



CITY OF ANGLETON NOTICE OF PUBLIC HEARING

Notice is hereby given, that the City Council of the City of Angleton, Texas (the “City”), will hold a public hearing at 6:00 p.m. on October 29, 2019, Council Chambers, 120 S. Chenango Street, Angleton, Texas 77515, to consider the advisability of the creation of a public improvement district (PID) to make improvements over certain property located within the corporate limits of the City of Angleton. The PID when be known as the RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT (“Riverwood”).

General Nature of Proposed Improvements: The general nature of the proposed public improvements (the “Improvements”) are: (i) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (ii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iii) landscaping; (iv) the establishment or improvement of parks; (v) erection of fountains, distinctive lighting, and signs; (vi) projects similar to those listed in (i)-(v); (vii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (viii) special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (ix) payment of expenses incurred in the establishment, administration, and operation of the District.

Total Estimated Cost of Improvements: \$12,210,000.

Proposed Method of Assessment: An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the PID; (ii) the assessments to be collected each year; and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the PID). Additionally, a report will be prepared showing the special benefits accruing to property in the PID and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment of the methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Proposed Apportionment of Cost Between the PID and the City: Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs

of the proposed public improvements will be paid by assessments of the property within the PID and from other sources of funds, if any, available to the developer of the land.

All interested persons are invited to attend the hearing to provide oral comments or any person may submit his written comments to the City Secretary, at **121 S. Velasco, Angleton, TX 77515**, on or before October 24, 10:00 a.m., 2019.

PID Boundaries: The PID will consist of a 78.01-acre tract of land (the "Tract") located on the east side of N. Downing Street, the west side of Buchta Road and the north side of Hospital Drive. A map and metes and bounds description of the proposed PID can be found at the office of the City Clerk, at 121 S. Velasco, Angleton, TX 77515. The boundaries of the proposed Public Improvement District are described below.

DESCRIPTON OF TRACT

78.10 acres or 3,401,974 square feet

Being a tract of land containing 78.10 acre (3,401,974 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 78.10 acre being all of Lots 2, 3, 14 and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.); Said 78.10 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), at the southwest corner of Brookhollow S/D Section II, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookhollow S/D Section II and Colony Square S/D, a subdivision of record in Vol. 16, pg. 321 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, a distance of 2,635.39 feet to a found 1/2-inch iron rod with cap stamped "Pinpoint" on the west R.O.W. line of Buchta Road (variable width) at the southeast corner of said Colony Square S/D, for the northeast corner of said Lot 14 and the herein described tract;;

Thence, with the west R.O.W. line of Buchta Road and the east lines of said lots 14 and 3, South 02 degrees 52 minutes 30 seconds East, a distance of 1,290.00 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set at the northwest corner of the intersection of said Buchta Road and Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), for the southeast corner of herein described tract;

Thence, with the north R.O.W. line of said Hospital Drive and the south lines of said Lots 3 and 2, South 87 degrees 07 minutes 30 seconds West, a distance of 2,638.99 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the northeast corner of the intersection of said Downing Road and said Hospital Drive, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Road and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 1,290.01 feet to the **POINT OF BEGINNING** and containing 78.10 acres of land.

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending public meetings. The facility is wheelchair accessible and accessible parking spaces are available. To better serve you, requests should be received 24 hours before the meetings. Please contact the Frances Aguilar, City Secretary at 979-849-4364, extension 2115 or email faguilar@angleton.tx.us.

CERTIFICATION

I, Frances Aguilar, City Secretary, do hereby certify that this public hearing notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.cityofangleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said notice was posted on the following date and time: Wednesday, October 15, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/s/Frances Aguilar

Frances Aguilar, TRMC, CMC
City Secretary