



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the Horsepen Bayou MUD District. 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 rate of taxes levied by the district on real property located in the district is \$.38 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.38 on each \$100 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, approved by the voters and which have been or may, at this date, be issued in \$34,150.00, 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 \$ 34,150.00.

2) 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 \$ _____. 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.

3) Mark an "X" in one of the following three spaces and then complete as instructed.

- Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).
- Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).
- Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities.

A) The district is located in whole or in part within the corporate boundaries of the City of _____. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a 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.

B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of _____. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

4) The purpose of this district is to provide water, sewer, drainage, or flood control 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: _____

Carrietta Coleman as POA for Jackie Coleman
dotloop verified
02/23/23 7:40 AM CST
GVE3-OE14-C1C1-3C64

Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

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.

Signature of Purchaser _____ Date _____ Signature of Purchaser _____ Date _____

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 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.

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1160360010018

Tax Year: 2022



Owner and Property Information								
Owner Name & Mailing Address: COLEMAN JACKIE & BOBBYE B 13602 DEMPLEY DR HOUSTON TX 77041-5941				Legal Description: LT 18 BLK 1 CONCORD BRIDGE SEC 5 Property Address: 13602 DEMPLEY DR HOUSTON TX 77041				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{A®}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,880 SF	2,862 SF	84	4030	225 -- ISD 04 - South of US 290, btwn Beltway 8 and Hwy 6	4761B	408Y

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2022	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
Residential Homestead (Multiple)	004	CYPRESS-FAIRBANKS ISD	114,046	Supplemental: 10/07/2022	1.339200	1.294800
	040	HARRIS COUNTY	245,230	Supplemental: 10/07/2022	0.376930	0.343730
	041	HARRIS CO FLOOD CNTRL	245,230	Supplemental: 10/07/2022	0.033490	0.030550
	042	PORT OF HOUSTON AUTHY	245,230	Supplemental: 10/07/2022	0.008720	0.007990
	043	HARRIS CO HOSP DIST	245,230	Supplemental: 10/07/2022	0.162210	0.148310
	044	HARRIS CO EDUC DEPT	245,230	Supplemental: 10/07/2022	0.004990	0.004900
	045	LONE STAR COLLEGE SYS	80,000	Supplemental: 10/07/2022	0.107800	0.107800
	633	HC EMERG SRV DIST 9	172,262	Supplemental: 10/07/2022	0.057628	0.049984
	652	HORSEPEN BAYOU MUD	20,000	Supplemental: 10/07/2022	0.380000	0.350000

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	43,834		Land	43,834	

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M.U.D Bond Information

District Name	County	Tax Rate	Tax Year	Bond Authorized	Bonds Issued
Harris-Brazoria Counties MUD # 509	Harris	\$0.85	2021	\$147,300,000	\$49,700,000
Harris-Fort Bend Cos MUD # 1	Harris	\$0.64	2021	\$43,790,000	\$24,800,000
Harris-Fort Bend Cos MUD # 3	Harris	\$0.67	2021	\$72,375,000	\$60,940,000
Harris-Fort Bend Cos MUD # 5	Harris	\$0.45	2021	\$39,600,000	\$32,260,000
Harris-Montgomery Counties MUD # 386	Harris	\$0.49	2021	\$293,500,000	\$179,050,000
Harris-Waller Counties MUD # 2	Harris	\$0.95	2021	\$44,500,000	\$19,385,000
Harris-Waller Counties MUD # 3	Harris	\$0.72	2021	\$514,800,000	\$60,350,000
Harris-Waller Counties MUD # 5	Harris	\$1.50	2021	\$0	\$0
Heatherloch MUD	Harris	\$0.39	2021	\$27,960,000	\$11,105,000
Horsepen Bayou MUD	Harris	\$0.38	2021	\$34,150,000	\$34,150,000
Hunter's Glen MUD	Harris	\$0.68	2021	\$75,545,000	\$52,370,000
Hunterwood MUD	Harris	\$2.85	1993	\$0	\$0
Intercontinental Crossing MUD	Harris	\$0.95	2021	\$20,010,000	\$7,765,000
Intercontinental MUD	Harris	\$1.25	2021	\$0	\$0
Interstate MUD	Harris	\$0.37	2021	\$31,995,000	\$23,940,000
Inverness Forest Improvement Dist	Harris	\$0.43	2021	\$12,930,000	\$8,120,000
Jackrabbit Road PUD	Harris	\$0.28	2021	\$5,000,000	\$1,960,000
Jur. 720 (E AlclineMgmt District Defined Area 1)	Harris	\$1.25	2020	\$0	\$0
Katy Management District # 1	Harris	\$0.80	2021	\$175,000,000	\$26,395,000
Kings Manor MUD	Harris	\$0.63	2021	\$48,000,000	\$18,905,000
Kingsbridge MUD	Harris	\$0.49	2021	\$82,315,000	\$41,775,000
Kirkmont MUD	Harris	\$0.53	2021	\$13,930,000	\$6,640,000
Klein PUD	Harris	\$0.45	2021	\$6,200,000	\$6,200,000
Kleinwood MUD	Harris	\$0.41	2021	\$36,205,000	\$19,660,000
Lake Forest UD	Harris	\$0.24	2021	\$0	\$0
Lake MUD	Harris	\$0.47	2021	\$63,195,000	\$47,925,000
Langham Creek UD	Harris	\$0.62	2021	\$108,440,000	\$49,920,000
Longhorn Town UD	Harris	\$0.32	2021	\$25,000,000	\$11,705,000
Louetta North PUD	Harris	\$0.25	2021	\$16,000,000	\$6,760,000
Louetta Road UD	Harris	\$0.25	2021	\$7,500,000	\$4,350,000
Lower Kirby Pearland Management District	Harris	\$0.70	2020	\$143,750,000	\$32,195,000
Luce Bayou PUD	Harris	\$1.00	2021	\$60,550,000	\$5,000,000
Malcomson Road UD	Harris	\$0.42	2021	\$39,520,000	\$39,520,000
Mason Creek UD	Harris	\$0.34	2021	\$21,999,000	\$21,870,000
Mayde Creek MUD	Harris	\$0.80	2021	\$26,950,000	\$20,465,000
Meadowhill Regional MUD	Harris	\$0.68	2021	\$69,265,000	\$44,830,000



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