

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

## NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
NORTHWEST HARRIS COUNTY MUNICIPAL §  
UTILITY DISTRICT NO. 22

The Board of Directors of Northwest Harris County Municipal Utility District No. 22 (the "District") hereby makes this Notice to Purchaser of Special Taxing or Assessment District, pursuant to Sections 49.452 and 49.455 of the Texas Water Code, as amended. A complete and accurate legal description of the District and the map of the District as it exists as of this date are attached hereto as **Exhibit "A,"** which exhibit is made a part hereof for all purposes. Also attached is **Exhibit "B"** which sets forth the authority and duty of a municipality that annexes the District.

The most recent Amendment is recorded under File No. RP-2023-356247 in the Official Public Records of Real Property of Harris County, Texas. The Notice to Purchaser of Special Taxing or Assessment District shall be as follows:

- (A) The real property that you are about to purchase is located in Northwest Harris County Municipal Utility District No. 22 and may be subject to District taxes or assessments.
- (B) 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.
- (C) The current rate of the District property tax is \$0.59 (\$0.14 for debt service and \$0.45 for maintenance) per \$100 of assessed value.

(D) The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters is \$55,950,000:

(i) for water, sewer, and drainage facilities.

(E) The aggregate initial principal amount of all such bonds issued for the District is \$21,745,000:

(i) for water, sewer, and drainage facilities.

(F) 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.

(G) The purpose of the District is to provide water, sewer and drainage facilities and services. The cost of the District's facilities is not included in the purchase price of your property.


(H) 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 THE FORM.

(I) The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract of the purchase of the real property or at closing of purchase of the real property.

This notice, given the 11<sup>th</sup> day of October 2023, amends all other such notices and amendments thereto heretofore given by the Board of Directors of Northwest Harris County Municipal Utility District No. 22.

RP-2023-403971

We, the undersigned, being duly chosen members of Northwest Harris County Municipal Utility District No. 22 each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

  
\_\_\_\_\_  
Anthony W. Sidney, President

  
\_\_\_\_\_  
Lott Johnson, Vice President

  
\_\_\_\_\_  
Garry Smith, Secretary

\_\_\_\_\_  
Debora Whitehead, Assistant Secretary

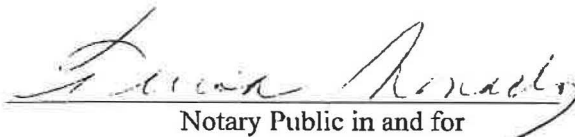
\_\_\_\_\_  
Sharon Chambers, Director



THE STATE OF TEXAS      §  
   §  
COUNTY OF HARRIS      §

This instrument was acknowledged before me on October 11, 2023 by Anthony W. Sidney, Lott Johnson and Garry Smith as Directors of Northwest Harris County Municipal Utility District No. 22.



  
\_\_\_\_\_  
Notary Public in and for  
the State of TEXAS

RP-2023-403971

**Exhibit A**  
**(see attached)**

RP-2023-403971

State of Texas  
County of Harris

Joseph Farwell Survey  
Abstract No. 262

Description of  
313.0633 Acres of Land  
Joseph Farwell Survey, A-262

A tract of land containing 313.0633 acres, being a part of and out of a 1437.2338 acre tract of land being the same land conveyed by Claude B. Hamill to Houston Natural Gas Corporation in a deed filed December 16, 1977, and recorded on Film Code No. 183-01-1152 of the Real Property Records of Harris County, Texas and said herein described 313.0633 acre tract being in the Joseph Farwell Survey, Abstract No. 262 of Harris County, Texas and being more particularly described as follows:

Beginning at a found 5/8 inch iron rod set in concrete, said iron rod being the point of intersection of the Northeasterly right-of-way of Stuebner Airline Road and the Southeasterly right-of-way of the 60.0 foot wide Bammel-North Houston Road;

THENCE, North 17° 46' 50" East, along the Southeasterly line of the 60.0 foot wide Bammel-North Houston Road, a distance of 2433.22 feet to a point for corner;

THENCE, South 72° 13' 10" East, a distance of 295.18 feet to a point for corner;

THENCE, North 17° 46' 50" East, a distance of 295.18 feet to a point for corner;

THENCE, North 72° 13' 10" West, a distance of 270.18 feet to a point for corner;

THENCE, North 17° 46' 50" East, a distance of 901.91 feet to a point for corner;

THENCE, South 72° 13' 10" East, a distance of 115.00 feet to a point for corner;

THENCE, North 17° 46' 50" East, a distance of 34.43 feet to a point on a non-tangent curve to the right, said curve having a 76.78 foot chord that bears North 7° 56' 15" East;

THENCE, along the arc of said curve to the right, said curve having a central angle of 100° 18' 51" and a radius of 50 feet, for a distance of 87.54 feet to a point of non-tangency;

THENCE, North 31° 54' 19" West, a distance of 133.60 feet to a point for corner;

THENCE, North 17° 46' 50" East, a distance of 374.11 feet to a point for corner;

THENCE, South 33° 56' 48" East, a distance of 1699.52 feet to a point for corner;

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THENCE, South 56° 03' 12" West, a distance of 195.16 feet to a point for corner;

THENCE, South 33° 56' 48" East, a distance of 295.16 feet to a point for corner;

THENCE, North 56° 03' 12" East, a distance of 295.16 feet to a point for corner;

THENCE, South 33° 56' 48" East, a distance of 350.00 feet to a point for corner;

THENCE, North 56° 03' 21" East, a distance of 1376.70 feet to a point on a non-tangent curve to the right, said curve having a 336.37 foot chord that bears South 9° 36' 05" East;

THENCE, in a Southeasterly direction along the arc of said curve to the right, said curve having a central angle of 12° 10' 00" and a radius of 1587.00 feet, a distance of 337.00 feet to a point of tangency;

THENCE, South 3° 31' 05" East, a distance of 282.15 feet to a point of curvature of a curve to the left, said curve having a 885.71 foot chord that bears South 18° 44' 14" East;

THENCE, in a Southeasterly direction and along the arc of said curve to the left, said curve having a central angle of 30° 26' 17" and a radius of 1687.00 feet, a distance of 896.21 feet to a point of tangency;

THENCE, South 33° 57' 22" East, a distance of 1158.11 feet to a point for corner;

23THENCE South 56° 02' 38" West, a distance of 3133.69 feet to a point for corner, said point being on the centerline of an Entex Pipeline Company Easement as described in Volume 1049, Page 16 of the Deed Records of Harris County, Texas;

THENCE, North 65° 43' 00" West, along the centerline of the aforementioned Entex Pipeline Company Easement, a distance of 1549.77 feet to a point for corner;

THENCE, South 54° 27' 38" West, a distance of 300.00 feet to a point for corner, said point being on the Southeasterly right-of-way line of Stuebner Airline Road;

THENCE, North 35° 32' 22" West, along the Southwesterly right-of-way line of Stuebner Airline Road, a distance of 197.97 feet to a 5/8 inch iron rod set in concrete;

THENCE, North 72° 13' 10" West, a distance of 270.18 feet to a point for corner;

THENCE, North 35° 26' 54" West, along the Southeasterly right-of-way line of Stuebner Airline Road, a distance of 825.49 feet to the POINT OF BEGINNING, containing 313.0633 acres of land, more or less;

This description is prepared in conjunction with a survey map prepared by JNS Engineers, LLC dated January 26, 2015. This description was not done based on an on the ground survey and is a description of the original boundary of N.W.H.C.M.U.D. No. 22, as created in 1979.

Dated: January 26, 2015

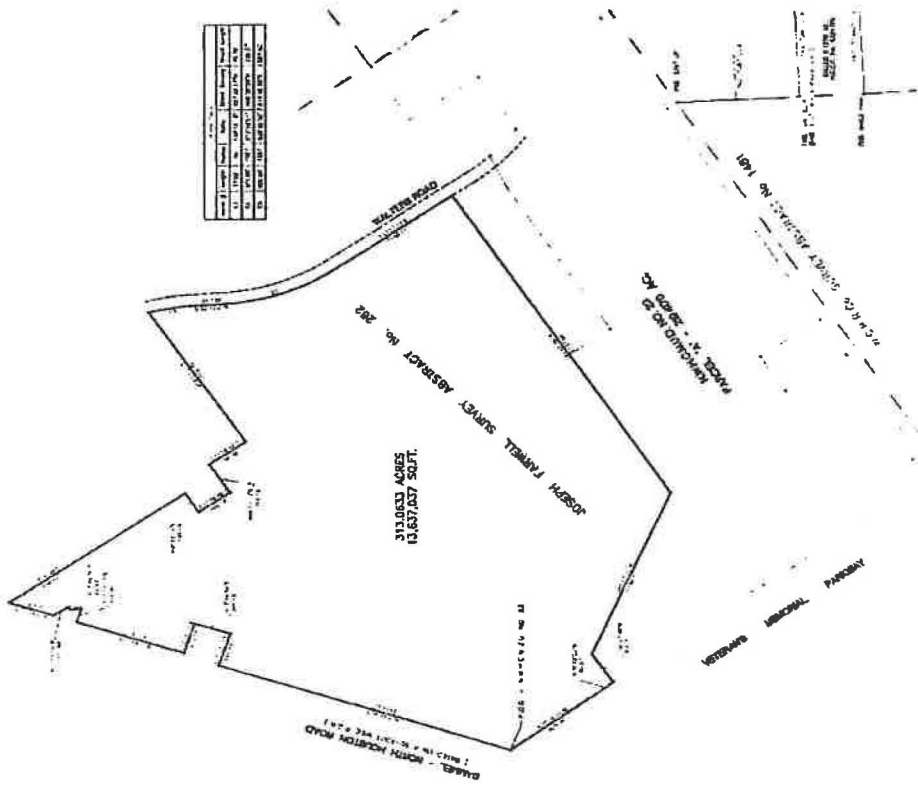
Job No.: 002-01  
JNS Engineers, LLC  
TBPLS Firm No. 10169500  
722 Pin Oak Road, Suite 202A  
Katy, Texas 77494  
281-391-3366

 9-14-23  
\_\_\_\_\_  
Jon N. Strange  
Registered Professional Land Surveyor No. 4417



RP-2023-403971





THIS MAP IS INTENDED TO SHOW THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN AND IS NOT TO BE USED AS A SUBSTITUTE FOR A SURVEY BY A LICENSED SURVEYOR. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.

<b>JMS</b>	JOSEPH FARMER SURVEY ABSTRACT No. 202
313.063 ACRES	CLASSIFIED SUBT.
1971 ON 22-10-1971	RECORDING OF DEED
PAGE 4 - 20207 KC	

## Exhibit B

The laws of the State of Texas contain provisions which allow the City of Houston, Texas to annex the District. A municipality of the State of Texas, including a Home Rule City, that annexes all of the area in a municipal utility district must take over all property and other assets of the district and assume all the debts, liabilities and obligations of such district, and perform all the functions of the district, including the provision of services. When a district is annexed and dissolved and the obligations thereof payable in whole or in part from ad valorem taxes become obligations of the annexing municipality, the governing body of such municipality is thereafter required to levy and collect taxes on all taxable property in the municipality sufficient to pay the principal of an interest on the bonds, warrants or other obligations of the district as they come due.

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# Pages 11  
10/20/2023 02:03 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$54.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS