Authentisign ID: 21F77815-2BF2-433E-A3A1-D9591DAC65D4



## 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 <u>**Ft Bend Mud 152**</u> 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 \$1.28 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 \$1.28 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 \$114,100,000.00, 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 \$31,895,000.00.

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 **<u>unknown</u>**. 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).

X 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).

A) The district is located in whole or in part within the corporate boundaries of the City of <u>Richmond</u>. 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: <u>WALNUT CREEK SEC 13</u>, **BLOCK 3**, LOT 5

Nadir Neru	04/05/2023 <b>04/04/2023</b>	Veronica Rojo	04/06/2023 04/04/2023
Signature 401 Sector	Date	Signature20f Sector	Date
Nadir Nery		Veronica Rojo	

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, <u>2021</u>" for the words "this date" and place the correct calendar year in the appropriate space.

7/06/2020 ©2020	©2020 Houston REALTORS® Information Service, Inc.			HAR400
NB Elite Realty LLC., 1644 W Alabama St #	100 Houston TX 77006	Phone: 2813304244	Fax:	Nadir y Veronica
Bertha Tsokos	Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harw	ood St, Suite 2200, Dallas, TX 75201	www.lwolf.com	

	PROMULGATED BY THE	TEXAS REAL ESTATE COMMISSION (TREC)	11-07-202
TREEC	MANDATORY M OWN	OR PROPERTY SUBJECT TO MEMBERSHIP IN A PROPERTY IERS ASSOCIATION USE WITH CONDOMINIUMS)	EQUAL HOUSING OPPORTUNITY
	ADDENDUM TO CONT	RACT CONCERNING THE PROPERTY A	т
	7438 Dry Stone Ln.	(Street Address and City)	ond
	Crest Ma	nagement Co. 281-945-4643	
to the subdivis Section 207.00 (Check only or 1. Within the Si the co occur Inform 2. Within copy time Inform Buyer requir prior f	INFORMATION: "Subdivision ion and bylaws and rules of the 3 of the Texas Property Code. he box): mdays after the effect ubdivision Information to the Bu ontract within 3 days after Buyer is first, and the earnest money nation, Buyer, as Buyer's sole rules to money will be refunded to Bu mdays after the effect of the Subdivision Information required, Buyer may terminate nation or prior to closing, which the duyer may, as Buyer's sole o closing, whichever occurs firs	ctive date of the contract, Buyer shall ob to the Seller. If Buyer obtains the Subdiv e the contract within 3 days after Buye ever occurs first, and the earnest money control, is not able to obtain the Subdivisio remedy, terminate the contract within 3 da t, and the earnest money will be refunded t	Il of which are described by bbtain, pay for, and deliver prior to closing, whichever not receive the Subdivision time prior to closing and the tain, pay for, and deliver ision Information within the r receives the Subdivision will be refunded to Buyer. In Information within the time ys after the time required of o Buyer.
L doo Buyen certifie Seller X 4. Buyen The title com	es not require an updated resal 's expense, shall deliver it to l cate from Buyer. Buyer may ten fails to deliver the updated resa does not require delivery of the upany or its agent is author	e Subdivision Information before signing t e certificate. If Buyer requires an updated Buyer within 10 days after receiving payn minate this contract and the earnest money ale certificate within the time required. e Subdivision Information. ized to act on behalf of the parties t required fee for the Subdivision Info	resale certificate, Seller, a nent for the updated resal will be refunded to Buyer o obtain the Subdivisio
obligated to p B. MATERIAL CH promptly give notic i) any of the Sub nformation occurs C. FEES AND DE charges assoc excess. This p prepaid items)	ay. HANGES. If Seller becomes away to Buyer. Buyer may termin division Information provided w prior to closing, and the earnest POSITS FOR RESERVES: Buy iated with the transfer of the P aragraph does not apply to: (i) that are prorated by Paragraph	are of any material changes in the Subdivis ate the contract prior to closing by giving vas not true; or (ii) any material adverse money will be refunded to Buyer. ver shall pay any and all Association fees, or roperty not to exceed \$ 200.00 regular periodic maintenance fees, asses 13, and (ii) costs and fees provided by Par	sion Information, Seller sha written notice to Seller change in the Subdivision leposits, reserves, and othe and Seller shall pay ar ssments, or dues (includin agraphs A and D.
D. AUTHORIZAT updated resale not require the from the Assoc a waiver of ar informatio NOTICE TO BUY responsibility to m Property which the	ION: Seller authorizes the Ass e certificate if requested by the Subdivision Information or an ciation (such as the status of du ny right of first refusal), X Buy n prior to the Title Company ord <b>'ER REGARDING REPAIRS</b> ake certain repairs to the Pro	ociation to release and provide the Subd Buyer, the Title Company, or any broker updated resale certificate, and the Title Co es, special assessments, violations of cov ver Seller shall pay the Title Company	ivision Information and ar to this sale. If Buyer doe mpany requires informatio enants and restrictions, an y the cost of obtaining th ation may have the sol ondition of any part of th
	·		04/05/2023
_		Nadir Nery	
Buyer			04/06/2023