

NOTICE TO PURCHASER OF REAL ESTATE
SITUATED IN
SUNFIELD MUNICIPAL UTILITY DISTRICT NO. 3

The real property, described below, which you are about to purchase is located within Sunfield Municipal Utility District No. 3 (the "District"). The District has taxing authority separate from any other taxing authority, and may be, 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 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 that has been or may be issued, at this date, is \$63,550,000 for water, sewer and drainage purposes, \$57,825,000 for road purposes and \$5,025,000 for parks and recreational purposes, 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 \$70,565,000.

The voters of the District have also 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, as amended (the "Contract"), with Sunfield Municipal Utility District No. 4, in the latter's role as Master District, which provides for the financing, construction, operation and maintenance of the water, wastewater, 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 pro rata 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 pro rata 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 also 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 (the "City"). By law, a municipality seeking to annex a district located

within its extraterritorial jurisdiction must hold an election of the voters in the area to be annexed or the owners of the land and roads if there are no voters, allowing voters to decide whether they want to be annexed into the municipality. When a district is annexed, the district is dissolved. The City must annex all of the district or none of it.

The purpose of this District is to provide for water, sewer, drainage or 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 that you are acquiring is as follows:

SUNFIELD PHASE THREE SEC FIVE B, BLOCK H, Lot 16, ACRES 0.138

[FORM SIGNATURE BLOCK]

[FORM SIGNATURE BLOCK]

Date

Mitchell K Henry

dotloop verified
10/24/25 9:22 AM CDT
KWRI-Q7LO-G378-BR24

Ariel Gonzalez

dotloop verified
10/22/25 8:40 PM CDT
YPSL-B0KS-GMNO-3BL3

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 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.

[FORM SIGNATURE BLOCK]

[FORM SIGNATURE BLOCK]

Date

Signature of Purchaser

(Note: Correct District name, tax rate, bond amount, standby fee amount and legal description are to be placed in the appropriate spaces. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement of the District's most recent projected rate of debt service tax, if any, is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent,

representative or person acting on his or her behalf may modify the notice by substitution of the words "January 1, 20__" for the words "this date" and place the correct calendar year in the appropriate space.)

Issued by: Sunfield Municipal Utility District No. 3
Coats Rose, P.C. (972) 788-1600