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**AMENDMENT TO NOTICE TO SELLERS AND  
PURCHASERS OF REAL ESTATE SITUATED IN  
CROSBY MUNICIPAL UTILITY DISTRICT  
(DEFINED AREA 1)**

RP-2023-862  
01/03/2023 RP2 \$62.00

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
CROSBY MUNICIPAL UTILITY DISTRICT ("District") §

The Board of Directors of Crosby Municipal Utility District hereby makes this Notice to Sellers and Purchasers of Real Estate Situated in Crosby Municipal Utility District designated as Defined Area 1 (the "**Defined Area**"), pursuant to Sections 49.452 and 49.455 of the Texas Water Code, as amended. The original Notice is recorded under File No. RP-2021-670956 in the Official Public Records of Real Property of Harris County, Texas. A complete and accurate legal description of the Defined Area and the map of the Defined Area as it exists as of this date are attached hereto as **Exhibit "A,"** which exhibit is made a part hereof for all purposes. Also attached is **Exhibit "B"** which sets forth the authority and duty of a municipality that annexes the District.

A Statement of Directors Furnishing Information Required by Section 49.455(b), Texas Water Code, as amended is recorded in the Official Public Records of Real Property of Harris County, Texas. The Notice to Sellers and Purchasers of Real Estate Situated in the Defined Areas shall be as follows:

1. The real property, described below, that you are about to purchase is located in the Defined Area within Crosby Municipal Utility District whose telephone number is 281-328-4242. The real property described below, which you are about to purchase, may also be located within a defined area ("defined area one") 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 rate of taxes within the defined area one is \$0.5150 for debt service and \$0.3450 for maintenance tax on each \$100 of assessed valuation. 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 \$0.4220 per \$100 of assessed valuation, not including the maintenance tax in defined area one. 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 \$22,485,000, plus \$15,000,000 approved by the voters solely for the defined area one, 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 \$19,435,000 plus \$4,065,000 in bonds for Defined Area 1 expected to close on December 13, 2022.

2. 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 \$-0-. 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.

3. The District is located in whole or in part in the extraterritorial jurisdiction of the City of Houston. Under certain circumstances, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district may be dissolved or may continue to exist but be subject to certain sales taxes imposed by the City.

4. The date of the creation of the District was May 28, 1965.

5. The purpose of this District is to provide water, sewer and drainage 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.

6. The legal description of the property you are acquiring is as follows:

\_\_\_\_\_ (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 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.

7. 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, standby fee amount 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 purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, \_\_\_\_\_' for the words 'this date' and place the correct calendar year in the appropriate space."

This notice, given the 6<sup>th</sup> day of December 2022, amends all other such notices and amendments thereto heretofore given by the Board of Directors of Crosby Municipal Utility District.

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

December 6, 2022

Steven Schreiber  
Steven Schreiber

December 6, 2022

Billy E Foster  
Billy E. Foster

December 6, 2022

Wesley Zarsky  
Wesley G. Zarsky

December 6, 2022

Donna Davenport  
Donna Davenport

December 6, 2022

Diane Feland  
Diane Feland

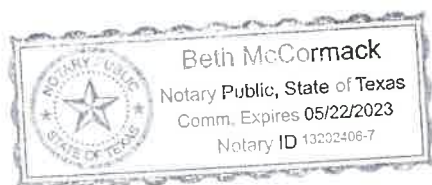


THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on December 6, 2022 by Steven Schreiber Billy Foster Wesley Zarsky Donna Davenport Diane Feland, as Directors of Crosby Municipal Utility District



Beth McCormack  
Notary Public in and for  
the State of TEXAS

## NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Crosby Utility District (the "District") whose telephone number is 281-328-4242. The real property described below, which you are about to purchase, may also be located within a defined area ("defined area one") 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 rate of taxes within the defined area one is \$0.\_\_\_\_ on each \$100 of assessed valuation. 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, not including the tax in Defined Area 1 is \$0.4220 per \$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 \$22,485,000, plus \$15,000,000 approved by the voters solely for the defined area one, 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 \$19,435,000 plus \$4,065,000 in bonds for Defined Area 1 expected to close on December 13, 2022.

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 amount of the standby fee is \$-0-. 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 Houston. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved or may continue to exist but be subject to certain sales taxes imposed by the City.

The date of the creation of the District was May 28, 1965.

The purpose of this District is to provide water, sewer and drainage 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 which you are acquiring is as follows:

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Date

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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 the purchase of the real property.

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Date

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Signature of Purchaser

Note: Correct district name, tax rate, bond amounts, standby fee amount 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 purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, \_\_\_\_' for the words 'this date' and place the correct calendar year in the appropriate space.

**Exhibit A**  
**(see attached)**

**CROSBY MUNICIPAL UTILITY DISTRICT  
DEFINED AREA 1**

**METES AND BOUNDS DESCRIPTION  
OF A 193.594 ACRE TRACT  
IN THE H. JACK SURVEY, ABSTRACT NUMBER 37  
IN HARRIS COUNTY, TEXAS**

Being 193.594 acres of land being out of a called 264.2883 acres tract (TRACT ONE) conveyed by deed dated December 6, 2012 from Bill E. Murff to Murff Family Land L.L.C., as recorded in Harris County Clerk's File No. 20120574760 of the Deed Records of Harris County, Texas said 193.5943 acres being situated in the Humphrey Jackson Survey, Abstract 37, Harris County Texas, and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, South Central Zone)

**COMMENCING** at the northwest corner of CROSBY HIGH SCHOOL SEC 1, according to the plat filed for record under Film Code Numbers 677763 & 677764 of the Map Records of Harris County, Texas and being in the north line of Crosby Town Center Boulevard (100' R.O.W. Film Code 677764 H.C.M.R.);

**THENCE** South 02° 55' 25" East - 2.35 feet, with the west line of said CROSBY HIGH SCHOOL SEC 1, to the northeast corner and **PLACE OF BEGINNING** of the herein described tract;

**THENCE** South 02° 55' 25" East - 1958.79 feet, continuing with the west line of said CROSBY HIGH SCHOOL SEC 1, to corner in the north line of a called 344.5375 acres tract described in deed dated February 27, 1998 to Bellevue Group Incorporated, as recorded in Harris County Clerk's File No. S900114 of the Deed Records of Harris County, Texas;

**THENCE** South 87° 54' 17" West - 4592.24 feet, with the north line of said 344.5375 acres, the north line of a called 0.500 acres tract described in deed dated January 4, 1990 to J. Gaven Fuchs as recorded in Harris County Clerk's File No. M465215 of the Deed Records of Harris County, Texas, and the north line of a called 10.120 acres tract described in deed dated January 31, 2002 to Ronald E. McAffety as recorded in Harris County Clerk's File No. V584965 of the Deed Records of Harris County, Texas, to the southwest corner of said 264.2883 acres;

**THENCE** North 12° 45' 05" East - 1392.93 feet, with the west line of said 264.2883 acres and the east line of a called 100' wide T. & N. O. Railroad right-of-way, to the beginning of a curve to the right;

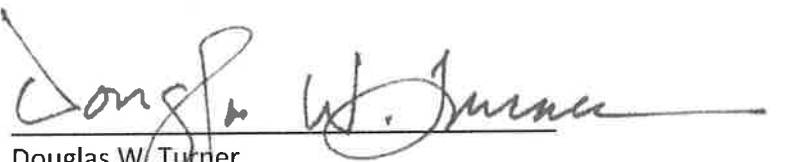
**THENCE** with said curve to the right having a radius of 3170.40 feet, a central angle 11° 39' 51" a chord bearing and distance of N 17° 56' 06" E - 644.31 feet, and an arc length of 645.42 feet to the northwest corner of said 264.2883 acres;



**THENCE** North 87° 48' 24" East - 3986.33 feet, with the south line of a called 497.4 acres tract (Tract 3) described in deed dated November 29, 1996 to Lakewood Development Corporation as recorded in Harris County Clerk's File No. S302347 of the Deed Records of Harris County, Texas, to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 193.594 acres of land.

Prepared by:  
IDS Engineering Group  
Job No. 1328-084-00-600

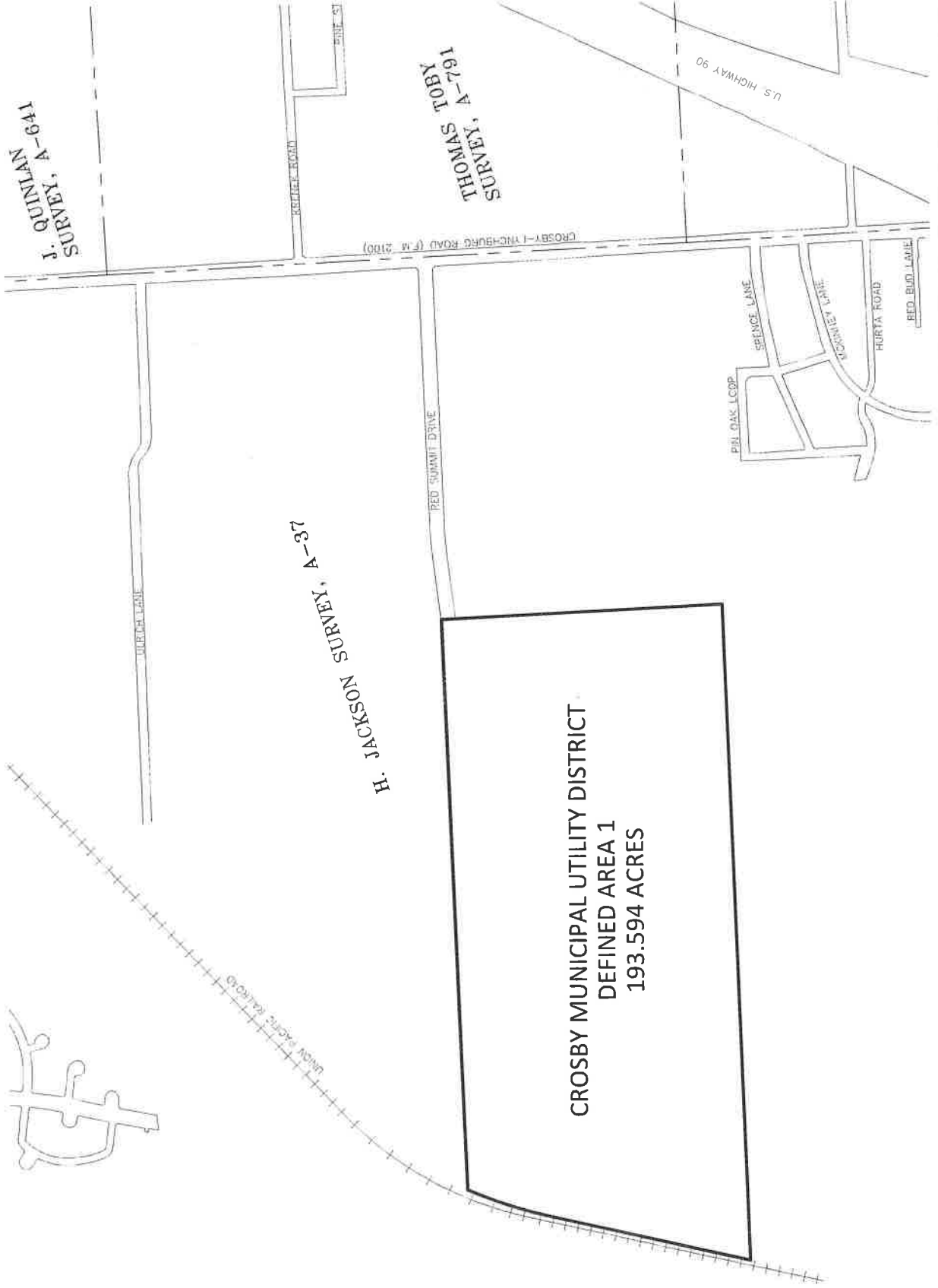
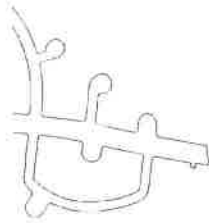


  
Douglas W. Turner  
Registered Professional Land Surveyor  
Texas Registration Number 3988

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

THIS DOCUMENT FOR THE CROSBY MUNICIPAL UTILITY DISTRICT WAS PREPARED BASED ON INFORMATION TAKEN FROM PREVIOUS DISTRICT METES AND BOUNDS AND SUPPLEMENTED BY DOCUMENTS FOR PARCEL ANNEXATION TO THE SAME DISTRICT.

# CROSBY MUNICIPAL UTILITY DISTRICT LOCATION MAP OF DEFINED AREA 1



## **Exhibit B**

The laws of the State of Texas contain provisions which allow the City of Houston, Texas to annex the District. A municipality of the State of Texas, including a Home Rule City, that annexes all of the area in a municipal utility district must take over all property and other assets of the District and assume all the debts, liabilities and obligations of such district, and perform all the functions of the district, including the provision of services. When a district is annexed and dissolved and the obligations thereof payable in whole or in part from ad valorem taxes become obligations of the annexing municipality, the governing body of such municipality is thereafter required to levy and collect taxes on all taxable property in the municipality sufficient to pay the principal of an interest on the bonds, warrants or other obligations of the district as they come due.

### **RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

8:00:00 AM

Tuesday, January 3, 2023



COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, January 3, 2023



COUNTY CLERK  
HARRIS COUNTY, TEXAS