

**THIS DOCUMENT IS BEING FILED CONTEMPORANEOUSLY IN DALLAS AND
DENTON COUNTIES, TEXAS**

**THIRTY-EIGHTH AMENDMENT TO
AMENDED DISTRICT INFORMATION FORM**

DENTON COUNTY LEVEE IMPROVEMENT DISTRICT NO. 1

December 11, 2024

THE STATE OF TEXAS	§
	§
COUNTIES OF DENTON AND DALLAS	§
	§
DENTON COUNTY LEVEE	§
IMPROVEMENT DISTRICT NO. 1	§

Pursuant to V.T.C.A., Water Code § 49.107, et seq., as amended, the Board of Directors (the “Board”) of the above-named levee improvement district now gives the following notice to all sellers and purchasers of real estate situated within the bounds of said District and requests that you refer to its Amended District Information Form of Denton County Levee Improvement District No. 1 (the “Notice”) dated November 19, 1991 and recorded in Volume 3103, Page 978 of the Real Property Records of Denton County, Texas and in Volume 91227, Page 120 of the Real Property Records of Dallas County, Texas for a full and complete text of the Notice, which contains a plat and complete boundary map of the District’s current boundaries.

This amendment is for the purpose of updating the November 19, 1991 Notice with respect to Item 9, which should now read as follows:

9. The Form of the Notice to Purchasers is as follows:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the Denton County Levee Improvement District No. 1 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 \$0.1880 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 and 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 is:

- (i) \$47,420,000 to provide water, sewer, drainage or flood control facilities and services.

The aggregate initial principal amount of all bonds issued is:

- (i) \$24,090,000 to provide water, sewer, drainage or flood control facilities and services.

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 \$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 District is located wholly or in partly within the corporate boundaries of the Cities of Lewisville and Coppell. The municipalities and the District overlap, but may not provide duplicate services or improvements. Property located in the municipalities and the District is subject to taxation by the municipalities and the District.

The purpose of this District is to provide water, sewer, drainage or flood control facilities and services. The cost of District facilities is not included in the purchase price of your property.

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 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

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

We, the undersigned, being the duly appointed members of the Board of Directors of Denton County Levee Improvement District No. 1, each for himself, affirm and declare that the above-stated information is true and accurate to the best of our knowledge and belief.

WITNESS OUR HANDS this 11th day of December, 2024.


Richard Ching, Chairman


Ben Carruthers Vice Chairman/Secretary/Treasurer


Jack Davis, Assistant Secretary

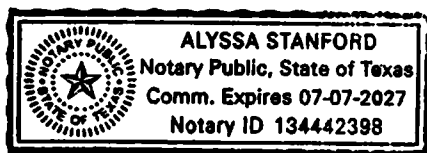
THE STATE OF TEXAS §

COUNTIES OF DENTON AND DALLAS §

This instrument was acknowledged before me on the 11th day of December, 2024, by Richard Ching, Ben Carruthers, and Jack Davis, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged to me that said instrument is current and accurate to the best of their knowledge and belief, and that they executed the same for the purpose and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400250534

eRecording - Real Property

Recorded On: December 12, 2024 08:16 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202400250534
Receipt Number: 20241211000325
Recorded Date/Time: December 12, 2024 08:16 AM
User: Natasha R
Station: Cc134

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

**Denton County
Juli Luke
County Clerk**

Instrument Number: 134018

ERecordings-RP

NOTICE

Recorded On: December 11, 2024 10:50 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 134018
Receipt Number: 20241211000196
Recorded Date/Time: December 11, 2024 10:50 AM
User: Calinda B
Station: Station 20

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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Date

Signature of Seller

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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

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Richard Ching, Chairman


Ben Carruthers, Vice Chairman/Secretary/Treasurer


Jack Davis, Assistant Secretary

THE STATE OF TEXAS §

COUNTIES OF DENTON AND DALLAS §

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NOTARY PUBLIC, STATE OF TEXAS

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:

