

NOTICE TO PURCHASERS

GF NUMBER: 1601583-BUD

THE STATE OF TEXAS

COUNTY OF HAYS

The real property, described below, which you are about to purchase is located within SUNFIELD MUD #1 (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 \$0.90 on each \$100.00 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 of the District and which have been or may, at this date, be issued is \$48,990,000 for water, sewer and drainage purposes; \$21,660,000 for road purposes and \$5,995,000 for, (plus master district facilities, if any), and the aggregate initial principal amount 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 \$10,180,000.

The voters of the District have approved a Contract for Financing and Operation of Regional Waste Collection, Treatment, and Disposal Facilities; Regional Water Supply and Delivery Facilities and Regional Drainage including Water Quality Facilities and amended with Sunfield MUD No. 4, in the latter's role as Master District, which provides for the financing, construction, operation and maintenance of the water, waste water, drainage and water quality facilities that serve or will serve the District. The voters have approved an unlimited pledge to pay for the District's obligations under the Contract. The District is required to pay its prorata share of each year's debt service based upon its assessed valuation as a percentage of the total certified assessed valuation of the service area of the Master District and its prorata share of the costs of operation and maintenance costs based upon the allocated capacity of the master facilities and the District's internal facilities.

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 District is located in whole or in part in the extraterritorial jurisdiction of the City of Buda. 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. A portion of the property within the boundaries of the District is subject to the terms and conditions of a Strategic Partnership Agreement between the District and the City dated September 19 2006. The Agreement establishes a timetable for the annexation initially for limited purposes and subsequently for full purposes. The annexation for full purposes may occur automatically at any time after the earlier of (i) thirty years after the effective date of the Agreement as set forth in Section 2.02 of the Agreement or (ii) upon the completion and issuance of District bonds for 90% of the utility infrastructure by the District in accordance with the Agreement. A copy

6-26-25
Date

By: Lashaundra Seale
Seller: Lashaundra Seale

6-26-25
Date

By: Edward Seale
Seller: Edward Seale

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 our prior execution of a binding contract for the purchase of real property described in such notice or at closing of purchase of the real property.

Date

By: _____
Purchaser:

Date

By: _____
Purchaser:

of the Agreement may be obtained by contacting the offices of the District and questions concerning the Agreement may be directed to the District or the City.

The purpose of this District is to provide water, sewer, drainage, flood control facilities and services and roads 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:

SUNFIELD PHASE ONE SEC FIVE, BLOCK F, Lot 21
