

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Willow Creek Farms Municipal Utility District (the "District"). The District's creation was confirmed by election on November 6, 2007. 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 \$1.10 on each \$100 of assessed valuation. The total amount of bonds, excluding 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:

\$57,230,000 for water, sanitary sewer, drainage and flood control facilities;
\$11,375,000 for park and recreational facilities; and
\$23,500,000 for road facilities;

The aggregate initial principal amount of all bonds issued and payable in whole or in part from property taxes is:

\$29,020,000 for water, sanitary sewer, drainage and flood control facilities;
\$1,450,000 for park and recreational facilities; and
\$7,930,000 for road facilities;

The District is located in whole or in part in the extraterritorial jurisdiction of the City of Katy, Texas (the "City"). By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. However, the District has entered into a strategic partnership agreement with the City (the "SPA"). Pursuant to the SPA, the City has "annexed for limited purposes" the entirety of the property located within the boundaries of the District in order to provide for City police protection and emergency response services. The SPA further provides for the limited purpose annexation of approximately 162 acres of commercial and residential property located within the District for additional limited purposes of imposing a sales and use tax, providing City water and wastewater utility services, providing City garbage and recycling collection, imposing City drainage standards, and accepting the roads constructed on such property. Under the SPA, the City also has agreed not to annex the entire District for "full purposes" for thirty years from the effective date of the SPA. Prior to the full purpose annexation, property within the District (including property annexed for limited purposes) is not subject to the City's ad valorem property tax. The SPA was effective on November 15, 2016. When a district is annexed for "full purposes", the district is dissolved.

The purpose of this District is to provide water and sewer, drainage and flood control, park and recreational, and road facilities and services benefitting 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 and/or another governmental entity. The legal description of the property you are acquiring is as follows:

(LEGAL DESCRIPTION OF PROPERTY)

12/8/2023

(Date)

DocuSigned by:
Meghan Burrell
1453332474834E8
(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.

(Date)

(Signature of Purchaser)

AFTER RECORDING, return to: _____