

**NOTICE TO SELLERS AND PURCHASERS**  
**OF REAL ESTATE SITUATED IN**  
**CEDAR BAYOU PARK UTILITY DISTRICT**

THE STATE OF TEXAS	§
	§
COUNTY OF HARRIS	§
	§
CEDAR BAYOU PARK UTILITY DISTRICT	§

The Board of Directors of Cedar Bayou Park 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 Cedar Bayou Park Utility District.
2. A complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A", save and except the 71.570 tract of land more particularly described by the meets and bounds attached hereto as Exhibit "B".
3. The most recent rate of the District taxes on property located in the District is \$0.08197 per \$100 valuation ad valorem maintenance tax, , 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: None
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 \$-0-.
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.

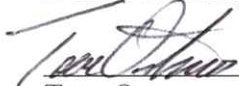
9. The particular form of Notices to Purchasers required by Section 49.452 of the Texas Water Code to be furnished by the Seller to a Purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "C".

This notice, given the 22nd day of January, 2024, modifies amends and supplants all other such notices and amendments thereto heretofore given by the Board of Directors of Cedar Bayou Park Utility District.

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

January 22, 2024   
Herbert E. Bruner, Jr.

January 22, 2024   
Dennis L. Sanderson

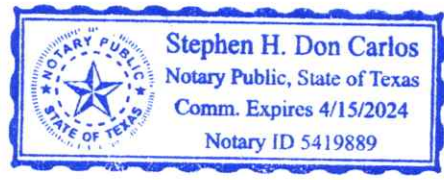
January 22, 2024   
Tom Ortman

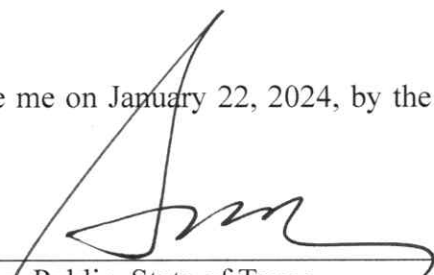
January 22, 2024 \_\_\_\_\_  
Rayland Wray

January 22, 2024 \_\_\_\_\_  
Elaine S. Hollingshead

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on January 22, 2024, by the above as Directors of the Cedar Bayou Park Utility District.



  
Notary Public, State of Texas

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 Bacciff 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 \$0.08197 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 \$-0-, 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 \$-0-."

"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 Baytown. By law, a district located in the extraterritorial jurisdiction of the municipality may not 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 wastewater 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:"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(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 Seller

"(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."

## EXHIBIT A

### ORIGINAL BOUNDARIES

Lying wholly within Harris County, Texas, and being 188.01 acres, more or less, comprising parts of the J. P. Sjolander Survey, A-1644, the Benjamin Barrow Survey, A-123, and the Wm. Bloodgood Survey, A-4, and more particularly described as follows:

Beginning at the southwest corner of Cedar Bayou Park, West, a subdivision in Harris County, Texas, a plat of which is recorded in Volume 118, Page 14 of the Harris County Map Records, said corner also being in the easterly right-of-way line of Sjolander Road.

Thence, N 25° 11' 24" E 862.98 feet along the easterly right-of-way line of Sjolander Road, and along the most westerly line of said Cedar Bayou Park, West, to a point of curvature,

Thence, continuing along the easterly right-of-way line of Sjolander Road and the most westerly line of said Cedar Bayou Park, West, with a curve to the left having a radius of 508.34 feet and a central angle of 22° 21' 49", a distance of 198.42 feet to a point for corner,

Thence, N 80° 01' 35" E 632.17 feet along the most southerly north line of Cedar Bayou Park, West, to a point for corner,

Thence, N 07° 45' 16" W 1611 feet along the most easterly west line of said Cedar Bayou Park, West, at 13.1 feet cross the north line of said Benjamin Barrow Survey and the south line of said J. P. Sjolander Survey, and continuing a total distance of 934.60 feet to a point for corner,

Thence, N 82° 13' 14" E along the most northerly line of said Cedar Bayou Park, West, at 1469.52 feet pass the northeast corner of said Cedar Bayou Park, West, and continuing a total distance of 1715.37 feet to the northwest corner of Cedar Bayou Park, East, a subdivision in Harris County, Texas, a plat of which is recorded in Volume 146, Page 28 of the Harris County Map Records; said corner being in the easterly right-of-way line of the Dayton-Goose Creek Railroad, 100 feet wide.

Thence, N 27° 47' 00" E 422.57 feet along the easterly right-of-way line of the Dayton-Goose Creek Railroad, 100 feet wide, to a point for corner.

Thence, N 07° 33' W 312.20 feet to an angle point for corner.

Thence, N 10° 24' 10" W 918.93 feet to a point for corner in the north line of said J. P. Sjolander Survey and the south line of said Wm. Bloodgood Survey.

Thence, N 10° 13' 43" W 1995.99 feet to a point for corner.

Thence, N 9° 57' 25" W 266.05 feet to a point for corner.

Thence, N 10° 00' 21" W 264.98 feet to a point for corner.

Thence, N 10° 12' 05" W 528.79 feet to a point for corner.

Thence, N 10° 00' 53" W 266.34 feet to a point for corner in the south right-of-way line of Wallisville Road,

Thence, N 82° 35' 51" E 815.24 feet along the south right-of-way line of Wallisville Road, to a point for corner.

Thence, S 10° 29' 49" E 1043.91 feet to a point for corner.

Thence, S 9° 52' 49" E 1433.65 feet to a point for corner.

Thence, S 10° 00' 37" E 820.39 feet to a point for corner.

Thence, S 9° 41' 46" E 1598.40 feet to a point for corner in the north line of Cedar Bayou Park, East.

Thence, N 82° 21' E 5.00 feet to a point for corner at the northeast corner of Cedar Bayou Park, East, being in the west right-of-way line of Bayou Boulevard, 60 feet wide.

Thence, S 26° 45' 00" W 340.12 feet along the easterly line of Cedar Bayou Park, East, and the westerly right-of-way line of Bayou Boulevard, 60 feet wide, to a point of curvature.

Thence, continuing along the easterly line of Cedar Bayou Park, East, and the westerly right-of-way line of Bayou Boulevard, 60 feet wide, along a curve to the right with a radius of 477.87 feet and a central angle of 20° 52' 05", a distance of 174.05 feet to a point of reverse curvature.

Thence, continuing along the easterly line of Cedar Bayou Park, East, and the westerly right-of-way line of Bayou Boulevard, 60 feet wide, along a curve to the left with a radius of 746.78 feet and a central angle of 78° 11' 51", a distance of 1019.21 feet to a point for corner.

Thence, S 80° 30' 00" W 271.86 feet along a south line of Block 1, Cedar Bayou Park, East, to a point for corner,

Thence, S 9° 30' 00" E 451.43 feet along the east line of Block 1, Cedar Bayou Park, East, to a point for corner.

Thence, S 80° 30' 00" W 666.37 feet along the most southerly south line of Block 1, Cedar Bayou Park, East, to a point for corner.

Thence, N 09° 30' 00" W 837.35 feet along the west line of Block 1, Cedar Bayou Park, East, to a point for corner in the south right-of-way line of Archer Road, 80 feet wide.

Thence, S 80° 30' 00" W 232.52 feet along the south right-of-way line of Archer Road, 80 feet wide, to a point for corner in the easterly right-of-way line of Dayton-Goose Creek Railroad, 100 feet wide.

Thence, S 79° 17' 32" W 248.86 feet to a point for corner in the easterly line of Cedar Bayou Park, West.

Thence, S 27° 47' 00" W 1055.48 feet along the easterly line of Cedar Bayou Park, West, to a point for corner at the southeast corner of Cedar Bayou Park, West.

Thence, S 80° 24' 16" W 1341.50 feet along the south line of Cedar Bayou Park, West, to the place of beginning.

Containing 188.01 acres, more or less.

**LESS THE FOLLOWING EXCLUDED PROPERTY:**



71.570 ACRES

71.570 ACRES OUT OF A 93 ACRE TRACT OF LAND RECORDED IN CLERK'S FILE NO. C334213 AND M062663 H.C.O.P.R.R.P. AND ALSO BEING OUT OF THE WILLIAM BLOODGOOD SURVEY, A-4, AND THE SJOLANDER SURVEY, A-1644, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch iron pipe found and accepted as the northwest corner of said 93 acre tract, said point being in the southerly line of Needle Point Road (60' R.O.W. ), and said point having State Plane Coordinates N 13866344.75 E 3257836.37, South Central Zone;

THENCE N 77°37'10" E 819.64 feet along the southerly line of Needle Point Road (60' R.O.W.) to a found 1 inch iron pipe marking the northwesterly corner of a called 87.472 acre tract recorded in C.F. No. T309427 H.C.O.P.R.R.P., and the northeasterly corner of the herein described tract;

THENCE S 12°51'14" E 3328.44 feet along the westerly line of said 87.472 acre tract and the easterly line of the herein described tract to a set 1/2" iron rod, being on the northerly line of Dayton-Goose Creek RR Co. Vol. 390, Pg. 431, H.C.D.R.;

THENCE S 24°45'07" W 1291.62 feet along the northwesterly line of Dayton- Goose Creek RR Co. to a set 1/2 inch iron rod, being the southwestly corner of the herein described tract;

THENCE N 13°35'23" W 965.12 feet along the easterly line of Landmark Estates Vol. 338 Pg. 106, and westerly line of the herein described tract to a set 1/2 inch iron rod;

THENCE N 13°20'13" W 1530.44 feet across the McGee Gully and along the easterly line of McGee Place Phase Two Vol. 345 Pg. 60, passing a found 1/2 inch iron located at the most southeasterly corner of Lot 36 and a found 1/2 inch iron rod found at the most northeasterly corner of lot 36 to a set 1/2 inch iron rod for corner;

THENCE N 13°03'00" W 269.41 feet to a found 1 inch iron pipe at the northeasterly corner of said McGee Place and the southeasterly corner of a 19.000 acre tract C.F. No.S048441 H.C.O.P.R.R.P.;

THENCE N 13°05'48" W 267.81 feet To a found 1 inch iron pipe at the northeasterly corner of said 19.000 acre tract and the southeasterly corner of a 13.120 acre tract C.F. No. V229558 H.C.O.P.R.R.P.;

Exhibit 'B'

- THENCE N 13°06'03" W 265.77 feet to a found 1 inch iron pipe at the northeasterly corner of said 13.210 tract and the southeasterly corner of a 2.542 acre tract C.F. No. L275249 H.C.O.P.R.R.P.;
- THENCE N 12°59'38" W 265.03 feet to a found 1/2" iron rod at northeasterly corner of said 2.542 acre tract and the southeasterly corner of a 10.800 acre tract C.F. No. M566085 H.C.O.P.R.R.P.
- THENCE N 13°06'14" W 528.80 to a found 1/2 inch iron rod marking the northeasterly corner of said 10.800 acre tract and the southeasterly corner of a 15.210 acre tract C.F. No. M209839 H.C.O.P.R.R.P.;
- THENCE N 12°50'54" W 266.24 feet to the northeasterly corner of said 15.210 acre tract and the northwesterly corner of the herein described tract to the Point of Beginning.

