


NOTICE TO PROSPECTIVE BUYER

As required by law, I advise you to have the abstract covering the property known as 1107 Ferris Ave., Waxahachie, TX 75165 (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: _____, _____

J&G Capital, Inc. dba Gary Giles RE
Brokerage Company Name

Gary Q. Giles 
Broker or Sales Associate

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, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). TREC Notice to Prospective Buyer. (12/99) OP-C replaces MA-C.

NOTICE TO PURCHASER

Regarding Statutory Notice as required by Chapter 49.452 of the Texas Water Code and referenced in paragraph 6 of Texas Real Estate Commission promulgated contracts (1-4 Family) under "Notices to Seller and Buyer:"

The real property, described below, which you are about to purchase, is located in the Ellis County Water Control & Improvement District #1. 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 \$0.03 on each \$100 assessed valuation. If the district has not yet levied taxes the most recent projected rate of debt service tax, as of this date, is \$0.03 on each \$100 assessed valuation.

The original amount of bonds that were issued after the District was organized December 19, 1955, was \$1,500,000. The total approved by the voters and which have been issued is \$31,243,935. The principal amount of all bonds outstanding, payable in whole or part from property taxes is \$-0-. The voters, as of this date, have authorized no other bond issues.

The district 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 amount of the standby fee is \$-0-. 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 within the corporate boundaries of the City of Waxahachie, Texas. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this district is to provide water and sewer facilities within the district through the issuance of bonds payable in whole or in part from property taxes. Operations of the facilities are controlled by the City of Waxahachie. The cost of these utility facilities is not included in the purchase price of your property, and the district owns these utility facilities. The legal description of the property, which you are acquiring, is attached hereto and made a part hereof for all purposes marked as Exhibit "A"

Date (this form does not expire)

Handwritten Signature

Seller Signature

Purchaser is advised that the information shown on this form may be subject to change by the district at any time. The district routinely establishes tax rate during the months of July through September of each year, effective for the year in which the district approves the tax rates. Purchaser is advised to contact the District's Finance Director at (972) 937-7330 ext. 130 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.

Date

Purchaser Signature

C:\Documents and Settings\cwessels\My Documents\Water Info\water dist property sale notice ver 2009 final.doc
This version is not valid until September 1, 2008, then all bonds will be paid - i.e. this version will not expire.

EXHIBIT "A"

Ellis CAD

Property Search Results > 176941 WOODY HAZEL M for Year 2009

Property

Account

Property ID: 176941 Legal Description: PT 2B 28 WILLIAMS 0.625 ACRES
 Geographic ID: 90.9375.028.002.02.112 Agent Code:
 Type: Real Parent Property ID: 240513

Location

Address: 1107 FERRIS AVE Mapsco: C
 WAXAHACHIE, TX 75165
 Neighborhood: Commercial Map ID: C
 Neighborhood CD: COMM

Owner

Name: WOODY HAZEL M Owner ID: 105603
 Mailing Address: 1107 FERRIS AVE % Ownership: 83.6000000000%
 WAXAHACHIE, TX 75165-2559

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$71,628	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$136,469	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$208,097	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$208,097	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$208,097	

Taxing Jurisdiction

Owner: WOODY HAZEL M
 % Ownership: 83.6000000000%
 Total Value: \$208,097

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
070	ELLIS COUNTY	0.360091	\$208,097	\$208,097	\$749.34
212	WAXAHACHIE ISD	1.360000	\$208,097	\$208,097	\$2,830.12
390	WAXAHACHIE CITY	0.615000	\$208,097	\$208,097	\$1,279.80
602	ECWC & ID #1	0.000000	\$208,097	\$208,097	\$0.00
CAD	ELLIS CAD	0.000000	\$208,097	\$208,097	\$0.00
R70	FARM MKT ROAD	0.033508	\$208,097	\$208,097	\$69.73
Total Tax Rate:		2.368599			

Taxes w/Current Exemptions: \$4,928.98
 Taxes w/o Exemptions: \$4,928.98

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2009	\$71,628	\$136,469	0	208,097	\$0	\$208,097
2008	\$71,294	\$136,469	0	207,763	\$0	\$207,763
2007	\$65,283	\$136,469	0	201,752	\$0	\$201,752
2006	\$65,283	\$136,469	0	201,752	\$0	\$201,752
2005	\$65,280	\$136,470	0	201,750	\$0	\$201,750
2004	\$64,670	\$136,470	0	201,140	\$0	\$201,140
2003	\$64,670	\$136,470	0	201,140	\$0	\$201,140
2002	\$74,450	\$125,100	0	199,550	\$0	\$199,550
2001	\$74,450	\$125,100	0	199,550	\$0	\$199,550

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	2/20/2003 12:00:00 AM			WOODY HAZEL M	WOODY HAZEL M	00000	00000
2	2/20/2003 12:00:00 AM	37	WILL & DEATH CERTIFICATE	WOODY CALVIN A	WOODY HAZEL M		
3		OT	DO NOT USE	DONOHOO C H	WOODY CALVIN A	00000	00000

Tax Due

Property Tax Information as of 04/09/2009

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 937-3552

Website version: 1.2.2.2

Database last updated on: 4/7/2009 7:41 PM

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Ellis CAD

Property Search Results > 240513 WOODY HAZEL M for Year 2009

Property

Account

Property ID: 240513 Legal Description: PT 2B 28 WILLIAMS 0.625 ACRES
 Geographic ID: 90.9375.028.002.02.112 Agent Code:
 Type: Real

Location

Address: 1107 FERRIS AVE Mapsco: C
 WAXAHACHIE, TX 75165
 Neighborhood: Commercial Map ID: C
 Neighborhood CD: COMM

Owner #1

Name: WOODY HAZEL M Owner ID: 105603 (Property ID: 176941)
 Mailing Address: 1107 FERRIS AVE % Ownership: 83.6000000000%
 WAXAHACHIE, TX 75165-2559
 Exemptions:

Owner #2

Name: WOODY HAZEL M Owner ID: 94379 (Property ID: 176942)
 Mailing Address: 1107 FERRIS AVE % Ownership: 16.4000000000%
 WAXAHACHIE, TX 75165-2559
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$85,680	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$163,240	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$248,920	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$248,920	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$248,920	

Taxing Jurisdiction

Owner: WOODY HAZEL M (Property ID: 176942)
 % Ownership: 16.4000000000%
 Total Value: \$40,823

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
070	ELLIS COUNTY	0.360091	\$40,823	\$40,003	\$85.00	\$85.00
212	WAXAHACHIE ISD	1.360000	\$40,823	\$35,903	\$9.40	\$9.40
390	WAXAHACHIE CITY	0.615000	\$40,823	\$35,903	\$205.72	\$205.72
602	ECWC & ID #1	0.000000	\$40,823	\$40,823	\$0.00	

CAD	ELLIS CAD	0.000000	\$40,823	\$40,823	\$0.00	
R70	FARM MKT ROAD	0.033508	\$40,823	\$39,511	\$8.98	\$8.98
Total Tax Rate:		2.368599				
				Taxes w/Current Exemptions:	\$309.10	
				Taxes w/o Exemptions:	\$966.93	

Owner: WOODY HAZEL M (Property ID: 176941)

% Ownership: 83.6000000000%

Total Value: \$208,097

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
070	ELLIS COUNTY	0.360091	\$208,097	\$208,097	\$749.34	
212	WAXAHACHIE ISD	1.360000	\$208,097	\$208,097	\$2,830.12	
390	WAXAHACHIE CITY	0.615000	\$208,097	\$208,097	\$1,279.80	
602	ECWC & ID #1	0.000000	\$208,097	\$208,097	\$0.00	
CAD	ELLIS CAD	0.000000	\$208,097	\$208,097	\$0.00	
R70	FARM MKT ROAD	0.033508	\$208,097	\$208,097	\$69.73	
Total Tax Rate:		2.368599				
				Taxes w/Current Exemptions:	\$4,928.98	
				Taxes w/o Exemptions:	\$4,928.98	

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	9670.0 sqft	Value:	\$82,410
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
COMM	COMMERCIAL	QMPF		1950	6950.0		
COMM	COMMERCIAL	QMPF		1950	350.0		
COMM	COMMERCIAL	QMPF		1950	150.0		
COMM	COMMERCIAL	MRPF		1950	420.0		
COMM	COMMERCIAL	QMPF		1950	350.0		
COMM	COMMERCIAL	QMPF		1950	350.0		
COMM	COMMERCIAL	QMPF		1950	350.0		
COMM	COMMERCIAL	QMPF		1950	150.0		
COMM	COMMERCIAL	QMPF		1950	150.0		
COMM	COMMERCIAL	QMPF		1950	150.0		
COMM	COMMERCIAL	QMPF		1950	150.0		

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$3,270
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
ASPH	ASPHALT	4IN			6230.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	SF0600	conv code SF0600	0.6250	27207.00	0.00	0.00	\$163,240	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2009	\$85,680	\$163,240	0	248,920	\$0	\$248,920


2009	\$85,680	\$163,240	0	248,920	\$0	\$248,920
2008	\$85,280	\$163,240	0	248,520	\$0	\$248,520
2008	\$85,280	\$163,240	0	248,520	\$0	\$248,520

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
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Tax Due

Property Tax Information as of 04/09/2009

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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Ellis CAD

Property Search Results > 176942 WOODY HAZEL M for Year 2009

Property

Account

Property ID:	176942	Legal Description:	PT 2B 28 WILLIAMS 0.625 ACRES
Geographic ID:	90.9375.028.002.99.112	Agent Code:	
Type:	Real	Parent Property ID:	240513

Location

Address:	1107 FERRIS AVE WAXAHACHIE, TX 75165	Mapsc0:	C
Neighborhood:	Commercial	Map ID:	C
Neighborhood CD:	COMM		

Owner

Name:	WOODY HAZEL M	Owner ID:	94379
Mailing Address:	1107 FERRIS AVE WAXAHACHIE, TX 75165-2559	% Ownership:	16.4000000000%
		Exemptions:	HS, OV65

Values

(+) Improvement Homesite Value:	+	\$14,052	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$26,771	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$40,823	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$40,823	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$40,823	

Taxing Jurisdiction

Owner: WOODY HAZEL M
 % Ownership: 16.4000000000%
 Total Value: \$40,823

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
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602	ECWC & ID #1	0.000000	\$40,823	\$40,823	\$0.00	
CAD	ELLIS CAD	0.000000	\$40,823	\$40,823	\$0.00	
R70	FARM MKT ROAD	0.033508	\$40,823	\$39,511	\$8.98	\$8.98
Total Tax Rate:		2.368599				
Taxes w/Current Exemptions:					\$309.10	

Taxes w/o Exemptions: \$966.93

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2009	\$14,052	\$26,771	0	40,823	\$0	\$40,823
2008	\$13,986	\$26,771	0	40,757	\$0	\$40,757
2007	\$12,807	\$26,771	0	39,578	\$0	\$39,578
2006	\$12,807	\$26,771	0	39,578	\$979	\$38,599
2005	\$12,800	\$26,770	0	39,570	\$4,480	\$35,090
2004	\$12,690	\$26,770	0	39,460	\$7,560	\$31,900
2003	\$14,600	\$24,540	0	39,140	\$10,140	\$29,000
2002	\$14,600	\$24,540	0	39,140	\$12,780	\$26,360
2001	\$14,600	\$24,540	0	39,140	\$15,180	\$23,960

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	2/20/2003 12:00:00 AM	37	WILL & DEATH CERTIFICATE	WOODY CALVIN A	WOODY HAZEL M		
2		OT	DO NOT USE	DONHO C H	WOODY CALVIN A	00000	00000

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