Docusign Envelope ID: E055435D-2F4D-88AE-83EA-CBF78AE7ED19

02-12-2024

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

EQUAL HOUSING OPPORTUNITY

NOTICE: Not for use for Public Improvement Districts (PIDs).

Section 49.453, Texas Water Code, requires each district to make the form of notice containing the information in this form available to the public on the district's website or otherwise. **If available, Seller should use the district's form instead of this form.** If the district does not have the form of notice on its website or does not publish a form of notice, Seller should obtain the information from the district and complete this form with the information from the district.

SELLER'S DISCLOSURE CONCERNING THE PROPERTY AT:

32116 Macey Oak Bulverde

(Street Address and City)

1. **NAME OF SPECIAL DISTRICT:** The real property that you are about to purchase is located in the Comal County WCID No. 6 and may be subject to district taxes or assessments.
(insert name of district)

2. **TAX RATE:** The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. (Check only one box)
   - [X] The current rate of the district property tax is $0.85 on each $100 of assessed valuation.
   (insert current property tax rate)
   - [ ] The district has not yet imposed taxes. The projected rate of the district property tax is _____ on each $100 of assessed valuation.
   (insert projected property tax rate)

3. **ASSESSMENTS:** The district may impose assessments and issue bonds and impose an assessment in payment of such bonds. (Check only one box)
   - [ ] The rate of the district assessment is _____ on each $100 of assessed valuation.
   (insert current assessment amount)
   - [ ] The amount of the district assessment on the real property that you are about to purchase is _____ .
   (insert current assessment amount)
   - [X] The district has not yet imposed an assessment, but the projected [ ] rate [X] amount of the assessment is $0.00 .
   (insert projected assessment rate or amount)

4. **BONDS:**
   A. The total amounts of bonds payable wholly or partly from [X] property taxes [ ] assessments ([ ] excluding refunding bonds that are separately approved by the voters [X] excluding any bonds or any portions 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 are:
      (1) $ 261,000,000.00 for water, sewer, and drainage facilities;
      (insert amount)
      (2) $ 38,000,000.00 for road facilities;
      (insert amount)
      (3) $ _____ for parks and recreational facilities; and
      (insert amount)
      (4) $ _____ for _____ .
      (insert amount) (insert description of additional facilities, as applicable)

   B. The aggregate initial principal amounts of all such bonds issued are:
      (1) $ 90,000,000.00 for water, sewer, and drainage facilities;
      (insert amount)
      (2) $ 38,000,000.00 for road facilities;
      (insert amount)
      (3) $ _____ for parks and recreational facilities; and
      (insert amount)
      (4) $ _____ for _____ .
      (insert amount) (insert description of additional facilities, as applicable)

Docusign Envelope ID: E055435D-2F4D-88AE-83EA-CBF78AE7ED19

Notice to Purchaser of Special Taxing or Assessment District Concerning

32116 Macey Oak, Bulverde, TX 78163
(Address of Property)

5. STANDBY FEES: The district sought and obtained approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is $ **0.00** .
(insert amount of standby fee)

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.

6. LOCATION: (Check only one box, if applicable)

[X] The district is located wholly or partly in the extraterritorial jurisdiction of the City of **Bulverde** . Texas law governs the ability of a municipality to annex property in
(insert name of municipality)
the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

[ ] The district is located wholly or partly within the corporate boundaries of the City of _____ . The municipality and the district overlap, but may not provide
(insert name of municipality)
duplicate services or improvements. Property located in the municipality and the district is subject to taxation by the municipality and the district.

7. STRATEGIC PARTNERSHIP AGREEMENT: (Check box and complete, if applicable)

[X] The district has entered into a strategic partnership agreement with the City of **Bulverde** . This agreement may address the timeframe, process, and procedures
(insert name of municipality)
for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

8. PURPOSE: The purpose of the district is to provide the following facilities or services: (Check applicable boxes) [X] water [X] sewer [X] drainage [X] flood control [ ] firefighting [X] road [ ] parks and recreational [ ] _____ . The cost of district facilities
(insert other types of facilities or services, as applicable)
is not included in the purchase price of your property.

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISCTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THE FORM.

Signed by: [signature] 8/25/2026	Signed by: [signature] 8/25/2026
Signature of Seller Date	Signature of Seller Date
Luke A Bentsen	**Katie A Bentsen**

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Signature of Buyer Date	Signature of Buyer Date

TREC
TEXAS REAL ESTATE COMMISSION

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 59-0.