

EXHIBIT "A"

**NOTICE TO PURCHASER OF SPECIAL
TAXING OR ASSESSMENT DISTRICT**

The real property that you are about to purchase is located in Montgomery County Municipal Utility District No. 152A (the "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 \$1.10 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters are:

- (i) \$124,442,000 for water, sewer, and drainage facilities;
- (ii) \$ 49,500,000 for road facilities;
- (iii) \$36,920,000 for parks and recreational facilities.

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

- (i) \$23,000,000 for water, sewer, and drainage facilities;
- (ii) \$10,075,000 for road facilities; and
- (iii) \$0 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Conroe. 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 Conroe. 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.

The purpose of this District is to provide water, sewer, drainage, road, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

[SIGNATURE PAGES FOLLOWS]

_____, Seller

By: _____

Name: _____

Title: _____

Date

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, _____,
by _____.

Notary Public in and for
the State of T E X A S

(SEAL)

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 prior to execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

_____, Purchaser

By: _____

Name: _____

Title: _____

Date

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2025,
by _____.

Notary Public in and for
the State of T E X A S

(SEAL)

E-FILED FOR RECORD

10/23/2025 12:49PM



L. Brandon Steinmann
County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/23/2025



L. Brandon Steinmann
County Clerk,
Montgomery County, Texas