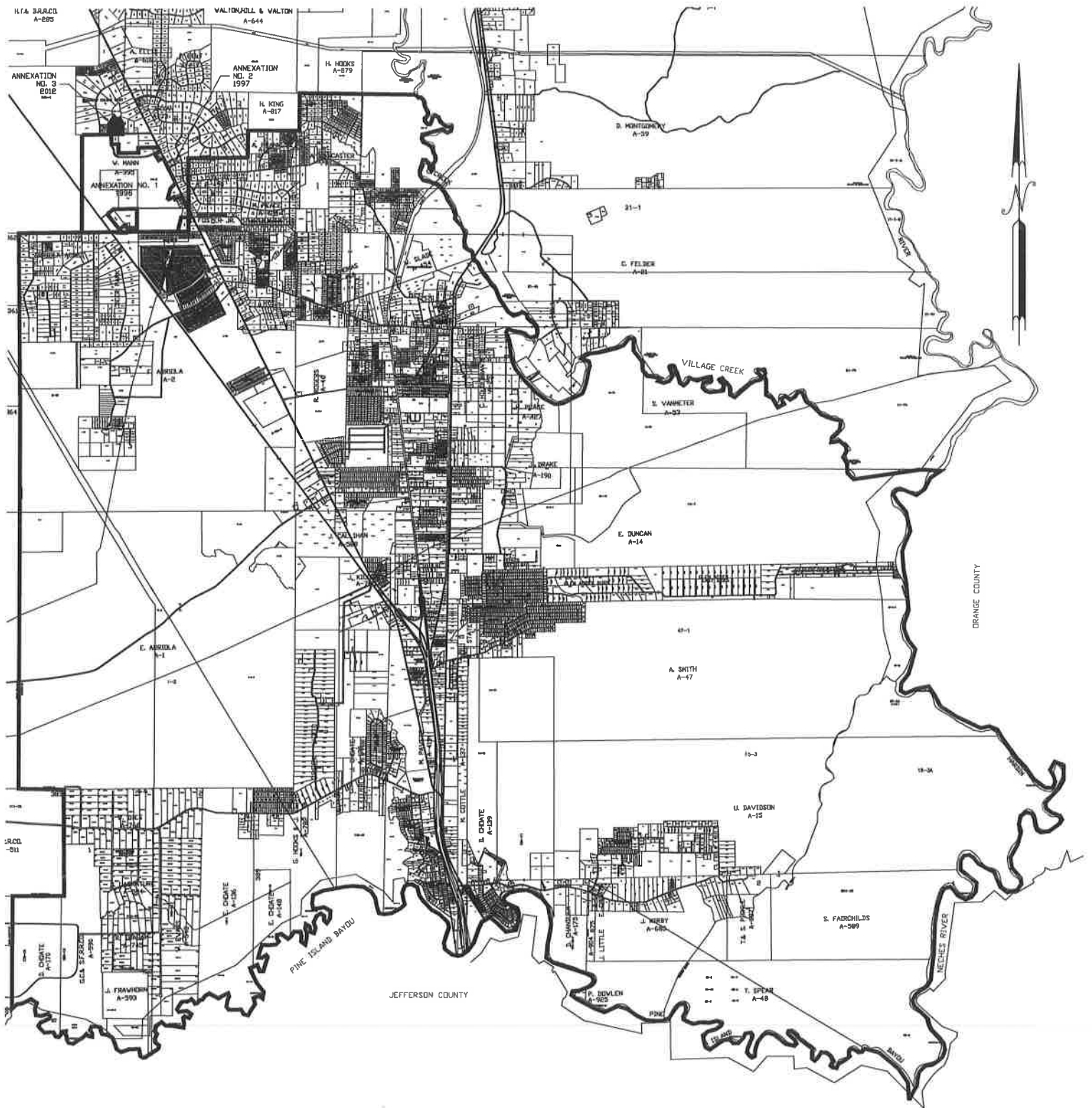
BEFORE ME, a notary public, on this day personally appeared **David L. Desormeaux, DIRECTOR** of **LUMBERTON MUNICIPAL UTILITY DISTRICT**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON 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 th is the 18<sup>th</sup> day of March, 2024.



  
Notary Public, State of Texas

# Exhibit "A"



## LUMBERTON MUNICIPAL UTILITY DISTRICT BOUNDARY MAP

HARDIN COUNTY, TEXAS  
FEBRUARY 2012

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.~~

SC

S

~~TRAVE AND EXCEPT~~ the Hereinafter described two (2) tract of land:

All the certain strip, tract or parcel of land situated in the David  
Choa S. e. y; ry Ann Cot e Surv ; chael Peveto Survey; Elisha Duncan  
Surv of hat. rta Meter Surv rs and pa e W. Bumstead Survey in Hardin  
Coun te uras, Me particul tily des ey b M as follows:  
ey S. Van ey th M.  
ty Tex mor ar cr ed

HARDIN COUNTY, KOUNTZE, TX  
GLENDA ALSTON, COUNTY CLERK

01/25/2007 #2007-654  
02:05:29PM B-1601 P-659

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, 26,165.4 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 1860.08 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. C. Rogers, F. Callahan, J. Kilgore and M. Peveto 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.



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 Arriola 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' 38" 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. Challie 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 Few 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 Murel Slaydon in deed recorded in Volume 962, Page 632 of the Official Public Records of Hardin County, Texas;

THENCE South 89° 15' 57" 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 2880.61 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 27.092 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 453.365 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 ½" 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° 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° 17' 00" East with the east line of said Lot 3 a distance of 82.30 feet to a ¾" iron rod found for the northwest corner of said Lot 12;

THENCE South 76° 50' 26" East with the north line of said Lot 12 a distance of 410.38 feet to a ¾" 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° 11' 50" to the left a distance of 286.67 feet to a ½" iron rod found for the southeast corner of said Lot 12, the chord for said curve is South 07° 57' 38" East and 281.39 feet in length ;

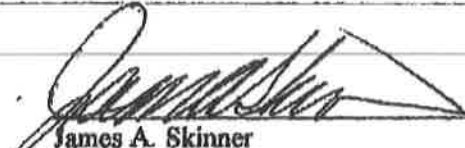
THENCE South 62° 58' 30" West with the south line of said Lots 12 and 4 a distance of 650.09 feet to a ½" iron rod found for the southerly southwest corner of said Lot 4;

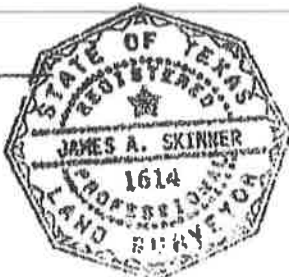
THENCE North 26° 50' 53" West with the Easterly west line of said Lot 4 a distance of 50.01 feet to a ¾" iron rod found for corner;

THENCE South 62° 55' 50" West With the northerly south line of said Lot 4 a distance of 50.03 feet to a ¾" 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° 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



HARDIN COUNTY, KOUNTZE, TX  
GLENDA ALSTON, COUNTY CLERK

01/25/2007 #2007-654  
02:05:29PM B-1601 P-665



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 Boykin, 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 A

2013-35728  
GLENDA ALSTON  
COUNTY CLERK  
2013 Mar 08 at 11:24 AM  
HARDIN COUNTY, TEXAS  
By: SJ, DEPUTY

EXHIBIT "B"

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

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 \$0.222701 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:

(INSERT)

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 **Exhibit "D"**) has taxing authority separate from any other taxing authority, 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 total amount of bonds, excluding refunding bonds and any portion of bonds that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters of the Defined Area and which have been or may, at this date, be issued is \$0.00, and the aggregate initial principal amount of all bonds issued for one or more of the specified facilities of the Defined Area and payable in whole or in part from property taxes is \$0.

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 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 these utility facilities are owned or to be owned by the Lumberton Municipal Utility District. 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.

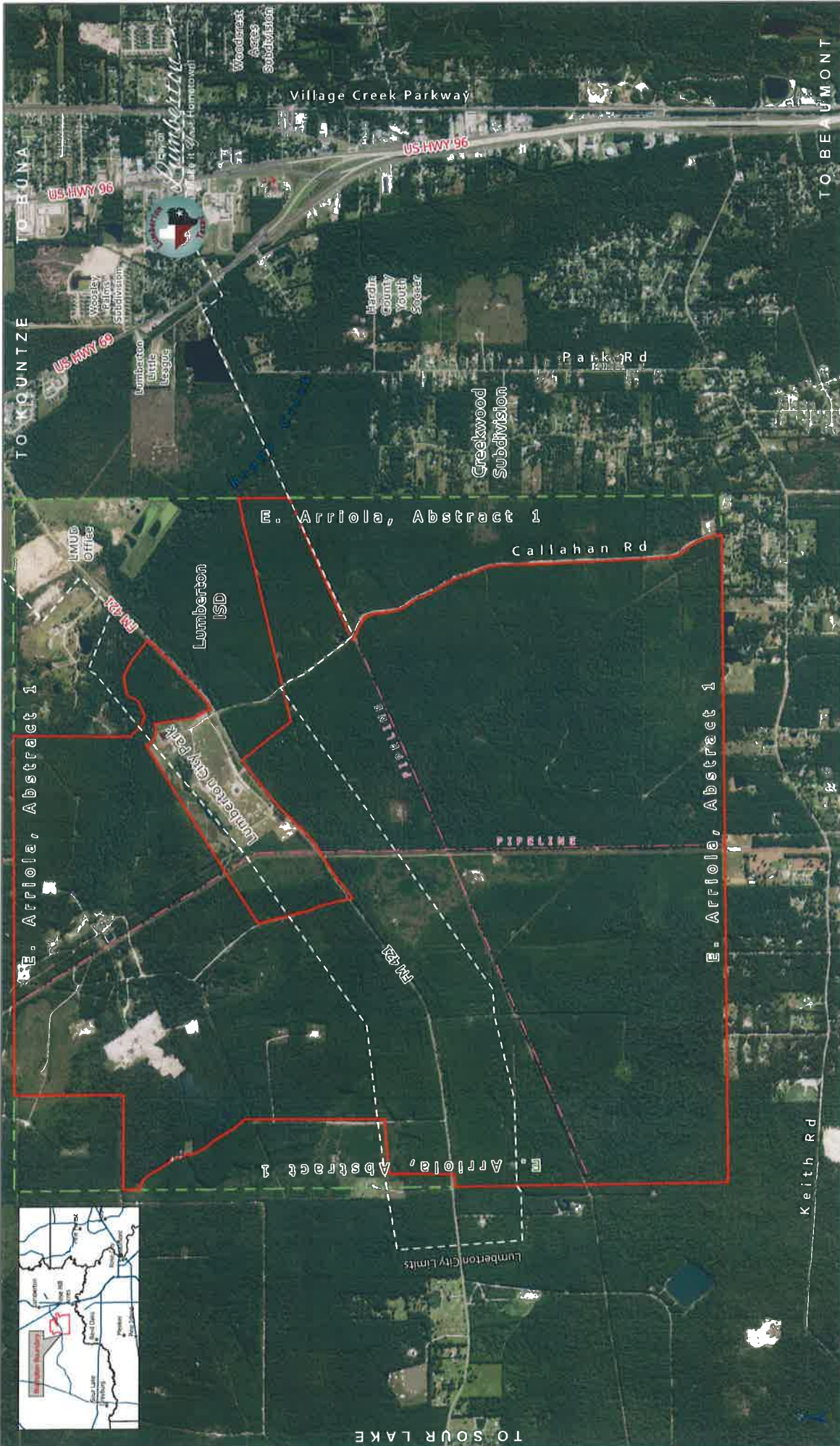
The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of the purchase of the real property.

\_\_\_\_\_  
Date

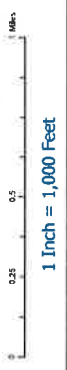
\_\_\_\_\_  
Signature of Purchaser

[ACKNOWLEDGMENT OF PURCHASER]"

**EXHIBIT "D"**  
**(Attached)**



Defined Area



- Defined Area
- E. Arriola League

TO KOUNTZE

E. Arriola, Abstract 1

TO SOUR LAKE

US HWY 96

US HWY 68

LMUD Office

Lumberton  
ISD

E. Arriola, Abstract 1

Callahan Rd

Creekwood  
Subdivision

Park Rd

FM 1221

FM 1221

Lumberton City Limits

E. Arriola, Abstract 1

PIPELINE

Keith Rd

Village Creek Parkway

US HWY 96

TO BOUNA

TO KOUNTZE

TO BEAUMONT

Woodcrest Acres  
Subdivision

Lumberton  
Little League

Hardin  
County  
Youth  
Soccer



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.

**2024-143180**  
**CONNIE BECTON**  
**COUNTY CLERK**  
**2024 Apr 03 at 01:53 PM**  
**HARDIN COUNTY, TEXAS**  
**By: BH , DEPUTY**