



RIVERWOOD RANCH  
PUBLIC IMPROVEMENT DISTRICT  
2024 ANNUAL SERVICE PLAN UPDATE  
September 10, 2024

## INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings given to them in the 2021 Service and Assessment Plan (the “2021 SAP”) or unless the context in which a term is used clearly requires a different meaning.

On November 12, 2019, the City passed and approved Resolution 20191112-011 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

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the City passed and approved Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021.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 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.

On September 12, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230912-018 which updated the Assessment Roll for 2023.

The 2021 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within 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. Pursuant to the PID Act, the 2021 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2021 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

## PARCEL SUBDIVISION

- The final plat of Riverwood Ranch Section 1 was filed and recorded within the County on March 11, 2021, and consists of 96 residential Lots and 3 Lots of Non-Benefited Property.
- The final plat of Riverwood Ranch Section 2 was filed and recorded with the County on May 2, 2022, and consists of 109 residential Lots and 4 Lots of Non-Benefited Property.

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

## LOT AND HOME SALES

Per the Owner as of March 31, 2024, the lot ownership composition is provided below:

- Owner Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots
  - Lot Type 3: 1 Lots
- Homebuilder Owned:
  - Lot Type 1: 43 Lots
  - Lot Type 2: 2 Lots
  - Lot Type 3: 6 Lots
- End-User Owner:
  - Lot Type 1: 105 Lots
  - Lot Type 2: 28 Lots
  - Lot Type 3: 20 Lots

See **Exhibit D** for the buyer disclosures.

## AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements as identified in the 2021 SAP and updated as of March 31, 2024 is shown below.

Authorized Improvements	Original Budget	Updated Budget <sup>[a]</sup>	Actual Costs Spent to Date <sup>[b],[c]</sup>	Percent of Budget Spent
<i>Improvement Area #1 Improvements</i>				
Roadway	\$ 1,698,506	\$ 1,900,689	\$ 1,814,783	95.48%
Water	376,407	431,076	449,530	104.28%
Wastewater	452,137	452,125	475,416	105.15%
Storm Water	655,617	604,602	643,034	106.36%
Landscape & Park	425,589	575,139	637,467	110.84%
Detention	-	211,845	217,573	102.70%
Contingency	360,826	58,173	146,230	251.37%
Soft Costs	541,238	680,209	1,292,553	190.02%
<b>Total</b>	<b>\$ 4,510,320</b>	<b>\$ 4,913,858</b>	<b>\$ 5,676,586</b>	<b>115.52%</b>

**Footnotes:**

[a] Amendment approved by Angleton City Council on March 26, 2024.

[b] As of March 31, 2024, provided by the Owner.

[c] The costs overruns of \$762,727.83 are not PID reimbursable and 100% paid by the Owner.

## OUTSTANDING ASSESSMENT

The District Outstanding Assessment as identified in the 2021 SAP and updated as of March 31, 2024 is shown below.

Installment Due January 31,	Outstanding Balance	Annual Principal Payment	Reduction in Original Assessment <sup>[a]</sup>	Remaining Outstanding Assessment
2022	\$ 5,180,000	\$ -	\$ -	\$ 5,180,000
2023	\$ 5,180,000	\$ 95,000	\$ -	\$ 5,085,000
2024	\$ 5,085,000	\$ 100,000	\$ 266,142	\$ 4,718,858
2025	\$ 4,718,858	\$ 100,573	\$ -	\$ 4,618,285

**Footnotes:**

[a] The Outstanding Assessment balance was reduced due to reduction in Authorized Improvements, as approved through a budget amendment by the City of Angleton City Council on March 26, 2024.

**ANNUAL INSTALLMENT DUE 1/31/2025**

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$289,327.64.
- **TIRZ No. 2 Annual Credit Amount** – The total TIRZ No. 2 Annual Credit Amount, credited against the principal and interest required for the Annual Installment, is \$31,181.20.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$27,306.74. A breakdown of the Annual Collection Costs is shown below.

District	
Annual Collection Costs	
Administration	\$ 19,101.74
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	205.00
Draw Request Review	5,000.00
Miscellaneous	1,000.00
<b>Total Annual Collection Costs</b>	<b>\$ 27,306.74</b>

District	
Due January 31, 2025	
Principal	\$ 100,573.32
Interest	\$ 188,754.32
TIRZ No. Annual Credit Amount	\$ (31,181.20)
Annual Collection Costs	\$ 27,306.74
<b>Total Annual Installment</b>	<b>\$ 285,453.18</b>

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

**PREPAYMENT OF ASSESSMENTS IN FULL**

No Parcels have made full prepayments.

**PARTIAL PREPAYMENT OF ASSESSMENTS**

No Parcels have made partial prepayments.

## TIRZ NO. 2 ANNUAL CREDIT

The City Council, in accordance with the Facilities and Creation Costs Reimbursement Agreement approved July 14, 2020, TIRZ funds will be used to reduce the annual PID assessment levied on properties within Improvement Area #1. The TIRZ Revenues generated to reduce the Improvement Area #1 Annual Installment for all Improvement Area #1 Assessed Property so that the Improvement Area #1 Annual Installment minus the TIRZ No. 2 Annual Credit Amount for each Lot Type does not produce an equivalent tax rate which exceeds the competitive composite ad valorem equivalent tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the District Annual Installments. The resulting Maximum TIRZ No. 2 Annual Credit Amount for each Lot Type is shown below.

Lot Type	Units	TIRZ Maximum Annual Credit Amount	
		Amount	Per Unit
1	148	\$ 0.1709	\$ 406.77
2	30	\$ 0.1709	\$ 443.58
3	27	\$ 0.1709	\$ 482.20
<b>Total</b>	<b>205</b>		<b>\$ 1,332.55</b>

The TIRZ No. 2 Revenues available to be applied to the District Annual Installment due January 31, 2025 is \$31,181.20.

## 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.

		District				
Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$100,573.32	\$104,596.25	\$108,780.10	\$113,131.30	\$117,656.56
Interest		\$188,754.32	\$184,731.39	\$180,547.54	\$176,196.34	\$171,671.09
TIRZ No. 2 Annual Credit Amount <sup>1</sup>		\$ (31,181.20)	\$ -	\$ -	\$ -	\$ -
	(1)	\$258,146.44	\$289,327.64	\$289,327.64	\$289,327.64	\$289,327.65
Annual Collection Cost	(2)	\$ 27,306.74	\$ 27,852.87	\$ 28,409.93	\$ 28,978.13	\$ 29,557.69
<b>Total Installment</b>	<b>(3) = (1) + (2)</b>	<b>\$285,453.18</b>	<b>\$317,180.52</b>	<b>\$317,737.57</b>	<b>\$318,305.77</b>	<b>\$318,885.34</b>

**Footnotes:**

1) The TIRZ No. 2 Revenue generated by the Improvement Area #1 Assessed Property for the previous Tax Year shall be applied on a parcel by parcel basis to reduce principal required for the Improvement Area #1 Annual Installment due January 31, 2024. The TIRZ No. 2 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 2 Revenue is generated.

**ASSESSMENT ROLL**

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

## EXHIBIT A – ASSESSMENT ROLL

Property ID	Address	Lot Type	District <sup>(a)</sup>						
			Outstanding Assessment <sup>(b)</sup>	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2025 <sup>(c)</sup>
700123	Riverwood Ranch Section 1, BLK 1 LOT 1	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700124	Riverwood Ranch Section 1, BLK 1 LOT 2	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700125	Riverwood Ranch Section 1, BLK 1 LOT 3	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700126	Riverwood Ranch Section 1, BLK 1 LOT 4	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700127	Riverwood Ranch Section 1, BLK 1 LOT 5	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (39.12)	\$ 1,584.09
700128	Riverwood Ranch Section 1, BLK 1 LOT 6	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (39.12)	\$ 1,725.38
700129	Riverwood Ranch Section 1, BLK 1 LOT 7	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (321.51)	\$ 1,442.99
700130	Riverwood Ranch Section 1, BLK 1 LOT 8	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (165.19)	\$ 1,599.31
700131	Riverwood Ranch Section 1, BLK 1 LOT 9	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (39.12)	\$ 1,725.38
700132	Riverwood Ranch Section 1, BLK 1 LOT 10	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (39.12)	\$ 1,584.09
700133	Riverwood Ranch Section 1, BLK 1 LOT 11	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700134	Riverwood Ranch Section 1, BLK 1 LOT 12	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700135	Riverwood Ranch Section 1, BLK 1 LOT 13	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700136	Riverwood Ranch Section 1, BLK 1 LOT 14	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (39.12)	\$ 1,449.37
700137	Riverwood Ranch Section 1, BLK 1 LOT 15	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (406.77)	\$ 1,081.72
700138	Riverwood Ranch Section 1, BLK 1 LOT 16	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (222.03)	\$ 1,401.18
700139	Riverwood Ranch Section 1, BLK 1 LOT 17	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (133.24)	\$ 1,355.25
700140	Riverwood Ranch Section 1, BLK 1 LOT 18	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (137.35)	\$ 1,351.14
700141	Riverwood Ranch Section 1, BLK 1 LOT 19	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
700142	Riverwood Ranch Section 1, BLK 1 LOT 20	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
700143	Riverwood Ranch Section 1, BLK 1 LOT 21	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (251.13)	\$ 1,237.36
700144	Riverwood Ranch Section 1, BLK 1 LOT 22	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (338.19)	\$ 1,150.30
700145	Riverwood Ranch Section 1, BLK 1 LOT 23	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (205.87)	\$ 1,282.62
700146	Riverwood Ranch Section 1, BLK 1 LOT 24	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (394.72)	\$ 1,093.77
700147	Riverwood Ranch Section 1, BLK 1 LOT 25	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (303.47)	\$ 1,185.02
700148	Riverwood Ranch Section 1, BLK 1 LOT 26	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (332.76)	\$ 1,155.73
700149	Riverwood Ranch Section 1, BLK 1 LOT 27	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (406.77)	\$ 1,081.72
700150	Riverwood Ranch Section 1, BLK 1 LOT 28	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (339.78)	\$ 1,148.71
700151	Riverwood Ranch Section 1, BLK 1 LOT 29	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (289.53)	\$ 1,198.96
700152	Riverwood Ranch Section 1, BLK 1 LOT 30	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (379.42)	\$ 1,109.07
700153	Riverwood Ranch Section 1, BLK 1 LOT 31	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (384.74)	\$ 1,103.75
700154	Riverwood Ranch Section 1, BLK 1 LOT 32	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (329.91)	\$ 1,158.58
700155	Riverwood Ranch Section 1, BLK 1 LOT 33	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (329.91)	\$ 1,158.58
700156	Riverwood Ranch Section 1, BLK 1 LOT 34	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (252.71)	\$ 1,370.50
700157	Riverwood Ranch Section 1, BLK 1 LOT 35	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (273.13)	\$ 1,491.37
700158	Riverwood Ranch Section 1, BLK 1 LOT 36	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (56.94)	\$ 1,707.56
700159	Riverwood Ranch Section 1, BLK 1 LOT 37	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ -	\$ 1,764.50
700160	Riverwood Ranch Section 1, BLK 1 LOT 38	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (321.22)	\$ 1,301.99
700161	Riverwood Ranch Section 1, BLK 1 LOT 39	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (336.66)	\$ 1,151.83
700162	Riverwood Ranch Section 1, BLK 1 LOT 40	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (303.87)	\$ 1,184.62

**Footnotes:**

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Cumulative of TIRZ No. 2 Annual Credit Amount.



Property ID	Address	Lot Type	District <sup>[a]</sup>						
			Outstanding Assessment <sup>[b]</sup>	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2025 <sup>[c]</sup>
700163	Riverwood Ranch Section 1, BLK 1 LOT 41	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (183.44)	\$ 1,305.05
700164	Riverwood Ranch Section 1, BLK 1 LOT 42	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (149.15)	\$ 1,339.34
700165	Riverwood Ranch Section 1, BLK 1 LOT 43	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (309.42)	\$ 1,179.07
700166	Riverwood Ranch Section 1, BLK 1 LOT 44	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
700170	Riverwood Ranch Section 1, BLK 1 LOT 45	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (270.72)	\$ 1,217.77
700171	Riverwood Ranch Section 1, BLK 1 LOT 46	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
700172	Riverwood Ranch Section 1, BLK 1 LOT 47	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (406.77)	\$ 1,081.72
700173	Riverwood Ranch Section 1, BLK 1 LOT 48	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (311.68)	\$ 1,176.81
700174	Riverwood Ranch Section 1, BLK 1 LOT 49	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
700175	Riverwood Ranch Section 1, BLK 1 LOT 50	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
700176	Riverwood Ranch Section 1, BLK 1 LOT 51	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (252.58)	\$ 1,235.91
700177	Riverwood Ranch Section 1, BLK 1 LOT 52	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (220.77)	\$ 1,267.72
700178	Riverwood Ranch Section 1, BLK 1 LOT 53	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (327.51)	\$ 1,160.98
700179	Riverwood Ranch Section 1, BLK 1 LOT 54	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (343.54)	\$ 1,144.95
700180	Riverwood Ranch Section 1, BLK 1 LOT 55	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (50.95)	\$ 1,437.54
700181	Riverwood Ranch Section 1, BLK 1 LOT 56	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (332.16)	\$ 1,432.34
700182	Riverwood Ranch Section 1, BLK 1 LOT 57	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (366.25)	\$ 1,398.25
700183	Riverwood Ranch Section 1, BLK 1 LOT 58	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (303.07)	\$ 1,320.14
700184	Riverwood Ranch Section 1, BLK 1 LOT 59	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (319.21)	\$ 1,169.28
700185	Riverwood Ranch Section 1, BLK 1 LOT 60	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (250.47)	\$ 1,238.02
700186	Riverwood Ranch Section 1, BLK 1 LOT 61	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (271.77)	\$ 1,216.72
700187	Riverwood Ranch Section 1, BLK 1 LOT 62	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (247.60)	\$ 1,240.89
700188	Riverwood Ranch Section 1, BLK 1 LOT 63	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (339.27)	\$ 1,149.22
700189	Riverwood Ranch Section 1, BLK 1 LOT 64	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (241.66)	\$ 1,246.83
700190	Riverwood Ranch Section 1, BLK 1 LOT 65	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (260.19)	\$ 1,228.30
700191	Riverwood Ranch Section 1, BLK 1 LOT 66	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (371.72)	\$ 1,392.78
700192	Riverwood Ranch Section 1, BLK 1 LOT 67	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (334.32)	\$ 1,430.18
700193	Riverwood Ranch Section 1, BLK 1 LOT 68	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (315.46)	\$ 1,307.75
700194	Riverwood Ranch Section 1, BLK 1 LOT 69	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (293.64)	\$ 1,470.86
700195	Riverwood Ranch Section 1, BLK 1 LOT 70	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (331.73)	\$ 1,291.48
700196	Riverwood Ranch Section 1, BLK 1 LOT 71	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (281.41)	\$ 1,207.08
700197	Riverwood Ranch Section 1, BLK 1 LOT 72	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (221.68)	\$ 1,401.53
700198	Riverwood Ranch Section 1, BLK 1 LOT 73	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (319.47)	\$ 1,169.02
700199	Riverwood Ranch Section 1, BLK 1 LOT 74	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (302.30)	\$ 1,186.19
700200	Riverwood Ranch Section 1, BLK 1 LOT 75	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (311.78)	\$ 1,176.71
700201	Riverwood Ranch Section 1, BLK 1 LOT 76	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (221.20)	\$ 1,267.29
700203	Riverwood Ranch Section 1, BLK 1 LOT 77	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (358.95)	\$ 1,129.54
700204	Riverwood Ranch Section 1, BLK 1 LOT 78	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (316.77)	\$ 1,171.72
700205	Riverwood Ranch Section 1, BLK 1 LOT 79	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (315.40)	\$ 1,173.09
700206	Riverwood Ranch Section 1, BLK 1 LOT 80	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (332.53)	\$ 1,155.96

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Cumulative of TIRZ No. 2 Annual Credit Amount.

Property ID	Address	Lot Type	District <sup>[a]</sup>						
			Outstanding Assessment <sup>[b]</sup>	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2025 <sup>[c]</sup>
700207	Riverwood Ranch Section 1, BLK 1 LOT 81	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (291.12)	\$ 1,332.09
700208	Riverwood Ranch Section 1, BLK 1 LOT 82	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (317.71)	\$ 1,305.50
700209	Riverwood Ranch Section 1, BLK 1 LOT 83	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (363.05)	\$ 1,125.44
700210	Riverwood Ranch Section 1, BLK 1 LOT 84	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (305.28)	\$ 1,183.21
700211	Riverwood Ranch Section 1, BLK 1 LOT 85	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (322.29)	\$ 1,166.20
700212	Riverwood Ranch Section 1, BLK 1 LOT 86	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (359.53)	\$ 1,128.96
700213	Riverwood Ranch Section 1, BLK 1 LOT 87	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (304.14)	\$ 1,184.35
700214	Riverwood Ranch Section 1, BLK 1 LOT 88	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (281.89)	\$ 1,206.60
700215	Riverwood Ranch Section 1, BLK 1 LOT 89	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (370.65)	\$ 1,117.84
700216	Riverwood Ranch Section 1, BLK 1 LOT 90	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (304.26)	\$ 1,184.23
700217	Riverwood Ranch Section 1, BLK 1 LOT 91	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (276.94)	\$ 1,346.27
700218	Riverwood Ranch Section 1, BLK 1 LOT 92	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (340.06)	\$ 1,283.15
700219	Riverwood Ranch Section 1, BLK 2 LOT 1	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.56)	\$ 1,435.93
700220	Riverwood Ranch Section 1, BLK 2 LOT 2	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (332.53)	\$ 1,155.96
700221	Riverwood Ranch Section 1, BLK 3 LOT 1	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (293.91)	\$ 1,194.58
700222	Riverwood Ranch Section 1, BLK 3 LOT 2	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (313.67)	\$ 1,174.82
700120	Riverwood Ranch Section 1, ACRES 5.267	Non-Benefited Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
700121	Riverwood Ranch Section 1, CRES 0.0215	Non-Benefited Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
700122	Riverwood Ranch Section 1, ACRES 0.303	Non-Benefited Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706579	Riverwood Ranch Section 2, Acres 0.083	Non-Benefited Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706580	Riverwood Ranch Section 2, Acres 0.083	Non-Benefited Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706581	Riverwood Ranch Section 2, Acres 0.005	Non-Benefited Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706582	Riverwood Ranch Section 2, Acres 0.005	Non-Benefited Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
706583	Riverwood Ranch Section 2, BLK 1 LOT 1	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (142.28)	\$ 1,346.21
706584	Riverwood Ranch Section 2, BLK 1 LOT 2	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (141.46)	\$ 1,347.03
706585	Riverwood Ranch Section 2, BLK 1 LOT 3	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (146.01)	\$ 1,342.48
706586	Riverwood Ranch Section 2, BLK 1 LOT 4	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (74.46)	\$ 1,414.03
706587	Riverwood Ranch Section 2, BLK 1 LOT 5	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (126.83)	\$ 1,361.66
706588	Riverwood Ranch Section 2, BLK 1 LOT 6	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (155.77)	\$ 1,332.72
706589	Riverwood Ranch Section 2, BLK 1 LOT 7	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (135.14)	\$ 1,353.35
706590	Riverwood Ranch Section 2, BLK 1 LOT 8	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (124.24)	\$ 1,364.25
706591	Riverwood Ranch Section 2, BLK 1 LOT 9	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (159.90)	\$ 1,328.59
706592	Riverwood Ranch Section 2, BLK 1 LOT 10	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (69.21)	\$ 1,419.28
706593	Riverwood Ranch Section 2, BLK 1 LOT 11	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (135.42)	\$ 1,353.07
706594	Riverwood Ranch Section 2, BLK 1 LOT 12	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (156.94)	\$ 1,466.27
706595	Riverwood Ranch Section 2, BLK 1 LOT 13	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (142.70)	\$ 1,480.51
706596	Riverwood Ranch Section 2, BLK 1 LOT 14	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (142.25)	\$ 1,622.25
706597	Riverwood Ranch Section 2, BLK 1 LOT 15	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (78.02)	\$ 1,686.48
706598	Riverwood Ranch Section 2, BLK 1 LOT 16	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (152.87)	\$ 1,611.63
706599	Riverwood Ranch Section 2, BLK 1 LOT 17	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (29.64)	\$ 1,458.85

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Cumulative of TIRZ No. 2 Annual Credit Amount.

Property ID	Address	Lot Type	District <sup>[a]</sup>						
			Outstanding Assessment <sup>[b]</sup>	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2025 <sup>[c]</sup>
706600	Riverwood Ranch Section 2, BLK 1 LOT 18	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (106.87)	\$ 1,381.62
706601	Riverwood Ranch Section 2, BLK 1 LOT 19	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (108.94)	\$ 1,379.55
706602	Riverwood Ranch Section 2, BLK 1 LOT 20	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (83.61)	\$ 1,404.88
706603	Riverwood Ranch Section 2, BLK 1 LOT 21	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (96.43)	\$ 1,668.07
706604	Riverwood Ranch Section 2, BLK 1 LOT 22	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (106.62)	\$ 1,657.88
706605	Riverwood Ranch Section 2, BLK 1 LOT 23	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (54.88)	\$ 1,709.62
706606	Riverwood Ranch Section 2, BLK 1 LOT 24	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (54.08)	\$ 1,434.41
706607	Riverwood Ranch Section 2, BLK 1 LOT 25	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (50.10)	\$ 1,438.39
706608	Riverwood Ranch Section 2, BLK 1 LOT 26	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706609	Riverwood Ranch Section 2, BLK 1 LOT 27	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706610	Riverwood Ranch Section 2, BLK 1 LOT 28	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	-	\$ 1,488.49
706611	Riverwood Ranch Section 2, BLK 1 LOT 29	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706612	Riverwood Ranch Section 2, BLK 1 LOT 30	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706613	Riverwood Ranch Section 2, BLK 1 LOT 31	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706614	Riverwood Ranch Section 2, BLK 1 LOT 32	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706615	Riverwood Ranch Section 2, BLK 1 LOT 33	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706616	Riverwood Ranch Section 2, BLK 1 LOT 34	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706617	Riverwood Ranch Section 2, BLK 1 LOT 35	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (43.18)	\$ 1,445.31
706618	Riverwood Ranch Section 2, BLK 1 LOT 36	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706619	Riverwood Ranch Section 2, BLK 1 LOT 37	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706620	Riverwood Ranch Section 2, BLK 1 LOT 38	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706621	Riverwood Ranch Section 2, BLK 1 LOT 39	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706622	Riverwood Ranch Section 2, BLK 1 LOT 40	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706623	Riverwood Ranch Section 2, BLK 1 LOT 41	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706624	Riverwood Ranch Section 2, BLK 1 LOT 42	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706625	Riverwood Ranch Section 2, BLK 1 LOT 43	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706626	Riverwood Ranch Section 2, BLK 1 LOT 44	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706627	Riverwood Ranch Section 2, BLK 1 LOT 45	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (54.16)	\$ 1,569.05
706628	Riverwood Ranch Section 2, BLK 1 LOT 46	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (58.37)	\$ 1,706.13
706629	Riverwood Ranch Section 2, BLK 1 LOT 47	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (54.38)	\$ 1,710.12
706630	Riverwood Ranch Section 2, BLK 1 LOT 48	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.35)	\$ 1,436.14
706631	Riverwood Ranch Section 2, BLK 1 LOT 49	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706632	Riverwood Ranch Section 2, BLK 1 LOT 50	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706633	Riverwood Ranch Section 2, BLK 1 LOT 51	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706634	Riverwood Ranch Section 2, BLK 1 LOT 52	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706635	Riverwood Ranch Section 2, BLK 1 LOT 53	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706636	Riverwood Ranch Section 2, BLK 1 LOT 54	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (53.87)	\$ 1,434.62
706637	Riverwood Ranch Section 2, BLK 1 LOT 55	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (53.87)	\$ 1,434.62
706638	Riverwood Ranch Section 2, BLK 1 LOT 56	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706639	Riverwood Ranch Section 2, BLK 1 LOT 57	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34

Footnotes:

- [a] Totals may not match the Outstanding Assessment and Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] Cumulative of TIRZ No. 2 Annual Credit Amount.

			District <sup>[a]</sup>						
Property ID	Address	Lot Type	Outstanding Assessment <sup>[b]</sup>	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount	Annual Installment Due 1/31/2025 <sup>[c]</sup>
706640	Riverwood Ranch Section 2, BLK 1 LOT 58	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706641	Riverwood Ranch Section 2, BLK 1 LOT 59	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706642	Riverwood Ranch Section 2, BLK 1 LOT 60	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34
706643	Riverwood Ranch Section 2, BLK 1 LOT 61	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.35)	\$ 1,436.14
706644	Riverwood Ranch Section 2, BLK 1 LOT 62	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (54.38)	\$ 1,710.12
706645	Riverwood Ranch Section 2, BLK 1 LOT 63	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (58.37)	\$ 1,706.13
706646	Riverwood Ranch Section 2, BLK 1 LOT 64	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (54.16)	\$ 1,569.05
706647	Riverwood Ranch Section 2, BLK 1 LOT 65	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.70)	\$ 1,435.79
706648	Riverwood Ranch Section 2, BLK 1 LOT 66	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706649	Riverwood Ranch Section 2, BLK 1 LOT 67	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (54.16)	\$ 1,434.33
706650	Riverwood Ranch Section 2, BLK 2 LOT 1	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (148.19)	\$ 1,475.02
706651	Riverwood Ranch Section 2, BLK 2 LOT 2	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (139.55)	\$ 1,348.94
706652	Riverwood Ranch Section 2, BLK 2 LOT 3	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (155.18)	\$ 1,333.31
706653	Riverwood Ranch Section 2, BLK 2 LOT 4	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (146.29)	\$ 1,476.92
706654	Riverwood Ranch Section 2, BLK 2 LOT 5	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (139.45)	\$ 1,349.04
706655	Riverwood Ranch Section 2, BLK 2 LOT 6	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (165.12)	\$ 1,323.37
706656	Riverwood Ranch Section 2, BLK 2 LOT 7	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (151.39)	\$ 1,337.10
706657	Riverwood Ranch Section 2, BLK 2 LOT 8	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (137.81)	\$ 1,350.68
706658	Riverwood Ranch Section 2, BLK 2 LOT 9	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (162.08)	\$ 1,461.13
706659	Riverwood Ranch Section 2, BLK 2 LOT 10	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (149.77)	\$ 1,473.44
706660	Riverwood Ranch Section 2, BLK 2 LOT 11	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (28.65)	\$ 1,594.56
706661	Riverwood Ranch Section 2, BLK 2 LOT 12	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (44.95)	\$ 1,578.26
706662	Riverwood Ranch Section 2, BLK 2 LOT 13	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (53.79)	\$ 1,569.42
706663	Riverwood Ranch Section 2, BLK 2 LOT 14	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (52.94)	\$ 1,570.27
706664	Riverwood Ranch Section 2, BLK 2 LOT 15	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (52.94)	\$ 1,570.27
706665	Riverwood Ranch Section 2, BLK 2 LOT 16	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (52.94)	\$ 1,570.27
706666	Riverwood Ranch Section 2, BLK 2 LOT 17	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.44)	\$ 1,437.05
706667	Riverwood Ranch Section 2, BLK 2 LOT 18	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ -	\$ 1,488.49
706668	Riverwood Ranch Section 2, BLK 2 LOT 19	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.44)	\$ 1,437.05
706669	Riverwood Ranch Section 2, BLK 2 LOT 20	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.44)	\$ 1,437.05
706670	Riverwood Ranch Section 2, BLK 2 LOT 21	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (52.94)	\$ 1,570.27
706671	Riverwood Ranch Section 2, BLK 2 LOT 22	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.44)	\$ 1,437.05
706672	Riverwood Ranch Section 2, BLK 2 LOT 23	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ -	\$ 1,488.49
706673	Riverwood Ranch Section 2, BLK 2 LOT 24	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (52.94)	\$ 1,570.27
706674	Riverwood Ranch Section 2, BLK 2 LOT 25	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.60)	\$ 1,436.89
706675	Riverwood Ranch Section 2, BLK 2 LOT 26	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.71)	\$ 1,435.78
706676	Riverwood Ranch Section 2, BLK 3 LOT 1	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (54.20)	\$ 1,710.30
706677	Riverwood Ranch Section 2, BLK 3 LOT 2	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (54.22)	\$ 1,710.28
706678	Riverwood Ranch Section 2, BLK 3 LOT 3	2	\$ 24,190.99	\$ 515.58	\$ 967.64	\$ 139.99	\$ 1,623.21	\$ (54.22)	\$ 1,568.99
706679	Riverwood Ranch Section 2, BLK 3 LOT 4	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (53.87)	\$ 1,434.62

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Cumulative of TIRZ No. 2 Annual Credit Amount.

Property ID	Address	Lot Type	District <sup>[a]</sup>							Annual Installment Due 1/31/2025 <sup>[c]</sup>
			Outstanding Assessment <sup>[b]</sup>	Principal	Interest	Annual Collection Costs	Annual Installment before TIRZ	TIRZ #2 Annual Credit Amount		
706680	Riverwood Ranch Section 2, BLK 3 LOT 5	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34	
706681	Riverwood Ranch Section 2, BLK 3 LOT 6	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34	
706682	Riverwood Ranch Section 2, BLK 3 LOT 7	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34	
706683	Riverwood Ranch Section 2, BLK 3 LOT 8	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34	
706684	Riverwood Ranch Section 2, BLK 3 LOT 9	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (53.93)	\$ 1,710.57	
706685	Riverwood Ranch Section 2, BLK 3 LOT 10	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (49.95)	\$ 1,438.54	
706686	Riverwood Ranch Section 2, BLK 3 LOT 11	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (54.91)	\$ 1,709.59	
706687	Riverwood Ranch Section 2, BLK 3 LOT 12	3	\$ 26,296.68	\$ 560.46	\$ 1,051.87	\$ 152.17	\$ 1,764.50	\$ (54.79)	\$ 1,709.71	
706688	Riverwood Ranch Section 2, BLK 3 LOT 13	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (52.94)	\$ 1,435.55	
706689	Riverwood Ranch Section 2, BLK 3 LOT 14	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34	
706690	Riverwood Ranch Section 2, BLK 3 LOT 15	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (51.15)	\$ 1,437.34	
706691	Riverwood Ranch Section 2, BLK 3 LOT 16	1	\$ 22,183.23	\$ 472.79	\$ 887.33	\$ 128.37	\$ 1,488.49	\$ (53.87)	\$ 1,434.62	
<b>District Total</b>			<b>\$ 4,718,858.12</b>	<b>\$ 100,573.32</b>	<b>\$ 188,754.32</b>	<b>\$ 27,306.74</b>	<b>\$ 316,634.38</b>	<b>\$ (31,181.20)</b>	<b>\$ 285,453.12</b>	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Cumulative of TIRZ No. 2 Annual Credit Amount.

## EXHIBIT B – DISTRICT ANNUAL INSTALLMENTS

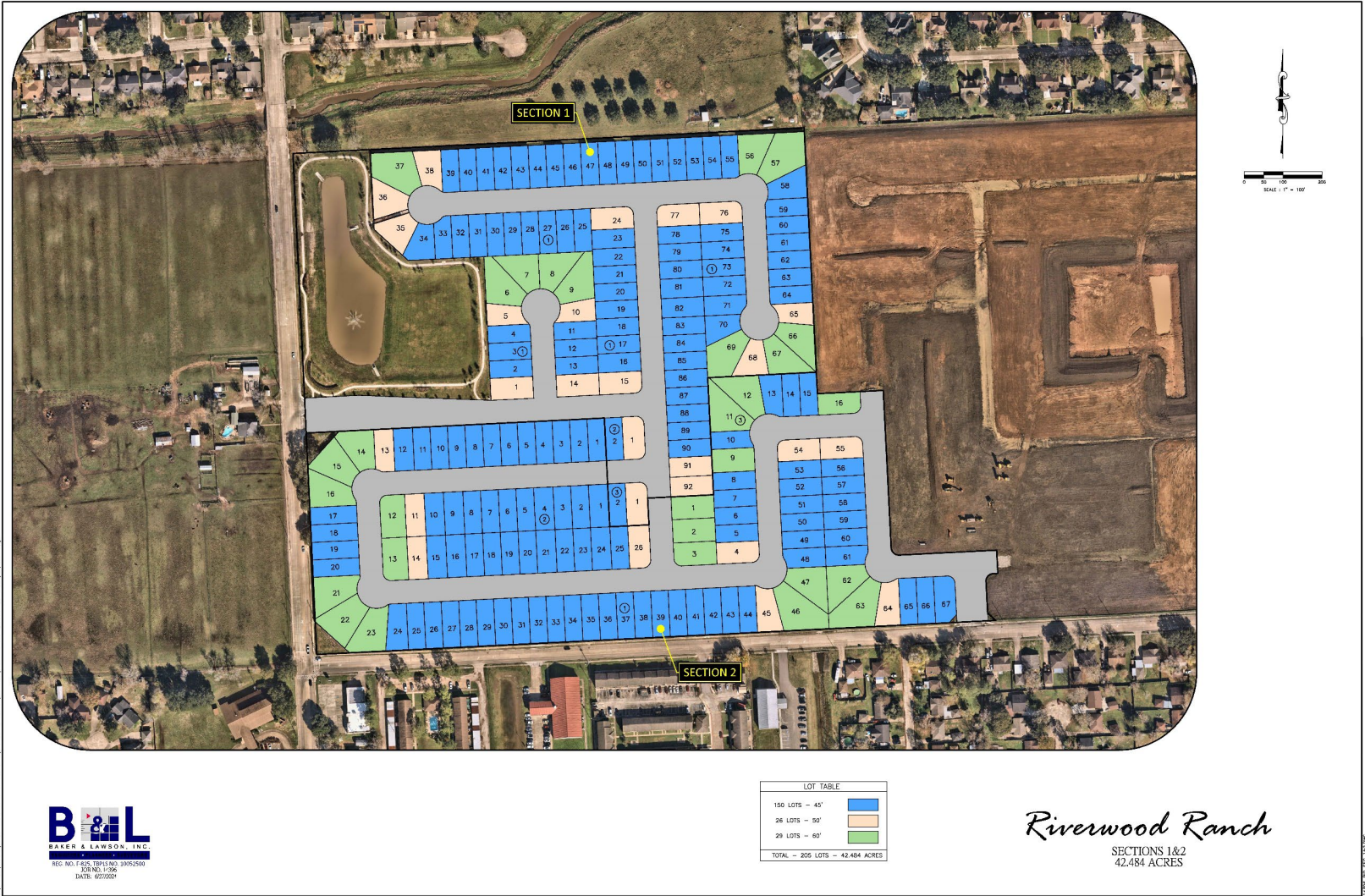
Installment Due January 31,	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 100,573	188,754	27,307	316,634
2026	\$ 104,596	184,731	27,853	317,181
2027	\$ 108,780	180,548	28,410	317,738
2028	\$ 113,131	176,196	28,978	318,306
2029	\$ 117,657	171,671	29,558	318,885
2030	\$ 122,363	166,965	30,149	319,476
2031	\$ 127,257	162,070	30,752	320,079
2032	\$ 132,348	156,980	31,367	320,694
2033	\$ 137,642	151,686	31,994	321,322
2034	\$ 143,147	146,180	32,634	321,962
2035	\$ 148,873	140,455	33,287	322,614
2036	\$ 154,828	134,500	33,952	323,280
2037	\$ 161,021	128,307	34,632	323,959
2038	\$ 167,462	121,866	35,324	324,652
2039	\$ 174,160	115,167	36,031	325,358
2040	\$ 181,127	108,201	36,751	326,079
2041	\$ 188,372	100,956	37,486	326,814
2042	\$ 195,907	93,421	38,236	327,564
2043	\$ 203,743	85,585	39,001	328,328
2044	\$ 211,893	77,435	39,781	329,108
2045	\$ 220,369	68,959	40,576	329,904
2046	\$ 229,183	60,144	41,388	330,716
2047	\$ 238,351	50,977	42,216	331,543
2048	\$ 247,885	41,443	43,060	332,388
2049	\$ 257,800	31,528	43,921	333,249
2050	\$ 268,112	21,216	44,800	334,127
2051	\$ 262,279	10,491	45,696	318,466
Total	\$ 4,718,858	\$ 3,076,431	\$ 965,138	\$ 8,760,427

**Footnotes:**

[a] Interest is calculated at an average 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, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT C – LOT CLASSIFICATION MAP



## EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1 (45')
- Lot Type 2 (50')
- Lot Type 3 (60')



**RIVERWOOD RANCH 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: \$22,183.23**

As the purchaser of the real property described above, you are obligated to pay assessments to 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 *Riverwood Ranch 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 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 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 \_\_\_\_\_

§

§

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 \_\_\_\_\_

§

§

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 Due January 31,	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment <sup>[b],[c]</sup>
2025	472.79	887.33	128.37	1,488.49
2026	491.70	868.42	130.94	1,491.06
2027	511.37	848.75	133.55	1,493.68
2028	531.83	828.29	136.23	1,496.35
2029	553.10	807.02	138.95	1,499.07
2030	575.22	784.90	141.73	1,501.85
2031	598.23	761.89	144.56	1,504.69
2032	622.16	737.96	147.45	1,507.58
2033	647.05	713.07	150.40	1,510.53
2034	672.93	687.19	153.41	1,513.53
2035	699.85	660.27	156.48	1,516.60
2036	727.84	632.28	159.61	1,519.73
2037	756.96	603.17	162.80	1,522.92
2038	787.23	572.89	166.06	1,526.18
2039	818.72	541.40	169.38	1,529.50
2040	851.47	508.65	172.77	1,532.89
2041	885.53	474.59	176.22	1,536.34
2042	920.95	439.17	179.75	1,539.87
2043	957.79	402.33	183.34	1,543.46
2044	996.10	364.02	187.01	1,547.13
2045	1,035.95	324.18	190.75	1,550.87
2046	1,077.38	282.74	194.56	1,554.69
2047	1,120.48	239.64	198.45	1,558.58
2048	1,165.30	194.82	202.42	1,562.55
2049	1,211.91	148.21	206.47	1,566.59
2050	1,260.39	99.73	210.60	1,570.72
2051	1,232.97	49.32	214.81	1,497.10
<b>Total</b>	<b>\$ 22,183.23</b>	<b>\$ 14,462.22</b>	<b>\$ 4,537.09</b>	<b>\$ 41,182.54</b>

**Footnotes:**

[a] Interest is calculated at an average 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, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of \$406.77 for Lot Type 1. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.

## **RIVERWOOD RANCH 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: \$24,190.99**

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Riverwood Ranch 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 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 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 \_\_\_\_\_

§

§

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 \_\_\_\_\_

§

§

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 Due January 31,	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment <sup>[b],[c]</sup>
2025	515.58	967.64	139.99	1,623.21
2026	536.21	947.02	142.79	1,626.01
2027	557.66	925.57	145.64	1,628.87
2028	579.96	903.26	148.55	1,631.78
2029	603.16	880.06	151.53	1,634.75
2030	627.29	855.94	154.56	1,637.78
2031	652.38	830.85	157.65	1,640.87
2032	678.47	804.75	160.80	1,644.02
2033	705.61	777.61	164.02	1,647.24
2034	733.84	749.39	167.30	1,650.52
2035	763.19	720.03	170.64	1,653.87
2036	793.72	689.51	174.06	1,657.28
2037	825.47	657.76	177.54	1,660.76
2038	858.49	624.74	181.09	1,664.31
2039	892.82	590.40	184.71	1,667.93
2040	928.54	554.69	188.40	1,671.63
2041	965.68	517.54	192.17	1,675.40
2042	1,004.31	478.92	196.02	1,679.24
2043	1,044.48	438.74	199.94	1,683.16
2044	1,086.26	396.97	203.93	1,687.16
2045	1,129.71	353.52	208.01	1,691.24
2046	1,174.90	308.33	212.17	1,695.40
2047	1,221.89	261.33	216.42	1,699.64
2048	1,270.77	212.46	220.74	1,703.97
2049	1,321.60	161.62	225.16	1,708.38
2050	1,374.46	108.76	229.66	1,712.89
2051	1,344.56	53.78	234.26	1,632.60
<b>Total</b>	\$ <b>24,190.99</b>	\$ <b>15,771.16</b>	\$ <b>4,947.73</b>	\$ <b>44,909.88</b>

**Footnotes:**

[a] Interest is calculated at an average 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, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of \$443.58 for Lot Type 2. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.

**RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3 - 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 3 PRINCIPAL ASSESSMENT: \$26,296.68**

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Riverwood Ranch 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 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 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 \_\_\_\_\_

§

§

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 \_\_\_\_\_

§

§

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 3

Installment Due January 31,	Principal	Interest <sup>[a]</sup>	Annual Collection Costs	Total Annual Installment <sup>[b],[c]</sup>
2025	560.46	1,051.87	152.17	1,764.50
2026	582.88	1,029.45	155.22	1,767.54
2027	606.20	1,006.13	158.32	1,770.65
2028	630.44	981.89	161.49	1,773.82
2029	655.66	956.67	164.72	1,777.05
2030	681.89	930.44	168.01	1,780.34
2031	709.16	903.17	171.37	1,783.70
2032	737.53	874.80	174.80	1,787.13
2033	767.03	845.30	178.29	1,790.62
2034	797.71	814.62	181.86	1,794.19
2035	829.62	782.71	185.50	1,797.83
2036	862.81	749.52	189.21	1,801.54
2037	897.32	715.01	192.99	1,805.32
2038	933.21	679.12	196.85	1,809.18
2039	970.54	641.79	200.79	1,813.12
2040	1,009.36	602.97	204.80	1,817.13
2041	1,049.74	562.59	208.90	1,821.23
2042	1,091.73	520.60	213.08	1,825.41
2043	1,135.39	476.94	217.34	1,829.67
2044	1,180.81	431.52	221.69	1,834.02
2045	1,228.04	384.29	226.12	1,838.45
2046	1,277.16	335.17	230.64	1,842.97
2047	1,328.25	284.08	235.25	1,847.58
2048	1,381.38	230.95	239.96	1,852.29
2049	1,436.64	175.69	244.76	1,857.09
2050	1,494.10	118.23	249.65	1,861.98
2051	1,461.60	58.46	254.65	1,774.71
<b>Total</b>	<b>\$ 26,296.68</b>	<b>\$ 17,143.96</b>	<b>\$ 5,378.41</b>	<b>\$ 48,819.04</b>

**Footnotes:**

[a] Interest is calculated at an average 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, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] The project Annual Installment does not include the Maximum TIRZ No. 2 Annual Credit Amount of \$482.20 for Lot Type 3. The Assessment Roll shall be updated in each Annual Service Plan Update to include the actual TIRZ No. 2 Annual Credit Amount applicable to each lot.