

# **NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT**

The real property that you are about to purchase is located in Montgomery County Municipal Utility District No. 39, of Montgomery County, Texas (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.2925 on each \$100 of assessed valuation.

The real property described below, which you are about to purchase, may also be located within the Defined Area A and the land may be subject to defined area taxes in addition to the other taxes of the District. As of this date, the additional rate of taxes levied by the District on real property located within the Defined Area A for the tax year 2022 is \$0.00 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, is \$33,650,000 for water, sewer, and drainage facilities.

The aggregate initial principal amount of all such bonds issued is \$27,025,000 for water, sewer, and drainage facilities.

The total amount of Defined Area A bonds, excluding refunding approved by the voters and which have been or may, at this date, be issued is \$44,800,000, and the aggregate initial principal amount of all such bonds issued for one or more of the specified facilities of the Defined Area A and payable in whole or in part from property taxes levied on all real property located in the Defined Area A is \$0.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Conroe. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The District has entered into a Strategic Partnership Agreement with the City of Conroe. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

In addition, the District is located in whole or in part in the boundaries of The Woodlands Township, a political subdivision of the State of Texas (the "Township"). The Township and the City entered into a Regional Participation Agreement that addresses, among other things, the procedures under which the area of the Township may be excluded from the extraterritorial jurisdiction of the City and thereafter be incorporated as a municipality. In the event of incorporation, the SPA will automatically terminate and the municipality may dissolve the District

without its consent if the municipality complies with the procedures and requirements of Chapter 43, Texas Local Government Code, as amended.

The purpose of this District is to provide water, sewer, and drainage facilities and services. Subject to certain limitations, the District may also provide road, parks and recreational, and firefighting facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

[Signature], Seller

By: SELLER

Name: GISELLE DYCAICO

Title: \_\_\_\_\_

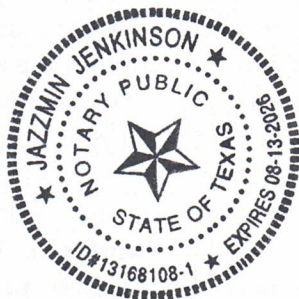
8/21/2023  
Date

THE STATE OF TEXAS §  
  §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this 21 day of AUGUST, 2023, by GISELLE DYCAICO.

[Signature]  
Notary Public in and for  
the State of TEXAS

(SEAL)





PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. 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 or at closing of purchase of the real property.

\_\_\_\_\_, Purchaser

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Date

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
the State of T E X A S

(SEAL)