

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 19, 2021 02:49 PM Fee: \$50.00

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Electronically Recorded

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electronic file stamp.

water or other harmful excesses of water in the District; the operation of a solid waste collection and disposal system; and maintenance of parks and ponds in the District.

9. The Notice to Purchasers form required by Section 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District is attached as Exhibit "A".

WITNESS OUR HANDS this 18th day of October, 2021.

Catherine Franke

Catherine Franke
President, Board of Directors

Art Medrano

Art Medrano
Vice President, Board of Directors

Linda Fabre

Linda Fabre
Secretary, Board of Directors

Megan Dudo

Megan Dudo
Assistant Secretary/Treasurer, Board of Directors

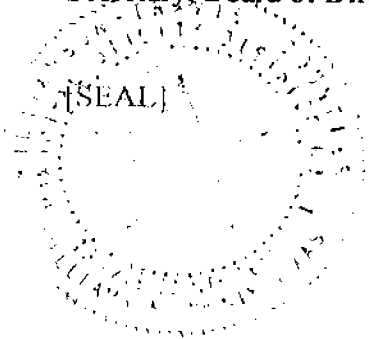
Beth Jones

Beth Jones
Assistant Secretary/Treasurer, Board of Directors

ATTEST:

Linda Fabre

Linda Fabre
Secretary, Board of Directors



ACKNOWLEDGMENTS

STATE OF TEXAS

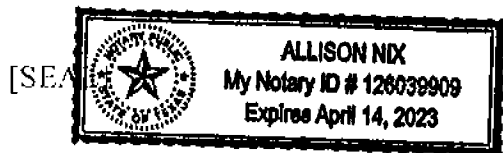
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COUNTY OF WILLIAMSON

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§

This instrument was acknowledged before me on October 18, 2021 by Catherine Franke, Art Medrano, Linda Fabre, Megan Dudo and Beth Jones as Directors of Williamson-Travis Counties Municipal Utility District No. 1.



Allison Nix

 Notary Public, State of Texas
 My Commission Expires: 4.14.23

STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

We hereby certify that the above and foregoing information is true and correct.

Catherine Franke

Catherine Franke
President, Board of Directors

Art Medrano

Art Medrano
Vice President, Board of Directors

Linda Fabre

Linda Fabre
Secretary, Board of Directors

Megan Dudo

Megan Dudo
Assistant Secretary/Treasurer, Board of Directors

Beth Jones

Beth Jones
Assistant Secretary/Treasurer, Board of Directors

Sworn and subscribed to before me, the undersigned authority, on this 18th day of October, 2021.



Allison Nix

Notary Public, State of Texas

Exhibit "A"

MUNICIPAL UTILITY DISTRICT

NOTICE TO PURCHASER

THE STATE OF TEXAS	§
	§
COUNTIES OF WILLIAMSON	§
AND TRAVIS	§

The real property, described below, that you are about to purchase is located in Williamson-Travis Counties Municipal Utility District No. 1 (the "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 \$0.3291 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 \$25,751,525.00, 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 \$19,937,854.00.

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 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.

The District is located in part in the corporate boundaries of the City of Cedar Park. The taxpayers of the District whose property is also within the city are subject to the taxes imposed by the municipality and by the District until the district is dissolved. Property within the District is potentially subject to annexation under the requirements of Texas Local Government Code Chapter 43.

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: _____

SELLER:

Date: _____

NAME: _____

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.

PURCHASER:

Date: _____

NAME: _____

AFTER RECORDING RETURN TO:

Bill Flickinger
Willatt & Flickinger, PLLC
Attorneys at Law
12912 Hill Country Blvd., Ste. F-232
Austin, Texas 78738