

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 25, 2023 02:28 PM Fee: \$38.00

2023109558

Electronically Recorded

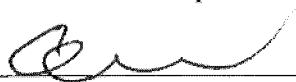
**AMENDED
INFORMATION FORM FILED PURSUANT TO
SECTION 49.455 OF THE TEXAS WATER CODE FOR
CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
OF TRAVIS COUNTY, TEXAS**

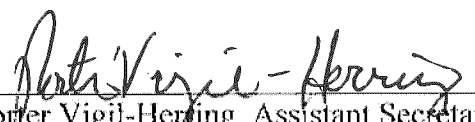
1. The most recent rate of District taxes on property located in the District is \$0.8675 on each \$100 of assessed valuation.
2. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$32,100,000.00.
3. The Amended Information Form and Notice to Purchasers filed by the District and recorded in Document Nos. 2004102290, 2010129990, 2013056687, 2015104654, 2017015728, 2019072249, and 2021224515 of the Official Public Records of Travis County, Texas are hereby amended to incorporate changes in the Texas Water Code.
4. The particular form of Notice to Purchasers required by Sections 49.452 and 49.4521 of the Texas Water Code to be furnished by a 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 as Exhibit "A".

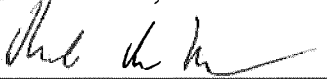
STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

We, the undersigned members of the governing board of Cypress Ranch Water Control and Improvement District No. 1 of Travis County, Texas, hereby certify and affirm that the information stated on this Amended Information Form Filed Pursuant to Section 49.455 of the Texas Water Code for Cypress Ranch Water Control and Improvement District No. 1 is true and correct.

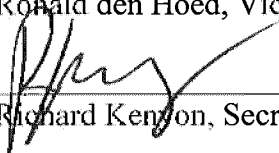
SIGNED on September 21, 2023.


 Antonio Salinas, President


 Porter Vigil-Herring, Assistant Secretary


 Ronald den Hoed, Vice President

Rick Shute, Assistant Secretary


 Richard Kenyon, Secretary

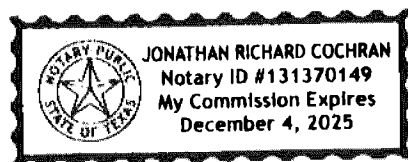


STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

This instrument was subscribed, affirmed, and acknowledged before me on September 21, 2023, by Antonio Salinas, Richard Kenyon, Ronald den Hoed, Porter Vigil-Herring as Directors of Cypress Ranch Water Control & Improvement District No. 1.


 Notary Public, State of Texas

(SEAL)



NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 and may be subject to district taxes and 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 \$0.8675 on each \$100 of assessed valuation.

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

- (i) \$34,500,000 for water, sewer, and drainage facilities; and
- (ii) \$3,988,500 for parks and recreational facilities.

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

- (i) \$32,100,000 for water, sewer, and drainage facilities; and
- (ii) \$0.00 for parks and recreational facilities.

The purpose of the district is to provide water, sewer, drainage, flood control, and parks and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES 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 or at closing of purchase of the real property.

The legal description of the property you are acquiring is as follows:
5301 Cardinal Flower Cv, Spicewood TX 78669 also known as Lot 10 Blk C West Cypress Hills,
Phs 1 Section 4A, Travis County, Texas

eSign

Ashleigh Griffin

07/27/26 - 11:34 AM PDT

Signature of Seller

Date: 07/27/2026

Signature of Seller

Date:

Signature of Purchaser

Date:

Signature of Purchaser

Date:

[Include acknowledgments for Seller and Purchaser.]