


WITNESS OUR HANDS THIS 16 day of October, 2025.


DENNIS WAGNER, SR., Chairman


D. W. WOSTAL, JR., Secretary


KEITH AUSTIN, Commissioner

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned Notary Public, on this day personally appeared **DENNIS WAGNER, SR., D. W. WOSTAL, JR.,** and **KEITH AUSTIN**, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 16 day of October, 2025.

Notary Public, State of Texas

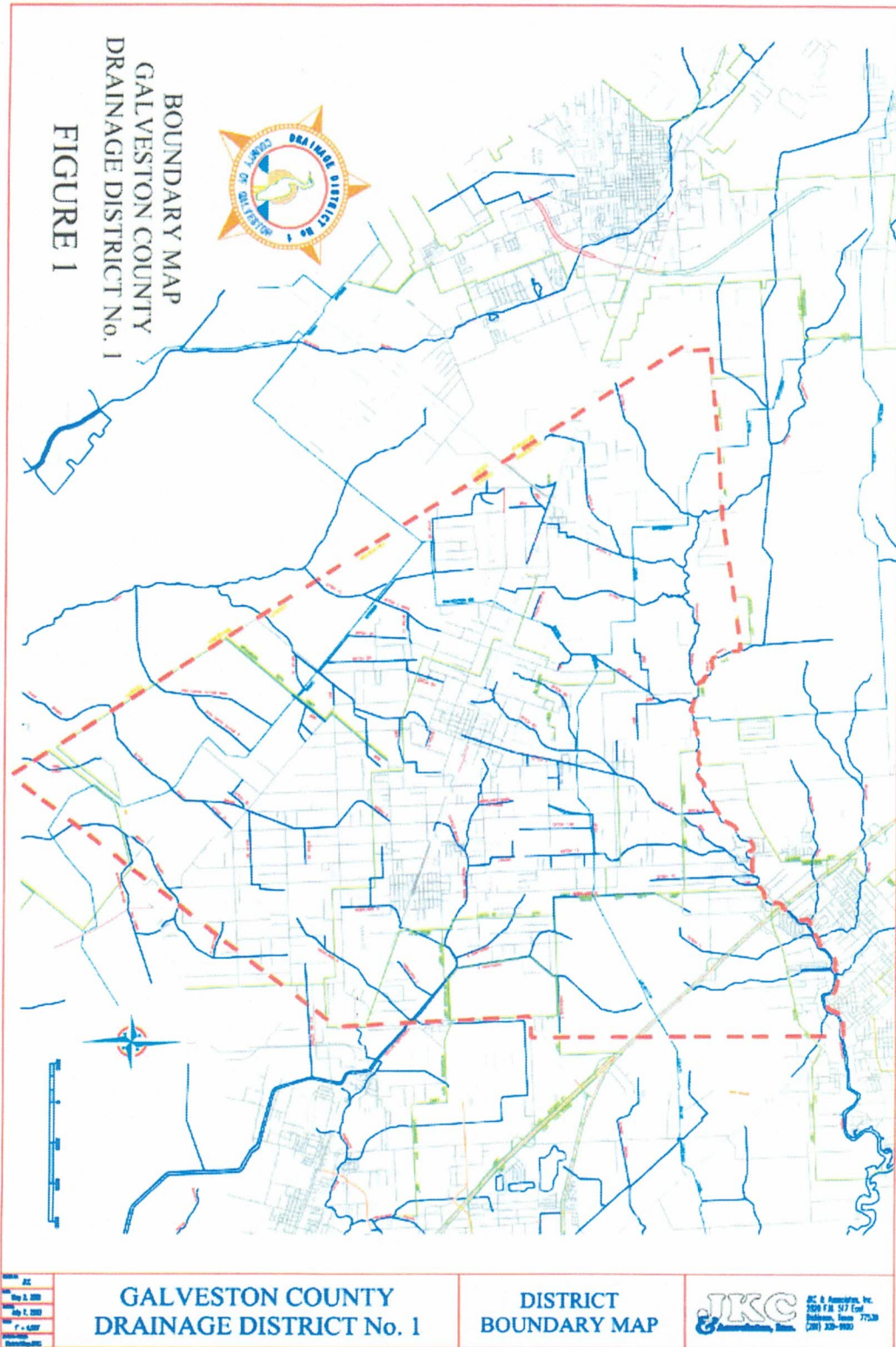


Exhibit "A"

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

This Notice Form is being issued by Galveston County Drainage District No. 1 on October 16, 2025. The District's telephone number is (409) 925-5402.

The real property that you are about to purchase is located in the Galveston County Drainage District No. 1 ("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 current rate of the District property tax is \$.06650 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes approved by the voters are \$ 0.

The aggregate initial principal amounts of all such bonds issued are: \$ 0.

The District is located wholly or partly within the corporate boundaries of the following municipalities: Santa Fe, Dickinson, Hitchcock, Texas City, and La Marque. The municipalities and the District overlap but may not provide duplicate services or improvements. Property located in each municipality and the District is subject to taxation by the respective municipality and the District.

The purpose of the District is to provide drainage and flood control facilities and services. The cost of the District facilities is not included in the purchase price 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 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 before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

SELLER:

PURCHASER:

Aaron Michael Theut

Signature of Seller(s)

Signature of Purchaser(s)

Date

Date

Kelsey Theut

03/26/2026

NOTICE TO PURCHASERS

This notice form is being issued by Galveston County Drainage District Number 1 on September 11, 2025. The District’s telephone number is (409) 925-5402.

The real property, described below, that you are about to purchase is located within the district of Galveston County Drainage 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 \$.06650 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.06650 on each \$100 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 \$ -0-, 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 \$ -0-.

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 its authority without holding an election on the matter. As of this date, the most recent 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 purpose of this district is to provide water, sewer, drainage, or flood control facilities and 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 or to be owned by the district. The legal description of the property which you are acquiring is as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND FULLY INCORPORATED HEREIN.

Aaron Michael Theut

03/26/2026

Seller

Date

Kelsey Theut

03/26/2026

Seller

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 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 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.

Purchaser _____ Date _____

Purchaser _____ Date _____

(Note: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, 2023' for the words 'this date' and place the correct calendar year in the appropriate space.

THE STATE OF TEXAS :
:
COUNTY OF :

This instrument was acknowledged before me on the ____ day of _____,
20____, by _____.

NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS :
:
COUNTY OF :

This instrument was acknowledged before me on the ____ day of _____,
20____, by _____.

NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS :
:
COUNTY OF :

This instrument was acknowledged before me on the ____ day of _____,
20____, by _____.

NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS :
:
COUNTY OF :

This instrument was acknowledged before me on the ____ day of _____,
20____, by _____.

NOTARY PUBLIC, State of Texas