

EXHIBIT N-1 – LOT TYPE 1 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, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

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

This disclosure 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

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

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

[insert property address]

PRINCIPAL LOT TYPE 1 ASSESSMENT: \$24,351.05

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 Riverwood Ranch Public Improvement District (the "District") created under 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.

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: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §

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COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	\$ 446.59	\$ 974.04	\$ 164.53	\$ -	\$ 1,585.17
2024	470.10	956.18	167.82	-	1,594.10
2025	493.60	937.37	171.18	-	1,602.16
2026	517.11	917.63	174.60	-	1,609.34
2027	517.11	896.95	178.10	-	1,592.15
2028	540.61	876.26	181.66	-	1,598.53
2029	564.12	854.64	185.29	-	1,604.05
2030	587.62	832.07	189.00	-	1,608.69
2031	611.13	808.57	192.78	-	1,612.47
2032	634.63	784.12	196.63	-	1,615.39
2033	681.64	758.74	200.57	-	1,640.94
2034	705.15	731.47	204.58	-	1,641.20
2035	728.65	703.27	208.67	-	1,640.59
2036	752.16	674.12	212.84	-	1,639.12
2037	799.17	644.03	217.10	-	1,660.30
2038	822.67	612.07	221.44	-	1,656.18
2039	846.18	579.16	225.87	-	1,651.21
2040	893.19	545.31	230.39	-	1,668.89
2041	940.19	509.59	235.00	-	1,684.78
2042	963.70	471.98	239.70	-	1,675.37
2043	1,010.71	433.43	244.49	-	1,688.63
2044	1,057.72	393.00	249.38	-	1,700.10
2045	1,104.73	350.69	254.37	-	1,709.79
2046	1,151.74	306.50	259.45	-	1,717.70
2047	1,198.75	260.43	264.64	-	1,723.83
2048	1,245.76	212.48	269.94	-	1,728.18
2049	1,292.77	162.65	275.33	-	1,730.76
2050	1,363.28	110.94	280.84	-	1,755.07
2051	1,410.29	56.41	286.46	-	1,753.16
Total	\$ 24,351.05	\$ 17,354.12	\$ 6,382.65	\$ -	\$ 48,087.81

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

[b] Additional Interest will be collected if PID Bonds are issued.

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

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

EXHIBIT N-2 – LOT TYPE 2 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, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

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

This disclosure 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

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS CONCERNING THE FOLLOWING PROPERTY
[insert property address]

PRINCIPAL LOT TYPE 2 ASSESSMENT: \$26,555.01

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 Riverwood Ranch Public Improvement District (the "District") created under 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.

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: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §

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COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	\$ 487.01	\$ 1,062.20	\$ 179.43	\$ -	\$ 1,728.64
2024	512.64	1,042.72	183.01	-	1,738.38
2025	538.28	1,022.21	186.67	-	1,747.17
2026	563.91	1,000.68	190.41	-	1,755.00
2027	563.91	978.13	194.22	-	1,736.25
2028	589.54	955.57	198.10	-	1,743.21
2029	615.17	931.99	202.06	-	1,749.22
2030	640.81	907.38	206.10	-	1,754.29
2031	666.44	881.75	210.23	-	1,758.41
2032	692.07	855.09	214.43	-	1,761.59
2033	743.34	827.41	218.72	-	1,789.46
2034	768.97	797.68	223.09	-	1,789.74
2035	794.60	766.92	227.56	-	1,789.07
2036	820.23	735.13	232.11	-	1,787.47
2037	871.50	702.32	236.75	-	1,810.57
2038	897.13	667.46	241.48	-	1,806.08
2039	922.76	631.58	246.31	-	1,800.65
2040	974.03	594.67	251.24	-	1,819.93
2041	1,025.29	555.71	256.26	-	1,837.26
2042	1,050.92	514.70	261.39	-	1,827.01
2043	1,102.19	472.66	266.62	-	1,841.46
2044	1,153.45	428.57	271.95	-	1,853.97
2045	1,204.72	382.43	277.39	-	1,864.54
2046	1,255.98	334.24	282.94	-	1,873.16
2047	1,307.24	284.01	288.60	-	1,879.84
2048	1,358.51	231.72	294.37	-	1,884.59
2049	1,409.77	177.38	300.25	-	1,887.40
2050	1,486.67	120.98	306.26	-	1,913.91
2051	1,537.93	61.52	312.38	-	1,911.84
Total	\$ 26,555.01	\$ 18,924.80	\$ 6,960.32	\$ -	\$ 52,440.13

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

[b] Additional Interest will be collected if PID Bonds are issued.

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

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

EXHIBIT N-3 – LOT TYPE 3 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, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

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

This disclosure 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

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ANGLETON, TEXAS CONCERNING THE FOLLOWING PROPERTY
[insert property address]

PRINCIPAL LOT TYPE 3 ASSESSMENT: \$28,866.47

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 Riverwood Ranch Public Improvement District (the "District") created under 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.

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: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §

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COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	\$ 529.40	\$ 1,154.66	\$ 195.04	\$ -	\$ 1,879.11
2024	557.27	1,133.48	198.94	-	1,889.70
2025	585.13	1,111.19	202.92	-	1,899.25
2026	612.99	1,087.79	206.98	-	1,907.76
2027	612.99	1,063.27	211.12	-	1,887.38
2028	640.86	1,038.75	215.34	-	1,894.95
2029	668.72	1,013.11	219.65	-	1,901.49
2030	696.58	986.36	224.04	-	1,906.99
2031	724.45	958.50	228.52	-	1,911.47
2032	752.31	929.52	233.10	-	1,914.93
2033	808.04	899.43	237.76	-	1,945.23
2034	835.90	867.11	242.51	-	1,945.52
2035	863.77	833.67	247.36	-	1,944.80
2036	891.63	799.12	252.31	-	1,943.06
2037	947.36	763.46	257.36	-	1,968.17
2038	975.22	725.56	262.50	-	1,963.28
2039	1,003.08	686.55	267.75	-	1,957.39
2040	1,058.81	646.43	273.11	-	1,978.35
2041	1,114.54	604.08	278.57	-	1,997.18
2042	1,142.40	559.50	284.14	-	1,986.04
2043	1,198.13	513.80	289.82	-	2,001.75
2044	1,253.85	465.88	295.62	-	2,015.35
2045	1,309.58	415.72	301.53	-	2,026.83
2046	1,365.31	363.34	307.56	-	2,036.21
2047	1,421.03	308.73	313.72	-	2,043.47
2048	1,476.76	251.89	319.99	-	2,048.63
2049	1,532.49	192.81	326.39	-	2,051.69
2050	1,616.08	131.52	332.92	-	2,080.51
2051	1,671.80	66.87	339.58	-	2,078.25
Total	\$ 28,866.47	\$ 20,572.10	\$ 7,566.18	\$ -	\$ 57,004.76

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

[b] Additional Interest will be collected if PID Bonds are issued.

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

Note: 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.