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NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

THE STATE OF TEXAS
COUNTY OF TRAVIS

The real property that you are about to purchase is located in the **TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 17** 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 **$0.0533** on each $100 of assessed valuation. The total amounts of bonds payable wholly or partly from the total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, are: **$0.00**. The aggregate initial principal amounts of all such bonds issued are **$0.00**.

Steiner Ranch Defined Area
The current rate of tax on real property located in the Steiner Ranch Defined Area is $0.0533 on each $100 of assessed valuation for the District-wide operations and maintenance tax described above, and $0.1531 on each $100 of assessed valuation for tax on the Steiner Ranch Defined Area bonds, for a
total of $0.2064 on each $100 of assessed valuation. The total amounts of Steiner Ranch Defined Area bonds payable wholly or partly from property taxes,
excluding refunding bonds that are separately approved by the voters and excluding 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 are $35,185,000.00 for water, sewer, and drainage facilities. The aggregate initial principal amounts of all such bonds issued are $118,500,000 for water, sewer, and drainage facilities serving the Steiner Ranch Defined Area.

Comanche Trail Defined Area
The current rate of tax on real property located in the Comanche Trail Defined Area is $0.0533 on each $100 of assessed valuation for the District-wide operations and maintenance tax described above, and $0.00
on each $100 of assessed valuation for tax on the Comanche Trail Defined Area bonds, for a total of $0.0533 on each $100 of assessed valuation.
The total amounts of Comanche Trail Defined Area bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding 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 are $0.00 for

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water, sewer, and drainage facilities. The aggregate initial principal amounts of all such bonds are $1,090,000 for water, sewer, and drainage facilities serving the Comanche Trail Defined Area.

Flintrock Ranch Estates Defined Area.
The current rate of tax on real property located in the Flintrock Ranch Estates Defined Area is $0.0533 on each $100 of assessed valuation for the District-wide operation and maintenance tax described above, and $0.2360 on each $100 of assessed valuation for tax on the Flintrock Ranch Estates Defined Area bonds, for a total of $0.2893 on each $100 of assessed valuation. The tax rate for such bonds is limited by contract to a projected rate of either $0.95 per $100 of assessed valuation minus the District's District-wide tax rate at the time of calculation, or $0.65 per $100 of assessed valuation, whichever is greatest.
The total amounts of Flintrock Ranch Estates Defined Area bonds payable wholly or partly by property taxes, excluding refunding bonds that are separately approved by the voters 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 are $14,180,000 for water, sewer, and drainage facilities. The aggregate initial principal amounts of all such bonds issued are $21,635,000 for water, sewer, and drainage facilities serving the Flintrock Ranch Estates Defined Area.

Serene Hills Defined Area.
The current rate of tax on real property located in the Serene Hills Defined Area is $0.0533 on each $100 of assessed valuation for the District-wide operations and maintenance tax described above, and $0.4523 on each $100 of assessed valuation for tax on the Serene Hills Defined Area for debt service
purposes within the Serene Hills Defined Area and $0.0652 on each $100 of assessed valuation for tax on the Serene Hills Defined Area for operations and maintenance, resulting in a total defined area tax of $0.5708. The tax rate for bonds in the Serene Hills Defined Area is limited by contract to a projected
rate of $0.6500 per $100 of assessed valuation. The total tax rate for the Serene Hills Defined Area is limited to $0.6372 per $100 assessed valuation for the combined District –wide and defined area tax rates. The total amounts of Serene Hills Defined Area bonds payable wholly or partly by property taxes,
excluding refunding bonds that are separately approved by the voters 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 are $30,545,000 for water, sewer, and drainage
facilities. The aggregate initial principal amounts of all such bonds issued are $34,420,000 for water, sewer, and drainage facilities serving the Serene Hills Defined Area

The property you are about to purchase may be served by a wastewater grinder pump located on the property that will require you to execute a separate service agreement with the District regarding the operations and maintenance of the pump and pay a separate fee. The power supply for any wastewater

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grinder pump serving the property will be the same as that serving other improvements on the property and interruption of that power supply will impede the operation of the grinder pump. The property owner shall be responsible for maintaining an adequate power supply to the grinder pump at all times.

The District is located wholly or partly within the extraterritorial jurisdiction of the City of Austin, the City of Lakeway, and the City of Bee Cave. 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 is located wholly or partly within the corporate boundaries of the City of Lakeway and the City of Bee Cave. The municipalities and the District overlap, but may not provide duplicate services or improvements. Property located in the municipalities and the District is subject to taxation by the
municipality and the District

The purpose of this District is to provide water, sewer and drainage facilities and services. The cost of District facilities is not included in the purchase price of your property.

The legal description of the property which you are acquiring is as follows:

LOT 26 BLK A ESTATES OF FLINTROCK THE, TRAVIS COUNTY, TEXAS.

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2/26/2026

Date

DocuSigned by:

By: Annmarie Tiantawach

Seller: Annmarie Tiantawach

2/25/2026

Date

Signed by:

By: Chart Charlie Tiantawach

Seller: Chart Charlie Tiantawach

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.

Date

By:

Purchaser:

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STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged by me on the _____day of _____, 20___, by Chart Charlie Tiantawach and Annmarie Tiantawach.

_____
Notary Public Signature

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged by me on the ____day of _____, 20___, by _____

_____
Notary Public Signature