

The form of the Notice to Purchasers required by Section 49.452 of the Texas Water Code to be furnished, by a seller of real property in the District, to the purchaser of the property, is as follows (adopted September 16, 2024):

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the MONTGOMERY COUNTY UTILITY DISTRICT NO. 3 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 **\$0.1228** on each \$100 of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

- (i) **\$28,935,000** for water, sewer, and drainage facilities;
- (ii) \$-0- for road facilities;
- (iii) \$-0- for parks and recreational facilities; and
- (iv) \$-0- for additional facilities

The aggregate initial principal amounts of all such bonds issued are:

- (i) **\$18,010,000** for water, sewer, and drainage facilities;
- (ii) \$-0- for road facilities;
- (iii) \$-0- for parks and recreational facilities; and
- (iv) \$-0- for additional facilities

The district is located wholly or partly within the corporate boundaries of the City of Conroe. The municipality and the district overlap, but may not provide duplicate services or improvements. Property located in the municipality and the district is subject to taxation by the municipality and the district. The district has entered into a strategic partnership agreement with the City of Conroe. This agreement addressed the timeframe, process, and procedures for the municipal annexation of the area of the district that was located in the municipality's extraterritorial jurisdiction.

The purpose of the district is to provide water, sewer, drainage, solid waste, and other 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 undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Dated and executed by:

DocuSigned by:



Seller: _____, Date: 8/20/2025 | 12:47 PDT

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Purchaser: _____, Date: _____