

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

## CROSBY MUNICIPAL UTILITY DISTRICT DEFINED AREA 2 (DEFINED AREA 2)

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
CROSBY MUNICIPAL UTILITY DISTRICT §

The Board of Directors of Crosby Municipal Utility District (the “**District**”) hereby make this Notice to Purchaser of Special Taxing or Assessment District, 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 2 (“**Defined Area 2**”) and the map of Defined Area 2 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 Defined Area 2.

The most recent Amendment is recorded under File No. RP-2024-106232 in the Official Public Records of Real Property of Harris County, Texas. The Notice to Purchaser of Special Taxing or Assessment District shall be as follows:

(A) The real property that you are about to purchase is located in Crosby Municipal Utility District Defined Area 2 and may be subject to District and Defined Area 2 taxes or assessments.

(B) The real property described below, which you are about to purchase, may also be located within 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 rate of taxes within the defined area is \$0.86 on each of \$100 of assessed valuation.

(C) The District may, subject to voter approval, impose taxes and issue bonds for Defined Area 2. The District may impose an unlimited rate of tax in payment of such bonds for Defined Area 2.

(D) The current rate of Defined Area 2 property tax is \$0.86 per \$100 of assessed value maintenance plus the District property tax is \$0.37 per \$100 of assessed value for a total property tax of \$1.23 per \$100 of assessed value.

(E) The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters is \$42,485,000 for the District plus \$42,000,000 approved by the voters solely for Defined Area 2:

(i) for water, sewer, and drainage facilities.

(F) The aggregate initial principal amount of all such bonds issued for the District is \$22,485,000 and for Defined Area 2 is \$0:

(i) for water, sewer, and drainage facilities.

(G) Defined Area 2 is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. 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.

(H) The purpose of the District is to provide water, sewer and drainage facilities and services. The cost of the District's facilities is not included in the purchase price of your property.

(I) 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 THE FORM.

(J) The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract of the purchase of the real property or at closing of purchase of the real property.

This notice, given the 4<sup>th</sup> day of June 2024, amends all other such notices and amendments thereto heretofore given by the Board of Directors of Crosby Municipal Utility District.

RP-2024-204756

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

June 4, 2024

Steven Schreiber  
Steven Schreiber

June 4, 2024

Billy E Foster  
Billy E. Foster

June 4, 2024

Wesley G Zarsky  
Wesley G. Zarsky

June 4, 2024

Donna Davenport  
Donna Davenport

June 4, 2024

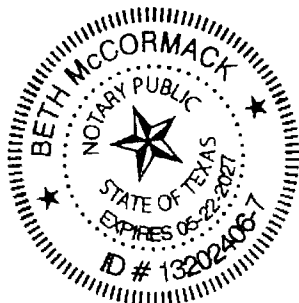
Diane Feland  
Diane Feland



THE COUNTY OF  
COUNTY OF HARRIS

§  
§  
§

This instrument was acknowledged before me on June 4, 2024 by Steven Schreiber Billy E 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

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

RP-2024-204756

**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 I (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;

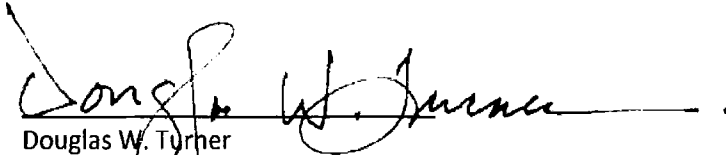
7. Thence, South 82° 00' 48" West, passing at 28.05 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for reference and continuing for a total distance of 396.25 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
8. Thence, South 07° 31' 24" East, for 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;

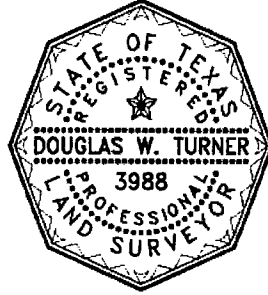
RP-2024-204756



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

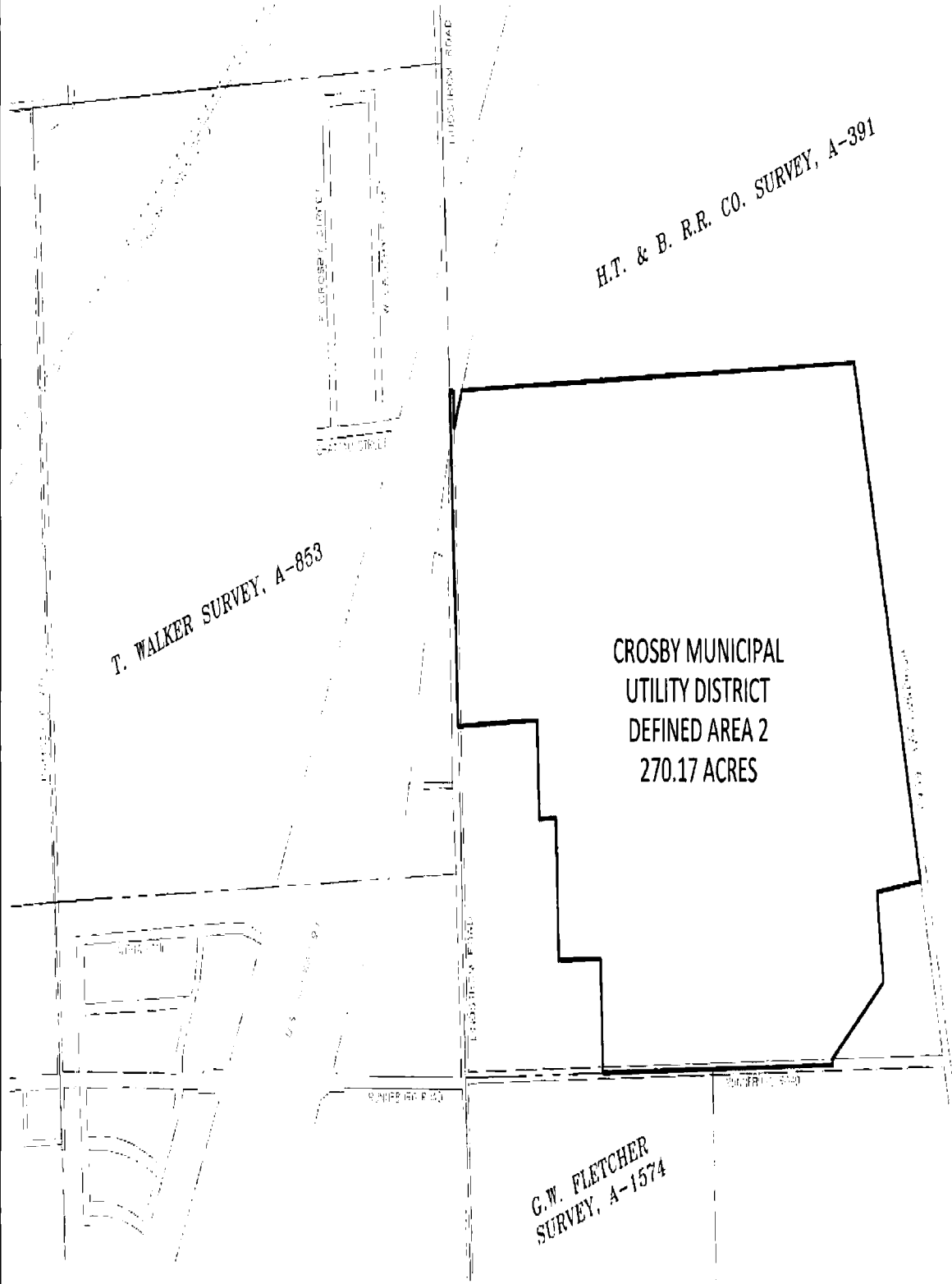
  
Douglas W. Turner  
Registered Professional Land Surveyor  
Texas Registration Number 3988



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



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## 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.

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# Pages 12  
06/05/2024 03:32 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$65.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-204756