

ORDINANCE NO. 20220823-13

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS,
APPROVING THE 2022-23 UPDATE TO THE SERVICE
AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR
THE KIBER RESERVE PUBLIC IMPROVEMENT
DISTRICT; MAKING AND ADOPTING FINDINGS;
ACCEPTING AND APPROVING THE ANNUAL SERVICE
PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR
THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND
OTHER MATTERS RELATED THERETO.**

WHEREAS, The Kiber Reserve Public Improvement District (the “District”) was created pursuant to the PID Act, by Resolution No. 20201110-007 of the City Council on November 10, 2020, to finance certain public improvement projects for the benefit of the property in the District and

WHEREAS, On October 12, 2021, the City Council adopted and approved the service and assessment plan for the District by Ordinance No. 20211012-015, (the “Service and Assessment Plan”) including an Assessment Roll, and levied Assessments on property within the District to finance the Authorized Improvements for the benefit of such property.

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

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

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2022-2023 attached as Exhibit A (the “2022-2023 Annual Service Plan Update”) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the PID Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2022-2023 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

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

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

SECTION 2. Annual Service Plan Update. The 2022-2023 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

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

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

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

SECTION 6. Property Records. This Ordinance and the 2022-2023 Annual Service Plan Update shall be filed in the real property records of Brazoria County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Angleton, Texas, on this the 23rd day of August 2022.

Jason Perez
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Michelle Perez
City Secretary

Judith El Masri
City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

Given under my hand and seal of office this _____.

Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

2022-2023 ANNUAL UPDATE TO THE KIBER RANCH PUBLIC IMPROVEMENT
DISTRICT SERVICE AND ASSESSMENT PLAN.



KIBER RESERVE
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 23, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act, by Resolution No. 20201110-007 of the City Council on November 10, 2020, to finance certain public improvement projects for the benefit of the property in the District.

On October 12, 2021, the City Council adopted and approved the Service and Assessment Plan for the District by Ordinance No. 20211012-015, including an Assessment Roll, and levied Assessments on property within the District to finance the Authorized Improvements for the benefit of such property.

The Service and Assessment Plan identified the Authorized Improvements to be constructed, 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 Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022. This 2022 Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

The Final Plat for Kiber Reserve Phase 1 was recorded in the official public records of Brazoria County on October 22, 2021, and consists of 48 Residential Lots and 1 Lot classified as Non-Benefitted Property. The final plat is attached as **Exhibit B**.

LOT AND HOME SALES

It is anticipated that the District will consist of 93 Residential Lots.

As of June 30, 2022, the Developer reported all 93 Residential Lots are under contract, 40 have begun construction and 8 have been closed to end users.

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

AUTHORIZED IMPROVEMENTS

The Authorized Improvements consist of street, storm drainage, sanitary sewer, water and soft costs. Per the Developer, the estimated cost of the Authorized Improvements remains unchanged at 2,121,890, as shown in the table below. Actual Costs spent to date, and construction completion percentage is shown in the table below.

Authorized Improvements	Actual Costs			Forecast Completion Date
	Original Budget	Spent to Date	Percent Complete	
Improvement Area #1 Improvements				
Street	\$ 821,686	\$ 384,084	46.74%	November 2022
Storm Drainage	602,572	548,262	90.99%	November 2022
Sanitary Sewer	203,387	238,484	117.26%	November 2022
Water	164,016	287,035	175.00%	November 2022
Soft Costs	330,229	231,889	70.22%	
Total	\$ 2,121,890	\$ 1,689,754	79.63%	

Notes:

1) As provided by the developer, as of June 30, 2022.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$1,780,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – Pursuant to the PID Reimbursement Agreement, the Annual Installment shall include interest on the unpaid principal amount of the Assessment at a rate of 4.04% per annum, simple interest. The total principal and interest required for the Annual Installment is \$103,438.10.
- **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 for the District is \$18,200.00.

Improvement Area #1	
Due January 31, 2023	
Principal	\$ 31,526.10
Interest	71,912.00
Annual Collection Costs	18,200.00
Total Annual Installment	\$121,638.10

The Annual Installments for Residential Lots are attached hereto as **Exhibit C**.

PREPAYMENT OF ASSESSMENT IN FULL

No full prepayments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayment of Assessments have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized 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.

Annual Installments		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 31,526.10	\$ 32,799.75	\$ 34,124.86	\$ 35,503.51	\$ 36,937.85
Interest		\$ 71,912.00	\$ 70,638.35	\$ 69,313.24	\$ 67,934.59	\$ 66,500.25
	(1)	\$ 103,438.10	\$ 103,438.10	\$ 103,438.10	\$ 103,438.10	\$ 103,438.10
Annual Collection Costs	(2)	\$ 18,200.00	\$ 18,564.00	\$ 18,935.28	\$ 19,313.99	\$ 19,700.27
Total Annual Installment	(3) = (1) + (2)	\$ 121,638.10	\$ 122,002.10	\$ 122,373.38	\$ 122,752.08	\$ 123,138.36

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Rolls will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Outstanding Assessment ^[a]	Annual Installment Due 1/31/23 ^[a]
702067	KIBER RESERVE PHASE 1 BLK 1 LOT 11	Residential	\$ 19,139.78	\$ 1,307.94
702068	KIBER RESERVE PHASE 1 BLK 1 LOT 12	Residential	\$ 19,139.78	\$ 1,307.94
702069	KIBER RESERVE PHASE 1 BLK 1 LOT 13	Residential	\$ 19,139.78	\$ 1,307.94
702070	KIBER RESERVE PHASE 1 BLK 1 LOT 14	Residential	\$ 19,139.78	\$ 1,307.94
702071	KIBER RESERVE PHASE 1 BLK 1 LOT 15	Residential	\$ 19,139.78	\$ 1,307.94
702072	KIBER RESERVE PHASE 1 BLK 1 LOT 16	Residential	\$ 19,139.78	\$ 1,307.94
702091	KIBER RESERVE PHASE 1 BLK 2 LOT 14	Residential	\$ 19,139.78	\$ 1,307.94
702092	KIBER RESERVE PHASE 1 BLK 2 LOT 15	Residential	\$ 19,139.78	\$ 1,307.94
702093	KIBER RESERVE PHASE 1 BLK 2 LOT 16	Residential	\$ 19,139.78	\$ 1,307.94
702094	KIBER RESERVE PHASE 1 BLK 2 LOT 17	Residential	\$ 19,139.78	\$ 1,307.94
702095	KIBER RESERVE PHASE 1 BLK 2 LOT 18	Residential	\$ 19,139.78	\$ 1,307.94
702096	KIBER RESERVE PHASE 1 BLK 2 LOT 19	Residential	\$ 19,139.78	\$ 1,307.94
702097	KIBER RESERVE PHASE 1 BLK 2 LOT 20	Residential	\$ 19,139.78	\$ 1,307.94
702098	KIBER RESERVE PHASE 1 BLK 2 LOT 21	Residential	\$ 19,139.78	\$ 1,307.94
702099	KIBER RESERVE PHASE 1 BLK 2 LOT 22	Residential	\$ 19,139.78	\$ 1,307.94
702078	KIBER RESERVE PHASE 1 BLK 2 LOT 1	Residential	\$ 19,139.78	\$ 1,307.94
702079	KIBER RESERVE PHASE 1 BLK 2 LOT 2	Residential	\$ 19,139.78	\$ 1,307.94
702080	KIBER RESERVE PHASE 1 BLK 2 LOT 3	Residential	\$ 19,139.78	\$ 1,307.94
702081	KIBER RESERVE PHASE 1 BLK 2 LOT 4	Residential	\$ 19,139.78	\$ 1,307.94
702082	KIBER RESERVE PHASE 1 BLK 2 LOT 5	Residential	\$ 19,139.78	\$ 1,307.94
702083	KIBER RESERVE PHASE 1 BLK 2 LOT 6	Residential	\$ 19,139.78	\$ 1,307.94
702084	KIBER RESERVE PHASE 1 BLK 2 LOT 7	Residential	\$ 19,139.78	\$ 1,307.94
702085	KIBER RESERVE PHASE 1 BLK 2 LOT 8	Residential	\$ 19,139.78	\$ 1,307.94
702086	KIBER RESERVE PHASE 1 BLK 2 LOT 9	Residential	\$ 19,139.78	\$ 1,307.94
702087	KIBER RESERVE PHASE 1 BLK 2 LOT 10	Residential	\$ 19,139.78	\$ 1,307.94
702088	KIBER RESERVE PHASE 1 BLK 2 LOT 11	Residential	\$ 19,139.78	\$ 1,307.94
702089	KIBER RESERVE PHASE 1 BLK 2 LOT 12	Residential	\$ 19,139.78	\$ 1,307.94
702090	KIBER RESERVE PHASE 1 BLK 2 LOT 13	Residential	\$ 19,139.78	\$ 1,307.94
702057	KIBER RESERVE PHASE 1, BLK 1 LOT 1	Residential	\$ 19,139.78	\$ 1,307.94
702058	KIBER RESERVE PHASE 1 BLK 1 LOT 2	Residential	\$ 19,139.78	\$ 1,307.94
702059	KIBER RESERVE PHASE 1 BLK 1 LOT 3	Residential	\$ 19,139.78	\$ 1,307.94
702060	KIBER RESERVE PHASE 1 BLK 1 LOT 4	Residential	\$ 19,139.78	\$ 1,307.94
702061	KIBER RESERVE PHASE 1 BLK 1 LOT 5	Residential	\$ 19,139.78	\$ 1,307.94
702062	KIBER RESERVE PHASE 1 BLK 1 LOT 6	Residential	\$ 19,139.78	\$ 1,307.94
702063	KIBER RESERVE PHASE 1 BLK 1 LOT 7	Residential	\$ 19,139.78	\$ 1,307.94
702064	KIBER RESERVE PHASE 1 BLK 1 LOT 8	Residential	\$ 19,139.78	\$ 1,307.94
702065	KIBER RESERVE PHASE 1 BLK 1 LOT 9	Residential	\$ 19,139.78	\$ 1,307.94
702066	KIBER RESERVE PHASE 1 BLK 1 LOT 10	Residential	\$ 19,139.78	\$ 1,307.94
702073	KIBER RESERVE PHASE 1 BLK 1 LOT 17	Residential	\$ 19,139.78	\$ 1,307.94
702074	KIBER RESERVE PHASE 1 BLK 1 LOT 18	Residential	\$ 19,139.78	\$ 1,307.94

Notes:

^[a] Outstanding Assessment and Annual Installment totals may not sum due to rounding.

^[b] Identified on the Kiber Reserve Plat for Phase 1, recorded on October 11, 2021, as Future Kiber Reserve Phase 2 and classified as remainder parcel

Property ID	Legal Description	Lot Type	Outstanding Assessment ^[a]	Annual Installment Due 1/31/23 ^[a]
702075	KIBER RESERVE PHASE 1 BLK 1 LOT 19	Residential	\$ 19,139.78	\$ 1,307.94
702076	KIBER RESERVE PHASE 1 BLK 1 LOT 20	Residential	\$ 19,139.78	\$ 1,307.94
702077	KIBER RESERVE PHASE 1 BLK 1 LOT 21	Residential	\$ 19,139.78	\$ 1,307.94
702100	KIBER RESERVE PHASE 1 BLK 2 LOT 23	Residential	\$ 19,139.78	\$ 1,307.94
702101	KIBER RESERVE PHASE 1 BLK 2 LOT 24	Residential	\$ 19,139.78	\$ 1,307.94
702102	KIBER RESERVE PHASE 1 BLK 2 LOT 25	Residential	\$ 19,139.78	\$ 1,307.94
702103	KIBER RESERVE PHASE 1 BLK 2 LOT 26	Residential	\$ 19,139.78	\$ 1,307.94
702104	KIBER RESERVE PHASE 1 BLK 2 LOT 27	Residential	\$ 19,139.78	\$ 1,307.94
702056	KIBER RESERVE PHASE 1 PARK/DRAINAGE/DETENTION ACRES 4.08	Non-Benefited	\$ -	\$ -
170803	Tinsley Tract 69A Acres 8.01 - Future Kiber Reserve Phase 2 ^[b]	Remainder Parcel	\$ 861,290.32	\$ 58,857.14
Total			\$1,780,000.00	\$ 121,638.10

Notes:

^[a] Outstanding Assessment and Annual Installment totals may not sum due to rounding.

^[b] Identified on the Kiber Reserve Plat for Phase 1, recorded on October 11, 2021, as Future Kiber Reserve Phase 2 and classified as remainder parcel

EXHIBIT B – PHASE I FINAL REPLAT

**KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE**

EXHIBIT C – PROJECTED ANNUAL INSTALLMENTS

Improvement Area #1 Annual Installments					
Annual Installments Due	Principal	Interest ²	Annual Collection Costs	Annual Installment ¹	
1/31/2023	\$ 31,526.10	\$ 71,912.00	\$ 18,200.00	\$	121,638.10
1/31/2024	\$ 32,799.75	\$ 70,638.35	\$ 18,564.00	\$	122,002.10
1/31/2025	\$ 34,124.86	\$ 69,313.24	\$ 18,935.28	\$	122,373.38
1/31/2026	\$ 35,503.51	\$ 67,934.59	\$ 19,313.99	\$	122,752.08
1/31/2027	\$ 36,937.85	\$ 66,500.25	\$ 19,700.27	\$	123,138.36
1/31/2028	\$ 38,430.14	\$ 65,007.96	\$ 20,094.27	\$	123,532.37
1/31/2029	\$ 39,982.72	\$ 63,455.38	\$ 20,496.16	\$	123,934.25
1/31/2030	\$ 41,598.02	\$ 61,840.08	\$ 20,906.08	\$	124,344.18
1/31/2031	\$ 43,278.58	\$ 60,159.52	\$ 21,324.20	\$	124,762.30
1/31/2032	\$ 45,027.03	\$ 58,411.07	\$ 21,750.68	\$	125,188.78
1/31/2033	\$ 46,846.12	\$ 56,591.97	\$ 22,185.70	\$	125,623.80
1/31/2034	\$ 48,738.71	\$ 54,699.39	\$ 22,629.41	\$	126,067.51
1/31/2035	\$ 50,707.75	\$ 52,730.35	\$ 23,082.00	\$	126,520.10
1/31/2036	\$ 52,756.34	\$ 50,681.75	\$ 23,543.64	\$	126,981.74
1/31/2037	\$ 54,887.70	\$ 48,550.40	\$ 24,014.51	\$	127,452.61
1/31/2038	\$ 57,105.16	\$ 46,332.94	\$ 24,494.80	\$	127,932.90
1/31/2039	\$ 59,412.21	\$ 44,025.89	\$ 24,984.70	\$	128,422.80
1/31/2040	\$ 61,812.46	\$ 41,625.63	\$ 25,484.39	\$	128,922.49
1/31/2041	\$ 64,309.69	\$ 39,128.41	\$ 25,994.08	\$	129,432.18
1/31/2042	\$ 66,907.80	\$ 36,530.30	\$ 26,513.96	\$	129,952.06
1/31/2043	\$ 69,610.87	\$ 33,827.22	\$ 27,044.24	\$	130,482.34
1/31/2044	\$ 72,423.15	\$ 31,014.94	\$ 27,585.13	\$	131,023.23
1/31/2045	\$ 75,349.05	\$ 28,089.05	\$ 28,136.83	\$	131,574.93
1/31/2046	\$ 78,393.15	\$ 25,044.95	\$ 28,699.57	\$	132,137.66
1/31/2047	\$ 81,560.23	\$ 21,877.86	\$ 29,273.56	\$	132,711.66
1/31/2048	\$ 84,855.27	\$ 18,582.83	\$ 29,859.03	\$	133,297.13
1/31/2049	\$ 88,283.42	\$ 15,154.68	\$ 30,456.21	\$	133,894.31
1/31/2050	\$ 91,850.07	\$ 11,588.03	\$ 31,065.33	\$	134,503.43
1/31/2051	\$ 95,560.81	\$ 7,877.28	\$ 31,686.64	\$	135,124.74
1/31/2052	\$ 99,421.47	\$ 4,016.63	\$ 32,320.37	\$	135,758.47
Total	\$ 1,780,000.00	\$ 1,323,142.94	\$ 738,339.04	\$	3,841,481.98

Footnotes:

1) 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.

2) The interest rate on the Reimbursement Obligation is estimated at a 4.04% rate.

EXHIBIT D – HOMEBUYER DISCLOSURES

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

- Residential Lot
- Remainder Parcel

[Remainder of page intentionally left blank.]

RESIDENTIAL LOT HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$19,139.78

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Kiber Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Lot Type Residential Annual Installments					
Annual Installments Due	Principal	Interest ²	Annual Collection Costs		Annual Installment ¹
1/31/2023	\$ 338.99	\$ 773.25	\$ 195.70	\$	1,307.94
1/31/2024	\$ 352.69	\$ 759.55	\$ 199.61	\$	1,311.85
1/31/2025	\$ 366.93	\$ 745.30	\$ 203.61	\$	1,315.84
1/31/2026	\$ 381.76	\$ 730.48	\$ 207.68	\$	1,319.91
1/31/2027	\$ 397.18	\$ 715.06	\$ 211.83	\$	1,324.07
1/31/2028	\$ 413.23	\$ 699.01	\$ 216.07	\$	1,328.31
1/31/2029	\$ 429.92	\$ 682.32	\$ 220.39	\$	1,332.63
1/31/2030	\$ 447.29	\$ 664.95	\$ 224.80	\$	1,337.03
1/31/2031	\$ 465.36	\$ 646.88	\$ 229.29	\$	1,341.53
1/31/2032	\$ 484.16	\$ 628.08	\$ 233.88	\$	1,346.12
1/31/2033	\$ 503.72	\$ 608.52	\$ 238.56	\$	1,350.79
1/31/2034	\$ 524.07	\$ 588.17	\$ 243.33	\$	1,355.56
1/31/2035	\$ 545.24	\$ 566.99	\$ 248.19	\$	1,360.43
1/31/2036	\$ 567.27	\$ 544.97	\$ 253.16	\$	1,365.40
1/31/2037	\$ 590.19	\$ 522.05	\$ 258.22	\$	1,370.46
1/31/2038	\$ 614.03	\$ 498.20	\$ 263.38	\$	1,375.62
1/31/2039	\$ 638.84	\$ 473.40	\$ 268.65	\$	1,380.89
1/31/2040	\$ 664.65	\$ 447.59	\$ 274.03	\$	1,386.26
1/31/2041	\$ 691.50	\$ 420.74	\$ 279.51	\$	1,391.74
1/31/2042	\$ 719.44	\$ 392.80	\$ 285.10	\$	1,397.33
1/31/2043	\$ 748.50	\$ 363.73	\$ 290.80	\$	1,403.04
1/31/2044	\$ 778.74	\$ 333.49	\$ 296.61	\$	1,408.85
1/31/2045	\$ 810.20	\$ 302.03	\$ 302.55	\$	1,414.78
1/31/2046	\$ 842.94	\$ 269.30	\$ 308.60	\$	1,420.84
1/31/2047	\$ 876.99	\$ 235.25	\$ 314.77	\$	1,427.01
1/31/2048	\$ 912.42	\$ 199.82	\$ 321.06	\$	1,433.30
1/31/2049	\$ 949.28	\$ 162.95	\$ 327.49	\$	1,439.72
1/31/2050	\$ 987.64	\$ 124.60	\$ 334.04	\$	1,446.27
1/31/2051	\$ 1,027.54	\$ 84.70	\$ 340.72	\$	1,452.95
1/31/2052	\$ 1,069.05	\$ 43.19	\$ 347.53	\$	1,459.77
Total	\$ 19,139.78	\$ 14,227.34	\$ 7,939.13	\$	41,306.26

Footnotes:

1) 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.

2) The interest rate on the Reimbursement Obligation is estimated at a 4.04% rate.

REMAINDER PARCEL HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

REMAINDER PARCEL PRINCIPAL ASSESSMENT: \$861,290.32

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Kiber Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - REMAINDER PARCEL

Remainder Parcel Annual Installments					
Annual Installments Due 1/31	Principal		Interest ²		Annual Collection Costs Annual Installment ¹
1/31/2023	\$	15,254.56	\$	34,796.13	\$ 58,857.14
1/31/2024	\$	15,870.85	\$	34,179.84	\$ 59,033.27
1/31/2025	\$	16,512.03	\$	33,538.66	\$ 59,212.92
1/31/2026	\$	17,179.12	\$	32,871.58	\$ 59,396.17
1/31/2027	\$	17,873.15	\$	32,177.54	\$ 59,583.08
1/31/2028	\$	18,595.23	\$	31,455.46	\$ 59,773.73
1/31/2029	\$	19,346.48	\$	30,704.22	\$ 59,968.19
1/31/2030	\$	20,128.07	\$	29,922.62	\$ 60,166.54
1/31/2031	\$	20,941.25	\$	29,109.45	\$ 60,368.85
1/31/2032	\$	21,787.27	\$	28,263.42	\$ 60,575.22
1/31/2033	\$	22,667.48	\$	27,383.21	\$ 60,785.71
1/31/2034	\$	23,583.25	\$	26,467.45	\$ 61,000.41
1/31/2035	\$	24,536.01	\$	25,514.68	\$ 61,219.40
1/31/2036	\$	25,527.26	\$	24,523.43	\$ 61,442.78
1/31/2037	\$	26,558.56	\$	23,492.13	\$ 61,670.62
1/31/2038	\$	27,631.53	\$	22,419.16	\$ 61,903.02
1/31/2039	\$	28,747.84	\$	21,302.85	\$ 62,140.06
1/31/2040	\$	29,909.26	\$	20,141.44	\$ 62,381.85
1/31/2041	\$	31,117.59	\$	18,933.10	\$ 62,628.47
1/31/2042	\$	32,374.74	\$	17,675.95	\$ 62,880.03
1/31/2043	\$	33,682.68	\$	16,368.01	\$ 63,136.62
1/31/2044	\$	35,043.46	\$	15,007.23	\$ 63,398.33
1/31/2045	\$	36,459.22	\$	13,591.48	\$ 63,665.29
1/31/2046	\$	37,932.17	\$	12,118.52	\$ 63,937.58
1/31/2047	\$	39,464.63	\$	10,586.06	\$ 64,215.32
1/31/2048	\$	41,059.00	\$	8,991.69	\$ 64,498.61
1/31/2049	\$	42,717.78	\$	7,332.91	\$ 64,787.57
1/31/2050	\$	44,443.58	\$	5,607.11	\$ 65,082.31
1/31/2051	\$	46,239.10	\$	3,811.59	\$ 65,382.94
1/31/2052	\$	48,107.16	\$	1,943.53	\$ 65,689.58
Total	\$	861,290.32	\$	640,230.45	\$ 1,858,781.60

Footnotes:

- 1) 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.
- 2) The interest rate on the Reimbursement Obligation is estimated at a 4.04% rate.