

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:

3. The most recent rate of taxes levied by the District on property within the District is \$ 0.13 per \$100 of assessed valuation.
9. The particular form of the Notice to Purchasers required by Section 49.452, Texas Water Code, which is to be furnished by a seller to a purchaser of real property in the District, with the information required to be furnished by the District, is attached hereto.

WITNESS OUR HANDS this 22nd day of August, 2024.


Gary S. North, President

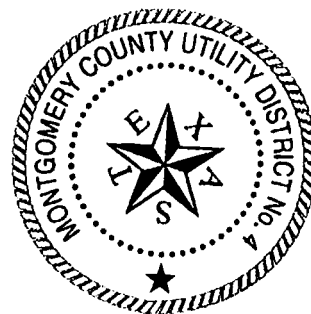
Ronald R. Cunningham, Vice President
and Investment Officer


Mike Ganson, Secretary/Treasurer


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


Matthew F. Lamey, Assistant
Secretary/Treasurer

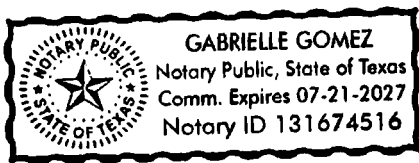
(SEAL)



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, ~~Ronald R. Cunningham~~, Mike Ganson, Maurice D. Williams, and Matthew F. Lamey, 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 22nd day of August, 2024.



Gabrielle Gomez
Notary Public in and for the State of Texas

(NOTARY SEAL)

After recording, return to:

Ms. Gabby Gomez
Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, which you are about to purchase is located in Montgomery County Utility District No. 4 (the "District") and may be subject to district taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$ 0.13 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters 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 is \$35,160,000 for water, sewer, and drainage facilities.

The total aggregate initial principal amounts of all such bonds issued is \$21,910,000 for water, sewer, and drainage facilities.

The District is located wholly or partly within the corporate boundaries of 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 located in the City and the District is subject to taxation by the City and the District.

The purpose of the District is to provide water, sewer, drainage, or flood control facilities and services. The cost of District facilities is not included in the purchase price of your property.

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 location of the property being purchased is:

226 Capetown, Montgomery, TX 77356

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

Date

AuthentiSIGN
Kevin McGowan 01/10/26

Signature of Seller

AuthentiSIGN
Heather McGowan 01/10/26

Doc #: 2024084520

Pages 5

E-FILED FOR RECORD

08/26/2024 12:29PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

08/26/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas