

RECEIVED DEC 01 2022

RP-2022-565106
11/28/2022 RP1 \$30.00

AMENDMENT TO
NOTICE TO SELLERS AND PURCHASERS OF REAL ESTATE
SITUATED IN
CLEAR LAKE CITY WATER AUTHORITY

THE STATE OF TEXAS §
COUNTY OF HARRIS §
CLEAR LAKE CITY WATER AUTHORITY §

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Pursuant to V.T.C.A., Texas Water Code, Section 49.452, the Board of Directors of Clear Lake City Water Authority (the "Authority") now gives the following notice to all sellers and purchasers of real estate situated within the boundaries of said Authority and requests that you refer to its Notice to Sellers and Purchasers of Real Estate Situated in Clear Lake City Water Authority, dated December 24, 2014 and recorded in Clerk's File Number 20150011616 of the Real Property Records of Harris County, Texas and Amendment to Notice to Sellers and Purchasers of Real Estate Situated in Clear Lake City Water Authority, dated October 8, 2020 and recorded in Clerk's File Number RP-2020-577024.

The only modifications and updates to the Notice are in regard to Items 3 and 9, which now should read as follows:

- 3. The most recent rate of Authority taxes on property located in the Authority is \$0.21 per \$100 valuation debt service tax and \$0.05 per \$100 valuation maintenance tax, for a total tax of \$0.26 per \$100 valuation, equalized at 100% of the fair market value.
- 9. The particular form of Notice to Purchasers required by Section 49.453 to be furnished by a seller to a purchaser of real property in the Authority completed by the Authority with all information required to be furnished by the Authority is attached hereto as Exhibit "B."

PLEASE RETURN TO:
CLEAR LAKE CITY WATER AUTHORITY
900 BAY AREA BLVD
HOUSTON, TX 77058

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EXHIBIT "B"

The form of the Notice to Purchasers is as follows:

NOTICE TO SELLERS AND PURCHASERS OF REAL ESTATE
SITUATED IN
CLEAR LAKE CITY WATER AUTHORITY

"The real property, described below, which you are about to purchase, is located in Clear Lake City Water Authority. The Authority 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 Authority on real property located in the Authority for the 2022 tax year is \$0.26 on each \$100 of assessed. 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 is \$138,496,625, and the aggregate principal amounts of all outstanding bonds issued for one or more of the specified facilities of the Authority and payable in whole or in part from property taxes is \$117,475,000.

The Authority also has the authority to adopt and impose a standby fee on property in the Authority 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 Authority. The Authority may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. 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 Authority stating the amount, if any, of unpaid standby fees on a tract of property in the Authority.

The Authority is located in whole or in part within the corporate boundaries of the Cities of Houston, Pasadena, La Porte, Taylor Lake Village and Webster. The taxpayers of the Authority are subject to the taxes imposed by the municipality and by the Authority until the Authority is dissolved. The Authority may be dissolved only if the provisions of Section 43.076 of the Texas Local Government Code are satisfied. Under Section 43.076, dissolution must be accompanied by agreement among the Authority and all the cities in which the Authority then lies, which agreement may specify any agreed method of allocation of assets and liabilities.

The purpose of this Authority is to provide water, sewer, drainage, or flood control facilities and services within the Authority 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 Authority. The legal description of the property that you are acquiring is as follows:

08/22/2023	AuthentiSIGN <i>Jeffrey S Greenwood</i>
08/22/2023	8/22/2023 3:01:20 PM CDT <i>Amber D Greenwood</i>
Date	Signature of Seller

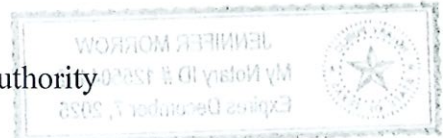
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE AUTHORITY AT ANY TIME. THE AUTHORITY ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE AUTHORITY. PURCHASER IS ADVISED TO CONTACT THE AUTHORITY 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

"(Note: Correct Authority 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 Authority does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the Authority has not yet levied taxes, a statement of the Authority's most recent projected rate of debt service tax is to be placed in the appropriate space. If the Authority 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, 20__' the words 'this date' and place the correct calendar year in the appropriate space."

Issued by: Clear Lake City Water Authority



Date Issued: October 13, 2022

PLEASE RETURN TO:
CLEAR LAKE CITY WATER AUTHORITY
900 BAY AREA BLVD
HOUSTON, TX 77058

We, the undersigned, being duly chosen members of the Board of Directors of Clear Lake City Water Authority, each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

10/13/2022
Date

[Signature]
John B. Branch, President

10/13/2022
Date

[Signature]
Robert T. Savely, Vice President

10/13/2022
Date

[Signature]
W. Thomas Morrow, Secretary

10/13/2022
Date

[Signature]
Anthea Guest, Director

10/13/2022
Date

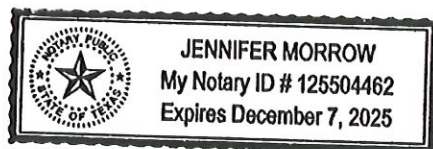
[Signature]
John Graf, Director

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was affirmed and acknowledged before me on October 13, 2022, by John B. Branch, Robert T. Savely, W. Thomas Morrow, Anthea Guest, and John Graf, members of the Board of Directors of Clear Lake City Water Authority, in the capacity herein stated.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:



FILED FOR RECORD

8:00:00 AM

Monday, November 28, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, November 28, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS