

This notice form is issued by:

PORTER MUNICIPAL UTILITY DISTRICT

Telephone Number:
Date of Issuance:

(713) 951-0800
October 19, 2022

NOTICE TO PURCHASERS

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

“The real property, described below, which you are about to purchase is located in the Porter Municipal Utility District.” [If said real property is located in one of the defined areas of the District, include the information provided below which is associated with that defined area and add “The real property, described below, which you are about to purchase, is also located in a defined area of the District and your 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 within the defined area is \$ _____ (fill in blank with the applicable defined area tax rate) on each \$100 of assessed valuation.”] “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 District-wide taxes levied by the District on real property located in the District is \$0.4200 on each \$100.00 of assessed valuation. If the District has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$ N/A on each \$100 of assessed valuation. The total amount of District-wide bonds approved by the voters (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) and which have been or may, at this date, be issued is \$75,802,000, and the aggregate initial principal amounts of all District-wide bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$61,762,000.”

“The District has created the Auburn Trails Defined Area No. 1 (formerly known as the Auburn Trails Defined Area). As of this date, the rate of taxes levied by the District on real property located in the Auburn Trails Defined Area No. 1 is \$0.4200 on each \$100 of assessed valuation for the District-wide tax described above, and an additional \$0.6151 on each \$100 of assessed valuation for the Auburn Trails Defined Area No. 1 tax, for a total of \$1.0351 on each \$100 of assessed valuation. The total amount of Auburn Trails Defined Area No. 1 bonds which have been approved by the voters (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) and which have been or may, at this date, be issued is \$13,365,000, and the aggregate initial principal amounts of all Auburn Trails Defined Area No. 1 bonds issued for one or more of the specified facilities of the District and payable in whole or in part solely from property taxes on property within the Auburn Trails Defined Area No. 1 is \$6,060,000.”

“The District has created the Auburn Trails Defined Area No. 2. As of this date, the rate of taxes levied by the District on real property located in the Auburn Trails Defined Area is \$0.4200 on each \$100 of assessed valuation for the District-wide tax described above, and an additional \$0.6325 on each \$100 of assessed valuation for the Auburn Trails Defined Area No. 2 tax, for a total of \$1.0525 on each \$100 of assessed valuation. The total amount of Auburn Trails Defined Area No. 2 bonds which have been approved by the voters (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) and which have been or may, at this date, be issued is \$6,650,000, and the aggregate initial principal amounts of all Auburn Trails Defined Area No. 2 bonds issued for one or more of the specified facilities of the District and payable in whole or in part solely from property taxes on property within the Auburn Trails Defined Area No. 2 is \$4,215,000.”

“The District has created the Hendricks Defined Area. As of this date, the rate of taxes levied by the District on real property located in the Hendricks Defined Area is \$0.4200 on each \$100 of assessed valuation for the District-wide tax described above, and an additional \$1.000 on each \$100 of assessed valuation for the Hendricks Defined Area tax, for a total of \$1.420 on each \$100 of assessed valuation. The total amount of Hendricks Defined Area bonds which have been approved by the voters (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) and which have been or may, at this date, be issued is \$45,045,000, and the aggregate initial principal amounts of all Hendricks Defined Area bonds

issued for one or more of the specified facilities of the District and payable in whole or in part solely from property taxes on property within the Hendricks Defined Area is \$12,570,000.”

“The District has created the Valley Ranch Defined Area. As of this date, the rate of taxes levied by the District on real property located in the Valley Ranch Defined Area is \$0.4200 on each \$100 of assessed valuation for the District-wide tax described above, and an additional \$-0- on each \$100 of assessed valuation for the Valley Ranch Defined Area tax, for a total of \$0.4200 on each \$100 of assessed valuation. If the District has not yet levied a Valley Ranch Defined Area tax, the most recent projected rate of Valley Ranch Defined Area debt service tax, as of this date, is \$.92 on each \$100 of assessed valuation. The total amount of Valley Ranch Defined Area bonds which have been approved by the voters (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) and which have been or may, at this date, be issued is \$4,500,000, and the aggregate initial principal amounts of all Valley Ranch Defined Area bonds issued for one or more of the specified facilities of the District and payable in whole or in part solely from property taxes on property within the Valley Ranch Defined Area is \$-0-.”

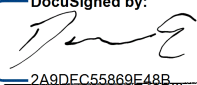
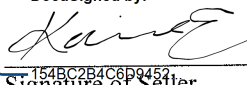
“The District has created the Montgomery Crossing Defined Area. As of this date, the rate of taxes levied by the District on real property located in the Montgomery Crossing Defined Area is \$0.4200 on each \$100 of assessed valuation for the District-wide tax described above, and an additional \$-0- on each \$100 of assessed valuation for the Montgomery Crossing Defined Area tax, for a total of \$0.4200 on each \$100 of assessed valuation. If the District has not yet levied a Montgomery Crossing Defined Area tax, the most recent projected rate of Montgomery Crossing Defined Area debt service tax, as of this date, is \$.36 on each \$100 of assessed valuation. The total amount of Montgomery Crossing Defined Area bonds which have been approved by the voters (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) and which have been or may, at this date, be issued is \$4,500,000, and the aggregate initial principal amounts of all Montgomery Crossing Defined Area bonds issued for one or more of the specified facilities of the District and payable in whole or in part solely from property taxes on property within the Montgomery Crossing Defined Area is \$-0-.”

“The District is located in whole or in part in the extraterritorial jurisdiction of the City of Houston and the City of Conroe. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without consent of the district or the voters of the district. When a utility district such as the District lies within the ETJ of two or more cities, any of such cities may annex that portion of the utility district lying within its ETJ without dissolving the utility district. At such time as each of the cities has annexed that portion of the utility district within its ETJ, the cities may, but are not required to, dissolve the utility district and distribute among them the assets and liabilities of the utility district.

“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 which you are acquiring is as follows:

8/30/2023 8/30/2023

Date

DocuSigned by:

2A9DEC55869E48B
DocuSigned by:

154BC2B4C6D9452
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."

Date

Signature of Purchaser

(ADD APPROPRIATE ACKNOWLEDGMENT FORMS TO BE COMPLETED BY NOTARY)