

**NOTICE TO PURCHASERS OF REAL PROPERTY  
WITHIN THE ACTON MUNICIPAL UTILITY DISTRICT**

*Under Section 49.452 of the Water Code*

Date:

Seller:

Purchaser:

The real property, described below, which you are about to purchase, is located in the ACTON 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. Except as noted, as of this date, the rate of taxes levied by the district on real property located in the district is \$0.00 on each \$100 of assessed valuation. Property within the district known as DeCordova Bend Estates, Phase One, according to the plat recorded in the Plat records of Hood County, Texas, has a current tax rate of \$0.09600 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date is (not applicable) on each \$100 of assessed valuation.

As to the property within the district, except as noted, the total amount of bonds approved by the voters and which have been or may, at this date, be issued is \$0.00, 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 \$0.00. As to the property described as DeCordova Bend Estates, Phase One, according to the plat recorded in the Plat records of Hood County, Texas, the total amount of bonds approved by the voters and which have been or may, at this date, be issued is \$335,000.00, 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 \$335,000.00.

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.

Check if applicable:  The district is located in part in the extra jurisdiction of the City of DeCordova and the City of Granbury. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district of the voters of the district. When a district is annexed, the district is dissolved.

Check if applicable:  The district is located in part within the corporate boundaries of the City of DeCordova and the City of Granbury. The taxpayers of the district are subject to 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 of the voters of the district.

Check if applicable:  *The district is NOT located in whole or in part within the corporate boundaries of a municipality or the extraterritorial jurisdiction of one or more home-rule municipalities.*

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 as follows: See Exhibit A

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Purchaser

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Purchaser is advised that the information shown 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(s) is/are advised to contact the District to determine the status of any current or proposed changed to the information shown on this form.

The undersigned purchaser(s) hereby acknowledge(s) 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.

After recording return to: