



December 16, 2020

TO:
Port O'Connor Improvement District
Attn: Kim Stafford
P.O. Box 375
Port O'Connor, TX 77982

VIA:
 Hand-delivery
 Pick-up
 U.S. First Class Mail
 Certified Mail, RRR
 Other: _____

The following enclosure(s):

Original Amendment to Information Form of Port O'Connor Improvement District recorded in the Official Records of Calhoun County, Texas under Instrument No. 2020-04519

is/are being sent to you without a formal cover letter so that you can receive the information as quickly as possible.

Karen Mueller
Legal Assistant
(361) 576-6800

AMENDMENT TO INFORMATION FORM OF
PORT O'CONNOR IMPROVEMENT DISTRICT

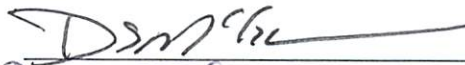
THE STATE OF TEXAS §
 §
COUNTY OF CALHOUN §

We, the undersigned, constituting a majority of the members of the Board of Directors of PORT O'CONNOR IMPROVEMENT DISTRICT (Formerly, Port O'Connor Municipal Utility District (the "District") do hereby make, execute and affirm this Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

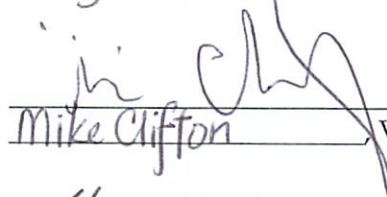
1. The most recent rate of taxes levied by the District on all property within the District is \$0.519 per \$100 of assessed valuation. The most recent rated of taxes levied by the District for property located in Defined Area No. 1 within the District is \$0.4810 per \$100 of assessed valuation. Such amount is in addition to the taxes levied District wide.

2. The form Notice to Purchasers required by § 49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

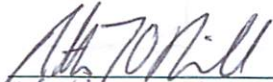
ADOPTED AND MADE EFFECTIVE THIS 16th day of November, 2020.




Danny McGuire, President



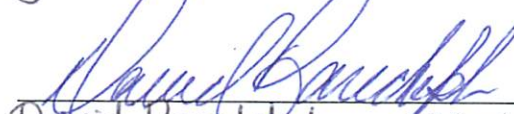
Mike Clifton, Vice-President



Nathan O'Neill, Secretary



John "Red" Childers, Member



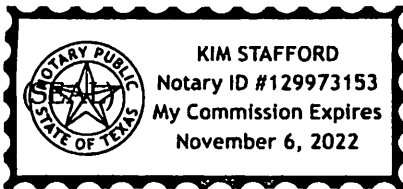
David Randolph, Member

THE STATE OF TEXAS
COUNTY OF CALHOUN

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BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Danny McGuire, Mike Clifton, Nathan O'Neill, David Randolph, and John Childers known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of November, 2020.



Kim Stafford
Notary Public, State of Texas

AFTER RECORDING, return to: Port O' Connor Improvement District c/o Walker Keeling LLP, P.O. Box 108 Victoria, Texas 77902, Attn: Donna Grafe-Tucker.

EXHIBIT "A"

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Port O'Connor Improvement District, formerly Port O'Connor Municipal Utility District (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 all real property located in the District is \$0.519 on each \$100 of assessed valuation. The rate of taxes levied by the District on property located in the Defined Area No. 1 on real property located in the Defined Area No. 1 is \$0.4810 on each \$100 of assessed valuation, which is in addition to the tax levied by the District on a District wide basis. The total tax rate levied in the Defined Area No. 1 is \$1.00.

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 of the District and which have been or may, at this date, be issued is \$12,000,000, 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 \$6,000,000. The District has issued \$4,700,000 out of \$10,000,000 authorized in unlimited tax bonds to refund its previously issued revenue bonds issued for facilities of the District.

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 within the Defined Area No. 1 within the District and which have been or may, at this date, be issued is \$20,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities to serve the Defined Area No. 1 within the District and payable in whole or in part from property taxes is \$0. Bonds issued by the District for the specified facilities to serve the Defined Area No. 1 within the District are in addition to the unlimited tax bond issued by the District for District wide facilities.

The District has the authority to levy a sales and use tax on taxable transactions within the District and to issue bonds payable from such taxes. As of this date, the rate of sales and use tax levied by the District on all taxable transactions within the District is 1.5%. The aggregate initial principal amount of all bounds issued and payable in whole or in part from sales and use 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 \$0. 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 the District is to provide water, sewer, drainage flood control and navigation 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:

(description of property)

SELLER:

(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.

PURCHASER:

Signature of Purchaser

(Date)

After recording, please return to: _____

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2020-04519

AM Fee: \$38.00
12/14/2020 10:55 AM csullivan



Anna M. Goodman

Anna Goodman, County Clerk
Calhoun County, Texas



Calhoun County
Anna Goodman, County Clerk
211 South Ann Street
Port Lavaca, Texas 77979
(361) 553-4411
www.calhouncoclerk.org

Receipt: 20-5476

Product	Name	Extended
AM	AMENDMENT	\$38.00
	# Pages	4
	External Document #	2020-04519
	Document Info:	WALKER KEELING LLP
	File Page	false
	Non Standard	false
	Missing Grantee Address	false
	Recording Fee - \$5 1st Page, \$4 add pages LGC §118.011	\$17.00
	Records Management Preservation LGC § 118.011(b)(2)	\$10.00
	Records Archive LGC §118.011(f)	\$10.00
	Courthouse Security LGC § 291.008(d)	\$1.00
Total		\$38.00
Tender (CHECK)		\$38.00
Check Number	1045	
Paid By	WALKER KEELING LLP	

Thank You for Your Business