

## NOTICE TO PURCHASER

The real property, described below, that you are about to purchase is located in Brushy Creek Municipal Utility 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 \$0.432059 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 which have been or may, at this date, be issued is \$74,100,000, and the aggregate initial principal amounts 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 \$74,100,000.

In addition to the foregoing, the Board of Directors of the district has designated the "Sendero Springs and Cornerstone Defined Area" of the district, which is identified on the attached map. If the land which you are about to purchase is located within the Defined Area, your land will be subject to a higher tax than other land within the district. Your rate of taxes will be higher by \$0.1400 on each \$100 of assessed valuation than land not within the designated area. The voters within the Defined Area have approved the issuance of bonds in the total aggregate principal amount of \$24,500,000 payable from property taxes within the Defined Area and authorized the levy an unlimited rate of tax in payment of the Defined Area bonds. The voters within the Defined Area have also approved the levy and collection of a maintenance tax within the Defined Area in an amount not to exceed \$0.56 on each \$100 of assessed valuation in the Defined Area, in addition to the taxes that may be levied by the district on all real property within the district. As of this date, the rate of taxes levied by the district on real property located in the Defined Area is \$0.1400 on each \$100 of assessed valuation. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities that serve the Defined Area of the district and payable in whole or in part from property taxes levied on taxable property within the Defined area is \$13,785,000.

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-. 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 Round Rock. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district; however, a municipality may not annex the district unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed

do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. 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 you are acquiring is as follows:

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(Date)

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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 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.

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(Date)

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Signature of Purchaser

(DA Map attached)