

EXHIBIT E-1
Plain Speak" Notice to Purchasers

The property you are about to purchase, identified below, is located within Onion Creek Metro Park District (the "District"). The District is a governmental entity with taxing power that was created by the Texas Legislature with the consent of the City of Austin (the "City"). By signing this Notice you are acknowledging that you received and understand the information about the District and its taxes, and the City and its taxes, as written in this Notice. As described below, you need to know that the District is imposing a separate tax to pay for costs associated with parks in the District and adjacent to the District.

The District and the City have entered into a Consent Agreement (the "Consent Agreement") that contains provisions that may affect you as a property owner. The following summary describes certain important provisions of the Consent Agreement but does not include every provision. You may obtain a full and complete copy of the Consent Agreement from the District upon your request.

1. District Services. The District was created to provide the property owners in the District access to premium quality public park and recreation facilities in the Onion Creek Metro Park and Greenbelt Corridors that is owned by the City and to public park and recreation facilities within the District. All the park and recreation facilities funded by the City and the District are open to the public at large.

2. Tax Rate. The District is imposing a property tax rate of \$.20 per \$100 valuation. The District tax is in addition to the City tax. District tax revenues will provide for the operation and maintenance of park and recreation improvements within the Onion Creek Metro Park and Greenbelt Corridors and within the District.

3. City Tax Revenues. The City tax revenues will enable the City to invest City funds for capital improvements in the Onion Creek Metro Park and Greenbelt Corridors.

4. Non-District Services. Certain amenities within the District are owned by the Homeowners' Association operating within the District and are not open to the public at large and are restricted to the use of District property owners. Such amenities include, but are not limited to, the swimming pool and amenity center, if and when built.

5. Governance. The District is governed by a Board of seven members all appointed by the City. The City may nominate three members of the Board and the District may nominate four members of the Board.

At such times as 1,500 homes in the development are occupied in the District, the District will identify one resident homeowner to nominate for the City to appoint as one of the four District nominees. At such times as 2,000 homes are occupied in the development in the District, the District will identify one resident homeowner to nominate for the City to appoint as the second of the four District nominees. At such times as 3,000 homes are occupied in the development in the District, the District will identify one resident homeowner to nominate for the City to appoint as the third of the four District nominees. At such time as 3,500 homes are occupied in the development of the District, the District will identify one resident homeowner to nominate for the City to appoint as the fourth of the four District nominees. If the Board is enlarged by action of the entire Board, the District will continue to nominate resident homeowners for membership of the Board as homes are occupied in the developmern in increments of 500, up to the maximum number of Board members established.

The Director of the City Parks and Recreation Department ("PARD") may serve as a non-voting ex officio member of the Board. No Board member may serve more than two consecutive four-year terms of office.

6. Complaints. If you as a property owner in the District have a complaint about parks and recreation facilities in Onion Creek Metro Park and Greenbelt Corridors, you are directed to call PARD. If the question concerns the parks and the recreation facilities within the District, you are directed to call the District.

By: _____
Name: _____
Property Description: _____
Date: _____