

NOTICE TO PURCHASERS
LUMBERTON MUNICIPAL UTILITY DISTRICT
INFORMATION FORM

STATE OF TEXAS

§

COUNTY OF HARDIN

§

KNOW ALL MEN BY THESE PRESENTS:

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That this information form is being filed by Lumberton Municipal Utility District, pursuant to V.T.C.A., Water Code §49.455(b); accordingly, the following information is provided:

1. Name of District: Lumberton Municipal Utility District
2. Legal Description of District Boundaries: See description in paragraph 9 below.
3. Tax Rate for 2017: \$0.131232 per \$100.00 of property value.
4. Total Amount of Bonds Approved by Voters (which may be issued by District):

\$7,190,000 Sanitary Sewer System Combination Tax and Revenue Bonds, Series 2011;
\$5,770,000 Unlimited Tax Refunding Bonds, Series 2015
5. Aggregate Initial Principal Amount of All Bonds of District (payable in whole or in part from taxes that have been previously issued):

\$5,770,000 Unlimited Tax Refunding Bonds, Series 2015
\$7,190,000 General Obligation Refunding Bonds 2011
6. Standby Fee: \$ -0-.
7. Date of Election to Confirm Creation of the District: Election September 29, 1973 following legislative action on June 12, 1973.
8. Functions of the District: Provides water and sewer service to household and other users within the District boundaries.
9. District Boundary Map: The original boundaries of the District have been changed to include additional property as described on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

10. The particular form of Notice to Purchases required by V.T.C.A., Water Code §49.452(c) to be furnished by a Seller to a Purchaser of Real Property in the District is attached as **Exhibit "B"** attached hereto and made a part hereof for all purposes.

Executed this 16 day of October, 2017

The undersigned Directors of LUMBERTON MUNICIPAL UTILITY DISTRICT, by their signatures hereto, on oath, affirm and acknowledge the foregoing instrument as the act and deed of LUMBERTON MUNICIPAL UTILITY DISTRICT.

Dated: 10-16-17



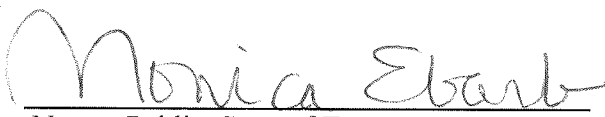
Nicholas N. Carter, President

STATE OF TEXAS §
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COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally appeared **NICHOLAS N. CARTER**, PRESIDENT of LUMBERTON MUNICIPAL UTILITY DISTRICT, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that he has executed the same as an act of the said District and in the capacity therein stated.

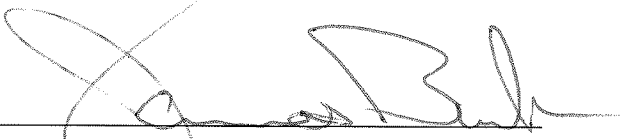
SWORN TO AND SUBSCRIBED BEFORE ME, on this the 16 day of October, 2017.





Notary Public, State of Texas

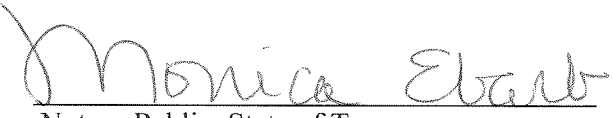
Dated: 10-16-17


James Burk, Director

STATE OF TEXAS §
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COUNTY OF HARDIN §

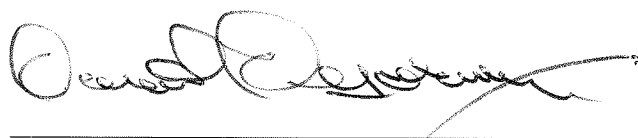
BEFORE ME, a notary public, on this day personally appeared **JAMES BURK**, DIRECTOR of LUMBERTON MUNICIPAL UTILITY DISTRICT, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 16 day of October, 2017.


Notary Public, State of Texas



Dated: 10-16-17



David Desormeaux, Director

STATE OF TEXAS §
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COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally appeared **DAVIS DESORMEAUX**, DIRECTOR of LUMBERTON MUNICIPAL UTILITY DISTRICT, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

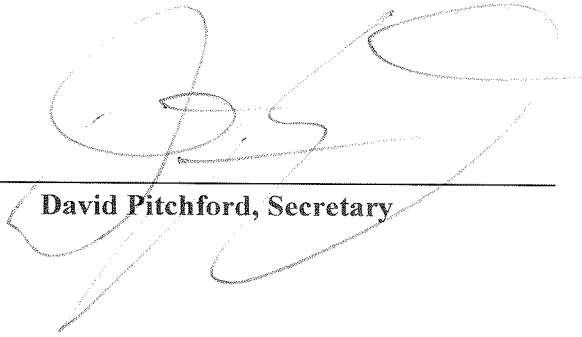
SWORN TO AND SUBSCRIBED BEFORE ME, on this the 16 day of October, 2017.



Notary Public, State of Texas



Dated: 10-16-17



David Pitchford, Secretary

STATE OF TEXAS §
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COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally appeared **DAVID PITCHFORD**, SECRETARY of LUMBERTON MUNICIPAL UTILITY DISTRICT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 16 day of October, 2017.



Notary Public, State of Texas



Dated: 10-16-17



Roger Smith, Vice-President

STATE OF TEXAS §
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COUNTY OF HARDIN §

BEFORE ME, a notary public, on this day personally appeared **Roger Smith**, Vice- President of LUMBERTON MUNICIPAL UTILITY DISTRICT, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LUMBERTON MUNICIPAL UTILITY DISTRICT, a public entity created by the State of Texas and that she has executed the same as an act of the said District and in the capacity therein stated.

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 16 day of October, 2017.





Notary Public, State of Texas

EXHIBIT "B"
NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase is located in the **LUMBERTON 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 most recent rate of taxes levied by the District on real property located in the District is \$0.131232 on each \$100.00 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, which has been approved by the voters and which have been or may, at this date, be issued is \$12,960,000, 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 \$12,960,000.

The District is located in whole or in part within the corporate boundaries of the City of Lumberton. Taxpayers of the District are subject to any taxes imposed by the municipality and by the District until the District is dissolved. By law, the District located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the District or the voters of the District.

The purpose of this District is to provide water and sewer services within the District through 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 by the District. The legal description of the property which you are acquiring is as follows:

(INSERT)

Date: _____

Signature of Seller

Signature of Seller

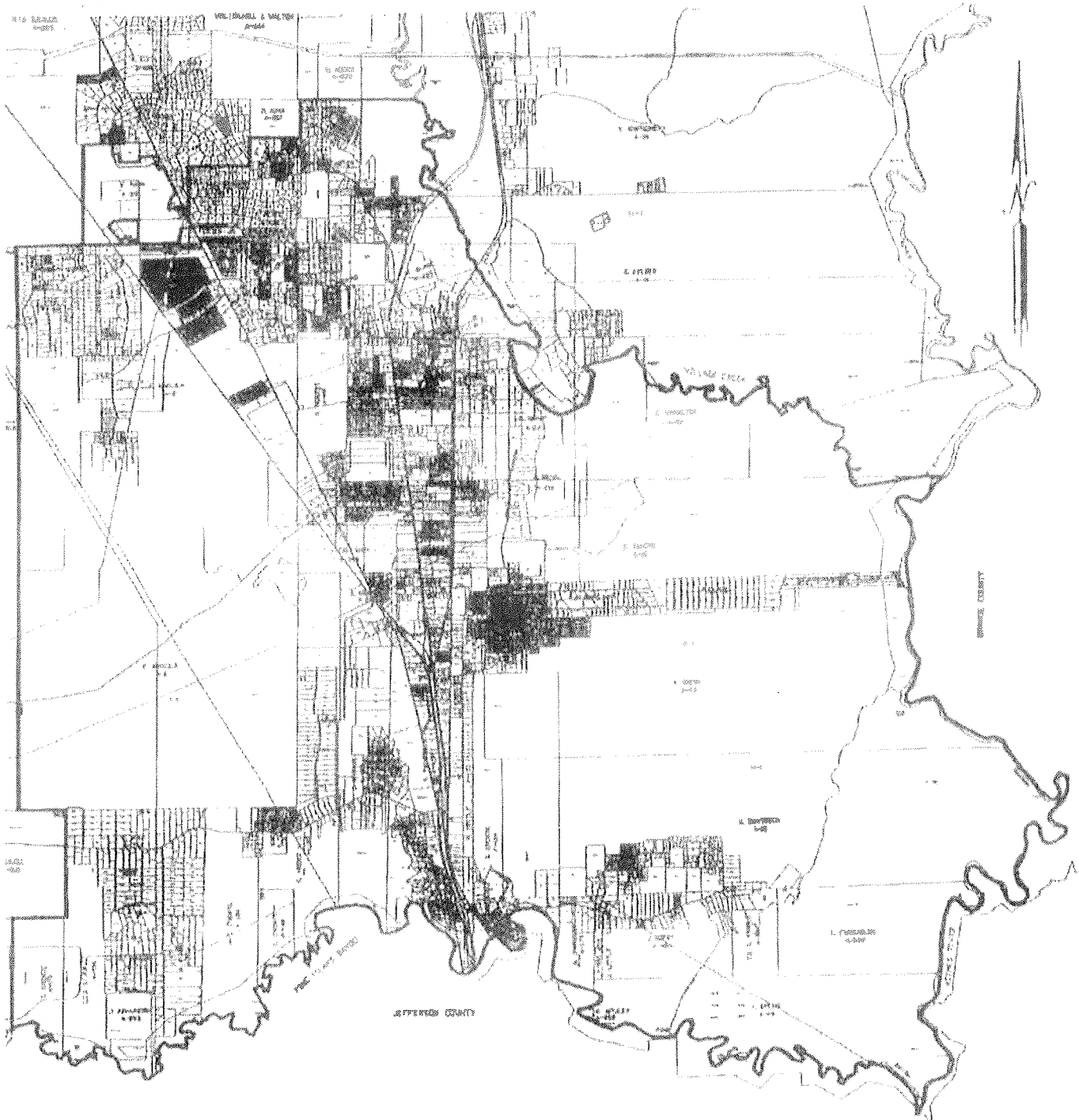
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER 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

Signature of Purchaser



LUMBERTON MUNICIPAL UTILITY DISTRICT
 BOUNDARY MAP
 HARDIN COUNTY, TEXAS
 FEBRUARY 2012

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LUMBERTON MUNICIPAL UTILITY DISTRICT
FIELD NOTES
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BEGINNING at a point in the center line of The Atchison, Topeka and Santa Fe Railway Company's main track as now located in Hardin County, Texas, said point being the intersection of said main track center line and the center of Pine Island Bayou;

THENCE South $57^{\circ} 18'$ West, at right angles to said main track center line and along the center of Pine Island Bayou, 50.0 feet to a point;

THENCE Northwesterly and Northeasterly, as follows:

- (1) North $32^{\circ} 42'$ West, 2132.8 feet to the beginning of a curve;
- (2) Northwesterly and Northeasterly, along a curve to the right having a radius of 5779.65 feet, a central angle of $33^{\circ} 31'$, an arc distance of 3980.96 feet to a point of tangency;
- (3) North $0^{\circ} 49'$ East, 26,165.4 feet to the beginning of a curve;
- (4) Northeasterly, along a curve to the right having a radius of 1960.08 feet, a central angle of $32^{\circ} 38'$, an arc distance of 1116.38 feet to a point of tangency;
- (5) North $33^{\circ} 27'$ East, 1308.3 feet to a corner in the center of Village Creek;

THENCE South $55^{\circ} 33'$ East, along the center of Village Creek, at 80.0 feet a point in the said main track center line, in all a distance of 100.0 feet to a point for corner;

THENCE Southwesterly, as follows:

- (1) South $33^{\circ} 27'$ West, 1308.3 feet to the beginning of a curve;
- (2) Southwesterly, along a curve to the left having a radius of 1860.08 feet, a central angle of $32^{\circ} 38'$, an arc distance of 1059.43 feet to a point of tangency;
- (3) South $0^{\circ} 49'$ West, 5204.0 feet to a point for corner;
- ~~(4) South $89^{\circ} 11'$ East, 50.0 feet to a point for corner;~~
- (5) South $0^{\circ} 49'$ West 1000.0 feet to a point for corner;
- (6) North $89^{\circ} 11'$ West, 50.0 feet to a point for corner;
- (7) South $0^{\circ} 49'$ West, 19,961.4 feet to the beginning of a curve;
- (8) Southwesterly and Southeasterly along a curve to the left having a radius of 5679.65 feet, a central angle of $33^{\circ} 31'$, an arc distance of 3322.46 feet to a point of tangency;

LUMBERTON MUNICIPAL UTILITY DISTRICT
FIELD NOTES
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(9) South $32^{\circ} 41'$ East, 2152.6 feet to a point for corner in the center of Pine Island Bayou;

THENCE South $57^{\circ} 18'$ West, along the center of Pine Island Bayou, 50.0 feet to the place of BEGINNING, containing 79.31 acres, more or less.

TRACT NO. 2:

All those certain tracts of lands of Southern Pacific Transportation Company located in the Francisco Arriola, R. C. Rogers, F. Callahan, J. Kilgore and M. Paveto Surveys, Hardin County, Texas, more particularly described as follows:

BEGINNING at the intersection of the North line of the Francisco Arriola Survey and Southern Pacific Transportation Company's Beaumont to Dunagan branch tract being opposite Southern Pacific Engineering Station 857 + 43.8 and extending in a Southeasterly direction 32,321 feet as measured along the center line of the said track to the Northwest right of way of U. S. Highway 69 and containing 126.26 acres of land, more or less.

2017-79145
GLENDA ALSTON
COUNTY CLERK
2017 Nov 02 at 11:11 AM
HARDIN COUNTY, TEXAS

By: SG, DEPUTY,