Docusign Envelope ID: 354FA9EB-08EB-8E2C-8003-88DAC8FB5DC4

NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property, which you are about to purchase is located in the Johnson Ranch Municipal Utility District ("District") and may be subject to District taxes. 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. The current rate of the District property tax is $0.85 on each $100 of assessed valuation.
The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, are:

(i) $61,408,587 for water, sewer, and drainage facilities; and
(ii) $10,172,314 for road facilities

The aggregate initial principal amounts of all such bonds issued are:

(i) $24,000,000 for water, sewer, and drainage facilities; and
(ii) $0.0 for road facilities

The District is located wholly in the extraterritorial jurisdiction of the City of Bulverde. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The District has entered into a strategic partnership agreement with the City of Bulverde. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

The purpose of this District is to provide water, sewer, drainage or flood control facilities and services and roadways. The cost of District facilities 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 DISTRICT 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 THIS FORM.

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.

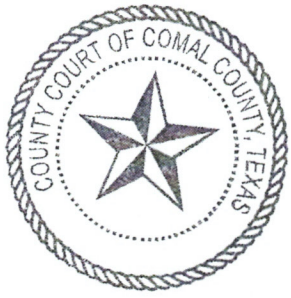
09/17/2026 | DocuSigned by: Hazel McCarthy D429E5DE54D1467...

Date | Signature of Seller

Date | Signature of Seller

Notice form is issued by the District on 9/9/2025, telephone no. (512) 469-7987

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This page has been added to comply with the statutory requirements that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/10/2025 01:29:11 PM
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Bobbie Koepp

Created 7/27/15