

NOTICE TO SELLERS AND PURCHASERS
OF REAL ESTATE SITUATED IN
SAN LEON MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS	§
	§
COUNTY OF GALVESTON	§
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SAN LEON MUNICIPAL UTILITY DISTRICT	§

The Board of Directors of San Leon Municipal Utility District hereby gives the following Notice to all sellers and purchasers of real property situated within the boundaries of said District:

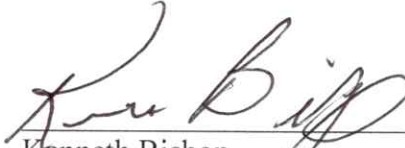
1. The name of the District is San Leon Municipal Utility District.
2. A complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A".
3. The most recent rate of the District taxes on property located in the District is \$0.2872 per \$100 valuation ad valorem tax and \$0.1757 per \$100 valuation maintenance tax, for a total tax of \$0.4629 per \$100 valuation, equalized at 100% of the fair market value.
4. The total amount of bonds which have been approved by the voters of the District to date and which may be issued is: \$56,370,000.00.
5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is \$33,840,000.00.
6. The District has imposed no standby fee.
7. The District was created by House Bill 1082, 59th Legislature, effective August 30, 1965.
8. The functions performed or to be performed by the District include the construction, maintenance and operation of improvements necessary or convenient to provide water, sanitary sewer and drainage services to the land within the boundaries of the District.

9. The particular form of Notices to Purchasers required by Section 49.452 of the Texas Water Code to be furnished by the Seller to a Purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "B".

This notice, given the 28th day of January, 2025, modifies amends and supplants all other such notices and amendments thereto heretofore given by the Board of Directors of San Leon Municipal Utility District.

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

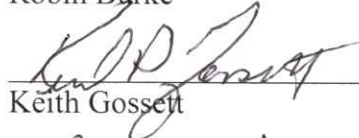
January 28, 2025


Kenneth Bishop

January 28, 2025


Robin Burke

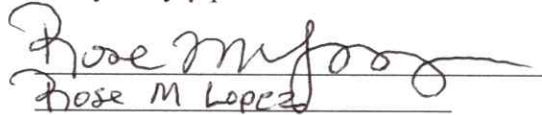
January 28, 2025


Keith Gossett

January 28, 2025


Sheryl Hayslip-Bahena

January 28, 2025


Rose M Lopez

THE STATE OF TEXAS

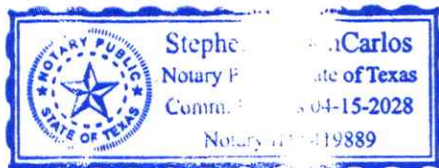
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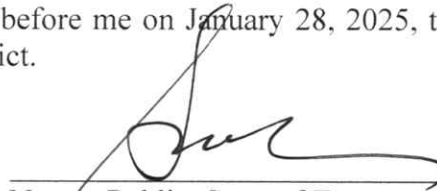
COUNTY OF GALVESTON

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This instrument was acknowledged before me on January 28, 2025, the above as Directors of the San Leon Municipal Utility District.




Notary Public, State of Texas

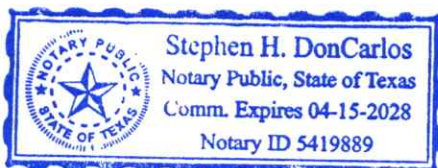


Exhibit "A"

Said District shall be composed of one tract of land situated entirely within Galveston County, Texas, and described by metes and bounds as follows:

BEGINNING at the point of intersection of the southerly shore line of Galveston Bay with the northeasterly projection of the southeasterly line of the J. Rogers Survey, Abstract No. 168, Galveston County, Texas;

Thence in a southwesterly direction following said southeasterly line of said Rogers Survey, being also the northwestern line of the Amos Edwards League, Abstract No. 10, and being the northwestern line of San Leon Farm Home Tracts as shown by the map thereof recorded in Volume 238, page 25, Deed Records of Galveston County, to a point for corner, being the intersection of said survey line with the easterly line of Lot 2, Block No. 25-A of San Leon Farm Home Tracts;

Thence in a southerly direction following the easterly line of Lot No. 2 and Lot No. 7 in said Block No. 25-A, and continuing in the same direction across Ave. H and along the easterly line of Lot No. 2 and Lot No. 7 in Block No. 26 and continuing in the same direction across San Leon Road and along the easterly line of Lot No. 2 in Block No. 41 to a point for corner, said point being the northwesterly corner of Lot No. 4 in said Block No. 41;

Thence in an easterly direction with the northerly line of said Lot No. 4 to a point for corner, being the northeasterly corner of Lot No. 4;

Thence in a southerly direction with the easterly line of Block No. 41 and continuing in the same direction across Ave. L and along the easterly line of Block No. 44 to a point for corner, being the southeasterly corner of Lot No. 3 in said Block No. 44;

Thence in an easterly direction across 29th St. (F.M. No. 517) and continuing in the same direction along the northerly line of Lot No. 1 in Block No. 45 to a point for corner, being the northeasterly corner of said Lot No. 1;

Thence in a northerly direction with the westerly line of Lot No. 3 in Block No. 45 to a point for corner, being the northeasterly corner of said Lot No. 3;

Thence in an easterly direction with the northerly line of said Lot No. 3 to the northeasterly corner of said Lot No. 3;

Thence in a southerly direction with the easterly line of said Lot No. 3 to a point for corner, being the southeasterly corner of said Lot No. 3;

Thence in an easterly direction with the northerly line of Lot No. 5 in said Block No. 45 and continuing in the same direction across 28th St. and along the northerly line of Lots Nos. 8, 7, 6 and 5 in Block No. 46 to a point for corner on the easterly line of said Block No. 46;

Thence in a southerly direction with the easterly line of said Block No. 46 and continuing in the same direction across Ave. N to a point for corner, being the northeasterly corner of Block No. 56;

Thence in an easterly direction across 27th St. and along the northerly line of Block No. 56 and continuing in the same direction across 26th St. along the northerly line of Block No. 54 to a point for corner, being the northeasterly corner of Lot No. 1 in said Block No. 54;

Thence in a southerly direction with the easterly line of Lot No. 1 in Block No. 54 to a point for corner, being the southeasterly corner of said Lot No. 1;

Thence in an easterly direction with the northerly line of Lot No. 7 and Lot No. 6 in said Block No. 54 to a point for corner, being the southwesterly corner of Lot No. 4 in said Block No. 54;

Thence in a northerly direction with the westerly line of said Lot No. 4, in Block No. 54 to a point for corner in the northerly line of said Block No. 54;

Thence in an easterly direction with the northerly line of said Block No. 54 to a point for corner, being the northeasterly corner of said Block No. 54;

Thence in a southerly direction with the easterly line of Block No. 54 and continuing in the same direction across Ave. P and along the easterly line of Block No. 68 and continuing in the same direction across Ave. Q to a point for corner, being the northeasterly corner of Block No. 71;

Thence in an easterly direction across 25th St. and following the northerly line of Block No. 70 and the easterly projection to a point on the shore line of Dickinson Bay;

Thence in a generally easterly direction along the shore line of Dickinson Bay to its intersection with the western shore line of Galveston Bay at April Fool Points;

Thence in a generally northerly direction along the western shore line of Galveston Bay to Eagle Point;

Thence in a generally westerly direction along the southern shore line of Galveston Bay to its intersection with the northeasterly projection of the southeasterly line of the J. Rogers Survey, Abstract No. 168 the place of beginning, and containing 3,200 acres of land, more or less.

EXHIBIT "B"

The prescribed notice for districts located in whole or in part of the extraterritorial jurisdiction of one or more home-rule municipalities and not located within the corporate boundaries of a municipality shall be executed by the seller and shall read as follows:

"The real property, described below, that you are about to purchase is located in the San Leon Municipal Utility District. 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 \$.4629 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$ N/A on each \$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 \$56,370,000.00, 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 \$33,325,000.00."

"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 \$ N/A. 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 per-

son may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

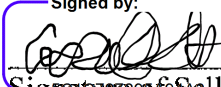
"The district is located in whole or in part in the extraterritorial jurisdiction of the City of Texas City, Texas. By law, a district located in the extraterritorial jurisdiction of the municipality may be annexed with the consent of the district or the voters of the district. When a district is annexed, the district is dissolved."

"The purpose of this district is to provide water, sewer, drainage, or flood control 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 you are acquiring is as follows:"

8/14/2025

(Date)

Signed by:



Signature of Seller Clarence P. Gantt IV

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 purchase of the real property.

(Date)

Signature of Purchaser

"(Note: Correct district name, tax rate, bond amounts, 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 behalf may modify the notice of substitution of the words 'January 1, _____' for the words 'this date' and place the correct calendar year in the appropriate space."