

NOTICE TO PURCHASER

STATE OF TEXAS

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COUNTY OF Williamson

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The real property, described below, which you are about to purchase is located within Brushy Creek MUD (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 \$0.4016530 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 \$74,100,000. The District has aggregate principal amount of bonds outstanding.

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 within the extraterritorial jurisdiction of the City of Round Rock. By law, a district located within the extraterritorial jurisdiction of a municipality may be annexed without consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this District is to provide water, sewer, drainage, or flood control 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 which you are acquiring is:

Lot 35, Block B, of BRUSHY CREEK SECTION FOUR, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet AA, Slide 76, of the Plat Records of Williamson County, Texas.

SELLER:

Rashel Lyn Dube

dotloop verified
05/15/25 6:43 PM
CDT
THJJ-DEJL-CC8J-XH25

Rashel Lyn Dube

Date

Dennis Charles

STATE OF Texas

COUNTY OF Williamson

This instrument was acknowledged before me on _____ by Rashel Lyn Dube and Dennis Charles.

Notary Public: check the appropriate – **and only one box** – as applicable to this notarial act:

- ☐ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- ☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by interactive two-way audio and video communication that meets the on-line notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

Notary Public Signature

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:

Date

Buyer

STATE OF Texas

COUNTY OF Williamson

This instrument was acknowledged before me on _____ by TBD TBD.

Notary Public: check the appropriate – **and only one box** – as applicable to this notarial act:

- ☐ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- ☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by interactive two-way audio and video communication that meets the on-line notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

Notary Public Signature

AFTER RECORDING RETURN TO:

2705 Bee Caves Road, Suite 150

Recorded by Texas National Title

AUSTIN, TX 78746

NOTICE TO PURCHASER

STATE OF TEXAS

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COUNTY OF Williamson

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The real property, described below, which you are about to purchase is located within Upper Brushy Creek WCID (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 \$0.0170 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 \$85,000,000.

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 purpose of this District is to provide water, sewer, drainage, or flood control 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 which you are acquiring is:

Lot 35, Block B, of BRUSHY CREEK SECTION FOUR, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet AA, Slide 76, of the Plat Records of Williamson County, Texas.

SELLER:

Date

Rashel Lyn Dube

Dennis Charles

STATE OF Texas

COUNTY OF Williamson

This instrument was acknowledged before me on _____, by Rashel Lyn Dube and Dennis Charles.

Notary Public: check the appropriate – **and only one box** – as applicable to this notarial act:

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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:

Date

TBD TBD

STATE OF Texas

COUNTY OF Williamson

This instrument was acknowledged before me on _____ by TBD TBD.

Notary Public: check the appropriate – **and only one box** – as applicable to this notarial act:

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