

# **NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT**

The real property that you are about to purchase is located in Montgomery County Municipal Utility District No. 126 (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 \$0.90 on each \$100 of assessed valuation.

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

- (i) \$41,320,000 for water, sewer, and drainage facilities;
- (ii) \$6,000,000 for road facilities; and
- (iii) \$4,100,000 for parks and recreational facilities.

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

- (i) \$21,240,000 for water, sewer, and drainage facilities;
- (ii) \$3,060,000 for road facilities; and
- (iii) \$0 for parks and recreational 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 this District is to provide water, sewer, drainage, flood control, firefighting, road, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

Pursuant to the terms of that certain Compromise and Settlement, Mutual Release, and Amendment and Restatement of Operations and Maintenance Agreement between the District and Aqua Operations, Inc., Aqua Development, Inc. and Aqua Texas, Inc. (collectively, "Aqua") effective January 1, 2016 (the "Agreement"), the District is required to pay Aqua \$10.00 per Connection (as defined in the Agreement) per month (the "Surcharge") throughout the term of the Agreement, which term ends on November 30, 2038. Pursuant to that certain Amended and Restated Utility Services and Development Agreement between the District and the City of Conroe, effective January 15, 2021, the District has assigned the Agreement to the City of Conroe, and (i) the City of Conroe is the provider of water supply and wastewater services within the District, and (ii) the City of Conroe may charge the Surcharge to City Customers within the District.

\_\_\_\_\_, Seller

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Date

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
the State of T E X A S

(SEAL)

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

\_\_\_\_\_, Purchaser

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Date

THE STATE OF TEXAS     §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
the State of T E X A S

(SEAL)