

NOTICE TO PROSPECTIVE BUYER

As required by law, I advise you to have the abstract covering the property known as NWC US Hwy 77 & FM 387 (Butcher Rd.), 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.
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)



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

EXHIBIT "A"

Ellis CAD

Property Search Results > 230567 CRUX JEFFERSON LTD for Year 2008

Property

Account

Property ID: 230567 Legal Description: 1002 1003 T SELBY P STOUT 8.233 ACRES
 Geographic ID: 90.1002.000.062.00.112 Agent Code:
 Type: Real

Location

Address: N HWY 77 Mapsco: C
 WAXAHACHIE, TX 75165
 Neighborhood: Commercial Map ID: 6-3
 Neighborhood CD: COMM

Owner

Name: CRUX JEFFERSON LTD Owner ID: 21636
 Mailing Address: 1111 W MAIN ST % Ownership: 100.0000000000%

WAXAHACHIE, TX 75165

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$627,600	\$1,650
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$627,600	
(-) Ag or Timber Use Value Reduction:	-	\$625,950	
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(=) Appraised Value:	=	\$1,650	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$1,650	

Taxing Jurisdiction

Owner: CRUX JEFFERSON LTD
 % Ownership: 100.0000000000%
 Total Value: \$627,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
070	ELLIS COUNTY	0.360091	\$1,650	\$1,650	\$5.94
212	WAXAHACHIE ISD	1.360000	\$1,650	\$1,650	\$22.44
390	WAXAHACHIE CITY	0.615000	\$1,650	\$1,650	\$10.15
602	ECWC & ID #1	0.000000	\$1,650	\$1,650	\$0.00
CAD	ELLIS CAD	0.000000	\$1,650	\$1,650	\$0.00
R70	FARM MKT ROAD	0.033508	\$1,650	\$1,650	\$0.55
Total Tax Rate:		2.368599			
Taxes w/Current Exemptions:					\$39.08
Taxes w/o Exemptions:					\$39.08

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DCA	DRYLAND CROP AVERAGE	8.2330	358629.00	0.00	0.00	\$627,600	\$1,650

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2009	N/A	N/A	N/A	N/A	N/A	N/A
2008	\$0	\$627,600	1,650	1,650	\$0	\$1,650
2007	\$0	\$627,600	1,440	1,440	\$0	\$1,440
2006	\$0	\$627,600	1,440	1,440	\$0	\$1,440
2005	\$0	\$627,600	1,400	1,400	\$0	\$1,400

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	9/17/2004 12:00:00 AM	OT	Owner Transfer	LANTANA INVESTM	CRUX JEFFERSON	2066	2456
2	12/28/2001 12:00:00 AM	OT	Owner Transfer	HAMLIN BOB & WI	LANTANA INVESTM	1823	650

Tax Due

Property Tax Information as of 11/11/2008

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