

FAYETTE COUNTY WATER CONTROL & IMPROVEMENT DISTRICT – MONUMENT HILL  
2024 AMENDMENT TO INFORMATIONAL FILING UNDER SECTION 49.455, TEXAS WATER CODE

We, the undersigned, constituting a majority of the members of the Board of Directors of the above named District do hereby make and execute this Information Form in compliance with Section 49.455, Texas Water Code. This filing supersedes any and all previous filings. We do hereby certify as follows:

1. The name and address of the District is as follows:

Fayette County Water Control & Improvement District – Monument Hill  
100 Country Club Drive, La Grange, Texas, 78945

2. The complete and accurate legal description of the boundaries of the district are as follows:

A tract of land in the David Berry League A-15, Fayette County, Texas containing 365.379 acres of land, more or less, and being further described by the following metes and bounds:

The Point of Beginning being located at a point bearing North 44 deg. 19 min. West from the Northeast corner of the David Berry League A-15, a distance of 699.27 ft.;

Thence South 18 deg. 49 min. East a distance of 129.48 ft. to a point for corner;

Thence South 2 deg. 21 min. East a distance of 83.33 ft. to a point for corner;

Thence South 10 deg. 14 min. West a distance of 87.18 ft. to a point for corner;

Thence South 20 deg. 49 min. West a distance of 87.42 ft. to a point for corner;

Thence South 37 deg. 40 min. West a distance of 88.26 ft. to a point for corner;

Thence South 54 deg. 51 min. West a distance of 71.42 ft. to a point for corner;

Thence South 55 deg. 50 min. West a distance of 103.73 ft. to a point for corner;

Thence South 44 deg. 23 min. West a distance of 102.79 ft. to a point for corner;

Thence South 30 deg. 41 min. West a distance of 238.34 ft. to a point for corner;

Thence South 81 deg. 07 min. West a distance of 85.70 ft. to a point for corner;

Thence North 62 deg. 32 min. West a distance of 70.65 ft. to a point for corner;

Thence North 66 deg. 23 min. West a distance of 115.00 ft. to a point for corner;

Thence North 70 deg. 54 min. West a distance of 105.50 ft. to a point for corner;

Thence North 73 deg. 34 min. West a distance of 104.00 ft. to a point for corner;

Thence North 79 deg. 04 min. West a distance of 100.00 ft. to a point for corner;

Thence South 10 deg. 38 min. West a distance of 80.00 ft. to a point for corner;

Thence South 61 deg. 28 min. West a distance of 122.93 ft. to a point for corner;

Thence South 45 deg. 16 min. West a distance of 371.68 ft. to a point for corner;

Thence South 40 deg. 05 min. East a distance of 280.14 ft. to a point for corner;

Thence South 65 deg. 00 min. West a distance of 350.69 ft. to a point for corner;

Thence North 44 deg. 15 min. 30 sec. West a distance of 189.70 ft. to a point for corner;

Thence South 46 deg. 11 min. West a distance of 213.63 ft. to a point for corner;

Thence South 44 deg. 43 min. East a distance of 622.30 ft. to a point for corner;

Thence South 45 deg. 06 min. West a distance of 256.43 ft. to a point for corner;

Thence North 75 deg. 26 min. 30 sec. West a distance of 1995.10 ft. to a point for corner;

Thence North 80 deg. 20 min. West a distance of 149.71 ft. to a point for corner;

Thence North 75 deg. 26 min. West a distance of 165.81 ft. to a point for corner;

Thence North 22 deg. 31 min. West a distance of 735.80 ft. to a point for corner;

Thence North 27 deg. 08 min. West a distance of 100.00 ft. to a point for corner;

Thence South 45 deg. 34 min. 01 sec. West a distance of 60.99 ft. to a point for corner;

Thence South 55 deg. 32 min. West a distance of 321.64 ft. to a point for corner;

Thence North 47 deg. 17 min. West a distance of 657.11 ft. to a point for corner;

Thence South 45 deg. 53 min. West a distance of 187.22 ft. to a point for corner;

Thence North 44 deg. 08 min. West a distance of 372.12 ft. to a point for corner;

Thence North 31 deg. 56 min. West a distance of 684.90 ft. to a point for corner;

Thence North 85 deg. 45 min. West a distance of 93.53 ft. to a point for corner;

Thence North 50 deg. 42 min. West a distance of 88.48 ft. to a point for corner;

Thence North 74 deg. 43 min. West a distance of 243.34 ft. to a point for corner;

Thence North 47 deg. 26. Min West a distance of 98.00 ft. to a point for corner;

Thence North 21 deg. 57 min. West a distance of 28.00 ft. to a point for corner;

Thence North 33 deg. 14 min. East a distance of 67.00 ft. to a point for corner;

Thence North 88 deg. 00 min. West a distance of 80.00 ft. to a point for corner;

Thence South 79 deg. 18 min. West a distance of 57.50 ft. to a point for corner;

Thence North 56 deg. 05 min. West a distance of 102.45 ft. to a point for corner;  
Thence South 18 deg. 12 min. West a distance of 84.50 ft. to a point for corner;  
Thence North 50 deg. 00 min. West a distance of 65.00 ft. to a point for corner;  
Thence North 27 deg. 00 min. West a distance of 70.00 ft. to a point for corner;  
Thence North 27 deg. 10 min. East a distance of 435.00 ft. to a point for corner;  
Thence North 19 deg. 30 min. East a distance of 410.00 ft. to a point for corner;  
Thence North 1 deg. 00 min. West a distance of 520.00 ft. to a point for corner;  
Thence North 19 deg. 00 min. West a distance of 260.00 ft. to a point for corner;  
Thence North 39 deg. 24 min. West a distance of 174.67 ft. to a point for corner;  
Thence North 68 deg. 45 min. West a distance of 480.00 ft. to a point for corner;  
Thence North 44 deg. 28 min. East a distance of 485.97 ft. to a point for corner;  
Thence North 42 deg. 00 min. East across the Old La Grange road (county road), a distance of 61.85 ft. to a point for corner;

Thence North 52 deg. 31 min. East a distance of 620.00 ft. to a point for corner;  
Thence South 55 deg. 20 min. East a distance of 560.00 ft. to a point for corner;  
Thence South 67 deg. 30 min. East a distance of 570.00 ft. to a point for corner;  
Thence South 57 deg. 30 min. East a distance of 415.00 ft. to a point for corner;  
Thence South 37 deg. 32 min. East a distance of 478.00 ft. to a point for corner;  
Thence South 38 deg. 38 min. East a distance of 1675.00 ft. to a point for corner;  
Thence South 55 deg. 54 min. East a distance of 132.00 ft. to a point for corner;  
Thence South 82 deg. 10 min. East a distance of 244.00 ft. to a point for corner;  
Thence North 70 deg. 49 min. East a distance of 162.00 ft. to a point for corner;  
Thence North 54 deg. 25 min. East a distance of 81.24 ft. to a point for corner;  
Thence North 64 deg. 05 min. East a distance of 274.00 ft. to a point for corner;  
Thence North 59 deg. 42 min. East a distance of 225.00 ft. to a point for corner;  
Thence North 45 deg. 31 min. East a distance of 300.00 ft. to a point for corner;  
Thence North 67 deg. 04 min. East a distance of 160.00 ft. to a point for corner;  
Thence North 54 deg. 20 min. East a distance of 410.00 ft. to a point for corner;



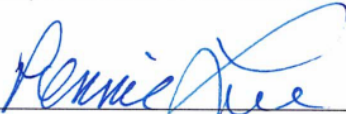




Thence South 44 deg. 19 min. East a distance of 940.00 ft. to a point for corner;

Thence South 44 deg. 56 min. East a distance of 1118.72 ft. to a point of beginning.

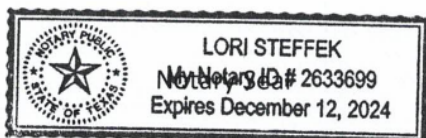
3. The most recent rate of ad valorem taxes levied by the District on property within the District is \$0.1965 per \$100.00 of assessed valuation.
4. The total amount of bonds that have been approved by the voters and which may be issued by the District is \$1,720,000.00 (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental body).
5. The aggregate initial principal amount of all bonds of the district payable in whole or part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental body) that have been previously issued is \$1,390,000.00.
6. A stand by fee is not imposed by the District.
7. The confirmation election to confirm the creation of the District was held on February 4, 1966.
8. The District was organized to provide for the purchase, construction, extension, improvement, maintenance and operation of a waterworks system and sanitary sewer system, so as to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.
9. The form Notice to Purchasers required by Texas Water Code Section 49.452, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 12<sup>th</sup> day of September, 2024.

 Seth Gunn, President of the Board	 Gary Kramer, Treasurer
 Pennie Lee, Vice-President	 Chester Johnson, Director
 Bobby Gilmore, Secretary	

STATE OF TEXAS  
COUNTY OF FAYETTE

Acknowledged before me the undersigned authority, by Seth Gunn, Pennie Lee, Bobby Gilmore, Gary Kramer, and Chester Johnson, on this the 12<sup>th</sup> day of September, 2024.



  
\_\_\_\_\_  
Lori Steffek

EXHIBIT "A"

Issued by Fayette County Water Control & Improvement District – Monument Hill (phone 979-968-5514) on September 12, 2024.

NOTICE TO PURCHASER

The real property, described below, which you are about to purchase is located in the Fayette County Water Control & Improvement District – Monument Hill. 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 \$0.1965 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 on Nov. 8, 2016, and which have been or may, at this date, be issued is \$1,720,000.00 and the aggregate initial principal amounts of all bonds previously issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$1,390,000.00.

The purpose of this district is to provide water and sewer 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:

---

---

---

Date

---

Signature of Seller

---

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 their real property described in such notice or at closing or purchase of the real property.

---

Date

---

Signature of Purchaser

---

Signature of Purchaser