

Date: July 27, 2023

Spartan Title GF# 23-4063

Seller(s): Contreal J. Charles

Purchaser(s): Katy Asset Managers, LLC

**NOTICE TO PURCHASERS OF REAL PROPERTY**

The real property described below that you are about to purchase is located in the **Harris County Municipal Utility District No. 495** (the "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 \$1.15 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 insure a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$91,870,000, 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 \$271,000,000.

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 \$0.00. 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 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:

Lot 23, in Block 2, KING CROSSING, SEC 3, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 673143, Map and/or Plat Records, Harris County, Texas.

a/k/a 5339 Ivory Glass Drive, Katy, TX 77493

31<sup>st</sup>  
July 27, 2023  
Date

[Signature]  
Contreal J. Charles

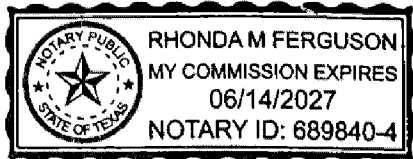
STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Charles J. Contreal, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed it for the purposes and consideration expressed in it. The acknowledging person personally appeared by:

- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Given under my hand and seal of office, this 31<sup>st</sup> day of July, 2023.

[Signature]  
Notary Public—State of Texas



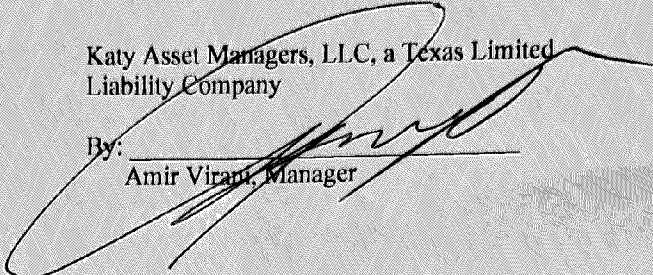
RP-2023-290939

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.

July ~~28~~<sup>28</sup> 2023  
Date

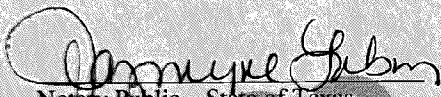
Katy Asset Managers, LLC, a Texas Limited Liability Company

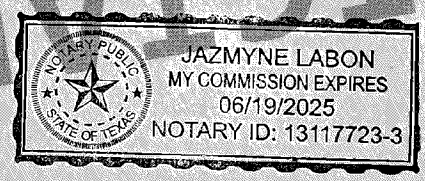
By:   
Amir Virani, Manager

STATE OF TEXAS  
COUNTY OF Fort Bend

This instrument was acknowledged before me on this 28<sup>th</sup> day of July, 2023 by Amir Virani, Manager of Katy Asset Managers, LLC, a Texas Limited Liability Company, on behalf of said Limited Liability Company. The acknowledging person personally appeared by:

- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

  
Notary Public - State of Texas



UNOFFICIAL COPY

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08/02/2023 09:26 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$22.00

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