



**TRAVIS COUNTY  
WATER CONTROL AND IMPROVEMENT DISTRICT NO.17**

3812 ECK LANE • AUSTIN, TEXAS 78734  
PHONE (512) 266-1111 • FAX (512) 266-2790

(Prepared 09/30/2020)

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**NOTICE TO PURCHASERS**

The real property, described below, that you are about to purchase is located in the Travis County Water Control and Improvement District No. 17. 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 \$0.0599 on each \$100 of assessed valuation for operations and maintenance. The total amount of District-wide 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 issued is \$6,900,000, and the aggregate initial principal amounts of all District-wide bonds issued for one or more of the specified facilities of the District and currently payable in whole or in part from property taxes is \$-0-.

The District has created the **Steiner Ranch Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Steiner Ranch Defined Area is \$0.0599 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.2889 on each \$100 of assessed valuation for tax on the Steiner Ranch Defined Area Bonds, for a total of \$0.3488 on each \$100 of assessed valuation. The total amount of bonds which have been approved by the voters, 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, and which have been or may be, at this date, issued for the Steiner Ranch Defined Area is \$118,500,000. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities are \$118,500,000 payable in whole or in part from property taxes on taxable property within the Steiner Ranch Defined Area. The aggregate outstanding principal amounts of all bonds issued for one or more of the specified facilities currently payable in whole or in part from property taxes on taxable property within the Steiner Ranch Defined Area is \$55,614,998.

The District has created the **Comanche Trail Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Comanche Trail Defined Area is \$0.0599 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.00 on each \$100 of assessed valuation for tax on the Comanche Trail Defined Area bonds, for a total of \$0.0599 on each \$100 of assessed valuation. The total amount of bonds which have been approved by the voters, 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, and which have been or may be, at this date, issued for this Comanche Trail Defined Area is \$1,090,000. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the Comanche Trail Defined Area and payable in whole or in part from property taxes on taxable property in the Comanche Trail Defined Area is \$1,090,000. The aggregate outstanding principal amounts of all bonds issued for one or more of the specified facilities of the Comanche Trail Defined Area currently payable in whole or in part from property taxes on taxable property in the Comanche Trail Defined Area is \$-0-.

The District has created the **Flintrock Ranch Estates Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Flintrock Ranch Estates Defined Area is \$0.0599 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.3422 on each \$100 of assessed valuation for tax on the Flintrock Ranch Estates Defined Area bonds, for a total of \$0.4021 on each \$100 of assessed valuation. The tax rate for such bonds is limited by contract to a projected rate of either \$0.95 per \$100 of assessed valuation minus the District's District-wide tax rate at the time of calculation, or \$0.65 per \$100 of assessed valuation, whichever is greatest. The total amount of bonds which have been approved by the voters, 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, and which have been or may be, at this date, issued for this Flintrock Ranch Estates Defined Area is \$24,200,000. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the Flintrock Ranch Estates Defined Area and payable in whole or in part from property taxes on taxable property in the Flintrock Ranch Estates Defined Area is \$19,970,000. The aggregate outstanding principal amounts of all bonds issued for one or more of the specified facilities of the Flintrock Ranch Estates Defined Area and currently payable in whole or in part from property taxes on taxable property in the Flintrock Ranch Estates Defined Area is \$15,985,000.



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The District has created the **Serene Hills Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Serene Hills Defined Area is \$0.0599 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.5500 on each \$100 of assessed valuation for tax on the Serene Hills Defined Area for debt service purposes within the Serene Hills Defined Area and \$0.0750 on each \$100 of assessed valuation for tax on the Serene Hills Defined Area for operations and maintenance, resulting in a total defined area tax of \$0.6250. The tax rate for bonds in the Serene Hills Defined Area is limited by contract to a projected rate of \$0.6500 per \$100 of assessed valuation. The total tax rate for the Serene Hills Defined Area is limited to \$0.6849 per \$100 assessed valuation for the combined District –wide and defined area tax rates. The total amount of bonds which have been approved by the voters, 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, and which have been or may be, at this date, issued for this Serene Hills Defined Area is \$55,000,000. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the Serene Hills Defined Area and payable in whole or in part from property taxes on taxable property in the Serene Hills Defined Area is \$25,075,000. The aggregate outstanding principal amounts of all bonds issued for one or more of the specified facilities of the Serene Hills Defined Area and currently payable in whole or in part from property taxes on taxable property in the Serene Hills Defined Area is \$24,445,000.

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. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$0.00. An unpaid standby fee is a 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 property you are about to purchase may be served by a wastewater grinder pump located on the property that will require you to execute a separate service agreement with the District regarding the operations and maintenance of the pump and pay a separate fee. The power supply for any wastewater grinder pump serving the property will be the same as that serving other improvements on the property and interruption of that power supply will impede the operation of the grinder pump. The property owner shall be responsible for maintaining an adequate power supply to the grinder pump at all times.

The District is located in whole or in part in the extraterritorial jurisdiction of the City of Austin, the City of Lakeway, and the City of Bee Cave. The District is located in whole or in part within the corporate boundaries of the City of Lakeway and the City of Bee Cave. The taxpayers of the district are subject to the taxes imposed by these municipalities and the district until the District is dissolved. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed by the municipality without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved. By law, a 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, sewer, drainage, or flood control facilities and 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, which you are acquiring, is as follows:**

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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

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_  
Signature of Seller

**ACKNOWLEDGEMENTS MUST BE PROVIDED FOR THE SELLER AND PURCHASER ON THE NOTICE THAT IS SIGNED AT CLOSING.**