

APPENDIX A
LAND INCLUDED WITHIN THE BOUNDARIES OF THE DISTRICT

Generally. The land included within the boundaries of the District, as of the Full Purpose Annexation Date, will be:

- (i) the initial territory of the District, plus
- (ii) any other territory duly added to the District before the Full Purpose Annexation Date,

as such territory is shown by the District's official boundary records (including both metes-and-bounds descriptions and maps) filed and recorded in the Real Property Records of Montgomery County, Texas. All such descriptions and maps are and shall be incorporated into this Agreement by reference.

Initial Territory of the District; Metes and Bounds. The District's official boundary records include the document entitled "AMENDED DISTRICT INFORMATION FORM" recorded in the Real Property Records of Montgomery County, Texas under Clerk's File No. 2008-118179 ("Information Form"). A copy of the metes-and-bounds description from the Information Form is attached to and made a part of this Agreement, for all purposes, to describe the initial territory of the District.

(METES-AND-BOUNDS DESCRIPTION, 10 PAGES, FOLLOWS THIS PAGE)

EXHIBIT A

Montgomery County M.U.D. No. 3
District Boundary
452.5898 Acres

William Atkins Survey, Abstract No. 3
William C. Clark Survey, Abstract No. 6
John T. Vince Survey, Abstract No. 41
James Smith Survey, Abstract No. 37

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

A METES AND BOUNDS description of the three tracts of land defining the boundary of Montgomery County Utility District No. 3, Tract A containing 426.446 acres of land and being located in the William Atkins Survey, Abstract No. 3, the William C. Clark Survey, Abstract No. 6 and the John T. Vince Survey, Abstract No. 41, Tract B containing 0.530 acre of land and being located in the John T. Vince Survey, Abstract No. 41, Tract C containing 10.673 acres of land and being located in the William Atkins Survey, Abstract No. 6, Tract D containing 14.9408 acres of land and being located in the John T. Vince Survey, Abstract No. 41 and the James Smith Survey, Abstract No. 37 and the John T. Vince Survey, Abstract No. 41 said Montgomery County Utility District containing 452.5898 acres of land and being more particularly described as follows:

TRACT A: 426.446 ACRES

BEGINNING at the intersection of the northeasterly right-of-way line of State Highway No. 105 with the common line between said Clark Survey and the Vince Survey;

THENCE, South 89°26'28" West, 1114.12 feet along the common line between the said William C. Clark Survey and the John T. Vince Survey, to a point for corner;

THENCE, North 00°11'43" West, 354.14 feet to a point in the southwesterly line of State Highway No. 105;

THENCE, North 00°27'10" West, 130.64 feet to a point in the said northeasterly line of State Highway No. 105;

THENCE, with said northeasterly line of said Highway, North 67°00'35" West, 802.83 feet to a point for corner;

THENCE, leaving said highway line, North 00°18'01" East, 1306.25 feet to a point for corner;

THENCE, North 00°27'51" East, a distance of 621.29 feet to a point for corner;

THENCE, South 80°50'30" West, a distance of 127.14 feet to a point for corner;

THENCE, South 50°17'01" West, a distance of 72.12 feet to a point for corner;

THENCE, South 87°25'14" West, a distance of 119.72 feet to a point for corner;

THENCE, South 00°27'51" West, a distance of 48.84 feet to a point for corner;

THENCE, South 87°55'04" West, a distance of 120.47 feet to a point for corner;

THENCE, South 70°13'15" West, a distance of 63.58 feet to a point for corner;

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THENCE, North 89°05'06" West, a distance of 127.94 feet to a point for corner;
THENCE, North 78°37'12" West, a distance of 129.49 feet to a point for corner;
THENCE, North 82°15'30" West, a distance of 60.14 feet to a point for corner;
THENCE, North 79°07'02" West, a distance of 117.14 feet to a point for corner;
THENCE, North 38°58'02" West, a distance of 190.85 feet to a point for corner;
THENCE, North 51°01'58" East, a distance of 120.00 feet to a point for corner;
THENCE, North 55°47'47" East, a distance of 60.21 feet to a point for corner;
THENCE, North 51°01'58" East, a distance of 117.17 feet to a point for corner;
THENCE, North 17°51'17" West, a distance of 759.05 feet to a point for corner;
THENCE, North 35°22'11" East, a distance of 98.93 feet to a point for corner;
THENCE, North 24°05'44" East, a distance of 30.06 feet to a point for corner;
THENCE, North 32°41'02" East, a distance of 14.70 feet to a point for corner;
THENCE, North 47°46'19" West, a distance of 106.78 feet to a point for corner;
THENCE, North 42°13'41" East, a distance of 160.00 feet to a point for corner;
THENCE, North 66°02'20" East, a distance of 11.31 feet to a point for corner;
THENCE, North 45°50'48" East, a distance of 160.00 feet to a point for corner;
THENCE, North 48°11'30" East, a distance of 39.55 feet to a point for corner;
THENCE, North 62°37'13" East, a distance of 120.00 feet to a point for corner;
THENCE, North 73°45'38" East, a distance of 46.62 feet to a point for corner;
THENCE, North 74°00'58" East, a distance of 8.01 feet to a point for corner;
THENCE, in an easterly direction with the meanders of the 201-foot contour as follows:
North 65°59'38" East, 60.67 feet;
South 66°27'02" East, 38.55 feet;
North 34°45'24" East, 15.97 feet;
South 86°33'18" East, 87.00 feet;
South 83°52'13" East, 76.45 feet;
South 60°29'32" East, 58.53 feet;
South 21°25'06" East, 65.93 feet;

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South 20°33'20" West, 104.00 feet;
North 32°04'37" East, 67.09 feet;
North 82°10'46" East, 19.85 feet;
South 02°47'32" West, 48.74 feet;
North 72°41'30" East, 81.99 feet;
South 48°40'56" East, 37.28 feet;
North 19°13'02" West, 55.17 feet;
North 35°27'33" East, 67.09 feet;
North 45°13'06" East, 85.86 feet;

North 65°11'00" East, 87.90 feet to a point for corner in the common line between the William Atkins Survey, Abstract No. 3 and the William C. Clark Survey, Abstract No. 6 and the 201-foot contour as established for Lake Conroe by the San Jacinto River Authority;

THENCE, South 00°27'51" West, 16.28 feet to a point for corner;

THENCE, in an easterly direction with the meanders of said 201-foot contour as follows:

North 78°42'00" East, 113.40 feet;
South 82°08'00" East, 178.28 feet;
South 86°08'00" East, 42.20 feet
North 13°23'00" West, 111.10 feet;
North 16°09'00" East, 104.20 feet;
North 30°08'00" East, 106.60 feet;
North 38°16'00" East, 102.10 feet;
North 69°43'00" East, 204.50 feet;
South 59°30'00" East, 96.33 feet;
South 76°40'00" East, 120.92 feet;
North 67°18'00" East, 145.88 feet;
North 86°15'00" East, 142.85 feet;
South 76°47'00" East, 120.61 feet;
North 72°50'00" East, 120.06 feet;
North 57°47'00" East, 128.08 feet;
North 69°53'00" East, 151.80 feet;
South 86°19'00" East, 130.75 feet;
South 80°45'00" East, 174.45 feet;
South 65°04'00" East, 139.44 feet;
South 40°34'00" East, 109.95 feet;
South 10°52'00" East, 179.45 feet;
South 31°50'00" West, 182.73 feet;
South 02°13'00" East, 141.99 feet;
South 11°06'00" West, 140.88 feet;
South 65°03'00" West, 152.00 feet;
South 41°20'00" West, 187.92 feet;
South 47°18'00" West, 207.19 feet
South 73°02'00" West, 139.65 feet;
South 82°04'00" West, 167.43 feet;
South 84°12'00" West, 85.62 feet;
South 28°11'00" East, 23.10 feet;

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South 58°31'00" East, 102.22 feet;
South 60°06'00" East, 200.62 feet;
South 25°32'00" East, 204.20 feet;
South 09°01'00" East, 89.90 feet;
North 73°29'00" East, 73.90 feet;
North 48°34'00" East, 330.10 feet;
South 89°59'00" East, 208.50 feet;
South 28°58'00" East, 196.90 feet;
South 11°12'00" East, 162.50 feet;
South 41°52'00" East, 175.48 feet;
South 54°25'00" East, 227.70 feet;
South 56°41'00" East, 71.50 feet;
North 12°45'00" West, 167.15 feet;
North 01°31'00" West, 319.30 feet;
North 04°40'00" West, 160.00 feet;
North 09°39'00" East, 211.80 feet;
North 23°08'00" East, 113.80 feet;
North 30°27'00" East, 286.70 feet;
North 36°30'00" East, 295.60 feet;
North 56°33'00" East, 110.70 feet;
South 69°22'00" East, 109.68 feet;
South 59°51'00" East, 128.80 feet;
South 30°54'00" East, 88.90 feet;

South 55°19'00" East, 37.10 feet and North 68°04'56" East, 0.09 feet to a point for the northeast corner of the herein described tract;

THENCE, leaving said contour line, South 03°56'11" East, 1165.13 feet to a point for corner;

THENCE, South 54°27'31" East, 465.33 feet to a point for corner;

THENCE, South 30°33'09" East, 334.43 feet to a point for corner;

THENCE, South 02°13'21" East, 662.35 feet to a point for corner;

THENCE, South 04°49'05" West, 244.37 feet to a point for corner;

THENCE, South 17°04'36" West, 850.48 feet to a point for corner;

THENCE, South 41°54'01" East, 366.97 feet to a point for corner;

THENCE, South 31°51'54" East, 501.04 feet to a point for corner;

THENCE, South 42°26'11" West, 793.63 feet to a point for corner;

THENCE, South 44°05'18" West, 103.44 feet to a point for corner on the aforementioned northeasterly line of said State Highway No. 105;

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THENCE, leaving said Highway line, South 00°41'10" East, 914.02 feet to a point for the southeast corner of the here described tract;

THENCE, South 89°54'50" West, 1014.00 feet to a point for corner;

THENCE, North 00°41'10" West, 1376.19 feet to a point for corner on the aforementioned northeasterly right-of-way line of State Highway No. 105 (145-foot wide);

THENCE, with said right-of-way line, North 67°00'35" West, 111.81 feet to a point for corner;

THENCE, continuing with said right-of-way line, South 18°32'49" West, 25.00 feet to a point for corner (said highway 120-foot wide);

THENCE, with said right-of-way line, North 67°00'35" West, 717.15 feet to the **POINT OF BEGINNING, CONTAINING** 426.446 acres of land in Montgomery County, Texas.

TRACT B: 0.530 ACRE

COMMENCING at a 1/2-inch iron rod found for the east property corner of Tract "F" in the April Sound Subdivision, said iron rod being on the southwest right-of-way of State Highway 105 and the north property line of the aforementioned Lake Conroe Forest Subdivision.

THENCE, North 89°26'28" East, along the said north property line of the aforementioned Lake Conroe Forest Subdivision, a distance of 39.30 feet to a point being on the southwest right-of-way line of State Highway 105;

THENCE, South 67°00'35" East, along said southwest right-of-way of State Highway 105, a distance of +937.50 feet to a 5/8-inch iron rod found for the northwest corner of the herein described tract and being the **POINT OF BEGINNING**;

THENCE, South 67°00'35" East, along said southwest right-of-way of State Highway 105, a distance of 153.29 feet to a 5/8-inch iron rod set, said iron rod being on the northwest right-of-way of Navajo Road and also being the northeast corner of both the aforementioned Lot 5, Block 1-A and the herein described tract;

THENCE, South 48°49'02" West, along the northwesterly right-of-way line of Navajo Road, a distance of 277.42 feet to a 1/2-inch iron pipe found, said 1/2-inch iron pipe being the southeast corner of said Lot 5, Block 1-A, the northeast corner of Lot 6, Block 1-A and also the southeast corner of the herein described tract;

THENCE, North 67°05'54" West, leaving the northwest right-of-way line of Navajo Road and along the common line between said Lots 5 and 6 of Block 1-A, a distance of 31.54 feet to a 5/8-inch iron rod found for the southeast corner of the herein described tract;

THENCE, North 22°47'09" East, a distance of 249.76 feet to the **POINT OF BEGINNING, CONTAINING** 0.530 acre (23,078 square feet) of land in Montgomery County, Texas as shown on drawing no. 1409(M), in the offices of Cotton Surveying Company, Houston, Texas.

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TRACT C: 10.673 ACRES

A **METES AND BOUNDS** description of a certain 10.673 acre tract situated in the William Atkins Survey, Abstract No. 3, Montgomery County, Texas, being all of a called 5.0 acre tract conveyed to James B. Pope and wife, Agnes M. Pope by Warranty Deed recorded under Clerk's File No. 9300818 of the Montgomery County Official Public Records of Real Property and all of a called 5.7 acre tract conveyed to James B. Pope and wife, Agnes M. Pope by Warranty Deed recorded under Clerk's File No. 9506619 of the Montgomery County Official Public Records of Real Property; said 10.673 acres being more particularly described as follows with all bearings based on a call of North 00°18'01" East, along a westerly line of a called 426.446 acre tract recorded under Clerk's File No. 8531428 of the Montgomery County Official Public Records of Real Property:

COMMENCING at the intersection of the northeasterly right-of-way line of State Highway No. 105 with the common line between the William C. Clark Survey, Abstract No. 6 and the John T. Vince Survey, Abstract No. 41;

THENCE, South 89°26'28" West, along the common line between the said Clark Survey and the said Vince Survey, 1114.12 feet to a point for corner;

THENCE, North 00°11'43" West, 354.14 feet to a point in the southwesterly line of State Highway No. 105;

THENCE, North 00°27'10" West, 130.64 feet to a point in the said northeasterly line of State Highway No. 105;

THENCE, North 67°00'35" West, with said northeasterly line of said Highway 105, 802.83 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing along the said northeasterly line of said Highway 105, the following four (4) courses and distances:

1. South 00°18'01" West, 9.54 feet to a point for corner;
2. North 66°58'51" West, 316.49 feet to a point for corner;
3. North 22°53'03" East, 14.30 feet to a point for corner;
4. North 66°54'25" West, 318.78 feet to a point for corner;

THENCE, North 00°00'40" East, 736.72 feet to a point for corner, being the southwest corner of a called 5.2 acre tract recorded under Clerk's File No. 9326063 of the Montgomery County Official Public Records of Real Property;

THENCE, South 66°58'59" East, along the south line of said 5.2 acre tract, 320.09 feet to a point for corner;

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THENCE, North 70°47'01" East, continuing along the said south line of said 5.2 acre tract, 306.40 feet to a point for corner, being the southeast corner of said 5.2 acre tract;

THENCE, South 00°18'01" West, 964.85 feet to the **POINT OF BEGINNING, CONTAINING** 10.673 acres of land in Montgomery County, Texas.

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 political subdivision for which it was prepared.

TRACT D: 14.9408 ACRES

A **METES AND BOUNDS** description of a 14.9416 acre tract of land situated in the James Smith Survey, Abstract No. 37 and the John T. Vince Survey, Abstract No. 41, Montgomery County, Texas and being all of Tract 1, called 8.0236 acres out of Unrestricted Reserves "A" and "B", Block 1 of Martin's Landing, as shown on a plat filed for record under Cabinet P, Sheet 68 of the Montgomery County Map Records, and out of and a part of Block 10 of Lake Conroe Forest as filed for record under Volume 5, Page 275 of the Montgomery County Map Records, Tract 2, called 0.3044 acres being out of and a part of that certain called 6.479 acre Perpetual Landfill Easement as recorded under Volume 945, Page 26 of the Montgomery County Deed Records, and under Clerk's File Number 2005-134478, Tract 3, called 0.5777 acres being out of and a part of said Perpetual Landfill Easement, Tract 4, called 0.3152 acres being out of and a part of said Perpetual Landfill Easement as conveyed to GPW ONE, LLC by Warranty Deed dated February 16, 2007 and filed for record under Clerk's File No. 2007-033220 of the Montgomery County Official Public Records of Real Property, and being all of Tract 1, called 4.7388 acres out of said Unrestricted Reserves "A" and "B" of said Martin's Landing, Tract 2, called 0.5440 acres being out of and a part of said Perpetual Landfill Easement, Tract 3, called 0.4361 acres being out of and a part of said Perpetual Landfill Easement as conveyed to George V. Sowers, Jr., Trustee by Deed of Trust, Security Agreement and Financing Statement dated March 16, 2007 and filed for record under Clerk's File No. 2007-033222 of the Montgomery Official Public Records of Real Property, said 14.9416 acres being more particularly described as follows with all bearings based on a call of North 73°11'39" West, along the south line of said Unrestricted Reserve "A";

BEGINNING at a 3/4-inch iron rod found (with cap stamped "Laughlin RPLS 3178") found in the northeast right-of-way of State Highway 105 (width varies) for the most southerly southwest corner of said Unrestricted Reserve "A";

THENCE, over and across said Perpetual Landfill Easement the following twenty (20) courses and distances:

1. North 32°35'47" West, 6.84 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying);
2. North 06°31'57" East, 5.53 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying);
3. North 20°03'06" East, 173.88 feet to a pk nail set in bulkhead;

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4. North 35°14'05" East, 29.72 feet to a pk nail set in bulkhead;
5. North 15°37'24" East, 129.47 feet to a pk nail set in bulkhead;
6. North 11°49'40" East, 54.60 feet to a pk nail set in bulkhead;
7. North 21°33'56" East, 139.88 feet to a pk nail set in bulkhead;
8. North 39°10'29" East, 33.06 feet to a point, from which a pk nail set in bulkhead for reference bears South 49°33'41" East, 1.49 feet, beginning a curve to the right;
9. In a northeasterly direction, along the arc of said curve to the right having a radius of 30.00 feet, a central angle of 71°03'55", an arc length of 37.21 feet, and a chord bearing North 74°42'07" East, 34.87 feet to a pk nail set in bulkhead,
10. South 69°46'16" East, 204.16 feet to a pk nail set in bulkhead;
11. South 50°09'58" East, 55.05 feet to a pk nail set in bulkhead;
12. South 71°53'29" East, 261.78 feet to a pk nail set in bulkhead;
13. South 64°15'59" East, 44.44 feet to a pk nail set in bulkhead;
14. South 75°42'16" East, 143.32 feet to a pk nail set in bulkhead;
15. South 64°50'22" East, 79.71 feet to a pk nail set in bulkhead;
16. South 54°20'58" East, 99.28 feet to a pk nail set in bulkhead;
17. South 45°23'30" East, 145.63 feet to a point, from which a pk nail set in bulkhead for reference bears South 51°07'53" West, 0.96 feet;
18. South 30°43'25" East, 60.80 feet to a point, from which a pk nail set in bulkhead for reference bears South 64°38'25" West, 0.52 feet;
19. South 21°05'43" East, 107.60 feet to a point;
20. South 01°09'10" West, 327.69 feet to a point for the most easterly corner of said Unrestricted Reserve "B" and the most westerly corner of Unrestricted Reserve "C" of said Martin's Landing;

THENCE, South 18°33'10" West, 17.17 feet along an east line of said Unrestricted Reserve "A" and a west line said Unrestricted Reserve "C" to a 1/2-inch iron rod found in the northeast right-of-way of said State Highway 105 for the most southerly southeast corner of said Unrestricted Reserve "B", and the most southerly southwest corner of said Unrestricted Reserve "C";

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THENCE, North 71°26'49" West, 26.76 feet along the northeast right-of-way of said State Highway 105 and the southwest line of said Unrestricted Reserve "B" to a 1/2-inch iron rod found for an angle point of same;

THENCE, North 73°11'39" West, 693.76 feet, continuing along the northeast right-of-way of said State Highway 105 and the southwest line of said Unrestricted Reserve "B" to a 1/2-inch iron rod found for the southwest corner of same and the southeast corner of said Unrestricted Reserve "A";

THENCE, North 70°14'06" West, 497.77 feet along the northeast right-of-way of said State Highway 105 and the southwest line of said Unrestricted Reserve "A" to a 5/8-inch iron rod found (with cap stamped "RPLS 3438") for an angle corner of same;

THENCE, North 73°13'24" West, 45.49 feet, continuing along the northeast right-of-way of said State Highway 105 and the southwest line of said Unrestricted Reserve "A" to the **POINT OF BEGINNING, CONTAINING** 14.9416 acres of land in Montgomery County, Texas, **SAVE AND EXCEPT** the following 0.0008 acre tract.

COMMENCING at a 3/4-inch iron rod found (with cap stamped "Laughlin RPLS 3178") found in the northeast right-of-way of State Highway 105 (width varies) for the most southerly southwest corner of said Unrestricted Reserve "A";

THENCE, South 73°13'24" East, 45.49 feet along the northeast right-of-way of said State Highway 105 and the southwest line of said Unrestricted Reserve "A" to a point;

THENCE, South 70°14'06" East, 109.93 feet continuing along the northeast right-of-way of said State Highway 105 and the southwest line of said Unrestricted Reserve "A" to a point;

THENCE, North 19°45'54" East, 23.18 feet to a point for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 05°13'18" West, 6.00 feet to a point for the northwest corner of the herein described tract;

THENCE, North 84°46'42" East, 6.00 feet to a point for the northeast corner of the herein described tract;

THENCE, South 05°13'18" East, 6.00 feet to a point for the southeast corner of the herein described tract;

THENCE, South 05°13'18" East, 6.00 feet to the **POINT OF BEGINNING, CONTAINING** 0.0008 acres of land containing an aggregate of 14.9408 acres of land in Montgomery County, Texas with all four tracts containing in all 452.5898 acres of land in Montgomery County, Texas as shown on drawing no. 827 in the office of Cotton Surveying, The Woodlands, Texas.

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Ronald L. Hauck

Ronald L. Hauck
Registered Professional Land Surveyor
No. 5343

SEPTEMBER 26, 2007

Date

