

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, that you are about to purchase is located in Montgomery County Water Control & Improvement District No. 1 (the "District"), and may be subject to district taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The current rate of district property taxes (for the tax year 2024) is \$0.6469 on each \$100 of assessed valuation. The total amount of bonds payable wholly or partly from property taxes, 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 are \$62,930,000, for water, sewer, and drainage facilities. The aggregate initial principal amounts of all bonds issued are \$37,120,000.

The District has entered into a strategic partnership agreement with the City of Houston. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

The purpose of the District is to provide water, sewer, drainage, flood control or recreational facilities and services. The cost of district 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 described in Exhibit "A" attached hereto and made a part hereof.

_____, Seller

Date

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____,
by _____.

(SEAL)

Notary Public for the State of Texas

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

Date

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS
COUNTY OF _____

§
§

This instrument was acknowledged before me on this _____ day of _____,
by _____.

(SEAL)

Notary Public for the State of Texas

Features & noteworthy mentions

169 Grogans Point Road, The Woodlands, TX. 77380

- **Freshly painted exterior**
- **Hard coat stucco**
- **3 Car oversized, climate-controlled garage with brand new epoxy flooring.**
- **Built-in workshop and storage closet in garage**
- **Gated entry to courtyard**
- **Skylights in the ceiling of the open-air entry**
- **Hardwood floors throughout the living areas**
- **Updated kitchen including custom cabinetry, high-end stainless-steel appliances, one-of-a-kind backsplash & a SUB-ZERO with custom wood panels**
- **Pull out drawers for pots and dishes**
- **Under cabinet lighting**
- **Crystal & Czech glass light fixtures**
- **Fully renovated pool bath with large walk-in shower**
- **Luxurious Primary suite with double-sided fireplace**
- **Fully renovated Primary bath with Taj Mahal granite, jetted tub, and large walk-in shower**
- **Custom built his & her closets**
- **Butted glass & large windows offer unobstructed views of the courtyard pool & golf course**
- **Backs to the 11th green of the Oaks course**
- **Outdoor kitchen**
- **Separate guest suite above the garage with a fully renovated bathroom**
- **Custom roller shades**
- **French doors to courtyard pool & covered back patio**



Top 5 things we love about our home!

Private security for the neighborhood

Wonderful community events during the year

**Hiking trails, beautiful parks, pond, tennis courts,
sports court & pickleball!**

**Minutes from Market Street, The Waterway, Hughes
Landing, I-45 & The Hardy Toll Road**

**We love our courtyard pool and the views of the golf
course. Very private and serene**

