

Utility District Notice
For
Lower Brushy Creek Water Control and Improvement District
formerly known as
Brushy Creek Water Control and Improvement District No. 1B
Of Williamson and Milam Counties

Seller(s):


Purchaser(s):


The real property, described below, that you are about to purchase is located in the **Lower Brushy Creek and Improvement District** formerly know as the **Brushy Creek Water Control and Improvement District No. 1B of Williamson and Milam Counties**. 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 \$-0- on each \$100 of assessed valuation. The Total amount of bonds, excluding refunding bonds and 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, as this date, to 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 purpose of this District is to provide drainage and 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 facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the District.

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

AW0496 PHARRASS, S. SUR., ACRES 96.3972, ACRES 16.93. (See attached Exhibit A)


3/7/2022 10:51:40 PM GMT
The Estate of Nema Bohls


3/7/2022 10:53:07 PM GMT
Randall Bohls


3/7/2022 10:44:55 PM GMT
Justin Bohls

RNJ Bohls Family Enterprises, LLC, a Texas limited liability company

By: 
3/7/2022 10:55:22 PM GMT
Randall Bohls, member

By: 
3/4/2022 11:24:21 PM GMT
Justin Bohls, member

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 THE YEAR IN WHICH THE TAX RATES ARE APPROVED. 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 forgoing 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 real property.

State of _____

County of _____

This instrument was acknowledge before me on this _____ day of _____, 20____.

Notary Public, State of _____

State of _____

County of _____

This instrument was acknowledge before me on this _____ day of _____,
20____.

Notary Public, State of _____

EXHIBIT A – Sketch pending survey

The screenshot displays a web-based GIS application. At the top left is the logo for 'CONNECTGIS WEB HOSTING'. The top right corner shows 'Welcome Guest' and 'Users Online: 330 SRT: 0.0 sec'. Below the logo is a standard web browser toolbar. The main map area shows a street grid with a blue highlighted polygon. The highlighted area is bounded by CR 398 to the north, W LAKE DR to the east, and a blue line to the south and west. A red dashed line runs parallel to CR 398. The map scale is 1:963 Feet. On the left side, there is a 'Quick Search' panel with fields for 'Lat', 'Lon', 'PIN', 'Full Address', 'Owner Name', 'Street Name', and 'Park Name'. Below this are 'Advanced Search', 'Search Builder', 'Coordinate Search', and 'Comparable Search' options. On the right side, there is a 'Layers' panel with a 'Map Theme' dropdown set to 'Main Map'. Under 'All Groups', there are three expandable sections: 'Base Data' (with 'Streets' checked), 'Zoning' (with 'Zoning' checked), and 'Floodplain' (with 'FEMA Floodplains' checked). At the bottom, there is a status bar with 'Excel 2000/2003', 'Results', 'Display Labels', 'Display 50', and a copyright notice: '©2008-2017 Dude Solutions. All Rights Reserved. | Software Notices'.

After Recording Return to: