



**STATUTORY NOTICE TO PURCHASERS 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 about 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 two(4) outstanding revenue bonds with a combined initial principal total amount of \$6,350,000.00 that are being retired solely from revenues received from the sale of water, sewer, and sewer surcharges.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, 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 most recent amount of the standby fee is \$0.00. 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 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 in 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 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.

Water and sewer billings statement 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 Drive, Bullard, Texas 75757, (903) 825-6960, or at its website [www.emeraldbay-tx.gov](http://www.emeraldbay-tx.gov).

(OVER)

\_\_\_\_\_  
Signature of Seller{s})

Date: \_\_\_\_\_  
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 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.

\_\_\_\_\_  
Property Address

\_\_\_\_\_, \_\_\_\_\_  
City State Zip

\_\_\_\_\_  
(Signature of Purchaser{s})

Date: \_\_\_\_\_  
Date: \_\_\_\_\_

Properties with septic systems:  
(1) 106 Williamsburg  
(2) 112 South Bay Drive  
(3) 2 Hicks Drive