NOTICE TO PURCHASERS RAYBURN COUNTRY MUNICIPAL UTILITY DISTRICT INFORMATION FORM

STATE OF TEXAS \$ \$ KNOW ALL MEN BY THESE PRESENTS: COUNTY OF JASPER \$

That this information form is being filed by Rayburn Country Municipal Utility District, pursuant to V.T.C.A., Water Code §49.455(b); accordingly, the following information is provided:

- 1. <u>Name of District</u>: Rayburn Country Municipal Utility District.
- 2. <u>Legal Description of District Boundaries</u>: See description in paragraph 9 below.
- 3. Ad Valorem Tax Rate for 2022: \$0.0700 per \$100.00 of property value.
- Total Amount of Bonds Approved by Voters (which may be issued by District):
 \$4,975,000 Unlimited Tax Bonds, Series 2011
- 5. Aggregate Initial Principal Amount of All Bonds of District (payable in whole or in part from taxes that have been previously issued):
 - \$4,975,000 Unlimited Tax Bonds, Series 2011
- 6. <u>Benefit Tax</u>; Standby Fee: \$45/year (water only section) \$100/year (water and sewer sections) assessed to each unimproved property within the District as a result of the imposition of (i) a benefit tax pursuant to \$13, Chapter 1086, Acts of the 70th Legislature, Regular Session 1987 or (ii) standby fee charged for the availability of water and/or sewer service under any law, now or hereafter made applicable to the District.
- 7. <u>Date of Creation of the District</u>: Election October 17, 1987 following state legislation passed on May 25, 1987 and signed by Governor on June 20, 1987. Results of election were declared on October 19, 1987.
- 8. <u>Functions of the District</u>: Provides water and sewer service to household and other users within its boundaries.
- 9. <u>District Boundary Map</u>: A copy of the boundary map of the District is of record in Volume 847, Page 599 of the Official Public Records of Real Property of Jasper County, Texas, and the boundary map of the District is attached hereto as Exhibit "A".
- 9. The particular form of Notice to Purchases required by V.T.C.A., Water Code §49.452(d) to be furnished by a Seller to a Purchaser of Real Property in the District is attached as Exhibit "B" attached hereto and made a part hereof for all purposes.

Executed this <u>27</u> day of September 2022.

The undersigned Directors of RAYBURN COUNTRY MUNICIPAL UTILITY DISTRICT, by their signatures hereto, on oath, affirm and acknowledge the foregoing instrument as the act and deed of RAYBURN COUNTRY MUNICIPAL UTILITY DISTRICT.

Dated: September 27,

Tom McClurg, President

STATE OF TEXAS

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COUNTY OF JASPER

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BEFORE ME, a notary public, on this day personally appeared **Tom McClurg**, President of Rayburn Country Municipal Utility District, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Rayburn Country Municipal Utility District, a public entity created by the State of Texas and that he has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 27 day of September 2022.

C. MONTES

Notary Public, State of Texas

Comm. Expires 07-27-2026

Notary ID 131660718

Notary Public, State of Texas

Dated: 9-29-2022

STATE OF TEXAS COUNTY OF JASPER S S

BEFORE ME, a notary public, on this day personally appeared Tom Burger, Vice President of Rayburn Country Municipal Utility District, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Rayburn Country Municipal Utility District, a public entity created by the State of Texas and that he has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the **27** day of September 2022.



Dated: 9-28-2022

a Smith. Secretary

STATE OF TEXAS COUNTY OF JASPER S

BEFORE ME, a notary public, on this day personally appeared Lynda Smith, Secretary of Rayburn Country Municipal Utility District, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Rayburn Country Municipal Utility District, a public entity created by the State of Texas and that he has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 27 day of September 2022.

C. MONTES Notary Public, State of Texas Comm. Expires 07-27-2026 Notary ID 131660718

SWORN TO AND	SUBSCRIBED BEFO	ORE ME, on this t	he 28 day of Se	ptember 2022
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		Notary Public, State of Texas
Dated:		Michelle Whorton, Treasurer
STATE OF TEXAS	§	
COUNTY OF JASPER	§ §	
of Rayburn Country Municipal Uti is subscribed to the foregoing instru Rayburn Country Municipal Utility executed the same as an act of the s	lity District, known ment, and acknowl District, a public er said District and in	sonally appeared Michelle Whorton, Treasurer to me to be the person and officer whose name edged to me that the same was the act of the said ntity created by the State of Texas and that he has the capacity therein stated. EME, on this the 28 day of September 2022.
SWORN TO AND SUBSCRIBE	ED BEFORE ME, c	Notary Public, State of Texas on this the 2 ½ day of September 2022.
C. MONT Notary Public, State Comm. Expires 0 Notary ID 131	te of Texas 7-27-2026	Notary Public, State of Texas
Dated: $\frac{9/29/22}{}$		William Swango, Board Member
STATE OF TEXAS COUNTY OF JASPER	\$ \$	

BEFORE ME, a notary public, on this day personally appeared William Swango, Board Member of Rayburn Country Municipal Utility District, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Rayburn Country Municipal Utility District, a public entity created by the State of Texas and that he has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 27 day of September 2022.

Notary Public, State of Texa

C. MONTES

Notary Public, State of Texas

Comm. Expires 07-27-2026

Notary ID 131660718

#1332627

(INSERT)

EXHIBIT "A"

NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase is located in the Rayburn Country 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. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.0700 on each \$100.00 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 \$4,975,000 and the aggregate initial principal amounts 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 \$4,975,000. The outstanding principal balance of all bonds heretofore issued by the District is \$2,350,000. In addition to the ad valorem tax noted above and pursuant to \$13, Chapter 1086, Acts of the 70° Legislature, Regular Session 1987, a benefit tax in the amount of \$45/year (water only section) \$100/year (water and sewer sections) assessed to each unimproved property as charged by the District for the availability of water and/or sewer service to properties within the District.

The purpose of this District is to provide water and sewer services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned by the District. The legal description of the property which you are acquiring is as follows:

Date: 03/31/23	Asa B. Mansfield	
	Signature of Seller	
	Signature of Seller	

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. PURCHASE 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 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

#1332627 Page 8

Signature	of Purchaser

After recording, please return to:

Guy N. Goodson Post Office Box 4915 Beaumont, Texas 77704

Document updated and approved on 09/27/2022

FILED AND RECORDED

Instrument Number: 311169 B: OPR V: 1289 P: 823

Filing and Recording Date: 10/21/2022 03:20:31 PM Pages: 10 Recording Fee: \$58.00 I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the PUBLIC RECORD of Jasper County, Texas.



Holly Thomas, County Clerk Jasper County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

NOTE: Do not remove. This page is part of the official public record.