



9. The particular form of Notices to Purchasers required by Section 49.452 of the Texas Water Code to be furnished by the Seller to a Purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "B".


This notice, given the 14th day of November, 2023, modifies amends and supplants all other such notices and amendments thereto heretofore given by the Board of Directors of San Leon Municipal Utility District.

We, the undersigned, being duly chosen members of San Leon Municipal Utility District, each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.


November 14, 2023

  
Kenneth Bishop

November 14, 2023

  
Robin Burke

November 14, 2023

  
Keith Gossett

November 14, 2023

  
Sheryl Hayslip-Bahena

November 14, 2023

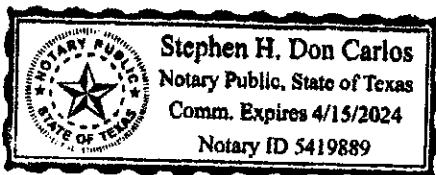
  
Curtis Anderson, Jr.

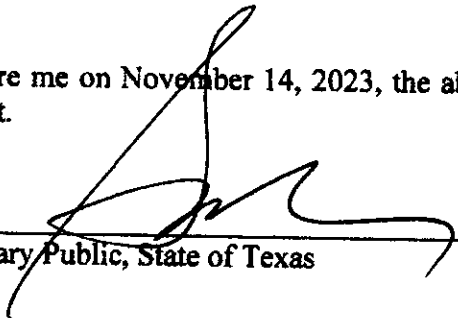
THE STATE OF TEXAS

§  
§  
§

COUNTY OF GALVESTON

This instrument was acknowledged before me on November 14, 2023, the above as Directors of the San Leon Municipal Utility District.



  
Notary Public, State of Texas

### **Exhibit "A"**

Said District shall be composed of one tract of land situated entirely within Galveston County, Texas, and described by metes and bounds as follows:

**BEGINNING** at the point of intersection of the southerly shore line of Galveston Bay with the northeasterly projection of the southeasterly line of the J. Rogers Survey, Abstract No. 168, Galveston County, Texas;

Thence in a southwesterly direction following said southeasterly line of said Rogers Survey, being also the northwestern line of the Amos Edwards League, Abstract No. 10, and being the northwestern line of San Leon Farm Home Tracts as shown by the map thereof recorded in Volume 238, page 25, Deed Records of Galveston County, to a point for corner, being the intersection of said survey line with the easterly line of Lot 2, Block No. 25-A of San Leon Farm Home Tracts;

Thence in a southerly direction following the easterly line of Lot No. 2 and Lot No. 7 in said Block No. 25-A, and continuing in the same direction across Ave. H and along the easterly line of Lot No. 2 and Lot No. 7 in Block No. 26 and continuing in the same direction across San Leon Road and along the easterly line of Lot No. 2 in Block No. 41 to a point for corner, said point being the northwesterly corner of Lot No. 4 in said Block No. 41;

Thence in an easterly direction with the northerly line of said Lot No. 4 to a point for corner, being the northeasterly corner of Lot No. 4;

Thence in a southerly direction with the easterly line of Block No. 41 and continuing in the same direction across Ave. L and along the easterly line of Block No. 44 to a point for corner, being the southeasterly corner of Lot No. 3 in said Block No. 44;

Thence in an easterly direction across 29<sup>th</sup> St. (F.M. No. 517) and continuing in the same direction along the northerly line of Lot No. 1 in Block No. 45 to a point for corner, being the northeasterly corner of said Lot No. 1;

Thence in a northerly direction with the westerly line of Lot No. 3 in Block No. 45 to a point for corner, being the northeasterly corner of said Lot No. 3;

Thence in an easterly direction with the northerly line of said Lot No. 3 to the northeasterly corner of said Lot No. 3;

Thence in a southerly direction with the easterly line of said Lot No. 3 to a point for corner, being the southeasterly corner of said Lot No. 3;

Thence in an easterly direction with the northerly line of Lot No. 5 in said Block No. 45 and continuing in the same direction across 28<sup>th</sup> St. and along the northerly line of Lots Nos. 8, 7, 6 and 5 in Block No. 46 to a point for corner on the easterly line of said Block No. 46;

Thence in a southerly direction with the easterly line of said Block No. 46 and continuing in the same direction across Ave. N to a point for corner, being the northeasterly corner of Block No. 56;

Thence in an easterly direction across 27<sup>th</sup> St. and along the northerly line of Block No. 56 and continuing in the same direction across 26<sup>th</sup> St. along the northerly line of Block No. 54 to a point for corner, being the northeasterly corner of Lot No. 1 in said Block No. 54;

## EXHIBIT "B"

The prescribed notice for districts located in whole or in part of the extraterritorial jurisdiction of one or more home-rule municipalities and not located within the corporate boundaries of a municipality shall be executed by the seller and shall read as follows:

"The real property, described below, that you are about to purchase is located in the San Leon Municipal Utility District. 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 \$.5168 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$ N/A on each \$100 of assessed valuation. 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 \$56,370,000.00, and the aggregate initial principal amounts 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 \$33,325,000.00."

"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 per-

"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.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Purchaser

"(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 behalf may modify the notice of substitution of the words 'January 1, \_\_\_\_\_' for the words 'this date' and place the correct calendar year in the appropriate space."