

NOTICE TO PURCHASERS OF REAL PROPERTY WITHIN THE PLUM CREEK CONSERVATION DISTRICT

THE STATE OF TEXAS

COUNTIES OF CALDWELL/HAYS

The real property, described below, which you are about to purchase, is located in the PLUM CREEK CONSERVATION DISTRICT (“the District”). PLUM CREEK CONSERVATION DISTRICT has legislatively been granted powers both as a Water Control and Improvement District and as a Groundwater Conservation District. The real property that you are about to purchase, located in Hays or Caldwell County, is in the Plum Creek Conservation District and may be subject to district taxes or assessments. The DISTRICT is authorized to levy taxes both while acting as a Water Control and Improvement District and as a Groundwater Conservation District. Therefore, the real property involved in this transaction will be subject to a higher tax than other land within the County located outside 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 amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of assessment for taxes levied by the District on real property located in the District for its functions as a Water Control and Improvement District is \$0.0148 on each \$100 of assessed valuation, and the rate of assessment for taxes levied by the District on real property located in the District for its functions as a Groundwater Conservation District is \$0.0189 on each \$100 of assessed valuation. The total amount of 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 \$50,000. Those bonds were authorized and issued on August 1, 1958, and have been totally paid so the DISTRICT has \$0.00 currently outstanding bonded indebtedness that would be due and payable in whole or in part from property taxes.

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.

As a Water Control and Improvement District, the DISTRICT’S sole function has been to act as local Sponsor under agreements with the National Resources Conservation Services (NRCS) to maintain

28 flood water control structures (dams) constructed under a Federal Statute, PL 83-566 by NRCS. State Law requires this Notice to also state that should a standby fee ever be imposed, any unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition, and it 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 part, in the extraterritorial jurisdiction of several cities in Caldwell County and Hays County that may have territory in the District including, among others, San Marcos, Lockhart, Luling, Mustang Ridge, Martindale, Kyle and Buda. The DISTRICT does not know the exact location of the property that is the subject of this contract, although this notice was drafted for some Districts that, if located in whole or in part within the extraterritorial jurisdiction of a municipality, may be annexed without the consent of the District or the voters of the District. PLUM CREEK CONSERVATION DISTRICT was created by special legislative act and, under State Law, can exist within the boundaries of any other political subdivision of the State. Therefore, the Notice Statement that, “when a district is annexed the district is dissolved” is not applicable to PLUM CREEK CONSERVATION DISTRICT. The purposes of the district include power 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:

(Signature of Seller)

(Date)

(Signature of Seller)

(Date)

(Signature of Seller)

(Date)

(Signature of Seller)

(Date)

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 the 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. This Notice must be dated and executed by the seller and the purchaser.

If the law is amended and causes inaccuracies in the content of this notice, the District shall revise the content of the Notice to accurately reflect current law.

(Signature of Purchaser)

(Date)

(Signature of Purchaser)

(Date)

(Signature of Purchaser)

(Date)

(Signature of Purchaser)

(Date)

PURCHASER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 202____, by _____, as Purchaser, for the purposes recited herein.

Notary Public in and for the State of TEXAS

(NOTARY SEAL)

SELLER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 202____, by _____, as Seller, for the purposes recited herein.

Notary Public in and for the State of TEXAS

(NOTARY SEAL)

CORPORATE ACKNOWLEDGEMENT

This instrument was acknowledged before me on this _____ day of _____, 202____, by _____, _____ of _____,

(Name)

(Title)

(Entity)

as Seller/Purchaser (Select Appropriate Party), for the purposes recited herein.

Notary Public in and for the State of TEXAS

(NOTARY SEAL)