

Denton County
Juli Luke
County Clerk

Instrument Number: 159350

ERecordings-RP
AMENDMENT

Recorded On: November 17, 2022 10:37 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 159350
Receipt Number: 20221117000188
Recorded Date/Time: November 17, 2022 10:37 AM
User: Debbie D
Station: Station 23

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

THIS DOCUMENT IS BEING FILED CONTEMPORANEOUSLY IN DALLAS AND
DENTON COUNTIES, TEXAS

THIRTY-THIRD AMENDMENT TO
AMENDED DISTRICT INFORMATION FORM

DENTON COUNTY LEVEE IMPROVEMENT DISTRICT NO. 1

NOVEMBER 4, 2022

THE STATE OF TEXAS	§
	§
COUNTIES OF DENTON AND DALLAS	§
	§
DENTON COUNTY LEVEE	§
IMPROVEMENT DISTRICT NO. 1	§

Pursuant to V.T.C.A., Water Code § 49.107, et seq., as amended, the Board of Directors (the “Board”) of the above-named levee improvement district now gives the following notice to all sellers and purchasers of real estate situated within the bounds of said District and requests that you refer to its Amended District Information Form of Denton County Levee Improvement District No. 1 (the “Notice”) dated November 19, 1991 and recorded in Volume 3103, Page 978 of the Real Property Records of Denton County, Texas and in Volume 91227, Page 120 of the Real Property Records of Dallas County, Texas for a full and complete text of the Notice, which contains a plat and complete boundary map of the District’s current boundaries.

This amendment is for the purpose of updating the November 19, 1991 Notice with respect to item 3 (the District’s tax rate) and item 9 (Form of Notice to Purchasers), which should now read as follows:

3. The most recent rate of District debt service taxes on property located within the District is \$0.0800 per \$100.00 assessed valuation and the most recent rate of District maintenance taxes on property located within the District is \$0.0930 per \$100 assessed valuation for a total ad valorem tax rate of \$0.1730 per \$100 valuation equalized at 100 percent of fair market value.

9. The real property, described below, that you are about to purchase is located in the Denton County Levee Improvement District No. 1. 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 for 2022 is \$0.1730 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 \$20,100,000, 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 \$15,985,000.

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.

The District is located in whole or in part within the corporate boundaries of the Cities of Lewisville and Coppell. The taxpayers of the District are subject to the taxes imposed by the municipalities and by the

District until the District is dissolved. By law, a district located in the corporate boundaries 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.

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 which 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.

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 or 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 debt service 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, 20 ___’ for the words ‘this date’ and place the correct calendar year in the appropriate space.”

This notice, given on the 4th day of November, 2022, is the Thirty-Third Amendment to the November 19, 1991 Notice given by the Board of the District, which replaced and superseded all previous notices and amendments filed pursuant to V.T.C.A., Water Code § 49.452 and recorded in the Real Property Records of Denton and Dallas Counties, Texas.

This Notice hereby states the most recent rates of debt service and maintenance taxes levied by the District as well as the form of the Notice to Purchasers.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

We, the undersigned, being the duly appointed members of the Board of Directors of Denton County Levee Improvement District No. 1, each for himself, affirm and declare that the above-stated information is true and accurate to the best of our knowledge and belief.

WITNESS OUR HANDS this 4th day of November, 2022.


Richard Ching, Chairman


Ben Carruthers Vice Chairman/Secretary/Treasurer


Jack Davis, Assistant Secretary

THE STATE OF TEXAS §

COUNTIES OF DENTON AND DALLAS §

This instrument was acknowledged before me on the 4th day of November, 2022, by Richard Ching, Ben Carruthers, and Jack Davis, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged to me that said instrument is current and accurate to the best of their knowledge and belief, and that they executed the same for the purpose and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:

