



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO Montgomery County MUD 138 District, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY
2390 Hagerman Rd., Conroe Texas 77384
(insert property address)**

As the purchaser of the real property described above, you are obligated to pay assessments to Mont. County MUD 138 District, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Mont. County MUD 138 District (the "District") created under Chapter 372 Local Gov't Code
(insert name of municipality or county, as applicable) (insert name of public improvement district) (insert Subchapter A, Chapter 372, Local

Government Code, or Chapter 382, Local Government Code, as applicable)
AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.


The exact amount of the assessment may be obtained from Mont. County MUD 138 District
(insert name of municipality or county, as applicable)
The exact amount of each annual installment will be approved each year by Board
(insert name of city council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Mont Cty MUD 138
(insert name of municipality or county, as applicable)

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Madison J... September 22, 2023
Signature of Seller Date Signature of Seller Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer Date Signature of Buyer Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 53-0.

NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property that you are about to purchase is located in the Montgomery County Municipal Utility District No. 138 (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 \$0.88 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

\$171,000,000 for water, sanitary sewer, drainage and flood control facilities;
\$30,600,000 for park and recreational facilities;
\$88,500,000 for road facilities;

The aggregate initial principal amounts of all such bonds issued are:

\$24,205,000 for water, sanitary sewer, drainage and flood control facilities;
\$0 for park and recreational facilities;
\$12,320,000 for road facilities;

The District is located wholly or partly within the corporate boundaries of the City of Conroe. The municipality and the District overlap, but may not provide duplicate services or improvements. Property located in the municipality and the District is subject to taxation by the municipality and the District.

The purpose of the District is to provide water and sewer, drainage and flood control, park and recreational, road facilities and services. The cost of District facilities is not included in the purchase price of your property.

SELLER:

(Date)

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 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 before the execution of a binding contract for the purchase of real property or at closing of purchase of the real property.

PURCHASER:

(Date)

Signature of Purchaser

AFTER RECORDING, return to: _____.