

**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	§
	§
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 \$1.29 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 \$1.29 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) \$23,400,000 for water, sewer and drainage facilities;

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

The District sought and obtained approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is \$0.00. 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 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 5, 2023

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 5, 2023
Date


Ryan Niles

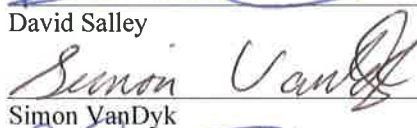
October 5, 2023
Date

Will Gutowsky

October 5, 2023
Date


David Salley

October 5, 2023
Date


Simon VanDyk



October 5, 2023
Date

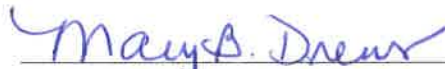

Christopher Barge



THE STATE OF TEXAS
COUNTY OF HARRIS

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This instrument was affirmed and acknowledged before me on October 5, 2023 by Ryan Niles, , , David Salley, Simon VanDyk, and Christopher Barge 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:

