

ORDINANCE NO. 20220823-12

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

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

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the City passed and approved Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021.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

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

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

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 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 Facilities and Creation Costs Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for the Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 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 UPDATE TO RIVERWOOD PUBLIC IMPROVEMENT DISTRICT SERVICE
AND ASSESSMENT PLAN**



RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT 2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 23, 2022

INTRODUCTION

Capitalized terms used in this 2022 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.

Pursuant to Texas Local Government Code Chapter 372, a service and assessment plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022. This Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

Improvement Area #1

- The Riverwood Ranch Section 1 Plat was filed and recorded within the Brazoria County Official Public Records on March 11, 2021. The Riverwood Ranch Section 1 Plat consists of 71 Lots classified as Lot Type 1, 13 Lots classified as Lot Type 2, 12 Lots classified as Lot Type 3 and 3 Lots classified as Non-Benefited property.
- The Riverwood Ranch Section 2 Plat was filed and recorded with Brazoria County Official Public Records on May 2, 2022. The Riverwood Ranch Section 2 Plat consists of 77 Lots classified as Lot Type 1, 17 Lots classified as Lot Type 2, 15 Lots classified as Lot Type 3 and 4 Lots classified as Non-Benefited property.

LOT AND HOME SALES

Improvement Area #1

As of June 30, 2022, there are 205 platted lots designated for single family use. The developer, Riverway Properties, owns 64 lots and homebuilders own 141 lots.

See **Exhibit C** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The budget for the Authorized Improvements as identified in the 2021 SAP and updated as of June 30, 2022 is shown below.

Authorized Improvements	Original Budget	Updated Budget	Actual Costs Spent to Date	Percent Complete
<i>Improvement Area #1 Improvements</i>				
Roadway	\$ 1,698,506	\$ 1,774,281	\$ 1,814,783	102.28%
Water	376,407	464,061	449,530	96.87%
Wastewater	452,137	1,323,114	475,416	35.93%
Storm Water	655,617	644,935	643,034	99.71%
Landscape & Park	425,589	790,947	781,247	98.77%
Detention	-	215,995	227,273	105.22%
Contingency	360,826	505,329	-	0.00%
Soft Costs	541,238	1,771,090	687,885	38.84%
Total	\$ 4,510,320	\$ 7,489,751	\$ 5,079,169	67.81%

Notes:

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

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$5,180,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$302,200.
- **Administrative Expenses** – 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 Improvement Area #1 is \$26,565.00. A breakdown of the Annual Collection Costs is shown below.

Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 18,360.00
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	205.00
Draw Request	5,000.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$ 26,565.00

See **Exhibit B** for the Improvement Area #1 Installments.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No parcels in Improvement Area #1 have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No parcels in Improvement Area #1 have made partial prepayments.

TIRZ NO. 2 ANNUAL CREDIT

Improvement Area #1

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 Improvement Area #1 Annual Installments. The resulting Maximum TIRZ No. 2 Annual Credit Amount for each Lot Type is shown below.

Lot Type	TIRZ Maximum Annual Credit Amount	
Improvement Area #1		
Lot Type 1	\$	406.77
Lot Type 2	\$	443.58
Lot Type 3	\$	482.20

The TIRZ No. 2 Revenues available to be applied to the Improvement Area #1 Annual Installment due January 31, 2023 is \$0.00.

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.

		Improvement Area #1				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
<i>Improvement Area #1</i>						
Principal		\$ 95,000	\$ 100,000	\$ 105,000	\$ 110,000	\$ 110,000
Interest		207,200	203,400	199,400	195,200	190,800
	(1)	\$ 302,200	\$ 303,400	\$ 304,400	\$ 305,200	\$ 300,800
Annual Collection Costs	(2)	\$ 26,565	\$ 27,096	\$ 27,638	\$ 28,191	\$ 28,755
Total Annual Installments	(3) = (1) + (2)	\$ 328,765	\$ 330,496	\$ 332,038	\$ 333,391	\$ 329,555

ASSESSMENT ROLL

The list of current Parcels or Lots within Improvement Area #1, 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 Rolls will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Address	Lot Type	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/2023
700123	Riverwood Ranch Section 1, BLK 1 LOT 1	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700124	Riverwood Ranch Section 1, BLK 1 LOT 2	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700125	Riverwood Ranch Section 1, BLK 1 LOT 3	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700126	Riverwood Ranch Section 1, BLK 1 LOT 4	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700127	Riverwood Ranch Section 1, BLK 1 LOT 5	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700128	Riverwood Ranch Section 1, BLK 1 LOT 6	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700129	Riverwood Ranch Section 1, BLK 1 LOT 7	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700130	Riverwood Ranch Section 1, BLK 1 LOT 8	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700131	Riverwood Ranch Section 1, BLK 1 LOT 9	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700132	Riverwood Ranch Section 1, BLK 1 LOT 10	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700133	Riverwood Ranch Section 1, BLK 1 LOT 11	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700134	Riverwood Ranch Section 1, BLK 1 LOT 12	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700135	Riverwood Ranch Section 1, BLK 1 LOT 13	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700136	Riverwood Ranch Section 1, BLK 1 LOT 14	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700137	Riverwood Ranch Section 1, BLK 1 LOT 15	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700138	Riverwood Ranch Section 1, BLK 1 LOT 16	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700139	Riverwood Ranch Section 1, BLK 1 LOT 17	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700140	Riverwood Ranch Section 1, BLK 1 LOT 18	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700141	Riverwood Ranch Section 1, BLK 1 LOT 19	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700142	Riverwood Ranch Section 1, BLK 1 LOT 20	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700143	Riverwood Ranch Section 1, BLK 1 LOT 21	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700144	Riverwood Ranch Section 1, BLK 1 LOT 22	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700145	Riverwood Ranch Section 1, BLK 1 LOT 23	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700146	Riverwood Ranch Section 1, BLK 1 LOT 24	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700147	Riverwood Ranch Section 1, BLK 1 LOT 25	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700148	Riverwood Ranch Section 1, BLK 1 LOT 26	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700149	Riverwood Ranch Section 1, BLK 1 LOT 27	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700150	Riverwood Ranch Section 1, BLK 1 LOT 28	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700151	Riverwood Ranch Section 1, BLK 1 LOT 29	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700152	Riverwood Ranch Section 1, BLK 1 LOT 30	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700153	Riverwood Ranch Section 1, BLK 1 LOT 31	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700154	Riverwood Ranch Section 1, BLK 1 LOT 32	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700155	Riverwood Ranch Section 1, BLK 1 LOT 33	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700156	Riverwood Ranch Section 1, BLK 1 LOT 34	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700157	Riverwood Ranch Section 1, BLK 1 LOT 35	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700158	Riverwood Ranch Section 1, BLK 1 LOT 36	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700159	Riverwood Ranch Section 1, BLK 1 LOT 37	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700160	Riverwood Ranch Section 1, BLK 1 LOT 38	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700161	Riverwood Ranch Section 1, BLK 1 LOT 39	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700162	Riverwood Ranch Section 1, BLK 1 LOT 40	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52

Property ID	Address	Lot Type	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/2023
700163	Riverwood Ranch Section 1, BLK 1 LOT 41	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700164	Riverwood Ranch Section 1, BLK 1 LOT 42	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700165	Riverwood Ranch Section 1, BLK 1 LOT 43	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700166	Riverwood Ranch Section 1, BLK 1 LOT 44	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700170	Riverwood Ranch Section 1, BLK 1 LOT 45	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700171	Riverwood Ranch Section 1, BLK 1 LOT 46	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700172	Riverwood Ranch Section 1, BLK 1 LOT 47	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700173	Riverwood Ranch Section 1, BLK 1 LOT 48	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700174	Riverwood Ranch Section 1, BLK 1 LOT 49	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700175	Riverwood Ranch Section 1, BLK 1 LOT 50	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700176	Riverwood Ranch Section 1, BLK 1 LOT 51	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700177	Riverwood Ranch Section 1, BLK 1 LOT 52	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700178	Riverwood Ranch Section 1, BLK 1 LOT 53	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700179	Riverwood Ranch Section 1, BLK 1 LOT 54	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700180	Riverwood Ranch Section 1, BLK 1 LOT 55	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700181	Riverwood Ranch Section 1, BLK 1 LOT 56	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700182	Riverwood Ranch Section 1, BLK 1 LOT 57	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700183	Riverwood Ranch Section 1, BLK 1 LOT 58	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700184	Riverwood Ranch Section 1, BLK 1 LOT 59	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700185	Riverwood Ranch Section 1, BLK 1 LOT 60	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700186	Riverwood Ranch Section 1, BLK 1 LOT 61	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700187	Riverwood Ranch Section 1, BLK 1 LOT 62	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700188	Riverwood Ranch Section 1, BLK 1 LOT 63	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700189	Riverwood Ranch Section 1, BLK 1 LOT 64	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700190	Riverwood Ranch Section 1, BLK 1 LOT 65	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700191	Riverwood Ranch Section 1, BLK 1 LOT 66	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700192	Riverwood Ranch Section 1, BLK 1 LOT 67	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700193	Riverwood Ranch Section 1, BLK 1 LOT 68	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700194	Riverwood Ranch Section 1, BLK 1 LOT 69	3	\$ 28,866.47	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
700195	Riverwood Ranch Section 1, BLK 1 LOT 70	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700196	Riverwood Ranch Section 1, BLK 1 LOT 71	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700197	Riverwood Ranch Section 1, BLK 1 LOT 72	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700198	Riverwood Ranch Section 1, BLK 1 LOT 73	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700199	Riverwood Ranch Section 1, BLK 1 LOT 74	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700200	Riverwood Ranch Section 1, BLK 1 LOT 75	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700201	Riverwood Ranch Section 1, BLK 1 LOT 76	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700203	Riverwood Ranch Section 1, BLK 1 LOT 77	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700204	Riverwood Ranch Section 1, BLK 1 LOT 78	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700205	Riverwood Ranch Section 1, BLK 1 LOT 79	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700206	Riverwood Ranch Section 1, BLK 1 LOT 80	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52

[a] Hospital Drive & Buchta Road

Property ID	Address	Lot Type	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment Due 1/31/2023
700207	Riverwood Ranch Section 1, BLK 1 LOT 81	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700208	Riverwood Ranch Section 1, BLK 1 LOT 82	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700209	Riverwood Ranch Section 1, BLK 1 LOT 83	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700210	Riverwood Ranch Section 1, BLK 1 LOT 84	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700211	Riverwood Ranch Section 1, BLK 1 LOT 85	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700212	Riverwood Ranch Section 1, BLK 1 LOT 86	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700213	Riverwood Ranch Section 1, BLK 1 LOT 87	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700214	Riverwood Ranch Section 1, BLK 1 LOT 88	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700215	Riverwood Ranch Section 1, BLK 1 LOT 89	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700216	Riverwood Ranch Section 1, BLK 1 LOT 90	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700217	Riverwood Ranch Section 1, BLK 1 LOT 91	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700218	Riverwood Ranch Section 1, BLK 1 LOT 92	2	\$ 26,555.01	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
700219	Riverwood Ranch Section 1, BLK 2 LOT 1	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700220	Riverwood Ranch Section 1, BLK 2 LOT 2	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700221	Riverwood Ranch Section 1, BLK 3 LOT 1	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
700222	Riverwood Ranch Section 1, BLK 3 LOT 2	1	\$ 24,351.05	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
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	\$ -	\$ -	\$ -	\$ -	\$ -
168834	T S Lee Tract 3-3A-14-15 Acres 35.616	[a]	\$ 2,759,462.86	\$ 50,607.91	\$ 110,378.51	\$ 14,151.57	\$ 175,137.99
Improvement Area #1 Total			\$ 5,180,000.00	\$ 95,000.00	\$ 207,200.00	\$ 26,565.00	\$ 328,765.00

[a] Hospital Drive & Buchta Road

EXHIBIT B – IMPROVEMENT AREA #1 INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [c]
2023	\$ 95,000	\$ 207,200	\$ 26,565	\$ 328,765
2024	\$ 100,000	203,400	27,096	330,496
2025	\$ 105,000	199,400	27,638	332,038
2026	\$ 110,000	195,200	28,191	333,391
2027	\$ 110,000	190,800	28,755	329,555
2028	\$ 115,000	186,400	29,330	330,730
2029	\$ 120,000	181,800	29,917	331,717
2030	\$ 125,000	177,000	30,515	332,515
2031	\$ 130,000	172,000	31,125	333,125
2032	\$ 135,000	166,800	31,748	333,548
2033	\$ 145,000	161,400	32,383	338,783
2034	\$ 150,000	155,600	33,030	338,630
2035	\$ 155,000	149,600	33,691	338,291
2036	\$ 160,000	143,400	34,365	337,765
2037	\$ 170,000	137,000	35,052	342,052
2038	\$ 175,000	130,200	35,753	340,953
2039	\$ 180,000	123,200	36,468	339,668
2040	\$ 190,000	116,000	37,197	343,197
2041	\$ 200,000	108,400	37,941	346,341
2042	\$ 205,000	100,400	38,700	344,100
2043	\$ 215,000	92,200	39,474	346,674
2044	\$ 225,000	83,600	40,264	348,864
2045	\$ 235,000	74,600	41,069	350,669
2046	\$ 245,000	65,200	41,890	352,090
2047	\$ 255,000	55,400	42,728	353,128
2048	\$ 265,000	45,200	43,583	353,783
2049	\$ 275,000	34,600	44,454	354,054
2050	\$ 290,000	23,600	45,343	358,943
2051	\$ 300,000	12,000	46,250	358,250
Total	\$ 5,180,000	\$ 3,691,600	\$ 1,030,516	\$ 9,902,116

Notes:

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.

[a] Interest is calculated at a 4.000% rate for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service

EXHIBIT C – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types within Improvement Area #1 are found in this Exhibit:

- Lot Type 1 (45')
- Lot Type 2 (50')
- Lot Type 3 (60')
- Remainder Parcel (Parcel 168834)

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 - LOT TYPE 1 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$24,351.05

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.

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 - IMPROVEMENT AREA #1 - LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [c]
2023	\$ 446.59	\$ 974.04	\$ 124.88	\$ 1,545.52
2024	470.10	956.18	127.38	1,553.65
2025	493.60	937.37	129.93	1,560.90
2026	517.11	917.63	132.53	1,567.26
2027	517.11	896.95	135.18	1,549.23
2028	540.61	876.26	137.88	1,554.75
2029	564.12	854.64	140.64	1,559.39
2030	587.62	832.07	143.45	1,563.14
2031	611.13	808.57	146.32	1,566.01
2032	634.63	784.12	149.24	1,568.00
2033	681.64	758.74	152.23	1,592.61
2034	705.15	731.47	155.27	1,591.89
2035	728.65	703.27	158.38	1,590.30
2036	752.16	674.12	161.55	1,587.82
2037	799.17	644.03	164.78	1,607.98
2038	822.67	612.07	168.07	1,602.81
2039	846.18	579.16	171.44	1,596.77
2040	893.19	545.31	174.86	1,613.36
2041	940.19	509.59	178.36	1,628.14
2042	963.70	471.98	181.93	1,617.61
2043	1,010.71	433.43	185.57	1,629.71
2044	1,057.72	393.00	189.28	1,640.00
2045	1,104.73	350.69	193.06	1,648.49
2046	1,151.74	306.50	196.93	1,655.17
2047	1,198.75	260.43	200.86	1,660.05
2048	1,245.76	212.48	204.88	1,663.12
2049	1,292.77	162.65	208.98	1,664.40
2050	1,363.28	110.94	213.16	1,687.38
2051	1,410.29	56.41	217.42	1,684.13
Total	\$ 24,351.05	\$ 17,354.12	\$ 4,844.43	\$ 46,549.59

Notes:

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.

[a] Interest is calculated at a 4.000% rate for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 - LOT TYPE 2 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$26,555.01

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.

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 - IMPROVEMENT AREA #1 - LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [c]
2023	\$ 487.01	\$ 1,062.20	\$ 136.18	\$ 1,685.40
2024	512.64	1,042.72	138.91	1,694.27
2025	538.28	1,022.21	141.69	1,702.18
2026	563.91	1,000.68	144.52	1,709.11
2027	563.91	978.13	147.41	1,689.45
2028	589.54	955.57	150.36	1,695.47
2029	615.17	931.99	153.37	1,700.53
2030	640.81	907.38	156.43	1,704.62
2031	666.44	881.75	159.56	1,707.75
2032	692.07	855.09	162.75	1,709.91
2033	743.34	827.41	166.01	1,736.75
2034	768.97	797.68	169.33	1,735.97
2035	794.60	766.92	172.71	1,734.23
2036	820.23	735.13	176.17	1,731.53
2037	871.50	702.32	179.69	1,753.51
2038	897.13	667.46	183.29	1,747.88
2039	922.76	631.58	186.95	1,741.29
2040	974.03	594.67	190.69	1,759.38
2041	1,025.29	555.71	194.50	1,775.50
2042	1,050.92	514.70	198.39	1,764.01
2043	1,102.19	472.66	202.36	1,777.21
2044	1,153.45	428.57	206.41	1,788.43
2045	1,204.72	382.43	210.54	1,797.69
2046	1,255.98	334.24	214.75	1,804.97
2047	1,307.24	284.01	219.04	1,810.29
2048	1,358.51	231.72	223.42	1,813.65
2049	1,409.77	177.38	227.89	1,815.04
2050	1,486.67	120.98	232.45	1,840.11
2051	1,537.93	61.52	237.10	1,836.55
Total	\$ 26,555.01	\$ 18,924.80	\$ 5,282.89	\$ 50,762.69

Notes:

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.

[a] Interest is calculated at a 4.000% rate for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 - 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$28,866.47

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.

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 - IMPROVEMENT AREA #1 - LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [c]
2023	\$ 529.40	\$ 1,154.66	\$ 148.04	\$ 1,832.10
2024	557.27	1,133.48	151.00	1,841.75
2025	585.13	1,111.19	154.02	1,850.34
2026	612.99	1,087.79	157.10	1,857.88
2027	612.99	1,063.27	160.24	1,836.50
2028	640.86	1,038.75	163.45	1,843.05
2029	668.72	1,013.11	166.72	1,848.55
2030	696.58	986.36	170.05	1,853.00
2031	724.45	958.50	173.45	1,856.40
2032	752.31	929.52	176.92	1,858.75
2033	808.04	899.43	180.46	1,887.93
2034	835.90	867.11	184.07	1,887.08
2035	863.77	833.67	187.75	1,885.19
2036	891.63	799.12	191.50	1,882.25
2037	947.36	763.46	195.33	1,906.15
2038	975.22	725.56	199.24	1,900.02
2039	1,003.08	686.55	203.22	1,892.86
2040	1,058.81	646.43	207.29	1,912.53
2041	1,114.54	604.08	211.44	1,930.05
2042	1,142.40	559.50	215.66	1,917.56
2043	1,198.13	513.80	219.98	1,931.90
2044	1,253.85	465.88	224.38	1,944.11
2045	1,309.58	415.72	228.86	1,954.17
2046	1,365.31	363.34	233.44	1,962.09
2047	1,421.03	308.73	238.11	1,967.87
2048	1,476.76	251.89	242.87	1,971.52
2049	1,532.49	192.81	247.73	1,973.03
2050	1,616.08	131.52	252.68	2,000.28
2051	1,671.80	66.87	257.74	1,996.41
Total	\$ 28,866.47	\$ 20,572.10	\$ 5,742.73	\$ 55,181.31

Notes:

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.

[a] Interest is calculated at a 4.000% rate for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

**RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 -
REMAINDER PARCEL 168834 - BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 – REMAINDER PARCEL 168834 PRINCIPAL ASSESSMENT:
\$2,759,462.86**

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.

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 - IMPROVEMENT AREA #1 – REMAINDER PARCEL 168834

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Total Annual Installment [c]
2023	\$ 50,607.91	\$ 110,378.51	\$ 14,151.57	\$ 175,137.99
2024	53,271.48	108,354.20	14,434.60	176,060.28
2025	55,935.06	106,223.34	14,723.29	176,881.69
2026	58,598.63	103,985.94	15,017.76	177,602.33
2027	58,598.63	101,641.99	15,318.11	175,558.74
2028	61,262.21	99,298.05	15,624.48	176,184.73
2029	63,925.78	96,847.56	15,936.97	176,710.30
2030	66,589.35	94,290.53	16,255.71	177,135.59
2031	69,252.93	91,626.95	16,580.82	177,460.70
2032	71,916.50	88,856.84	16,912.44	177,685.77
2033	77,243.65	85,980.17	17,250.68	180,474.51
2034	79,907.23	82,890.43	17,595.70	180,393.35
2035	82,570.80	79,694.14	17,947.61	180,212.55
2036	85,234.37	76,391.31	18,306.56	179,932.25
2037	90,561.52	72,981.93	18,672.70	182,216.15
2038	93,225.10	69,359.47	19,046.15	181,630.72
2039	95,888.67	65,630.47	19,427.07	180,946.21
2040	101,215.82	61,794.92	19,815.61	182,826.35
2041	106,542.97	57,746.29	20,211.93	184,501.18
2042	109,206.54	53,484.57	20,616.16	183,307.28
2043	114,533.69	49,116.31	21,028.49	184,678.49
2044	119,860.84	44,534.96	21,449.06	185,844.86
2045	125,187.99	39,740.53	21,878.04	186,806.55
2046	130,515.14	34,733.01	22,315.60	187,563.74
2047	135,842.28	29,512.40	22,761.91	188,116.60
2048	141,169.43	24,078.71	23,217.15	188,465.29
2049	146,496.58	18,431.93	23,681.49	188,610.01
2050	154,487.30	12,572.07	24,155.12	191,214.50
2051	159,814.45	6,392.58	24,638.23	190,845.26
Total	\$ 2,759,462.86	\$ 1,966,570.10	\$ 548,971.01	\$ 5,275,003.97

Notes:

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[a] Interest is calculated at a 4.000% rate for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.