



NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT



NOTICE: Not for use for Public Improvement Districts (PIDs).

Section 49.453, Texas Water Code, requires each district to make the form of notice containing the information in this form available to the public on the district's website or otherwise. **If available, Seller should use the district's form instead of this form.** If the district does not have the form of notice on its website or does not publish a form of notice, Seller should obtain the information from the district and complete this form with the information from the district.

SELLER'S DISCLOSURE CONCERNING THE PROPERTY AT:

623 County Road 3130 Bonham, TX 75418

(Street Address and City)

1. **NAME OF SPECIAL DISTRICT:** The real property that you are about to purchase is located in the Gober MUD and may be subject to district taxes or assessments.
(insert name of district)
2. **TAX RATE:** 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. (Check only one box)
☒ The current rate of the district property tax is None on each \$100 of assessed valuation.
(insert current property tax rate)
☒ The district has not yet imposed taxes. The projected rate of the district property tax is Zero on each \$100 of assessed valuation.
(insert projected property tax rate)
3. **ASSESSMENTS:** The district may impose assessments and issue bonds and impose an assessment in payment of such bonds. (Check only one box)
☒ The rate of the district assessment is None on each \$100 of assessed valuation.
(insert current assessment amount)
☒ The amount of the district assessment on the real property that you are about to purchase is None.
(insert current assessment amount)
☒ The district has not yet imposed an assessment, but the projected ☒ rate ☒ amount of the assessment is Not projected.
(insert projected assessment rate or amount)
4. **BONDS:**
 - A. The total amounts of bonds payable wholly or partly from ☐ property taxes ☐ assessments (☐ excluding refunding bonds that are separately approved by the voters ☐ 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:
(1) \$ No published for water, sewer, and drainage facilities;
(insert amount)
(2) \$ N/A for road facilities;
(insert amount)
(3) \$ N/A for parks and recreational facilities; and
(insert amount)
(4) \$ N/A for _____
(insert amount) (insert description of additional facilities, as applicable)
 - B. The aggregate initial principal amounts of all such bonds issued are:
(1) \$ No published for water, sewer, and drainage facilities;
(insert amount)
(2) \$ N/A for road facilities;
(insert amount)
(3) \$ N/A for parks and recreational facilities; and
(insert amount)
(4) \$ N/A for _____
(insert amount) (insert description of additional facilities, as applicable)

Initialed for identification by Buyer _____ and Seller _____

Notice to Purchaser of Special Taxing or Assessment District Concerning

623 County Road 3130 Bonham, TX 75418

(Address of Property)

5. STANDBY FEES: The district sought and obtained approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is \$ Zero.
(insert amount of standby fee)
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.

6. LOCATION: (Check only one box, if applicable)

- ☒ The district is located wholly or partly in the extraterritorial jurisdiction of the City of Gober.
(insert name of municipality)
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 Gober.
(insert name of municipality)
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.

7. STRATEGIC PARTNERSHIP AGREEMENT: (Check box and complete, if applicable)

- ☐ The district has entered into a strategic partnership agreement with the City of Unknown.
(insert name of municipality)
This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

8. PURPOSE: The purpose of the district is to provide the following facilities or services: (Check applicable boxes) ☒ water ☐ sewer ☐ drainage ☐ flood control ☐ firefighting ☐ road ☐ parks and recreational ☐ (insert other types of facilities or services, as applicable). 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 THE FORM.

[Signature] 3/2/24 [Signature] 3/2/24
Signature of Seller Date Signature of Seller Date

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.

Signature of Buyer Date Signature of Buyer Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 59-0.

03/01/2024
12:52:09PM

Texas Commission on Environmental Quality
District Information Report

ERPT0001

GOBER MUD

District: **3398000 GOBER MUD**
CCN RegNum: **P1214 PO BOX 6**
GOBER, TX 75443-0006

Business Phone: ~~(903) 845-5690~~ 972-529-0282
Activity Status: **ACTIVE** Type: **MUNICIPAL UTILITY DISTRICT**
Financial Status: **AUDIT FILED**
Date Created: **05/23/1997** Date Ended:
Registration Received: **07/26/2018** Way Created: **LEGISLATURE**
Number of Directors: **5** Way Chosen: **Elected**
Main County: **FANNIN**
Other Counties:

District Size in Acres: **0.000**
Boundry Change:
Date Confirmed:

Section 49.455 Information

Date Received:
Actual Date of Notice:
Total District Tax Rate:
Total Voter Amount Approved:

From the District's Audit Report Dated:

Debt Service Tax Rate:
Operating/Main Tax Rate:
Contract/Other Tax Rate:
Amount Approved as Tax Bonds:
Amount Issued as Tax Bonds:
Amount Approved as Tax & Rev Bonds:
Amount Issued as Tax & Rev Bonds:
Refunding Bonds Authorized:
Refunding Bonds Issued:

Officials and Consultants:

RP JAN JOHNSON, BOARD PRESIDENT
ORG GOBER MUD
PO BOX 1

GOBER, TX 75443-0001

Business Phone: ~~(903) 845-5690~~ 972-529-0282

Fax: Unknown

Term Expires: **05/02/2020**

Way Chosen: **Appointed**

BD KENT SMITH, DIRECTOR
ORG GOBER MUD
PO BOX 249
RANDOLPH, TX 75475-0249
Business Phone: ~~(903) 227-8980~~
Fax: Unknown
Term Expires: **05/07/2022**
Way Chosen: **Elected**

No longer on board

BS MICHAEL SHANE. WALLACE, BOARD SECRETARY
ORG GOBER MUD
PO BOX 32
WOLFE CITY, TX 75443-0032
Business Phone: (903) 227-4395

Fax: Unknown
Term Expires: **05/07/2022**
Way Chosen: **Appointed**
BT
ORG **LONNIE MASSEY, TREASURER**
GOBER MUD
PO BOX 113
GOBER , TX 75443-0113
Business Phone: (972) 658-3849
Fax: Unknown
Term Expires: **05/02/2020**
Way Chosen: **Elected**
BD
ORG **JAMES ROYAL. CAPLINGER, DIRECTOR**
GOBER MUD
PO BOX 155
GOBER , TX 75443-0155
Business Phone: (903) 815-3836
Fax: Unknown
Term Expires: **05/07/2022**
Way Chosen: **Elected**
OP
ORG **LANCE CAPEHART, OPERATOR**
GOBER MUD
PO BOX 1
GOBER , TX 75443-0001
Business Phone: ~~(903) 815-5690~~
Fax: Unknown

The Texas Commission on Environmental Quality is pleased to provide this information to you free of charge. Please understand that we cannot guarantee the accuracy or completeness of the information being supplied. At the time of your query this data was the most current information available from our database, which is updated weekly. Every effort was made to retrieve it according to your query. Thank-you for using WDD.

<u>Texas Commission on Environmental Quality</u>	<u>Office of Water</u>	<u>Public Drinking Water Section</u>
<u>County Map of TX</u>	<u>Water System Search</u>	<u>Office of Compliance and Enforcement</u>

03/01/2024
12:03:02

Texas Commission on Environmental Quality
DWW Water System Summary Sheet

PWS ID	PWS Name	Central Registry RN
TX0740024	GOBER MUD	RN102694239

Organization/Customer *	Central Registry CN
GOBER MUD	CN600676407

*Regulatory mail will be addressed to this organization/person

All Water System Contacts			
Type	Contact	Communication	
AC - Administrative Contact - PRESIDENT	JOHNSON, JAN, O PO BOX 6 GOBER, TX 75443-0006	Phone Type	Value
		BUS - Business	903-815-5690
		BUS - Business	903-583-1627
		MOB - Mobile	972-529-0282
OW - Owner	GOBER MUD PO BOX 6 GOBER, TX 75443-0006		
PWS - Public Water System Contact - UTILITIES DIRECTOR	CAPEHART, LANCE 514 CHESTNUT ST BONHAM, TX 75418-3738	Electronic Type	Value
		Phone Type	Value
		BUS - Business	903-227-2803
		BUS - Business	903-583-7555
		FAX - Facsimile	903-640-0172
		MOB - Mobile	903-583-0204

Operator Grade	Number
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Water Operator Licenses		
License Holder:	SMITH, DAVID K	
EXPIRED	Class: C - GROUND WATER TREATMENT OPERATOR	WG0005712

Owner Type	Owner Type Options: COUNTY, DISTRICT, FEDERAL GOVERNMENT, INVESTOR OWNED, MUNICIPALITY, NATIVE AMERICAN,
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District	PRIVATE, STATE GOVERNMENT, WATER SUPPLY CORPORATION
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System Type	System Type Options: COMMUNITY, TRANSIENT/NON-COMMUNITY, NON-PUBLIC, NON-TRANSIENT/NON-COMMUNITY
C - Community	

Population Type	Population Served	# of Connect	# I/C w/other PWS
Residential	459	153	0

Total Product (MGD)	Average Daily Consump.	Max Daily Demand (MGD)	Total Storage (MG)	Elev. Storage (MG)	Service Pump Cap.	Max.Purchase Cap. (MGD/GPM)	Pressure Tank Cap. (MG)
0.1930 MGD	0.0310 MGD		.064 MG		.72 MGD		0.006 MG

Activity Status	Inactivation Date
A - ACTIVE	

Last Survey Date	Surveyor	Survey Type	Region	County
01/18/2022	MELODY YANG	Sanitary Survey	ARLINGTON	FANNIN
02/10/2021	MERISSA GREEN	Sanitary Survey	ARLINGTON	FANNIN
02/15/2018	KENDALL KOTARA	Sanitary Survey	ARLINGTON	FANNIN

(Treatment Plant)							
Entry Point	EP Name/Source Summation (Activity Status)	Plant Name (Activity Status)	Plant Num	Chemical Mon Type	Chem Sample Point	Distribution Mon Type	Dist Sample Point
EP001	TRT-TAP / Ground Water(A)	PLANT(A)	TP3827		NO		NO

Train:	Unnamed			
(Treatments)				
Disinfection Zone	Treatment Sequence	Objective	Process	Treatment
null	null	D	403	GASEOUS CHLORINATION, PRE

(Active Sources)						
Source Number	Source Name (Activity Status)	Operational Status	Source Type	Depth	Tested GPM	Rated GPM
G0740024A	1 - FM 68 / FM 271 (A)	P	G	1787	132 GPM	90 GPM
Drill Date		Source Summary				
01/01/1913		WOODBINE				
GPS Latitude (decimal)	GPS Longitude (decimal)	GPS Elevation	GPS Date	Seller		
33.469302	-96.091938	0	08/18/2010	Not Purchasing		

(Inactive/Offline Sources)			
SourceNumber	Name	Status	Depth

Code Explanations
Monitoring Type Codes: (GW) GROUNDWATER , (GUP) GROUNDWATER UNDER THE INFLUENCE - PURCHASED , (SWP) SURFACE WATER - PURCHASED , (GU) GROUNDWATER UNDER THE INFLUENCE OF SURFACE WATER , (N) NO SOURCES , (SW) SURFACE WATER
Activity Status Codes: (A) ACTIVE , (D) DELETED/DISSOLVED , (I) INACTIVE , (P) PROPOSED ,
Operational Status Codes: (E) EMERGENCY , (I) INTERIM/PEAK (O) OTHER , (P) PERMANENT , (S) SEASONAL
Source Types: (G) GROUND WATER , (S) SURFACE WATER , (U) GROUND WATER UNDER THE INFLUENCE

- End of Report -

At the time of your query this data was the most current information available from our database, which is in real time. Every effort was made to retrieve it according to your query. Thank-you for using DWW.

A COMMENT ABOUT GOBER MUD

The Sellers of 623 County Road 3130 Bonham, TX 75418 have done all that is within their means to disclose what they know about fees, assessments, and projections for this water district.

As of this date March 3, 2024, Gober MUD still has not charged any fees or levied any taxes. There is no tax assessment or tax rate set. They are not able to give us any information regarding future projections.

Gober MUD did improvements to their water lines and equipment with bond money, which they make payments on from member usage revenue. The new law requires them to publish bond information. That publication is pending.

We urge any potential buyer to contact Gober MUD at 972-529-0282, Jan Johnson with any questions, and to satisfy yourself regarding any potential future financial obligations, or risk in buying a home in Gober Municipal Utility District.