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RP-2022-589253  
12/16/2022 RP1 \$66.00

NOTICE TO SELLERS AND  
PURCHASERS OF REAL ESTATE SITUATED IN  
CROSBY MUNICIPAL UTILITY DISTRICT  
(DEFINED AREA 2)

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

The Board of Directors of Crosby Municipal Utility District hereby make this Notice to Sellers and Purchasers of Real Estate Situated in Crosby Municipal Utility District designated as Defined Area 2 (the "**Defined Area**"), pursuant to Sections 49.452 and 49.455 of the Texas Water Code, as amended. 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.

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 two") 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 \$0.0 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 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 \$42,000,000 approved by the voters solely for Defined Area 2, 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 \$22,485,000 and \$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.

We, the undersigned, being duly chosen members of Crosby Municipal Utility District each for 10R12 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

§  
§  
§

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 Two") 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 \$0.00 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 one or the defined area two, 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 \$42,000,000 approved by the voters solely for Defined Area 2, 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 \$22,485,000 and \$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

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.

\_\_\_\_\_  
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.

**Exhibit A**

**Legal Description and Map  
(see attached)**

**CROSBY MUNICIPAL UTILITY DISTRICT  
DEFINED AREA 2**

**METES AND BOUNDS DESCRIPTION  
OF A 270.17 ACRE TRACT  
IN THE H.T.&B.R.R. SURVEY, ABSTRACT NUMBER 391  
IN HARRIS COUNTY, TEXAS**

Description of 270.17 acres of land situated in the H. T. & B. R.R. Survey, Abstract 391, Harris County, Texas, being a portion of that certain Tract 1 (called 244.65 acres) and all of that certain Tract 2 (called 64.76 acres) conveyed to MCB LLC described in deed recorded under Harris County Clerks File Number RP-2019-543961, said 270.17 acres of land being more particularly described by metes and bounds as follows (bearings based on Texas State Plane Coordinate System of 1983, South Central Zone 4204, as determined by GPS measurements):

Commencing at a "MAG" nail called for and found marking the recognized southwesterly corner of the H. T. & B. R.R. Survey, Abstract 391 at the intersection of the apparent centerline of Runneburg Road (based on a width of 60 feet as monumented and occupied) with the apparent centerline of Lindstrom Road (based on a width of 60 feet as monumented and occupied), and having Texas State Plane, South Central Zone, grid coordinates of N = 13,900,205.38 feet and E = 3,222,424.96 feet;

Thence, North 02° 34' 25" West, along the recognized westerly line of the H. T. & B. R.R. Survey, Abstract 391, passing at a distance of 533.03 feet a "MAG" nail called for and found marking the westerly southwest corner of said Tract 1, and continuing along the westerly line of said Tract 1, with the apparent centerline of Lindstrom Road for a total distance of 1,778.03 feet to a "MAG" nail set marking the westerly southwest corner and point of beginning of the herein described tract and having Texas State Plane, South Central Zone, grid coordinates of N = 13,901,981.47 feet and E = 3,222,345.13 feet;

1. Thence, North 02° 34' 25" West, continuing along the recognized westerly line of the H.T. B. R.R. Survey, Abstract 391, same being the westerly line of said Tract 1, with the apparent centerline of Lindstrom Road for a distance of 1,690.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found marking the northwesterly corner of said Tract 1;
2. Thence, North 87° 34' 49" East, along the northerly line of the said Tract 1 for a distance of 30.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found in the apparent east line of Lindstrom Road, based on occupancy and monumentation, and marking the northwesterly corner of that certain tract of land called 0.148 acres as described in the deed to the Texas Department of Transportation recorded under H.C.F. F. No. H749375;

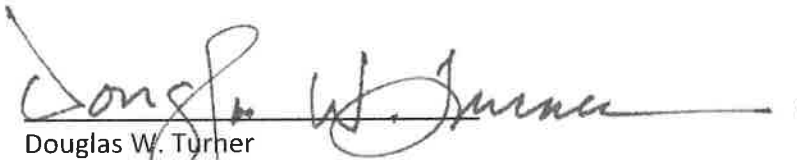


3. Thence, South 02° 34' 25" East, along the westerly line of the called 0.148 acre tract with the easterly line of said Lindstrom Road for a distance of 179.73 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found in the arc of a non-tangent curve in the easterly right-of-way line of U.S. Highway 90 (based on a variable with at this location);
4. Thence, in a northeasterly direction with the arc of a non-tangent curve to the right in the easterly right-of-way line of U.S. Highway 90 having a radius of 5,729.58 feet, a central angle of 01° 56' 23", an arc length of 193.98 feet and a chord bearing of North 19° 40' 26" East, for a distance of 193.97 feet to a 5/8-inch iron rod called for and found marking the northeasterly corner of the called 0.148 acre tract and the southwesterly corner of that certain tract of land called 2.58 acres as described in the deed recorded under H.C.C.F. No. T239471, and being in the northerly line of said Tract 1, from which a companion 5/8-inch iron rod bears N 24° W, a distance of 0.17 feet;
5. Thence, North 87° 34' 49" East, along the northerly line of said Tract 1 and Tract 2 common to the southerly line of the called 2.58 acre tract, passing at a distance of 506.64 feet a ½-inch iron pipe called for and found marking the southwesterly corner of that certain tract of land called 104.864 acres as described in the deed recorded under H.C.C. F. No. 2007014759, passing at a distance of 2,594.20 feet a ½-inch iron pipe called for and found marking the southeasterly corner of the called 104.864 acre tract, passing at a distance of 3,524.14 feet a 5/8-inch capped iron rod stamped E.H.R.A. 713-874-4500" set for reference and continuing therefrom a total distance of 3,552.56 to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found in the recognized easterly line of the H.T. & B. R.R. Survey, Abstract 391 marking the northeasterly corner of the aforementioned Tract 2;
6. Thence, South 13° 02' 11" East, along the recognized easterly line of the said H. T. & B. R.R. Survey, Abstract 391, same being the easterly line of said Tract 2, and generally along Bohemian-Hall Road, as occupied, passing at a distance of 1609.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" called for and found marking the easterly common corner of said Tract 1 and Tract 2 and continuing along the easterly line of said Tract 1 for a total distance of 2,679.44 feet to a "MAG" nail set in asphalt marking the easterly southwest corner of the herein described tract;

7. Thence, South 82° 00' 48" West, passing at 28.05 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for reference and continuing for a total distance of 396.25 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
8. Thence, South 07° 31' 24" East, for a distance of 460.60 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
9. Thence, South 49° 23' 51" West, for a distance of 599.30 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
10. Thence, South 01° 19' 37" East, for a distance of 30.00 feet to a "MAG" nail set for the recognized southerly line said H. T. & B. R.R. Survey, Abstract 391, same being the southerly line of the aforementioned Tract 1 and being in the apparent centerline of the Runneburg Road;
11. Thence, South 88° 40' 23" West, along the recognized southerly line of the said H. T. & B. R.R. Survey, Abstract 391, same being the southerly line of said Tract 1, and generally with the centerline of Runneburg Road, for a distance of 2,077.84 feet to a "MAG" nail set for corner, from which a "MAG" nail called for an found marking the southerly southwest corner of said Tract 1 bears south 88° 40' 23" West, 375.00 feet;
12. Thence, North 02° 34' 25" West, passing at a distance of 30.01 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for reference and continuing for a total distance of 580.94 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
13. Thence, South 88° 40' 23" West, for a distance of 375.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
14. Thence, North 02° 34' 25" West, for a distance of 715.88 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
15. Thence, South 87° 25' 35" West, for a distance of 150.34 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
16. Thence, North 02° 34' 25" West, for a distance of 500.00 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;

Thence, South 87° 25' 35" West, passing at a distance of 682.50 a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for reference and continuing for a total distance of 712.50 feet to the Point of Beginning and containing 270.17 acres of land.

Prepared by:  
IDS Engineering Group  
Job No. 1328-078-00-600



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 2



THIS MAP WAS PREPARED BY THE  
CROSBY MUNICIPAL UTILITY DISTRICT  
FOR THE PURPOSE OF LOCATING  
THE DEFINED AREA 2 OF THE  
CROSBY MUNICIPAL UTILITY DISTRICT  
AND IS NOT TO BE USED FOR ANY  
OTHER PURPOSE.



H.T. & B. R.R. CO. SURVEY, A-381

T. J. WALKER SURVEY, A-383

G.W. FLETCHER SURVEY, A-1574

FILED FOR RECORD

8:00:00 AM

Friday, December 16, 2022



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

Friday, December 16, 2022



COUNTY CLERK  
HARRIS COUNTY, TEXAS