



**Hays County**

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays Government Center  
712 S. Stagecoach Trail Ste. 2008  
San Marcos, Texas 78666  
512-393-7330

**Receipt: 24-2221**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
AMENDMENT	AMENDMENT	\$45.00
	# Pages	7
	Document #	24002512
	Document Info:	AMERICAN TOWER
<b>Total</b>		\$45.00
Tender (On Account)		\$45.00
Account #	237	
Account Name	JOHNSON PETROV LLP	
Balance	(\$117.00)	

Thank You

AMENDED AND RESTATED DISTRICT INFORMATION FORM

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

SEPTEMBER 27, 2023

STATE OF TEXAS  
COUNTY OF HAYS

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Pursuant to V.T.C.A., Water Code §49.455, the Board of Directors of the above-named district now files this Amended and Restated District Information Form:

- |     |                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) | NAME OF DISTRICT:                                                                                                                             | HAYS COUNTY DEVELOPMENT<br>DISTRICT NO. 1                                                                                                                                                                                                                                                                                                                                                        |
| (2) | LEGAL DESCRIPTION OF<br>DISTRICT BOUNDARIES:                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  |
| (3) | MOST RECENT RATE OF TAXES<br>ON DISTRICT PROPERTY<br>LOCATED IN THE DISTRICT:                                                                 | \$0.90 PER \$100 VALUATION                                                                                                                                                                                                                                                                                                                                                                       |
| (4) | TOTAL AMOUNT OF BONDS<br>WHICH HAVE BEEN APPROVED<br>BY VOTERS AND WHICH MAY<br>BE ISSUED BY THE DISTRICT:                                    | \$301,000,000                                                                                                                                                                                                                                                                                                                                                                                    |
| (5) | AGGREGATE INITIAL<br>PRINCIPAL AMOUNT OF ALL<br>OF THE DISTRICT BONDS<br>PAYABLE IN WHOLE OR IN<br>PART FROM TAXES WHICH<br>HAVE BEEN ISSUED: | \$ 28,615,000                                                                                                                                                                                                                                                                                                                                                                                    |
| (6) | MONTHLY STANDBY FEE:                                                                                                                          | \$-0-                                                                                                                                                                                                                                                                                                                                                                                            |
| (7) | DATE OF DISTRICT<br>CREATION:                                                                                                                 | AN ORDER UPON HEARING AND<br>GRANTING PETITION REQUESTING<br>THE CREATION OF HAYS COUNTY<br>DEVELOPMENT DISTRICT NO. 1<br>AND APPOINTING TEMPORARY<br>DIRECTORS WAS ADOPTED BY THE<br>HAYS COUNTY<br>COMMISSIONERS COURT ON<br>JANUARY 11, 2000, WHICH<br>CREATED THE DISTRICT. THE<br>DISTRICT WAS CONFIRMED AT AN<br>ELECTION HELD WITHIN THE<br>BOUNDARIES OF THE DISTRICT ON<br>MAY 6, 2000. |

(8) FUNCTIONS

THE FUNCTIONS PERFORMED OR TO BE PERFORMED BY THE DISTRICT INCLUDE BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE AND OPERATION OF IMPROVEMENTS NECESSARY OR CONVENIENT TO PROVIDE FRESH WATER SUPPLY AND DISTRIBUTION AND A SANITARY SEWER SYSTEM, A DRAINAGE AND STORM SEWER SYSTEM AND ROADS TO SERVE THE DISTRICT.

(9) FORM OF NOTICE TO PURCHASERS:

SEE ATTACHED EXHIBIT "A"

*Absent*

BILLY FOULDS, PRESIDENT

*Absent*

TREY NOVOSAD, VICE PRESIDENT

*George W. Baker*

GEORGE BAKER, SECRETARY

*Kasey Studdard*

KASEY STUDDARD, ASSISTANT SECRETARY

*John Bolt Harris*

JOHN BOLT HARRIS, ASSISTANT SECRETARY



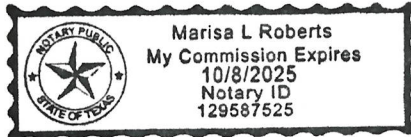
STATE OF TEXAS

COUNTY OF HAYS

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ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 27th day of September 2023, by **BILLY FOULDS, TREY NOVOSAD, GEORGE BAKER, KASEY STUDDARD, AND JOHN BOLT HARRIS** Board of Directors of **HAYS COUNTY DEVELOPMENT DISTRICT NO. 1** as the act and deed of said District.



*Marisa L. Roberts*  
\_\_\_\_\_  
Notary Public, State of Texas

[NOTARY SEAL]

After recording return to:  
Hays County Development District No. 1  
c/o Johnson Petrov LLP  
American Tower  
2929 Allen Parkway, Suite 3150  
Houston, Texas 77019  
Attention: Marisa L. Roberts  
Tel.: 713/489-8977

EXHIBIT "A"

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

THE STATE OF TEXAS

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COUNTY OF HAYS

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HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

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The real property that you are about to purchase is located in the **HAYS COUNTY DEVELOPMENT 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 \$0.90 on each \$100 of assessed valuation, comprised of \$ 0.45 per \$100 assessed valuation for a water, sewer and drainage debt service purposes and \$ 0.32 per \$100 assessed valuation for operation and maintenance purposes, and \$0.13 per \$100 assessed valuation for road debt service. 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:

\$123,000,000 for water, sewer, and drainage facilities

\$55,000,000 for road facilities

\$123,000,000 for economic development

The aggregate initial principal of all such bonds issues are:

\$19,200,000 for water, sewer, and drainage facilities

\$ 9,415,000 for road facilities

\$ 0.00 for economic development

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Dripping Springs, Texas. 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 purpose of the District is to provide water, sewer, drainage, or flood control facilities, roads, streets, and services. The cost of district facilities is not included in the purchase price of your property.

THE PURCHASER IS ADVISED THAT THE INFORMATION SHOWN IN 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 legal description of the property which you are acquiring is as follows:

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Date

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Signature of Seller(s)

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THE PURCHASER IS ADVISED THAT THE INFORMATION SHOWN IN 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 the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Purchaser(s)

Issued by: \_\_\_\_\_

Designated Agent: \_\_\_\_\_ Telephone: \_\_\_\_\_


Date issued: September 27, 2023

**THE STATE OF TEXAS**

**COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

**24002512      AMENDMENT**  
**01/24/2024 04:11:40 PM    Total Fees: \$45.00**

 *Elaine H. Cardenas*

**Elaine H. Cárdenas, MBA, PhD, County Clerk**  
**Hays County, Texas**