

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 95 will hold a public hearing on a proposed tax rate for the tax year 2025 on September 10, 2025 at 12:00 PM at South Village Recreational Center 10060 Preserve Way Conroe, Texas 77385. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

FOR the proposal:	Debbie Pilcher, Jack Seitzinger, Kari Romano and Ray Schmidt
AGAINST the proposal:	Martin King Etwop
PRESENT and not voting:	None
ABSENT:	None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$1.000000</u> /\$100 Adopted	<u>\$0.950000</u> /\$100 Proposed
Difference in rates per \$100 of value		<u>-\$0.05</u> /\$100
Percentage increase/decrease in rates (+/-)		<u>-5.000000%</u>
Average appraised residence homestead value	<u>\$467,072</u>	<u>\$468,391</u>
General Homestead Exemptions Available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$0</u>	<u>\$23,420</u>
Average residence homestead taxable value	<u>\$467,072</u>	<u>\$444,971</u>
Tax on average residence homestead	<u>\$4,437.18</u>	<u>\$4,227.22</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		<u>-\$209.96</u> <u>-4.731834%</u>

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Wheeler & Associates, Inc. 713-462-8906

Montgomery County Water Control Improvement District No. 1

Notice of Public Hearing on Tax Rate

The Montgomery County Water Control Improvement District No. 1 will hold a public hearing on a proposed tax rate for the tax year 2025 on September 16, 2025 at 2:00 p.m. at 25611 Spreading Oaks, Spring, TX 77380. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal:

Christine Rife, Nancy Loring,
Ricky Hernandez & Jeffrey Crump

AGAINST the proposal:

None

PRESENT and not voting:

None

ABSENT:

Allison Edison

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	2024 Last Year	2025 This Year
Total tax rate (per \$100 of value)	\$0.6469/\$100 Adopted	\$0.7449/\$100 Proposed
Difference in rates per \$100 of value		\$0.098/\$100
Percentage increase/decrease in rates (+/-)		15.15%
Average appraised residence homestead value	\$264,549	\$280,013
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	20%	20%
Average residence homestead taxable value	\$211,639	\$224,010
Tax on average residence homestead	\$1,369.09	\$1,668.65
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		\$299.56 21.88%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The Montgomery County Water Control and Improvement District No. 1 proposes to use the tax increase for the purpose of essential water, sewer, drainage services and related operational, maintenance and administrative services.

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Utility Tax Service, LLC
(877) 688-3855

Houston Chronicle
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF HARRIS

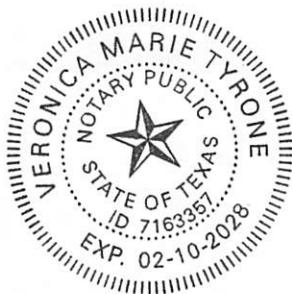
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for the Hearst Newspapers, LLC – dba: Houston Chronicle, a newspaper published in Harris County, Texas and generally circulated in the Counties of: Harris, Trinity, Walker, Grimes, Polk, San Jacinto, Washington, Montgomery, Liberty, Austin, Waller, Chambers, Colorado, Brazoria, Fort Bend, Galveston, Wharton, Jackson, and Matagorda and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

Customer ID	Customer	Campaign ID	Publication	Pub Date
21028731	1 MONTGOMERY CTY WCID	11064338	HCN Woodlands Villager	9/3/2025

Victoria Bond
Newspaper Representative (signature)

Victoria Bond
Newspaper Representative (printed)

Sworn and subscribed to before me, this 4th day of September A.D. 2025.



Notary Public in and for the State of Texas

Veronica Marie Tyrone

Houston Chronicle
AFFIDAVIT OF PUBLICATIONSTATE OF TEXAS:
COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for the Hearst Newspapers, LLC – dba: Houston Chronicle, a newspaper published in Harris County, Texas and generally circulated in the Counties of: Harris, Trinity, Walker, Grimes, Polk, San Jacinto, Washington, Montgomery, Liberty, Austin, Waller, Chambers, Colorado, Brazoria, Fort Bend, Galveston, Wharton, Jackson, and Matagorda and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

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Victoria Bond

Newspaper Representative (signature)

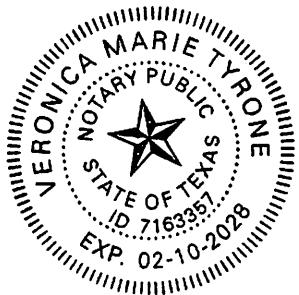
Victoria Bond

Newspaper Representative (printed)

Sworn and subscribed to before me, this

4th

day of September A.D. 2025



Notary Public in and for the State of Texas

Veronica Marie Tyrone

**Montgomery County Water Control
Improvement District No. 1
Notice of Public Hearing on Tax Rate**

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FOR the proposal: **Christine Rife, Nancy Loring, Ricky Hernandez & Jeffrey Crump**

AGAINST the proposal: **None**

PRESENT and not voting: **None**

ABSENT: Allison Edison

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