

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

“The real property, described below, which you are about to purchase is located in the PORTER MUNICIPAL UTILITY DISTRICT and may be subject to district taxes or assessments. The real property, described below, which you are about to purchase, may also be located in a defined area of the District and the land may be subject to defined area taxes in addition to the other taxes of the District. As of this date, the additional rates of taxes within the defined areas of the District are shown in the paragraphs below. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited tax rate in payment of such bonds. The current rate of the District property tax is \$0.4200 on each \$100.00 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:

\$75,802,000 for water, sewer, and drainage facilities

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

\$61,762,000 for water, sewer, and drainage facilities

“The District has created the Auburn Trails Defined Area No. 1 (formerly known as the Auburn Trails Defined Area). The current rate of the District property tax is \$0.4200 on each \$100 of assessed valuation and an additional \$0.5670 on each \$100 of assessed valuation for the Auburn Trails Defined Area No. 1, for a total of \$0.987 on each \$100 of assessed valuation. The total amount of Auburn Trails Defined Area No. 1 bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$13,365,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Auburn Trails Defined Area No. 1 bonds issued are:

\$6,060,000 for water, sewer, and drainage facilities

“The District has created the Auburn Trails Defined Area No. 2. The current rate of the District property tax is \$0.4200 on each \$100 of assessed valuation and an additional \$0.5500 on each \$100 of assessed valuation for the Auburn Trails Defined Area No. 2, for a total of \$0.9700

on each \$100 of assessed valuation. The total amount of Auburn Trails Defined Area No. 2 bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$6,650,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Auburn Trails Defined Area No. 2 bonds issued are:

\$4,215,000 for water, sewer, and drainage facilities

“The District has created the Hendricks Defined Area. The current rate of the District property tax is \$0.4200 on each \$100 of assessed valuation and an additional \$0.950 on each \$100 of assessed valuation for the Hendricks Defined Area, for a total of \$1.370 on each \$100 of assessed valuation. The total amount of Hendricks Defined Area bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$45,045,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Hendricks Defined Area bonds issued are:

\$12,570,000 for water, sewer, and drainage facilities

“The District has created the Valley Ranch Defined Area. The current rate of the District property tax is \$0.4200 on each \$100 of assessed valuation and an additional \$-0- on each \$100 of assessed valuation for the Valley Ranch Defined Area, for a total of \$0.4200 on each \$100 of assessed valuation. The District has not yet imposed Valley Ranch Defined Area taxes. The projected rate of the Valley Ranch Defined Area property tax is \$0.97 on each \$100 of assessed valuation. The total amount of Valley Ranch Defined Area bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$4,500,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Valley Ranch Defined Area bonds issued are:

\$-0- for water, sewer, and drainage facilities

“The District has created the Montgomery Crossing Defined Area. The current rate of the District property tax is \$0.4200 on each \$100 of assessed valuation and an additional \$-0- on each \$100 of assessed valuation for the Montgomery Crossing Defined Area tax, for a total of \$0.4200 on each \$100 of assessed valuation. The District has not yet imposed Montgomery Crossing

Defined Area taxes. The projected rate of the Montgomery Crossing Defined Area property tax is \$0.48 on each \$100 of assessed valuation. The total amount of Montgomery Crossing Defined Area bonds payable wholly or partly from property taxes (excluding refunding bonds that are separately approved by the voters) approved by the voters are:

\$4,500,000 for water, sewer, and drainage facilities

“The aggregate initial principal amounts of all Montgomery Crossing Defined Area bonds issued are:

\$-0- for water, sewer, and drainage facilities

“The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston and the City of Conroe. Texas law governs the ability of a municipality to annex property in the municipality’s extraterritorial jurisdiction and whether a district that annexed by the municipality is dissolved.

"The purpose of this District is to provide water, sewer, drainage, flood control, and parks and recreational 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."

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Seller

"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."

\_\_\_\_\_

Date

\_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

This notice form is issued by: Porter Municipal Utility District  
Telephone Number: (713) 951-0800  
Date of Issuance: September 13, 2023