


MONTGOMERY COUNTY UTILITY DISTRICT NO. 4
AMENDMENT TO INFORMATION FORM

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Pursuant to V.T.C.A., Texas Water Code, Section 49.452 and 49.455, as amended, the Board of Directors of the Montgomery County Utility District No. 4 (the "District") hereby gives the following amendment to information form and revised notice to purchasers form to all sellers and purchasers of real estate situated within the boundaries of said District. We do hereby certify that the only modifications to be made by this amendment are changes to items numbered as follows:

- 2. The District consists of 771.477 acres, more or less, more particularly described by metes and bounds in Exhibit "A" and as shown on the boundary map labeled Exhibit "C," both exhibits being attached hereto and incorporated herein for all purposes.

WITNESS OUR HANDS this 3rd day of November, 2022.



Gary S. North, President



Ronald R. Cunningham, Vice President

ABSENT

Matthew F. Lamey, Assistant Secretary-Treasurer



Mike Ganson, Secretary-Treasurer



Maurice D. Williams, Assistant Vice President / Assistant Secretary-Treasurer


(SEAL)



THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared, Gary S. North, Maurice Williams, Mike Ganson, and Ronald R. Cunningham, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is current and accurate to the best of their knowledge and belief, and that they executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of November, 2022.



Notary Public in and for the State of Texas



After recording, return to:
Ms. Renae Ely
Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

EXHIBIT "A"

NOTICE TO PURCHASER OF PROPERTY WITHIN
MONTGOMERY COUNTY UTILITY DISTRICT NO. 4

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

The real property, described below, that you are about to purchase is located in Montgomery County Utility District No. 4. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.12 on each \$100 of assessed valuation for the 2020 tax year. The total amount of bonds, excluding refunding bonds 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 and which have been or may, at this date, be issued, is \$35,160,000, and the aggregate initial principal amount of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$21,910,000.

The District is located in the City of Conroe. On February 22, 2013, the District entered into a Strategic Partnership Agreement ("SPA") with the City of Conroe, Texas (the "City") pursuant to Texas Local Government Code, Section 43.0751, which SPA provides for: (1) annexation of the territory of the District by the City for full purposes effective December 31, 2014; (2) continuation of the District, after annexation, as a "limited district" with powers and functions provided by law, including water, wastewater, storm sewer, and solid waste services, and also including the power to levy taxes and collect user fees; (3) provision of fire, police, and other municipal services by the City; (4) payments by the City to the District, including payments to defray debt service related to the Bonds; (5) binding each owner and future owners of land included within the territory of the District; and (6) other matters. Property owners within the District will pay taxes to the District and to the City.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is N/A. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property you are acquiring is as follows:

04/25/2024

JAMES G. SCOTT
dotloop verified
04/25/24 9:08 AM CDT
TBMK-JHMT-DJBJ-K2KK

Date

Signature of Seller(s) *LINDSEY M. SCOTT*

dotloop verified
04/25/24 3:10 PM
NBV7-V9LN-GPT

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.

PURCHASER IS ADVISED THAT THE REAL PROPERTY DESCRIBED ABOVE IS SUBJECT TO OTHER STATUTES, RULES, POLICIES, AND AGREEMENTS APPLICABLE TO THE DISTRICT, ALL OF WHICH MAY BE AMENDED FROM TIME TO TIME, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: (1) RATE ORDER; (2) RULES AND REGULATIONS; (3) AGREEMENTS WITH PRIOR LANDOWNERS; (4) TEXAS WATER CODE, CHAPTERS 49 AND 54; (5) OTHER STATE AND FEDERAL STATUTES, AS APPLICABLE; AND (6) FEDERAL AND STATE ADMINISTRATIVE RULES AND REGULATIONS, AS APPLICABLE.

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(s)

(Note: Correct District name, tax rate, bond amounts, and legal description are to be placed in the appropriate space). Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement of the District's most recent projected rate

of tax is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, 20____" for the words "this date" and place the correct calendar year in the appropriate space.

Issued by: Montgomery County Utility District No. 4

Date: _____

Telephone Number: (936) 647-4024