FERN BLUFF MUNICIPAL UTILITY DISTRICT
OF WILLIAMSON COUNTY, TEXAS
AMENDMENT NO. 45
TO INFORMATION FORM

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

We, the undersigned, constituting a majority of the members of the Board of Directors of Fern Bluff Municipal Utility District ("District") of Williamson County, Texas, do hereby make and execute this Amendment to the District Information Form, in compliance with Sections 49.452 and 49.455, Texas Water Code. We do hereby certify as follows:

1. As of this date, the rate of tax levied by the District on real property located within the District is $0.18 per $100.00 of assessed valuation.

2. A copy of the Notice to Purchasers as required by Section 49.452 of the Texas Water Code, as amended, is attached as Exhibit "A".

WITNESS OUR HANDS this 26th day of August 2025.

George Sabatino, President

Marc Smith, Vice-President

Jessica Stempko, Secretary

Kevin Barnes, Treasurer

Richard Horton, Assistant Secretary/Treasurer

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared George Sabatino, Marc Smith, Jessica Stempko, Kevin Barnes, and Richard Horton, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of August 2025.

Notary Public, State of Texas

(SEAL)

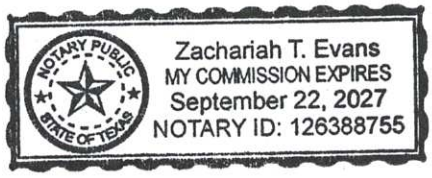


EXHIBIT "A"
FERN BLUFF MUNICIPAL UTILITY DISTRICT
NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

The real property that you are about to purchase is located in Fern Bluff Municipal Utility District ("District") and may be subject to District taxes. 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 **$0.1800 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, are:

$45,000,000 for water, sewer, and drainage facilities.

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

$17,315,000 for water, sewer, and drainage facilities.

The District is located wholly in the extraterritorial jurisdiction of the City of Round Rock. 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 this District is to provide water, sewer, drainage or flood control facilities and services, roadways, and parks 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 before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

_____ _____
Date Signature of Seller

_____ _____
Date Signature of Buyer

Issued by: Fern Bluff Municipal Utility District
Date: August 26, 2025
Telephone Number: (512) 238-0606

After recording return to:

Fern Bluff Municipal Utility District
7320 Wyoming Springs Drive
Round Rock, Texas 78681