

EXHIBIT A

NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property that you are about to purchase is located in the Lake McQueeney Water Control and Improvement District No. 1 (the "District") and may be subject to District taxes or 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 \$0.3630 on each \$100 of assessed valuation.

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

\$18,000,000 for lake remediation;

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

\$10,550,000 for lake remediation.

At an election held on November 3, 2020, voters of the District approved the provisions of a contract between the District and Guadalupe-Blanco River Authority ("GBRA"), which included the levy of a tax thereunder to repay contractual debt for the issuance of debt by GBRA for the design and construction of a dam and hydroelectric facilities to serve Lake McQueeney. In addition to the above bonds, the District is obligated by a contract approved by the voters to pay its pro rata share of the debt service on contract revenue bonds to finance certain regional facilities to serve the District that is part of the GBRA regional system. The total amount of authorized bonds payable wholly or partly by such contract revenue is \$40,000,000.

The District is located wholly or partly in the extraterritorial jurisdiction of the cities of New Braunfels and Seguin (the "Cities"). Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a District that is annexed by the municipality is dissolved.

The District is located wholly or partly within the corporate boundaries of the City of Seguin. The municipality and the District overlap but may not provide duplicate services or improvements. Property located in the municipality and the District is subject to taxation by the municipality and the District.

The purpose of the District is to provide (i) the improvement of rivers, creeks, and streams to prevent overflows, to permit navigation or irrigation; (ii) the construction, improvement, and maintenance of pools, lakes, reservoirs, dams, canals, and waterways for irrigation, drainage, or navigation; (iii) the control, storage, preservation, and distribution of its water and floodwater and the water of its rivers and streams for irrigation, power; (iv) the reclamation, drainage, conservation, and development of its forests, water, and hydroelectric power; (v) the navigation of its coastal and inland water; (vi) the control, abatement, and change of any shortage or harmful

excess of water; (vii) the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and (viii) the preservation and conservation of all natural resources of the State benefitting the District through the issuance of bonds payable in whole or in part from property taxes. The cost of District facilities is not included in the purchase price of your property.

SELLER:

(Date)

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 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 before the execution of a binding contract for the purchase of real property or at closing of purchase of the real property.

PURCHASER:

(Date)

Signature of Purchaser

AFTER RECORDING, return to: _____.

202699025318

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
09/18/2026 08:02:36 AM PAGES: 4 ADEARMAN
TERESA KIEL, COUNTY CLERK



Teresa Kiel