

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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DENISE L. MOTAL
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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: August 31, 2023

RE: Block House Municipal Utility District -
September 6, 2023 Special Meeting

Enclosed please find the agenda and support materials for the special meeting of the Board of Directors of Block House Municipal Utility District scheduled for Wednesday, September 6, 2023, at 6:30 p.m., at 2600 Block House Drive South, Leander, Texas.

Please let me know if you cannot attend the meeting so that I can confirm that a quorum will be present.

Please do not hesitate to contact me if you have any questions.

Lisa Torres (Crossroads Utility Services, LLC)
Andrew Hunt (Crossroads Utility Services, LLC)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)
Mark Burton (Municipal Accounts & Consulting, L.P.)*
David Gray (Gray Engineering, Inc.)*
Cheryl Allen (Public Finance Group LLC)*
Carol Pumbo (McCall, Parkhurst & Horton L.L.P.)*
Tripp Hamby (Priority Landscapes, LLC)*
Antonio Lovato (Williamson County Sheriff's Dept.)*
Jay Howard (Texas Disposal Systems, Inc.)*

Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Cynthia Magallanez (Texas Disposal Systems, Inc.)*
Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
Tom Davis (Lifeguard 4 Hire, L.L.C.)*
Sandy Martin (BHC Owners Association)*
Amanda Stanfield (Tidal Waves Swim Team)*

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 6, 2023

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a special meeting at **6:30 p.m.** on **Wednesday, September 6, 2023**, at 2600 Block House Drive South, Leander, Texas. The following matters may be considered and acted upon at the meeting:

PLEASE NOTE: Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board must complete the citizens’ communication form provided at the entrance to the meeting room, so they may be recognized to speak.

The meeting will be preceded by the U.S. Pledge of Allegiance and a moment of silence or prayer.

Board member announcements and agenda prioritization requests may be considered at the beginning of the meeting. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>. The live stream link is https://youtube.com/live/BHX3z_aIDwQ?feature=share.

Note: Matters on which Board action is anticipated are noted as “Decision”. Matters on which Board action is not anticipated are noted as “Informational”. Such notations are intended as a guide to facilitate the conduct of the meeting based on information available at the time that this agenda was finalized and are not binding. The Board reserves the right to take action on any of the following matters.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens’ communications;	Informational
2. Discussion of tax appraisal – Alvin Lankford, Williamson County Chief Appraiser;	Informational
3. Board decorum (Director Logan);	Informational
BUDGET AND TAX ITEMS	
4. Public Hearing on 2023 tax rate:	Informational
5. Budget for fiscal year 2023/2024, including Resolution Adopting Budget;	Decision
6. Record vote on 2023 tax rate and Order Levying Taxes;	Decision
7. Amended and Restated Information Form;	Decision
DISCUSSION / ACTION ITEMS	
8. Future Board meetings/agenda items.	Informational

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); and discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

Block House Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program at (800) 735-2988.

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The Block House Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2023 on Wednesday, **September 6, 2023**, at 6:30 p.m. at the Walker House, 2600 Block House Drive South, Leander, Texas 78641. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearing of each entity that taxes your property.

(Names of all board members and how each voted on the proposed tax rate)

FOR the proposal:	Directors Logan, Roberts, and Young
AGAINST the proposal:	Directors Johnson and Shoemaker
PRESENT and not voting:	None
ABSENT :	None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This year
Total tax rate (per \$100 of value)	\$0.6595/\$100 Adopted	\$0.6110/\$100 Proposed
Difference in rates per \$100 of value	(\$0.0485)/\$100	
Percentage increase/decrease in rates (+/-)	-7.35%	
Average appraised residence homestead value	\$428,017.98	\$366,459.44
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$5,000 min. 4% max.	\$5,000 min. 4% max.
Average residence homestead taxable value	\$262,131.70	\$292,664.34
Tax on average residence homestead	\$1,728.76	\$1,788.18
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	\$59.42 3.44%	

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Taylor Kolmodin will provide the updated proposed budget at the meeting, if not before.

RESOLUTION ADOPTING BUDGET

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, the Board of Directors of Block House Municipal Utility District (the “*District*”) has projected the operating expenses and revenues for the District for the period October 1, 2023 through September 30, 2024, and desires to adopt a budget consistent therewith;

IT IS RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT THAT:

Section 1. The Operating Budget attached as **Exhibit “A”** is adopted.

Section 2. The Secretary of the Board of Directors is directed to file a copy of this Resolution Adopting Budget in the official records of the District.

ADOPTED this 6th day of September, 2023.

Ursula Logan, President
Board of Directors

(SEAL)

ATTEST:

Robert Young, Secretary
Board of Directors

APPENDIX “1”

The District’s audited financial statements, bond transcripts, and engineer’s reports required by Texas Water Code Section 49.057(b) are on file at and may be obtained from Denise Motal, Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701, (512) 435-2300, email: dmotal@abaustin.com.

EXHIBIT “A”

Budget

[Attach 2023/2024 budget –
to be furnished by Municipal Accounts & Consulting, L.P.]

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

2023 Tax Rate Analysis

**2023 Certified
Assessed Valuation**

Assessed Valuation & Tax Rate						
Year	Assessed Valuation	Debt Service	M&O	Fire Tax	Total Tax Rate	
2023	\$ 679,099,260 ^(a)	\$ 0.2035	\$ 0.2881	\$ 0.1194	\$ 0.6110	
2022	677,473,802	0.2085	0.3383	0.1127	0.6595	
2021	551,909,293	0.2475	0.3243	0.1282	0.7000	
2020	489,519,981	0.2925	0.3218	0.1457	0.7600	
2019	492,843,293	0.2875	0.3841	0.1369	0.8085	
2018	475,898,878	0.2950	0.3545	0.1315	0.7810	
2017	446,052,551	0.3238	0.3411	0.1361	0.8010	
2016	411,201,609	0.3465	0.3157	0.1388	0.8010	
2015	380,862,878	0.3820	0.3057	0.1393	0.8270	
2014	347,635,208	0.4154	0.2819	0.1450	0.8423	
2013	317,086,804	0.4747	0.2349	0.1564	0.8660	
2012	306,695,345	0.4905	0.2213	0.1542	0.8660	
2011	313,959,858	0.4835	0.2439	0.1386	0.8660	
2010	316,119,310	0.5190	0.1886	0.1384	0.8460	
2009	315,828,556	0.5193	0.1928	0.1339	0.8460	

(a) Includes:	\$ 672,086,144	Certified	\$ 672,086,144	Certified
	11,688,526	Uncertified	7,013,116	Uncertified Amount (Owner's Opinion)
	\$ 683,774,670		\$ 679,099,260	

Classification of Districts included in Senate Bill No. 2			
	Special Taxing Units	Developed Districts	Developing Districts
	Special Taxing Units have levied a M&O Tax Rate of \$0.025 or less.	Districts that have financed, completed and <i>issued bonds</i> to reimburse the cost of utility facilities necessary to serve at least 95% of the projected buildout of the District.	Districts which do not fall under Special Taxing <i>Districts</i> or <i>Developed District</i> .
Rollback Rate	1.080%	1.035%	1.08%

Block House Municipal Utility District
Projection of Income and Expenses - Debt Service Fund

No-Growth

prepared by Public Finance Group LLC

<u>Year</u>	<u>Projected Assessed Valuation</u>	<u>Tax Rate Per \$100 A.V.</u>	<u>Tax Collections @ 99%</u>	<u>Investment Income @ 2.50%</u>	<u>Total Available for Debt</u>	<u>Total Outstanding Debt</u>	<u>Cumulative Debt Fund Balance</u>	<u>Percentage of Subsequent Year's Debt</u>
2022	677,473,802 (a)	0.2085					\$ 602,168 (b)	
2023	679,099,260 (a)	0.2035	1,398,408	15,054	2,015,630	1,464,600	551,030	39.01%
2024	679,099,260	0.2035	1,368,147	13,776	1,932,953	1,412,550	520,403	36.46%
2025	679,099,260	0.2035	1,368,147	13,010	1,901,560	1,427,400	474,160	32.36%
2026	679,099,260	0.2035	1,368,147	11,854	1,854,162	1,465,350	388,812	25.52%
2027	679,099,260	0.2035	1,368,147	9,720	1,766,679	1,523,600	243,079	
			\$ 6,870,997	\$ 63,414		\$ 7,293,500		

(a) Certified Assessed Values as of January 1, 2022, as provided by Williamson Central Appraisal District ("WCAD").

(b) Audited Debt Service Fund Balance as of September 30, 2022 - \$ 602,168

Block House Municipal Utility District
Projection of Income and Expenses - Debt Service Fund

No-Growth

\$3,150,000 Unlimited Tax Park Bonds, Series 2024

prepared by Public Finance Group LLC

Year	Projected Assessed Valuation	Tax Rate Per \$100 A.V.	Tax Collections @ 99%	Investment Income @ 2.50%	Total Available for Debt	Prior Outstanding Debt	Proposed Series 2024 @ 4.25%	Total Outstanding Debt	Cumulative Debt Fund Balance	Percentage of Subsequent Year's Debt
2022	677,473,802 (a)	0.2085							\$ 602,168 (b)	
2023	679,099,260 (a)	0.2035	1,398,408	15,054	2,015,630	1,464,600	-	1,464,600	684,905 (c)	46.73%
2024	679,099,260	0.2210	1,368,147	17,123	2,070,175	1,412,550	52,972	1,465,522	604,653	38.61%
2025	679,099,260	0.2210	1,485,801	15,116	2,105,570	1,427,400	138,663	1,566,063	539,508	33.64%
2026	679,099,260	0.2210	1,485,801	13,488	2,038,797	1,465,350	138,450	1,603,800	434,997	26.18%
2027	679,099,260	0.2210	1,485,801	10,875	1,931,673	1,523,600	138,238	1,661,838	269,836	44.75%
2028	679,099,260	0.2210	1,485,801	6,746	1,762,383	-	603,025	603,025	1,159,358	192.25%
2029	679,099,260	0.2210	1,485,801	28,984	2,674,143	-	603,050	603,050	2,071,093	343.91%
2030	679,099,260	0.2210	1,485,801	51,777	3,608,672	-	602,225	602,225	3,006,447	500.62%
2031	679,099,260	0.2210	1,485,801	75,161	4,567,409	-	600,550	600,550	3,966,859	657.83%
2032	679,099,260	0.2210	1,485,801	99,171	5,551,832	-	603,025	603,025	4,948,807	825.58%
2033	679,099,260	0.2210	1,485,801	123,720	6,558,328	-	599,438	599,438	5,958,891	
			\$ 16,138,766	\$ 457,216	\$ 34,884,611	\$ 7,293,500	\$ 4,079,634	\$ 11,373,134	\$ 23,511,476	

(a) Certified Assessed Values as of January 1, 2023, as provided by Williamson Central Appraisal District ("WCAD").

(b) Audited Debt Service Fund Balance as of September 30, 2022 - \$ 602,168

(c) Capitalized Interest (1 yr @ 4.25%) included in Series 2024 bond proceeds. \$ 133,875

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The Block House Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2023 on _____ at 6:30 P.M. The hearing will be conducted in-person at the Walker House, 2600 Block House Drive South, Leander, Texas 78641.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit <https://www.texas.gov/living-in-texas/property-tax-transparency/> (Texas.gov/PropertyTax) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

(Names of all board members and, if a vote was taken, an indication of how each voted on the proposed tax rate and an indication of any absences.)

FOR the proposal:

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	<u>Last Year</u>	<u>This Year</u>
Total tax rate (per \$100 of value)	\$ 0.6595 /\$100 Adopted	\$ 0.6110 /\$100 Proposed
Difference in rates per \$100 of value		(\$0.0485) /\$100
Percentage increase/decrease in rates (+/-)		<u>-7.35%</u>
Average appraised residence homestead value	\$ 428,017.98	\$ 366,459.44
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	4% Max or \$5,000 Min.	4% Max or \$5,000 Min
Average residence homestead taxable value	<u>\$ 262,131.70</u>	<u>\$ 292,664.34</u>
Tax on average residence homestead	\$ 1,728.76	\$ 1,788.18
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	\$ 59.42	<u>3.44%</u>

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Block House Municipal Utility District Board of Directors proposes to use the tax increase for the purpose of district operations.

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the growth of property taxes in the state.

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The Block House Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2023 on _____ at 6:30 P.M. The hearing will be conducted in-person at the Walker House, 2600 Block House Drive South, Leander, Texas 78641.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit <https://www.texas.gov/living-in-texas/property-tax-transparency/> (Texas.gov/PropertyTax) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

(Names of all board members and, if a vote was taken, an indication of how each voted on the proposed tax rate and an indication of any absences.)

FOR the proposal:

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

D/S:	\$	0.2030
M/O:		0.2786
Fire:		0.1194
Total:	\$	0.5915

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year Adopted	PARITY This Year	
Total tax rate (per \$100 of value)	\$ 0.6595 /\$100	\$ 0.5915 /\$100	Proposed
Difference in rates per \$100 of value		(\$0.0680) /\$100	
Percentage increase/decrease in rates (+/-)		-10.31%	
Average appraised residence homestead value	\$ 428,017.98	\$ 366,459.44	
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	4% Max or \$5,000 Min.	4% Max or \$5,000 Min	
Average residence homestead taxable value	\$ 262,131.70	\$ 292,664.34	
Tax on average residence homestead	\$ 1,728.76	\$ 1,731.11	
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	\$ 2.35	0.14%	

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Block House Municipal Utility District Board of Directors proposes to use the tax increase for the purpose of district operations.

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the growth of property taxes in the state.

ORDER LEVYING TAXES

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, the appraisal roll of Block House Municipal Utility District (the “*District*”) for 2023 has been prepared and certified by the Williamson Central Appraisal District; and

WHEREAS, based upon the certified appraisal roll, the employee or officer designated by the Board of Directors of the District has calculated a tax rate to be levied for 2023;

IT IS HEREBY ORDERED BY THE BOARD OF DIRECTORS OF THE DISTRICT THAT:

Section 1. There is hereby levied an ad valorem tax of \$0._____ **0.6110** on each \$100 of taxable property within the District, allocated as follows:

(a) \$0._____ **0.2881** to provide funds for maintenance and operating purposes;

(b) \$0._____ **0.2035** to provide for the payment of principal of and interest and associated obligations on the District’s unlimited tax bonds now outstanding; and

(c) \$0._____ **0.1194** to provide funds under the Second Amended Plan for the Provision of Fire-Fighting Services Within the District.

Section 2. All taxes collected pursuant to this levy, after paying costs of levying, assessing and collecting same, will be used for planning, maintaining, repairing and operating the District’s facilities and for paying costs of proper services, engineering and legal fees, organization and administrative expenses, for paying principal of and interest on bonds, warrants, certificates of obligation or other lawfully authorized evidences of indebtedness issued or assumed by the District, and for paying authorized costs and expenses under the Second Amended Plan for the Provision of Fire-Fighting Services Within the District.

Section 3. The Williamson County Tax Assessor/Collector is authorized to assess and collect the taxes of the District.

Section 4. The taxes levied by this Order are due presently, and will be delinquent if not paid by January 31, 2024.

Section 5. This Order will be effective from and after its adoption.

Section 6. The attorney for the District is directed to file this Order with the Williamson County Tax Assessor/Collector.

ADOPTED this 6th day of September, 2023.

Ursula Logan, President
Board of Directors

(SEAL)

ATTEST:

Robert Young, Secretary
Board of Directors

**BLOCK HOUSE
MUNICIPAL UTILITY DISTRICT**

**AMENDED AND RESTATED
INFORMATION FORM**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

The undersigned, a majority of the members of the Board of Directors of Block House Municipal Utility District (the "*District*"), make and execute this Amended and Restated Information Form in compliance with Section 49.455 of the Texas Water Code, as amended. We certify as follows:

1. The name of the District is Block House Municipal Utility District.
2. The District consists of 717.35 acres, more or less, more particularly described by the metes and bounds and boundary map in the Amended and Restated Information Form dated December 3, 1997, recorded under Document No. 9807998, Official Records of Williamson County, Texas.
3. The most recent rate of taxes levied by the District on property located within the District is \$0._____ **0.6110** on each \$100 of assessed value, based on 100% market value.
4. The total amount of bonds which have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$37,475,000.
5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that has been previously issued is \$25,805,000.
6. No standby fee is currently imposed by the District.
7. An election to confirm the creation of the District was held on April 4, 1981.
8. The District is performing or will perform the following functions: the supply of water for municipal, domestic, commercial and other beneficial uses; the collection, transportation, treatment and disposal of waste; gathering, conducting, diverting and controlling of local storm water or other harmful excesses of water in the District; and the provision of park and recreational facilities for the inhabitants in the District.

9. The form of Notice to Purchaser 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"**.

10. The attorney for the District is directed to file this Amended and Restated Information Form with the Texas Commission on Environmental Quality and record it in the Official Public Records of Williamson County, Texas.

This Amended and Restated Information Form supersedes the Amended and Restated Information Form recorded under Document No. 2022110949, Official Public Records of Williamson County, Texas.

WITNESS OUR HANDS this 6th of September, 2023.

Ursula Logan, President

David Shoemaker, Vice President

Robert Young, Secretary

David Johnson, Treasurer

Cecilia Roberts, Assistant Secretary

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2023, by Ursula Logan, President, David Shoemaker, Vice President, Robert Young, Secretary, David Johnson, Treasurer, and Cecilia Roberts, Assistant Secretary of the Board of Directors of Block House Municipal Utility District, on behalf of said District.

Notary Public Signature

(seal)

EXHIBIT "A"

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

**NOTICE TO PURCHASER OF
SPECIAL TAXING OR ASSESSMENT
DISTRICT**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

The real property that you are about to purchase is located within Block House Municipal Utility District (the "*District*"), and may be subject to district taxes or assessments. 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.____ **0.6110** on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes approved by the voters are:

- (i) \$34,325,000 for water, sewer, and drainage facilities;
- (ii) \$__-__ for road facilities; and
- (iii) \$3,150,000 for parks and recreational facilities.

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

- (i) \$25,805,000 for water, sewer, and drainage facilities;
- (ii) \$__-__ for road facilities; and
- (iii) \$__-__ for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Cedar Park. 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 purpose of the district is to provide water, sewer, drainage, flood control, and park and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

SELLER:

Date

Name Printed:

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 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 Printed: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by _____.

Notary Public Signature

(seal)

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by _____.

Notary Public Signature

(seal)