

EXHIBIT A

ANDERSON MILL LIMITED DISTRICT NOTICE TO PURCHASERS AND NOTICE REGARDING STANDBY FEES

The real property, described below, that you are about to purchase is located in the Anderson Mill Limited District (the "District"). The Limited District has taxing authority separate from any other taxing authority. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.117083 on each \$100 of assessed valuation. The total amount of 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 or may, at this date, be issued by the Anderson Mill Municipal Utility District, the predecessor to the District, is \$14,676,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$11,525,000.

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 most recent amount of the standby fee is \$ -0-. 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 within the corporate boundaries of the City of Austin. The taxpayers of the District are subject to the taxes imposed by the municipality and by the District until the District is dissolved. By law, a District located within the corporate boundaries of a municipality may be dissolved pursuant to the Agreement, described below.

All of the property within the boundaries of the District, as depicted on the map attached as Exhibit "A" to the Anderson Mill Municipal Utility District's Eighth Amended Information Form, as recorded in Volume 823, Pages 675-692 of the Deed Records of Williamson County, Texas and in Volume 7291, Pages 259-276 of the Deed Records of Travis County, Texas, is subject to the terms and conditions of a Strategic Partnership Agreement (the "Agreement") between the District and the City of Austin, dated November 19, 1998. Pursuant to the Agreement, the City of Austin annexed all of the property in the Municipal Utility District on or about December 31, 2008, at which time the Anderson Mill Municipal Utility District converted into the Anderson Mill Limited District. The Agreement also establishes the governmental and operational relationship between the City and the District, all as authorized by Section 43.0751, Texas Local Government Code. A copy of the Agreement may be obtained by contacting the offices of the District and questions concerning the Agreement may be directed to the District or the City of Austin Planning-Environmental and Conservation Services Department.

The purpose of the District is to provide for municipal solid waste collection and disposal services, which may be by contract, the operation and maintenance of parks and

recreational facilities and the enforcement of deed restrictions. 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 you are acquiring is as follows:

(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 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

Signature of Purchaser

(Note: Correct District name, tax rate, bond amounts, and legal description are to be placed in the appropriate space). Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement of the District's most recent projected rate of tax is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, 20__' for the words 'this date' and place the correct calendar year in the appropriate space.

After recording return to:

Mr. Philip S. Haag
McGinnis, Lochridge
600 Congress Avenue, Suite 2100
Austin, TX 78701