

NOTICE TO PURCHASERS

State of Texas

GF# 23132587COMM

County of Harris

Date: December 28, 2023

Notice of Restrictions:

The real property described below, which you are purchasing, is subject to the following deed restrictions:

As set forth in Volume 259, Page 55 of the Map Records of Harris County, Texas and by instrument(s) filed for record under Harris County Clerk's File No(s). F469936, G141170, G318191, G318192, U140396, U153348, V522599, Y276267, 20070260687, 20080485640, 20100150007, 20110547211, 20110547212, 20110547213, 20110547214, 20110547215, 20110547243, 20110547244, 20110547245, 20120126376, 20130621499, 20140096646, RP-2017-346897, RP-2017-346898, RP-2018-404432, RP-2021-628013, RP-2022-9068. BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Certain documents recorded in the public records may have language restricting land ownership or use because of race, color, creed, national origin, religion, disabilities, handicap, sex, or familial status (called herein "Personal Restrictions"). Federal law prohibits enforcement of such personal restrictions and even limits the ability of the title company to report or show them. To the extent such personal restrictions are contained in any documents listed as an exception to title in this insuring form, such personal restrictions or covenants are omitted from the exception. If the Company or its title insurance agent have provided copies of documents containing such personal restrictions or covenants, we are simply providing a true copy of the recorded documents and do not publish, state, or imply such personal restrictions or covenants are enforceable.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid.

RP-2023-489259

ACORN

Notice of Municipal Utility District

The real property, described below, that you are about to purchase is located in the **CYPRESS CREEK UD** 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 **\$0.3350000** each \$100 assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is **N/A** 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 **\$19,750,000.00** on 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 **\$13,010,000.00**.

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 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 district is located in whole or in part in the extraterritorial jurisdiction of the City of **HOUSTON**, Texas. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without 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 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.

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.

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Notice of Membership in Property Owners' Association

As a purchaser of property in the residential community in which this property is located, you are obligated to be a member of a property owners' association. Restrictive covenants governing the use and occupancy of the property and a dedicatory instrument governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the property is located. Copies of the restrictive covenants and dedicatory instrument may be obtained from the county clerk.

You are obligated to pay assessments to the property owners' association. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.

13103 Mills Bend St, Houston, TX 77070

Lot 36, in Block 2, of MILLS WALK, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Volume 259, Page 55, of the Map Records of Harris County, Texas.

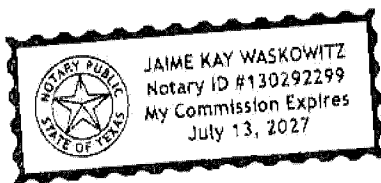
Epiphany Properties, LLC

By *Kevin Pawlowski*
Kevin Pawlowski, Managing Member

The State of Texas

County of Montgomery

This instrument was acknowledged before me on the 28th day of December, 2023 by **Kevin Pawlowski, Managing Member of Epiphany Properties LLC.**



Notary Public in and for The State of Texas

Notary's Name Printed: Jaime Waskowitz

Date Notary's Commission Expires: July 13, 2027

RP-2023-489259

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OFFICIAL
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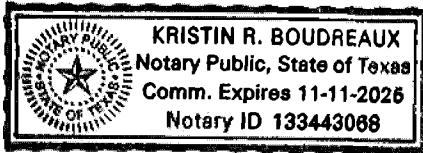
The undersigned admit(s) receipt of the foregoing notice at or prior to closing the purchase of property above described.

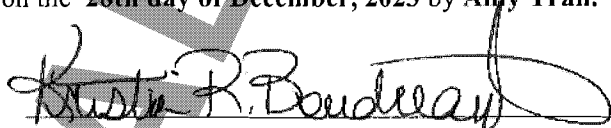


Amy Tran

The State of Texas
County of Fort Bend

This instrument was acknowledged before me on the **28th day of December, 2023** by Amy Tran.





Notary Public in and for The State of Texas
Notary's Name Printed: **KRISTIN R. BOUDREAUX**
Date Notary's Commission Expires: 11-11-2025

Return To:
Frontier Title Company - WH, LLC
23501 Cinco Ranch Boulevard, Suite F200
Katy, TX 77494

RP-2023-489259

UNOFFICIAL COPY

RP-2023-489259
Pages 5
12/29/2023 12:03 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

UNOFFICIAL COPY

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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