

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 12

The real property that you are about to purchase is located in **Fort Bend County Levee Improvement District No. 12** 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 \$0.055 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 and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by voters are:

- \$18,380,000 for drainage facilities; and
- \$0.00 for water and sanitary sewer facilities; and
- \$0.00 for road facilities; and
- \$0.00 for parks and recreational facilities.

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

- \$9,675,000 for drainage facilities; and
- \$0.00 for water and sanitary sewer facilities; and
- \$0.00 for road facilities; and
- \$0.00 for parks and recreational facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. 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 purpose of the district is to provide drainage and flood control or other types of facilities and services. The cost of district facilities is not included in the purchase price of your property.

Date

<i>Maurice Wilcots</i>	dotloop verified 01/04/24 3:16 PM CST 5ZFW-OG55-4NXC-JTMS
<i>Amber Wilcots</i>	dotloop verified 01/04/24 3:15 PM CST NOYP-BB3M-D0TD-QYUV

Signature of Seller

[ACKNOWLEDGMENT 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 the real property or at closing of purchase of the real property.

Date

Signature of Purchaser

[ACKNOWLEDGMENT OF PURCHASER]

2023090140
ELECTRONICALLY RECORDED
Official Public Records
9/18/2023 3:50 PM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 4 Fee: \$ 28.00

**GRAND MISSION MUNICIPAL UTILITY DISTRICT NO. 2
AMENDMENT NO. 27 TO
INFORMATION FORM**

STATE OF TEXAS
COUNTY OF FORT BEND

Pursuant to V.T.C.A., Texas Water Code, Section 49.452 and 49.455, as amended, the Board of Directors of Grand Mission Municipal Utility District No. 2 (the "District") now gives the following amendment to information form and revised notice to purchasers form to all sellers and purchasers of real estate situated within the boundaries of said District. We do hereby certify that the only modifications to be made by this amendment are changes to items numbered as follows:

3. The most recent rate of taxes levied by the District on property within the District is \$ 0.45 per \$100 of assessed valuation for debt service purposes and \$ 0.37 per \$100 of assessed valuation for maintenance and operation purposes, for a total tax rate of \$ 0.82 per \$100 of assessed valuation, equalized at 100% of the market value; and

9. The particular form of the Notice to Purchasers required by Section 49.452, Texas Water Code, which is to be furnished by a seller to a purchaser of real property in the District, with the information required to be furnished by the District, is attached hereto.

WITNESS OUR HANDS this 18th day of September 2023.

Jerry Ulke, President

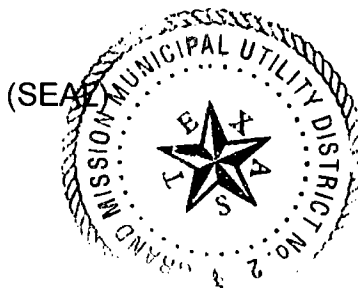
Absent

Tabinda Ghani, Vice President

Frank W. Donnelly, III, Secretary

Shubair Jaffery, Assistant Secretary

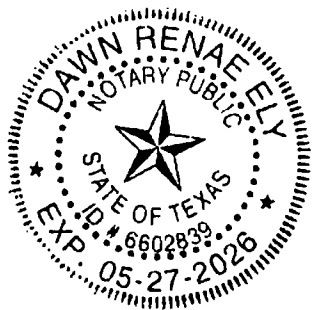
Aisha Jangda, Assistant VP, Assistant Secretary



STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Jerry Ulke, Frank W. Donnelly, III, Shubair Jaffery, and Aisha Jangda, known to me to be the persons and officers whose names are subscribed to the foregoing instrument, and affirmed and acknowledged that said instrument is current and accurate to the best of their knowledge and belief, and that they executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of September 2023.



A handwritten signature in black ink, appearing to read "Dawn Renae Ely".

Notary Public, State of Texas

Dawn Renae Ely, Exp: 27 May 2026
Name, Expiration Date, and Seal

After recording return to:

Ms. Renae Ely
Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, which you are about to purchase is located in Grand Mission Municipal Utility District No. 2 (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's property tax is \$0.82 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, 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 are \$60,680,000 for water, sewer, drainage facilities, and recreational facilities.

- (i) \$52,650,000 for water, sewer, and drainage facilities;
- (ii) \$0 for road facilities; and
- (iii) \$8,030,000 for parks and recreational facilities.

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

- (i) \$48,435,000 for water, sewer, and drainage facilities;
- (ii) \$0 for road facilities; and
- (iii) \$0 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. 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 purpose of the District is to provide water, sewer, drainage, flood control, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property.

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 location of the property being purchased is:

The undersigned purchaser hereby acknowledges receipt of the foregoing 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

Date

Signature of Purchaser

<i>Maurice Wilcott</i>	dotloop verified 01/04/24 3:16 PM CST NUZZ-XQSE-FW57-B9CY
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<i>Amber Wilcott</i>	dotloop verified 01/04/24 3:15 PM CST Y93Y-8NUR-FNMB-7W4R
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Signature of Seller



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



8511 Remington Bluff Lane, Richmond, TX 77407 (Street Address and City)

Grand Mission HOA / INFRAMARK (Name of Property Owners Association, (Association) and Phone Number)

281-870-0585

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer.
2. Within days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer does not require an updated resale certificate.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$250+525 cap fee and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer signature box

Maurice Wilcots Seller dotloop verified 01/04/24 3:16 PM CST 6SAT-0GR7-A6VN-WOQJ

Buyer signature box

Amber Wilcots Seller dotloop verified 01/04/24 3:15 PM CST CC9S-FYX2-HP2U-GMAR



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only with trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.



TEXAS ASSOCIATION OF REALTORS® NOTICE OF INFORMATION FROM OTHER SOURCES

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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To: _____

From: **Keller Williams Premier Realty** (Broker)

Property Address: **8511 Remington Bluff Lane, Richmond, TX 77407**

Date: **01/05/2024**

(1) Broker obtained the attached information, identified as **Current Market Analysis (CMA) & Tax Records**

from **HAR.com and Realist Tax Records**

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: **errors & omissions**

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Keller Williams Premier Realty

Broker

By: *Fabiola Duenas*

dotloop verified
01/04/24 4:46 PM CST
NFS2-DDBI-WUID-Q5LH

Receipt of this notice is acknowledged by:

Signature

Date

Signature

Date