

**NOTICE TO PURCHASERS IN TRAVIS COUNTY WATER CONTROL &  
IMPROVEMENT DISTRICT NO. 10**

(Pursuant to Texas Water Code, Section 49.452)

The real property, described below, that you are about to purchase is located in **Travis County Water Control & Improvement District No. 10** (the “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 **\$0.0773** 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 **\$0.0773** 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 **\$45,970,000**, 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 **\$45,970,000**.

The District is located in part within the corporate boundaries or extraterritorial jurisdiction of the City of Austin (a home rule municipality) and in part within the corporate boundaries or extraterritorial jurisdiction of the City of Westlake Hills (a general-law municipality). The taxpayers of the District are subject to the taxes imposed by one of these municipalities depending on the location of the property and by the District until the District is dissolved. By law, a district located within the corporate boundaries of two or more municipalities may only be abolished by agreement among the District and all municipalities in which parts of the District are located.

The purpose of this District is to provide water 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:

804 Canyon Creek, Austin, TX 78746

804 Canyon LLC

Jake Fellner

By: Jake Fellner

21st October 2025

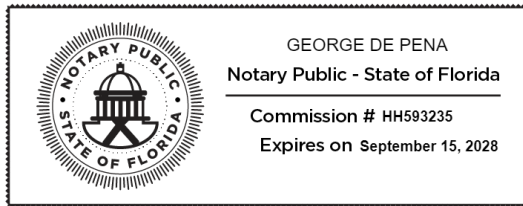
Date

NOTARY ACKNOWLEDGMENT FOR SELLER:

STATE OF ~~TEXAS~~ Florida <sup>GD</sup>

COUNTY OF ~~TEXAS~~ Broward <sup>GD</sup>

This instrument was acknowledged before me on 21st day of October, 2025 by  
Jake Fellner.



George DePena

Notary Public, State of ~~Texas~~ Florida <sup>GD</sup>

Notarized remotely online using communication technology via Proof.

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 AUGUST THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE DISTRICT APPROVES THE 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 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.

BUYER:

\_\_\_\_\_  
By:

\_\_\_\_\_  
Date:

NOTARY ACKNOWLEDGMENT FOR PURCHASER:

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

For Further Information Contact:  
Travis County WCID No. 10  
5324 Bee Cave Rd.  
Austin, Texas 78746  
512-327-2230