

6  
order  
#

ORDER LEVYING TAXES

RP-2023-427771  
11/08/2023 RP1 \$38.00

107  
12251

WHEREAS, it is necessary for the Board of Directors of Mason Creek Utility District, Harris County, Texas ("the District") to fix a specific rate of tax to be levied for the current tax year, based on the District's tax rolls for such year which have been prepared and reviewed by the Harris County Appraisal District ("HCAD") and have been submitted to the Board; and

WHEREAS, the tax assessor/collector for the District has provided tax information to the Board, has performed necessary calculations, and has published notice of a public hearing on the tax rate, as it was proposed by the Board; and

WHEREAS, the Board has held a public hearing on the proposed rate; and

WHEREAS, the Board adopts, ratifies and confirms all such information, calculations, notices, publication, hearing and all other procedures and officially finds and determines that the steps necessary for the levy of taxes have been taken, all in accordance with the law;

NOW, THEREFORE,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF MASON CREEK UTILITY DISTRICT:

Section 1: The matters and facts in the preamble of this order are hereby found to be true and correct.

Section 2: There is hereby levied and adopted the tax rate on each \$100 of valuation of property subject to taxation by this District, for the current tax year, as follows:

- \$0.0293 for debt service purposes, and
- \$0.276 for maintenance and operation purposes.
- \$0.3053 TOTAL TAX RATE

Section 3: After paying reasonable costs of levying, assessing and collecting all taxes, the proceeds shall be transferred into the appropriate accounts of the District.

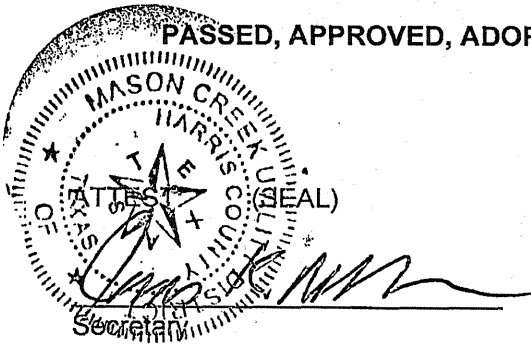
Section 4: The taxes levied hereby shall be delinquent after January 31 of the next (upcoming) calendar year, except as otherwise prescribed by law.

Section 5: The attached information form is adopted and approved, and the responsibility for issuance of this particular form is delegated to the following employee or agent: Susan Saccomen, Mason Creek Utility District, 847 Dominion, Katy, TX 77450. The fee for the issuance of such notice shall be \$5.00, plus the cost of postage or delivery, until such time that the Board establishes a different fee.

Section 6: The exemptions from taxation most recently established and approved by the District are hereby confirmed, ratified, re-established and re-approved.

Section 6: This order shall be effective from and after its adoption.

PASSED, APPROVED, ADOPTED AND SIGNED on October 11, 2023



[Signature]  
President, Board of Directors

Ret: Mason Creek  
Utility District  
847 Dominion Dr.  
Katy, TX 77450

Form TAX-105.08(11-07)

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 1 of 7  
Attest: 11/13/2023  
Teneshia Hudspeth, County Clerk  
Harris County, Texas

[Signature] Deputy

Clinton Derek Loomer



CON:1316263|RP-2023-427771



DISTRICT INFORMATION FORM

THE STATE OF TEXAS

COUNTY OF HARRIS

In compliance with Section 49.455, Texas Water Code, as amended, the undersigned members of the Board of Directors of MASON CREEK UTILITY DISTRICT, (the "District") hereby affirm as of the date hereinafter set out that the following information is correct and accurate:

- 1. The name of the District is: MASON CREEK UTILITY DISTRICT.
- 2. The complete and accurate legal description of the boundaries of the District is attached as Exhibit B.

A complete and accurate map or plat of the District showing such boundaries is attached to the District Information Form dated June 29, 1994 and recorded in the Real Property Records of Harris County, Texas under clerk's file number P939649, (Film Code Number 100-78-3690 through 100-78-3704).

- 3. The most recent rate of District taxes on property located in the District is: \$0.3053 per \$100 of assessed valuation.
- 4. The total amount of bonds that have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$72,899,000.00.
- 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 portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have previously been issued is \$21,870,000.00.
- 6. A standby fee is not imposed by the District, and, if so, the amount of the standby fee is (not applicable.)
- 7. The date on which the election to confirm the creation of the District was held, if such was required, was: (election not required.)
- 8. The functions performed or to be performed by the District are: the supply of water for municipal, domestic, commercial and other beneficial uses; the collection and transportation of waste; the gathering, conducting, diverting and controlling of local storm water or other harmful excesses of water in the District; financing, developing, and maintaining recreational facilities for the people in the District; purchasing, installing, operating and maintaining street lighting or security lighting within public utility easements or public rights-of-way within the boundaries of the District; purchasing, constructing, acquiring, owning, operating, maintaining, repairing, improving, extending or establishing a municipal solid waste collection and disposal system, including recycling.
- 9. The particular form of Notice to Purchasers required by Section 49.452 of the Texas Water Code to be furnished by a 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 A.

RP-2023-427771

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

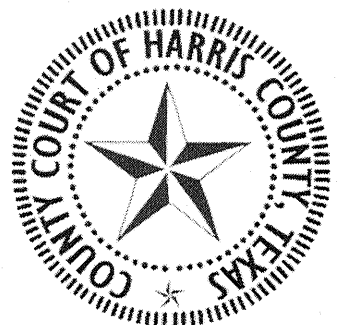
A Certified Copy - Page 2 of 7  
Attest: 11/13/2023  
**Teneshia Hudspeth, County Clerk**  
Harris County, Texas

Deputy

Clinton Derek Loomer



CON:1316263|RP-2023-427771



WITNESS OUR HANDS this 12<sup>th</sup> day of October, 2023.

President \_\_\_\_\_

John Cameron  
Director

Vice President \_\_\_\_\_

Frederick Castellano  
Director

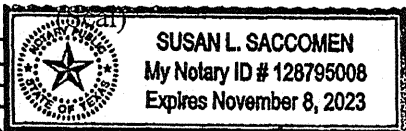
Jim K. [Signature]  
Secretary-Treasurer

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned Notary Public on this day personally appeared John Cameron, James Nordhaus and Frederick Castellano, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12<sup>th</sup> day of October, 2023



Susan Saccomen  
Notary Public

Form TAX-105.08

RP-2023-427771

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 3 of 7  
Attest: 11/13/2023  
**Teneshia Hudspeth, County Clerk**  
Harris County, Texas



[Signature] Deputy



CON:1316263|RP-2023-427771

Clinton Derek Loomer

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the MASON CREEK UTILITY DISTRICT and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is **\$0.3053** on each \$100 of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

- (i) **\$72,899,000.00** for water, sewer, and drainage facilities;
- (ii) \$-0- for road facilities;
- (iii) \$-0- for parks and recreational facilities; and
- (iv) \$-0- for (not applicable).

The aggregate initial principal amounts of all such bonds issued are:

- (i) **\$21,870,000.00** for water, sewer, and drainage facilities;
- (ii) \$-0- for road facilities;
- (iii) \$-0- for parks and recreational facilities; and
- (iv) \$-0- for (not applicable).

The district is located wholly or partly within the extraterritorial jurisdiction of the City of Houston, Texas. 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.

The district has entered into a strategic partnership agreement with the City of Houston, Texas. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction (part of which has been annexed for limited purposes by said City).

The purpose of the district is to provide water, sewer, drainage, solid waste, parks and recreational, and other facilities and services. The cost of district facilities is not included in the purchase price of your property.

**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 THIS FORM.**

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

Dated and executed by: Seller: \_\_\_\_\_, Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_, Date: \_\_\_\_\_

RP-2023-427771

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A Certified Copy - Page 4 of 7  
Attest: 11/13/2023  
**Teneshia Hudspeth, County Clerk**  
Harris County, Texas



  
\_\_\_\_\_  
Deputy  
**Clinton Derek Loomer**


 CON:1316263|RP-2023-427771

Exhibit B  
LEGAL DESCRIPTION OF MASON CREEK UTILITY DISTRICT



**CLARK SURVEYING COMPANY**

1316 SHERWOOD FORBESY DR. - HOUSTON, TEXAS 77043-4537 - 713/481-1400 - FAX 713/481-5299

June 9, 1994

**FIELD NOTES**  
Mason Creek Utility District

Description of 893.8382 acres out of the W.C.R.R. Company Surveys, Abstract Nos. 1359 and 1361 and the H.T. & B.R.R. Company Survey, Abstract No. 983, all in Harris County, Texas, being all of the revised Mason Creek Utility District boundary and being more particularly described by notes and bounds as follows (with all bearings referenced to the Replat of Nottingham Country, Section 1 as recorded in Volume 201 at Page 79 of the Harris County Map Records):

S

**BEGINNING** at a point marking the intersection of the east right-of-way line of Fry Road (100 feet wide) with the south right-of-way line of Interstate Highway 10 (Katy Freeway), same point being the northeast corner of said Replat of Nottingham Country, Section 1;

**THENCE**, S 02° 02' 18" E, along said east right-of-way line of Fry Road and the east line of said Replat of Nottingham Country, Section 1, a distance of 2883.31 feet to a point for the southwesterly cut-back corner at the intersection of the east right-of-way line of said Fry Road with the south right-of-way line of Kingsland Drive (100 feet wide);

**THENCE**, N 42° 57' 40" E, along said 20-foot cut-back, a distance of 28.28 feet to a point for corner in the south right-of-way line of said Kingsland Drive;

**THENCE**, N 87° 57' 38" E, along said south right-of-way line of Kingsland Drive, a distance of 225.50 feet to a point marking the most northerly northwest corner of Block 2 of Green Trails, Section Five as recorded in Volume 346 at Page 77 of the Harris County Map Records;

**THENCE**, S 02° 01' 19" E, along a westerly line of said Block 2 of Green Trails, Section Five, a distance of 439.95 feet to a point for an interior corner of said Block 2;

**THENCE**, S 87° 56' 37" W, along the most westerly north line of said Block 2, a distance of 245.37 feet to a point for the northwest corner of said Block 2 in the easterly right-of-way line of said Fry Road, same point being the southeast corner of Nottingham Country, Section 1, as recorded in Volume 201 at Page 79 of the Map Records of Harris County, Texas;

**THENCE**, S 87° 54' 37" W, crossing said Fry Road 100-foot right-of-way and continuing along the south line of said Nottingham Country, Section 1 for a total distance of 930.80 feet to a point for corner in the west right-of-way line of Houghton Road (40 feet wide at this point);

**THENCE**, S 01° 54' 54" E, along said west right-of-way line of Houghton Road (40 feet wide), at 4170.32 feet pass the centerline of a 160-foot wide Harris County Flood Control District easement for Mason Creek as recorded in Volume 1695 at Page 666 of the Harris County Deed Records, and continuing for a total distance of 4958.68 feet to a point for corner;

**THENCE**, S 89° 21' 45" W, a distance of 1371.04 feet to a point for corner;

**THENCE**, N 01° 58' 18" W, a distance of 660.65 feet to a point for corner;

**THENCE**, S 88° 19' 19" W, a distance of 2652.23 feet to a point for corner in the line common to said H.T. & B.R.R. Survey, Abstract No. 983, and the H.T. & B.R.R. Survey, Abstract No. 469;

**THENCE**, N 01° 54' 51" W, along said common line, a distance of 3858.67 feet to a point for the northeast corner of said H.T. & B.R.R. Survey, Abstract No. 469;

see page 2

RP-2023-427771

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A Certified Copy - Page 5 of 7

Attest: 11/13/2023

Teneshia Hudspeth, County Clerk

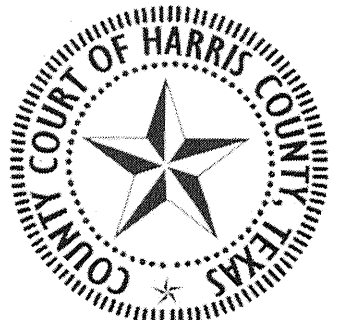
Harris County, Texas

Deputy



CON:1316263|RP-2023-427771

Clinton Derek Loomer



LEBK  
BY: IF X AS  
W. J. Hudspeth

THENCE, S 87° 17' 26" W, along the north line of said H.T. & B.R.R. Survey, Abstract No. 469, a distance of 371.49 feet to a point for the southeast corner of the W.C.R.R. Company Survey, Abstract No. 904;

THENCE, N 02° 48' 45" W, along the line common to said W.C.R.R. Company Survey, Abstract No. 904, and said H.T. & B.R.R. Survey, Abstract No. 983, a distance of 315.53 feet to an angle point marking the most northerly northwest corner of said H.T. & B.R.R. Survey, Abstract No. 983, and the southwest corner of said W.C.R.R. Company Survey, Abstract No. 1359;

THENCE, N 01° 51' 24" W, along the line common to said W.C.R.R. Company Survey, Abstract No. 904, and said W.C.R.R. Company Survey, Abstract No. 1359, a distance of 3998.79 feet to a point for the northwest corner of the herein described tract in the south right-of-way line of said Katy Freeway (Interstate Highway 10);

THENCE, N 88° 38' 39" E, along said south right-of-way line, a distance of 2024.45 feet to an angle point for corner;

THENCE, S 89° 33' 42" E, continuing along said south right-of-way line, a distance of 1411.31 feet to an angle point for corner;

THENCE, S 87° 48' 50" E, continuing along said south right-of-way line, a distance of 1411.31 feet to the beginning of a curve to the right;

THENCE, continuing along said south right-of-way line and curve to the right having a radius of 532.96 feet, a central angle of 18° 03' 52" and a chord which bears S 78° 46' 54" E for 167.34 feet, a total arc distance of 168.03 feet to a point for the non-tangent end of said curve;

THENCE, S 55° 55' 50" E, continuing along said south right-of-way line, a distance of 61.89 feet to a point for the non-tangent beginning of a curve to the right;

THENCE, continuing along said south right-of-way line and curve to the right having a radius of 559.91 feet, a central angle of 19° 56' 49" and a chord which bears S 52° 52' 45" E for 193.95 feet, a total arc distance of 194.93 feet to a point of tangency;

THENCE, S 42° 54' 20" E, continuing along said south right-of-way line, a distance of 174.17 feet to a point for the beginning of a curve to the left;

THENCE, continuing along said south right-of-way line and curve to the left having a radius of 625.73 feet, a central angle of 48° 24' 51" and a chord which bears S 67° 06' 46" E for 513.14 feet, a total arc distance of 528.73 feet to a point of tangency;

THENCE, N 88° 40' 49" E, continuing along said south right-of-way line, a distance of 151.12 feet to the POINT OF BEGINNING and containing 893.8382 acres of land. This description is submitted in conjunction with an Exhibit Map prepared by Clark Surveying Company and dated June 9, 1994.

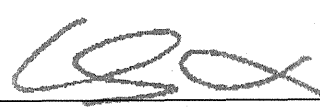
**RECORDER'S MEMORANDUM:**


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.

RP-2023-427771

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 6 of 7  
Attest: 11/13/2023  
Teneshia Hudspeth, County Clerk  
Harris County, Texas

  
Deputy

 CON:1316263|RP-2023-427771



Clinton Derek Loomer

FILED FOR RECORD

1:18:55 PM

Wednesday, November 8, 2023

*Tenesha Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2023-427771

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

Wednesday, November 8, 2023



*Tenesha Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 7 of 7

Attest: 11/13/2023

Tenesha Hudspeth, County Clerk

Harris County, Texas

*[Signature]*

Deputy

Clinton Derek Loomer



CON:1316263|RP-2023-427771

