

ORDINANCE NO. 20260728-004

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS,
APPROVING THE 2026 UPDATE TO THE SERVICE AND
ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE
RIVERWOOD RANCH PUBLIC IMPROVEMENT
DISTRICT; MAKING AND ADOPTING FINDINGS;
ACCEPTING AND APPROVING THE ANNUAL SERVICE
PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR
THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND
OTHER MATTERS RELATED THERETO.**

WHEREAS, On November 12, 2019, the City passed and approved Resolution 20191112-011 authorizing the creation of the Riverwood Ranch Public Improvement District (the “District”) in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

WHEREAS, On December 8, 2020, the City passed and approved Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021. The service and assessment plan approved on September 14, 2021 by Ordinance 20211012-013 (the “Service and Assessment Plan”) replaced in its entirety the previously approved plan approved by Ordinance 20201208-108. Ordinance 20211012-013 also levied assessments against benefited properties within the District and established a lien on such properties.

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll for the District be reviewed and updated annually for the purpose of determining the annual budget for improvements (the “Annual Service Plan Update”); and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2026 attached as Exhibit A (the “2026 Annual Service Plan Update”) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the Facilities and Creation Costs Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for the Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2026 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. *Findings.* The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. *Annual Service Plan Update.* The 2026 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

SECTION 3. *Cumulative Repealer.* This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 4. *Severability.* If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. *Effective Date.* This Ordinance shall take effect, and the provisions and terms of the Annual Service Plan Update shall be and become effective upon passage and execution hereof.

SECTION 6. *Filing of Record.* The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Update, to be recorded in the real property records of Brazoria County not later than the seventh day after the date the City Council adopts this Ordinance approving the 2026 Update.

SECTION 7. *Website Posting.* The City Secretary is directed to post a copy of 2026 Update, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the 2026 Update.

SECTION 8. *Appraisal District.* The City Secretary is directed to cause a copy of the 2026 Update, including the Assessment Rolls, in the format required by Section 372.017(b) of the PID Act, to be submitted to the Brazoria Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the 2026 Update.

[Signature Page Follows]

PASSED AND APPROVED on this 28TH day of July, 2026.

John Wright
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Desiree Henson
City Secretary

Grady Randle
City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Wright, Mayor of the City of Angleton, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

2026 UPDATE TO RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT SERVICE
AND ASSESSMENT PLAN