

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

NOTICE TO PROSPECTIVE BUYER

As required by law, I advise you to have the abstract covering the property known as

212 Gill Point Ln

Aledo, TX 76008-1428 (Address) examined by
an attorney of your own selection OR you should be furnished with or obtain a policy of
title insurance.

If the property is situated in a Utility District, Chapter 49 of the Texas Water Code
requires you to sign and acknowledge the statutory notice from the seller of the property
relating to the tax rate, bonded indebtedness or standby fee of the District.

DATED: **March 9**, **2022**.

Trinity Country Real Estate

Brokerage Company Name

Heidi B Wilburn

Broker or Sales Associate

Authentisign
Heidi Wilburn
3/9/2022 6:58:12 PM CST

I have received a copy of this **NOTICE TO PROSPECTIVE BUYER.**

Prospective Buyer

Prospective Buyer

This form has been approved by the Texas Real Estate Commission (TREC) for use when a contract of sale has not been promulgated by TREC. The form should be presented before an offer to purchase is signed by the prospective buyer. Texas real Estate Commission, P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>). TREC Notice to Prospective Buyer. OP-C replaces MA-C.

TREC NO. OP-C

NOTICE TO PURCHASER OF REAL ESTATE
SITUATED IN
MORNINGSTAR RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF PARKER COUNTY

The real property described below, that you are about to purchase, is located in the Morningstar Ranch Municipal Utility District No. 1 of Parker County (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 \$1.00 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 \$73,000,000 for water, sewage and drainage purposes, and \$28,200,000 for thoroughfare, arterial, and collector road purposes; and the aggregate initial principal amount 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 \$19,345,000.

The District also has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, 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 most recent 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 whole or in part in the extraterritorial jurisdiction of the City of Fort Worth (the "City"). By law, a municipality seeking to annex a district located within its extraterritorial jurisdiction must hold an election of the voters in the area to be annexed or the owners of the land and roads if there are no voters, allowing voters to decide whether they want to be annexed into the municipality. When a district is annexed, the district is dissolved. The City must annex all of the district or none of it.

The purpose of this District is to provide water, sewer, drainage, flood control and thoroughfare, arterial, and collector roads within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the District. The legal description of the property that you are acquiring is as follows:

<hr/> <div style="text-align: center;">03/09/2022</div> <hr/> <div>Date</div>	<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 150px;"><small>AuthentiSIGN</small> <i>Jonathan W. Hogan</i> <small>3/9/2022 6:43:17 PM CST</small></div> <div>Signature of Seller</div>	<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 150px;"><small>AuthentiSIGN</small> <i>Karolyne Hogan</i> <small>3/9/2022 1:17:44 PM CST</small></div>
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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 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
Issued by:	Morningstar Ranch Municipal Utility District No. 1 of Parker County Coats Rose, P.C. (972) 788-1600