

AFTER RECORDING RETURN TO:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

LEGACY MUNICIPAL MANAGEMENT DISTRICT

IMPROVEMENT AREA # _____

LAND USE CLASS _____

PRINCIPAL ASSESSMENT \$ _____ *

*EXCLUDES VARIABLE OPERATIONS AND
MAINTENANCE ASSESSMENT

The legal description of the property which you are acquiring is as follows:

As the purchaser of the real property described above, you are obligated to pay assessments to the Legacy Municipal Management District, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") and any administrative, operation and maintenance costs of the District, undertaken for the benefit of the property within Improvement Area # _____ of the Legacy Municipal Management District (the "District") created under the provisions of V.T.C.A., Special District Local Laws Code, Chapter 4008; Chapter 375, Texas Local Government Code, as amended; and Chapter 49, Texas Water Code, as amended. Webb County has no responsibility with regard to the levy and collection of the assessments.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. YOU ACKNOWLEDGE THAT NOTICE HAS BEEN PROPERLY RECEIVED AND HEREBY WAIVE ANY CLAIM OR SUIT FOR DAMAGES UNDER CHAPTER 375, TEXAS LOCAL GOVERNMENT CODE OR CHAPTER 5, TEXAS PROPERTY CODE.

The real property, that you are about to purchase is located in the District and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The District does not currently impose an ad valorem tax. The District may impose assessments and issue bonds and impose an assessment in payment of such bonds. The District has not previously issued any bonds payable wholly or partly from property taxes or assessments. The District does not currently impose a standby fee.

The amount of the District assessment for Improvement Area #___ on the real property that you are about to purchase is \$_____. You are also obligated to pay an assessment for the operation and maintenance of the Authorized Improvements (the “Operations and Maintenance Assessment”) which is variable and is calculated annually based on the actual costs of the operation and maintenance of the Authorized Improvements. The Service and Assessment Plan for the District will be updated annually with information regarding the Operations and Maintenance Assessment.

The exact amount of the assessment may be obtained from the District. The exact amount of each annual installment will be approved each year by the Board in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the District or MuniCap, Inc., the District Administrator, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

YOUR FAILURE TO PAY ANY ASSESSMENT OR ANY ANNUAL INSTALLMENT MAY RESULT IN PENALTIES AND INTEREST BEING ADDED TO WHAT YOU OWE OR IN A LIEN ON AND THE FORECLOSURE OF YOUR PROPERTY.

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT AND/OR DISTRICT ADMINISTRATOR TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The purpose of this District is to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under Chapter 4008, Special District Local Laws Code and to accomplish the public purposes set out in Sections 52 and 52-A, Article III and Section 59, Article XVI, Texas Constitution and other powers granted under Chapter 4008, Special District Local Laws Code. The cost of District facilities is not included in the purchase price of your property.

[SIGNATURE AND ACKNOWLEDGEMENT PAGE(S) FOLLOWING]

The undersigned seller acknowledges providing the foregoing notice to the potential purchaser at or before the execution of a binding contract for the purchase of the real property described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

The undersigned purchaser acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described above or at closing of purchase of the real property described above.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

NOTE: THIS IS THE SIGNATURE PAGE FOR INITIAL NOTICE TO PURCHASER AT OR BEFORE THE EXECUTION OF A BINDING CONTRACT FOR THE PURCHASE OF THE REAL PROPERTY DESCRIBED ABOVE.

The undersigned seller acknowledges providing a separate copy of the foregoing notice including the current information to purchaser at the closing of the purchase of the real property described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20____.

Notary Public, State of Texas

NOTE: THIS IS THE SELLER SIGNATURE PAGE FOR FINAL NOTICE TO PURCHASER AT THE CLOSING FOR THE PURCHASE OF THE REAL PROPERTY DESCRIBED ABOVE.

The undersigned purchaser acknowledges receiving a separate copy of the foregoing notice including the current information from seller at the closing of the purchase of the real property described above.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20____.

Notary Public, State of Texas

NOTE: THIS IS THE PURCHASER SIGNATURE PAGE FOR FINAL NOTICE TO PURCHASER AT THE CLOSING FOR THE PURCHASE OF THE REAL PROPERTY DESCRIBED ABOVE.