Authentisign ID: CFEE1FAE-DECF-F111-BF5B-000D3A4FF82A

NOTICE TO SELLERS AND PURCHASERS OF REAL ESTATE SITUATED IN BACLIFF MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §
§
BACLIFF MUNICIPAL UTILITY DISTRICT §

The Board of Directors of Bacliff Municipal Utility District hereby gives the following Notice to all sellers and purchasers of real property situated within the boundaries of said District:

1. The name of the District is Bacliff Municipal Utility District.

2. A complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A".

3. The most recent rate of the District taxes on property located in the District is $.2800 per $100 valuation ad valorem tax and $ -0- per $100 valuation maintenance tax, for a total tax of $.2800 per $100 valuation, equalized at 100% of the fair market value.

4. The total amount of bonds which have been approved by the voters of the District to date and which may be issued is: $8,115,000.00.

5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is $35,410,000.00.

6. The District has imposed no standby fee.

7. The District was created by Senate Bill 503, 58th Legislature, effective August 22, 1963.

8. The functions performed or to be performed by the District include the construction, maintenance and operation of improvements necessary or convenient to provide water, sanitary sewer and drainage services to the land within the boundaries of the District.

9. The particular form of Notices to Purchasers required by Section 49.452 of the Texas Water Code to be furnished by the Seller to a Purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "B".

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This notice, given the 19th day of August, 2025 modifies amends and supplants all other such notices and amendments thereto heretofore given by the Board of Directors of Bacliff Municipal Utility District.

We, the undersigned, being duly chosen members of Bacliff Municipal Utility District, each for himself, affirm and declare that the above is true and correct to the best of our knowledge and belief.

August 19, 2025 Brad Bingham

August 19, 2025 Larry Burchfield

August 19, 2025 Tony Poynor

August 19, 2025 Victor Medina

August 19, 2025 Don Rodgers

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on September 9, 2025, the above as Directors of the Bacliff Municipal Utility District.

KIMBERLY JONES
Notary ID #133664319
My Commission Expires
March 23, 2026

Notary Public, State of Texas

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EXHIBIT A

BEGINNING at the most northerly corner of the S. Hinton Survey, Abstract 89, being also the most easterly corner of the J. Miles Survey, Abstract 153, on the west bank of Galveston Bay, Galveston, Texas;

THENCE in a southwesterly direction along the common line of said Hinton and Miles Surveys, being also the centerline of Gordy Road, to a point in the easterly line of a railroad right-of-way;

THENCE southeasterly along said easterly line of said railroad right-of-way to a point in the South line of S. G. McClenny Survey, Abstract 154, and the north line of the Edward Payne Survey, Abstract 164;

THENCE in a southwesterly direction along the common line of the said McClenny and Payne Surveys to the most southerly corner of the S. G. McClenny Survey, Abstract 154;

THENCE in a southeasterly direction parallel to said railroad right- of-way and State Highway 146 to a point in the B. T. Masterson Survey, Abstract 642, said point being the point of intersection of this line with the projection southwesterly of the south line of the Ida S. Austin, Est., 99.89 acre tract (also being the north line, projected southwesterly, of the Houston Lighting and Power Company tract, which was formerly known as the Dr. F. G. Eidman Estate 170.43 acre tract);

THENCE in a northeasterly direction along said southeasterly projection of said south line of said Austin tract and said north line of said Houston Lighting and Power Company tract to a point in the east right-of-way line of State Highway No. 146, being a common corner of said Ida S. Austin Estate 99.89 acre tract, the Dr. F. G. Eidman Estate 170.43 acre tract and the Dr. F. G. Eidman 26.33 acre tract, said Eidman land now being owned by Houston Lighting and Power Company;

THENCE continuing in a northeasterly direction along the common line of said Houston Lighting and Power Company tract and said Ida S. Austin Estate 99.89 acre tract to the most southerly corner of the E. T. Elmendorf, et al., 60 acre tract;

THENCE continuing in a northeasterly direction along the south line of said Elmendorf tract and the south line of the Baycrest Second Addition to a point on the west bank of Galveston Bay;

THENCE in a generally northwesterly direction along said west bank of Galveston Bay and its meanders to the most northerly corner of said S. Hinton Survey and the most easterly corner of said J. Miles Survey, the place of beginning, containing 1195 acres of land, more or less, and being out of a part of said S. Hinton Survey, S. G. McClenny Survey, Edward Payne Survey, and the A. Hatch Survey, Abstract 88, all of Galveston County, Texas.

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EXHIBIT B

The prescribed notice for districts located in whole or in part of the extraterritorial jurisdiction of one or more home-rule municipalities and not located within the corporate boundaries of a municipality shall be executed by the seller and shall read as follows:

"The real property, described below, that you are about to purchase is located in the Baliff 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 $.2800 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 $ N/A 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 $8,115,000.00, 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 $35,410,000.00."

"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 $ N/A. An unpaid standby fee is a personal obligation of the person that

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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 district is located in whole or in part in the extraterritorial jurisdiction of the City of Texas City, Texas. By law, a district located in the extraterritorial jurisdiction of the municipality may be annexed with the consent of the voters of the district. When a district is annexed, the district is dissolved."

"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 you are acquiring is as follows:"

_____

_____

10/25/26

(Date)

AuthentiSIGN
Micheal Whitaker

Signature of Seller

AuthentiSIGN
Robert Whitaker 10/24/26

AuthentiSIGN
Charles Whitaker 10/25/26

AuthentiSIGN
Rebecca Whitaker, Attorney-in-fact for James Whitaker 10/24/26

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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.

_____
(Date)

_____
Signature of Purchaser

"(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 behalf may modify the notice of substitution of the words 'January 1, _____' for the words 'this date' and place the correct calendar year in the appropriate space."