

AMENDMENT TO INFORMATION FORM OF  
PORT O'CONNOR IMPROVEMENT DISTRICT

THE STATE OF TEXAS                   §  
  §  
COUNTY OF CALHOUN                 §

We, the undersigned, constituting a majority of the members of the Board of Directors of PORT O'CONNOR IMPROVEMENT DISTRICT (Formerly, Port O'Connor Municipal Utility District (the "District")) do hereby make, execute and affirm this Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The name of the District is: Port O'Connor Improvement District.
2. On November 2, 2021 the voters in Port O'Connor Improvement District and LaSalle Water Control & Improvement District No. 1 A (the "Districts") approved a proposition and agreement to consolidate the districts. The Boards of Directors of the Districts each adopted a Final Order of Consolidation of Port O'Connor Improvement District and LaSalle Water Control & Improvement District No. 1A, both dated January 31, 2022. The newly consolidated district adopted the name of Port O'Connor Improvement District. A complete and accurate legal description of the boundaries of the newly consolidated Port O'Connor Improvement District is attached to this instrument as Exhibit A and made a part hereof for all purposes.
3. Although the Districts are consolidated, both individual districts adopted their own tax rates prior to consolidation. The newly consolidated District will not adopt its tax rates until the fall of 2022; therefore, until that time the rates adopted by the districts prior to consolidation will apply.
4. On May 7, 2022 the voters in Port O'Connor Improvement District approved two bond propositions: (1) authorization of \$40,000,000 in tax bonds and (2) an authorization of \$40,000,000 in refunding bonds.
5. The most recent rate of taxes levied by the Port O'Connor Improvement District, prior to consolidation, is \$0.519 per \$100 of assessed valuation. This rate applies to all property in Tract 1 on the attached Exhibit A.
6. The most recent rated of taxes levied by the District for property located in Defined Area No. 1 within the District is \$0.4810 per \$100 of assessed valuation. Such amount is in addition to the taxes levied District wide.
7. The most recent rate of taxes levied by the LaSalle Water Control & Improvement District No. 1A, prior to consolidation, is \$0.57 per \$100 of assess valuation. This rate applies to all property in Tract 2 on the attached Exhibit A.

2022-02840 AM Total Pages: 9

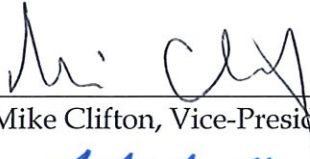
8. The most recent rate of taxes levied by the District for property located in Defined Area No. 1 within the District is \$0.4810 per \$100 of assessed valuation. Such amount is in addition to the taxes levied District wide.
9. No standby fee is presently imposed by the District.
10. The form Notice to Purchasers required by § 49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "B" and incorporated herein for all purposes.

[EXECUTION PAGE FOLLOWS]

ADOPTED AND MADE EFFECTIVE THIS 23rd day of May, 2022.



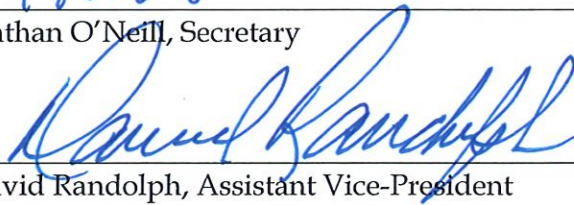
Danny McGuire, President



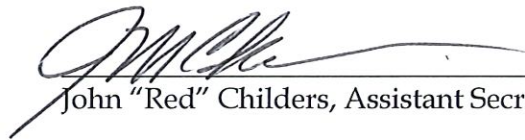
Mike Clifton, Vice-President



Nathan O'Neill, Secretary



David Randolph, Assistant Vice-President



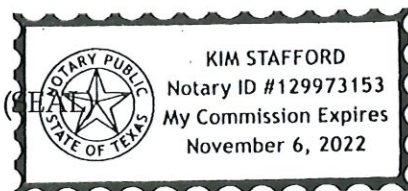
John "Red" Childers, Assistant Secretary

THE STATE OF TEXAS  
COUNTY OF CALHOUN

§  
§  
§

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Danny McGuire, Mike Clifton, Nathan O'Neill, David Randolph and John "Red" Childers known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of May, 2022.



*Kim Stafford*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, return to: Port O' Connor Improvement District c/o Walker Keeling LLP, P.O. Box 108 Victoria, Texas 77902, Attn: Donna Grafe-Tucker.

PORT O'CONNOR IMPROVEMENT DISTRICT  
APPROXIMATELY 3,159.8 ACRES

JANUARY 6, 2022  
JOB NO. 8491-01

DESCRIPTION OF APPROXIMATELY 3,159.8 ACRES OF LAND SITUATED  
IN THE SANTIAGO GONZALES SURVEY, ABSTRACT NO. 19  
CALHOUN COUNTY, TEXAS

BEING approximately 3,159.8 acres of land situated in the Santiago Gonzales Survey, Abstract No. 19 of Calhoun County, Texas and being all of Tract 1 (approximate 2,000 acres) in the Port O'Connor Improvement District and all of PHASE 1 OF THE SANCTUARY SUBDIVISION, a subdivision plat recorded under Volume (Vol.) Z, Page (Pg.) 702 of the Calhoun County Deed Records (C.C.D.R.), being all of PHASE 2 OF THE SANCTUARY SUBDIVISION, a subdivision plat recorded under Vol. Z, Pg. 711 of the C.C.D.R. and being all of a called 12.00 acre tract as described in an instrument to Jan and Patricia Maly Interests, LLC recorded under Instrument No. 142711 of the C.C.D.R., said approximate 3,159.8 acres being described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204:

PORT O'CONNOR IMPROVEMENT DISTRICT - TRACT 1

(as described in the 65<sup>th</sup> Texas Legislature-Regular Session, Approved June 15, 1977)

BEING an approximately 2,000 acre tract of land situated in the Santiago Gonzales Survey, A-19, Calhoun County, Texas; and said tract of land being further described as follows to wit:

BEGINNING at a point on the north line of Taylor Street at the point of intersection with the projection of the west line of Ninth Street;

THENCE North with a projection of the west line of Ninth Street to Live Oak (Boggy) Bayou;

THENCE Easterly with the south bank of Live Oak (Boggy) Bayou and its meanders to Matagorda Bay;

THENCE in a southerly direction with the west shoreline of Matagorda Bay to a point where said shoreline intersects the north right-of-way line of the Intracoastal Waterway;

THENCE in a westerly direction with the north right-of-way line of the Intracoastal Waterway to the point of intersection where said north right-of-way intersects the east line of the LaSalle Ranch, as owned by William Bauer and as fenced in 1997;

THENCE in a northerly direction with the east line of the said LaSalle Ranch, as owned by William Bauer and as fenced in 1997, and continuing in a northwest direction with said line of fence, same being the lower east line of the Southwest Texas Corporation (Powderhorn Ranch (V. 353, P. 452 Feb 22, 1982 CDDR)); to an inner corner of said Southwest Texas Corporation property for the northwest corner of this tract;

THENCE in an easterly direction with the most easterly south line of the Southwest Texas Corporation (Powderhorn Ranch), as fenced in 1997 with its meanders to the POINT OF BEGINNING;  
CONTAINING approximately 2,000 acres situated in the Santiago Gonzales Survey, A-19, Calhoun County, Texas;

PORT O'CONNOR IMPROVEMENT DISTRICT  
APPROXIMATELY 3,159.8 ACRES

JANUARY 6, 2022  
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Said lands include all that certain marsh area lying north of the north line of the original Town Tract of Port O'Connor, south of the south bank of Live Oak (Boggy) Bayou, east of an extension of the west line of Ninth Street and west of the west shore line of Matagorda Bay; all of the original Town Tract of Port O'Connor and all of those certain Outlots lying south of the south line of the said Southwest Texas Corporation (Powderhorn Ranch) fence, east of the east line of the LaSalle Ranch (William Bauer) and the said Southwest Texas Corporation (Powderhorn Ranch) fence line, and north of the north right-of-way line of the intracoastal Waterway.

**PORT O'CONNOR IMPROVEMENT DISTRICT – TRACT 2**

BEING a 1,159.8 acre tract of land situated in the Faustino Albarado Survey, Abstract No. 1 of Calhoun County, Texas and being all of PHASE 1 OF THE SANCTUARY SUBDIVISION, a subdivision plat recorded under Volume (Vol.) Z, Page (Pg.) 702 of the Calhoun County Deed Records (C.C.D.R.), being all of PHASE 2 OF THE SANCTUARY SUBDIVISION, a subdivision plat recorded under Vol. Z, Pg. 711 of the C.C.D.R. and being all of a called 12.00 acre tract as described in an instrument to Jan and Patricia Maly Interests, LLC recorded under Instrument No. 142711 of the C.C.D.R., said 1,159.8 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the west line of said PHASE 2 OF THE SANCTUARY SUBDIVISION as cited herein:

**BEGINNING** at a 5/8-inch iron rod found for the northeast corner of said PHASE 1 OF THE SANCTUARY SUBDIVISION, same being the northwest corner of a called 1,019.707 acre tract as described in an instrument to Chunda, Limited recorded under Vol. 419, Pg. 374 of the C.C.D.R., said point lying on the south right-of-way line of State Highway 185;

THENCE, S 25°50'49" E, along and with the common line of said 1,019.707 acre tract and said PHASE 1 OF THE SANCTUARY SUBDIVISION, a distance of 6,706.96 feet to the common south corner of said 1,019.707 acre tract and said PHASE 1 OF THE SANCTUARY SUBDIVISION, same being the east corner of the herein described tract, said point lying on the north right-of-way line of the Intracoastal Waterway;

THENCE, along and with the north right-of-way line of the Intracoastal Waterway, same being the south lines of said PHASE 1 and PHASE 2 OF THE SANCTUARY SUBDIVISIONS, the following courses and distances:

S 61°15'14" W, a distance of 1,613.99 feet to the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 79.95 feet, having a radius of 5,423.42 feet, a central angle of 0°50'41" and chord which bears S 61°40'35" W, 79.95 feet to the point of tangency;

S 62°05'55" W, a distance of 6,096.16 feet to the south corner of said PHASE 2 OF THE SANCTUARY SUBDIVISION and the herein described tract, same being the southeasterly corner of a called 485.71 acre tract as described in an instrument to Cristobal Key, LLC (f/k/a TCR Land Investments, LLC) recorded under Instrument No. 149120 of the C.C.D.R.;

PORT O'CONNOR IMPROVEMENT DISTRICT  
APPROXIMATELY 3,159.8 ACRES

JANUARY 6, 2022  
JOB NO. 8491-01

THENCE, along and with the common lines of said PHASE 1 and 2 OF THE SANCTUARY  
SUBDIVISIONS and said 485.71 acre tract, the following courses and distances:

N 25°50'49" W, a distance of 4,905.02 feet to a point for corner;

N 59°59'59" E, a distance of 2234.87 feet to a 5/8-inch iron rod with cap stamped "URBAN"  
found for corner;

N 29°59'59" W, a distance of 467.09 feet to a 5/8-inch iron rod with cap stamped "URBAN"  
found for corner;

N 59°59'59" E, a distance of 1,283.78 feet to a 5/8-inch iron rod with cap stamped "URBAN"  
found for corner;

N 25°50'49" W, a distance of 2,937.82 feet to the northeast corner of said 485.71 acre tract, the  
northwest corner of said PHASE 1 THE SANCTUARY SUBDIVISION and the herein described  
tract, lying on the south right-of-way line of said State Highway 185;

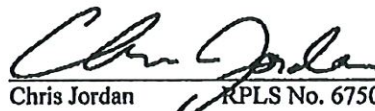
THENCE, N 83°58'28" E, along and with said south right-of-way line, same being the north line of said  
PHASE 1 THE SANCTUARY SUBDIVISION, a distance of 4,579.79 feet to the **POINT OF  
BEGINNING** and containing 1,159.8 acres of land.

|                      |                                    |
|----------------------|------------------------------------|
| <b>TRACT 1</b>       | <b>Approximately 2,000 Acres</b>   |
| <b>TRACT 2</b>       | <b><u>1,159.8 Acres</u></b>        |
| <b>TOTAL ACREAGE</b> | <b>Approximately 3,159.8 Acres</b> |

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground  
survey, and is not to be used to convey or establish interests in real property except those rights and  
interests implied or established by the creation or reconfiguration of the boundary of the political  
subdivision for which it was prepared.

The Boundary Map of the tract shown hereon is being issued under separate cover of even date.



  
Chris Jordan RPLS No. 6750  
BGE, Inc.  
10777 Westheimer Road, Suite 400  
Houston, Texas 77042  
Telephone: (281) 558-8700  
TBPLS Licensed Surveying Firm No. 10106500

## EXHIBIT "B"

### NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Port O'Connor Improvement District (the "District"), consisting of Port O'Connor Improvement District, which was formerly Port O'Connor Municipal Utility District ("POCID"), and LaSalle Water Control & Improvement District No. 1A ("LaSalle"). 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. Although the Districts are consolidated, both individual districts adopted their own tax rates prior to consolidation. The newly consolidated District will not adopt its tax rates until the fall of 2022; therefore, until that time the rates adopted by the districts prior to consolidation will apply.

As of this date, the rate of taxes levied by POCID on all real property located in Tract 1 of the attached Exhibit A depicting the newly consolidated district is \$0.519 on each \$100 of assessed valuation. The rate of taxes levied by LaSalle on all real property located in Tract 2 of the attached Exhibit A is \$0.57 on each \$100 of assessed valuation. The rate of taxes levied by the District on property located in the Defined Area No. 1 on real property located in the Defined Area No. 1 is \$0.4810 on each \$100 of assessed valuation, which is in addition to the tax levied by the District on a District wide basis. The total tax rate levied in the Defined Area No. 1 is \$1.00.

The total amount of available voter authorized bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters of the District and which may, at this date, be issued is \$40,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$12,000,000. The District has issued \$4,700,000 out of \$50,000,000 authorized in unlimited tax bonds to refund its previously issued revenue bonds issued for facilities of the District.

The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters within the Defined Area No. 1 within the District and which have been or may, at this date, be issued is \$20,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities to serve the Defined Area No. 1 within the District and payable in whole or in part from property taxes is \$0. Bonds issued by the District for the specified facilities to serve the Defined Area No. 1 within the District are in addition to the unlimited tax bond issued by the District for District wide facilities.

The District has the authority to levy a sales and use tax on taxable transactions within the District and to issue bonds payable from such taxes. As of this date, the rate of sales and use tax levied by the District on all taxable transactions within the District is 1.5%. The aggregate initial principal amount of all bonds issued and payable in whole or in part from sales and use taxes is \$0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0. An unpaid standby fee is



a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The purpose of the District is to provide water, sewer, drainage flood control and navigation facilities, and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property you are acquiring is as follows:

*(description of property)*

SELLER:

(Date)

\_\_\_\_\_  
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 ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

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

PURCHASER:

(Date)

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

After recording, please return to: \_\_\_\_\_.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2022-02840

AM Fee: \$58.00  
06/29/2022 01:31 PM jholladay



*Anna M. Goodman*

Anna Goodman, County Clerk  
Calhoun County, Texas