

**AMENDED NOTICE TO SELLERS AND PURCHASERS OF REAL ESTATE
SITUATED IN WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES**

THE STATE OF TEXAS	§
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COUNTIES OF FORT BEND AND WALLER	§
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WILLOW POINT MUNICIPAL UTILITY	§
DISTRICT OF FORT BEND AND	§
WALLER COUNTIES	§

Pursuant to V.T.C.A., Texas Water Code, Section 49.452, et. seq., as amended, the Board of Directors of the above-named municipal utility district (the "District") now gives the following notice to all sellers and purchasers of real estate situated within the boundaries of said District and requests that you refer to its Notice to Sellers and Purchasers of Real Estate Situated in Willow Point Municipal Utility District of Fort Bend and Waller Counties, dated February 21, 2013, and recorded in Clerk's File Number 2013036379 of the Real Property Records of Fort Bend County, Texas and in Clerk's File Number 1302411 of the Real Property Records of Waller County, Texas.

The only modifications and updates to the Notice are in regard to Items 3 and 9, which now should read as follows:

3. The most recent rate of District taxes on property located in the District is \$1.27 per \$100 valuation.
9. The form of the Notice to Purchasers is as follows:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, which you are about to purchase is located in Willow Point Municipal Utility District of Fort Bend and Waller Counties (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 \$1.27 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 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, approved by the voters are:

- (i) \$96,500,000 for water, sewer and drainage facilities;
- (ii) \$41,000,000 for road facilities; and
- (iii) \$7,000,000 for parks and recreational facilities.

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

- (i) \$38,840,000 for water, sewer and drainage facilities;

- (ii) \$2,500,000 for road facilities; and
- (iii) \$0.00 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston, Texas. 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 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 this District is to provide water, sewer, drainage, flood control, road and park and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property.

Date

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 OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

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

Issued by: Willow Point Municipal Utility District of Fort Bend and Waller Counties
Sanford Kuhl Hagan Kugle Parker Kahn LLP (713) 850-9000

Date Issued: October 3, 2024

We, the undersigned, being duly chosen members of Willow Point Municipal Utility District of Fort Bend and Waller Counties, each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

October 3, 2024
Date



Ryan Niles

October 3, 2024
Date



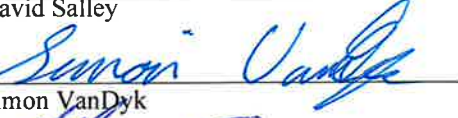
Will Gutowsky

October 3, 2024
Date



David Salley

October 3, 2024
Date



Simon VanDyk

October 3, 2024
Date



Paul Breaux

(DISTRICT SEAL)

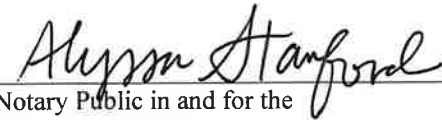


THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was affirmed and acknowledged before me on October 3, 2024 by Ryan Niles, [REDACTED], [REDACTED] David Salley, Simon VanDyk, and Paul Breaux of the Board of Directors of Willow Point Municipal Utility District of Fort Bend and Waller Counties, in the capacity herein stated.



Notary Public in and for the
State of T E X A S

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:

