

# NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property that you are about to purchase is located in the Conroe Municipal Management District No. 1 and may be subject to district taxes. 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 \$0.87 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 the voters are \$47,865,000 for water, sewer, and drainage facilities; \$46,315,000 for road facilities; and \$0 for parks and recreational facilities.

The district is located wholly 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, sewer, drainage, road, and parks and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

(description of property)

1/4/2024  
(Date)

SELLER:  
Dustin Leighton  
Signature of Seller

STATE OF Texas  
COUNTY OF Harris

This instrument was acknowledged by me on January 4, 2024, by Seller,  
Dustin Leighton.

Erin England  
Notary Public, State of Texas

(NOTARY SEAL)



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.

PURCHASER:

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Purchaser

NOTE: After recording, return to \_\_\_\_\_.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged by me on \_\_\_\_\_, 20\_\_\_\_, by Purchaser,  
\_\_\_\_\_.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

NOTE: After recording, return to \_\_\_\_\_.

This Notice to Purchasers was issued on September 11, 2023. The District's phone number is (281) 500-6050.