



**GREEN TRAILS**  
**PUBLIC IMPROVEMENT DISTRICT**  
2023 ANNUAL SERVICE PLAN UPDATE

AUGUST 22, 2023

## **INTRODUCTION**

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings set forth in the Original SAP used for the levying of Assessments or in the 2022 SAP Update.

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 Parcels owned by the Petitioners, and to be known as the Green Trails Public Improvement District. On September 10, 2019, the City Council adopted Resolution No. 20190910-017 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 Authorized Improvements, creating a lien against Parcels in the District and approving the Original SAP. The Original SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements.

On February 15, 2023, the City Council approved the 2022 SAP Update for the District by Ordinance No. 20230215-014, which updated the Assessment Roll for 2022.

Pursuant to the PID Act, the Original SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023 and also updates the Assessment Roll for 2023. P3Works, LLC was not engaged as Administrator nor engaged to prepare any updates prior to the 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.

## PARCEL SUBDIVISION

- The final plat of Green Trails was filed and recorded with Brazoria County on February 12, 2020, and consists of 50 residential Lots and 4 Lots of Non-Benefited Property.

See **Exhibit C** for the Lot Type classification map.

## 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 D** for Homebuyer Disclosures.

## OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$706,254.41.

## ANNUAL INSTALLMENT DUE 1/31/2024

- *Principal and Interest* – The total principal and interest required for the Annual Installment is \$52,496.31.
- *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 \$14,000.00.

| Green Trails PID                     |                     |
|--------------------------------------|---------------------|
| Annual Collection Costs              |                     |
| Administration                       | \$ 10,800.00        |
| City Auditor                         | \$ 1,000.00         |
| Filing Fees                          | 1,000.00            |
| County Collection                    | 200.00              |
| Miscellaneous                        | 1,000.00            |
| <b>Total Annual Collection Costs</b> | <b>\$ 14,000.00</b> |

| Due January 31, 2024            |           |                  |
|---------------------------------|-----------|------------------|
| Principal                       | \$        | 24,246.13        |
| Interest                        | \$        | 28,250.18        |
| Administrative Expenses         | \$        | 14,000.00        |
| <b>Total Annual Installment</b> | <b>\$</b> | <b>66,496.31</b> |

**PREPAYMENT OF ASSESSMENTS IN FULL**

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

**PARTIAL PREPAYMENT OF ASSESSMENTS**

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

**SERVICE PLAN FIVE YEAR BUDGET FORECAST**

The PID 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         | 1/31/2024 |           | 1/31/2025 |           | 1/31/2026 |           | 1/31/2027 |           | 1/31/2028 |           |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Principal               | \$        | 24,246.13 | \$        | 25,215.98 | \$        | 26,224.62 | \$        | 27,273.60 | \$        | 28,364.55 |
| Interest                | \$        | 28,250.18 | \$        | 27,280.33 | \$        | 26,271.69 | \$        | 25,222.71 | \$        | 24,131.76 |
| Administrative Expenses | \$        | 14,000.00 | \$        | 14,280.00 | \$        | 14,565.60 | \$        | 14,856.91 | \$        | 15,154.05 |
|                         | \$        | 66,496.31 | \$        | 66,776.31 | \$        | 67,061.91 | \$        | 67,353.22 | \$        | 67,650.36 |

**ASSESSMENT ROLL**

The list of current Parcels or Lots within the District, 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 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

**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 | Legal Description          | Lot Type               | Outstanding Assessment <sup>[b]</sup> | Green Trails PID <sup>[a]</sup> |           |                         | Annual Installment Due 1/31/24 <sup>[c]</sup> |
|-------------|----------------------------|------------------------|---------------------------------------|---------------------------------|-----------|-------------------------|---|
|             |                            |                        |                                       | Principal                       | Interest  | Annual Collection Costs |   |
| 693628      | GREEN TRAILS LOT RESERVE A | Non-Benefited Property | \$ -                                  | \$ -                            | \$ -      | \$ -                    | \$ -  |
| 693629      | GREEN TRAILS LOT RESERVE B | Non-Benefited Property | \$ -                                  | \$ -                            | \$ -      | \$ -                    | \$ -  |
| 693630      | GREEN TRAILS LOT RESERVE C | Non-Benefited Property | \$ -                                  | \$ -                            | \$ -      | \$ -                    | \$ -  |
| 693631      | GREEN TRAILS LOT RESERVE D | Non-Benefited Property | \$ -                                  | \$ -                            | \$ -      | \$ -                    | \$ -  |
| 693632      | GREEN TRAILS BLK 1 LOT 1   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693633      | GREEN TRAILS BLK 1 LOT 2   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693634      | GREEN TRAILS BLK 1 LOT 3   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693635      | GREEN TRAILS BLK 1 LOT 4   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693636      | GREEN TRAILS BLK 1 LOT 5   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693637      | GREEN TRAILS BLK 1 LOT 6   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693638      | GREEN TRAILS BLK 1 LOT 7   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693639      | GREEN TRAILS BLK 1 LOT 8   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693640      | GREEN TRAILS BLK 1 LOT 9   | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693641      | GREEN TRAILS BLK 1 LOT 10  | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693642      | GREEN TRAILS BLK 1 LOT 11  | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693643      | GREEN TRAILS BLK 1 LOT 12  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693644      | GREEN TRAILS BLK 1 LOT 13  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693645      | GREEN TRAILS BLK 1 LOT 14  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693646      | GREEN TRAILS BLK 1 LOT 15  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693647      | GREEN TRAILS BLK 1 LOT 16  | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693648      | GREEN TRAILS BLK 1 LOT 17  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693649      | GREEN TRAILS BLK 1 LOT 18  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693650      | GREEN TRAILS BLK 1 LOT 19  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693651      | GREEN TRAILS BLK 1 LOT 20  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693652      | GREEN TRAILS BLK 1 LOT 21  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693653      | GREEN TRAILS BLK 1 LOT 22  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693654      | GREEN TRAILS BLK 1 LOT 23  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693655      | GREEN TRAILS BLK 1 LOT 24  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693656      | GREEN TRAILS BLK 1 LOT 25  | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693657      | GREEN TRAILS BLK 1 LOT 26  | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693658      | GREEN TRAILS BLK 1 LOT 27  | 1                      | \$ 13,789.67                          | \$ 498.34                       | \$ 551.59 | \$ 280.00               | \$ 1,329.93                                   |
| 693659      | GREEN TRAILS BLK 1 LOT 28  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693660      | GREEN TRAILS BLK 1 LOT 29  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693661      | GREEN TRAILS BLK 1 LOT 30  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693662      | GREEN TRAILS BLK 1 LOT 31  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693663      | GREEN TRAILS BLK 1 LOT 32  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693664      | GREEN TRAILS BLK 1 LOT 33  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693665      | GREEN TRAILS BLK 1 LOT 34  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693666      | GREEN TRAILS BLK 1 LOT 35  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693667      | GREEN TRAILS BLK 1 LOT 36  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693668      | GREEN TRAILS BLK 1 LOT 37  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693669      | GREEN TRAILS BLK 1 LOT 38  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693670      | GREEN TRAILS BLK 1 LOT 39  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693671      | GREEN TRAILS BLK 1 LOT 40  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |
| 693672      | GREEN TRAILS BLK 1 LOT 41  | 2                      | \$ 14,268.84                          | \$ 479.17                       | \$ 570.75 | \$ 280.00               | \$ 1,329.93                                   |

**Footnotes:**

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2024 Annual Installment.

[c] The Annual Installment covers the period January 1, 2023 to December 31, 2023, and is due by January 31, 2024.

|              |                           |          | Green Trails PID <sup>[a]</sup>       |                     |                     |                     |   |
|--------------|---------------------------|----------|---------------------------------------|---------------------|---------------------|---------------------|---|
| Property ID  | Legal Description         | Lot Type | Outstanding Assessment <sup>[b]</sup> | Annual              |                     |                     | Annual Installment Due 1/31/24 <sup>[c]</sup> |
|              |                           |          |                                       | Principal           | Interest            | Collection Costs    |   |
| 693673       | GREEN TRAILS BLK 1 LOT 42 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693674       | GREEN TRAILS BLK 1 LOT 43 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693675       | GREEN TRAILS BLK 1 LOT 44 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693676       | GREEN TRAILS BLK 1 LOT 45 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693677       | GREEN TRAILS BLK 1 LOT 46 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693678       | GREEN TRAILS BLK 1 LOT 47 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693679       | GREEN TRAILS BLK 1 LOT 48 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693680       | GREEN TRAILS BLK 1 LOT 49 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| 693681       | GREEN TRAILS BLK 1 LOT 50 | 2        | \$ 14,268.84                          | \$ 479.17           | \$ 570.75           | \$ 280.00           | \$ 1,329.93                                   |
| <b>Total</b> |                           |          | <b>\$ 706,254.41</b>                  | <b>\$ 24,246.13</b> | <b>\$ 28,250.18</b> | <b>\$ 14,000.00</b> | <b>\$ 66,496.50</b>                           |

**Footnotes:**

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2024 Annual Installment.

[c] The Annual Installment covers the period January 1, 2023 to December 31, 2023, and is due by January 31, 2024.

## EXHIBIT B – DEBT SERVICE SCHEDULE

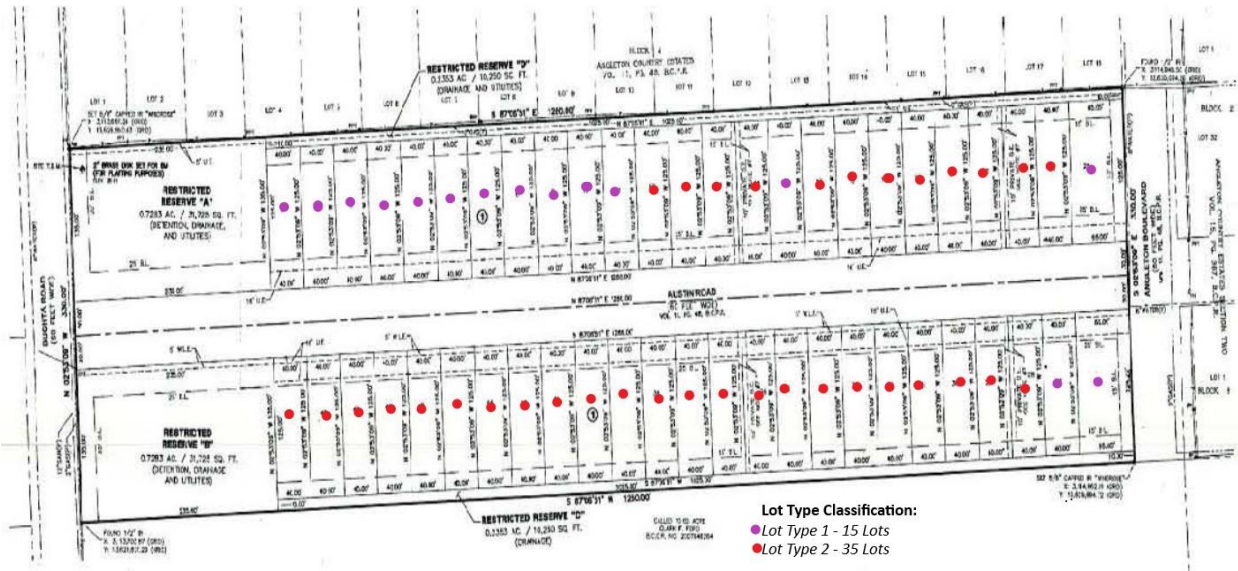
| Installment<br>Due January<br>31, | Principal           | Interest <sup>[a]</sup> | Annual<br>Collection<br>Costs <sup>[b]</sup> | Annual<br>Installment <sup>[b]</sup> |
|-----------------------------------|---------------------|-------------------------|--|--------------------------------------|
| 2024                              | \$ 24,246.13        | \$ 28,250.18            | \$ 14,000.00                                 | \$ 66,496.31                         |
| 2025                              | \$ 25,215.98        | \$ 27,280.33            | \$ 14,280.00                                 | \$ 66,776.31                         |
| 2026                              | \$ 26,224.62        | \$ 26,271.69            | \$ 14,565.60                                 | \$ 67,061.91                         |
| 2027                              | \$ 27,273.60        | \$ 25,222.71            | \$ 14,856.91                                 | \$ 67,353.22                         |
| 2028                              | \$ 28,364.55        | \$ 24,131.76            | \$ 15,154.05                                 | \$ 67,650.36                         |
| 2029                              | \$ 29,499.13        | \$ 22,997.18            | \$ 15,457.13                                 | \$ 67,953.44                         |
| 2030                              | \$ 30,679.10        | \$ 21,817.22            | \$ 15,766.27                                 | \$ 68,262.58                         |
| 2031                              | \$ 31,906.26        | \$ 20,590.05            | \$ 16,081.60                                 | \$ 68,577.91                         |
| 2032                              | \$ 33,182.51        | \$ 19,313.80            | \$ 16,403.23                                 | \$ 68,899.54                         |
| 2033                              | \$ 34,509.81        | \$ 17,986.50            | \$ 16,731.30                                 | \$ 69,227.61                         |
| 2034                              | \$ 35,890.20        | \$ 16,606.11            | \$ 17,065.92                                 | \$ 69,562.23                         |
| 2035                              | \$ 37,325.81        | \$ 15,170.50            | \$ 17,407.24                                 | \$ 69,903.55                         |
| 2036                              | \$ 38,818.84        | \$ 13,677.47            | \$ 17,755.39                                 | \$ 70,251.70                         |
| 2037                              | \$ 40,371.60        | \$ 12,124.71            | \$ 18,110.49                                 | \$ 70,606.80                         |
| 2038                              | \$ 41,986.46        | \$ 10,509.85            | \$ 18,472.70                                 | \$ 70,969.01                         |
| 2039                              | \$ 43,665.92        | \$ 8,830.39             | \$ 18,842.16                                 | \$ 71,338.47                         |
| 2040                              | \$ 45,412.56        | \$ 7,083.76             | \$ 19,219.00                                 | \$ 71,715.31                         |
| 2041                              | \$ 47,229.06        | \$ 5,267.25             | \$ 19,603.38                                 | \$ 72,099.69                         |
| 2042                              | \$ 49,118.22        | \$ 3,378.09             | \$ 19,995.45                                 | \$ 72,491.76                         |
| 2043                              | \$ 35,334.06        | \$ 1,413.36             | \$ 20,395.36                                 | \$ 57,142.77                         |
| <b>Total</b>                      | <b>\$706,254.41</b> | <b>\$327,922.92</b>     | <b>\$340,163.18</b>                          | <b>\$ 1,374,340.51</b>               |

Footnotes:

[a] Interest is calculated at a rate of 4.00%.

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

# EXHIBIT C – LOT TYPE CLASSIFICATION MAP





## **EXHIBIT D – 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 RECORDING<sup>1</sup> 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: \$13,789.67**

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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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

| Installment<br>Due January<br>31, | Principal           | Interest <sup>[a]</sup> | Annual<br>Collection<br>Costs <sup>[b]</sup> | Annual<br>Installment <sup>[b]</sup> |
|-----------------------------------|---------------------|-------------------------|--|--------------------------------------|
| 2024                              | \$ 498.34           | \$ 551.59               | \$ 280.00                                    | \$ 1,329.93                          |
| 2025                              | \$ 518.27           | \$ 531.65               | \$ 285.60                                    | \$ 1,335.53                          |
| 2026                              | \$ 539.00           | \$ 510.92               | \$ 291.31                                    | \$ 1,341.24                          |
| 2027                              | \$ 560.56           | \$ 489.36               | \$ 297.14                                    | \$ 1,347.06                          |
| 2028                              | \$ 582.99           | \$ 466.94               | \$ 303.08                                    | \$ 1,353.01                          |
| 2029                              | \$ 606.31           | \$ 443.62               | \$ 309.14                                    | \$ 1,359.07                          |
| 2030                              | \$ 630.56           | \$ 419.37               | \$ 315.33                                    | \$ 1,365.25                          |
| 2031                              | \$ 655.78           | \$ 394.15               | \$ 321.63                                    | \$ 1,371.56                          |
| 2032                              | \$ 682.01           | \$ 367.91               | \$ 328.06                                    | \$ 1,377.99                          |
| 2033                              | \$ 709.29           | \$ 340.63               | \$ 334.63                                    | \$ 1,384.55                          |
| 2034                              | \$ 737.66           | \$ 312.26               | \$ 341.32                                    | \$ 1,391.24                          |
| 2035                              | \$ 767.17           | \$ 282.76               | \$ 348.14                                    | \$ 1,398.07                          |
| 2036                              | \$ 797.86           | \$ 252.07               | \$ 355.11                                    | \$ 1,405.03                          |
| 2037                              | \$ 829.77           | \$ 220.15               | \$ 362.21                                    | \$ 1,412.14                          |
| 2038                              | \$ 862.96           | \$ 186.96               | \$ 369.45                                    | \$ 1,419.38                          |
| 2039                              | \$ 897.48           | \$ 152.44               | \$ 376.84                                    | \$ 1,426.77                          |
| 2040                              | \$ 933.38           | \$ 116.55               | \$ 384.38                                    | \$ 1,434.31                          |
| 2041                              | \$ 970.72           | \$ 79.21                | \$ 392.07                                    | \$ 1,441.99                          |
| 2042                              | \$ 1,009.54         | \$ 40.38                | \$ 399.91                                    | \$ 1,449.84                          |
| <b>Total</b>                      | <b>\$ 13,789.67</b> | <b>\$ 6,158.93</b>      | <b>\$ 6,395.36</b>                           | <b>\$ 26,343.95</b>                  |

**Footnotes:**

[a] Interest is calculated at a rate of 4.00%.

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

## **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 RECORDING<sup>1</sup> 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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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

| Installment<br>Due January<br>31, |                     |                    | Annual<br>Collection<br>Costs | Annual<br>Installment |
|-----------------------------------|---------------------|--------------------|-------------------------------|-----------------------|
|                                   | Principal           | Interest           |                               |                       |
| 2024                              | \$ 479.17           | \$ 570.75          | \$ 280.00                     | \$ 1,329.93           |
| 2025                              | \$ 498.34           | \$ 551.59          | \$ 285.60                     | \$ 1,335.53           |
| 2026                              | \$ 518.27           | \$ 531.65          | \$ 291.31                     | \$ 1,341.24           |
| 2027                              | \$ 539.00           | \$ 510.92          | \$ 297.14                     | \$ 1,347.06           |
| 2028                              | \$ 560.56           | \$ 489.36          | \$ 303.08                     | \$ 1,353.01           |
| 2029                              | \$ 582.99           | \$ 466.94          | \$ 309.14                     | \$ 1,359.07           |
| 2030                              | \$ 606.31           | \$ 443.62          | \$ 315.33                     | \$ 1,365.25           |
| 2031                              | \$ 630.56           | \$ 419.37          | \$ 321.63                     | \$ 1,371.56           |
| 2032                              | \$ 655.78           | \$ 394.15          | \$ 328.06                     | \$ 1,377.99           |
| 2033                              | \$ 682.01           | \$ 367.91          | \$ 334.63                     | \$ 1,384.55           |
| 2034                              | \$ 709.29           | \$ 340.63          | \$ 341.32                     | \$ 1,391.24           |
| 2035                              | \$ 737.66           | \$ 312.26          | \$ 348.14                     | \$ 1,398.07           |
| 2036                              | \$ 767.17           | \$ 282.76          | \$ 355.11                     | \$ 1,405.03           |
| 2037                              | \$ 797.86           | \$ 252.07          | \$ 362.21                     | \$ 1,412.14           |
| 2038                              | \$ 829.77           | \$ 220.15          | \$ 369.45                     | \$ 1,419.38           |
| 2039                              | \$ 862.96           | \$ 186.96          | \$ 376.84                     | \$ 1,426.77           |
| 2040                              | \$ 897.48           | \$ 152.44          | \$ 384.38                     | \$ 1,434.31           |
| 2041                              | \$ 933.38           | \$ 116.55          | \$ 392.07                     | \$ 1,441.99           |
| 2042                              | \$ 970.72           | \$ 79.21           | \$ 399.91                     | \$ 1,449.84           |
| 2043                              | \$ 1,009.54         | \$ 40.38           | \$ 407.91                     | \$ 1,457.83           |
| <b>Total</b>                      | <b>\$ 14,268.84</b> | <b>\$ 6,729.68</b> | <b>\$ 6,803.26</b>            | <b>\$ 27,801.79</b>   |

**Footnotes:**

[a] Interest is calculated at a rate of 4.00%.

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