

**ORDINANCE NO. 2112**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS APPROVING AND ADOPTING THE 2018 SERVICE PLAN; THE 2017 ASSESSMENT ROLL AND LEVYING ASSESSMENTS FOR THE 2017 CALENDAR YEAR FOR PROPERTY LOCATED IN THE ENCLAVE AT RIVER PARK PUBLIC IMPROVEMENT DISTRICT.**

WHEREAS, Chapter 372 (Public Improvement District Assessment Act) of the Texas Local Government Code (Act) authorized the creation of the Enclave at River Park Public Improvement District (District); and

WHEREAS, on August 19, 2014, the City Council passed Resolution 14-32 establishing the District; and

WHEREAS, on August 22, 2017, the City Council held a public hearing, properly noticed under the Act, to consider the levy of the proposed assessments on property located within the District for calendar year 2017; and

WHEREAS, at the August 22, 2017 public hearing, the City Council provided the public an opportunity to state their objections to the proposed assessment, NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF SUGAR LAND, TEXAS:**

**Section 1.** That the facts and recitations set forth in this ordinance are declared true and correct.

**Section 2.** That the 2018 Service Plan set out in **Exhibit B** is feasible and sound and will serve the needs of the property owners in the District and that the assessment rate of \$1,005 per lot is reasonable and consistent with the special benefits conferred by the District.

**Section 3.** That the assessments set out in **Exhibit A**, attached and incorporated into this ordinance:

(a) should be made and levied against the property and property owners within the District,

(b) are in proportion to the benefits to the property for the services and improvements in the District, and

(c) establish substantial justice, equality, and uniformity in the amount assessed against each property owner for the benefits received and burdens imposed.

**Section 4.** That the procedures followed and apportionment of the cost of the services and improvements in the District comply with applicable law and the purpose for which the District was formed.

**Section 5.** That the following are exempted from the payment of the assessment and are excluded from the assessment roll:

- (a) property owned by a utility that is located in a public street or rights-of-way;
- (b) property owned by the City and used for a public purpose; and
- (c) property platted as a "Landscape Reserve" on the plats filed as File No. 20130247 and File No. 20140222 in the real property records of Fort Bend County.

**Section 6.** That the assessments shown on Exhibit A are levied and assessed against the property in the District and against the record owner of the property identified by the Fort Bend County Appraisal District records.

**Section 7.** That the assessment shown in Exhibit A:

- (a) accrues interest at a rate of 0% from the effective date of this Ordinance until February 1, 2018.
- (b) accrues interest, penalties, and attorney's fees in the same manner as a delinquent ad valorem tax after February 1, 2018, until paid, and
- (c) is a lien on the property shown in Exhibit A and the personal liability of the property owner.

**Section 8.** That the provisions of this ordinance are severable and the invalidity of any part of this ordinance will not affect the validity of the remainder of the ordinance.

APPROVED on first consideration on \_\_\_\_\_.

ADOPTED on second consideration on \_\_\_\_\_.

\_\_\_\_\_  
Joe R. Zimmerman, Mayor

ATTEST:

\_\_\_\_\_  
Glenda Gundermann, City Secretary

APPROVED AS TO FORM:

*Meredith Reed*

Attachments:

Exhibit A (pdf) – 2017 Assessment Roll for property located in the Enclave at River Park Public Improvement District.

Exhibit B – 2018 Service Plan for the Enclave at River Park Public Improvement District

**Exhibit A**

Tax Year	PropertyNumber	Owner	Parcel Address	Assessment Amount
2017	2864-01-001-0010-901	Oliver, Bradley David & Mariaro	Regal Falls Ct	\$ 1,005
2017	2864-01-001-0020-901	Decuir, Linda Davis	Regal Falls Ct	\$ 1,005
2017	2864-01-001-0030-901	Murtaza, Ghulam & Fatima F Aly	Regal Falls Ct	\$ 1,005
2017	2864-01-001-0040-901	Kalleeny, Anthony N & Mary M Geo	Regal Falls Ct	\$ 1,005
2017	2864-01-001-0050-901	Springer III, George C	Regal Falls Ct	\$ 1,005
2017	2864-01-002-0010-901	M/I Homes of Houston LLC	Sandy Ridge Ct	\$ 1,005
2017	2864-01-002-0020-901	Devon Street Homes LP	Sandy Ridge Ct	\$ 1,005
2017	2864-01-002-0030-901	Omar's Real Estate Rental Inc	Sandy Ridge Ct	\$ 1,005
2017	2864-01-002-0040-901	M/I Homes of Houston LLC	Sandy Ridge Ct	\$ 1,005
2017	2864-01-002-0050-901	Jimenez-Huyke, Allyson	Linden Bluff Ct	\$ 1,005
2017	2864-01-002-0060-901	Maknojia, Mehboob & Zohra	Linden Bluff Ct	\$ 1,005
2017	2864-01-002-0070-901	Soliz, Richard Alan & Dina	Linden Bluff Ct	\$ 1,005
2017	2864-01-002-0080-901	Osman, Louay Abdullah	Linden Bluff Ct	\$ 1,005
2017	2864-01-002-0090-901	McGowan, Sean Alan & Mary Goff	Linden Bluff Ct	\$ 1,005
2017	2864-01-002-0100-901	Poletti, Kenneth	Linden Bluff Ct	\$ 1,005
2017	2864-01-002-0110-901	Agbasoga, Oliver	Linden Bluff Ct	\$ 1,005
2017	2864-02-001-0010-901	Ogbodo, Emmanuel Obinna & Augus	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0020-901	Caid, Russell G & Natalia D	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0030-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0040-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0050-901	Owens, Lawanna & IC Owens Jr	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0060-901	Lambert, David Charles & Neelm	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0070-901	Ezekiel, Adaiah Abumeze	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0080-901	Thibeaux, James M & Meghan N	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0090-901	Hsiao, Chia-Liang & Shen Lee	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0100-901	Restricted Ownership	Thornton Hills Ct	\$ 1,005
2017	2864-02-001-0110-901	Bowens, Kimberly Lashawn & Solo	Thornton Hills Ct	\$ 1,005
2017	2864-02-001-0120-901	Yang, David J	Thornton Hills Ct	\$ 1,005
2017	2864-02-001-0130-901	Devon Street Homes LP	Thornton Hills Ct	\$ 1,005
2017	2864-02-001-0140-901	Ortiz, Miguel Angel	Thornton Hills Ct	\$ 502.5
2017	2864-02-001-0141-907	Ortiz, Michelle	Thornton Hills Ct	\$ 502.5
2017	2864-02-001-0150-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0160-901	Kwong, Paul Sekchiu & Agnes Wai	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0170-901	Zehnder, Erica Diana & Eric Tim	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0180-901	Wang, Jack	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0190-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0200-901	Omar, Ahmed	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0210-901	Patel, Yash & Shivani	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0220-901	Solis Jr, Arnold & Adriana E	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0230-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0240-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0250-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0260-901	Zamora, Ivan Arturo & Yulianna	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0270-901	M/I Homes of Houston LLC	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0280-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0290-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-001-0300-901	Busa, Mihir & Shruti Parekh	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0310-901	Ali, Faisal	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0320-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0330-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0340-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0350-901	M/I Homes of Houston LLC	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0360-901	M/I Homes of Houston LLC	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0370-901	Garcia, Elisandro & Eulalia R	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0380-901	Ho, Van & Unie Kim	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0390-901	Fernandez, Kristofferson Fernan	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0400-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005



**Exhibit A**

Tax Year	PropertyNumber	Owner	Parcel Address	Assessment Amount
2017	2864-02-001-0410-901	Ambeaux, Louis & Linda	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0420-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0430-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0440-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0450-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0460-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0470-901	Afzal, Imran & Nida Ahmed	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0480-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0490-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0500-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0510-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0520-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0530-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0540-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0550-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0560-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0570-901	Casuyon, Arlyn Claire & Jordan	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0580-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0590-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0600-901	M/I Homes of Houston LLC	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0610-901	Inglis, Bryan James	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0620-901	Devon Street Homes LP	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0630-901	Amin, Shazad Muhammad	Garden Lakes Ln	\$ 1,005
2017	2864-02-001-0640-901	Devon Street Homes LP	Cottage Grove Ct	\$ 1,005
2017	2864-02-001-0650-901	Devon Street Homes LP	Cottage Grove Ct	\$ 1,005
2017	2864-02-001-0660-901	Cropper, Ricardo Adrian & Caron	Cottage Grove Ct	\$ 1,005
2017	2864-02-001-0670-901	Kennington, Jacob Ross & Christen Coyle	Cottage Grove Ct	\$ 1,005
2017	2864-02-001-0680-901	Jackson, Stella Steen & Margaret	Cottage Grove Ct	\$ 1,005
2017	2864-02-001-0690-901	Kapadia, Nisha	Cottage Grove Ct	\$ 1,005
2017	2864-02-001-0700-901	Ossen, Juan Francisco	Flowering Brook Ln	\$ 1,005
2017	2864-02-001-0710-901	Diamond, Carolyn	Flowering Brook Ln	\$ 1,005
2017	2864-02-002-0010-901	Yassir, Abdallah	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0020-901	M/I Homes of Houston LLC	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0030-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0040-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0050-901	Varghese, Sibi Sarah & Sibin	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0060-901	Chan, Augustine W & Clara	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0070-901	Lorena Jr., Bernardo	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0080-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0090-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0100-901	Fleming, John & Consuelo	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0110-901	Johnson, Don Robert & Erika Brooke	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0120-901	Lambay, Feroze & Yasmeen	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0130-901	Bryant, Joseph Ryle & Jenna Nicole	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0140-901	Leung, Yuk-Hi Patrick & Kam-Fon	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0150-901	Devon Street Homes LP	Cranebrook Ridge Ln	\$ 1,005
2017	2864-02-002-0160-901	Yassir, Saad	Falls Ridge Ct	\$ 1,005
2017	2864-02-002-0170-901	Ooi, Chun Wei	Falls Ridge Ct	\$ 1,005
2017	2864-02-002-0180-901	Martinez, Jeannie T & Kevin D	Falls Ridge Ct	\$ 1,005
2017	2864-02-002-0190-901	Devon Street Homes LP	Falls Ridge Ct	\$ 1,005
2017	2864-02-002-0200-901	Devon Street Homes LP	Falls Ridge Ct	\$ 1,005
2017	2864-02-002-0210-901	Lee, Herman	Falls Ridge Ct	\$ 1,005
2017	2864-02-002-0220-901	Devon Street Homes LP	Falls Ridge Ct	\$ 1,005
2017	2864-02-002-0230-901	Devon Street Homes LP	Calico Pointe Ct	\$ 1,005
2017	2864-02-002-0240-901	Devon Street Homes LP	Calico Pointe Ct	\$ 1,005
2017	2864-02-002-0250-901	Amirize, Sunny C	Calico Pointe Ct	\$ 1,005
2017	2864-02-002-0260-901	Restricted Ownership	Calico Pointe Ct	\$ 1,005

**Exhibit A**

Tax Year	PropertyNumber	Owner	Parcel Address	Assessment Amount
2017	2864-02-002-0270-901	Ali, Zohra	Calico Pointe Ct	\$ 1,005
2017	2864-02-002-0280-901	Charania, Allauddin Bawdin & Sherazad Moosa	Calico Pointe Ct	\$ 1,005
2017	2864-02-002-0290-901	Okpara, Curtis	Calico Pointe Ct	\$ 1,005
2017	2864-02-002-0300-901	Taherani, Faisal & Anisa	Calico Pointe Ct	\$ 1,005
2017	2864-02-002-0310-901	Devon Street Homes LP	Calico Pointe Ct	\$ 1,005
2017	2864-02-003-0010-901	Schulz, Joe Alexander & Amanda	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0020-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0030-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0040-901	Tran, Christopher & Thao Da	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0050-901	M/I Homes of Houston LLC	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0060-901	M/I Homes of Houston LLC	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0070-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0080-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0090-901	Devon Street Homes LP	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0100-901	Pasentine, Tovy Thi	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0110-901	Bhimani, Shirin & Parin	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0120-901	Cisse, Youssef Baba	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0130-901	Flores Jr., Rodolfo Cabriaes & Thames Tadawiwat	Flowering Brook Ln	\$ 1,005
2017	2864-02-003-0140-901	Devon Street Homes LP	Norfolk Valley Ct	\$ 1,005
2017	2864-02-003-0150-901	Koneru, Anjaneyulu V & Kumari	Norfolk Valley Ct	\$ 1,005
2017	2864-02-003-0160-901	M/I Homes of Houston LLC	Norfolk Valley Ct	\$ 1,005
2017	2864-02-003-0170-901	M/I Homes of Houston LLC	Norfolk Valley Ct	\$ 1,005
2017	2864-02-003-0180-901	M/I Homes of Houston LLC	Norfolk Valley Ct	\$ 1,005
2017	2864-02-003-0190-901	Devon Street Homes LP	Norfolk Valley Ct	\$ 1,005
2017	2864-02-003-0200-901	Devon Street Homes LP	Norfolk Valley Ct	\$ 1,005
2017	2864-02-003-0210-901	M/I Homes of Houston LLC	Norfolk Valley Ct	\$ 1,005

## Exhibit B

### Enclave at River Park PID Service Plan for FY2018 – 2023

<b>Fiscal Year</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b><u>Revenues</u></b>					
<b>Net Assessment</b>	128,007	111,409	112,329	113,481	114,427
<b>City Contribution</b>	22,993	43,991	44,871	45,319	45,773
<b>Total Revenues</b>	<b>151,000</b>	<b>155,400</b>	<b>157,200</b>	<b>158,800</b>	<b>160,200</b>
<b><u>Expenses</u></b>					
<b>Developer Reimb /</b>					
<b>Debt Service</b>	150,000	154,400	156,200	157,800	159,200
<b>Collection Costs</b>	1,000	1,000	1,000	1,000	1,000
<b>Total Expenses</b>	<b>151,000</b>	<b>155,400</b>	<b>157,200</b>	<b>158,800</b>	<b>160,200</b>

### Enclave at River Park PID Assessment Plan

The Enclave at River Park PID assessment rate is \$1,005 per lot for 2017

PID Assessment bills are mailed by the Fort Bend County Tax Office directly to the property owners (to the mailing address listed with the Tax office) and will be collected on the schedule listed below:

Mailed no later than December 31  
Due by January 31  
Delinquent on February 1

Penalties and interest accrue to delinquent PID assessments just as with delinquent property taxes. The penalty rate on delinquent PID assessment levies is 10% per year. PID assessments remain with the property and continue to accrue penalties until paid in full with the Fort Bend County Tax Office.