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Amend
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RP-2023-235683
06/26/2023 RP2 \$26.00

**AMENDMENT TO NOTICE TO SELLERS AND
PURCHASERS OF REAL ESTATE SITUATED IN
NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23**

THE STATE OF TEXAS	§	
COUNTY OF HARRIS	§	
NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23	§	10Y

The Board of Directors of Northwest Harris County Municipal Utility District No. 23 hereby *lee* makes this Amendment to the Notice to Sellers and Purchasers of Real Estate Situated in Northwest Harris County Municipal Utility District No. 23, the original Notice is recorded under File No. 008-62-1078 in the Official Public Records of Real Property of Harris County, Texas and the most recent Amendment is recorded under File No. RP-2022-520131 in the Official Public Records of Real Property of Harris County, Texas. The only modifications in this Amendment are changes in item numbers 5 and 9 and the attached Exhibit "A," as follows:

- 5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is Twenty One Million Three Hundred Eighty-Five Thousand Dollars (\$21,385,000).
- 9. The particular form of Notice to Purchasers required by Section 49.452 to be furnished by a 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 "A".

This notice, given the 14th day of June, 2023, modifies, amends and supplants all other such notices and amendments thereto heretofore given by the Board of Directors of Northwest Harris County Municipal Utility District No. 23.

We, the undersigned, being duly chosen members of Northwest Harris County Municipal Utility District No. 23 each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

June 14, 2023

~~B.A. Benson, President~~

June 14, 2023

Lenora Flores
Lenora Flores, Vice President

June 14, 2023

~~Earlinda Trujillo, Secretary~~

June 14, 2023

Dan Young
Dan Young, Assistant Secretary

June 14, 2023

Minerva Estrada
Minerva Estrada, Assistant Secretary



THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 14, 2023, by ~~B.A. Benson~~, Lenora Flores, ~~Earlinda Trujillo~~, Dan Young and Minerva Estrada as Directors of Northwest Harris County Municipal Utility District No. 23.



Stephanie Nagel
Notary Public in and for
the State of T E X A S

NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase is located in the Northwest Harris County Municipal Utility District No. 23. 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 \$0.73 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 \$31,000,000, 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 \$21,385,000.

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 amount of the standby fee is \$-0-. 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 District is located in whole or in part in the extraterritorial jurisdiction of the City of Houston. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

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 which you are acquiring is as follows:

	<i>Jay Anthony Sung Canlas</i> Signature of Seller	dotloop verified 05/15/24 9:59 PM CDT TR9Q-UHW4-EUGB-AEJR
Date	<i>Christine Sung Canlas</i> Signature of Seller	<i>Joseph Canlas</i> Signature of Seller
	dotloop verified 05/15/24 6:49 PM CDT E3Z2-27AN-NCFM-3JH8	dotloop verified 05/15/24 10:39 AM CDT UNZ2-CBP-HSUZ-CVU
	<i>Rick G. Canlas</i> Signature of Seller	<i>Desiree Canlas</i> Signature of Seller
	dotloop verified 05/15/24 10:48 AM CDT E31-91AD-301-LTHP	dotloop verified 05/15/24 4:34 PM CDT GB57-CWDD-2BH2-KJHP

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.

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 the purchase of the real property.

Date	Signature of Purchaser
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(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 purchase 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 purchaser notice by substitution of the words 'January 1, 20__' for the words 'this date' and place the correct calendar year in the appropriate space.)

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Exhibit "A"

✓✓ **AFTER RECORDING PLEASE RETURN TO:**
Strawn & Richardson, PC
1155 Dairy Ashford Road, Suite 875
Houston, TX 77079

FILED FOR RECORD

8:00:00 AM

Monday, June 26, 2023



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, June 26, 2023



COUNTY CLERK
HARRIS COUNTY, TEXAS

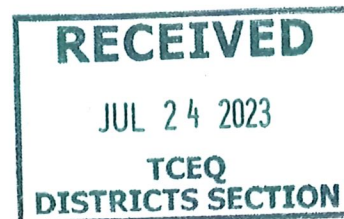


STRAWN & RICHARDSON, PC
ATTORNEYS & COUNSELORS AT LAW

COPY

July 17, 2023

Texas Commission on Environmental Quality
Utilities & Districts Section
P. O. Box 13087, MC-152
Austin, Texas 78711



Re: Northwest Harris County Municipal Utility District No. 23 – Amendment to Notice to Sellers and Purchasers of Real Estate located within the District

Dear Sir or Madam:

Enclosed for filing with the Texas Commission on Environmental Quality is a copy of the recorded Amendment to Notice to Sellers and Purchasers of Real Estate within the District dated June 14, 2023.

To evidence the filing of this Amendment, please file stamp the enclosed copy of this letter and return to me in the attached envelope.

Thank you for your help in this matter and if you have any questions, please feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nagel".

Stephanie Nagel
Legal Assistant

Enclosures

nw23\letters\commission\2023.07.17.Amend.NotS&P