

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, which you are about to purchase is located in Kleinwood Municipal Utility District (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 \$0.41 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 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, approved by the voters are \$39,310,000 for water, sewer, and drainage facilities.

The total aggregate initial principal amounts of all such bonds issued is \$22,765,000 for water, sewer, and drainage 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, and drainage 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:

16919 FONONESS PARK DR 77379

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

Signature of Purchaser

Date

Signature of Purchaser

Building Sketch (Page - 3)

Borrower	N/A		
Property Address	16919 Fondness Park Dr		
City	Spring	County	Harris
Lender/Client	Arlene Simmons	State	TX
		Zip Code	77379

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2571.6 Sq ft	$17.3 \times 21 = 363.3$ $42.7 \times 25.1 = 1071.8$ $22.8 \times 5 = 114$ $19.5 \times 6.7 = 130.6$ $43.2 \times 9.3 = 401.8$ $37.4 \times 5.8 = 216.9$ $0.5 \times 5.8 \times 5.8 = 16.8$ $7.4 \times 32.4 = 239.8$ $0.5 \times 3.5 \times 3.5 = 6.1$ Negative Arc = 2.7 Negative Arc = 7.8
Second Floor	2502.4 Sq ft	$11.6 \times 6 = 69.6$ $17.3 \times 15 = 259.5$ $0.5 \times 5.8 \times 5.8 = 16.8$ $21 \times 5.8 = 121.8$ $26.8 \times 21 = 562.8$ $15.6 \times 12.5 = 195$ $59.3 \times 8.9 = 527.8$ $0.5 \times 1.3 \times 0.1 = 0.1$ $17.1 \times 1.3 = 22.2$ $8.5 \times 4.3 = 36.6$ $0.5 \times 6.2 \times 3 = 9.4$ $0.5 \times 6.2 \times 0.5 = 1.5$ $6.2 \times 3.2 = 19.6$ $0.5 \times 3.7 \times 3.8 = 7$ $0.5 \times 0.6 \times 7.5 = 2.2$ $37.1 \times 7.5 = 278.2$ $0.5 \times 7 \times 3.8 = 13.3$ $20.2 \times 17.1 = 345.4$ Negative Arc = 16 Negative Arc = 12.2 Negative Arc = 7.8 Negative Arc = 2.2 Arc = 12.4 Arc = 12.4
Total Living Area (Rounded):	5074 Sq ft	
Non-living Area		
Covered Porch	60.8 Sq ft	$9.5 \times 6.4 = 60.8$
2 Car Built In	727.4 Sq ft	$20.2 \times 23.1 = 466.6$ $11.7 \times 20.4 = 238.7$ $3.3 \times 6.7 = 22.1$
Covered Patio	304 Sq ft	$15.2 \times 20 = 304$
Covered Balcony	121.6 Sq ft	$15.2 \times 8 = 121.6$

HOME IMPROVEMENTS-16919 FONDNESS PARK DRIVE

1. Solar Panels on roof (Dec 2023)	\$ 31,456
2. Whole house water filtration system (Jan. 2024)	4,553
3. Tankless water heater (Jan 2024)	6,056
4. Patio roof and wood grain stamped concrete	4,000
5. Remodel downstairs wood floors and cabinets	100,000
6. Generac 22,000 K outdoor gas generator (warranted till 12/2026)	10,070
7. Masterbath walk in tub (2023)	13,000
8. Remodeled second level master bath and closet	30,000
9. Astro turf putting green and yard	13,000
10. Lennox A/C and heaters (2) (warranted til 7/26)	10,471
11. Whole house interior wall paint	20,000
12. Living room crystal chandelier	3,000
13. Two Solartube skylights in living room	1,778
14. Polished and regouted masterbath tile floor and shower	720
15. Seven outdoor cameras with recorder and monitor	3,500
16. New high end gas stove in kitchen and rewire for 220 volt	10,500
17. Spotlights on all four corners, front courtyard, all turn on/off auto	3,500
18. New shingle roof 2016	15,000

TOTAL \$277,104