



STATUTORY NOTICE TO PURCHASES OF REAL PROPERTY
Under Section 49.452 (d), Water Code
(Property Not Within EJT or Municipality Boundaries)

The real property, described below, that you are to purchase is located in the EMERALD BAY MUNICIPAL UTILITY 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. Presently, there are no ad valorem taxes levied against property by the EMERALD BAY MUNICIPAL UTILITY DISTRICT. The District currently has a number of outstanding revenue bonds that are currently being retired solely from revenue received from the sale of water, sewer, sewer surcharges, and assessment fees for streets and greens drainage.

The District has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, drainage facilities, or street access 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. 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 authorized to impose a lien on property for assessment fees if these fees are not paid to the District by the owner of the property along with any and all legal and filing fees incurred by the District including but not limited to recording the lien and recording a release of the lien. The District is authorized to require one (1) years' worth of assessment fees for any property that is in a reverse mortgage or deed in lieu of foreclosure.

The purpose of this district is to provide water, sewer, and street maintenance services within the district through the issuance of bonds payable in whole or part from property taxes. The cost of these utility facilities is not included in the purchase price of our property, and these utility facilities are owned by the District.

Upon change of ownership of any property with an existing septic system (listed below), the purchaser shall have 180 days from the date of purchase to connect to the District's sewer system and abandon the existing septic system in accordance with the Texas Commission on Environmental Quality Chapter 285 rules. All applicable fees and charges will be payable to the District prior to connection to the District's sewer system.

Emerald Bay Municipal Utility District, 155 La Salle Drive, Bullard, Texas 75757
Telephone: (903) 825-6960

Water and sewer billing statements are issued monthly by the Emerald Bay Municipal Utility District. As rates and billing procedures are subject to change, the District's Rules and Regulations are available upon request at the District Office, 155 LaSalle Road, Bullard, Texas 75757, (903)825-6960, or at its website www.emeraldbay-tx.gov.

 Robert R. Beane

03/09/26

Signature of Seller (s) Robt. R. Beane

Date

 Jacalyn B. Beane

03/09/26

Signature of Seller(s) JACALYN B. BEANE

Date

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 (IF APPLICABLE) 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 (s) hereby acknowledge receipt of the foregoing notice at or prior to the execution of a binding contract for the purchase of the real property described in such notice or at closing of the purchase of real property.

109 Key Allegro Dr.
Property Address

BULLARD, TX 75151
City, State, Zip

Signature of Purchaser (s)

Date

Signature of Purchaser (s)

Date

Properties Currently with Septic Systems:

- (1) 106 Williamsburg Lane
- (2) 108 Williamsburg Lane
- (3) 112 South Bay Drive
- (4) 2 Hicks Lane