



GREEN TRAILS
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE

JANUARY 13, 2023

INTRODUCTION

Capitalized terms used in this 2022 SAP Update shall have the meanings set forth in the definitions section below, or in the Original SAP used for the levying of Assessments.

The Petitioners submitted and filed with the City Secretary of the City a Petition requesting the establishment of a public improvement district to include the Property owned by the Petitioners, and to be known as the Green Trails Public Improvement District. On August 27, 2019, the City Council adopted Resolution No. 20190827-011 that authorized the creation of the District consisting of 9.5455 acres. On October 13, 2020, the City Council adopted Ordinance No. 20201013-018, levying Assessments for the cost of District Improvements, creating a lien against Property in the District and approving the Original SAP. The Original SAP identified the District Improvements to be provided by the District, the costs of the District Improvements, the indebtedness to be incurred for the District Improvements, and the manner of assessing the property in the District for the costs of the District Improvements.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the 2022 Annual Service Plan Update. This document also updates the Assessment Roll for 2022. P3Works, LLC was not engaged as Administrator nor engaged to prepare any updates to the Service and Assessment Plan prior to this 2022 SAP Update. Furthermore, P3Works, LLC was not involved in the creation of the District, the drafting or approval of the Original SAP, or any other matters relating to the levy of Assessments within the District.

DEFINITIONS

“2022 SAP Update” means this 2022 Annual Service Plan Update.

“Administrative Expenses” mean the actual or budgeted costs and expenses related to the administration and operation of the District.

“Administrator” means P3Works, LLC, designated by the City Council, to perform the duties and obligations required for the administration and operation of the District, including preparing Annual Service Plan Updates.

“Annual Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes principal, interest and Administrative Expenses.

“Annual Service Plan Update” means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessment” means an assessment levied against a Lot imposed pursuant to an Assessment Ordinance, as shown on the Assessment Roll attached hereto as **Exhibit A**.

“Assessment Ordinance” means Ordinance No. 20201013-018, adopted on October 13, 2020 by the City Council, which levied the Assessment on the Property for the cost of District Improvements.

“Assessment Roll” means the Assessment Roll for the Lots within the District and included in this 2022 Annual Service Plan Update as **Exhibit A**.

“Lot(s)” means for any portion of the District identified by either a tax map identification number assigned by the Brazoria County Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of Brazoria County, a tract of land described by “lot” in such final and recorded subdivision plat.

“Lot Type” means classification of Lots with similar characteristics, as determined by the Administrator and confirmed and approved by the City Council.

“Lot Type 1” means a residential Lot within the District which was issued a Certificate of Occupancy prior to January 1, 2022.

“Lot Type 2” means a residential Lot within the District which was issued a Certificate of Occupancy on or after January 1, 2022.

“Original SAP” means the Green Trails Public Improvement District Service and Assessment Plan

approved by the City pursuant to Ordinance No. 20201013-018 on October 13, 2020.

LOTS

There are 50 Lots within the District that are required to pay Annual Installments. The Assessment Roll, attached as **Exhibit A**, lists these Lots, their Lot Type, and their corresponding Annual Installment.

See **Exhibit B** for the Green Trails Final Plat which includes all of these Lots. See **Exhibit C** for Homebuyer Disclosures.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$713,442.00.

ANNUAL INSTALLMENT DUE 1/31/2023

- *Principal and Interest* – The total principal and interest required for the Annual Installment is \$15,748.89.
- *Administrative Expenses* – The cost of administering the District and collecting the Annual Installments shall be paid for by the Annual Installments. The Administrative Expenses shall be deducted from the total Annual Installment collected each year. The estimated cost to administer the District and collect Annual Installments is \$2,400.00.

| Due January 31, 2023 [a] | | |
|---------------------------------|-----------|------------------|
| Principal | \$ | 7,187.59 |
| Interest | \$ | 8,561.30 |
| Administrative Expenses | \$ | 2,400.00 |
| Total Annual Installment | \$ | 18,148.89 |

[a] This 2022 SAP Update was not approved until ____, 2023. Therefore, the Annual Installment will be delinquent if not paid by ____, 2023.

PARTIAL PREPAYMENT OF ASSESSMENTS

There have been no partial prepayment of Assessments made in the District.

PREPAYMENT OF ASSESSMENTS IN FULL

There have been no full prepayment of Assessments made in the District.

SERVICE PLAN FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

| Installment Due | 1/31/2023 [a] | 1/31/2024 | 1/31/2025 | 1/31/2026 | 1/31/2027 |
|-------------------------|---------------|--------------|--------------|--------------|--------------|
| Principal | \$ 7,187.59 | \$ 24,246.13 | \$ 25,215.98 | \$ 26,224.62 | \$ 27,273.60 |
| Interest | \$ 8,561.30 | \$ 28,250.18 | \$ 27,280.33 | \$ 26,271.69 | \$ 25,222.71 |
| Administrative Expenses | \$ 2,400.00 | \$ 8,048.00 | \$ 8,208.96 | \$ 8,373.14 | \$ 8,540.60 |
| | \$ 18,148.89 | \$ 60,544.31 | \$ 60,705.27 | \$ 60,869.45 | \$ 61,036.91 |

[a] This 2022 SAP Update was not approved until ____, 2023. Therefore, the Annual Installment will be delinquent if not paid by ____, 2023.

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by ____, 2023.

DISCLAIMER

P3Works, LLC was not involved in the creation of the District, the drafting or approval of the Original SAP, or any other matters relating to the levy of Assessments within the District.

EXHIBIT A – ASSESSMENT ROLL

| Property ID | Property Address | Legal Description | Lot Type | Green Trails PID | |
|-------------|------------------|----------------------------|-------------------------|------------------------|--------------------------------|
| | | | | Outstanding Assessment | Annual Installment Due 1/31/23 |
| 693628 | N/A | GREEN TRAILS LOT RESERVE A | Non-Benefitted Property | \$ - | \$ - |
| 693629 | N/A | GREEN TRAILS LOT RESERVE B | Non-Benefitted Property | \$ - | \$ - |
| 693630 | N/A | GREEN TRAILS LOT RESERVE C | Non-Benefitted Property | \$ - | \$ - |
| 693631 | N/A | GREEN TRAILS LOT RESERVE D | Non-Benefitted Property | \$ - | \$ - |
| 693632 | 101 AUSTIN RD | GREEN TRAILS BLK 1 LOT 1 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693633 | 103 AUSTIN RD | GREEN TRAILS BLK 1 LOT 2 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693634 | 105 AUSTIN RD | GREEN TRAILS BLK 1 LOT 3 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693635 | 107 AUSTIN RD | GREEN TRAILS BLK 1 LOT 4 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693636 | 109 AUSTIN RD | GREEN TRAILS BLK 1 LOT 5 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693637 | 111 AUSTIN RD | GREEN TRAILS BLK 1 LOT 6 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693638 | 113 AUSTIN RD | GREEN TRAILS BLK 1 LOT 7 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693639 | 115 AUSTIN RD | GREEN TRAILS BLK 1 LOT 8 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693640 | 117 AUSTIN RD | GREEN TRAILS BLK 1 LOT 9 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693641 | 119 AUSTIN RD | GREEN TRAILS BLK 1 LOT 10 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693642 | 121 AUSTIN RD | GREEN TRAILS BLK 1 LOT 11 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693643 | 123 AUSTIN RD | GREEN TRAILS BLK 1 LOT 12 | 2 | \$ 14,268.84 | \$ - |
| 693644 | 125 AUSTIN RD | GREEN TRAILS BLK 1 LOT 13 | 2 | \$ 14,268.84 | \$ - |
| 693645 | 127 AUSTIN RD | GREEN TRAILS BLK 1 LOT 14 | 2 | \$ 14,268.84 | \$ - |
| 693646 | 129 AUSTIN RD | GREEN TRAILS BLK 1 LOT 15 | 2 | \$ 14,268.84 | \$ - |
| 693647 | 131 AUSTIN RD | GREEN TRAILS BLK 1 LOT 16 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693648 | 133 AUSTIN RD | GREEN TRAILS BLK 1 LOT 17 | 2 | \$ 14,268.84 | \$ - |
| 693649 | 135 AUSTIN RD | GREEN TRAILS BLK 1 LOT 18 | 2 | \$ 14,268.84 | \$ - |
| 693650 | 137 AUSTIN RD | GREEN TRAILS BLK 1 LOT 19 | 2 | \$ 14,268.84 | \$ - |
| 693651 | 139 AUSTIN RD | GREEN TRAILS BLK 1 LOT 20 | 2 | \$ 14,268.84 | \$ - |
| 693652 | 141 AUSTIN RD | GREEN TRAILS BLK 1 LOT 21 | 2 | \$ 14,268.84 | \$ - |
| 693653 | 143 AUSTIN RD | GREEN TRAILS BLK 1 LOT 22 | 2 | \$ 14,268.84 | \$ - |
| 693654 | 145 AUSTIN RD | GREEN TRAILS BLK 1 LOT 23 | 2 | \$ 14,268.84 | \$ - |
| 693655 | 147 AUSTIN RD | GREEN TRAILS BLK 1 LOT 24 | 2 | \$ 14,268.84 | \$ - |
| 693656 | 149 AUSTIN RD | GREEN TRAILS BLK 1 LOT 25 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693657 | 148 AUSTIN RD | GREEN TRAILS BLK 1 LOT 26 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693658 | 146 AUSTIN RD | GREEN TRAILS BLK 1 LOT 27 | 1 | \$ 14,268.84 | \$ 1,209.93 |
| 693659 | 144 AUSTIN RD | GREEN TRAILS BLK 1 LOT 28 | 2 | \$ 14,268.84 | \$ - |
| 693660 | 142 AUSTIN RD | GREEN TRAILS BLK 1 LOT 29 | 2 | \$ 14,268.84 | \$ - |
| 693661 | 140 AUSTIN RD | GREEN TRAILS BLK 1 LOT 30 | 2 | \$ 14,268.84 | \$ - |
| 693662 | 138 AUSTIN RD | GREEN TRAILS BLK 1 LOT 31 | 2 | \$ 14,268.84 | \$ - |
| 693663 | 136 AUSTIN RD | GREEN TRAILS BLK 1 LOT 32 | 2 | \$ 14,268.84 | \$ - |
| 693664 | 134 AUSTIN RD | GREEN TRAILS BLK 1 LOT 33 | 2 | \$ 14,268.84 | \$ - |
| 693665 | 132 AUSTIN RD | GREEN TRAILS BLK 1 LOT 34 | 2 | \$ 14,268.84 | \$ - |
| 693666 | 130 AUSTIN RD | GREEN TRAILS BLK 1 LOT 35 | 2 | \$ 14,268.84 | \$ - |
| 693667 | 128 AUSTIN RD | GREEN TRAILS BLK 1 LOT 36 | 2 | \$ 14,268.84 | \$ - |
| 693668 | 126 AUSTIN RD | GREEN TRAILS BLK 1 LOT 37 | 2 | \$ 14,268.84 | \$ - |
| 693669 | 124 AUSTIN RD | GREEN TRAILS BLK 1 LOT 38 | 2 | \$ 14,268.84 | \$ - |
| 693670 | 122 AUSTIN RD | GREEN TRAILS BLK 1 LOT 39 | 2 | \$ 14,268.84 | \$ - |
| 693671 | 120 AUSTIN RD | GREEN TRAILS BLK 1 LOT 40 | 2 | \$ 14,268.84 | \$ - |
| 693672 | 118 AUSTIN RD | GREEN TRAILS BLK 1 LOT 41 | 2 | \$ 14,268.84 | \$ - |

| | | | | Green Trails PID | |
|--------------|------------------|---------------------------|----------|------------------------|------------------------------------|
| Property ID | Property Address | Legal Description | Lot Type | Outstanding Assessment | Annual Installment Due 1/31/23 [a] |
| 693673 | 116 AUSTIN RD | GREEN TRAILS BLK 1 LOT 42 | 2 | \$ 14,268.84 | \$ - |
| 693674 | 114 AUSTIN RD | GREEN TRAILS BLK 1 LOT 43 | 2 | \$ 14,268.84 | \$ - |
| 693675 | 112 AUSTIN RD | GREEN TRAILS BLK 1 LOT 44 | 2 | \$ 14,268.84 | \$ - |
| 693676 | 110 AUSTIN RD | GREEN TRAILS BLK 1 LOT 45 | 2 | \$ 14,268.84 | \$ - |
| 693677 | 108 AUSTIN RD | GREEN TRAILS BLK 1 LOT 46 | 2 | \$ 14,268.84 | \$ - |
| 693678 | 106 AUSTIN RD | GREEN TRAILS BLK 1 LOT 47 | 2 | \$ 14,268.84 | \$ - |
| 693679 | 104 AUSTIN RD | GREEN TRAILS BLK 1 LOT 48 | 2 | \$ 14,268.84 | \$ - |
| 693680 | 102 AUSTIN RD | GREEN TRAILS BLK 1 LOT 49 | 2 | \$ 14,268.84 | \$ - |
| 693681 | 100 AUSTIN RD | GREEN TRAILS BLK 1 LOT 50 | 2 | \$ 14,268.84 | \$ - |
| Total | | | | \$ 713,442.00 | \$ 18,148.89 |

[a] This 2022 SAP Update was not approved until ____, 2023. Therefore, the Annual Installment will be delinquent if not paid by ____, 2023.

Note: Totals may not sum due to rounding.

EXHIBIT B – FINAL PLAT



EXHIBIT B – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2

GREEN TRAILS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$14,268.84

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Green Trails Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BRAZORIA

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BRAZORIA

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 1

| Year | Installment due 1/31 | Principal | Interest | Administrative Expenses | Annual Installment |
|--------------|-------------------------|---------------------|--------------------|----------------------------|-----------------------|
| 1 | 2023 [a] | \$ 479.17 | \$ 570.75 | \$ 160.00 | \$ 1,209.93 |
| 2 | 2024 | \$ 498.34 | \$ 551.59 | \$ 163.20 | \$ 1,213.13 |
| 3 | 2025 | \$ 518.27 | \$ 531.65 | \$ 166.46 | \$ 1,216.39 |
| 4 | 2026 | \$ 539.00 | \$ 510.92 | \$ 169.79 | \$ 1,219.72 |
| 5 | 2027 | \$ 560.56 | \$ 489.36 | \$ 173.19 | \$ 1,223.12 |
| 6 | 2028 | \$ 582.99 | \$ 466.94 | \$ 176.65 | \$ 1,226.58 |
| 7 | 2029 | \$ 606.31 | \$ 443.62 | \$ 180.19 | \$ 1,230.11 |
| 8 | 2030 | \$ 630.56 | \$ 419.37 | \$ 183.79 | \$ 1,233.72 |
| 9 | 2031 | \$ 655.78 | \$ 394.15 | \$ 187.47 | \$ 1,237.39 |
| 10 | 2032 | \$ 682.01 | \$ 367.91 | \$ 191.21 | \$ 1,241.14 |
| 11 | 2033 | \$ 709.29 | \$ 340.63 | \$ 195.04 | \$ 1,244.97 |
| 12 | 2034 | \$ 737.66 | \$ 312.26 | \$ 198.94 | \$ 1,248.87 |
| 13 | 2035 | \$ 767.17 | \$ 282.76 | \$ 202.92 | \$ 1,252.84 |
| 14 | 2036 | \$ 797.86 | \$ 252.07 | \$ 206.98 | \$ 1,256.90 |
| 15 | 2037 | \$ 829.77 | \$ 220.15 | \$ 211.12 | \$ 1,261.04 |
| 16 | 2038 | \$ 862.96 | \$ 186.96 | \$ 215.34 | \$ 1,265.27 |
| 17 | 2039 | \$ 897.48 | \$ 152.44 | \$ 219.65 | \$ 1,269.57 |
| 18 | 2040 | \$ 933.38 | \$ 116.55 | \$ 224.04 | \$ 1,273.96 |
| 19 | 2041 | \$ 970.72 | \$ 79.21 | \$ 228.52 | \$ 1,278.45 |
| 20 | 2042 | \$ 1,009.54 | \$ 40.38 | \$ 233.09 | \$ 1,283.02 |
| Total | | \$ 14,268.84 | \$ 6,729.68 | \$ 3,887.58 | \$ 24,886.10 |

[a] This 2022 SAP Update was not approved until ____, 2023. Therefore, the Annual Installment will be delinquent if not paid by ____, 2023.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

GREEN TRAILS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$14,268.84

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Green Trails Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BRAZORIA

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF BRAZORIA

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Brazoria County.

ANNUAL INSTALLMENTS - LOT TYPE 2

| Year | Installment due 1/31 | Principal | Interest | Administrative Expenses | Annual Installment |
|--------------|-------------------------|---------------------|--------------------|----------------------------|-----------------------|
| 0 | 2023 | \$ - | \$ - | \$ - | \$ - |
| 1 | 2024 | \$ 479.17 | \$ 570.75 | \$ 160.00 | \$ 1,209.93 |
| 2 | 2025 | \$ 498.34 | \$ 551.59 | \$ 163.20 | \$ 1,213.13 |
| 3 | 2026 | \$ 518.27 | \$ 531.65 | \$ 166.46 | \$ 1,216.39 |
| 4 | 2027 | \$ 539.00 | \$ 510.92 | \$ 169.79 | \$ 1,219.72 |
| 5 | 2028 | \$ 560.56 | \$ 489.36 | \$ 173.19 | \$ 1,223.12 |
| 6 | 2029 | \$ 582.99 | \$ 466.94 | \$ 176.65 | \$ 1,226.58 |
| 7 | 2030 | \$ 606.31 | \$ 443.62 | \$ 180.19 | \$ 1,230.11 |
| 8 | 2031 | \$ 630.56 | \$ 419.37 | \$ 183.79 | \$ 1,233.72 |
| 9 | 2032 | \$ 655.78 | \$ 394.15 | \$ 187.47 | \$ 1,237.39 |
| 10 | 2033 | \$ 682.01 | \$ 367.91 | \$ 191.21 | \$ 1,241.14 |
| 11 | 2034 | \$ 709.29 | \$ 340.63 | \$ 195.04 | \$ 1,244.97 |
| 12 | 2035 | \$ 737.66 | \$ 312.26 | \$ 198.94 | \$ 1,248.87 |
| 13 | 2036 | \$ 767.17 | \$ 282.76 | \$ 202.92 | \$ 1,252.84 |
| 14 | 2037 | \$ 797.86 | \$ 252.07 | \$ 206.98 | \$ 1,256.90 |
| 15 | 2038 | \$ 829.77 | \$ 220.15 | \$ 211.12 | \$ 1,261.04 |
| 16 | 2039 | \$ 862.96 | \$ 186.96 | \$ 215.34 | \$ 1,265.27 |
| 17 | 2040 | \$ 897.48 | \$ 152.44 | \$ 219.65 | \$ 1,269.57 |
| 18 | 2041 | \$ 933.38 | \$ 116.55 | \$ 224.04 | \$ 1,273.96 |
| 19 | 2042 | \$ 970.72 | \$ 79.21 | \$ 228.52 | \$ 1,278.45 |
| 20 | 2043 | \$ 1,009.54 | \$ 40.38 | \$ 233.09 | \$ 1,283.02 |
| Total | | \$ 14,268.84 | \$ 6,729.68 | \$ 3,887.58 | \$ 24,886.10 |

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.