

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

## CROSBY MUNICIPAL UTILITY DISTRICT DEFINED AREA 1 (DEFINED AREA 1)

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
CROSBY MUNICIPAL UTILITY DISTRICT §

The Board of Directors of Crosby Municipal Utility District (the “**District**”) hereby make this Notice to Purchaser of Special Taxing or Assessment District, pursuant to Sections 49.452 and 49.455 of the Texas Water Code, as amended. A complete and accurate legal description of the defined area 1 (“**Defined Area 1**”) and the map of Defined Area 1 as it exists as of this date are attached hereto as **Exhibit “A,”** which exhibit is made a part hereof for all purposes. Also attached is **Exhibit “B”** which sets forth the authority and duty of a municipality that annexes Defined Area 1.

The most recent Amendment is recorded under File No. RP-2024-204740 in the Official Public Records of Real Property of Harris County, Texas. The Notice to Purchaser of Special Taxing or Assessment District shall be as follows:

(A) The real property that you are about to purchase is located in Crosby Municipal Utility District Defined Area 1 and may be subject to District and Defined Area 1 taxes or assessments.

(B) The real property described below, which you are about to purchase, may also be located within a defined area of the District and the land may be subject to defined area taxes in

addition to the other taxes of the District. As of this date, the additional rate of taxes within the defined area is \$0.86 on each of \$100 of assessed valuation.

(C) The District may, subject to voter approval, impose taxes and issue bonds for Defined Area 1. The District may impose an unlimited rate of tax in payment of such bonds for Defined Area 1.

(D) The current rate of Defined Area 1 property tax is \$0.86 per \$100 of assessed value (\$0.6676 for debt service and \$0.1924 for maintenance) plus the District property tax is \$0.3100 per \$100 of assessed value for a total property tax of \$1.17 per \$100 of assessed value.

(E) The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters is \$42,485,000 for the District plus \$15,000,000 approved by the voters solely for Defined Area 1:

(i) for water, sewer, and drainage facilities.

(F) The aggregate initial principal amount of all such bonds issued for the District is \$22,485,000 and for Defined Area 1 is \$4,065,000:

(i) for water, sewer, and drainage facilities.

(G) Defined Area 1 is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. 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.

(H) The purpose of the District is to provide water, sewer and drainage facilities and services. The cost of the District's facilities is not included in the purchase price of your property.

(I) 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 THE FORM.

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

This notice, given the 15<sup>th</sup> day of October 2024, amends all other such notices and amendments thereto heretofore given by the Board of Directors of Crosby Municipal Utility District.

RP-2024-416169

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

October 15, 2024

Steven Schreiber  
Steven Schreiber

October 15, 2024

Billy E Foster  
Billy E. Foster

October 15, 2024

Wesley Zarsky  
Wesley G. Zarsky

October 15, 2024

Donna Davenport  
Donna Davenport

October 15, 2024

Diane Feland  
Diane Feland

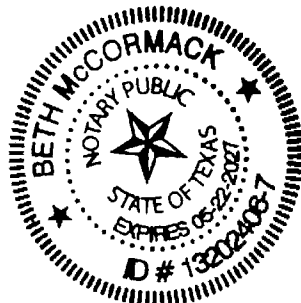


THE STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

This instrument was acknowledged before me on October 15, 2024 by Steven Schreiber Billy Foster Wesley Zarsky Donna Davenport Diane Feland, as Directors of Crosby Municipal Utility District



Beth McCormack  
Notary Public in and for  
the State of TEXAS

**Exhibit A**  
**(see attached)**

RP-2024-416169

**CROSBY MUNICIPAL UTILITY DISTRICT  
DEFINED AREA 1**

**METES AND BOUNDS DESCRIPTION  
OF A 193.594 ACRE TRACT  
IN THE H. JACK SURVEY, ABSTRACT NUMBER 37  
IN HARRIS COUNTY, TEXAS**

Being 193.594 acres of land being out of a called 264.2883 acres tract (TRACT ONE) conveyed by deed dated December 6, 2012 from Bill E. Murff to Murff Family Land L.L.C., as recorded in Harris County Clerk's File No. 20120574760 of the Deed Records of Harris County, Texas said 193.5943 acres being situated in the Humphrey Jackson Survey, Abstract 37, Harris County Texas, and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, South Central Zone)

**COMMENCING** at the northwest corner of CROSBY HIGH SCHOOL SEC 1, according to the plat filed for record under Film Code Numbers 677763 & 677764 of the Map Records of Harris County, Texas and being in the north line of Crosby Town Center Boulevard (100' R.O.W. Film Code 677764 H.C.M.R.);

**THENCE** South 02° 55' 25" East - 2.35 feet, with the west line of said CROSBY HIGH SCHOOL SEC 1, to the northeast corner and **PLACE OF BEGINNING** of the herein described tract;

**THENCE** South 02° 55' 25" East - 1958.79 feet, continuing with the west line of said CROSBY HIGH SCHOOL SEC 1, to corner in the north line of a called 344.5375 acres tract described in deed dated February 27, 1998 to Belleview Group Incorporated, as recorded in Harris County Clerk's File No. S900114 of the Deed Records of Harris County, Texas;

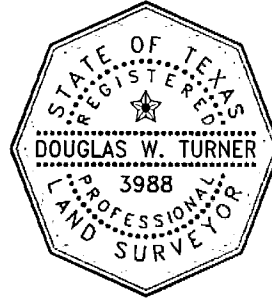
**THENCE** South 87° 54' 17" West - 4592.24 feet, with the north line of said 344.5375 acres, the north line of a called 0.500 acres tract described in deed dated January 4, 1990 to J. Gaven Fuchs as recorded in Harris County Clerk's File No. M465215 of the Deed Records of Harris County, Texas, and the north line of a called 10.120 acres tract described in deed dated January 31, 2002 to Ronald E. McAffety as recorded in Harris County Clerk's File No. V584965 of the Deed Records of Harris County, Texas, to the southwest corner of said 264.2883 acres;

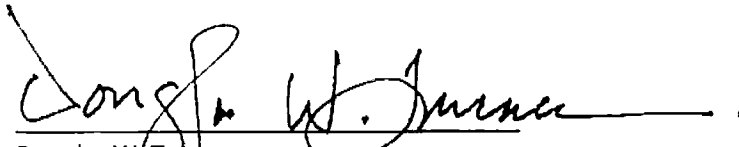
**THENCE** North 12° 45' 05" East - 1392.93 feet, with the west line of said 264.2883 acres and the east line of a called 100' wide T. & N. O. Railroad right-of-way, to the beginning of a curve to the right;

**THENCE** with said curve to the right having a radius of 3170.40 feet, a central angle 11° 39' 51" a chord bearing and distance of N 17° 56' 06" E - 644.31 feet, and an arc length of 645.42 feet to the northwest corner of said 264.2883 acres;

**THENCE** North 87° 48' 24" East - 3986.33 feet, with the south line of a called 497.4 acres tract (Tract 3) described in deed dated November 29, 1996 to Lakewood Development Corporation as recorded in Harris County Clerk's File No. S302347 of the Deed Records of Harris County, Texas, to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 193.594 acres of land.

Prepared by:  
IDS Engineering Group  
Job No. 1328-084-00-600



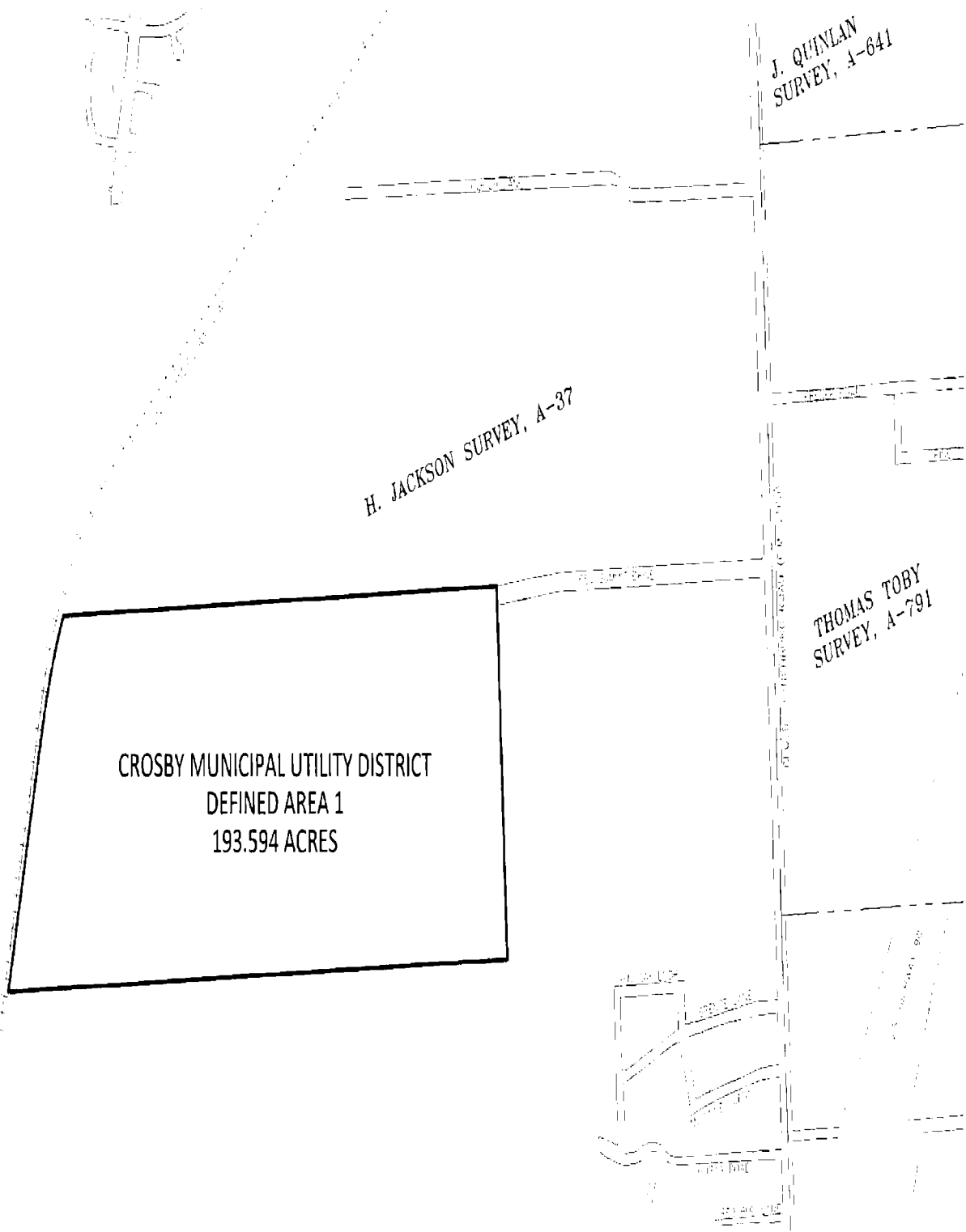
  
\_\_\_\_\_  
Douglas W. Turner  
Registered Professional Land Surveyor  
Texas Registration Number 3988

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

THIS DOCUMENT FOR THE CROSBY MUNICIPAL UTILITY DISTRICT WAS PREPARED BASED ON INFORMATION TAKEN FROM PREVIOUS DISTRICT METES AND BOUNDS AND SUPPLEMENTED BY DOCUMENTS FOR PARCEL ANNEXATION TO THE SAME DISTRICT.

RP-2024-416169

# CROSBY MUNICIPAL UTILITY DISTRICT LOCATION MAP OF DEFINED AREA 1



CROSBY MUNICIPAL UTILITY DISTRICT  
DEFINED AREA 1  
193.594 ACRES

H. JACKSON SURVEY, A-37

J. QUINLAN SURVEY, A-641

THOMAS TOBY SURVEY, A-791

STATE HIGHWAY 100

RP-2024-416169



## **Exhibit B**

The laws of the State of Texas contain provisions which allow the City of Houston, Texas to annex the District. A municipality of the State of Texas, including a Home Rule City, that annexes all of the area in a municipal utility district must take over all property and other assets of the district and assume all the debts, liabilities and obligations of such district, and perform all the functions of the district, including the provision of services. When a district is annexed and dissolved and the obligations thereof payable in whole or in part from ad valorem taxes become obligations of the annexing municipality, the governing body of such municipality is thereafter required to levy and collect taxes on all taxable property in the municipality sufficient to pay the principal of an interest on the bonds, warrants or other obligations of the district as they come due.

RP-2024-416169

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# Pages 10  
11/07/2024 01:59 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$57.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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