

## NOTICE TO PURCHASER

Regarding Statutory Notice as required by Chapter 49.452 of the Texas Water Code and referenced in paragraph 6 of Texas Real Estate Commission promulgated contracts (1-4 Family) under "Notices to Seller and Buyer:"

The real property, described below, which you are about to purchase, is located in the Ellis County Water Control & Improvement District #1. 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 \$0.03 on each \$100 assessed valuation. If the district has not yet levied taxes the most recent projected rate of debt service tax, as of this date, is \$0.03 on each \$100 assessed valuation.

The original amount of bonds that were issued after the District was organized December 19, 1955, was \$1,500,000. The total approved by the voters and which have been issued is \$31,243,935. The principal amount of all bonds outstanding, payable in whole or part from property taxes is \$-0-. The voters, as of this date, have authorized no other bond issues.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sewer, sanitary, 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 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 district is located within the corporate boundaries of the City of Waxahachie, Texas. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this district is to provide water and sewer facilities within the district through the issuance of bonds payable in whole or in part from property taxes. Operations of the facilities are controlled by the City of Waxahachie. The cost of these utility facilities is not included in the purchase price of your property, and the district owns these utility facilities. The legal description of the property, which you are acquiring, is attached hereto and made a part hereof for all purposes marked as Exhibit \_\_\_\_\_

\_\_\_\_\_  
Date (this form does not expire)

\_\_\_\_\_  
Seller Signature

Purchaser is advised that the information shown on this form may be subject to change by the district at any time. The district routinely establishes tax rate during the months of July through September of each year, effective for the year in which the district approves the tax rates. Purchaser is advised to contact the District's Finance Director at (972) 937-7330 ext. 130 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser Signature