

EXHIBIT "A"

**NOTICE TO PURCHASER OF SPECIAL  
TAXING OR ASSESSMENT DISTRICT**

The real property that you are about to purchase is located in Audubon Municipal Utility District No. 1 (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 current rate of the District property tax is \$1.15 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, are:

- (i) \$674,000,000 for water, sewer, and drainage facilities;
- (ii) \$509,000,00 for road facilities; and
- (iii) \$147,000,000 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$0 for water, sewer, and drainage facilities;
- (ii) \$5,330,000 for road facilities; and
- (iii) \$0 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Magnolia, Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The District has entered into a Strategic Partnership Agreement with the City of Magnolia. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

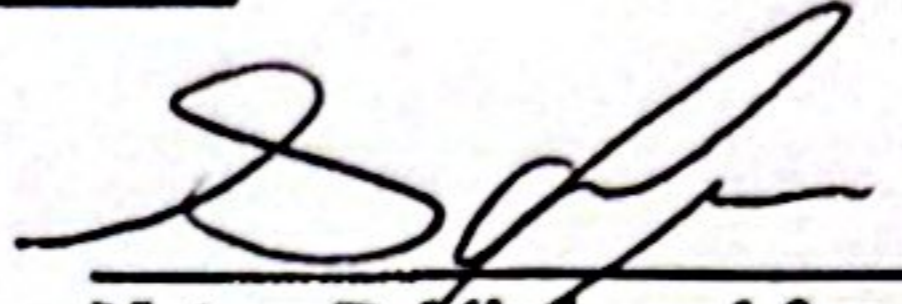
The purpose of this District is to provide water, sewer, drainage, flood control, firefighting, road, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

Zane Wisener Seller  
By: [Signature]  
Name: Zane Wisener  
Title: \_\_\_\_\_

3/27/26  
Date

THE STATE OF TEXAS §  
COUNTY OF Collin §

This instrument was acknowledged before me on this 27 day of March, 2026, by Zane Wisener.

  
\_\_\_\_\_  
Notary Public in and for  
the State of TEXAS

(SEAL)

