

EXHIBIT "A"

NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property, described below, that you are about to purchase is located in the Galveston County Water Control and Improvement 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 **\$0.256991** on each \$100 of assessed valuation. The total amount of bonds payable wholly or partly from property taxes, approved by the voters are \$66,985,000 for water and sewer facilities.

The District is located wholly or partly within the corporate boundaries of the City of Dickinson, City of Texas City, and the City of League City. The municipalities and the District overlap but may not provide duplicate services or improvements. Property located in the municipalities and the District is subject to taxation by the municipalities and the District.

The purpose of this District is to provide water, sewer, garbage collection and fire protection funding services within the District. The cost of the required infrastructure to provide water and sewer services is paid through the issuance of bonds payable in whole or in part from property taxes. The cost of these water and sewer facilities is not included in the purchase price of your property, and these water and sewer facilities are owned by the District. The legal description of the property you are acquiring is as follows:

See 3109 Legal description

[KP]

[KRG]

SELLER:

AuthentiSIGN
Killo Properties, L.L.C.
5/23/2024 1:29:15 PM EDT
Killo Properties, L.L.C.

AuthentiSIGN
Kifle P. Gulilat
5/23/2024 1:30:34 PM EDT
Kifle P. Gulilat

05/23/2024

Signature of Seller

Date

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 described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

Date

(Appropriate acknowledgements)

NOTE: After recording, please return to: Galveston County WCID #1
P.O. Box 307
Dickinson, TX 77539

FILED AND RECORDED

Instrument Number: 2023044863

Recording Fee: 42.00

Number Of Pages: 6

Filing and Recording Date: 09/19/2023 3:45PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

EXHIBIT "A"

TRACT 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT SEVEN (7), BLOCK FOUR (4), OF COUNTRY PLACE, AN UNRECORDED SUBDIVISION OF A PART OF LOT TWENTY-FOUR (24), OF NICHOL'S ADDITION TO THE TOWN OF DICKINSON, TEXAS, ACCORDING TO THE PLAT OF NICHOL'S ADDITION RECORDED IN VOLUME 155, PAGE 10, LATER TRANSFERRED TO [PLAT RECORD 7, MAP NUMBER 1](#), IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID LOT 7 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE MOST WESTERLY CORNER OF SAID LOT 24, OF NICHOL'S ADDITION,

THENCE NORTH 50 DEGREES 52 MINUTES EAST ALONG THE NORTHWEST LINE OF SAID LOT 24, AND THE SOUTHEAST RIGHT OF WAY LINE OF DEATS ROAD, A DISTANCE OF 585 0 FEET TO THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVE TO A POINT FOR CORNER,

THENCE SOUTH 39 DEGREES 08 MINUTES EAST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVE, A DISTANCE OF 61 25 FEET TO THE MOST WESTERLY CORNER AND THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED,

THENCE NORTH 50 DEGREES 52 MINUTES EAST, PARALLEL TO THE NORTHEAST RIGHT-OF-WAY LINE OF DEATS ROAD A DISTANCE OF 115 0 FEET TO AN IRON ROAD FOR CORNER,

THENCE SOUTH 39 DEGREES 08 MINUTES EAST, PARALLEL TO THE NORTHEAST RIGHT-OF-WAY LINE OF BAKER DRIVE A DISTANCE OF 61 25 FEET TO AN IRON ROD FOR CORNER,

THENCE 50 DEGREES 52 MINUTES WEST, PARALLEL TO THE SOUTHEAST RIGHT-OF-WAY LINE OF DEATS ROAD A DISTANCE OF 115 0 FEET TO AN IRON ROD FOR CORNER ON THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVE,

THENCE NORTH 38 DEGREES 08 MINUTES WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVE A DISTANCE OF 61.25 FEET TO THE PLACE OF BEGINNING

TRACT 2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT EIGHT (8), BLOCK FOUR (4) OF COUNTRY PLACE, AN UNRECORDED SUBDIVISION OF A PART OF LOT TWENTY-FOUR (24) OF NICHOL'S ADDITION TO THE TOWN OF DICKINSON, TEXAS, ACCORDING TO THE PLAT OF NICHOL'S ADDITION IN VOLUME 155, PAGE 10, LATER TRANSFERRED TO [PLAT RECORD 7, MAP NUMBER 1](#), IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID LOT 7 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

THENCE NORTH 50 DEGREES 52 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 24, AND THE SOUTHEAST RIGHT-OF-WAY LINE OF DEATS ROAD, A DISTANCE OF 585 00 FEET TO THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVE TO THE POINT OF BEGINNING,

THENCE NORTH 50 DEGREES 52 MINUTES 00 SECONDS EAST, PARALLEL TO THE SOUTHEAST RIGHT-OF-WAY OF DEATS ROAD A DISTANCE OF 115 00 FEET TO AN 1/2-INCH IRON ROD FOR CORNER,

THENCE SOUTH 39 DEGREES 08 MINUTES 00 SECONDS EAST, PARALLEL TO THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVER A DISTANCE OF 61 25 FEET TO AN 1/2-INCH IRON ROD FOUND FOR CORNER,

THENCE 50 DEGREES 52 MINUTES 00 SECONDS WEST PARALLEL TO THE SOUTHEAST RIGHT-OF-WAY LINE OF DEATS ROAD A DISTANCE OF 115 00 FEET TO AN V2-INCH IRON ROD FOUND FOR CORNER ON THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVE,

THENCE NORTH 38 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF BALZER DRIVE, A DISTANCE OF 61 25 FEET TO THE POINT OF BEGINNING

