

**VELASCO DRAINAGE DISTRICT NOTICE
UNDER TEXAS WATER CODE SECTION 49.455**

1. The name of this District is Velasco Drainage District (“the District”).
2. The complete and accurate legal description of the boundaries of the District and a complete and accurate map or plat showing the boundaries of the District are attached hereto as Exhibit “A” and incorporated herein in full.
3. The most recent rate of District taxes on property located in the District is **\$0.074490** on each \$100 of assessed valuation.
4. The total amount of bonds that have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is **\$-0-**, other than the issued bonds stated below.
5. The aggregate initial principal amount of all bonds of the District payable in whole or part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is **\$6,400,000**.
6. At an election on November 5, 2013, the voters approved an additional **\$80,000,000** in bonds payable from property taxes, but the Texas Commission on Environmental Quality has not yet approved the issuance of those bonds, so they may not be issued yet. The bonds described in this paragraph are not to be refunding bonds and are not to be payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity.
7. No standby fee is imposed by the District.
8. The date on which the election to confirm the creation of the District was held is April 25, 1908.
9. The functions performed or to be performed by the District include drainage and flood control, but this is not intended to be a complete statement of the powers and authority of the District.
10. The particular form of Notice to Purchasers required by Section 49.452 to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District, is attached hereto as Exhibit “B” and incorporated herein in full.
11. This document is being signed by a majority of the three members of the Board of Supervisors of the District before being recorded in the Official Records of the Brazoria County Clerk.

Date Approved: September 6, 2022

Velasco Drainage District

By: *F. Robert Hamlet*
F. Robert Hamlet, Chairman

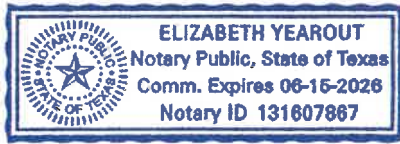
By: *Cory LaChance*
Cory LaChance, Vice
Chairman

By: *Stuart Herbst*
Stuart Herbst, Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the 6th day of September 2022, by F. Robert Hamlet, as Chairman, on behalf of Velasco Drainage District.

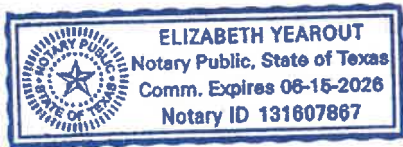


Elizabeth Yearout
Notary Public in and for the State of Texas

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the 6th day of September, 2022, by F. Cory LaChance, as Vice Chairman, on behalf of Velasco Drainage District.

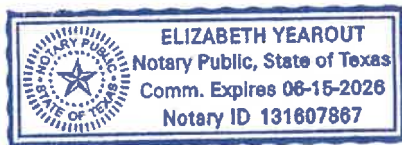


Elizabeth Yearout
Notary Public in and for the State of Texas

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the 6th day of September, 2022, by Stuart Herbst, as Secretary, on behalf of Velasco Drainage District.



Elizabeth Yearout
Notary Public in and for the State of Texas

EXHIBIT "A"

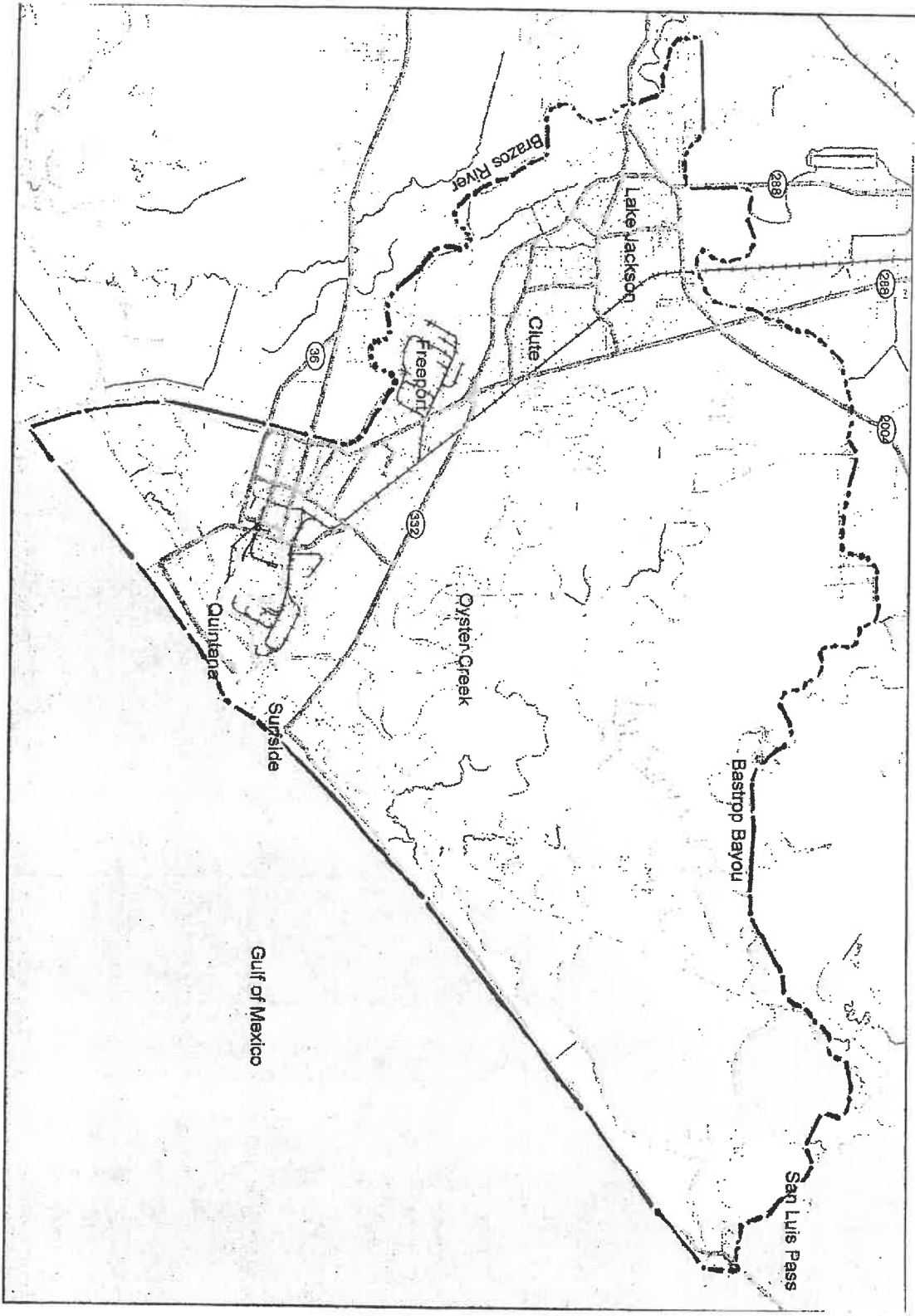


EXHIBIT "B"

NOTICE TO PURCHASER
(Issued by Seller)

The real property, described below, that you are about to purchase is located in the Velasco Drainage 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 **\$.074490** 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 \$ N/A 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 **\$6,400,000.00**, 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 **\$6,400,000** (the same **\$6,400,000** of bonds stated above, not an additional **\$6,400,000**).

At an election on November 5, 2013, the voters approved an additional **\$80,000,000** in bonds payable from property taxes, but the Texas Commission on Environmental Quality has not yet approved the issuance of those bonds, so they may not be issued yet. The bonds described in this paragraph are not to be refunding bonds and are not to be payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity.

The district is located in whole or in part within the corporate boundaries of the Cities of Clute, Freeport, Lake Jackson, Oyster Creek, Quintana, Richwood, and Surfside Beach. 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 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: •

VELASCO (FREEPORT) BLK 595 LOT 15-16

Date: 9-2-2023

Maria Casto

Signature of Seller

Printed Name: Maria Casto

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.

Date: _____

Signature of Purchaser
Printed Name: _____

(Note: Correct legal description is to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, ___' for the words 'this date' and place the correct calendar year in the appropriate space.

NOTICE TO PURCHASER

(Issued by Velasco Drainage District)

The real property, described below, that you are about to purchase is located in the Velasco Drainage 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 **\$.074490** 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 \$ N/A 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 **\$6,400,000**, 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 **\$6,400,000** (the same **\$6,400,000** of bonds stated above, not an additional **\$6,400,000**).

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The purpose of this district is to provide 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: ●

VELASCO (FREEPORT) BLK 595 LOT 15-16

This form is being issued by Velasco Drainage District at the Seller's request pursuant to Texas Water Code section 49.453.

Date: _____

Velasco Drainage District
P. O. Box 7
Clute, Texas 77531
(979) 265-4251

By: _____
Chris Gallion, Superintendent

Date: 9-2-2023

Maria Casto

Signature of Seller

Printed Name: Maria Casto

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.

Date: _____

Signature of Purchaser

(Note: Correct legal description is to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, ____' for the words 'this date' and place the correct calendar year in the appropriate space.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 605 N Avenue A Freeport
 (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
 - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
 - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
 - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
 - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	<u>Maria Castillo</u>	<u>9-2-2023</u>
		Seller	Date
		Maria Castillo	
Buyer _____	Date _____	Seller	Date
Other Broker _____	Date _____	<u>Lanita Koppe</u>	<u>9/2/2023</u>
		Listing Broker	Date
		Lanita Koppe	

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L