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ELECTRONICALLY RECORDED
Official Public Records
9/25/2024 1:53 PM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 4 Fee: \$ 27.00

**AMENDED ORDER FOR FILING INFORMATION NO. 24-01
BY
PALMER PLANTATION MUNICIPAL UTILITY DISTRICT NO. 2**

At a meeting of the Board of Directors of Palmer Plantation Municipal Utility District No. 2 ("District") held on September 18, 2024 at which a quorum of said Board was present, as follows:

- James Wagner, President - Present
- Billy Siems, Vice President - Present
- Christina Nance, Secretary - Present
- Bob Butzke, Deputy Secretary - Present
- Lawrence Bell, Director - Present

the following business was transacted:

It was duly moved, seconded, and unanimously carried that the Order set out below be passed and adopted, by a voting "aye" and no one voting "no". Said Order is as follows:

WHEREAS, Palmer Plantation Municipal Utility District No. 2 has previously filed information in the deed records of Fort Bend County (Clerk's File Number 2023094066) in accordance with the provisions of Section 49.452 of the Texas Water Code; and

WHEREAS, since that filing, there has been a change in the District Information Form;

NOW, THEREFORE, BE IT HEREBY ORDERED by the Board of Directors of Palmer Plantation Municipal Utility District No. 2 that the District's Order For Filing Information is amended to incorporate changes to the form of "Notice to a Purchaser of Real Property in a Water District". This Notice should be given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser, and should be attached as a separate portion of a purchase contract. This form has not been drafted for a specific transaction and no representation is made as to the legal validity or adequacy of any provision in any specific transaction. Terms and provisions that are not applicable should be stricken by the parties. The parties are advised to consult their attorneys before signing.

The form of Notice is as follows:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

The real property that you are about to purchase is located in the Palmer Plantation Municipal Utility District No. 2 (the "District") and may be subject to district taxes or assessments. The current rate of the District property tax is \$0.366 on each \$100 of assessed valuation. The District may impose assessments and issue bonds and impose an assessment in payment of such bonds. The total amount of bonds payable wholly or partly from property taxes, that are separately approved by the voters and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, that are separately approved by the voters is \$19,000,000 for water, sewer, and drainage facilities. The aggregate initial principal amounts of all such bonds issued is \$11,240,000 for water, sewer, and drainage facilities.

The District is located in whole or in part in the extraterritorial jurisdiction of the City of Missouri City. 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. The purpose of the District is to provide water, sewer, and drainage facilities and services. The cost of District facilities is not included in the purchase price of your property.

_____ Date

Jo Ann Keene dotloop verified
03/17/25 12:09 PM CDT
SFEB-BH5T-NIBM-SBUF

Signature of Seller

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 OF PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to the 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

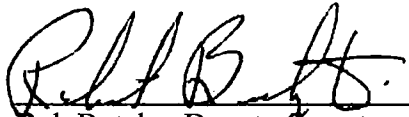
Issued by: Palmer Plantation
Municipal Utility District No. 2
Date: September 18, 2024
Telephone Number: (713) 739-1060

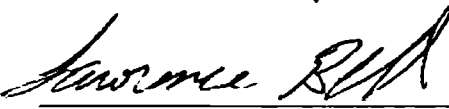
PASSED and ADOPTED this 18th day of September, 2024.

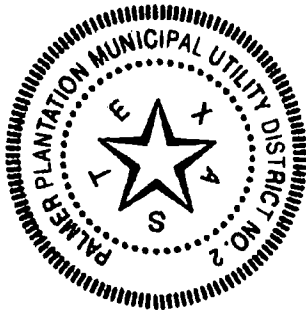

James Wagner, President


Billy Siems, Vice President


Christina Nance, Secretary


Bob Butzke, Deputy Secretary

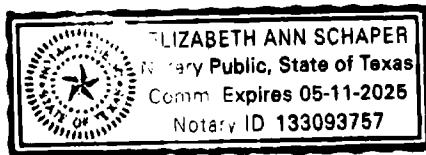

Lawrence Bell, Director

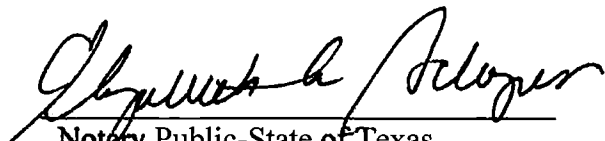


THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES WAGNER, BILLY SIEMS, CHRISTINA NANCE, BOB BUTZKE, and LAWRENCE BELL known to me to be the persons and officers whose names are subscribed above, and affirmed and acknowledged the statement subscribed to above and that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of September, 2024.




Notary Public-State of Texas

AFTER RECORDATION, RETURN TO:
BACON, WALLACE & PHILBIN, LLP
6363 WOODWAY, SUITE 800
HOUSTON, TEXAS 77057



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



4311 Mustang Crossing Court, Missouri City, TX 77459

(Street Address and City)

Lake Olympia Civic Association / Crest Mgmt Co

281-579-0761

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within ___ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer.
2. Within ___ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer ___ does ___ does not require an updated resale certificate.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$350 and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), [X] Buyer [] Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

[Signature box]
Buyer

[Signature: Opama Keene]
Seller

[Signature box]
Buyer

[Signature box]
Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.