

**NOTICE TO SELLERS AND PURCHASERS**  
**OF REAL ESTATE SITUATED IN**  
**SAN LEON MUNICIPAL UTILITY DISTRICT**

THE STATE OF TEXAS	§
	§
COUNTY OF GALVESTON	§
	§
SAN LEON MUNICIPAL UTILITY DISTRICT	§

The Board of Directors of San Leon Municipal Utility District hereby gives the following Notice to all sellers and purchasers of real property situated within the boundaries of said District:

1. The name of the District is San Leon Municipal Utility District.
2. A complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A".
3. The most recent rate of the District taxes on property located in the District is \$0.2788 per \$100 valuation ad valorem tax and \$0.1941 per \$100 valuation maintenance tax, for a total tax of \$0.4729 per \$100 valuation, equalized at 100% of the fair market value.
4. The total amount of bonds which have been approved by the voters of the District to date and which may be issued is: \$56,370,000.00.
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 \$33,840,000.00.
6. The District has imposed no standby fee.
7. The District was created by House Bill 1082, 59th Legislature, effective August 30, 1965.
8. The functions performed or to be performed by the District include the construction, maintenance and operation of improvements necessary or convenient to provide water, sanitary sewer and drainage services to the land within the boundaries of the District.

- 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".

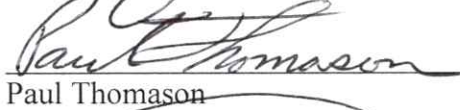
This notice, given the 21st day of October, 2025, modifies amends and supplants all other such notices and amendments thereto heretofore given by the Board of Directors of San Leon Municipal Utility District.

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.

October 21, 2025   
Kenneth Bishop

October 21, 2025 \_\_\_\_\_  
Robin Burke

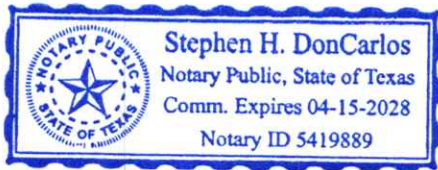
October 21, 2025   
Keith Gossett

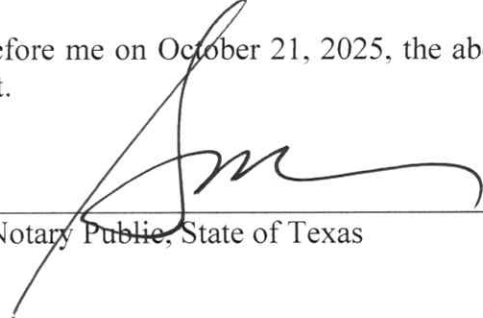
October 21, 2025   
Paul Thomason

October 21, 2025   
Boyd Thomure

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

This instrument was acknowledged before me on October 21, 2025, the above as Directors of the San Leon Municipal Utility District.



  
\_\_\_\_\_  
Notary Public, State of Texas

## 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 \$.4729 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 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 Texas City, Texas. By law, a district located in the extraterritorial jurisdiction of the municipality may be annexed with 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 you are acquiring is as follows:"

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2300 BAYSHORE ESTATES (2003) ABST 10, LOT 2,  
ACRES 0.198

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04/11/26

(Date)

Authentisign

*Sanee LLC, by Sachin Jain Manager*

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 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 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."