

NOTICE OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, July 01, 2024
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, July 01, 2024 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 814 8802 8883 Passcode: 184526. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

- A. Call to Order
- B. Invocation - Led by Chaplin Earl Detwiler with Colonial Bible Chapel
- C. Pledges to U.S. and Texas Flags
- D. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- E. Presentations
 - 1. Presentation by Texas Municipal Clerks Association Board of Trustee Member-Roxanne Benitez of the Municipal Clerk's Office Achievement of Excellence Award to the office of the City Secretary
 - Presentation of time capsule – Tomball Museum Center
- F. Reports and Announcements

1. Announcements

I. Upcoming Events:

July 4, 2024 – July 4th Celebration & Street Fest 4 p.m. to 9 p.m. @
Business 249

July 11, 2024 – Mayors Kaffeeklatsch 8:30 a.m. – 10 a.m. @ Community
Center

July 11, 2024 – Louie’s Together Playground Groundbreaking Ceremony
10:30 a.m. @ Juergens Park

July 23, 2024 – Comprehensive Plan Focus Group Meeting #4 @ City
Hall

2024 Swim Season (Jerry Matheson Park Pool)

**REGULAR SEASON HOURS (Tuesday, May 28 to Sunday, August
11)**

Monday – Closed

Tuesday through Friday – 10 a.m. to 6 p.m.

Saturday and Sunday – Noon to 8 p.m.

END OF SEASON HOURS (Weekends only)

August 17 and 18 – Noon to 8 p.m.

August 24 and 25 – Noon to 8 p.m.

August 31 and September 1 – Noon to 8 p.m.

September 2 – 10 a.m. to 6 p.m.

G. Old Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

1. Adopt, on Second Reading, Ordinance No. 2024-13, an Ordinance of the City of Tomball, Texas, amending Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District SF-7.5 (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.
2. Adopt, on Second Reading, Ordinance No. 2024-14, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Sections 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”; providing for penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.
3. Adopt, on Second Reading, Ordinance No. 2024-16, an Ordinance of the City of Tomball, Texas, amending chapter 50 (zoning) of the Tomball Code of Ordinances by changing the zoning district classification of approximately 5.552 acres of land legally described as tracts 12b & 12c of the William Hurd Survey, Abstract 378 from the Agricultural (AG) district to Office (O) District. the property is located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.
4. Adopt, on Second Reading, Ordinance Number 2024-18, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #2 Projects for the Wood Leaf Reserve Public Improvement District (the “District”); Making a Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date.

H. Old Business

1. Adopt, on Second Reading, Ordinance No. 2024-15, an Ordinance of the City of Tomball, Texas, amending Chapter 50 – Article III (*District Regulations*) by amending Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

I. New Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

1. Approve Minutes of the June 13, 2024, Special City Council meeting, June 17, 2024, Regular City Council meeting, and the June 19 and 20, 2024, Special City Council Meetings.

2. Approve request from Tomball High School for City Support and In-Kind Services for the annual Tomball High School Homecoming Parade in downtown Tomball, on Wednesday, September 25, 2024, from 6:30 to 9:30 p.m.

3. Approve the expenditure with Tanches Global Management for a not-to-exceed amount of \$110,000.00, for consulting and software services. The purchases are included in the FY 2023-2024 Budget.

4. Adopt, **on First and Only Reading**, Ordinance Number 2024-19, an Ordinance of the City Council of Tomball, Texas, Approving and Authorizing the Issuance and Sale of the City of Tomball, Texas Special Assessment Revenue Bonds, Series 2024 (Wood Leaf Reserve Public Improvement District Improvement Area #2 Project); Approving and Authorizing an Indenture of Trest and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; and Providing an Effective Date.

5. Adopt, on First Reading, Ordinance No. 2024-20, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2024 Annual Service and Assessment Plan (SAP) Update for Raburn Reserve Public Improvement District Number 10 (PID 10).

6. Adopt, on First Reading, Ordinance No. 2024-21, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2024 Annual Service and Assessment Plan (SAP) Update for Seven Oaks Public Improvement District Number 14 (PID 14).
7. Adopt, on First Reading, Ordinance No. 2024-22, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2024 Annual Service and Assessment Plan (SAP) Update for Winfrey Estates Public Improvement District Number 14 (PID 12).

J. New Business

1. Discussion and possible action to schedule City Council Orientation.
2. Consider an application for an Indoor Special Events Fireworks Display by Roar Over Texas to occur on July 14th 2024 at Boxwood Manor located at 945 E Hufsmith Road.
3. Approve a service agreement renewal with Cypress Holiday Decorating Concepts for holiday lighting services for Fiscal Year 2025, for a not-to-exceed amount of \$54,431.47 (RFP 2023-11), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures will need to be included in the Fiscal Year 2024-2025 Budget.
4. Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session

Sec. 551.074 – Personnel Matters; Deliberation of the Appointment, Employment, and Duties of a Public Officer or Employee – Finance Director

K. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 27th day of June 2024 by 6:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Tracylynn Garcia, TRMC, CMC, CPM
City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1019 for further information.

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

- Presentation of the Municipal Clerk’s Office Achievement of Excellence Award to the City Secretary’s Office
- Presentation of time capsule – Tomball Museum Center

Background:

Origination: Mayor and City Secretary Office

Recommendation:

Party(ies) responsible for placing this item on agenda: Sasha Luna, Assistant City Secretary

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed _____ Approved by _____
Staff Member Date City Manager Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Upcoming Events:

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2024 Swim Season (Jerry Matheson Park Pool)

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- Monday – Closed
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END OF SEASON HOURS (Weekends only)

- August 17 and 18 – Noon to 8 p.m.
- August 24 and 25 – Noon to 8 p.m.
- August 31 and September 1 – Noon to 8 p.m.
- September 2 – 10 a.m. to 6 p.m.

Background:

Origination: Marketing Department

Recommendation:

Party(ies) responsible for placing this item on agenda: Sasha Luna, Assistant City Secretary

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed _____ Approved by _____
Staff Member Date City Manager Date

City Council Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on Second Reading, Ordinance No. 2024-13, an Ordinance of the City of Tomball, Texas, amending Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District SF-7.5 (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

Public Hearing was held, and First Reading was approved during the June 17, 2024, Regular City Council meeting.

Origination: City of Tomball

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Community Development Department

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 50 – ARTICLE III (DISTRICT REGULATIONS) BY ADDING SECTION 50-70.1 (SINGLE-FAMILY RESIDENTIAL – 7.5 DISTRICT (SF-7.5)), AMENDING SECTION 50-82 (USE REGULATIONS (CHARTS)), AND AMENDING SECTION 50-112 (OFF STREET PARKING AND LOADING REQUIREMENTS); PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the City of Tomball has requested an amendment to the Code of Ordinances, amending Chapter 50 – Article III (District Regulations) by adding Section 50-70.1 (Single-Family Residential – 7.5 District (SF-7.5)), amending Section 50-82 (Use regulations (charts)), and amending Section 50-112 (Off street parking and loading requirements); and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing, the Planning & Zoning Commission held a public hearing on the proposed text amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed text amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety, and welfare of the citizens to approve the text amendment as contained in this ordinance;

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Article III, District Regulations and Article IV, Development Standards, of Chapter 50, Zoning of the Code of Ordinances of the City of Tomball, Texas is hereby amended as set out in Exhibit A, attached hereto and made a part of this Ordinance for all purposes.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any

and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 17TH DAY OF JUNE 2024.

COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN GARCIA	<u>NAY</u>
COUNCILMAN DUNAGIN	<u>YEA</u>
COUNCILMAN COVINGTON	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 1ST DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

LORI KLEIN QUINN, Mayor

ATTEST:

TRACYLYNN GARCIA, City Secretary

Exhibit “A”

AMEND: Chapter 50 – Article III (*District Regulations*)

ADD: Sec 50-70.1 – Single-Family Residential District (SF-7.5)

- (a) General purpose and description – The SF-7.5 Single-Family Residential District is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 7,500 square feet in size, churches, schools, and public parks in logical neighborhood units.
- (b) Permitted uses. Those uses listed for the SF-7.5 Single-Family Residential District in the use charts (section 50-82) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) Height regulations. The maximum height in the SF-7.5 district shall be:
 - 1) Two stories, not to exceed 35 feet, for the main building/house.
 - 2) One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) Area regulations.
 - 1) Size of lots.
 - a. Minimum lot area: 7,500 square feet.
 - b. Minimum lot width: 60 feet. Radial lots shall have a minimum width of 70 feet at and for a distance of 30 feet behind the front yard/building line. No lot shall be created that has a front yard less than 30 feet of frontage on the front street.
 - c. Minimum lot depth: 100 feet.
 - d. Nonconforming lots: where a lawfully existing lot having less area, depth, or width than required in this section existed in separate ownership on the effective date of this ordinance from with this chapter is derived, the foregoing regulations relating to the size of such lot shall not prohibit the erection of a single-family dwelling thereon.
 - 2) Size of yards.
 - a. Minimum front yard: 20 feet; where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.
 - b. Minimum side yard: five feet. The minimum side yard of a corner lot adjacent to a street shall not be less than 15 feet, except that where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet.
 - c. Minimum rear yard: 15 feet. The minimum rear yard where lots back on a designated arterial street shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a 5 foot minimum rear yard and abutting a 15-foot alley shall have a 7.5 foot minimum rear yard.
 - d. Encroachment by building eaves and air conditioning units: building eaves and air conditioning compressors may encroach not more than three feet beyond building lines into the required rear and side yard on lots created by subdivision plats for single-family residential use duly approved by the city and recorded with the county clerk of either county, as applicable, on or before November 1, 1999.
 - 3) Maximum lot coverage. Maximum lot coverage is 45 percent including main buildings and accessory buildings.
 - 4) Minimum floor area. Minimum floor area per dwelling unit is 1000 square feet of heated and/or air-conditioned floor area.

AMEND: Chapter 50 – Article IV (*Development Standards*), Section 50-112 (*Off Street Parking & Loading Requirements*)

ADD: “SF-7.5”

(b) Residential districts; off-street parking provisions.

- 1) Parking regulations for the AG, SF-20-E, SF-9, SF-7.5, SF-6, and D districts and for planned developments for zero lot line, patio home, townhome and single-family attached dwelling units. For every single-family dwelling unit, a minimum of two off-street parking spaces shall be provided on the same lot as the main structure. For duplexes, two off-street parking spaces for each dwelling unit shall be required. For the purposes of this subsection, the first two parking spaces contained in covered garages and/or covered carports for each dwelling unit shall not be considered as off-street parking spaces. For example, if a dwelling has a three-car garage, one additional off-street parking space would be required in addition to that included within the garage. Off-street parking spaces shall be directly adjacent to a dwelling or garage. If off-street parking spaces are aligned linearly, they shall be directly adjacent to one another. For the purposes of this subsection, the minimum dimensions of each parking space shall be in accordance with table 50-112-1; provided, however, two spaces shall be not less than 12 feet by 40 feet if aligned linearly. All required driveways and parking areas shall have a topping, which is the same as the abutting street, or they may be concrete cement. All additional parking in a required yard must also be of the same material as the abutting street or concrete cement.

AMEND: Chapter 50 – Article III (*District Regulations*), Section 50-82 (*Use Regulations (Charts)*), (b) (*Use charts*)

ADD: “SF-7.5” District and Subsequent Use Standards

Types of Land Uses	Residential Zoning Districts							Nonresidential Zoning Districts							OT&MU	Parking ratio <small>(Also see section 50-112)</small>
	AG	SF-20-E	SF-9	SF-7.5	SF-6	D	MF	MHP	O	NR	GR	C	LI			
Agriculture																
Bulk grain and/or feed storage	P											C	C		1 space per 1,000 square feet	
Farm (ranch, garden, crops, livestock, or orchard) †	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None	
Feed and grain store/farm supply store †	C										C	P	P	C	1 space per 500 square feet	
Flour and other grain mills													P		1 space per 1,000 square feet	
Livestock, wholesale/auction	C														None	
Livestock sales/auction	C														None	
Stable, commercial	C											C			1 space per 1,000 square feet	
Stables (private, principal or accessory use) †	P				C										None	
Residential																
Accessory building/structure (business or industry) †									P		P	P		P	None	
Accessory building/structure (residential) †	P	P	P	P	P	P	P							P	None	
Accessory dwelling	P	P	P	P	C	C	C							P	None	
Garage/accessory dwelling †	P	P	P	P	C	C	C							P	None	
Caretaker's, guard's residence †	P	C						P		P	P	P	P	P	1 space per caretaker/guard	
Dwelling, four-family (quadplex) (defined under Multiple-family dwelling) †														P	2 spaces per dwelling	
Dwelling, HUD code-manufactured home †									P					C	2 spaces per dwelling	
Dwelling, industrialized home †	P	P	P	P	P	P	P	P						C	2 spaces per dwelling	
Dwelling, multiple-family †										P				P	2 spaces per dwelling	

Dwelling, single-family attached ‡																			P	2 spaces per dwelling
Dwelling—Single-family detached ‡	P	P	P	P	P														P	2 spaces per dwelling
Dwelling, two-family, duplex or duplex townhome ‡																			P	2 spaces per dwelling
Dwelling, zero-lot line/patio home ‡																			P	2 spaces per dwelling
Home occupation ‡	P	P	P	P	P														P	None
Residential use ‡	P	P	P	P	P														P	2 spaces per dwelling
Private street subdivision	P	P	P	P	P														P	None
Office																				
Clinic, emergency care																			P	1 space per 150 square feet
Clinic, medical and/or dental																			P	1 space per 300 square feet
Credit agency																			P	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)																			P	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)																			P	1 space per 300 square feet
Office, professional and general business ‡																			P	1 space per 300 square feet
Office, parole-probation																			P	1 space per 300 square feet
Office showroom/warehouse ‡																			P	1 space per 300 square feet
Security monitoring company (no outside storage)																			P	1 space per 300 square feet
Telemarketing agency																			P	1 space per 250 square feet
Telephone exchange/switching station ‡	C																		P	1 space per 500 square feet
Temporary real estate field office	P	P	P	P	P														P	4 spaces
Model home (including sales office)	P	P	P	P	P														P	2 spaces per model
Personal and Business																				
Ambulance service																			P	1 space per 500 square feet
Automobile driving school (including defensive driving)																			P	1 space per classroom seat
Barber/beauty shop (no related school/college)																			P	1 space per 200 square feet
Bed and breakfast inn ‡	P	C	C	C	C														P	2 spaces plus one per guest room
Check cashing service																			P	1 space per 100 square feet
Dance hall/dancing facility ‡																			P	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	C	C	C	C	C														P	1 space per 100 square feet
Fortunetelling and similar activities ‡																			P	1 space per 300 square feet
Funeral home ‡																			P	See section 50-112
Greenhouse (non-retail/hobby)	P	P	P	P	P														P	None
Health club (indoor)																			P	One space per 300 square feet
Health club (outdoor)																			P	One space per 300 square feet
Hotel ‡																			P	See section 50-112
Laundromat/washateria/self-service ‡																			P	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡																			P	1 space per 200 square feet
Loan services (payday/auto title)																			P	1 space per 100 square feet
Mailing service (private)																			P	1 space per 200 square feet
Motel ‡																			P	See section 50-112
Pharmacy (retail only)																			P	1 space per 200 square feet
Reception venue	C	C																	P	1 space: 4 seats
Recreational vehicle park																			P	
Rehabilitation care facility (halfway house) ‡	C	C	C	C	C														P	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	C	C	C	C	C														P	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)																			P	1 per 200 square feet
Sexually oriented business																			P	
Tattoo or body piercing studio ‡																			P	1 space per 200 square feet
Wedding chapel																			P	1 per four seats
Retail																				
Antique shop (no outside sales or storage) ‡																			P	1 space per 500 square feet
Antique shop (with outside storage)																			P	1 space per 500 square feet
Apparel shop																			P	1 space per 200 square feet
Art gallery/museum/dealer ‡																			P	1 space per 500 square feet
Artist or photography studio																			P	1 space per 500 square feet

Bakery, retail (eating establishment, no drive-through) ‡										C		P	P				P	P		P	1 space per 200 square feet
Bakery, retail (with drive-through)												C	P				P	P		P	1 space per 200 square feet
Bakery (wholesale) ‡																	P	P		P	1 space per 500 square feet
Bird and pet shops (retail only)												C	P				P	P		P	1 space per 200 square feet
Book/stationery shop (retail only) ‡												P	P				P	P		P	1 space per 200 square feet
Brewpub										C		C	P				P	P		P	1 space per 1,000 square feet for the brewing of beer, ale
Building material sales/lumber yard ‡													C				P	P		P	1 space per 1,000 square feet
Carpenter shop													C				P	P		P	1 space per 500 square feet
Catering service													P				P	P		P	1 space per 500 square feet
Coffee roasting																	C	P			1 space per 1,000 square feet
Consignment shop													C	C			P	P		P	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡										C			P				P	P		C	See section 50-112
Copy shop ‡										C		P	P				P	P		P	1 space per 200 square feet
Drinking establishment										C		C	P				P	P		P	
Drug store (retail only)													P				P	P		P	1 space per 200 square feet
Eating establishment (with drive-in service) ‡												C	C				P	P		P	Greater: 1 per 100 square feet; 1 per 3 seats based on max
Eating establishment (with no drive-through service) ‡										C		P	P				P	P		P	
Eating establishment (with drive-through service) ‡												C	P				P	P		P	
Electronic goods (retail only)													P	P			P	P		P	1 space per 200 square feet
Florist shop (retail only) ‡										C		P	P				P	P		P	1 space per 200 square feet
Food or grocery store												P	P				P	P		P	1 space per 500 square feet
Furniture and appliance store (retail only) ‡												C	P				P	P		P	1 space per 500 square feet
Furniture store (new and used) ‡												C	P				P	P		P	1 space per 200 square feet
General retail stores (no outside storage)												P	P				P	P		P	1 space per 200 square feet
Gift or card shop (retail only)										C		P	P				P	P		P	1 space per 200 square feet
Hardware store												P	P				P	P		P	1 space per 400 square feet
Hobby and crafts store (retail only)										C		P	P				P	P		P	1 space per 200 square feet
Home improvement center													P				P	P		P	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store													P	P			P	P		P	1 space per 200 square feet
Market, open air																	C	C		C	1 space per 200 square feet
Meat and fish market (retail only)													P				P	P		P	1 space per 200 square feet
Mobile food court																	C	C		C	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films													C	C			P	P		P	1 space per 300 square feet
Motion picture theater (indoors)													C	P			P	P		P	See section 50-112
Nursery ‡													P				P	P		P	1 space per 1,000 square feet of sales area
Garden shop ‡													P				P	P		P	1 space per 200 square feet
Painting and refinishing shop													C				P	P		P	1 space per 500 square feet
Piano and musical instruments (retail only)												P	P				P	P		P	1 space per 200 square feet
Shoe repair shop (retail only)												P	P				P	P		P	1 space per 200 square feet
Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage)													P				P	P		P	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only													C				P	P		C	1 space per 500 square feet
Trophy engraving													P				P	P		P	1 space per 300 square feet
Upholstery shop (nonauto)													P				P	P		P	1 space per 200 square feet
Used merchandise													P				P	P		P	1 space per 200 square feet
Video rental/sales												P	P				P	P		P	1 space per 200 square feet
Transportation and Auto Services																					
Airport or landing field ‡	C																			C	1 space per 500 square feet
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)													P				P	P			1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)													P				P	P		C	1 space per 300 square feet

Auto accessories (retail sales only)											C	P			P	P		P	1 space per 200 square feet
Auto body repair/painting												C			P	P		P	1 space per 200 square feet
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡												P			P	P			See section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)												P			P	P		C	See section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display												C			P	P			See section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display												C			P	P		C	See section 50-112
Auto glass repair/tinting												P			P	P		P	1 space per 200 square feet
Auto interior shop/upholstery												C			P	P		P	1 space per 200 square feet
Auto muffler shop												C			P	P		P	1 space per 200 square feet
Auto paint shop												C			P	P		P	One per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)												P			P	P		P	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)												C			P	P			1 space per 200 square feet
Auto rental												P			P	P		C	1 space per 200 square feet
Auto repair (major) ‡												C			P	P		C	1 space per 200 square feet
Auto repair (major) ‡												C			P	P		C	1 space per 200 square feet
Auto repair (minor) ‡												P			P	P		P	1 space per 200 square feet
Auto storage or auto auction ‡															C	P			1 space per 1,000 square feet
Auto tire sales (indoor)												P			P	P		P	1 space per 200 square feet
Auto wrecker service															P	P		C	1 space per 200 square feet
Automobile assembly																P		C	1 space per 1,000 square feet
Automobile parts manufacturing															C	P		C	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡												P			P	P		P	3 space per washing capacity of module
Automobile wash (self-service) ‡												C			P	P		P	3 space per washing capacity of module
Bike sales and/or repair												P			C	P		P	1 space per 500 square feet
Bus or truck storage															P	P			1 space per 1,000 square feet
Gasoline station												P			P	P			See section 50-112
Motor freight transportation, storage, and terminal															P	P		C	See section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡												P			P	P			See section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display												P			P	P		C	See section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	C	C	C	C				C			C	P			P	P		C	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display												P			P	P			See section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display												P			P	P		C	See section 50-112
Railroad team tracks, unloading docks, and spurs															P	P		C	None
Railroad yards, round house or shop															C	P		C	1 space per 1,000 square feet
Taxi/limousine service												C			P	P		C	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡															P	P		P	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡															C	P			1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡	C														C	C			1 space per 500 square feet
Transit terminal ‡															P	P		C	See section 50-112
Truck and bus leasing ‡															P	P			1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡															P	P			1 space per 1,000 square feet
Truck stop ‡															C	P		C	1 space per 1,000 square feet
Truck terminal ‡															P	P			See section 50-112
Amusement and Recreation																			
Amusement, commercial (indoor) ‡											C	C		C	P	P		C	1 space per 100 square feet
Amusement, commercial (outdoor) ‡												C			P	P		C	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area

Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡									C							C	P		C	Determined by P and Z
Amusement devices/arcade (4 or more devices, indoors only) ‡												C	C			P	P		C	1 space per game table plus one per amusement device
Billiard/pool facility (4 or more tables)												C	C			P	P		C	1 space per 200 square feet
Bingo facility												C	C			P	P		P	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)												C	P			P	P		C	4 spaces per lane
Dinner theatre													P			P	P		P	1 space per three seats or bench seating space
Drive-in theater																C	C		C	1 space per speaker
Golf driving range	C															P	P		C	See section 50-112
Golf course (private) ‡	C	C	C	C	C			C	C				C	C		C	C		C	6 spaces per hole
Golf course (publicly owned) ‡	P	P	P	P	P			P	P				P	P		P	P		P	6 spaces per hole
Playfield or stadium (private)	C															P	P		P	1 space per three seats
Recreational vehicle park/campground ‡	C															C	P		C	1.5 per RV pad
Skating rink														P			P		P	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	P	P	P	P	P			P	P				P	P		P	P		P	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, commercial ‡													C	C	P		P		P	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	P	P	P	P	P			P	P				P	P		P	P		P	2 spaces per court
Tennis court (private/lighted)	C	C	C	C	C			C	C				C	C		C	C		C	2 spaces per court
Institutional/Governmental	See Household care facility																			
Adult day care (business)	See section 50-116																			
Antenna (commercial)	See section 50-116																			
Antenna (noncommercial)	See section 50-116																			
Armed services recruiting center																P	P		P	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡																			P	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house																			C	1 space per 100 square feet
Broadcast station (with tower)	See section 50-116																			
Broadcast towers (commercial)	See section 50-116																			
Cellular communications tower/PCS	See section 50-116																			
Cemetery and/or mausoleum ‡	C	C	C	C	C			C	C				C	C		C	C		C	1 space per 5,000 square feet of land
Child day care center (business) ‡																			P	1 space per three children
Church/temple/place of worship ‡	P	P	P	P	P			P	P				P	P		P	P		P	1 space per four seats in sanctuary
Civic center (municipal) ‡	P	P	P	P	P			P	P				P	P		P	P		P	10 spaces plus 1,300 square feet above 2,000
Civic club																			P	See section 50-112
Community center (public)	C	C	C	C	C			C	C				C	P		P	P		P	See section 50-112
Community home ‡	P	P	P	P	P			P	P										P	1 space per 300 square feet
Community or social buildings ‡	C	C	C	C	C			C	C				C	P		P	P		P	1 space per 300 square feet
Country club (private) ‡	C	C	C	C	C			C	C				C	C		C	C		P	10 spaces plus one per 300 square feet above 2,000
Earth satellite dish (private, less than 3 feet in diameter)	See section 50-116																			
Electric power plant																			C	1 space per 1,000 square feet
Electric storage system																			C	2 spaces per facility
Electrical substation ‡	C	C	C	C	C			C	C				C	C		C	C		C	1 space per 1,000 square feet
Exhibition hall ‡																			C	1 space per 100 square feet
Fair ground or rodeo ‡	C																		C	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	P	P	P	P	P			P	P				P	P		P	P		P	1 space per 10 children plus 1 space per teacher
Fraternal organization ‡																			P	10 spaces plus 1 per 300 square feet above 2,000
Fraternity or sorority house ‡																			C	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	C	C	C	C	C			C	C				C	P		P	P		P	1 space per 300 square feet
Heliport ‡																			C	3 spaces
Helistop																			C	3 spaces
Hospital ‡																			C	1 space per bed
Household care facility ‡	P	P	P	P	P			P	P										P	1 space per 6 clients
Household care institution																			P	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡																			C	1 space per 200 square feet

Institution of religious, educational or philanthropic nature	C	C	C	C	C			C	C	C	C	P		P	P	P	1 space per 200 square feet
Municipal facility or use ‡	P	P	P	P	P			P	P	P	P	P	P	P	P	P	1 space per 300 square feet
Museum	C	C	C	C	C			C	C	C	C	P		P	P	P	See section 50-112
Park and/or playground (private) ‡	P	P	P	P	P			P	P	P	P	P	P	P	P	P	
Park and/or playground (public, municipal) ‡	P	P	P	P	P			P	P	P	P	P	P	P	P	P	
Penal or correctional institutions	C													P	P	C	1 space per 500 square feet
Post office (governmental)	P	P	P	P	P			P	P			P	P			P	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)														P	P	C	1 space per 4 seats
Radio, television and communications towers	See section 50-116																
Rectory/parsonage	P	P	P	P	P			P	P	P	P	P	P	P	P	P	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡	See Assisted living facility																
Riding academy	P	C	C	C	C			C	C	C	C	C	C	C	P	C	1 space per five stalls
Sanitary landfill (private)															C		1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)												C	P		P	P	1 space per three students, based on design
School, college or university	C	C	C	C	C			C	C			C	P		P	P	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡												C	P		P	P	1 space per student
School, public or denominational ‡	P	P	P	P	P			P	P	P	P	P	P		P	P	See section 50-112
School, other than public or denominational ‡												C	P		P	P	
Sheltered care facility ‡										C				C	C	C	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡	See ch. 34 of this Code																
Skilled nursing facility ‡										P		C	C	C		P	See section 50-112
Studio for radio and/or television (no towers) ‡												P	P	P		P	1 space per 200 square feet
Commercial and Wholesale Trade																	
Animal kennel (outdoor pens)	P														C	P	1 space per 500 square feet
Appliance repair														P	P	P	1 space per 500 square feet
Book binding															P	P	1 space per 500 square feet
Carpet and rug cleaning plant													C		P	P	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)	C														C		1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡															C		1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)												P	P		P	P	1 space per 1,000 square feet
Construction contractor with storage yard	C														P	P	1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles														P		P	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official.)	P	P	P	P	P			P	P	P	P	P	P		P	P	None
Distribution center ‡															P	P	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)										C	C	P			P	P	1 space per 1,000 square feet
Electronic assembly															P	P	1 space per 1,000 square feet
Electro-plating/electro-typing															P	P	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)															P	P	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening													C		P	P	1 space per 500 square feet
Fur/hide tanning and finishing																C	1 space per 1,000 square feet
Heating and air conditioning sales/services													C		P	P	1 space per 1,000 square feet
Iron works (ornamental)															C	P	1 space per 1,000 square feet
Lawnmower repair and/or sales															C		1 space per 500 square feet
Loading or storage tracks															P	P	None
Locksmith												P	P		P	P	1 space per 500 square feet
Machine shop															P	P	1 space per 1,000 square feet
Maintenance and repair service for buildings/janitorial															C	P	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡															C	P	1 space per 1,000 square feet
Mattress, making and renovating															P	P	1 space per 1,000 square feet
Milk depot, wholesale															P	P	1 space per 1,000 square feet
Mini-warehouse/self storage ‡														C	P	P	See section 50-112
Mortuary														C	P	P	See section 50-112

Moving and storage company																P	P		C	1 space per 1,000 square feet	
News printing																P	P		C	1 space per 1,000 square feet	
Outdoor sales as a primary use ‡																C	P	P		1 space per 5,000 square feet of land area	
Pawn shop ‡																	P	P		C	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡																C	P		P	1 space per 200 square feet	
Plumbing shop																	C	P	P	C	1 space per 200 square feet
Printing equipment, supplies and repairs																	C	P	P	C	1 space per 500 square feet
Propane sales filling (retail)																	C	P	P	C	1 space per 200 square feet
Publishing and printing company																	C	P	P	P	1 space per 500 square feet
Quick lube/oil change/minor inspection																	P	P	P	P	1 space per 200 square feet
Salvage storage yard ‡																			C		5 per acre
Scientific and industrial research laboratories (hazardous) ‡																		C	P		1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡																P		C	P	P	1 space per 300 square feet
Scrap metal storage yard																			C		5 space per acre
Security systems installation company																	C	C		P	1 space per 300 square feet
Sheet metal shop																			P	P	1 space per 1,000 square feet
Storage of cement, sands and gravel																			C	P	1 space per 5,000 square feet of storage area
Storage of used lumber and building materials																			C	P	1 space per 5,000 square feet of storage area
Taxicab storage and repair																			P	P	1 space per 500 square feet
Taxidermist																			C	P	1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡																			P	P	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡																			C	P	1 space per 200 square feet
Vacuum cleaner sales and repair ‡																			P	P	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡																			C	P	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡																			C	P	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡																			C	P	1 space per 1,000 square feet
Welding shop																			C	P	1 space per 1,000 square feet
Wholesale trade, nondurable goods																			C	P	1 space per 1,000 square feet
Woodworking shops																			C	P	1 space per 1,000 square feet
Wrecking materials yard ‡																				C	1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial																					
Acid manufacture																				C	1 space per 1,000 square feet
Adhesives and sealants manufacture																				C	1 space per 1,000 square feet
Aircraft parts manufacture																				P	1 space per 1,000 square feet
Airplane repair and manufacturing																				P	1 space per 1,000 square feet
Animal processing and slaughter																				C	1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law																				C	1 space per 1,000 square feet
Artificial flower manufacture																				C	1 space per 1,000 square feet
Asphalt paving and roofing material manufacture																				C	1 space per 1,000 square feet
Awning manufacture, cloth, metal and wood																				P	1 space per 1,000 square feet
Bag manufacture																				P	1 space per 1,000 square feet
Battery manufacture																				C	1 space per 1,000 square feet
Bleaching/chorine powder manufacture																				C	2 space per 1,000 square feet
Boiler manufacture and repair																				P	1 space per 1,000 square feet
Bottling works																				P	1 space per 1,000 square feet
Broom manufacture																				P	1 space per 1,000 square feet
Candy and other confectionary products manufacture																				C	1 space per 1,000 square feet
Canning and preserving factory																				C	1 space per 1,000 square feet
Canvas and related products manufacture																				P	1 space per 1,000 square feet
Casein manufacture																				C	1 space per 1,000 square feet
Celluloid and similar cellulose manufacture																				C	1 space per 1,000 square feet
Cement manufacture																				C	1 space per 1,000 square feet
Ceramic products manufacture																				C	1 space per 500 square feet

Poultry hatchery																			1 space per 1,000 square feet			
Poultry slaughtering and processing																			1 space per 1,000 square feet			
Printing ink manufacture																		P	1 space per 1,000 square feet			
Reduction of fats, ores, metals, garbage, offal, etc., rendering plant																			1 space per 1,000 square feet			
Rock quarries, sand, gravel and earth excavations or extractions	C																	C	1 space per acre			
Rug and carpet manufacture																		C	P	1 space per 1,000 square feet		
Sand, gravel, or stone storage (including sales) ‡	C																	C	P	1 space per 1.5 employees, plus five per acre		
Shellac and varnish manufacture																			C	1 space per 1,000 square feet		
Sign manufacturing (no outside storage)																		C	P	1 space per 1,000 square feet		
Sign manufacturing (with outside storage)																		C	P	1 space per 1,000 square feet		
Snuff manufacture																			C	1 space per 1,000 square feet		
Soap, detergents, cleaning preparations manufacture																			C	1 space per 1,000 square feet		
Starch manufacture																			C	1 space per 1,000 square feet		
Steel works, blast furnaces and rolling mills																			C	1 space per 1,000 square feet		
Stone cutting or crushing																			C	1 space per 5,000 square feet of land area		
Stone, clay, glass and concrete Products (other than handicrafts) manufacture																			C	1 space per 1,000 square feet		
Textile products manufacture																			C	P	1 space per 1,000 square feet	
Tire retreading and recapping																			C	P	1 space per 1,000 square feet	
Truck manufacture																				P	One per 1,000 square feet	
Waste paper products manufacture																				P	1 space per 1,000 square feet	
Water distillation																			P	P	1 space per 1,000 square feet	
White lead manufacture																				C	1 space per 1,000 square feet	
Wood container manufacture																			C	P	1 space per 1,000 square feet	
Wood distillation (manufacture of tar, charcoal, turpentine and similar)																				C	1 space per 1,000 square feet	
Wood preserving manufacture and treatment																				C	1 space per 1,000 square feet	
Wood products manufacture																				C	P	1 space per 1,000 square feet

-END-

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

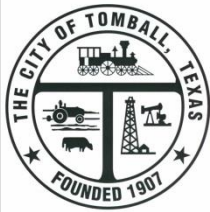
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: June 10, 2024
City Council Public Hearing Date: June 17, 2024

Case: OAM24-01

Applicant: City of Tomball

Sections: ADD: Chapter 50-Zoning, Article III.-District Regulations, Section 50-70.1-Single-Family Residential District-7.5 (SF-7.5)
MODIFY: Chapter 50-Zoning, Article III.-District Regulations, Section 50-82.-Use regulations (charts).
MODIFY: Chapter 50-Zoning, Article IV.-Development Standards, Section 50-112.-Off street parking and loading requirements.

Subject: Add “Single-Family Residential District-7.5 (SF-7.5)” Zoning District and subsequent development and land use standards, including parking.

Background

Recently there have been several rezoning requests to accommodate higher density single-family detached residential areas. The zoning district options currently available for cases such as this are Single-Family Residential-6 (SF-6) and Single-Family Residential-9 (SF-9). Applicants and City Council have expressed that there is a large gap between these two districts that could be alleviated by a new “middle-ground” density residential district. The goal of the proposed Single-Family Residential-7.5 (SF-7.5) zoning district is to provide more single-family detached residential options when determining appropriate housing densities within the City of Tomball.

Notice of Public Hearing:

A public hearing notice was published in the Potpourri on May 22, 2024.

Proposed Ordinance Amendments:

Code of Ordinance Section(s):

Chapter 50 - Zoning - Article III. – District Regulations

ADD: Sec 50-70.1 – Single-Family Residential District (SF-7.5)

- (a) General purpose and description – The SF-7.5 Single-Family Residential District is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 7,500 square feet in size, churches, schools, and public parks in logical neighborhood units.

- (b) Permitted uses. Those uses listed for the SF-7.5 Single-Family Residential District in the use charts (section 50-82) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) Height regulations. The maximum height in the SF-7.5 district shall be:
 - 1) Two stories, not to exceed 35 feet, for the main building/house.
 - 2) One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) Area regulations.
 - 1) Size of lots.
 - a. Minimum lot area: 7,500 square feet.
 - b. Minimum lot width: 60 feet. Radial lots shall have a minimum width of 70 feet at and for a distance of 30 feet behind the front yard/building line. No lot shall be created that has a front yard less than 30 feet of frontage on the front street.
 - c. Minimum lot depth: 100 feet.
 - d. Nonconforming lots: where a lawfully existing lot having less area, depth, or width than required in this section existed in separate ownership on the effective date of this ordinance from with this chapter is derived, the foregoing regulations relating to the size of such lot shall not prohibit the erection of a single-family dwelling thereon.
 - 2) Size of yards.
 - a. Minimum front yard: 20 feet; where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.
 - b. Minimum side yard: five feet. The minimum side yard of a corner lot adjacent to a street shall not be less than 15 feet, except that where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet.
 - c. Minimum rear yard: 15 feet. The minimum rear yard where lots back on a designated arterial street shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a 5 foot minimum rear yard and abutting a 15-foot alley shall have a 7.5 foot minimum rear yard.
 - d. Encroachment by building eaves and air conditioning units: building eaves and air conditioning compressors may encroach not more than three feet beyond building lines into the required rear and side yard on lots created by subdivision plats for single-family residential use duly approved by the city and recorded with the county clerk of either county, as applicable, on or before November 1, 1999.
 - 3) Maximum lot coverage. Maximum lot coverage is 45 percent including main buildings and accessory buildings.
 - 4) Minimum floor area. Minimum floor area per dwelling unit is 1000 square feet of heated and/or air-conditioned floor area.

Chapter 50–Zoning-Article IV.–Development Standards-Section 50-112.–Off-street parking and loading requirements.

MODIFY: (b) Residential districts; off-street parking provisions.

- 1) Parking regulations for the AG, SF-20-E, SF-9, SF-7.5, SF-6, and D districts and for planned developments for zero lot line, patio home, townhome and single-family attached dwelling units. For every single-family dwelling unit, a minimum of two off-street parking spaces shall be provided on the same lot as the main structure. For duplexes, two off-street parking spaces for each dwelling unit shall be required. For the purposes of this subsection, the first two parking spaces contained in covered garages and/or covered carports for each dwelling unit shall not be considered as off-street parking spaces. For example, if a dwelling has a three-car garage, one additional off-street parking space would be required in addition to that included within the garage. Off-street parking spaces shall be directly adjacent to a dwelling or garage. If off-street parking spaces are aligned linearly, they shall be directly adjacent to one another. For the purposes of this subsection, the minimum dimensions of each parking space shall be in accordance with table 50-112-1; provided, however, two spaces shall be not less than 12 feet by 40 feet if aligned linearly. All required driveways and parking areas shall have a topping, which is the same as the abutting street, or they may be concrete cement. All additional parking in a required yard must also be of the same material as the abutting street or concrete cement.

Chapter 50 – Zoning - Article III. – District Regulations - Section 50-82 – Use Regulations (charts)

MODIFY:

Types of Land Uses	Residential Zoning Districts					Nonresidential Zoning Districts										OT&MU	Parking ratio <small>(Also see section 50-112)</small>
	AG	SF-20-E	SF-9	SF-7.5	SF-6	D	MF	MHP	O	NR	GR	C	LI				
Agriculture																	
Bulk grain and/or feed storage	P											C	C		1 space per 1,000 square feet		
Farm (ranch, garden, crops, livestock, or orchard) †	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None		
Feed and grain store/farm supply store †	C										C	P	P	C	1 space per 500 square feet		
Flour and other grain mills													P		1 space per 1,000 square feet		
Livestock, wholesale/auction	C														None		
Livestock sales/auction	C														None		
Stable, commercial	C												C		1 space per 1,000 square feet		
Stables (private, principal or accessory use) †	P				C										None		
Residential																	
Accessory building/structure (business or industry) †								P		P	P		P	P	None		
Accessory building/structure (residential) †	P	P	P	P	P	P	P								None		
Accessory dwelling	P	P	P	P	C		C								None		
Garage/accessory dwelling †	P	P	P	P	C		C								None		
Caretaker's, guard's residence †	P	C					P		P	P		P	P	P	1 space per caretaker/guard		
Dwelling, four-family (quadplex) (defined under Multiple-family dwelling) †							P							P	2 spaces per dwelling		
Dwelling, HUD code-manufactured home †								P						C	2 spaces per dwelling		
Dwelling, industrialized home †	P	P	P	P	P	P	P	P						C	2 spaces per dwelling		
Dwelling, multiple-family †							P							P	2 spaces per dwelling		
Dwelling, single-family attached †						P	P							P	2 spaces per dwelling		
Dwelling—Single-family detached †	P	P	P	P	P	P	P							P	2 spaces per dwelling		
Dwelling, two-family, duplex or duplex townhome †						P	P							P	2 spaces per dwelling		
Dwelling, zero-lot line/patio home †						P	P							P	2 spaces per dwelling		
Home occupation †	P	P	P	P	P	P	P			P		P	P	P	None		
Residential use †	P	P	P	P	P	P	P	C		C	C	C		P	2 spaces per dwelling		
Private street subdivision	P	P	P	P	P	P	P			C	C	C		P	None		
Office																	
Clinic, emergency care											P		P	P	C	1 space per 150 square feet	
Clinic, medical and/or dental								P		P	P		P	P	P	1 space per 300 square feet	
Credit agency								P		P	P		P	P	P	1 space per 300 square feet	
Bank, savings and loan, or credit union (no motor bank services)								P		P	P		P	P	P	1 space per 300 square feet	
Bank, savings and loan, or credit union (with motor bank services)								C		P	P		P	P	P	1 space per 300 square feet	
Office, professional and general business †								P		P	P		P	P	P	1 space per 300 square feet	
Office, parole-probation											P		P	P	C	1 space per 300 square feet	
Office showroom/warehouse †								C		C			P	P	P	1 space per 300 square feet	
Security monitoring company																1 space per 300 square feet	
Temporary real estate field office	P	P	P	P	P	P	P	P	P	P	P		P	P	P	4 spaces	
Model home (including sales office)	P	P	P	P	P	P	P	P	P	P	P		C	C	P	2 spaces per model	
Personal and Business																	
Ambulance service											C		P	P	C	1 space per 500 square feet	
Automobile driving school (including defensive driving)								C		P	P		P	P	P	1 space per classroom seat	
Barber/beauty shop (no related school/college)								C		P	P		P	P	P	1 space per 200 square feet	
Bed and breakfast inn †	P	C	C	C	C	C	C	C		C	P		P		P	2 spaces plus one per guest room	
Check cashing service											C		C			1 space per 100 square feet	
Dance hall/dancing facility †											C		C		P	1 space per 100 square feet	
Dance/drama/music schools (performing arts, martial arts) Fortune-telling and similar activities †	C	C	C	C	C	C	C	C	C	P	P		P	P	P	1 space per 100 square feet	
Funeral home †														C		1 space per 300 square feet	
Greenhouse (non-retail/hobby)	P	P	P	P	P	P	P	P					P	P	C	See section 50-112	
Health club (indoor)								C		P	P		P	P	P	One space per 300 square feet	
Health club (outdoor)										C	P		P	P	P	One space per 300 square feet	
Hotel †											P		P		C	See section 50-112	
Laundromat/washateria/self-service †											P		P	P	P	1 space per 200 square feet	
Laundry/dry cleaning (retail only, drop off/pick up) †								C		P	P		P	P	P	1 space per 200 square feet	
Loan services (payday/auto title)											C		C			1 space per 100 square feet	

Mailing service (private)													P					P	P						1 space per 200 square feet
Motel ‡																			C						See section 50-112
Pharmacy (retail only)									C			P	P					P	P						1 space per 200 square feet
Reception venue	C	C								C		C	P					P	P						1 space: 4 seats
Recreational vehicle park									C																
Rehabilitation care facility (halfway house) ‡	C	C	C	C	C					C	C		C	P				P	P						Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	C	C	C	C	C						C	C		C	P			P	P						Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)											C		P	P				P	P						1 per 200 square feet
Sexually oriented business																			C						
Tattoo or body piercing studio ‡																			C						1 space per 200 square feet
Wedding chapel																		P		P	P				1 per four seats
Retail																									
Antique shop (no outside sales or storage) ‡													P	P				P	P						1 space per 500 square feet
Antique shop (with outside storage)														C				P	P						1 space per 500 square feet
Apparel shop													P	P				P	P						1 space per 200 square feet
Art gallery/museum/dealer ‡										C			P	P				P	P						1 space per 500 square feet
Artist or photography studio										C			P	P				P	P						1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡										C			P	P				P	P						1 space per 200 square feet
Bakery, retail (with drive-through)													C	P				P	P						1 space per 200 square feet
Bakery (wholesale) ‡																		P	P						1 space per 500 square feet
Bird and pet shops (retail only)														C	P			P	P						1 space per 200 square feet
Book/stationery shop (retail only) ‡														P	P			P	P						1 space per 200 square feet
Brewpub										C			C	P				P	P						1 space per 1,000 square feet for the brewing of beer, ale
Building material sales/lumber yard ‡																		C							1 space per 1,000 square feet
Carpenter shop																			C						1 space per 500 square feet
Catering service																		P							1 space per 500 square feet
Coffee roasting																			C	P					1 space per 1,000 square feet
Consignment shop																			C	C					1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡										C				P				P	P			C		See section 50-112	
Copy shop ‡										C				P	P			P	P						1 space per 200 square feet
Drinking establishment										C			C	P				P	P						
Drug store (retail only)																			P						1 space per 200 square feet
Eating establishment (with drive-in service) ‡														C	C			P	P						Greater: 1 per 100 square feet; 1 per 3 seats based on max
Eating establishment (with no drive-through service) ‡										C				P	P			P	P						
Eating establishment (with drive-through service) ‡														C	P			P	P						
Electronic goods (retail only)																			P	P					1 space per 200 square feet
Florist shop (retail only) ‡										C				P	P			P	P						1 space per 200 square feet
Food or grocery store																			P	P					1 space per 500 square feet
Furniture and appliance store (retail only) ‡																			C	P					1 space per 500 square feet
Furniture store (new and used) ‡																			C	P					1 space per 200 square feet
General retail stores (no outside storage)																			P	P					1 space per 200 square feet
Gift or card shop (retail only)										C				P	P			P	P						1 space per 200 square feet
Hardware store																			P	P					1 space per 400 square feet
Hobby and crafts store (retail only)										C				P	P			P	P						1 space per 200 square feet
Home improvement center																				P					1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store																			P	P					1 space per 200 square feet
Market, open air																			C	C					1 space per 200 square feet
Meat and fish market (retail only)																			P						1 space per 200 square feet
Mobile food court																			C						Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films																			C						1 space per 300 square feet

Motion picture theater (indoors)														C	P			P	P		P			See section 50-112
Nursery ‡															P			P	P		P			1 space per 1,000 square feet of sales area
Garden shop ‡															P			P	P		P			1 space per 200 square feet
Painting and refinishing shop															C			P	P		P			1 space per 500 square feet
Piano and musical instruments (retail only)															P	P		P	P		P			1 space per 200 square feet
Shoe repair shop (retail only)															P	P		P	P		P			1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)															P			P	P		P			1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only															C			P	P		C			1 space per 500 square feet
Trophy engraving															P			P			P			1 space per 300 square feet
Upholstery shop (nonauto)															P			P	P		P			1 space per 200 square feet
Used merchandise															P			P	P		P			1 space per 200 square feet
Video rental/sales															P	P		P	P		P			1 space per 200 square feet
Transportation and Auto Services																								
Airport or landing field ‡	C																				C			1 space per 500 square feet
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)															P			P	P					1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/ no outdoor sales, storage, and display)															P			P	P		C			1 space per 300 square feet
Auto accessories (retail sales only)															C	P		P	P		P			1 space per 200 square feet
Auto body repair/painting															C			P	P		P			1 space per 200 square feet
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡															P			P	P					See section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/ no outdoor sales, storage, and display)															P			P	P		C			See section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡															C			P	P					See section 50-112
Auto dealer, primarily used auto sales w/ no outdoor sales, storage, and display															C			P	P		C			See section 50-112
Auto glass repair/tinting															P			P	P		P			1 space per 200 square feet
Auto interior shop/upholstery															C			P	P		P			1 space per 200 square feet
Auto muffler shop															C			P	P		P			1 space per 200 square feet
Auto paint shop															C			P	P		P			One per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)															P			P	P		P			1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)															C			P	P					1 space per 200 square feet
Auto rental															P			P	P		C			1 space per 200 square feet
Auto repair (major) ‡															C			P	P		C			1 space per 200 square feet
Auto repair (major) ‡															C			P	P		C			1 space per 200 square feet
Auto repair (minor) ‡															P			P	P		P			1 space per 200 square feet
Auto storage or auto auction ‡																		C	P					1 space per 1,000 square feet
Auto tire sales (indoor)															P			P	P		P			1 space per 200 square feet
Auto wrecker service																		P	P		C			1 space per 200 square feet
Automobile assembly																			P		C			1 space per 1,000 square feet
Automobile parts manufacturing																		C	P		C			1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡															P			P	P		P			3 space per washing capacity of module
Automobile wash (self-service) ‡															C			P	P		P			3 space per washing capacity of module
Bike sales and/or repair															P			C	P		P			1 space per 500 square feet
Bus or truck storage																		P	P					1 space per 1,000 square feet
Gasoline station															P			P	P					See section 50-112
Motor freight transportation, storage, and terminal																		P	P		C			See section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡															P			P	P					See section 50-112
Motorcycle sales/dealer w/ no outdoor sales, storage, and display															P			P	P		C			See section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	C		C	C	C						C				C			P			P	P	C	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display															P			P	P					See section 50-112

Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display												P							P	P		C	See section 50-112	
Railroad team tracks, unloading docks, and spurs																				P	P		C	None
Railroad yards, round house or shop																					C	P	C	1 space per 1,000 square feet
Taxi/limosine service												C								P	P		C	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡																				P	P		P	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡																				C	P			1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡	C																			C	C			1 space per 500 square feet
Transit terminal ‡																				P	P		C	See section 50-112
Truck and bus leasing ‡																				P	P			1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡																				P	P			1 space per 1,000 square feet
Truck stop ‡																					C	P	C	1 space per 1,000 square feet
Truck terminal ‡																				P	P			See section 50-112
Amusement and Recreation																								
Amusement, commercial (indoor) ‡												C	C							C	P	P	C	1 space per 100 square feet
Amusement, commercial (outdoor) ‡													C							P	P		C	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡								C												C	P		C	Determined by P and Z
Amusement devices/arcade (4 or more devices, indoors only) ‡												C	C							P	P		C	1 space per game table plus one per amusement device
Billiard/pool facility (4 or more tables)												C	C							P	P		C	1 space per 200 square feet
Bingo facility												C	C							P	P		P	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)												C	P							P	P		C	4 spaces per lane
Dinner theatre													P							P	P		P	1 space per three seats or bench seating space
Drive-in theater																				C	C		C	1 space per speaker
Golf driving range	C																				P	P	C	See section 50-112
Golf course (private) ‡	C	C	C	C	C				C			C	C							C	C		C	6 spaces per hole
Golf course (publicly owned) ‡	P	P	P	P	P			P			P	P								P	P		P	6 spaces per hole
Playfield or stadium (private)	C																			C			P	1 space per three seats
Recreational vehicle park/campground ‡	C																				C	P	C	1.5 per RV pad
Skating rink																					P		P	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	P	P	P	P	P			P			P	P								P	P		P	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, commercial ‡													C							C	P		P	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	P	P	P	P	P			P			P	P								P	P		P	2 spaces per court
Tennis court (private/lighted)	C	C	C	C	C			C			C	C								C	C		C	2 spaces per court
Institutional/Governmental																								
Adult day care (business)	See Household care facility																							
Antenna (commercial)	See section 50-116																							
Antenna (noncommercial)	See section 50-116																							
Armed services recruiting center												P	P	P						P	P		P	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡																					C		P	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house																						C		1 space per 100 square feet
Broadcast station (with tower)	See section 50-116																							
Broadcast towers (commercial)	See section 50-116																							
Cellular communications tower/PCS	See section 50-116																							
Cemetery and/or mausoleum ‡	C	C	C	C	C			C			C	C								C	C		C	1 space per 5,000 square feet of land
Child day care center (business) ‡													C							P	P		P	1 space per three children
Church/temple/place of worship ‡	P	P	P	P	P			P			P	P								P	P		P	1 space per four seats in sanctuary
Civic center (municipal) ‡	P	P	P	P	P			P			P	P								P	P		P	10 spaces plus 1,300 square feet above 2,000
Civic club													P							P	P		P	See section 50-112
Community center (public)	C	C	C	C	C			C			C	P								P	P		P	See section 50-112
Community home ‡	P	P	P	P	P			P			P												P	1 space per 300 square feet

Community or social buildings ‡	C	C	C	C	C				C	C		C	P		P	P		P	P		P	1 space per 300 square feet	
Country club (private) ‡	C	C	C	C	C				C	C			C	C	C			C	C		P	10 spaces plus one per 300 square feet above 2,000	
Earth satellite dish (private, less than 3 feet in diameter)	See section 50-116																						
Electric power plant																		C	P		C	1 space per 1,000 square feet	
Electric storage system																			C			2 spaces per facility	
Electrical substation ‡	C	C	C	C	C				C	C		C	C		C	C		C	C		C	1 space per 1,000 square feet	
Exhibition hall ‡																					C	1 space per 100 square feet	
Fair ground or rodeo ‡	C																	C	C		C	1 space per 1,000 square feet of land area	
Family home (child care in place of residence) ‡	P	P	P	P	P			P	P		P	P	P	P	P			P			P	1 space per 10 children plus 1 space per teacher	
Fraternal organization ‡													C	C	P			P	P		P	10 spaces plus 1 per 300 square feet above 2,000	
Fraternity or sorority house ‡								C	C				G	C	C			C			C	2 spaces per bedroom	
Governmental building or use (county, state or federal) ‡	C	C	C	C	C			C	C		C	P		P	P			P	P		P	1 space per 300 square feet	
Heliport ‡													C		C			C	C		C	3 spaces	
Helistop													C		C			C	C		C	3 spaces	
Hospital ‡													C		P			P	P		P	1 space per bed	
Household care facility ‡	P	P	P	P	P			P	P												P	1 space per 6 clients	
Household care institution																					P	1 space per 6 clients	
Institution for alcoholic, narcotic, or psychiatric patients ‡																		C			C	1 space per 200 square feet	
Institution of religious, educational or philanthropic nature	C	C	C	C	C			C	C		C	C		C	P			P	P		P	1 space per 200 square feet	
Municipal facility or use ‡	P	P	P	P	P			P	P		P	P		P	P			P	P		P	1 space per 300 square feet	
Museum	C	C	C	C	C			C	C		C	C		C	P			P	P		P	See section 50-112	
Park and/or playground (private) ‡	P	P	P	P	P			P	P		P	P		P	P			P	P		P		
Park and/or playground (public, municipal) ‡	P	P	P	P	P			P	P		P	P		P	P			P	P		P		
Penal or correctional institutions	C																	P	P		C	1 space per 500 square feet	
Post office (governmental)	P	P	P	P	P			P	P		P	P		P	P			P	P		P	10 plus 1 per 200 square feet	
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)																					C	1 space per 4 seats	
Radio, television and communications towers	See section 50-116																						
Rectory/parsonage	P	P	P	P	P			P	P		P	P		P	P			P	P		P	5 spaces, plus 1 per bedroom	
Retirement housing for the elderly ‡	See Assisted living facility																						
Riding academy	P	C	C	C	C			C	C		C	C		C	C			C	P		C	1 space per five stalls	
Sanitary landfill (private)																					C	1 space per ten acres	
School, business (e.g., barber/beauty/cosmetology)															C	P			P	P		P	1 space per three students, based on design
School, college or university	C	C	C	C	C			C	C		C	C		C	P			P	P		P	10 per classroom plus 2 per office	
School, commercial trade (vocational) ‡														C	C	P			P	P		P	1 space per student
School, public or denominational ‡	P	P	P	P	P			P	P		P	P		P	P			P	P		P	See section 50-112	
School, other than public or denominational ‡														C	C	P			P	P		P	
Sheltered care facility ‡																		C			C	1 space per three beds or 1.5 per dwelling	
Sign, all types (defined within the referenced section) ‡	See ch. 34 of this Code																						
Skilled nursing facility ‡																					P	See section 50-112	
Studio for radio and/or television (no towers) ‡																					P	1 space per 200 square feet	
Commercial and Wholesale Trade																							
Animal kennel (outdoor pens)	P																				C	1 space per 500 square feet	
Appliance repair																					P	1 space per 500 square feet	
Book binding																					P	1 space per 500 square feet	
Carpet and rug cleaning plant																					C	1 space per 1,000 square feet	
Cattle, swine, or poultry feedlot (CAFO)	C																				C	1 space per 5,000 square feet of land	
Cleaning plant (commercial laundry) ‡																					C	1 space per 1,000 square feet	
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)																					P	1 space per 1,000 square feet	
Construction contractor with storage yard	C																				P	1 space per 1,000 square feet of land	
Contractor's office/sales, no outside storage including vehicles																					P	1 space per 1,000 square feet of land	

Contractor's temporary on-site construction office (only with permit from building official.)	P	P	P	P	P													P	P		P	None
Distribution center †																		P	P		C	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)																		P	P		P	1 space per 1,000 square feet
Electronic assembly																		P	P		C	1 space per 1,000 square feet
Electro-plating/electro-typing																		P	P		C	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)																			P		P	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening																				C	P	1 space per 500 square feet
Fur/hide tanning and finishing																					C	1 space per 1,000 square feet
Heating and air conditioning sales/services																					C	1 space per 1,000 square feet
Iron works (ornamental)																					C	1 space per 1,000 square feet
Lawnmower repair and/or sales																					C	1 space per 500 square feet
Loading or storage tracks																						None
Locksmith																		P	P		C	1 space per 500 square feet
Machine shop																						1 space per 1,000 square feet
Maintenance and repair service for buildings/antiorial																					C	1 space per 500 square feet
Manufactured home display or sales (new or used) †																						1 space per 1,000 square feet
Mattress, making and renovating																						1 space per 1,000 square feet
Milk depot, wholesale																						1 space per 1,000 square feet
Mini-warehouse/self storage †																					C	See section 50-112
Mortuary																					C	See section 50-112
Moving and storage company																						1 space per 1,000 square feet
News printing																						1 space per 1,000 square feet
Outdoor sales as a primary use †																					C	1 space per 5,000 square feet of land area
Pawn shop †																						1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) †																					C	1 space per 200 square feet
Plumbing shop																						1 space per 200 square feet
Printing equipment, supplies and repairs																						1 space per 500 square feet
Propane sales filling (retail)																						1 space per 200 square feet
Publishing and printing company																						1 space per 500 square feet
Quick lube/oil change/minor inspection																						1 space per 200 square feet
Salvage storage yard †																						5 per acre
Scientific and industrial research laboratories (hazardous) †																						1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) †																					P	1 space per 300 square feet
Scrap metal storage yard																						5 space per acre
Security systems installation company																					C	1 space per 300 square feet
Sheet metal shop																						1 space per 1,000 square feet
Storage of cement, sands and gravel																					C	1 space per 5,000 square feet of storage area
Storage of used lumber and building materials																						1 space per 5,000 square feet of storage area
Taxicab storage and repair																						1 space per 500 square feet
Taxidermist																						1 space per 500 square feet
Tool and machinery rental (indoor storage only) †																						1 space per 200 square feet
Tool and machinery rental (with outdoor storage) †																						1 space per 200 square feet
Vacuum cleaner sales and repair †																						1 space per 200 square feet
Veterinarian clinic (indoor kennels) †																						1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) †																						1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) †																						1 space per 1,000 square feet
Welding shop																						1 space per 1,000 square feet
Wholesale trade, nondurable goods																						1 space per 1,000 square feet
Woodworking shops																						1 space per 1,000 square feet
Wrecking materials yard †																						1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial																						
Acid manufacture																						1 space per 1,000 square feet
Adhesives and sealants manufacture																						1 space per 1,000 square feet
Aircraft parts manufacture																						1 space per 1,000 square feet

Airplane repair and manufacturing																			P			1 space per 1,000 square feet	
Animal processing and slaughter																			C	C		1 space per 1,000 square feet	
Any manufacture or industrial process not listed and not prohibited by law																			C	C		1 space per 1,000 square feet	
Artificial flower manufacture																		C	P	P		1 space per 1,000 square feet	
Asphalt paving and roofing material manufacture																					C	1 space per 1,000 square feet	
Awning manufacture, cloth, metal and wood																			P	P		1 space per 1,000 square feet	
Bag manufacture																			P	P		1 space per 1,000 square feet	
Battery manufacture																					C	1 space per 1,000 square feet	
Bleaching/chorine powder manufacture																					C	2 space per 1,000 square feet	
Boiler manufacture and repair																					P	1 space per 1,000 square feet	
Bottling works																					P	1 space per 1,000 square feet	
Broom manufacture																					P	1 space per 1,000 square feet	
Candy and other confectionary products manufacture																		C	P	P		1 space per 1,000 square feet	
Canning and preserving factory																					C	1 space per 1,000 square feet	
Canvas and related products manufacture																					P	1 space per 1,000 square feet	
Casein manufacture																						C	1 space per 1,000 square feet
Celluloid and similar cellulose manufacture																						C	1 space per 1,000 square feet
Cement manufacture																						C	1 space per 1,000 square feet
Ceramic products manufacture																		C	P	P		1 space per 500 square feet	
Chalk manufacture																						C	1 space per 1,000 square feet
Chemicals (agricultural) manufacture																						C	1 space per 1,000 square feet
Chemicals (industrial) manufacture																						C	1 space per 1,000 square feet
Clothing manufacture																					P	1 space per 500 square feet	
Coffin manufacture																					C	1 space per 1,000 square feet	
Cold storage plants/locker																					P	1 space per 1,000 square feet	
Concrete or asphalt mixing/batching plant (permanent) ‡																						C	1 space per 5,000 square feet of land
Concrete or asphalt mixing/batching plant (temporary) ‡																		C	P	P		1 space per 5,000 square feet of land	
Crematory																						C	1 space per 1,000 square feet
Culvert manufacture																						C	1 space per 1,000 square feet
Cutlery, handtools and general hardware manufacture																					C	1 space per 1,000 square feet	
Dairy products manufacture																					C	1 space per 1,000 square feet	
Distillation of liquors, spirits, etc. (brewery)																						C	1 space per 1,000 square feet
Dye manufacture																						C	1 space per 1,000 square feet
Dyeing plant																					C	1 space per 1,000 square feet	
Electric lamp manufacture																					C	1 space per 1,000 square feet	
Elevator manufacture																						P	1 space per 1,000 square feet
Enameling and painting																					C	1 space per 1,000 square feet	
Engraving plant																					P	1 space per 1,000 square feet	
Envelope manufacture																					P	1 space per 1,000 square feet	
Farm/garden machinery and equipment manufacture																					C	1 space per 1,000 square feet	
Fats and oils (animal) manufacture																							1 space per 1,000 square feet
Feed manufacture																					C	1 space per 500 square feet	
Felt manufacture																						C	1 space per 1,000 square feet
Food processing ‡																					C	1 space per 1,000 square feet	
Footwear manufacture																					C	1 space per 500 square feet	
Foundry, all types																							1 space per 1,000 square feet
Furnace manufacture																						C	1 space per 1,000 square feet
Fixtures manufacture																					C	1 space per 1,000 square feet	
Furniture manufacture																					C	1 space per 1,000 square feet	
Gases (industrial) manufacture																						C	1 space per 1,000 square feet
Glucose manufacture																						C	1 space per 1,000 square feet
Hair products factory (other than human)																						C	1 space per 1,000 square feet
Heavy machinery sales and storage ‡																					C	1 space per 1,000 square feet	
Ice cream/ice manufacture																					P	1 space per 1,000 square feet	
Kerosene manufacture or storage																						C	1 space per 1,000 square feet
Laboratory equipment manufacturing ‡																						C	1 space per 1,000 square feet
Leather products manufacture																					C	1 space per 1,000 square feet	

Lumber mill/yard																	C			1 space per 1,000 square feet
Machinery manufacture																	C	P		1 space per 1,000 square feet
Marble working and finishing																	C	P		1 space per 1,000 square feet
Meat packing plant																		C		1 space per 1,000 square feet
Metal cans and shipping containers manufacture																	C	P		1 space per 1,000 square feet
Metal products, stamping and manufacture																	C	P		1 space per 1,000 square feet
Mirror resilvering																	C	P		1 space per 200 square feet
Office equipment manufacture																	P	P		1 space per 1,000 square feet
Oil compounding and barreling																		C		1 space per 1,000 square feet
Oilcloth manufacture																		C		1 space per 1,000 square feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture																	P	P		1 space per 1,000 square feet
Paint manufacture and/or mixing																	C	P		1 space per 1,000 square feet
Paper and paper pulp manufacture																		C		1 space per 1,000 square feet
Paper products and paper box manufacture																	P	P		1 space per 1,000 square feet
Pecan processing																	C	P		1 space per 1,000 square feet
Petroleum and petroleum products refining																				1 space per 1,000 square feet
Petroleum distribution/storage ‡																	C	P		1 space per 1,000 square feet
Plastic products, molding, casting and shaping																	P	P		1 space per 1,000 square feet
Poultry hatchery																				1 space per 1,000 square feet
Poultry slaughtering and processing																				1 space per 1,000 square feet
Printing ink manufacture																		P		1 space per 1,000 square feet
Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant																				1 space per 1,000 square feet
Rock quarries, sand, gravel and earth excavations or extractions	C																	C		1 space per acre
Rug and carpet manufacture																	C	P		1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡		C															C	P		1 space per 1.5 employees, plus five per acre
Shellac and varnish manufacture																		C		1 space per 1,000 square feet
Sign manufacturing (no outside storage)																	C	P		1 space per 1,000 square feet
Sign manufacturing (with outside storage)																	C	P		1 space per 1,000 square feet
Snuff manufacture																		C		1 space per 1,000 square feet
Soap, detergents, cleaning preparations manufacture																		C		1 space per 1,000 square feet
Starch manufacture																		C		1 space per 1,000 square feet
Steel works, blast furnaces and rolling mills																		C		1 space per 1,000 square feet
Stone cutting or crushing																		C		1 space per 5,000 square feet of land area
Stone, clay, glass and concrete Products (other than handicrafts) manufacture																		C		1 space per 1,000 square feet
Textile products manufacture																	C	P		1 space per 1,000 square feet
Tire retreading and recapping																	C	P		1 space per 1,000 square feet
Truck manufacture																		P		One per 1,000 square feet
Waste paper products manufacture																		P		1 space per 1,000 square feet
Water distillation																	P	P		1 space per 1,000 square feet
White lead manufacture																		C		1 space per 1,000 square feet
Wood container manufacture																	C	P		1 space per 1,000 square feet
Wood distillation (manufacture of tar, charcoal, turpentine and similar																		C		1 space per 1,000 square feet
Wood preserving manufacture and treatment																		C		1 space per 1,000 square feet
Wood products manufacture																	C	P		1 space per 1,000 square feet

RECOMMENDATION

City Staff recommends approval of OAM24-01.

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on Second Reading, Ordinance No. 2024-14, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Sections 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”; providing for penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

Public Hearing was held, and First Reading was approved during the June 17, 2024, Regular City Council meeting.

Origination: City of Tomball

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Community Development Department

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

ORDINANCE NO. 2024-14

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS CODE OF ORDINANCES BY AMENDING SECTION 50-2 (DEFINITIONS), OF ARTICLE I, IN GENERAL AND SECTION 50-82 (USE REGULATIONS (CHARTS)), SUBSECTION (B)(USE CHARTS), OF ARTICLE III, DISTRICT REGULATIONS, OF CHAPTER 50, ZONING; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the City of Tomball has requested an amendment to the Code of Ordinances by amending Section 50-2 (Definitions), of Article I, In General and Section 50-82 (Use regulations (charts)), subsection (b)(Use charts), of Article III, District Regulations, of Chapter 50, Zoning; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing, the Planning & Zoning Commission held a public hearing on the requested text amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed text amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety, and welfare of the citizens to approve the text amendment as contained in this ordinance;

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Article I, In General and Article III, District Regulations, of Chapter 50, Zoning of the Code of Ordinances of the City of Tomball, Texas is hereby amended as set out in Exhibit A, attached hereto and made a part of this Ordinance for all purposes.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 17TH DAY OF JUNE 2024.

COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN GARCIA	<u>YEA</u>
COUNCILMAN DUNAGIN	<u>YEA</u>
COUNCILMAN COVINGTON	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 1ST DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

LORI KLEIN QUINN, Mayor

ATTEST:

TRACYLYNN GARCIA, City Secretary

Exhibit “A”

AMEND: Section 50-2 (Definitions)

Add:

Boarding home facility – An establishment that furnishes, in one or more buildings, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage; and provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration or medication but does not provide personal care services to those persons.

Delete:

~~Sheltered care facility means a nonprofit or for-profit boardinghome for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.~~

AMEND: Section 50-82 (b)

MODIFY: Use regulation (charts)

P	Designates use permitted in the zoning district indicated
(Blank)	Designates use prohibited (i.e., not allowed) in the zoning district indicated
C	Designates use may be permitted in the zoning district indicated by a CUP (also see section 50-81)
‡	The land use is defined within section 50-2

Types of Land Uses	Residential Zoning Districts										Nonresidential Zoning Districts						Parking ratio			
	AG	SF-20-E	SF-9	SF-6			D		MF		MHP	O		GR		C		LI		OT&MU
Institutional/Government																				
Sheltered care facility ‡ Boarding home facility									C						C				C	1 space per three beds or 1.5 per dwelling

-END-

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

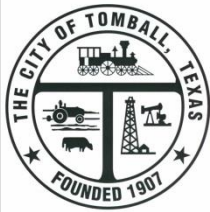
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



**Ordinance Amendment
Staff Report**

Planning & Zoning Commission Public Hearing Date: June 10, 2024
City Council Public Hearing Date: June 17, 2024

Case: OAM24-02

Applicant: City of Tomball

Sections: MODIFY: Chapter 50-Zoning, Article I. In General, Section 50-2-Definitions and Article III. District Regulations, Section 50-82-Use regulations (charts), Subsection (b) Use charts.

Subject: Replace “Sheltered care facility” definition with “Boarding home facility” definition. Update the use charts by replacing “Sheltered care facility” with “Boarding home facility”.

Background

City Staff identified a land use in Chapter 50-Zoning that is not defined consistently with the recently adopted Boarding Home Regulations, within Chapter 22, Article VIII of the Tomball Code of Ordinances and Section 260.001 of the State of Texas Health and Safety Code. For consistency, the “Sheltered care facility” land use is proposed to be replaced with “Boarding home facility” land use. This amendment includes modifying Article I. In General, Section 50-2 Definitions and Article III. District Regulations, Section 50-82-Use regulations (charts), Subsection (b) Use charts.

Notice of Public Hearing:

A public hearing notice was published in the Potpourri on May 22, 2024.

Proposed Ordinance Amendments:

Code of Ordinance Sections:

Chapter 50-Zoning-Article I. In General, Section 50-2 Definitions

Add:

Boarding home facility – An establishment that furnishes, in one or more buildings, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage; and provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration or medication but does not provide personal care services to those persons.

Delete:

~~Sheltered care facility means a nonprofit or for profit boardinghome for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.~~

Chapter 50-Zoning-Article III. District Regulations, Section 50-82-Use regulations (charts), Subsection (b) Use charts.

Modify:

P	Designates use permitted in the zoning district indicated
(Blank)	Designates use prohibited (i.e., not allowed) in the zoning district indicated
C	Designates use may be permitted in the zoning district indicated by a CUP (also see section 50-81)
‡	The land use is defined within section 50-2

Types of Land Uses	Residential Zoning Districts								Nonresidential Zoning Districts							Parking ratio		
	AG	SF-20-E	SF-9	SF-6		D	MF	MHP	O		GR			C	LI			OT&MU
Institutional/Government																		
Sheltered care facility ‡ Boarding home facility							C						C				C	1 space per three beds or 1.5 per dwelling

Recommendation

City Staff recommends approval of OAM24-02.

City Council Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on Second Reading, Ordinance No. 2024-16, an Ordinance of the City of Tomball, Texas, amending chapter 50 (zoning) of the Tomball Code of Ordinances by changing the zoning district classification of approximately 5.552 acres of land legally described as tracts 12b & 12c of the William Hurd Survey, Abstract 378 from the Agricultural (AG) district to Office (O) District. the property is located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

Public Hearing was held, and First Reading was approved during the June 17, 2024, Regular City Council meeting.

Origination: Tomball Hospital Authority D/B/A Tomball Regional Health Foundation

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Community Development Department

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

ORDINANCE NO. 2024-16

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 5.552 ACRES OF LAND LEGALLY DESCRIBED AS TRACTS 12B & 12C OF THE WILLIAM HURD SURVEY, ABSTRACT 378 FROM THE AGRICULTURAL (AG) DISTRICT TO OFFICE (O) DISTRICT. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK (NORTH SIDE) OF MEDICAL COMPLEX DRIVE, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

Whereas, Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, has requested to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described as tracts 12B & 12C of the William Hurd Survey, Abstract 378, within the City of Tomball, Harris County, Texas (the “Property”), from the Agricultural District to General Retail District; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within three hundred feet of the Property in the manner required by law, the Planning & Zoning Commission and City Council held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission and City Council at least forty (40) calendar days after the City’s receipt of the requested rezoning; and

Whereas, the City Council deems it appropriate to grant a rezoning to the Office District in lieu of the requested General Retail District.

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The rezoning classification of the Property is hereby changed and is subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as hereby stated, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 17TH DAY OF JUNE 2024.

COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN GARCIA	<u>YEA</u>
COUNCILMAN DUNAGIN	<u>YEA</u>
COUNCILMAN COVINGTON	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 1ST DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

LORI KLEIN QUINN, Mayor

ATTEST:

TRACYLYNN GARCIA, City Secretary

Exhibit "A"

Location: Within the 1300 block (north side) of Medical Complex Drive, City of Tomball, Harris County, Texas.



For the PLANNING & ZONING COMMISSION
Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z24-09

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TEXAS PROFESSIONAL BLDG LP
Parcel I.D.: 1268010010001
Address: 13406 MEDICAL COMPLEX DR

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor

I am opposed

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

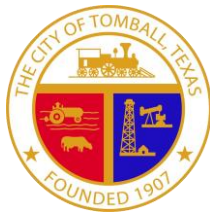
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



City of Tomball
Community Development Department

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-09

05/16/2024

The Planning & Zoning Commission will hold a public hearing on **June 10, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **rezoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **June 17, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions, please contact Benjamin Lashley, Assistant City Planner at telephone 281-290-1477 or by email address blashley@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z24-09

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: Community Development Department
501 James St., Tomball TX 77375

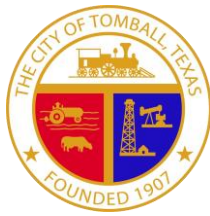
Name:
Parcel I.D.:
Address:

Email: blashley@tomballtx.gov

I am in favor
Additional Comments:

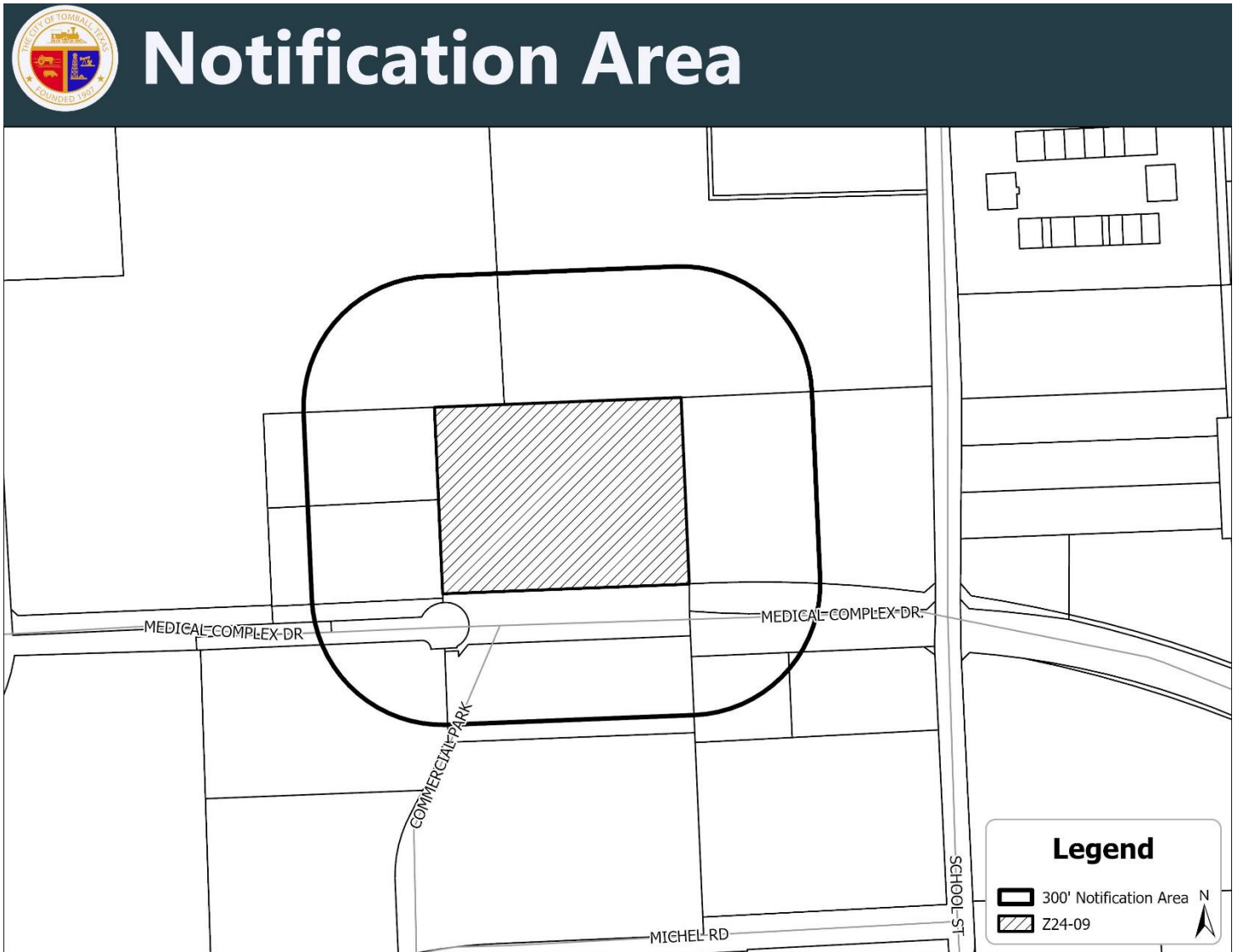
I am opposed

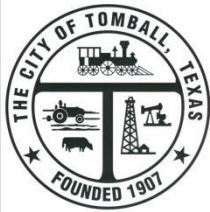
Signature: _____



City of Tomball
Community Development Department

Z24-09





**Rezoning
Staff Report**

Planning & Zoning Commission Public Hearing Date: June 10, 2024
City Council Public Hearing Date: June 17, 2024

Rezoning Case: Z24-09
Property Owner: Tomball Hospital Authority D/B/A Tomball Regional Health Foundation
Applicant: Conley Land Services, LLC
Legal Description: Tracts 12B & 12C of the William Hurd Survey, Abstract 378
Location: 1300 block (north side) of Medical Complex Drive (Exhibit “A”)
Area: 5.552 acres
Comp Plan Designation: Medical District (Exhibit “B”)
Present Zoning: Agricultural (AG) District (Exhibit “C”)
Request: Rezone from the Agricultural (AG) to the General Retail (GR) District

Adjacent Zoning & Land Uses:

North: General Retail (GR) / Hospital, parking lot, undeveloped land

South: Office (O) / Undeveloped land

East: Agricultural (AG) / Undeveloped land

West: General Retail (GR) / Medical and professional offices

BACKGROUND

The subject property has been within the Agricultural (AG) zoning district since the City of Tomball adopted zoning in 2008. This property is currently undeveloped. The applicants are requesting the rezoning of the subject property to General Retail (GR) to allow for the development of an approximately 9,400 square foot building what will serve as the headquarters of the Tomball Regional Health Foundation. The development is planned to have amenities including a walking path, fitness station, sensory garden, and pavilion.

ANALYSIS

The property is designated as “Medical District” by the Comprehensive Plan’s Future Land Use Map. The Medical District category is intended to further capitalize on a unique, regionally serving area of Tomball that emphasizes healthcare and supporting services.

According to the Comprehensive Plan, land uses should consist of hospitals, clinics, offices, lodging, long-term care, retail, and restaurants. Appropriate secondary uses include private gathering spaces, local utility services, government facilities, and transportation uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Medical District category: Planned Development (PD), General Retail (GR), Office (O), and Mixed Use (MU).

The request to rezone the subject property to General Retail (GR) is in conformance with the Future Land Use Plan's goals and objectives of expanding medical facilities in Tomball. The approval of the requested zoning will promote a new development that is consistent with the types of development endorsed by the Comprehensive Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the Potpourri and property owners within 300 feet of the property were mailed notification of this proposal on May 16, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case Z24-09.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location

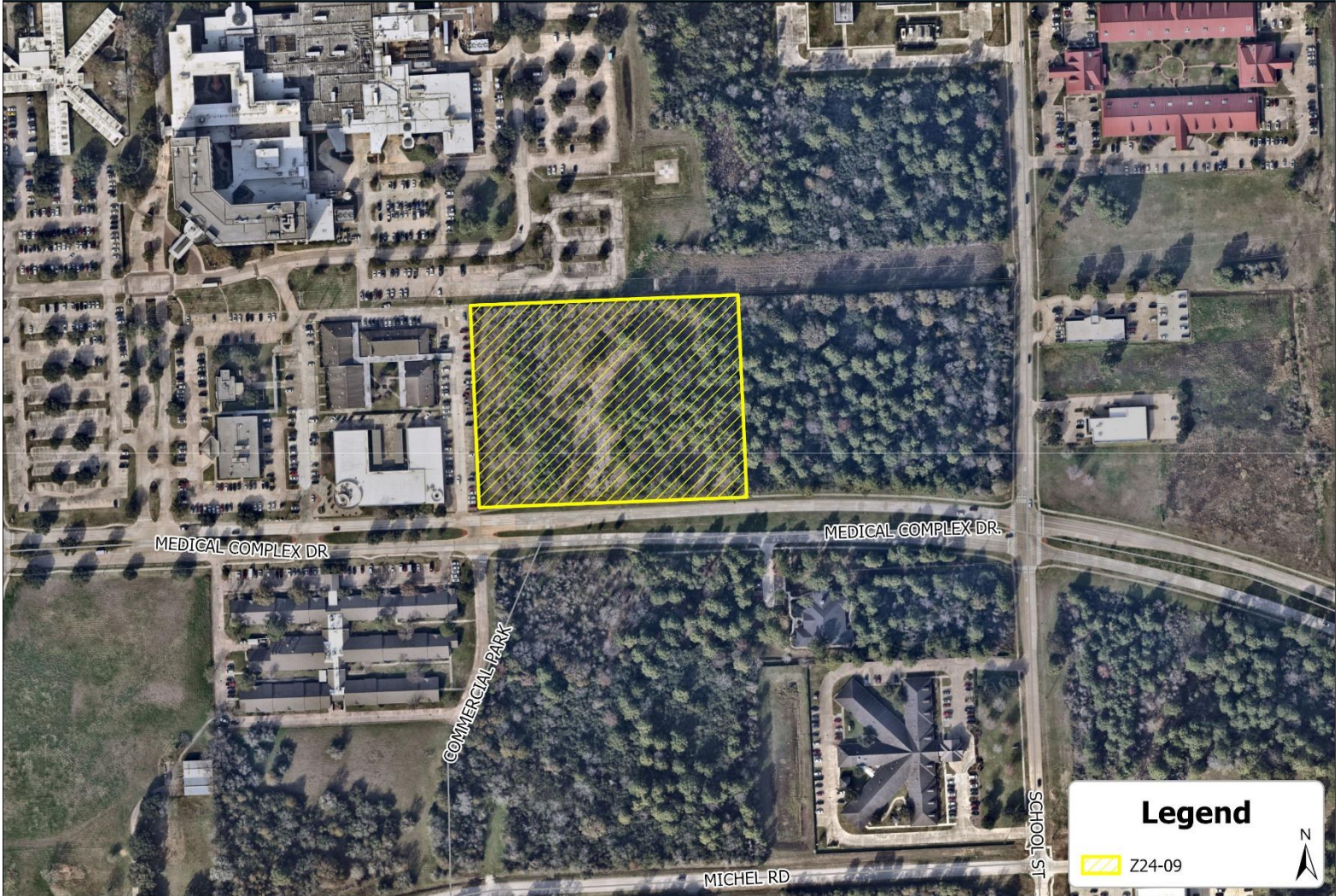


Exhibit "B"
Future Land Use Plan



Future Land Use

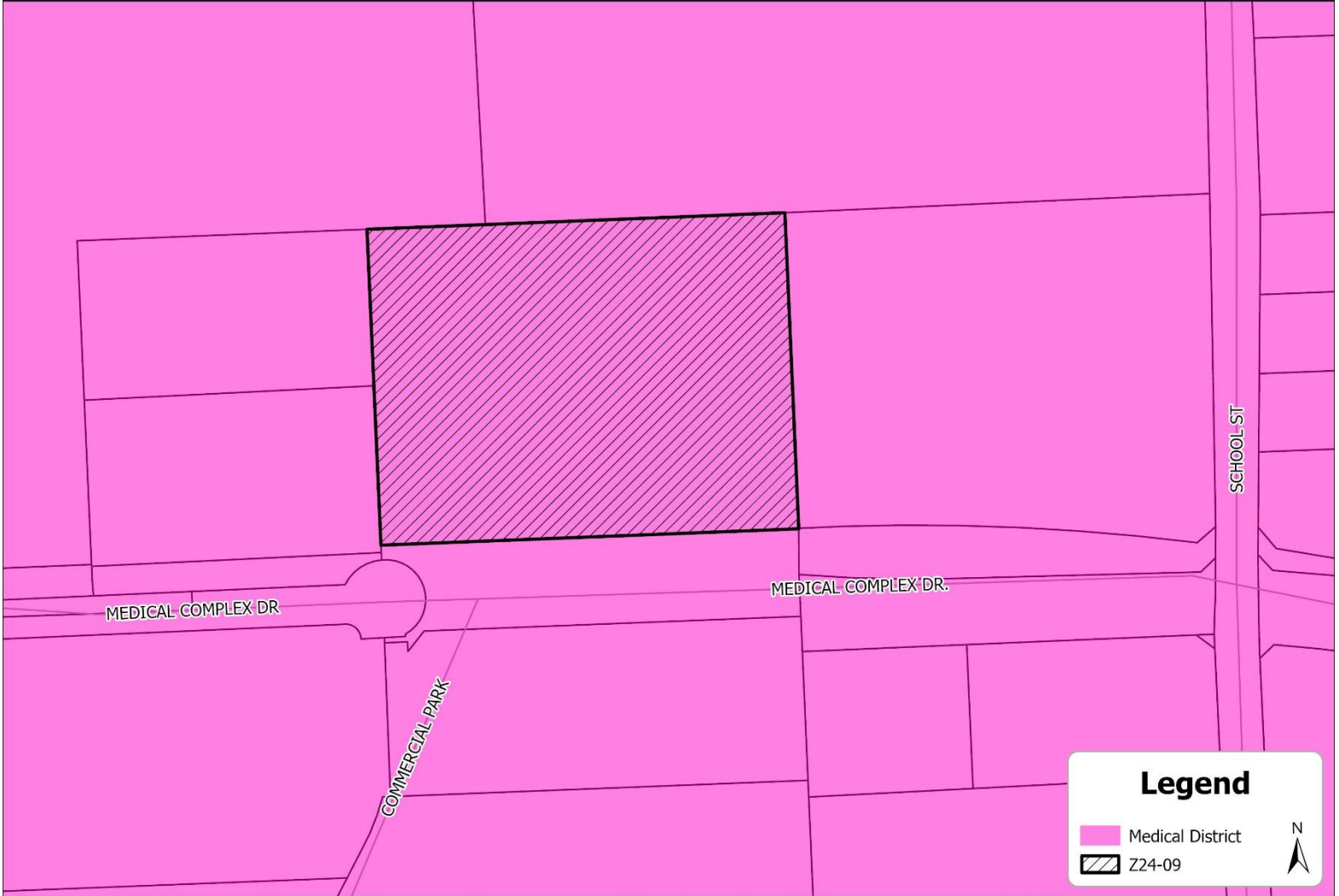


Exhibit "C"
Zoning Map



Zoning

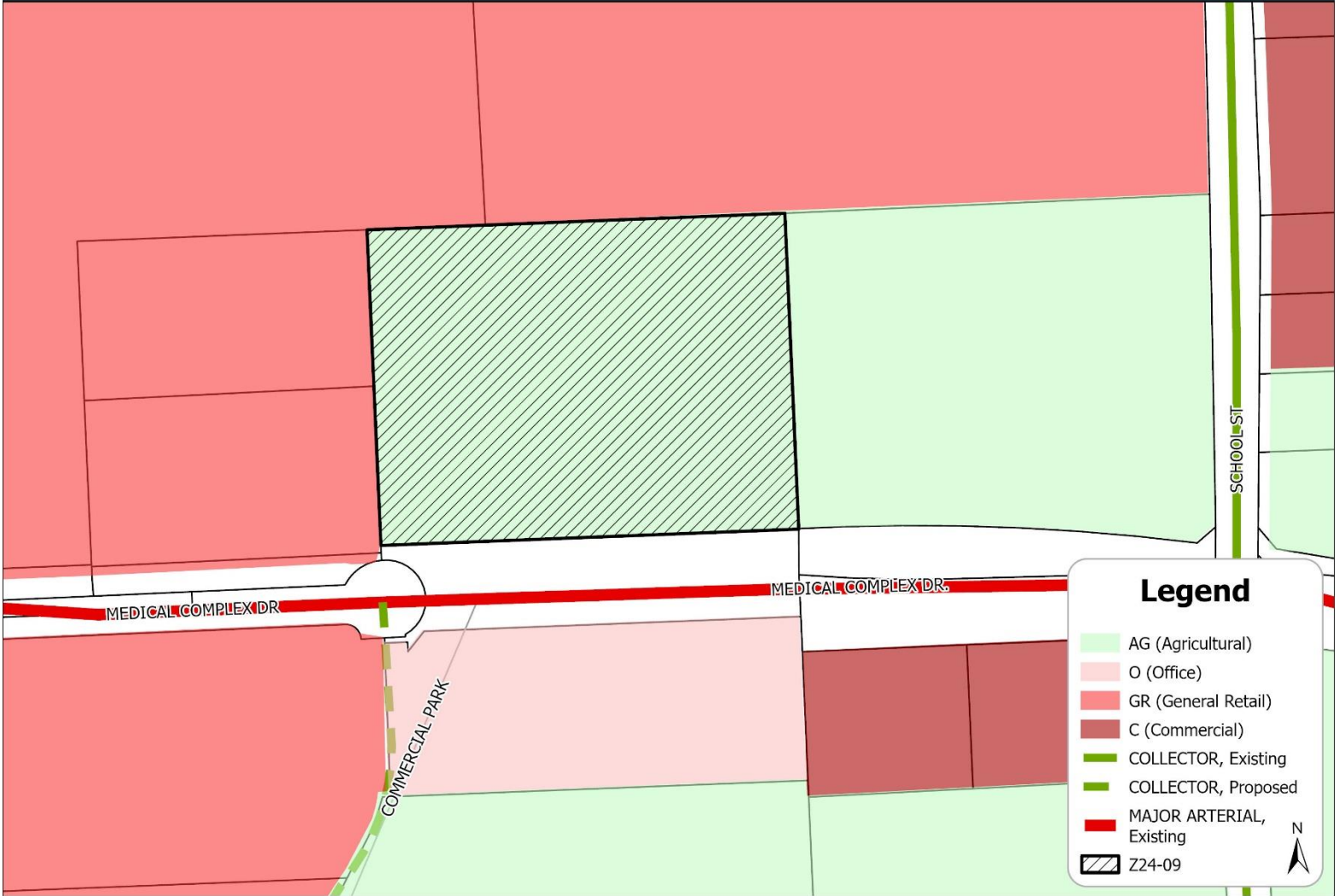


Exhibit "D"
Site Photos

Subject Site



Neighbor (North)



Neighbor (East)



Neighbor (South)

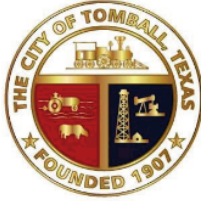


Neighbor (West)



Exhibit "E"
Rezoning Application

Revised: 10/1/2022



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

There is a \$1,000.00 application fee that must be paid at time of submission or the application will not be processed.

DIGITAL PLAN SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY IN A SINGLE PDF BY FOLLOWING THE WEBSITE BELOW:

WEBSITE: tomballtx.gov/secure/send
USERNAME: [tombalcedd](#)
PASSWORD: [Tomball1](#)

Applicant

Name: Conley Land Services, LLC Title: RPLS
Mailing Address: 11003 Buttonwood Creek Trail City: Tomball State: TX
Zip: 77375 Contact: Sean Conley
Phone: (832) 729-4997 Email: sean@conleyland.com

Owner Tomball Hospital Authority D/B/A
Name: Tomball Regional Health Foundation Title: _____
Mailing Address: 29201 Quinn Road, Ste. A City: Tomball State: TX
Zip: 77375 Contact: Jeffrey Klein
Phone: (832) 559-5511 Email: _____

Engineer/Surveyor (if applicable)

Name: same as applicant Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: Headquarters for Tomball Regional Health Foundation

Physical Location of Property: 560 feet west of intersection of Medical Complex Dr. and School St.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TRS 12B & 12C of William Hurd Survey, A-378
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Medical District

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Current Use of Property: vacant, not in use

Proposed Zoning District: GR

Proposed Use of Property: Headquarters for Tomball Regional Health Foundation

HCAD Identification Number: 043044000058 Acreage: 5.552

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  4/30/2024
Signature of Applicant Date

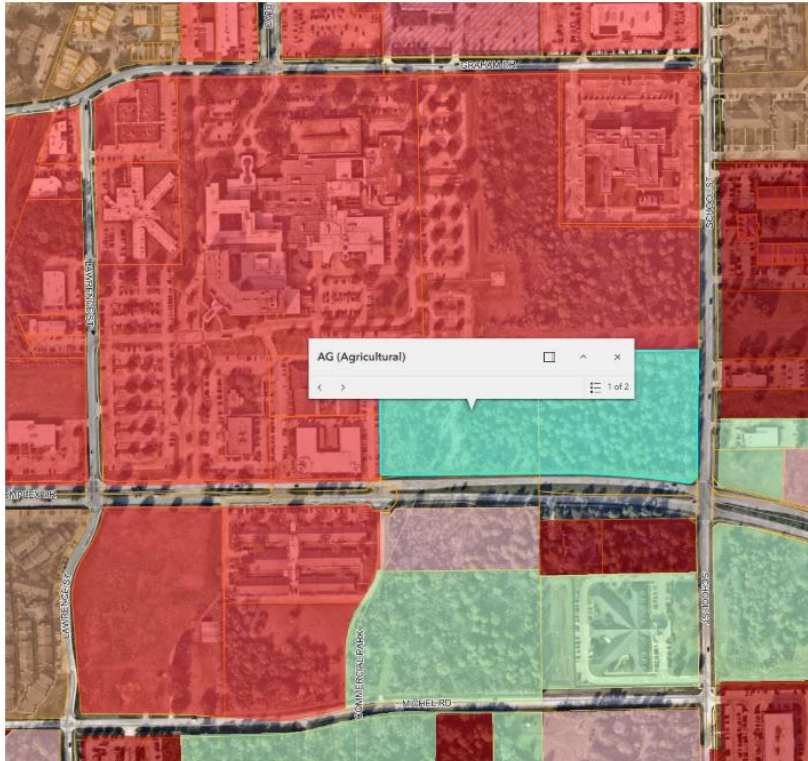
X 
Signature of Owner Date

Community Development Department
201 James St.
Tomball, TX 77375

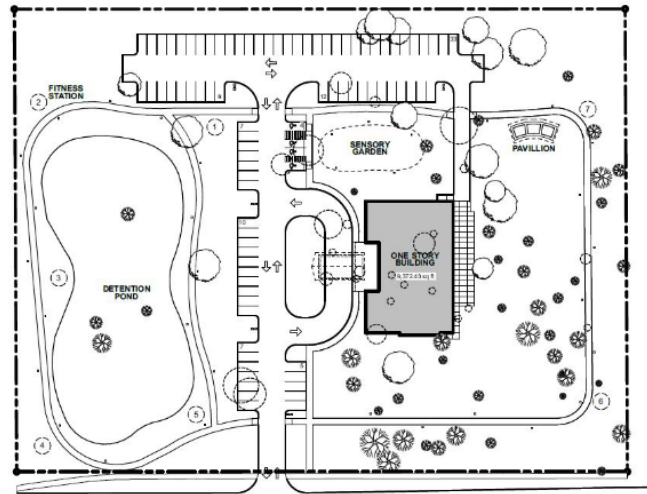
Dear Jared Smith,

We would like to formally request a zoning change for the property located at 0 Medical Complex Drive, Tomball, TX 77375, also identified as TRS 12B & 12C ABST 378 W HURD, HCAD Parcel ID 0430440000058. The parcel is comprised of 5.552 acres of land and is currently zoned as Agriculture. We propose the property to be rezoned as General Retail.

As shown in the existing zoning map below, the site is bounded to the west and north by general retail zoned properties. Said properties contain buildings offering health and wellness services. The current state of the property is undeveloped, covered in grass and trees (mostly pine smaller than 12-inch diameter).



The conceptual plan for the site is to create a one-story building to be utilized as the headquarters for the Tomball Regional Health Foundation (TRHF). Other site features include a detention pond with walking path, fitness station, sensory garden, and pavilion. The development of this site will allow the TRHF to grow and continue its mission "to promote wellness and improve health status for all residents in our communities through programs that enhance access to health care, preventative care and health education." Additionally, the plan for this site will enhance the aesthetic appeal of the surrounding area and community.



SYNOPSIS	
BUILDING	9,372.43 SF
PARKING	
FULL SIZE	83 SPACES
ACCESSIBLE	4 SPACES
TOTAL	87 SPACES

Please contact Sean Conley at 832-729-4997 or sean@conleyland.com for any further information. We appreciate your consideration in reviewing this rezoning request and look forward to working with you in our aligned goal of making a positive impact on *our* Tomball Community.

Respectfully,

Sean Conley
 Conley Land Services, LLC
 On behalf of Tomball Region Health Foundation

**DESCRIPTION OF A 5.552 ACRE TRACT OF LAND
SITUATED IN THE
WILLIAM HURD SURVEY, ABSTRACT 378
CITY OF TOMBALL
HARRIS COUNTY, TEXAS**

Being a 5.552-acre (241,828 square foot) tract of land situated in the situated in the Willaim Hurd Survey, Abstract No. 378, City of Tomball, Harris County, Texas, and being all of a called 5.5516 acre tract of land described in an instrument to Tomball Hospital Authority D/B/A Tomball Regional Health Foundation recorded under Harris County Clerk's File Number RP-2021-280091, said 5.552 acre tract being more fully described by metes and bounds as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "PBS&J CONTROL" lying on the south line of Block 3 of TOMBALL REGIONAL HOSPITAL SUBDIVISION, a subdivision per plat recorded under Film Code Number (F.C. NO.) 424128 of the Harris County Map Records (H.C.M.R.), being the northeast corner of TOMBALL DOCTORS PLAZA SECTION ONE, a subdivision per plat recorded under Volume 306, Page 62 of the H.C.M.R., same being the northwest corner of said 5.5516 acre tract and the herein described tract of land;

THENCE, N 87°43'39" E, with the south line of said Block 3, at a distance of 160.34 feet passing the southwest corner of REPLAT OF FINAL PLAT OF TOMBALL REGIONAL HOSPITAL, a subdivision per plat recorded under F. C. No. 571106 of the H.C.M.R., continuing with the south line of said REPLAT OF FINAL PLAT OF TOMBALL REGIONAL HOSPITAL for a total distance of 565.64 feet to a 5/8-inch iron rod found for the northwest corner of a called 7.799 acre tract of land described in an instrument to North Houston – TRMC, LLC recorded under H.C.C.F. No. RP-2017-295676, same being the northeast corner of said 5.5516 acre tract and the herein described tract of land;

THENCE, S 02°31'09" E, a distance of 427.72 feet with the west line of said 7.799 acre tract to a 5/8-inch iron rod found lying on the north right-of-way line of Medical Complex Drive (width varies) for the southwest corner of said 7.799 acre tract, same being the southeast corner of said 5.5516 acre tract and the herein described tract of land;

THENCE, S 87°45'07" W, a distance of 565.47 feet with the north right-of-way line of said Medical Complex Drive to a scribed "X" in concrete found for the southeast corner of Lot 1 of TEXAS PROFESSIONAL BUILDING SUBDIVISION, a subdivision per plat recorded under F.C. No. 582074 of the H.C.M.R., same being the southwest corner of said 5.5516 acre tract and the herein described tract;

THENCE, N 02°32'30" W, with the east line of said Lot 1, at a distance of 215.64 passing the northeast corner of said Lot 1, continuing with the east line of said TOMBALL DOCTORS PLAZA SECTION ONE for a total distance of 427.48 feet to the **POINT OF BEGINNING** and containing 5.552 acres or 241,828 square feet of land.

04/30/2024

Sean Conley, RPLS 6739
Conley Land Services, LLC
(832)729-4997
Conleyland.com
TBPELS Firm No. 10194732



GF#21201059858

hml/48

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: *may 18* , 2021

Grantor: Tomball 10 Joint Venture, a Texas general partnership

Grantor's Mailing Address:

Tomball 10 Joint Venture
c/o Louis E. Harman, III MD
5930 Royal Ln., Ste. E #322
Dallas, Dallas County, TX 75230

Grantee: Tomball Hospital Authority d/b/a Tomball Regional Health Foundation

Grantee's Mailing Address:

Tomball Regional Health Foundation
29201 Quinn Rd., Ste. A
Tomball, Harris County, TX 77375

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain tract or parcel containing 5.5516 acres of land out of that certain call 9.872 acre tract of land situated in the William Hurd Survey, A-378 in Harris County, Texas, said 9.872 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. H784607, said 5.5516 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with PBS&J cap (found) in the South line of Unrestricted Reserve "A" in Block 3 of Tomball Regional Hospital Subdivision Final Plat, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 428128 of the Harris County Map Records marking the Northeast corner of the remainder of Unrestricted Reserve "A" in Block 1 of Tomball Doctor's Plaza, Section 1, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record in Volume 306, Page 62 of said Harris County Map Records, the Northwest corner of said 9.872 acre tract of land and the Northwest corner of the herein described 5.5516 acre tract

STEWART TITLE

RP-2021-280091

RP-2021-280091

of land;

THENCE N 87°43'42" E, a distance of 565.64 feet, (call S 89°52'02" E, 565.61 feet), along the common line of said Unrestricted Reserve "A" in Block 3 and said 9.872 acre tract of land to a 5/8" iron rod (found) marking the Northwest corner of the remainder of that certain call 7.799 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. V540401, the Northeast corner of said 9.872 acre tract of land and the Northeast corner of the herein described 5.5516 acre tract of land;

THENCE S 02°31'06" E, (call S 00°08'26" E), a distance of 427.72 feet along the common line of said 7.799 acre and said 9.872 acre tracts of land to a 5/8" iron rod (found) in the North right-of-way line of Medical Complex Drive, (variable width), marking the Southwest corner of the remainder of said 7.799 acre tract of land, the Northeast corner of that certain 1.4454 acre tract of land known as Parcel 2 to the City of Tomball as described in a deed filed for record under Harris County Clerk's File No. 20120351956 and the Southeast corner of the herein described 5.5516 acre tract of land;

THENCE S 87°45'10" W, a distance of 565.47 feet along the North right-of-way line of said Medical Complex Drive, the North line of said Parcel 2 and the South line of said 5.5516 acre tract of land to an "x" in concrete (found) in the East line of Lot 1 in Block 1 of Texas Professional Building Subdivision Final, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 582074 of said Harris County Map Records and the West line of said 9.872 acre tract of land marking the Northwest corner of said Parcel 2 and the Southwest corner of the herein described 5.5516 acre tract of land, from this point an "x" in concrete (found) bears N 76°05'03" E, 0.37 feet;

THENCE N 02°32'27" W, (call N 00°08'26" W), along the common line of said 9.872 acre tract of land and said Lot 1 in Block 1, passing at call 215.64 feet the Northeast corner of said Lot 1 in Block 1 and the Southeast corner of the remainder of said Unrestricted Reserve "A" in Block 1, a total distance of 427.48 feet to the POINT OF BEGINNING and containing 5.5516 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the restrictions, encumbrances, easements and conditions listed in Exhibit "A" attached to this deed and incorporated herein by reference, to the extent, but only to the extent, that such title exceptions are presently valid and existing and affect the hereinabove described property. Taxes for 2021 have been prorated as of the date hereof; payment of 2021 taxes, if any, attributable to the period January 1 through the date hereof shall be payable by Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance

and the Exceptions to Conveyance and Warranty, **GRANTS, SELLS and CONVEYS** to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to **WARRANT AND FOREVER DEFEND** all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

SELLER:

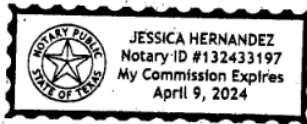
TOMBALL 10 JOINT VENTURE

By: *Louis E. Harman, III*
Louis E. Harman, III, M.D., Managing Partner

STATE OF TEXAS §

COUNTY OF ~~HARRIS~~ Dallas §

This instrument was acknowledged before me on May 18, 2021, by Louis E. Harman, III, M.D., as Managing Partner of Tomball 10 Joint Venture, a Texas general partnership, on behalf said joint venture.



Jessica Hernandez
NOTARY PUBLIC, STATE OF TEXAS

RP-2021-280091

PREPARED IN THE OFFICE OF:

Anthony T. Sortino, Attorney
500 W. Main Street

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on Second Reading, Ordinance Number 2024-18, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #2 Projects for the Wood Leaf Reserve Public Improvement District (the “District”); Making a Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date.

Background:

Public Hearing was held, and First Reading was approved during the June 17, 2024, Regular City Council meeting.

The property within the Wood Leaf Reserve Public Improvement District Eleven (PID 11), and as described in the Service and Assessment Plan, have substantially completed the public infrastructure improvements for Improvement Area #2 (IA2). Following the Public Hearing, it is necessary to levy assessments on the property in IA2 within PID 11 as set forth in the Service and Assessment Plan.

Per Chapter 372 of the Local Government Code, Ordinance Number 2024-18 approves the Service and Assessment Plan and Assessment Roll for Wood Leaf Reserve Public Improvement District Number Eleven.

Origination: Project Management

Recommendation:

Adopt Ordinance Number 2024-18, levying an assessment against properties within Improvement Area #2 (IA2), for Public Improvement District Number Eleven (PID 11), Wood Leaf Reserve, on First Reading.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed _____ Approved by _____
Staff Member Date City Manager Date

ORDINANCE NO. 2024-18

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR IMPROVEMENT AREA #2 PROJECTS FOR THE WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT (THE “DISTRICT”); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Tomball, Texas (the “City”) received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the “Act”) requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Wood Leaf Reserve Public Improvement District (the “District”); and

WHEREAS, on November 16, 2020, the City Council accepted the Petition and called a public hearing for December 21, 2020, on the creation of the PID and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on November 25, 2020; and,

WHEREAS, on November 20, 2020, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on December 21, 2020; and

WHEREAS, the City Council opened and continued such public hearing on the advisability of the improvements and the creation of the District until January 18, 2021; and

WHEREAS, on January 18, 2021 the City Council continued such public hearing on the creation of the District and heard any comments or objection thereto;

WHEREAS, the City Council approved the creation of the District by Resolution approved on January 18, 2021 (the "Creation Resolution") and published the Creation Resolution on January 27, 2021, as authorized by the Act; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after such publication; and

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Improvement Area #2 Projects within Improvement Area #2 of the District (the “Service and Assessment Plan”) and an assessment roll for Improvement Area #2 of the District (the “Improvement Area #2 Assessment Roll”) that states the assessment against each assessable property (the “Improvement Area #2 Assessed Property”) within Improvement Area #2 of the District (the “Improvement Area #2 Assessments”); and

WHEREAS, the City called a public hearing regarding the proposed levy of Improvement Area #2 Assessments pursuant to the Service and Assessment Plan and the proposed Improvement Area #2 Assessment Roll on property within Improvement Area #2 of the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Improvement Area #2 Assessments, as defined in the Service and Assessment Plan, on property in Improvement Area #2 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Improvement Area #2 Assessment Roll attached to the Service and Assessment Plan and the levy of Improvement Area #2 Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 1st day of July, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Improvement Area #2 Assessment Roll, and the proposed Improvement Area #2 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Improvement Area #2 Assessments, the allocation of the costs of the Improvement Area #2 Projects, the purposes of the Improvement Area #2 Assessments, the special benefits of the Improvement Area #2 Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Improvement Area #2 Assessments; and

WHEREAS, the developer of property within the District as described in the Service and Assessment Plan for the District has substantially completed the Improvement Area #2 Projects within the District; and

WHEREAS, the City wishes to levy Improvement Area #2 Assessments on the property within the District for the Improvement Area #2 Projects as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Improvement Area #2 Assessment Roll attached thereto should be approved and that the Improvement Area #2 Assessments should be levied on property within the District as provided in this Ordinance and the Service and Assessment Plan and Improvement Area #2 Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Improvement Area #2 Projects, the Improvement Area #2 Assessment Roll or the levy of Improvement Area #2 Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the District, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

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

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

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The City Council hereby finds, determines and orders, as follows:

- a. The apportionment of the costs of the Improvement Area #2 Projects, and the Annual Collection Costs pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each Improvement Area #2 Assessed Property will receive from the Improvement Area #2 Projects identified in the Service and Assessment Plan, and is hereby approved;
- b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Improvement Area #2 Projects;
- c. The Service and Assessment Plan apportions the costs of the Improvement Area #2 Projects to be assessed against each Improvement Area #2 Assessed Property in Improvement Area #2 of the District and such apportionment is made on the basis of special benefits accruing to each Improvement Area #2 Assessed Property because of the Improvement Area #2 Projects.

- d. All of the real property in Improvement Area #2 of the District which is being assessed in the amounts shown in the Service and Assessment Plan and Improvement Area #2 Assessment Roll will be benefited by the Improvement Area #2 Projects proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Improvement Area #2 Assessments equal to or greater than the total amount assessed;
- e. The method of apportionment of the costs of the Improvement Area #2 Projects and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Improvement Area #2 Projects and Annual Collection Costs on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;
- f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Sections 372.013 and 372.014 of the Act;
- g. The Improvement Area #2 Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for Improvement Area #2 of the District;
- h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Improvement Area #2 Assessments, interest on Annual Installments, interest and penalties on delinquent Improvement Area #2 Assessments and delinquent Improvement Area #2 Annual Installments, and procedures in connection with the imposition and collection of Improvement Area #2 Assessments should be approved and will expedite collection of the Improvement Area #2 Assessments in a timely manner in order to provide the improvements needed and required for Improvement Area #2 of the District; and
- i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Improvement Area #2 Projects within the District.

Section 5. Assessment Roll. The Improvement Area #2 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Improvement Area #2 Projects within the District.

Section 6. Levy and Payment of Improvement Area #2 Assessments for Costs of Improvement Area #2 Projects.

- a. The City Council hereby levies the Improvement Area #2 Assessments on each Improvement Area #2 Assessed Property located within Improvement Area #2 of the District, as shown and described in the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, in the respective amounts shown on the Improvement Area #2 Assessment Roll, as special assessments on the properties within Improvement Area #2 of the District as set forth in the Service and Assessment Plan and the Improvement Area #2 Assessment Roll.
- b. The levy of the Improvement Area #2 Assessments shall be effective on the date of execution of this Ordinance levying Assessments and strictly in accordance with the terms of the Service and Assessment Plan.
- c. The collection of the Improvement Area #2 Assessments shall be as described in the Service and Assessment Plan.
- d. Each Improvement Area #2 Assessment may be pre-paid or paid in Improvement Area #2 Annual Installments pursuant to the terms of the Service and Assessment Plan.
- e. Each Improvement Area #2 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.
- f. Each Improvement Area #2 Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.
- g. The Annual Collection Costs for Improvement Area #2 Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Improvement Area #2 Projects is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Improvement Area #2 Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner (the "Owner") of any Improvement Area #2 Assessed Property may prepay the Improvement Area #2 Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Improvement Area #2 Assessed Property intend for the obligations, covenants and burdens on the owners of Improvement Area #2 Assessed Property, including without limitation such owner's obligations related to payment of the Improvement Area #2 Assessments and the Improvement

Area #2 Annual Installments, to constitute a covenant running with the land. The Improvement Area #2 Assessments and the Improvement Area #2 Annual Installments levied hereby shall be binding upon the Improvement Area #2 Assessed Property, and the owners of Improvement Area #2 Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Improvement Area #2 Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

- a. Administrator. The City shall administer the Service and Assessment Plan and the Improvement Area #2 Assessments levied by this Ordinance. The City has appointed a third-party administrator (the “Administrator”) to administer the Service and Assessment Plan and the Improvement Area #2 Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator’s fees, charges and expenses for providing such services shall constitute an Annual Collection Cost.
- b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Improvement Area #2 Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Improvement Area #2 Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Improvement Area #2 Assessments on its own behalf. The costs of such collection contracts shall constitute an Annual Collection Cost.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Improvement Area #2 Assessments by the City.

Section 13. 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 14. Effective Date. This Ordinance shall take effect, and the levy of the Improvement Area #2 Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage thereof.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 17TH DAY OF JUNE 2024.

COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN GARCIA	<u>YEA</u>
COUNCILMAN DUNAGIN	<u>YEA</u>
COUNCILMAN COVINGTON	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>

SECOND READING:

READ, PASSED, APPROVED AND ORDAINED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 1ST DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

Lori Klein Quinn, Mayor

ATTEST:

Tracylynn Garcia, City Secretary

Wood Leaf Reserve Public Improvement District

2024 AMENDED & RESTATED SERVICE AND ASSESSMENT PLAN

JULY 1, 2024, VERSION 1



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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2024 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On January 18, 2021, the City passed and approved Resolution No. 2021-04 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 September 19, 2022, the City Council approved the 2022 Service and Assessment Plan for the District by adopting the 2022 Assessment Ordinance, which approved the levy of Assessments on Assessed Property within Improvement Area #1 of the District and approved the Improvement Area #1 Assessment Roll.

On August 7, 2023, the City Council approved the 2023 Service and Assessment Plan Update for the District by adopting the 2023 Assessment Ordinance, which approved the levy of Assessments on Assessed Property within Improvement Area #1 of the District and approved the Improvement Area #1 Assessment Roll.

The purpose of the District is to finance the Actual Costs of the Authorized Improvements for the benefit of property within the District. The District contains approximately 90.54 acres, which at the time of the initial assessment levy will be within the corporate limits of the City, as described legally by metes and bounds on **Exhibit K-1** and as depicted by the map on **Exhibit A-1**.

The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements and including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property

must be sufficient to pay the share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The updated Improvement Area #1 Assessment Roll is contained in **Exhibit F-1**. The Improvement Area #2 Assessment Roll is contained in **Exhibit G-1**.

SECTION I: DEFINITIONS

“2022 Assessment Ordinance” means Ordinance No. 2022-31, approved and adopted by the City Council on September 19, 2022, which levied the Improvement Area #1 Assessment against Improvement Area #1.

“2022 Service and Assessment Plan” means the Wood Leaf Reserve Public Improvement District Service and Assessment Plan approved by City Council on September 19, 2022 by the 2022 Assessment Ordinance, as updated annually, and which is to be replaced in its entirety by this 2024 Amended and Restated Service and Assessment Plan.

“Actual Costs” mean, with respect to Authorized Improvements, the Developer’s demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City and in an amount not to exceed the amount for each Authorized Improvement as set forth in this Service and Assessment Plan, except for authorized reallocations, which include Cost Underruns (as defined in the Development Agreement) in any category of Authorized Improvements being reallocated to cover Cost Overruns (as defined in the Development Agreement) in any different category of Authorized Improvements as approved by the City. Actual Costs may include: (1) the costs incurred by, caused to be incurred by, or on behalf of the Developer (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees equal to 4% of cost of the Authorized Improvements; (4) the costs incurred by or on behalf of the Developer for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; and (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges.

“Additional Interest” means the amount collected by application of the Additional Interest Rate.

“Additional Interest Rate” means an amount not to exceed 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the PID Act.

“Administrator” means the City or the person or firm designated by the City who shall have the responsibility provided in this Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District.

“Annual Collection Costs” mean the actual or budgeted annual costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments, including the costs of foreclosure; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the PID Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel; and (9) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means the annual installment payment on the Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, as applicable.

“Annual Service Plan Update” means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Apportionment of Costs” means an amount allocated by this Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs, other than Non-Benefitted Property and Non-Assessed Property, subject to a future levy of Assessments by the City and also subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Assessed Property” means any Parcel within the District against which an Assessment is levied and does not include Non-Benefitted Parcels.

“Assessment” means an assessment (including interest thereon) levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Assessment Ordinance” means one or more ordinance(s), adopted by the City Council in accordance with the PID Act that levies an Assessment.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll as updated,

modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, or in any Annual Service Plan Update.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act, including Bond Issuance Costs, as described in **Section III**.

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

“City” means the City of Tomball, Texas.

“City Council” means the governing body of the City.

“County” means Harris County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure of the lien on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan including penalties and reasonable attorney’s fees to the extent permitted by law, but excluding amounts representing interest and penalty interest.

“Developer” means Chesmar Homes, LLC, a Texas limited liability corporation and any successor developer of property in the District or any portion thereof.

“Development Agreement” means that certain Wood Leaf Reserve Development Agreement between the City and the Developer effective January 18, 2021, as may be amended.

“District” means the Wood Leaf Reserve Public Improvement District containing approximately 90.54 acres located within the City as shown on **Exhibit A-1** and more specifically described on **Exhibit K-1**.

“District Formation Expenses” means costs incurred in the formation of the District and the levy of Assessments including attorney fees, financial consultant fees, and other fees.

“Estimated Buildout Value” means the estimated buildout value of an Assessed Property with fully constructed buildings, as provided by the Developer, and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E**.

“Future Improvement Area” means the property within the District, excluding Improvement Area #1 and Improvement Area #2. Future Improvement Areas may be developed in phases after Improvement Area #1 and Improvement Area #2.

“Future Improvement Area Apportioned Property” means any Parcel within the Future Improvement Area against which a portion of the Actual Costs of the Major Improvements are Apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but not yet levied.

“Future Improvement Area Apportionment of Costs” means an Apportionment of Costs against a Parcel within the Future Improvement Area for the Future Improvement Area Projects, as shown on Exhibit B-2, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Future Improvement Area Assessed Property” means any and all Parcels within the Future Improvement Area other than Non-Benefited Property.

“Future Improvement Area Assessment” means an Assessment levied against a Parcel within a Future Improvement Area and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an assessment roll applicable to such Future Improvement Area, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Future Improvement Area Bonds” means bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that are secured by Assessments levied on Assessed Property within such Future Improvement Area, if such bonds are issued.

“Future Improvement Area Improvements” means those certain Authorized Improvements which only benefit the Future Improvement Area Assessed Property within the applicable Future Improvement Area.

“Future Improvement Area Projects” means the Future Improvement Area Improvements and the Future Improvement Area’s allocable share of the Major Improvements.

“Improvement Area” means specifically defined and designated portions of the District that are developed in phases, including Improvement Area #1, Improvement Area #2 and each area within the Future Improvement Areas that is specifically defined and designated as a phase of the District.

“Improvement Area #1” means approximately 33.4418 acres located within the District, as described in **Exhibit A-2** and more specifically detailed on **Exhibit K-2**.

“Improvement Area #1 2022 Bonds” means those certain “City of Tomball, Texas, Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Improvement Area #1)”, that are secured by Improvement Area #1 Assessments.

“Improvement Area #1 Annual Installment” means the annual installment payment on the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest, as applicable.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

“Improvement Area #1 Assessment” means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #1 Assessment Roll” means the assessment roll for Improvement Area #1 Assessed Property included in this Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1 Authorized Improvements” means the Improvement Area #1 Projects, District Formation Expenses, First Year Annual Collection Costs, and Bond Issuance Costs relating to the Improvement Area #1 Initial Bonds and Improvement Area #1 Additional Bonds, if such bonds are issued.

“Improvement Area #1 Improvements” means those certain Authorized Improvements that only benefit Improvement Area #1, as depicted on **Exhibit H-1**.

“Improvement Area #1 Projects” means the Improvement Area #1 Improvements and Improvement Area #1’s allocable share of the Major Improvements.

“Improvement Area #2” means the second area to be developed within the District as generally depicted on **Exhibit A-3**, and described on **Exhibit K-3**, consisting of approximately 18.02 acres.

“Improvement Area #2 Annual Installment” means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #2; and (4) Additional Interest related to the Improvement Area #2 Bonds, as shown on **Exhibit G-2**.

“Improvement Area #2 Assessed Property” means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

“Improvement Area #2 Assessment” means the Assessment levied against Improvement Area #2 Assessed Property and imposed pursuant to the 2024 Assessment Ordinance and the

provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation or reduction according to the provisions herein and in the PID Act.

“Improvement Area #2 Assessment Roll” means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

“Improvement Area #2 Bonds” means those certain “City of Tomball, Texas, Special Assessment Revenue Bonds, Series 2024 (Wood Leaf Reserve Public Improvement District Improvement Area #2 Projects)”, that are secured by Improvement Area #2 Assessments.

“Improvement Area #2 Improvements” means the Authorized Improvements which only benefit the Improvement Area #2 Assessed Property as further described in **Section III.C** and depicted on **Exhibit H-3**.

“Improvement Area #2 Initial Parcel” means the all property located within Improvement Area #2, which is described on **Exhibit K-3**, and generally depicted on **Exhibit A-3**, against which the entire Improvement Area #2 Assessment is levied as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit G-1**.

“Improvement Area #2 Projects” means collectively, (1) the Improvement Area #2 Improvements; (2) Improvement Area #2’s share of the Major Improvements; and (3) Bond Issuance Costs incurred in connection with the issuance of Improvement Area #2 Bonds.

“Indenture” means one or more Indenture(s) of Trust entered into in connection with the issuance of PID Bonds, as amended from time to time, between the City and a Bond Trustee setting forth terms and conditions related to a series of PID Bonds.

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded Subdivision Plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value

of the Lot as provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E**.

“Lot Type 1” means a single family residential Lot within Improvement Area #1 marketed to homebuilders as a 40’ Lot and identified as such on the Improvement Area #1 Assessment Roll attached as **Exhibit F-1**.

“Lot Type 2” means a single family residential Lot within Improvement Area #1 marketed to homebuilders as a 50’ Lot and identified as such on the Improvement Area #1 Assessment Roll attached as **Exhibit F-1**.

“Lot Type 3” means a Lot within Improvement Area #2 marketed to homebuilders as a 40’ Lot, with an Estimated Buildout Value of \$361,300 as of the date of adoption of this 2024 Amended and Restated Service and Assessment Plan.

“Lot Type 4” means a Lot within Improvement Area #2 marketed to homebuilders as a 50’ Lot, with an Estimated Buildout Value of \$398,000 as of the date of adoption of this 2024 Amended and Restated Service and Assessment Plan.

“Major Improvements” means those Authorized Improvements described in **Section III.B** that benefit all areas within the District.

“Maximum Assessment” means, for each Lot Type, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) the amount shown on **Exhibit E**.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

“Owner” means the person in whom is vested the ownership, dominion, or title of property.

“Parcel(s)” means a specific property within the District identified by either a tax map parcel identification number assigned by the Harris Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the City.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by Assessments. This term is used in this 2024 Amended and Restated Service and Assessment Plan to collectively refer to: (1) the Improvement Area #1 Bonds, and (2) the Improvement Area #2 Bonds, including any bonds issued to refund these bonds.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an

Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means interest, including Additional Interest, and Annual Collection Costs, to the date of Prepayment.

“Reimbursement Agreement” means any reimbursement agreement between the City and the Developer pursuant to which the City agrees to levy Assessments on an Improvement Area and all or a portion of such Assessments are paid to the Developer to reimburse the Actual Costs related to such Improvement Area.

“Reimbursement Obligation” means the amount to be paid to the Developer pursuant to a Reimbursement Agreement.

“Service Plan” means the plan described in **Section IV** and covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

“Trustee” means a trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 90.54 contiguous acres located within the City, as more particularly described by metes and bounds on **Exhibit K-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 290 single-family homes.

Improvement Area #1 includes approximately 33.414 acres as more particularly described on **Exhibit K-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to contain 123 single-family homes.

Improvement Area #2 includes approximately 18.02 acres as described on **Exhibit K-3**, and depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to contain 81 single-family homes.

It is anticipated there will be one additional Future Improvement Areas within the District. As Future Improvement Areas are developed and in connection with the issuance of any Future Improvement Area Bonds, or the levy of Assessments in a Future Improvement Area pursuant to a Reimbursement Agreement, this Service and Assessment Plan will be amended to update the Exhibits. A map of the property that will comprise the Future Improvement Areas is depicted on **Exhibit A-4**.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit B-1**.

A. Improvement Area #1 Improvements

All Improvement Area #1 Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Streets*

Improvements include subgrade stabilization (including excavation and drainage), concrete and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street

access to each Lot. These projects will provide access to community roadways and state highways. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, service connections, and testing. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of the improvements. The water improvements will be designed and constructed in accordance with City standards and specifications will be owned and operated by the City.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Detention & Drainage*

Improvements include clearing and grubbing, trench excavation and embedment, trench safety, reinforced concrete piping, manholes, inlets, channels/swales and ponds including spreading and compaction of excavated materials. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Natural Gas*

Improvements including trench excavation and embedment, trench safety, plastic/metal piping, manholes, service connections, gas mains, valves, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide natural gas service. The natural gas improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

B. Major Improvements

▪ *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

▪ *Drainage and Detention*

Include clearing and grubbing, detention excavation, and reinforced concrete piping into existing M121 channel.

▪ *Soft Costs*

Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, and District Formation Expenses.

C. Improvement Area #2 Improvements

All Improvement Area #2 Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

▪ *Streets*

Improvements including subgrade stabilization (including excavation), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Improvement Area #2.

▪ *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, service connections, water mains, valves, fire hydrants, testing, earthwork, excavation, and erosion control. These lines will include all necessary appurtenances to be fully operational transmission lines extending water service to the limits of the Improvement Area. The water improvements will provide water service to each Lot within Improvement Area #2.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, sewer mains, testing, related earthwork, excavation, and erosion control. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will provide wastewater service to each Lot within Improvement Area #2.

- *Drainage and Detention*

Improvements including earthen and concrete lined channels, swales, curb and drop inlets, storm sewer mains, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, a bypass channel, and testing as well as all related earthwork, excavation, clearing, grading and erosion control necessary to provide storm water. The storm drainage improvements will manage storm drainage for the Lots within Improvement Area #2.

- *Natural Gas*

Improvements including trench excavation and embedment, trench safety, plastic/metal piping, manholes, service connections, gas mains, valves, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide natural gas service. The natural gas improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

Improvements including engineering and design, construction inspection fees, geotechnical testing, governmental submittal fees, and 2% contractor completion bonds for the Improvement Area #2 Improvements described above.

D. Future Improvement Area Improvements

As Future Improvement Areas are developed and Assessments are levied on Assessed Property within the Future Improvement Areas, this Amended and Restated Service and Assessment Plan will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the Assessed Property inside each Future Improvement Area.

E. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount required to fund a reserve under an applicable Indenture in

connection with the issuance of PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds plus a fee for underwriter's counsel.

- *Cost of Issuance*

Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

F. Other Costs

- *Deposit to Administrative Fund*

Includes District Annual Collection Costs for the first year immediately following the issuance of a series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. Exhibit C summarizes the Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B**.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to

be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2024 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Owners and Developers of the Assessed Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the Improvement Area #1 Projects and Improvement Area #2 Projects shall be allocated between Improvement Area #1, Improvement Area #2 and the Future Improvement Area as follows:

- Improvement Area #1 Projects shall be allocated 100% to Improvement Area #1 Assessed Property.
- Improvement Area #2 Projects shall be allocated 100% to Improvement Area #2 Assessed Property.
- Major Improvements are allocated, as shown in **Exhibit B-1**, between Improvement Area #1, Improvement Area #2 and the Future Improvement Area based on Estimated Buildout Value.

B. Assessments

Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property according to the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #2 Assessments will be levied on the Improvement Area #2 Initial Parcel according to the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**, subject to revisions made during any Annual Service Plan Update.

When, and if, Future Improvement Areas are developed and the levy of Assessments on Future Improvement Areas is contemplated, this 2024 Amended and Restated Service and Assessment Plan will be amended to determine the Assessment and Annual Installment associated with the costs of Future Improvement Area Improvements on each Lot located within a Future Improvement Area. The Assessment shall not exceed the benefit received by the Assessed Property.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- *Improvement Area #1*
 - The total costs of the Improvement Area #1 Projects equal \$6,393,667 as shown on **Exhibit B-1**; and
 - The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Projects equal to or greater than the Actual Costs of the Improvement Area #1 Projects; and
 - The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments levied for the Improvement Area #1 Projects, which was equal to \$4,406,000 as shown on the Improvement Area #1 Assessment Roll, attached as **Exhibit F-1**; and
 - The special benefit (\geq \$6,393,667) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Projects is greater than the amount of the Improvement Area #1 Assessments (\$4,406,000) levied on the Improvement Area #1 Assessed Property.
 - At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the property owners within Improvement Area #1 acknowledged that Improvement Area #1 Projects, confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Actual Costs associated therewith. The property owners within Improvement Area #1 ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the 2022 Service and Assessment Plan and the applicable Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

- *Improvement Area #2*
 - The total costs of the Improvement Area #2 Projects equal \$5,465,056 as shown on **Exhibit B-1**; and
 - The Improvement Area #2 Assessed Property receives special benefit from Improvement Area #2 Projects equal to or greater than the Actual Costs of the Improvement Area #2 Projects; and
 - The Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments levied for the Improvement Area #2 Projects, which equal \$2,935,000 as shown on the Improvement Area #2 Assessment Roll, attached as **Exhibit G-1**; and
 - The special benefit (\geq \$5,465,056) received by the Improvement Area #2 Assessed Property from Improvement Area #2 Projects is greater than the amount of the Improvement Area #2 Assessments (\$2,935,000) levied on the Improvement Area #2 Assessed Property.
 - At the time the City Council approved the Assessment Ordinance levying the Improvement Area #2 Assessments, the property owners within Improvement Area #2 acknowledged that Improvement Area #2 Projects, confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for Actual Costs associated therewith. The property owners within Improvement Area #2 ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Assessed Property based on the amount of outstanding Assessments remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of Annual Installments in the amounts shown on **Exhibit F-2**, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Parcel according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type

D = the sum of the Estimated Buildout Value for all the newly subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

The sum of the Assessments for all newly subdivided Parcels shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Assessed Properties are consolidated, the Administrator shall allocate the Assessments against the Assessed Properties before the consolidation to the consolidated Assessed Property, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

The Assessment for any resulting Lot will not exceed the Maximum Assessment, shown on **Exhibit E** for the applicable Lot Type, and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.B**.

B. True-up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the Developer to pay such Assessments.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the Owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the Owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the Owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the Assessments and the Reimbursement Obligation shall be reduced on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event that PID Bonds have been issued, the City shall direct the Trustee to apply amounts on deposit in the applicable account of the project fund, relating to the applicable series of PID Bonds, that are not expected to be used for purposes of the project fund, to redeem outstanding PID Bonds, or as otherwise directed, in accordance with the applicable Indenture.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The Owner of the Assessed Property may pay, at any time, all or any portion of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the Owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit I**.

If an Assessment on an Assessed Property is prepaid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Annual Installments for Improvement Area #1 and **Exhibit G-2** shows the

estimated Annual Installments for Improvement Area #2. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property not including any Non-Benefitted Property or non-assessed property, as shown by Harris Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the Owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of Improvement Area #2 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2025.

G. Prepayment as a result of Eminent Domain Proceeding or Taking

Subject to applicable law, If any portion of any Parcel of Assessed Property is taken from an Owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a “Taking”), the portion of the Assessed Property that was taken or transferred (the “Taken Property”) shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the “Remaining Property”) following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The Owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2024 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the Owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an Owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres constituting the Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by \$10, then the Owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to \$90.

Notwithstanding the previous paragraphs in this subsection if the Owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the Owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The Owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update. Improvement Area #1 began collecting Annual Installments in 2022 (delinquent if not paid by January 31, 2023).

The Improvement Area #2 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel as part of each Annual Service Plan Update. Improvement Area #2 will begin collecting Annual Installments in 2024 (delinquent if not paid by January 31, 2025).

As Future Improvement Areas are developed, this 2024 Amended and Restated Service and Assessment Plan will be amended to determine the Assessment for each Lot located within such Future Improvement Areas.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the Owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the Owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the Owner shall be deemed to have unconditionally

approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the Owner not later than 30 days after receipt of such a written notice or error by the Administrator. The City Council shall consider the Owner’s notice of error and the Administrator’s response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2024 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the Owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to Owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the PID for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and their successors and assigns.

D. Form of Buyer Disclosure; Filing in Real Property Records

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed Ordinance of this Service and Assessment Plan, or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

- Exhibit A-1** Map of the District
- Exhibit A-2** Map of Improvement Area #1
- Exhibit A-3** Map of Improvement Area #2
- Exhibit A-4** Map of Future Improvement Area
- Exhibit B-1** Project Costs
- Exhibit B-2** Future Improvement Area Apportionment of Costs
- Exhibit C** Service Plan
- Exhibit D** Sources and Uses of Funds
- Exhibit E** Maximum Assessment and Tax Rate Equivalent
- Exhibit F-1** Improvement Area #1 Assessment Roll
- Exhibit F-2** Improvement Area #1 Annual Installments
- Exhibit G-1** Improvement Area #2 Assessment Roll
- Exhibit G-2** Improvement Area #2 Annual Installments
- Exhibit H-1** Maps of Improvement Area #1 Improvements
- Exhibit H-2** Maps of Major Improvements
- Exhibit H-3** Maps of Improvement Area #2 Improvements
- Exhibit I** Form of Notice of PID Assessment Termination
- Exhibit J-1** Debt Service Schedule for Improvement Area #1 Bonds
- Exhibit J-2** Debt Service Schedule for Improvement Area #2 Bonds
- Exhibit K-1** District Boundary Description
- Exhibit K-2** Improvement Area #1 Boundary Description
- Exhibit K-3** Improvement Area #2 Boundary Description
- Exhibit L** Improvement Area #2 Plat

APPENDICES

The following Appendices are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

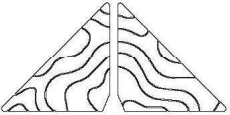
Appendix A Improvement Area #2 Engineer's Report

Appendix B Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

12/1/2021 1:12:53 PM P:\18110124_Calendar Home\NOI_Health\Engineering\Exhibits\Exhibit_A-1\Map_Overall Layouts_20211210.dwg 8.5x11





ELEVATION
land solutions

TBPE REGISTRATION NUMBER F-18141
2449 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 632-623-2200

DATE	REVISION	APP
▲▲▲		
▲▲▲		
▲▲▲		

SITE LOCATION
MAP

01 of 09

ELEVATION LAND SOLUTIONS - WOOD LEAF

EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

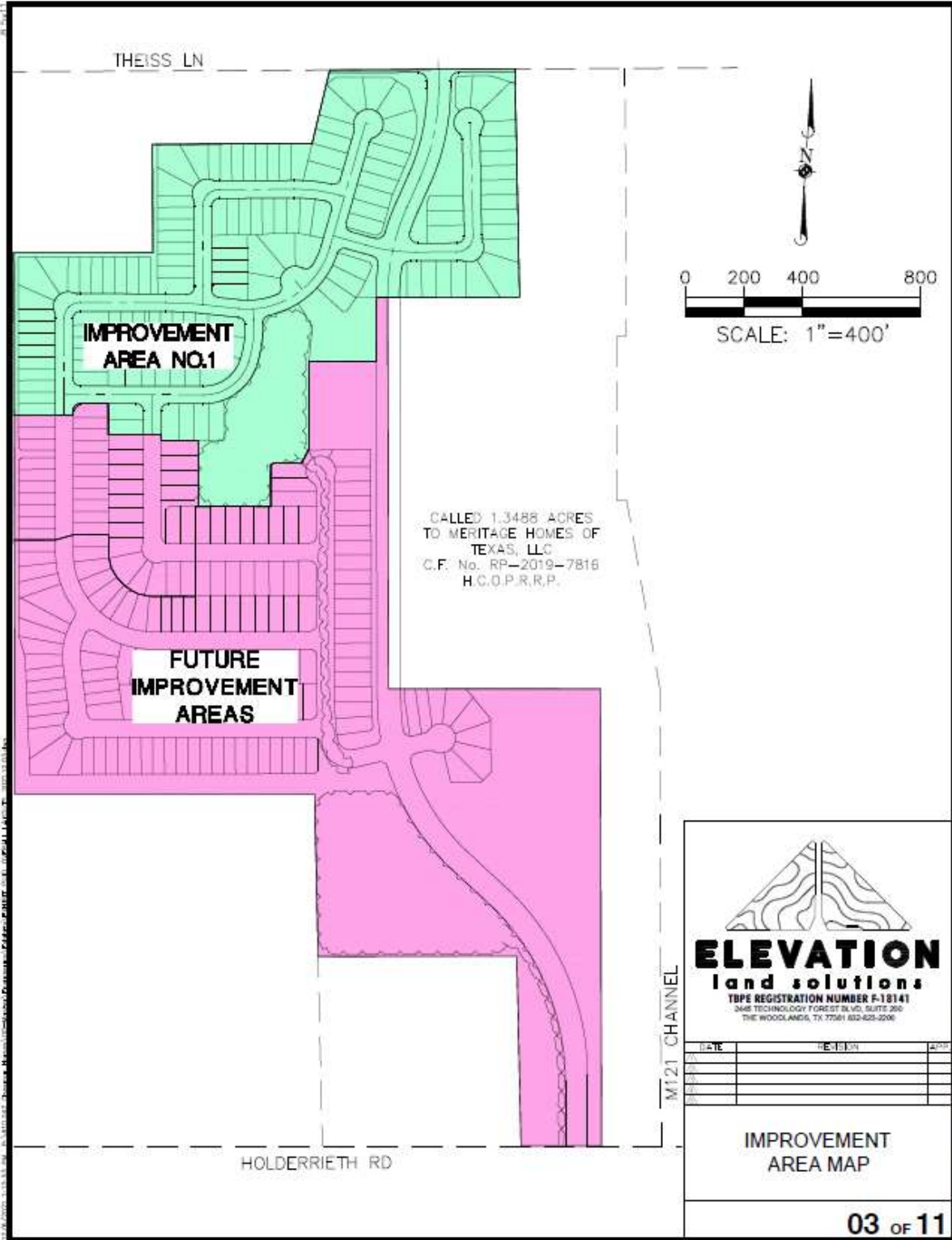
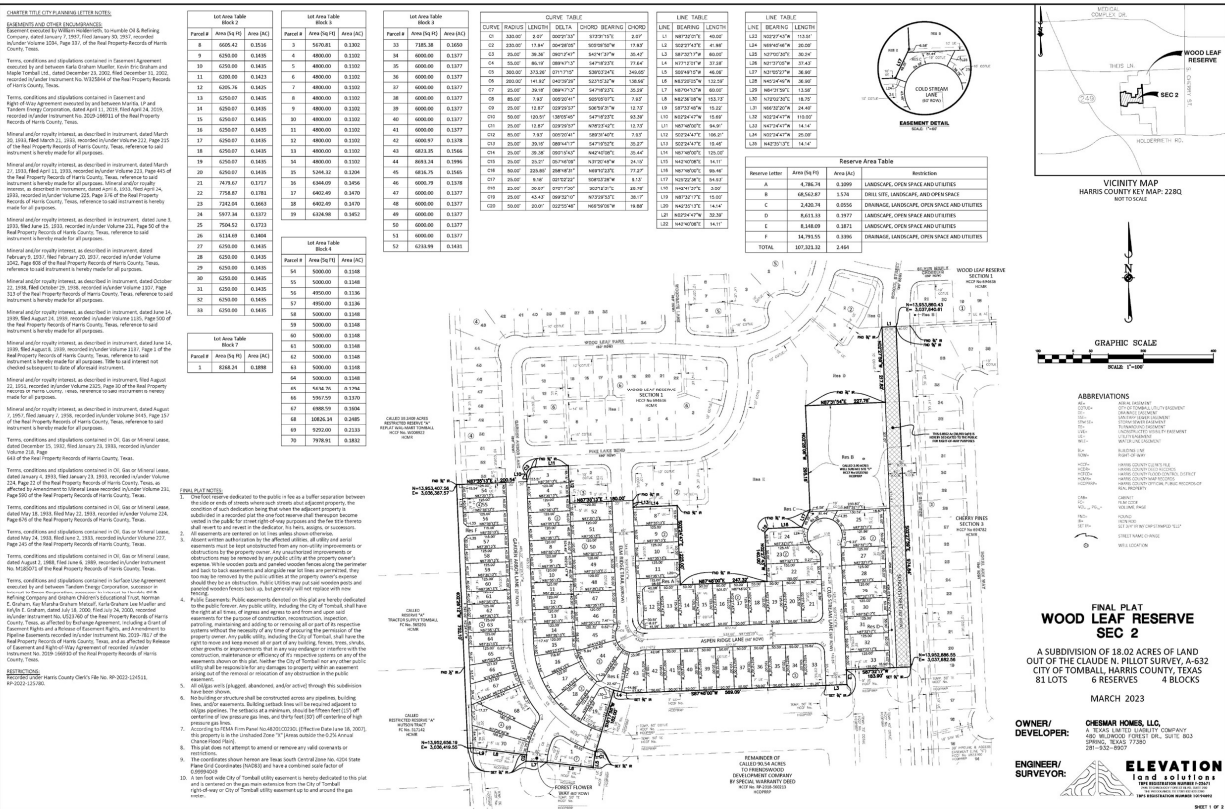


EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2

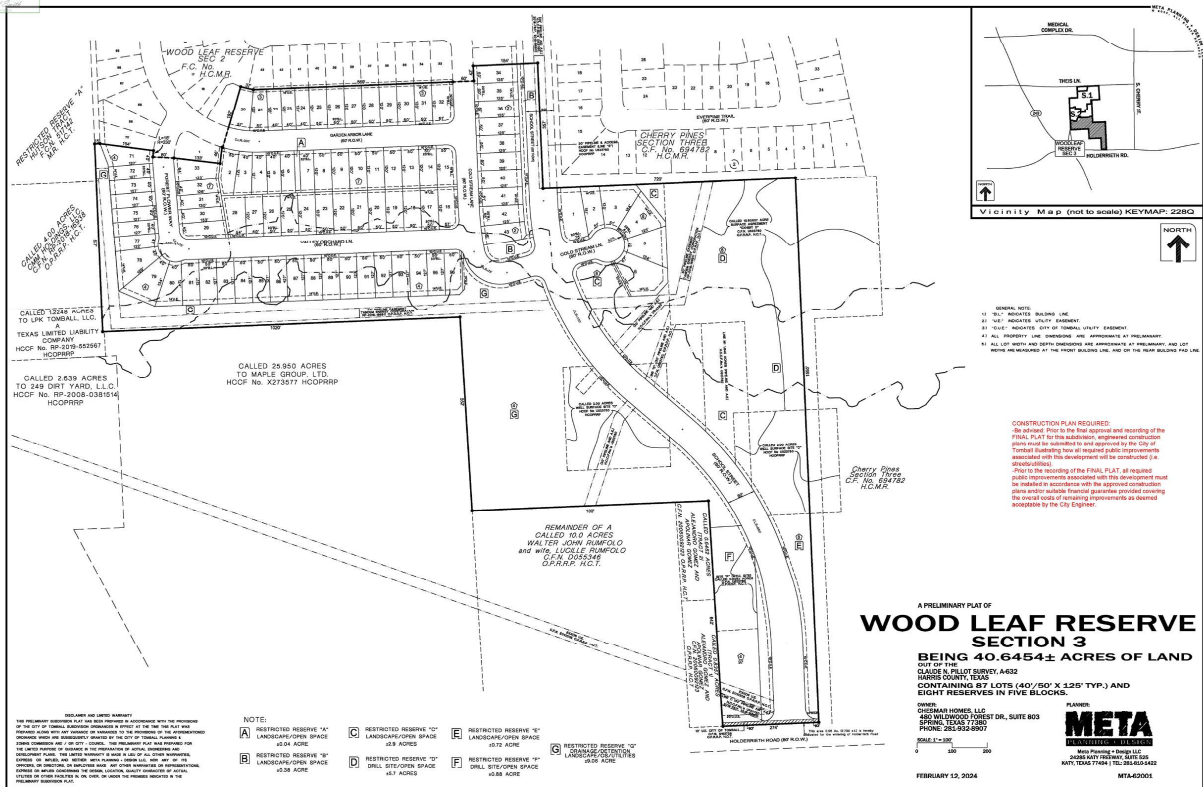


WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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EXHIBIT A-4 – MAP OF FUTURE IMPROVEMENT AREA

CITY OF TOMBALL
APPROVED



WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

EXHIBIT B-1 – PROJECT COSTS

	Total Costs ^[a]	Improvement Area #1		Improvement Area #2		Future Improvement Area ^[c]	
		% ^[b]	Costs	% ^[b]	Cost	% ^[b]	Cost
<i>Improvement Area #1 Improvements</i>							
Streets	\$ 1,716,477	100.00%	\$1,716,477	0.00%	\$ -	0.00%	\$ -
Water	389,092	100.00%	389,092	0.00%	-	0.00%	-
Wastewater	439,062	100.00%	439,062	0.00%	-	0.00%	-
Drainage	651,950	100.00%	651,950	0.00%	-	0.00%	-
Natural Gas	259,329	100.00%	259,329	0.00%	-	0.00%	-
Soft Costs	1,090,359	100.00%	1,090,359	0.00%	-	0.00%	-
	<u>\$ 4,546,269</u>		<u>\$4,546,269</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Major Improvements</i>							
Wastewater	\$ 274,320	41.27%	\$ 113,212	28.27%	\$ 77,555	30.46%	\$ 83,553
Drainage and Detention ^[d]	1,674,296	41.27%	690,982	28.27%	473,354	30.46%	\$ 509,960
Soft Costs	568,255	41.27%	234,519	28.27%	160,656	30.46%	\$ 173,080
	<u>\$ 2,516,871</u>		<u>\$1,038,713</u>		<u>\$ 711,566</u>		<u>\$ 766,593</u>
<i>Improvement Area #2 Improvements</i>							
Streets	841,523	0.00%	-	100.00%	841,523	0.00%	-
Water	205,635	0.00%	-	100.00%	205,635	0.00%	-
Wastewater	306,289	0.00%	-	100.00%	306,289	0.00%	-
Drainage and Detention ^[d]	1,720,445	0.00%	-	100.00%	1,720,445	0.00%	-
Natural Gas	123,377	0.00%	-	100.00%	123,377	0.00%	-
Soft Costs	911,221	0.00%	-	100.00%	911,221	0.00%	-
	<u>\$ 4,108,490</u>		<u>\$ -</u>		<u>\$4,108,490</u>		<u>\$ -</u>
<i>Series 2022 Bond Issuance Costs</i>							
Debt Service Reserve Fund	\$ 317,826		\$ 317,826		\$ -		\$ -
Underwriter Discount	138,120		138,120		-		-
Delinquency & Prepayment Reserve	22,030		22,030		-		-
Cost of Issuance	285,640		285,640		-		-
	<u>\$ 763,616</u>		<u>\$ 763,616</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Series 2024 Bond Issuance Costs</i>							
Debt Service Reserve Fund	\$ 217,698		\$ -		\$ 217,698		\$ -
Capitalized Interest	\$ 48,171		-		48,171		-
Underwriter Discount	\$ 108,700		-		108,700		-
Delinquency & Prepayment Reserve	\$ 14,675		-		14,675		-
Cost of Issuance	\$ 210,757		-		210,757		-
	<u>\$ 600,000</u>		<u>\$ -</u>		<u>\$ 600,000</u>		<u>\$ -</u>
<i>Other Costs</i>							
Deposit to Administrative Fund	90,000		45,000		45,000		-
	<u>\$ 90,000</u>		<u>\$ 45,000</u>		<u>\$ 45,000</u>		<u>\$ -</u>
Total	\$ 12,625,246		\$6,393,598		\$5,465,056		\$ 766,593

Footnotes:

Appendix A.

[b] Costs of the Major Improvements are allocated pro rata between Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property and the Future Improvement Area Assessed Property.

[c] Improvement Area #3 Costs (Future Improvement Area) will be updated based on Estimated Buildout Value in a future SAP Update.

[d] Includes clearing & grubbing, excavation, and grading.

EXHIBIT B-2 – FUTURE IMPROVEMENT AREA APPORTIONMENT OF COSTS

Improvement Area	Units ¹	Estimated Buildout Value	Major Improvements ²		Total Apportionment for Future Funding ¹
			%	Costs	
Improvement Area #1	123	\$ 42,870,000	41.27%	\$ 1,038,713	
Improvement Area #2	81	\$ 30,953,500	28.27%	\$ 711,566	
Future Improvement Area	86	\$ 33,347,200	30.46%	\$ 766,593	\$ 766,593
Total	290	\$ 107,170,700	100.00%	\$ 2,516,871	

Footnotes:

- 1) Reimbursable in part or in full from future Assessments levied in the Future Improvement Area.
- 2) The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value between Improvement Area #1, Improvement Area #2 and the Future Improvement Area.

EXHIBIT C – SERVICE PLAN

Improvement Area #1					
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 73,000	\$ 76,000	\$ 79,000	\$ 82,000	\$ 86,000
Interest	243,454	239,986	236,376	232,624	228,421
(1)	\$ 316,454	\$ 315,986	\$ 315,376	\$ 314,624	\$ 314,421
Annual Collection Costs	(2) \$ 47,754	\$ 48,709	\$ 49,684	\$ 50,677	\$ 51,691
Additional Interest	(3) \$ 21,225	\$ 20,860	\$ 20,480	\$ 20,085	\$ 19,675
Total Annual Installment	(4) = (1) + (2) + (3) \$ 385,433	\$ 385,556	\$ 385,540	\$ 385,386	\$ 385,787

Improvement Area #2					
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 46,000	\$ 48,000	\$ 50,000	\$ 52,000	\$ 55,000
Interest	\$ 171,698	\$ 169,007	\$ 166,199	\$ 163,274	\$ 160,232
Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -
(1)	\$ 217,698	\$ 217,007	\$ 216,199	\$ 215,274	\$ 215,232
Annual Collection Costs	(2) 45,000.00	45,900.00	46,818.00	47,754.36	48,709.45
Additional Interest	(3) 14,675.00	14,445.00	14,205.00	13,955.00	13,695.00
Total Annual Installment	(4) = (1) + (2) + (3) \$277,372.50	\$277,351.50	\$277,221.50	\$276,982.86	\$277,635.95

EXHIBIT D – SOURCES AND USES OF FUNDS

	Improvement Area #1	Improvement Area #2	Future Improvement Area ^{[b],[c]}	Total
Sources of Funds				
Improvement Area #1 Bonds	\$ 4,406,000	\$ -	\$ -	\$ 4,406,000
Improvement Area #2 Bonds	\$ -	\$ 2,935,000	\$ -	\$ 2,935,000
Owner Contribution ^[a]	\$ 1,987,598	\$ 2,530,056	\$ 766,593	\$ 5,284,246
Total Sources	\$ 6,393,598	\$ 5,465,056	\$ 766,593	\$ 12,625,246
Uses of Funds				
Improvement Area #1 Improvements	\$ 4,546,269	\$ -	\$ -	\$ 4,546,269
Major Improvements	\$ 1,038,713	\$ 711,566	\$ 766,593	\$ 2,516,871
Improvement Area #2 Improvements	\$ -	\$ 4,108,490	\$ -	\$ 4,108,490
	\$ 5,584,982	\$ 4,820,056	766,593	\$ 11,171,630
<i>Series 2022 Bond Issuance Costs</i>				
Debt Service Reserve Fund	\$ 317,826	\$ -	\$ -	\$ 317,826
Underwriter Discount	138,120	-	-	138,120
Delinquency & Prepayment Reserve	22,030	-	-	22,030
Cost of Issuance	285,640	-	-	285,640
	\$ 763,616	\$ -	\$ -	\$ 763,616
<i>Series 2024 Bond Issuance Costs</i>				
Debt Service Reserve Fund	\$ -	\$ 217,698	\$ -	\$ 217,698
Capitalized Interest	-	48,171	-	48,171
Underwriter Discount	-	108,700	-	108,700
Delinquency & Prepayment Reserve	-	14,675	-	14,675
Cost of Issuance	-	210,757	-	210,757
	\$ -	\$ 600,000	\$ -	\$ 600,000
<i>Other Costs</i>				
Deposit to Administrative Fund	\$ 45,000	\$ 45,000	\$ -	\$ 90,000
	\$ 45,000	\$ 45,000	\$ -	\$ 90,000
Total Uses	\$ 6,393,598	\$ 5,465,056	\$ 766,593	\$ 12,625,246

Footnotes:

[a] Non-reimbursable to Owner through PID Bonds or PID Assessments.

[b] Costs of the Major Improvements are allocated pro rata between Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property and the Future Improvement Area Assessed Property.

[c] Additional costs of Future Improvement Area Projects will be determined as Future Improvement Areas are developed and this 2024 Amended and Restated Service and Assessment Plan will be amended.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units	Estimated Buildout Value		Improvement Area #1 Assessment		Improvement Area #2 Assessment		Total Maximum Assessment		Average Annual Installment		Value to Lien per Finished Lot Value	Gross PID TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total		
<i>Improvement Area #1</i>													
One	66	\$ 330,000	\$ 21,780,000	\$33,916	\$2,238,458	\$ -	\$ -	\$33,916	\$ 2,238,458	\$ 2,970	\$ 195,995	1.4742	\$ 0.8999
Two	57	\$ 370,000	\$ 21,090,000	\$38,027	\$2,167,542	\$ -	\$ -	\$38,027	\$ 2,167,542	\$ 3,330	\$ 189,785	1.6436	\$ 0.8999
Subtotal	123	\$ 42,870,000		\$ 4,406,000		\$ -		\$ 4,406,000		\$ 385,780		1.5589	
<i>Improvement Area #2</i>													
Three	35	\$ 361,300	\$ 12,645,500	\$ -	\$ -	\$ 34,258	\$ 1,199,042	\$34,258	\$ 1,199,042	\$ 3,231	\$ 113,092	1.8098	\$ 0.8943
Four	46	\$ 398,000	\$ 18,308,000	\$ -	\$ -	\$ 37,738	\$ 1,735,958	\$37,738	\$ 1,735,958	\$ 3,559	\$ 163,733	2.0536	\$ 0.8943
Subtotal	81	\$ 30,953,500		\$ -		\$ 2,935,000		\$ 2,935,000		\$ 276,825		1.9317	
Total/Weighted Average	204	\$ 73,823,500		\$ 4,406,000		\$ 2,935,000		\$ 7,341,000		\$ 662,605		1.7453	

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Improvement Area #1 ^[c]				Annual Collection Costs ^[a]	Annual Installment Due 1/31/25 ^[d]
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest		
1443500010001	Block 1 Lot 1	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010002	Block 1 Lot 2	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010003	Block 1 Lot 3	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010004	Block 1 Lot 4	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010005	Block 1 Lot 5	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010006	Block 1 Lot 6	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010007	Block 1 Lot 7	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010008	Block 1 Lot 8	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010009	Block 1 Lot 9	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010010	Block 1 Lot 10	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010011	Block 1 Lot 11	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010012	Block 1 Lot 12	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010013	Block 1 Lot 13	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010014	Block 1 Lot 14	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010015	Block 1 Lot 15	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010016	Block 1 Lot 16	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010017	Block 1 Lot 17	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010018	Block 1 Lot 18	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010019	Block 1 Lot 19	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010020	Block 1 Lot 20	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500010021	Block 1 Lot 21	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500020001	Block 2 Lot 1	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500020002	Block 2 Lot 2	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500020003	Block 2 Lot 3	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500020004	Block 2 Lot 4	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500020005	Block 2 Lot 5	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500020006	Block 2 Lot 6	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500020007	Block 2 Lot 7	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500030001	Block 3 Lot 1	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500030002	Block 3 Lot 2	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040001	Block 4 Lot 1	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040002	Block 4 Lot 2	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040003	Block 4 Lot 3	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040004	Block 4 Lot 4	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040005	Block 4 Lot 5	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040006	Block 4 Lot 6	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040007	Block 4 Lot 7	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040008	Block 4 Lot 8	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040009	Block 4 Lot 9	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57
1443500040010	Block 4 Lot 10	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57

Footnotes:

- [a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$7,380 for Improvement Area #1.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
- [d] The Annual Installment covers the period September 15, 2024 to September 14, 2025, and is due by January 31, 2025.

Property ID	Legal Description	Lot Type	Improvement Area #1 ^[d]					Annual Collection Costs ^[a]	Annual Installment Due 1/31/25 ^[d]
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest			
1443500040011	Block 4 Lot 11	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500040012	Block 4 Lot 12	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500040013	Block 4 Lot 13	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500040014	Block 4 Lot 14	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500040015	Block 4 Lot 15	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500040016	Block 4 Lot 16	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040017	Block 4 Lot 17	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040018	Block 4 Lot 18	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040019	Block 4 Lot 19	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040020	Block 4 Lot 20	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040021	Block 4 Lot 21	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040022	Block 4 Lot 22	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040023	Block 4 Lot 23	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040024	Block 4 Lot 24	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040025	Block 4 Lot 25	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040026	Block 4 Lot 26	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040027	Block 4 Lot 27	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040028	Block 4 Lot 28	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040029	Block 4 Lot 29	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040030	Block 4 Lot 30	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040031	Block 4 Lot 31	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040032	Block 4 Lot 32	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040033	Block 4 Lot 33	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040034	Block 4 Lot 34	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040035	Block 4 Lot 35	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040036	Block 4 Lot 36	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040037	Block 4 Lot 37	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040038	Block 4 Lot 38	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040039	Block 4 Lot 39	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040040	Block 4 Lot 40	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040041	Block 4 Lot 41	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040042	Block 4 Lot 42	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040043	Block 4 Lot 43	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040044	Block 4 Lot 44	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040045	Block 4 Lot 45	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040046	Block 4 Lot 46	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040047	Block 4 Lot 47	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040048	Block 4 Lot 48	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040049	Block 4 Lot 49	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040050	Block 4 Lot 50	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	

Footnotes:

[a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$7,380 for Improvement Area #1.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.

[d] The Annual Installment covers the period September 15, 2024 to September 14, 2025, and is due by January 31, 2025.

Property ID	Legal Description	Lot Type	Improvement Area #1 ^[c]					Annual Collection Costs ^[a]	Annual Installment Due 1/31/25 ^[d]
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest			
1443500040051	Block 4 Lot 51	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040052	Block 4 Lot 52	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500040053	Block 4 Lot 53	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050001	Block 5 Lot 1	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500050002	Block 5 Lot 2	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500050003	Block 5 Lot 3	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500050004	Block 5 Lot 4	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500050005	Block 5 Lot 5	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050006	Block 5 Lot 6	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050007	Block 5 Lot 7	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050008	Block 5 Lot 8	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050009	Block 5 Lot 9	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050010	Block 5 Lot 10	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050011	Block 5 Lot 11	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050012	Block 5 Lot 12	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050013	Block 5 Lot 13	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050014	Block 5 Lot 14	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050015	Block 5 Lot 15	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050016	Block 5 Lot 16	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050017	Block 5 Lot 17	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500050018	Block 5 Lot 18	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060001	Block 6 Lot 1	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060002	Block 6 Lot 2	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060003	Block 6 Lot 3	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060004	Block 6 Lot 4	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060005	Block 6 Lot 5	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060006	Block 6 Lot 6	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060007	Block 6 Lot 7	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060008	Block 6 Lot 8	Lot Type 2	\$ 36,637.51	\$ 630.04	\$ 2,101.19	\$ 183.19	\$ 412.16	\$ 3,326.57	
1443500060009	Block 6 Lot 9	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060010	Block 6 Lot 10	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060011	Block 6 Lot 11	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060012	Block 6 Lot 12	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060013	Block 6 Lot 13	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060014	Block 6 Lot 14	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060015	Block 6 Lot 15	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060016	Block 6 Lot 16	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060017	Block 6 Lot 17	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060018	Block 6 Lot 18	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	
1443500060019	Block 6 Lot 19	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94	

Footnotes:

- [a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$7,380 for Improvement Area #1.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
- [d] The Annual Installment covers the period September 15, 2024 to September 14, 2025, and is due by January 31, 2025.

			Improvement Area #1 ^[c]					
Property ID	Legal Description	Lot Type	Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[a]	Annual Installment Due 1/31/25 ^[d]
1443500060020	Block 6 Lot 20	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94
1443500060021	Block 6 Lot 21	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94
1443500060022	Block 6 Lot 22	Lot Type 1	\$ 32,676.70	\$ 561.93	\$ 1,874.03	\$ 163.38	\$ 367.60	\$ 2,966.94
1443500010022	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500010023	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500020008	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500020009	Park	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500020010	Lake/Detention	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500040054	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500040055	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500040056	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500060023	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$ 4,245,000.00	\$ 73,000.00	\$ 243,453.76	\$ 21,225.00	\$ 47,754.36	\$ 385,433.12

Footnotes:

- [a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$7,380 for Improvement Area #1.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
- [d] The Annual Installment covers the period September 15, 2024 to September 14, 2025, and is due by January 31, 2025.

EXHIBIT F-2 – IMPROVEMENT AREA #1 TOTAL ANNUAL INSTALLMENTS

Improvement Area #1 2022 Bonds					
Annual Installments Due	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs [c]	Total Installment [d]
1/31/2025	73,000.00	243,453.76	21,225.00	47,754.36	385,433.12
1/31/2026	76,000.00	239,986.26	20,860.00	48,709.45	385,555.71
1/31/2027	79,000.00	236,376.26	20,480.00	49,683.64	385,539.90
1/31/2028	82,000.00	232,623.76	20,085.00	50,677.31	385,386.07
1/31/2029	86,000.00	228,421.26	19,675.00	51,690.86	385,787.12
1/31/2030	90,000.00	224,013.76	19,245.00	52,724.67	385,983.43
1/31/2031	94,000.00	219,401.26	18,795.00	53,779.17	385,975.43
1/31/2032	98,000.00	214,583.76	18,325.00	54,854.75	385,763.51
1/31/2033	102,000.00	209,561.26	17,835.00	55,951.84	385,348.10
1/31/2034	108,000.00	203,568.76	17,325.00	57,070.88	385,964.64
1/31/2035	114,000.00	197,223.76	16,785.00	58,212.30	386,221.06
1/31/2036	120,000.00	190,526.26	16,215.00	59,376.54	386,117.80
1/31/2037	126,000.00	183,476.26	15,615.00	60,564.08	385,655.34
1/31/2038	133,000.00	176,073.76	14,985.00	61,775.36	385,834.12
1/31/2039	140,000.00	168,260.00	14,320.00	63,010.86	385,590.86
1/31/2040	148,000.00	160,035.00	13,620.00	64,271.08	385,926.08
1/31/2041	156,000.00	151,340.00	12,880.00	65,556.50	385,776.50
1/31/2042	165,000.00	142,175.00	12,100.00	66,867.63	386,142.63
1/31/2043	174,000.00	132,481.26	11,275.00	68,204.99	385,961.25
1/31/2044	183,000.00	122,258.76	10,405.00	69,569.09	385,232.85
1/31/2045	194,000.00	111,507.50	9,490.00	70,960.47	385,957.97
1/31/2046	205,000.00	100,110.00	8,520.00	72,379.68	386,009.68
1/31/2047	216,000.00	88,066.26	7,495.00	73,827.27	385,388.53
1/31/2048	229,000.00	75,376.26	6,415.00	75,303.82	386,095.08
1/31/2049	242,000.00	61,922.50	5,270.00	76,809.89	386,002.39
1/31/2050	256,000.00	47,705.00	4,060.00	78,346.09	386,111.09
1/31/2051	270,000.00	32,665.00	2,780.00	79,913.01	385,358.01
1/31/2052	286,000.00	16,802.50	1,430.00	81,511.27	385,743.77
Total	\$ 4,245,000.00	\$ 4,409,995.18	\$ 377,510.00	\$ 1,769,356.84	\$10,801,862.02

Footnotes:

[a] The Interest Rate equals the rate of the IA#1 2022 Bonds.

[b] Additional Interest is calculated at a rate of .50%.

[c] Includes a \$60 per lot (\$7,380 for Improvement Area #1) for costs incurred by City staff for administering the PID.

[d] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Improvement Area #2 ^[c]					Annual Collection Costs ^[a]	Annual Installment Due 1/31/25 ^[d]
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest			
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
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TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 3	\$ 34,258.34	\$ 536.93	\$ 2,004.11	\$ 171.29	\$ 525.26	\$ 3,237.59	
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45	
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45	
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45	
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45	
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45	

Footnotes:

- [a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$4,860 for Improvement Area #2.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
- [d] The Annual Installment covers the period September 15, 2024 to September 14, 2025, and is due by January 31, 2025.

			Improvement Area #2^[c]					
Property ID	Legal Description	Lot Type	Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[a]	Annual Installment Due 1/31/25 ^[d]
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 171.29	\$ 525.26	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
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TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
TBD	TBD	Lot Type 4	\$ 37,738.22	\$ 591.47	\$ 2,207.69	\$ 188.69	\$ 578.61	\$ 3,566.45
Total			\$2,935,000.00	\$ 46,218.16	\$ 172,511.79	\$ 14,501.01	\$ 44,466.46	\$ 277,372.50

Footnotes:

- [a] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$4,860 for Improvement Area #2.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] Totals may not match the total Outstanding Assessment and Annual Installment due to rounding.
- [d] The Annual Installment covers the period September 15, 2024 to September 14, 2025, and is due by January 31, 2025.

EXHIBIT G-2 – IMPROVEMENT AREA #2 TOTAL ANNUAL INSTALLMENTS

Installment Due 1/31	Improvement Area #2 2024 Bonds				Annual Collection Costs	Total Installment [c]
	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]		
2024	-	48,170.69	(48,170.69)	-	-	-
2025	46,000.00	171,697.50	-	14,675.00	45,000.00	277,372.50
2026	48,000.00	169,006.50	-	14,445.00	45,900.00	277,351.50
2027	50,000.00	166,198.50	-	14,205.00	46,818.00	277,221.50
2028	52,000.00	163,273.50	-	13,955.00	47,754.36	276,982.86
2029	55,000.00	160,231.50	-	13,695.00	48,709.45	277,635.95
2030	57,000.00	157,014.00	-	13,420.00	49,683.64	277,117.64
2031	60,000.00	153,679.50	-	13,135.00	50,677.31	277,491.81
2032	62,000.00	150,169.50	-	12,835.00	51,690.86	276,695.36
2033	65,000.00	146,542.50	-	12,525.00	52,724.67	276,792.17
2034	68,000.00	142,740.00	-	12,200.00	53,779.17	276,719.17
2035	72,000.00	138,762.00	-	11,860.00	54,854.75	277,476.75
2036	75,000.00	134,550.00	-	11,500.00	55,951.84	277,001.84
2037	79,000.00	130,162.50	-	11,125.00	57,070.88	277,358.38
2038	82,000.00	125,541.00	-	10,730.00	58,212.30	276,483.30
2039	86,000.00	120,744.00	-	10,320.00	59,376.54	276,440.54
2040	91,000.00	115,713.00	-	9,890.00	60,564.08	277,167.08
2041	95,000.00	110,389.50	-	9,435.00	61,775.36	276,599.86
2042	100,000.00	104,832.00	-	8,960.00	63,010.86	276,802.86
2043	105,000.00	98,982.00	-	8,460.00	64,271.08	276,713.08
2044	110,000.00	92,839.50	-	7,935.00	65,556.50	276,331.00
2045	116,000.00	86,404.50	-	7,385.00	66,867.63	276,657.13
2046	122,000.00	79,618.50	-	6,805.00	68,204.99	276,628.49
2047	128,000.00	72,481.50	-	6,195.00	69,569.09	276,245.59
2048	135,000.00	64,993.50	-	5,555.00	70,960.47	276,508.97
2049	142,000.00	57,096.00	-	4,880.00	72,379.68	276,355.68
2050	150,000.00	48,789.00	-	4,170.00	73,827.27	276,786.27
2051	158,000.00	40,014.00	-	3,420.00	75,303.82	276,737.82
2052	166,000.00	30,771.00	-	2,630.00	76,809.89	276,210.89
2053	175,000.00	21,060.00	-	1,800.00	78,346.09	276,206.09
2054	185,000.00	10,822.50	-	925.00	79,913.01	276,660.51
Total	\$ 2,935,000.00	\$ 3,313,289.69	\$ (48,170.69)	\$ 279,070.00	\$ 1,825,563.56	\$ 8,304,752.56

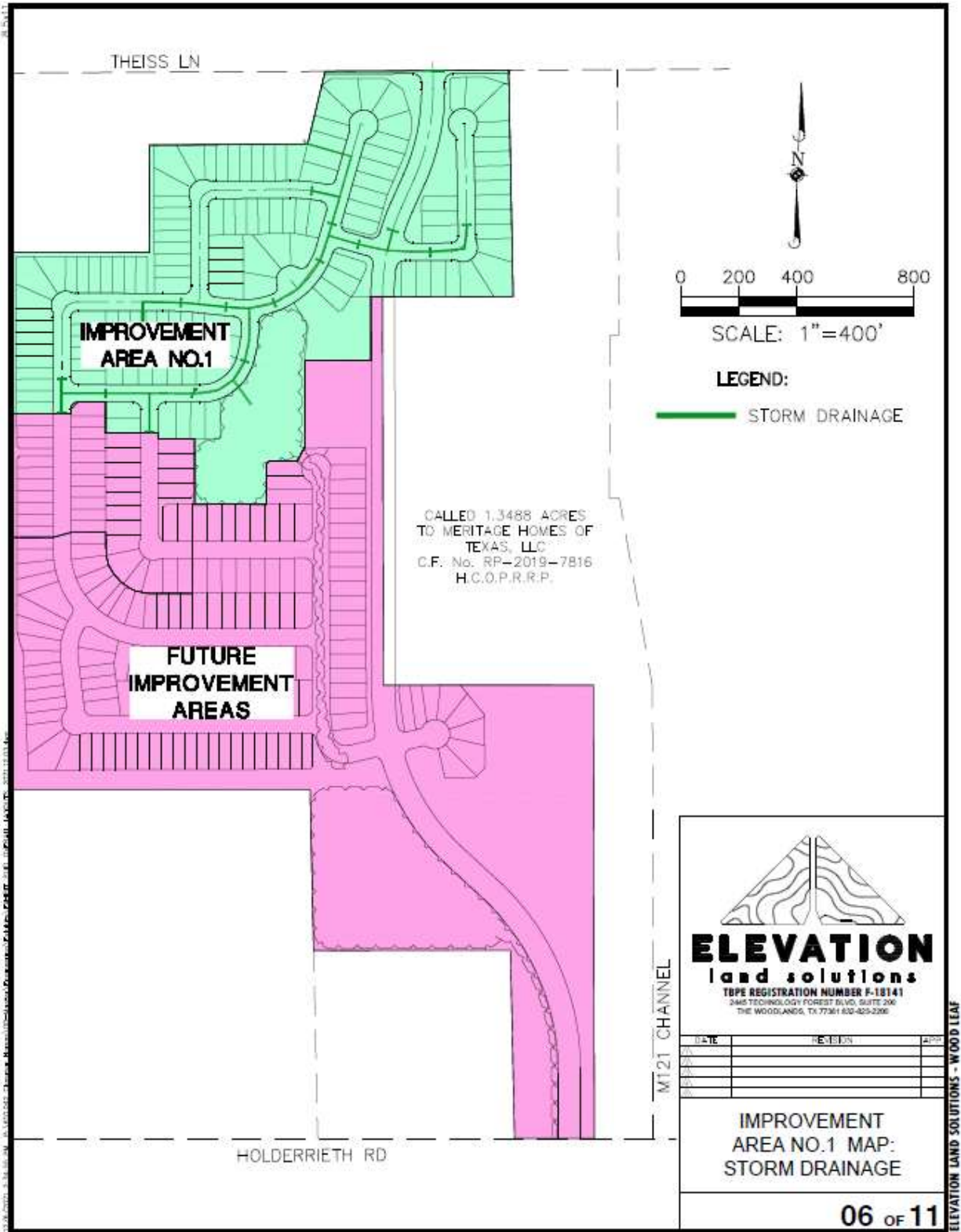
Footnotes:

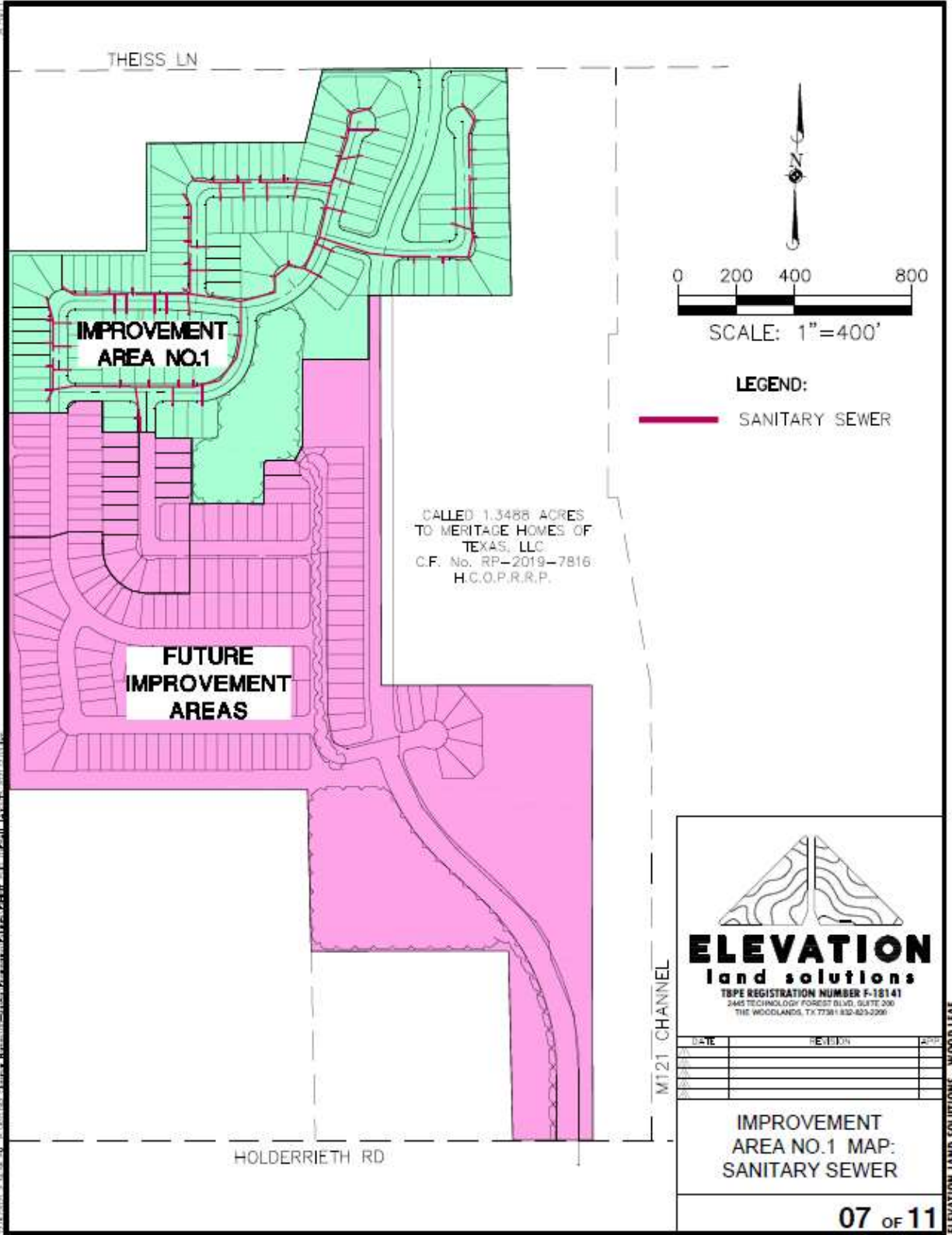
[a] Interest is calculated at a 5.85% rate.

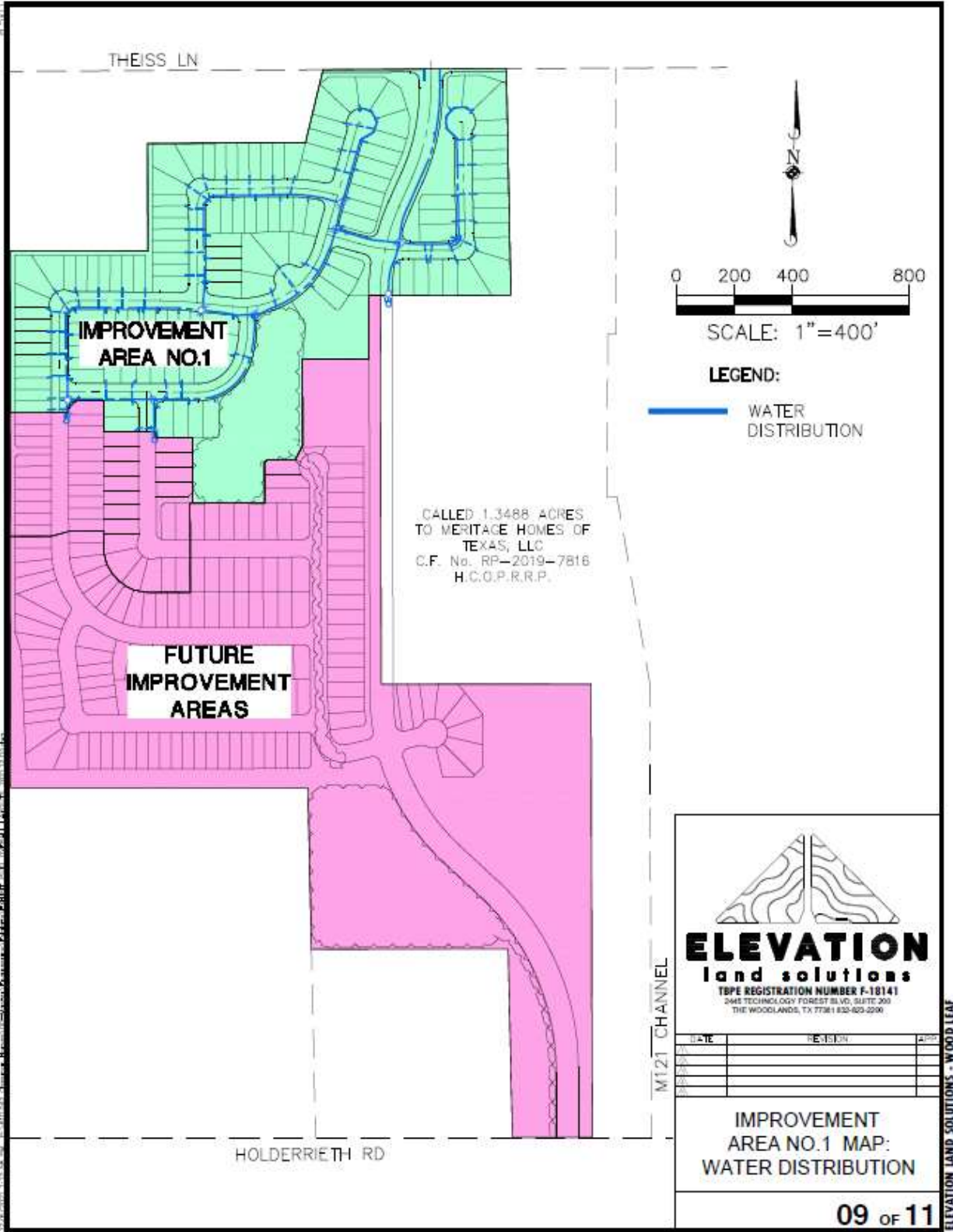
[b] Additional Interest is calculated at a \$0.50 rate.

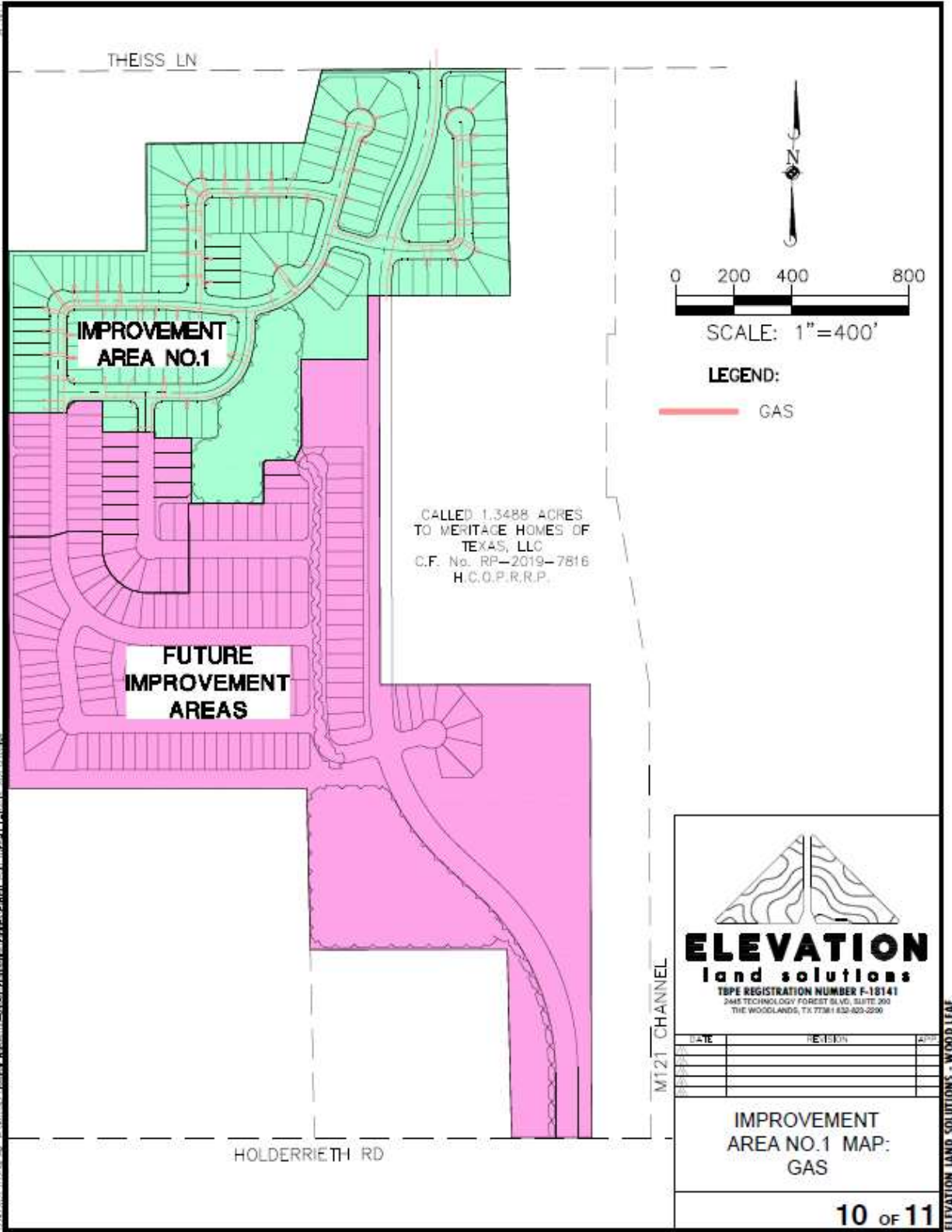
[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS









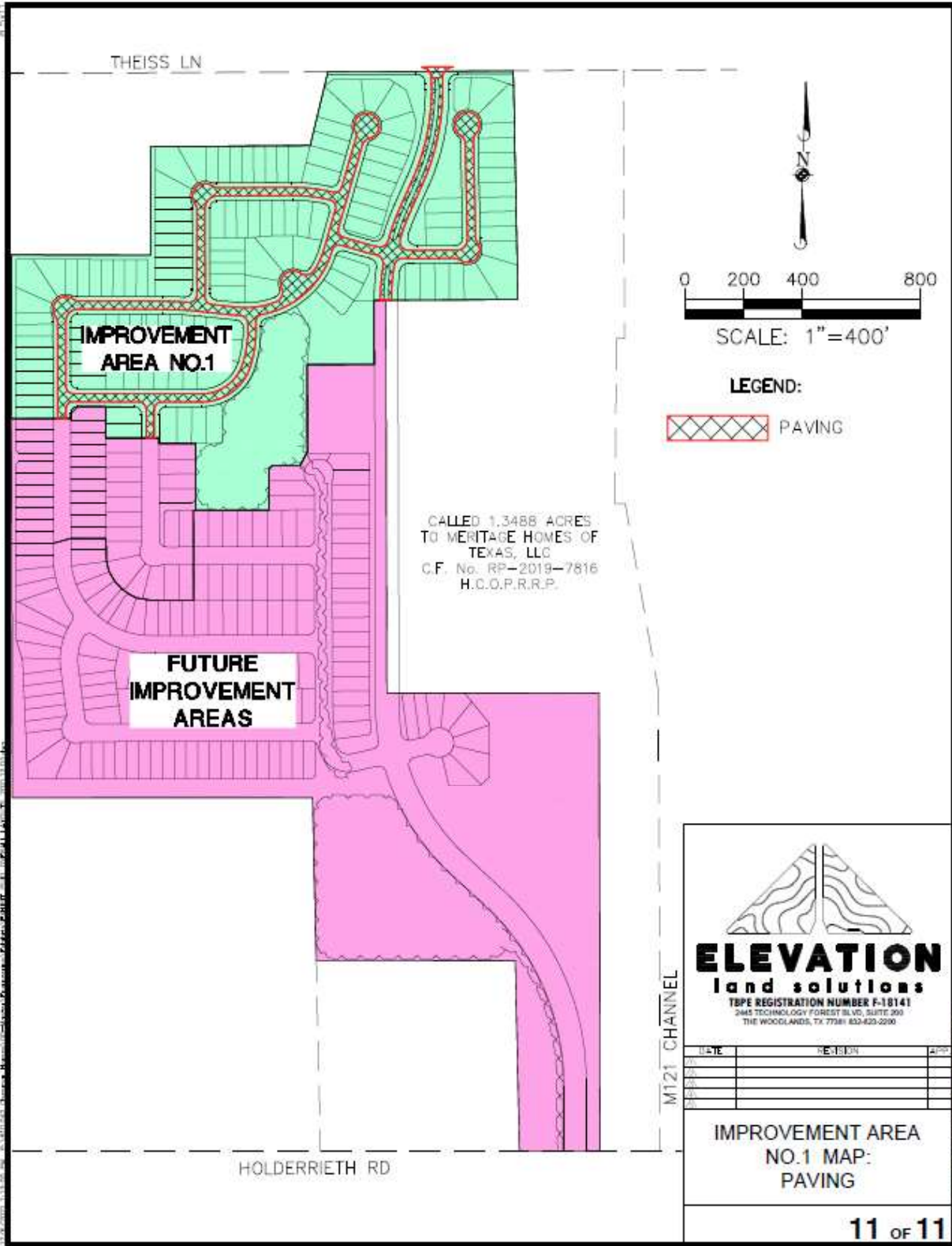
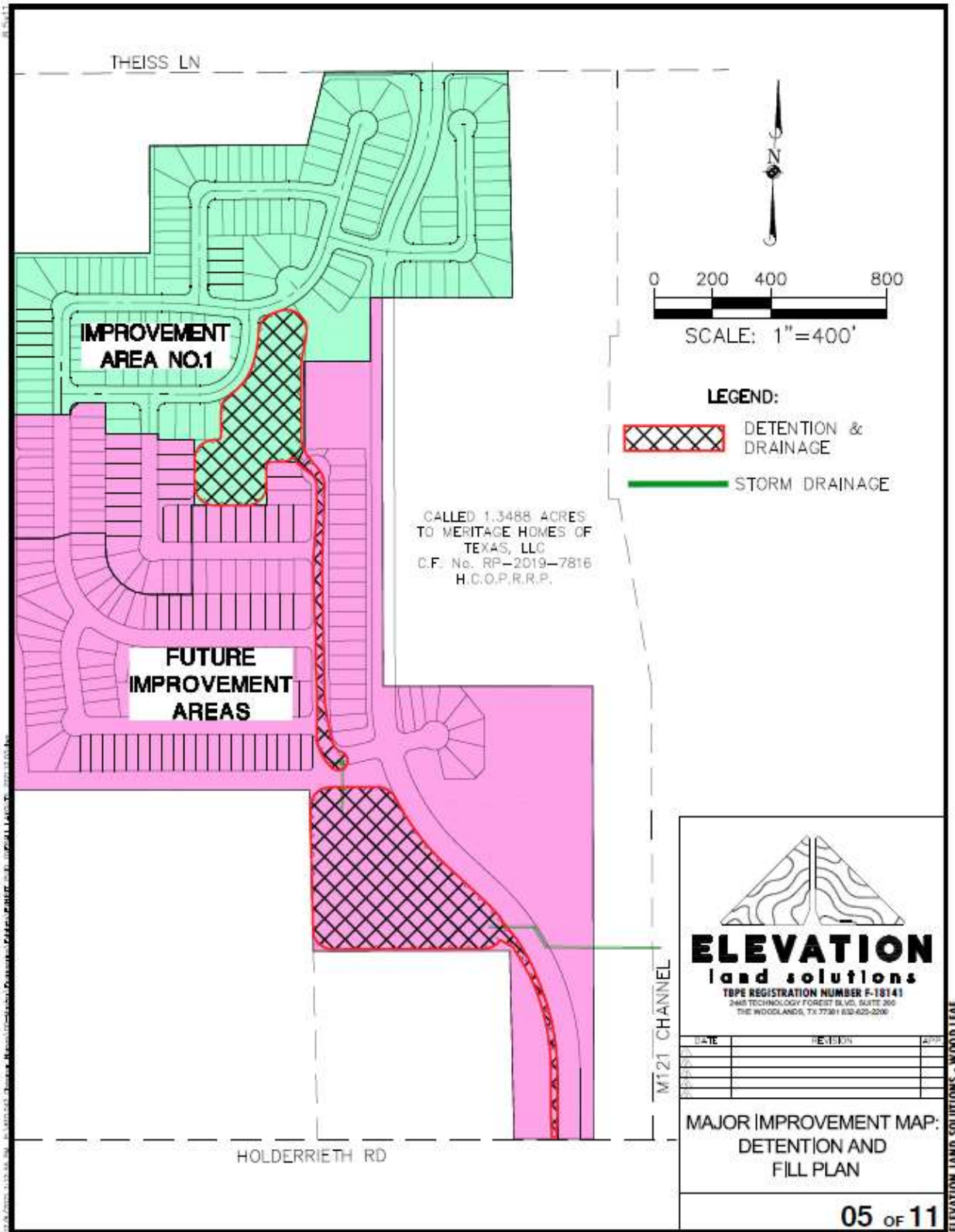
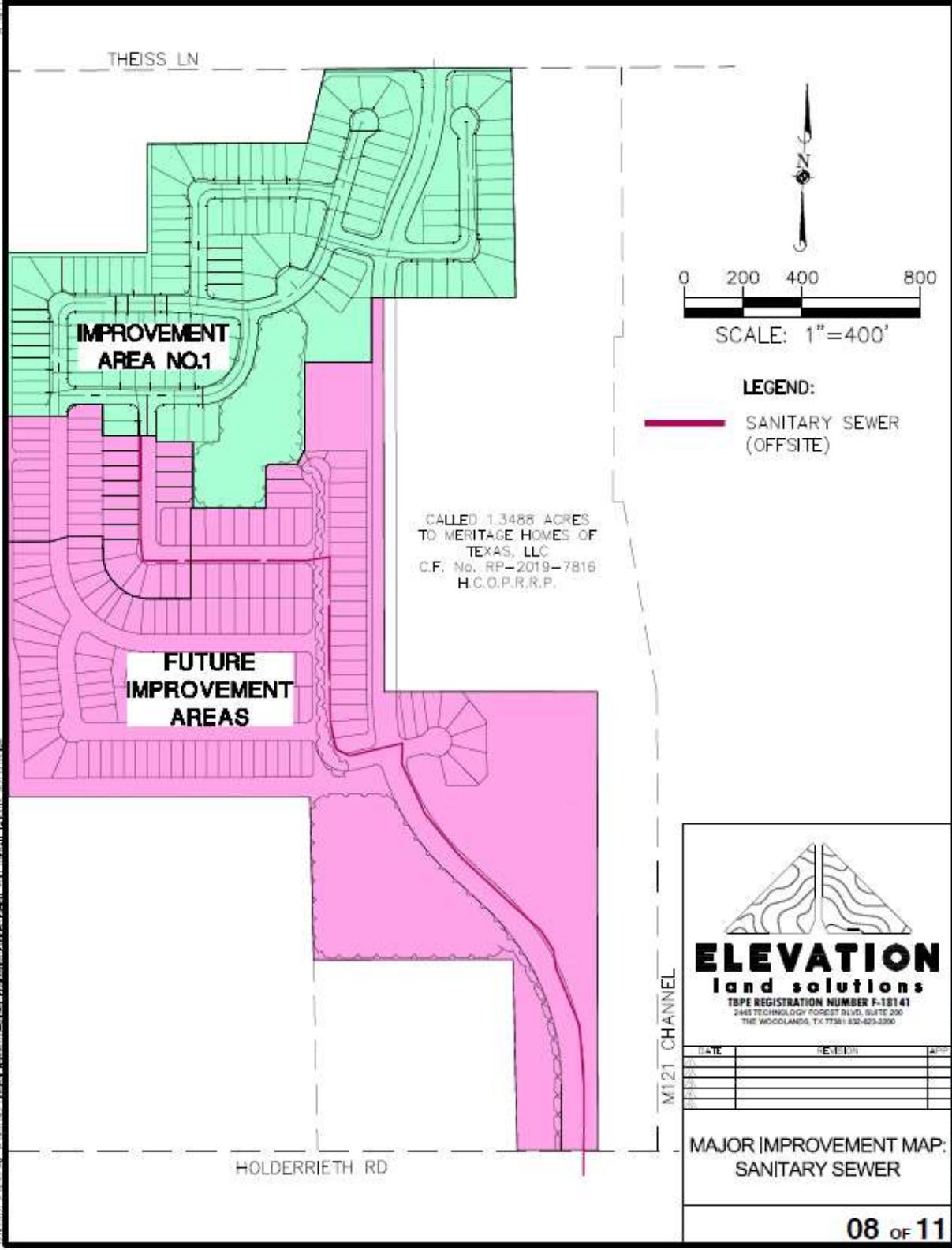



EXHIBIT H-2 – MAPS OF MAJOR IMPROVEMENTS





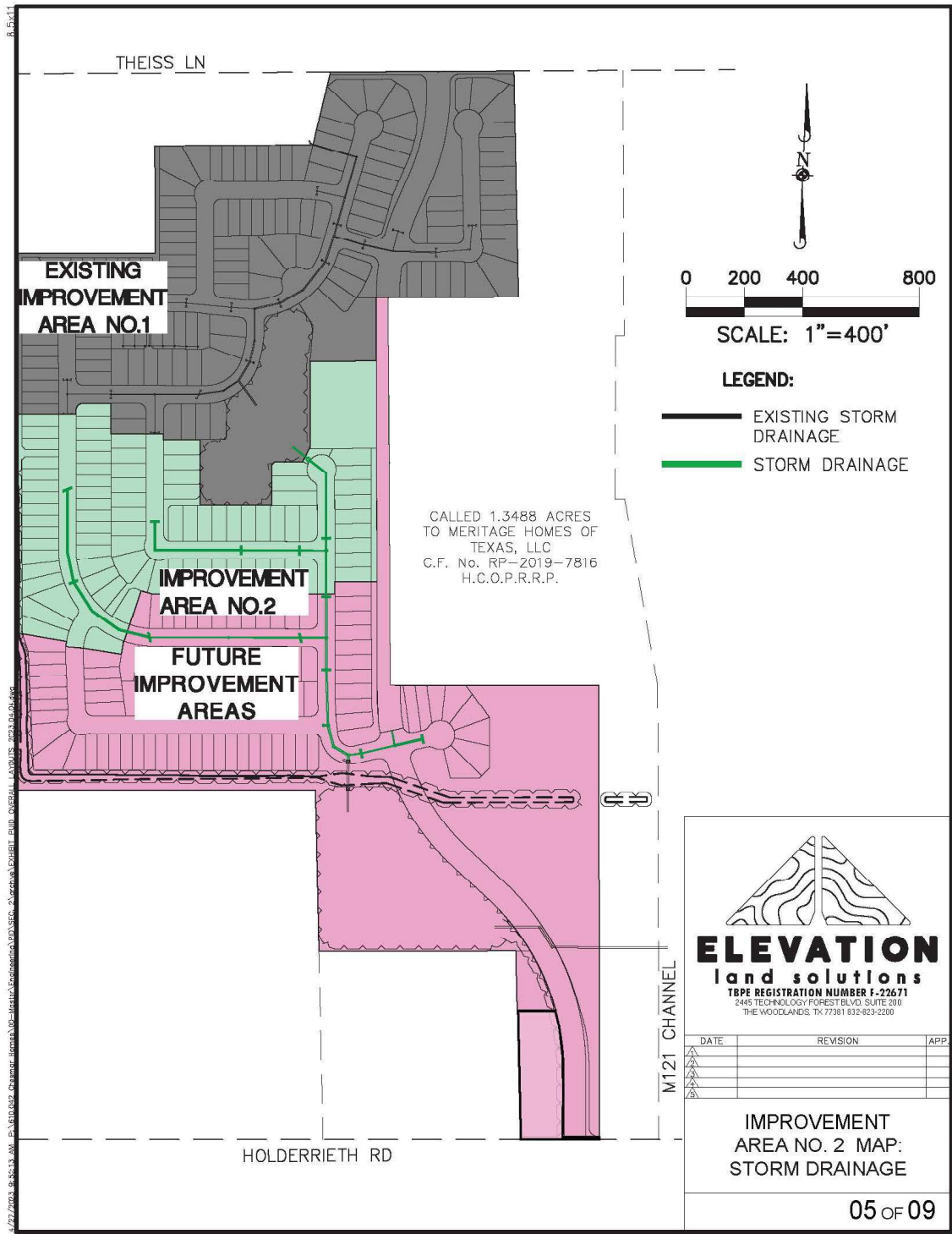

ELEVATION
 land solutions
T&E REGISTRATION NUMBER F-18141
 2445 TECHNOLOGY FOREST BLVD, SUITE 200
 THE WOODLANDS, TX 77381-832-829-2290

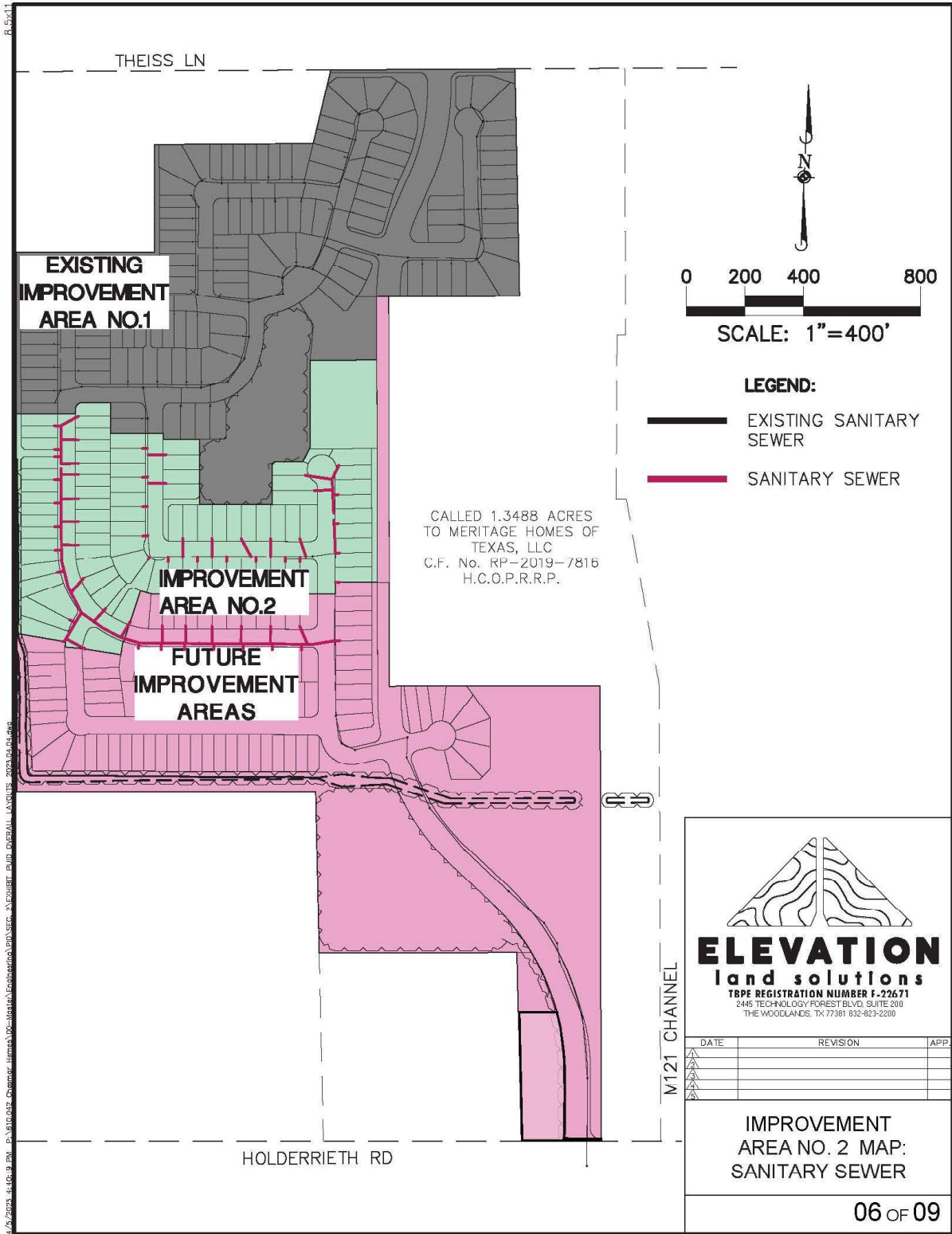
DATE	REVISION	BY

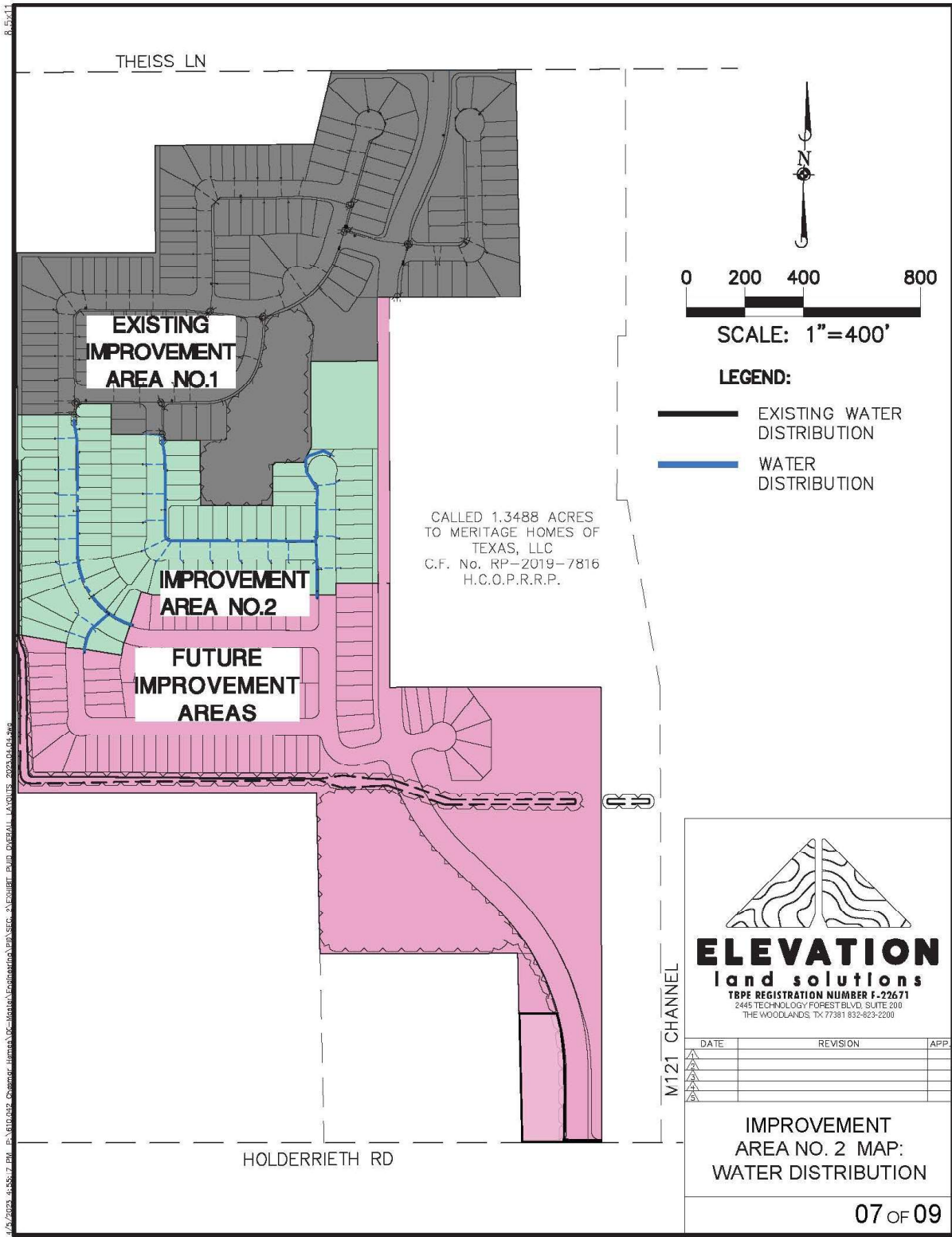
**MAJOR IMPROVEMENT MAP:
SANITARY SEWER**

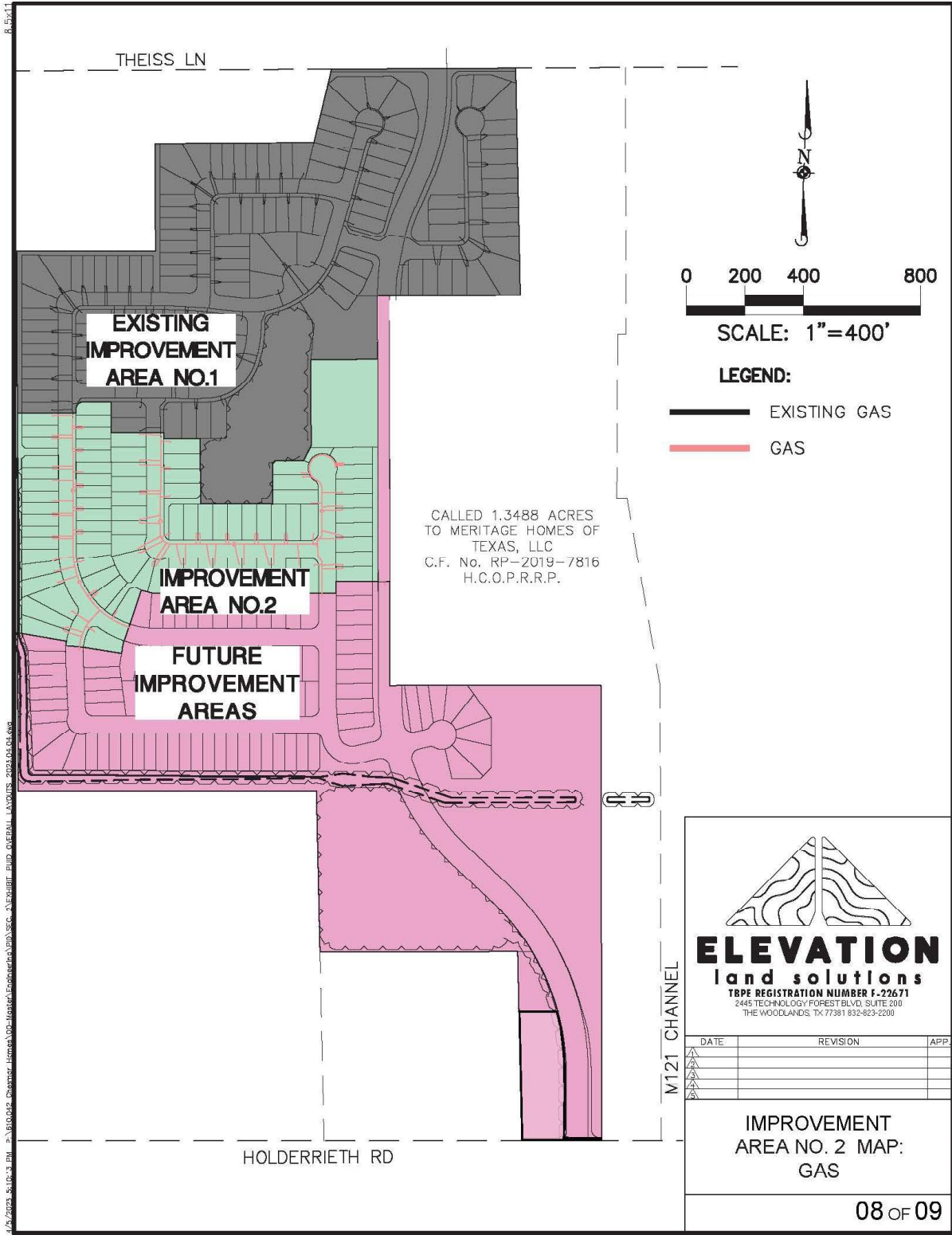
08 of 11

EXHIBIT H-3 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS









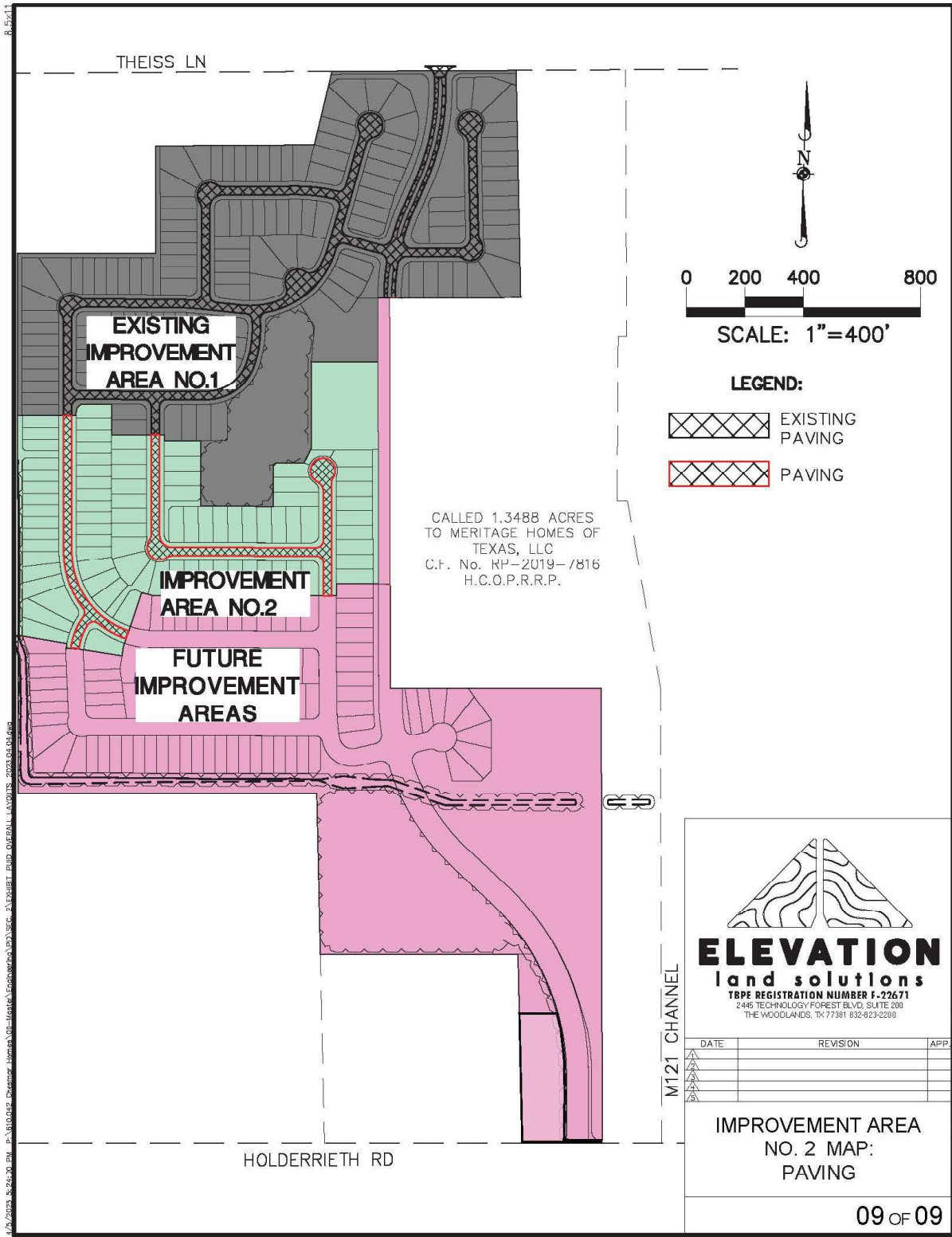


EXHIBIT I – NOTICE OF PID ASSESSMENT TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Harris County Civil Courthouse
Honorable [County Clerk Name]
201 Caroline, Suite 310
Houston, Texas 77002

Re: City of Tomball Lien Release documents for filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Tomball is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Tomball
Attn: [City Secretary]
401 Market Street
Tomball, Texas 77375

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817)393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary]
City of Tomball
401 Market Street
Tomball, Texas 77375

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HARRIS §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Tomball, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Tomball, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about January 18, 2021, the City Council for the City, approved Resolution No. 2021-04, creating the Wood Leaf Reserve Public Improvement District; and

WHEREAS, the Wood Leaf Reserve Public Improvement District consists of approximately 90.54 contiguous acres located within the City; and

WHEREAS, on or about _____, _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Wood Leaf Reserve Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of \$_____.____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Harris County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Harris County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, as established by Ordinance No. _____, which levied the Assessment in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF TOMBALL, TEXAS,

By: _____
[Name], [Title]

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____, 20__, by [Name], [Title] for the City of Tomball, Texas, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT J-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2023	\$ 90,000.00	\$ 227,386.14	\$ 317,386.14
2024	71,000.00	246,826.26	317,826.26
2025	73,000.00	243,453.76	316,453.76
2026	76,000.00	239,986.26	315,986.26
2027	79,000.00	236,376.26	315,376.26
2028	82,000.00	232,623.76	314,623.76
2029	86,000.00	228,421.26	314,421.26
2030	90,000.00	224,013.76	314,013.76
2031	94,000.00	219,401.26	313,401.26
2032	98,000.00	214,583.76	312,583.76
2033	102,000.00	209,561.26	311,561.26
2034	108,000.00	203,568.76	311,568.76
2035	114,000.00	197,223.76	311,223.76
2036	120,000.00	190,526.26	310,526.26
2037	126,000.00	183,476.26	309,476.26
2038	133,000.00	176,073.76	309,073.76
2039	140,000.00	168,260.00	308,260.00
2040	148,000.00	160,035.00	308,035.00
2041	156,000.00	151,340.00	307,340.00
2042	165,000.00	142,175.00	307,175.00
2043	174,000.00	132,481.26	306,481.26
2044	183,000.00	122,258.76	305,258.76
2045	194,000.00	111,507.50	305,507.50
2046	205,000.00	100,110.00	305,110.00
2047	216,000.00	88,066.26	304,066.26
2048	229,000.00	75,376.26	304,376.26
2049	242,000.00	61,922.50	303,922.50
2050	256,000.00	47,705.00	303,705.00
2051	270,000.00	32,665.00	302,665.00
2052	286,000.00	16,802.50	302,802.50
Total	<u>\$4,406,000.00</u>	<u>\$4,884,207.58</u>	<u>\$9,290,207.58</u>

EXHIBIT J-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #2 BONDS

Installment Due 1/31	Improvement Area #2 2024 Bonds				Annual Collection Costs	Total Installment [c]
	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]		
2024	-	48,170.69	(48,170.69)	-	-	-
2025	46,000.00	171,697.50	-	14,675.00	45,000.00	277,372.50
2026	48,000.00	169,006.50	-	14,445.00	45,900.00	277,351.50
2027	50,000.00	166,198.50	-	14,205.00	46,818.00	277,221.50
2028	52,000.00	163,273.50	-	13,955.00	47,754.36	276,982.86
2029	55,000.00	160,231.50	-	13,695.00	48,709.45	277,635.95
2030	57,000.00	157,014.00	-	13,420.00	49,683.64	277,117.64
2031	60,000.00	153,679.50	-	13,135.00	50,677.31	277,491.81
2032	62,000.00	150,169.50	-	12,835.00	51,690.86	276,695.36
2033	65,000.00	146,542.50	-	12,525.00	52,724.67	276,792.17
2034	68,000.00	142,740.00	-	12,200.00	53,779.17	276,719.17
2035	72,000.00	138,762.00	-	11,860.00	54,854.75	277,476.75
2036	75,000.00	134,550.00	-	11,500.00	55,951.84	277,001.84
2037	79,000.00	130,162.50	-	11,125.00	57,070.88	277,358.38
2038	82,000.00	125,541.00	-	10,730.00	58,212.30	276,483.30
2039	86,000.00	120,744.00	-	10,320.00	59,376.54	276,440.54
2040	91,000.00	115,713.00	-	9,890.00	60,564.08	277,167.08
2041	95,000.00	110,389.50	-	9,435.00	61,775.36	276,599.86
2042	100,000.00	104,832.00	-	8,960.00	63,010.86	276,802.86
2043	105,000.00	98,982.00	-	8,460.00	64,271.08	276,713.08
2044	110,000.00	92,839.50	-	7,935.00	65,556.50	276,331.00
2045	116,000.00	86,404.50	-	7,385.00	66,867.63	276,657.13
2046	122,000.00	79,618.50	-	6,805.00	68,204.99	276,628.49
2047	128,000.00	72,481.50	-	6,195.00	69,569.09	276,245.59
2048	135,000.00	64,993.50	-	5,555.00	70,960.47	276,508.97
2049	142,000.00	57,096.00	-	4,880.00	72,379.68	276,355.68
2050	150,000.00	48,789.00	-	4,170.00	73,827.27	276,786.27
2051	158,000.00	40,014.00	-	3,420.00	75,303.82	276,737.82
2052	166,000.00	30,771.00	-	2,630.00	76,809.89	276,210.89
2053	175,000.00	21,060.00	-	1,800.00	78,346.09	276,206.09
2054	185,000.00	10,822.50	-	925.00	79,913.01	276,660.51
Total	\$ 2,935,000.00	\$ 3,313,289.69	\$ (48,170.69)	\$ 279,070.00	\$ 1,825,563.56	\$ 8,304,752.56

Footnotes:

[a] Interest is calculated at a 5.85% rate.

[b] Additional Interest is calculated at a \$0.50 rate.

[c] 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 K-1 – DISTRICT BOUNDARY DESCRIPTION

A **METES & BOUNDS** description of a certain 90.54 acre (3,943,901 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632 in Harris County, Texas, being all of the remainder of a called 2.84 acre tract (Tract I) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP- 2020-405995, Harris County Official Public Records of Real Property, also being all of the remainder of a called 5.00 acre tract (Tract II) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 4.990 acre tract (Tract V) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being a portion of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property; said 90.54 acre (3,943,901 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a 2-inch iron pipe found, being the most westerly northwest corner of the herein described tract, being the most westerly northwest corner of said called 61.013 acre tract, also being the southwest corner of a called 6.7133 acre tract conveyed to Worldwide Rock Enterprises, L.P., by deed recorded in Clerk's File No. 20150562448, Harris County Official Public Records of Real Property, also being on the east line of Restricted Reserve "A", Replat of Wal-Mart Tomball, by plat recorded in Clerk's File No. W008922, Harris County Map Records;

THENCE, North 87°45'25" East, 472.90 feet along the south line of said called 6.7133 acre tract to a 1-inch iron pipe found, being the southeast corner of said called 6.7133 acre tract;

THENCE, North 02°26'51" West, 368.19 feet along the east line of said called 6.7133 acre tract to a 5/8-inch iron rod (with cap) found, being the most northerly northwest corner of said called 61.013 acre tract;

THENCE, North 87°17'42" East, 542.42 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 1.167 acre tract (Tract 2) conveyed to Alejandro and Apolinar Gomez by deed recorded in Clerk's File No. RP-2020-410875, Harris County Official Public Records of Real Property;

THENCE, North 11°11'31" East, 257.21 feet to a point for corner, being the northeast corner of said called 1.167 acre tract (Tract 2), from which a 5/8-inch iron rod (with cap) found bears North 11°11'31" East, 0.41 feet;

THENCE, North 87°21'24" East, 629.28 feet to a point for the northeast corner of the herein described tract, being the northeast corner of said Tract V, also being the northwest corner of a called 39.03 acre tract conveyed to Meritage Homes of Texas, LLC, by deed recorded in Clerk's File No. RP-2019-7816, Harris County Official Public Records of Real Property, from which a 5/8-inch iron rod (with cap) found bears North 03°29'29" West, 0.92 feet;

THENCE, along the west line of said called 39.03 acre tract, the following five (5) courses and distances:

1. South 03°29'29" East, 776.09 feet to a 1/2-inch iron rod found;
2. South 87°21'07" West, 448.18 feet to a 5/8-inch iron rod found;
3. South 02°27'59" East, 1,331.96 feet to a 1/2-inch iron rod found;
4. North 87°39'22" East, 720.29 feet to a 1/2-inch iron rod found;

5. South 02°27'41" East, 1,545.47 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set for the southeast corner of the herein described tract, being 10 feet north of and parallel to the north right-of-way line of Holderrieth Road (width varies per Volume 816, Page 359, and Volume 1036, Page 256, Harris County Deed Records);

THENCE, South 87°39'37" West, 10 feet north of and parallel to said north right-of-way line of Holderrieth Road, 129.42 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the left;

THENCE, along said curve to the left in a northerly direction, with a radius of 30.00 feet, a central angle of 40°10'02", an arc length of 21.03 feet, and a chord bearing of North 17°44'38" East, 20.60 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, North 02°20'23" West, 198.70 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the left;

THENCE, along said curve to the left in a northerly direction, with a radius of 810.05 feet, a central angle of 15°17'16", an arc length of 216.14 feet, and a chord bearing of North 09°59'01" West, 215.50 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 87°39'37" West, 132.30 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the east line of a called 0.6462 acre tract (Tract 2) conveyed to Alejandro Gomez and

Apolinar Gomez by deed recorded in Clerk's File No. 20060092123, Harris County Official Public Records of Real Property;

THENCE, North 03°36'41" West, 204.00 feet along said east line of said called 0.6462 acre tract to the northeast corner of said called 0.6462 acre tract, from which a 1-inch iron pipe found bears North 22°52'28" West, 1.14 feet;

THENCE, South 87°37'15" West, along the north line of said called 0.6462 acre tract, at a distance of 100.11 feet passing a 1/2-inch iron rod found, being the northwest corner of said called 0.6462 acre tract, also being the northeast corner of the remainder of a called 10.0 acre tract conveyed to Walter John Rumfolo and wife, Lucille Rumfolo, by deed recorded in Clerk's File No. D055346, Harris County Official Public Records, continuing along the north line of said called 10.0 acre tract for a total distance of 675.32 feet to a 3/8-inch iron rod found, being the northwest corner of said remainder of said called 10.0 acre tract, also being on the east line of a called 25.950 acre tract conveyed to Maple Group, Ltd., by deed recorded in Clerk's File No. X273577, Harris County Official Public Records of Real Property;

THENCE, North 03°35'52" West, 551.72 feet along said east line of said called 25.950 acre tract to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 25.950 acre tract;

THENCE, South 87°39'58" West, 1,019.61 feet along the north line of said called 25.950 acre tract to a point for corner, being the northwest corner of said called 25.950 acre tract, also being on the east line of a called 1.3488 acre tract conveyed to Gordon Bruce Glanville by deed recorded in Clerk's File No. P064837, Harris County Official Public Records of Real Property, from which a 5/8-inch iron rod (with cap) found bears South 87°39'58" West, 1.07 feet;

THENCE, North 02°26'12" West, at a distance of 766.87 feet passing a 1/2-inch iron rod found, being the northeast corner of a called 5.0074 acre tract conveyed to Alvin W. Theis and wife, Thelma Theis, by deed recorded in Clerk's File No. J142169, Harris County Official Public Records of Real Property, also being the southeast corner of a called 4.9837 acre tract conveyed to Tractor Supply Co. of Texas, LP, by deed recorded in Clerk's File No. 20140022360, Harris County Official Public Records of Real Property, at a distance of 1,726.03 feet passing a 1/2-inch iron rod inside of a 2" iron pipe found on said east line of Restricted Reserve "A", Replat of Wal-Mart Tomball, in all a distance of 1,844.67 feet to the **POINT OF BEGINNING, CONTAINING** 90.54 acres (3,943,901 square feet) of land in Montgomery County, Texas, filed in the office of Manhard Consulting, Ltd. In The Woodlands, Texas.

EXHIBIT K-2 – IMPROVEMENT AREA #1 BOUNDARY DESCRIPTION

Chesmar Homes, LLC
33.4418 acres

Claude N. Pilot Survey
Abstract No. 632

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a certain 33.4418 acre (1,456,725 square feet) tract of land situated in the Claude N. Pilot Survey, Abstract No. 632, in Harris County, Texas, being all of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Clerk's File No. RP-2021-200807, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 2.84 acre tract (Tract I) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 5.00 acre tract (Tract II) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being a portion of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being all of a called 4.990 acre tract (Tract V) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, and being a portion of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property; said 33.4418 acre (1,456,725 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 61.013 acre tract and being on the east line of a called 6.7133 acre tract conveyed to Worldwide Rock Enterprises, L.P. by deed recorded in Clerk's File No. 20150562448, Harris County Official Public Records;

THENCE, North 87°17'42" East, 542.42 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 1.167 acre tract (Tract 2) conveyed to Maritia LP, an Arizona Limited Partnership, by deed recorded in Clerk's File No. RP-2020-410875, Harris County Official Public Records of Real Property;

THENCE, North 11°11'31" East, 257.21 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 1.167 acre tract and being on the south right-of-way line of Theis Lane (60 foot right-of-way per based on a width of 60 feet) recorded in Clerk's File No. J558545 and Clerk's File No. 5551096, Harris County Official Public Records of Real Property;

THENCE, along the south right-of-way line of said Theis Lane, North 87°21'24" East, 629.28 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 4.990 acre tract (Tract V), being in the northwest corner of a called 39.03 acre tract conveyed to Meritage Homes of Texas, LLC by deed recorded in Clerk's File No. RP-2019-7816, Harris County Official Public Records of Real Property, and being the northeast corner of the herein described tract;

THENCE, South 03°29'29" East, 776.09 feet to a 1/2-inch iron rod found, being the southeast corner of said called 4.990 acre tract (Tract V);

THENCE, South 87°21'07" West, 408.18 feet to a 5/8-inch iron rod (with cap) found, being on an interior line of said called 18.334 acre tract (Tract IV);

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THENCE, South 87°32'01" West, at 40.00 feet passing a 5/8-inch iron rod found, being an exterior corner of said called 39.0554 acre tract and being an interior corner of said called 18.334 acre tract (Tract IV), and continuing for a total distance of 80.00 feet to a 5/8-inch iron rod (with cap) found, being on the north line of the remainder of said called 18.334 acre tract (Tract IV);

THENCE, along the north line of the remainder of said called 18.334 acre tract (Tract IV), the following nine (9) courses and distances:

1. South 02°27'59" East, 217.82 feet to a 5/8-inch iron rod (with cap) found;
2. South 87°31'54" West, 227.76 feet to a 5/8-inch iron rod (with cap) found;
3. South 02°28'06" East, 295.16 feet to a 5/8-inch iron rod (with cap) found;
4. South 25°22'36" West, 54.93 feet to a 5/8-inch iron rod (with cap) found;
5. South 87°48'00" West, 95.46 feet to a 5/8-inch iron rod (with cap) found;
6. South 42°40'08" West, 14.11 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°27'43" East, 140.00 feet to a 5/8-inch iron rod (with cap) found;
8. South 87°48'00" West, 247.32 feet to a 5/8-inch iron rod (with cap) found;
9. North 02°24'47" West, 225.00 feet to a 5/8-inch iron rod (with cap) found, being on the north line of the remainder of said called 61.013 acre tract;

THENCE, along the north line of the remainder of said called 61.013 acre tract, the following eight (8) courses and distances:

1. South 87°48'00" West, 125.00 feet to a 5/8-inch iron rod (with cap) found;
2. North 02°24'47" West, 19.46 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°35'13" West, 180.00 feet to a 5/8-inch iron rod (with cap) found;
4. North 02°24'47" West, 106.21 feet to a 5/8-inch iron rod (with cap) found;
5. South 87°48'00" West, 94.91 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
6. Along said curve to the left in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°12'47", an arc length of 39.36 feet, and a chord bearing South 42°41'37" West, 35.42 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°24'47" East, 15.69 feet to a 5/8-inch iron rod (with cap) found;

Chesmar Homes, LLC
33.4418 acres

Claude N. Pilot Survey
Abstract No. 632

8. South 87°35'13" West, 200.54 feet to a 5/8-inch iron rod (with cap) found, being on the west line of said called 61.013 acre tract, being on the east line of Restricted Reserve "A" of Replat Wal-Mart Tomball recorded in Film Code No. 519114, Harris County Map Records, and being the southwest corner of the herein described tract;

THENCE, North 02°26'12" West, 555.32 feet to a 2-inch iron pipe found, being on the east line of said Restricted Reserve "A", being an exterior corner of said called 61.013 acre tract, and being the southwest corner of said called 6.7133 acre tract;

THENCE, North 87°45'25" East, 472.90 feet to a 1-inch iron pipe found, being the southeast corner of said called 6.7133 acre tract, being an interior corner of said called 61.013 acre tract;

THENCE, North 02°26'51" West, 368.19 feet to the **POINT OF BEGINNING, CONTAINING** 33.4418 acres (1,456,725 square feet) of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Elevation Land Solutions
2445 Technology Forest Blvd, Suite #200
The Woodlands, Texas 77381
(832) 823-2200
*Texas Board of Professional Engineers &
Land Surveyors Firm Reg. No. 10194692*


Acting By/Through Joel K. Nalley
Registered Professional Land Surveyor
No. 6525
jnalley@elevationlandsolutions.com



12/17/2021

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EXHIBIT K-3 – IMPROVEMENT AREA #2 BOUNDARY DESCRIPTION

Chesmar Homes, LLC
18.02 acres Wood Leaf Reserve Section 2

Claude N. Pillot Survey
Abstract No. 632

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a certain 18.02 acre (784,734 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas, being a portion of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property, and being a portion of the remainder of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property; said 18.02 acre (784,734 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a 5/8-inch iron rod (with cap) found, being the southwest corner of Restricted Reserve F of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Film Code No. 694636, Harris County Map Records, being on the west line of said called 61.013 acre tract, being on the east line of Restricted Reserve "A" of Wal-Mart Tomball according to the plat thereof recorded in Film Code No. 519114, Harris County Map Records, and being the northwest corner of the herein described tract;

THENCE, along the south line of said Wood Leaf Reserve Section 1, the following eighteen (18) courses and distances:

1. North 87°35'13" East, 200.54 feet to a 5/8-inch iron rod (with cap) found;
2. North 02°24'47" West, 15.69 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°12'47", an arc length of 39.36 feet, and a chord bearing North 42°41'37" East, 35.42 feet to a 5/8-inch iron rod (with cap) found;
4. North 87°48'00" East, 94.91 feet to a 5/8-inch iron rod (with cap) found;
5. South 02°24'47" East, 106.21 feet to a 5/8-inch iron rod (with cap) found;
6. North 87°35'13" East, 180.00 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°24'47" East, 19.46 feet to a 5/8-inch iron rod (with cap) found;
8. North 87°48'00" East, 125.00 feet to a 5/8-inch iron rod (with cap) found;
9. South 02°24'47" East, 225.00 feet to a 5/8-inch iron rod (with cap) found;

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10. North 87°48'00" East, 247.32 feet to a 5/8-inch iron rod (with cap) found;
11. North 02°27'43" West, 140.00 feet to a 5/8-inch iron rod (with cap) found;
12. North 42°40'08" East, 14.11 feet to a 5/8-inch iron rod (with cap) found;
13. North 87°48'00" East, 95.46 feet to a 5/8-inch iron rod (with cap) found;
14. North 25°22'36" East, 54.93 feet to a 5/8-inch iron rod (with cap) found;
15. North 02°28'06" West, 295.16 feet to a 5/8-inch iron rod (with cap) found;
16. North 87°31'54" East, 227.76 feet to a 5/8-inch iron rod (with cap) found;
17. North 02°27'59" West, 217.82 feet to a 5/8-inch iron rod (with cap) found;
18. North 87°32'01" East, 40.00 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 18.334 acre tract (Tract IV), being in the centerline of School Street (based on a width of 80-feet) recorded in Film Code No. 694636, Harris County Map Records, being on the west right-of-way line of School Road (based on a width of 40-feet) recorded in Film Code No. 694782, Harris County Map Records, and being the northeast corner of the herein described tract;

THENCE, South 02°27'59" East, along the east line of said called 18.334 acre tract (Tract IV) and along the west right-of-way line of said School Road, 974.84 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, and being the southeast corner of the herein described tract;

THENCE, South 87°32'17" West, 183.90 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 02°27'43" East, 41.98 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°32'17" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°48'00" West, 569.09 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 77°12'01" West, 37.28 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 16°17'58" West, 182.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, along said curve to the right in a westerly direction, with a radius of 330.00 feet, a central angle of 00°21'33", an arc length of 2.07 feet, and a chord bearing North 73°31'15" West, 2.07 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 06°49'15" West, 46.06 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

Chesmar Homes, LLC
18.02 acres Wood Leaf Reserve Section 2

Claude N. Pillot Survey
Abstract No. 632

THENCE, North 83°20'05" West, 132.59 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, North 87°04'13" West, 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the right;

THENCE, along said curve to the right in a northerly direction, with a radius of 230.00 feet, a central angle of 04°28'05", an arc length of 17.94 feet, and a chord bearing North 05°09'50" East, 17.93 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

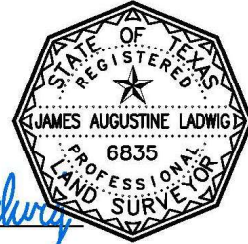
THENCE, North 82°36'08" West, 153.73 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;

THENCE, South 87°33'48" West, 15.22 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;

THENCE, North 02°26'12" West, along west line of said called 61.013 acre tract, 752.10 feet to the **POINT OF BEGINNING, CONTAINING** 18.02 acres (784,734 square feet) of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Elevation Land Solutions
2445 Technology Forest Blvd, Suite #200
The Woodlands, Texas 77381
(832) 823-2200
*Texas Board of Professional Engineers &
Land Surveyors Firm Reg. No. 10194692*

James Augustine Ladwig
Acting By/Through J. Augustine Ladwig
Registered Professional Land Surveyor
No. 6835
gladwig@elevationlandsolutions.com
03/06/2023



STATE OF TEXAS §
COUNTY OF HARRIS §

WE, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER, OWNER IN THIS SECTION AFTER RETURNED TO AS OWNERS ENTIRE USE, BY WHOLE OR IN PART, OF THE REAL PROPERTY DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN BY THE PLAT OF WOOD LEAF RESERVE SEC 2, DO HEREBY MAKE AND ESTABLISH SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LAWS, ORDINANCES, REGULATIONS AND ORDERS OF SAID COUNTY AND HEREBY DEDICATE TO THE USE OF THE PUBLIC THE REAL PROPERTY, ALLEYS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND ON REPEATED OCCASIONS FOR YEARS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITIES PURPOSES AN UNDEVELOPED ADJACENT 100 FEET BY 100 FEET PLANE HEIGHT EASEMENT ABOVE SHOWN LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH ADJACENT EASEMENTS (E & A) AS INDICATED AND NOTED HEREON.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL EXISTING, EXHAUST, SEWER, STORM, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND REPORTED UPON IN SAID PLAT AS EASEMENTS FOR DRAINAGE PURPOSES OVER THE CITY OF TOMBALL, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT ANY AND ALL PARTS THEREOF, SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY AND THE EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN WITNESS WHEREOF, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER THEREOF AND APPROVED AND FOR SIGNED SAID INSTRUMENT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE THIS _____ DAY OF _____, 2023.

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: DONALD P. KLEIN
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

SIGNED: _____
PRINTED: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PAUL B. BREITENFELT, AN AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DULY FILED FOR RECORD IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN BY THE PLAT OF WOOD LEAF RESERVE SEC 2, DO HEREBY MAKE AND ESTABLISH SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LAWS, ORDINANCES, REGULATIONS AND ORDERS OF SAID COUNTY AND HEREBY DEDICATE TO THE USE OF THE PUBLIC THE REAL PROPERTY, ALLEYS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND ON REPEATED OCCASIONS FOR YEARS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

PAUL B. BREITENFELT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1877

L. TONISHA HUBERTON, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE SIGNATURE OF AN INDIVIDUAL WHOSE PHOTO IDENTIFICATION IS ON FILE WITH THE CLERK'S OFFICE ON _____, 2023 AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2023 AT _____ O'CLOCK _____ M., AND AT FILE CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BARBARA TAGUE
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
VICE CLERK

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SEC 2, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2023.

BARBARA TAGUE
COUNTY CLERK

SIGNATURE OF THE
VICE CLERK

PRINTED NAME

**WOOD LEAF RESERVE
SEC 2**
A SUBDIVISION OF 18.02 ACRES OF LAND
OUT OF THE CLAUDE N. PILLOTT SURVEY, A-632
CITY OF TOMBALL, HARRIS COUNTY, TEXAS.
81 LOTS 6 RESERVES 4 BLOCKS
MARCH 2023

OWNER/
DEVELOPER: CHESMAR HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY
4115 WILLOWBROOK CIRCLE (W. SUITE 303)
SPRING, TEXAS 77380
281-332-8507

ENGINEER/
SURVEYOR: ELEVATION
LAND SOLUTIONS
1000 WILLOWBROOK CIRCLE (W. SUITE 303)
SPRING, TEXAS 77380
281-332-8507

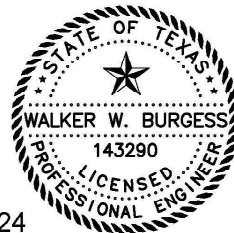
1000 WILLOWBROOK CIRCLE (W. SUITE 303)
SPRING, TEXAS 77380
281-332-8507

APPENDIX A – IMPROVEMENT AREA #2 ENGINEER’S REPORT



**ENGINEERING REPORT
FOR
WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT
FOR
CITY OF TOMBALL
HARRIS COUNTY, TEXAS**

Walker W. Burgess
4/8/2024



Texas Board of Professional Engineers Registration No. F-22671 | Texas Board of Professional Land Surveying Registration No. 10194692
2445 Technology Forest Blvd., Suite 200, The Woodlands, TX 77381 | 832.823.2200 | elevationlandsolutions.com



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Development Improvements	1-2
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- Appendix 2 – Engineers’ Opinion of Probable Cost
- Appendix 3 – Improvement Area Map
- Appendix 4 – Major Improvements Map: Clearing and Grubbing, Channel and Detention Drainage, and Road Improvement’s Plan
- Appendix 5 – Improvement Area No. 2 Map: Storm Drainage
- Appendix 6 – Improvement Area No. 2 Map: Sanitary Sewer
- Appendix 7 – Improvement Area No. 2 Map: Water Distribution
- Appendix 8 – Improvement Area No. 2 Map: Gas
- Appendix 9 – Improvement Area No. 2 Map: Paving



Introduction

The Wood Leaf Reserve development is a proposed single-family residential development tract located in the City of Tomball, Texas located approximately 1,750 feet east of State Highway 249, north of Holderrieth Road and south of Theiss Lane. The development encompasses approximately 95-acre tract of land that allows for construction of up to 299 single-family residential homes. A site location map has been included in **Appendix 1**.

This report includes supporting documentation for the formation of the PID and the issuance of bonds by the City. The bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

Development Costs

The Wood Leaf Sec. 2 Water, Sanitary, Drainage, Gas, & Paving project was bid 03/09/2023 and the project cost have been provided as **Appendix 2**.

Development Improvements

Development improvements have been defined as Improvement Areas #1 - #3. Improvement Area #1 consists of Wood Leaf Reserve Section 1. Improvement Area #2 consists of Wood Leaf Reserve Section 2. Improvement Area #3 consists of Wood Leaf Reserve Section 3.

Development Improvements will be designed and constructed in accordance with City of Tomball standards and specifications and will be owned and operated by the City unless otherwise indicated. Development improvements include:

- **Streets**

Major Improvements include median modifications from existing Improvement Area #1 and refresh topcoat of existing gravel road east of Wood Leaf Reserve and west M121 Drainage Channel. Improvement Areas #2 include subgrade stabilization (including excavation and drainage), concrete and reinforcing steel for roadways, handicapped ramps, and streetlights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each Lot. These projects will provide access to community roadways and state highways. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- **Drainage**

Major Improvements include clearing and grubbing, a bypass channel, and detention reinforced concrete piping into existing M121 channel. Improvement Areas # 2 include trench excavation and embedment, trench safety, reinforced concrete piping, manholes, and inlets. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.



- **Water**

Improvements include trench excavation and embedment, trench safety, PVC piping, service connections, and testing. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of the improvements. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- **Wastewater**

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- **Gas**

Improvements include trench excavation and embedment, trench safety, PVC piping, service connections, and testing. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of the improvements. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Development areas and improvements are depicted within **Appendix 3** through **Appendix 9**.

Development Schedule

Design Stage

Detention and the Fill Plans for Wood Leaf Reserve (Improvement Area #1) construction plans have been approved by the City of Tomball as of July 9, 2021. Wood Leaf Reserve, Section 1, underground utilities and paving (of Improvement Area #1) construction plans have been approved by the City of Tomball as of August 23, 2020.

Improvement Area #2, Wood Leaf Reserve, Section 2 construction plans are estimated to be approved by the City of Tomball May 2023.

Improvement Area #3, Wood Leaf Reserve, Section 3 construction plans are estimated to be submitted to the City of Tomball for review in August 2023.



Construction Stage

Detention and Mass Grading for Wood Leaf Reserve Improvement Area #1 is completed. Wood Leaf Reserve Section 1 of Improvement Area #1 has been completed and home construction has started.

Improvement Area #2, Wood Leaf Reserve, Section 2 is estimated to begin construction in May 2023 with final acceptance estimated in October 2023.

Improvement Area #3, Wood Leaf Reserve, Section 3 is estimated to begin construction in October 2023 with final acceptance estimated March 2024.

APPENDIX



**APPENDIX 1
SITE LOCATION MAP**



ELEVATION
land solutions
TBPB REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

DATE	REVISION	APP.
▲		
▲		
▲		

SITE LOCATION
MAP

01 of 09



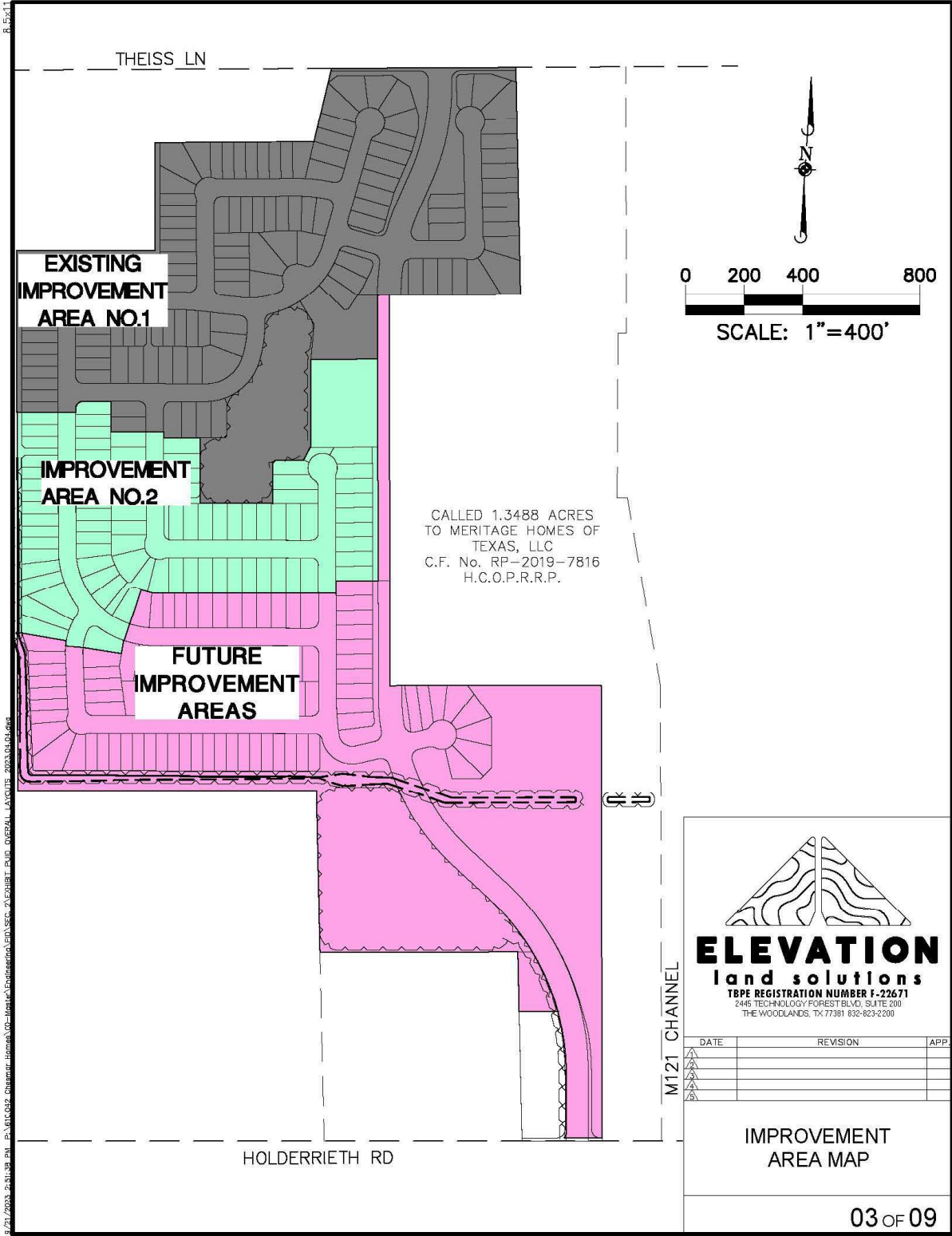
APPENDIX 2
ENGINEER'S OPINION OF PROBABLE COST

**Wood Leaf Reserve
Project Costs
Improvement Area 2**

Item	
Improvement Area 2	SA-2
Hard Cost	
Clearing and Grubbing and Site Preparation	\$ 73,591
Streets	\$ 841,523
Water	\$ 205,635
Wastewater	\$ 306,289
Drainage	\$ 1,246,386
Excavating Grading and Detention	\$ 400,468
Gas Improvements	\$ 123,377
Additional Items (per contract)	\$ -
Construction - IA2	\$ 3,197,269
Soft Cost	
Detention Impact Fees	\$ -
Preliminary Engineering	\$ -
Construction Staking	\$ -
SWPPP	\$ 47,959
Geotech & CMT Services	\$ 63,945
Engineering	\$ 479,590
Contingencies	\$ 319,727
Construction Permit	\$ -
Drainage Study	\$ -
Traffic Impact Analysis	\$ -
Project Management Fee	\$ -
Developer District Formation Expenses	\$ -
Soft Cost - IA2	\$ 911,221
Total - Improvement Area 2	\$ 4,108,490
Major Improvements:	
Wastewater Collection System (Off-Site)	\$ 75,250
Clearing and Grubbing and Site Preparation	
Offsite Drainage	\$ 459,281
Excavation, Grading and Detention	
Construction Cost - Major Improvements	\$ 534,531
SWPPP	\$ 6,905
Geotech & CMT Services	\$ 4,912
Engineering	\$ 41,797
Contingencies	\$ 53,453
Project Management Fee	\$ 21,381
Developer District Formation Expenses	\$ 27,431
Soft Cost - Major Improvements	\$ 155,880
Total - Major Improvements	\$ 690,411
GRAND TOTAL - IA2 and Major Improvements	\$ 4,798,901

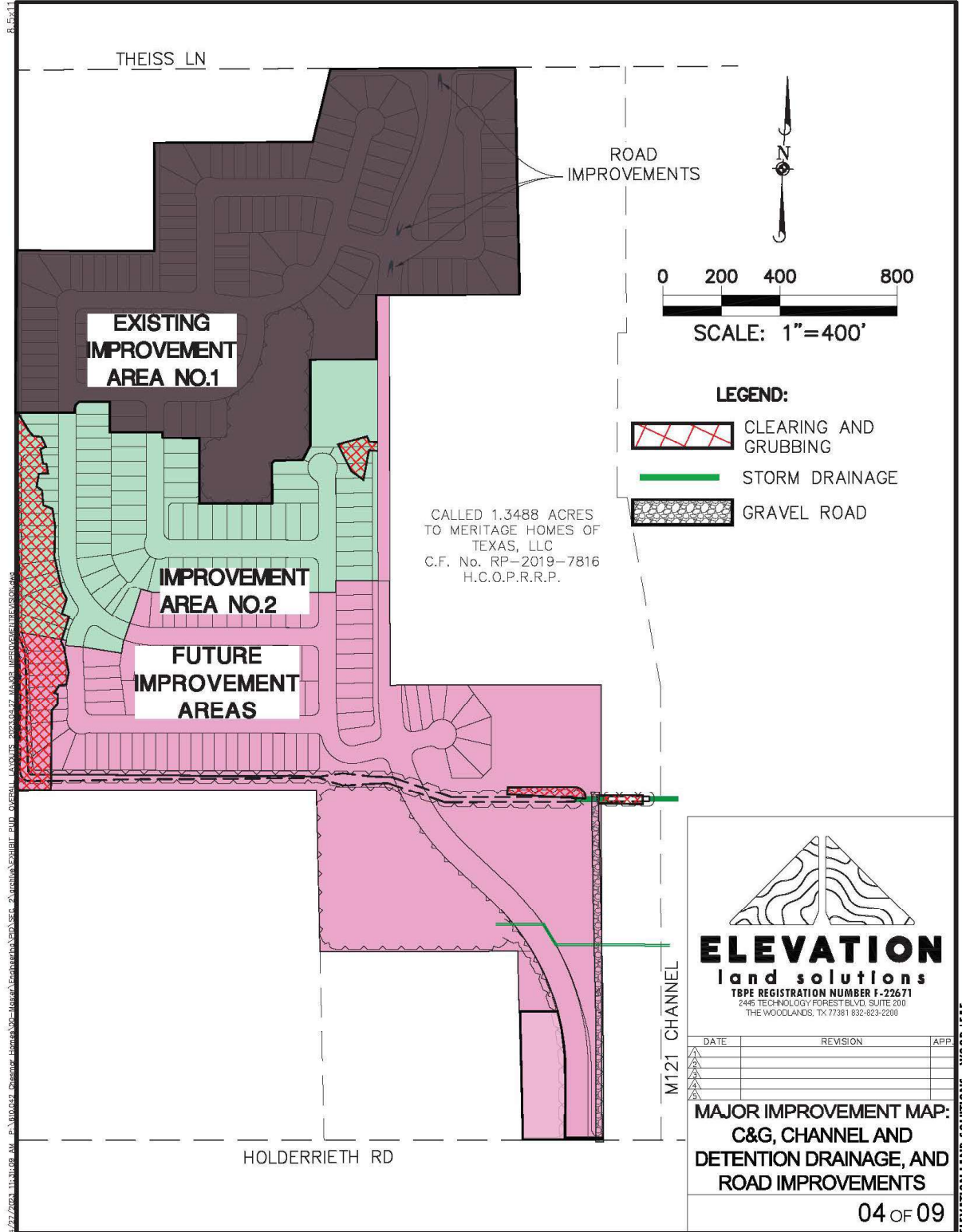


APPENDIX 3 IMRPOVEMENT AREA MAP



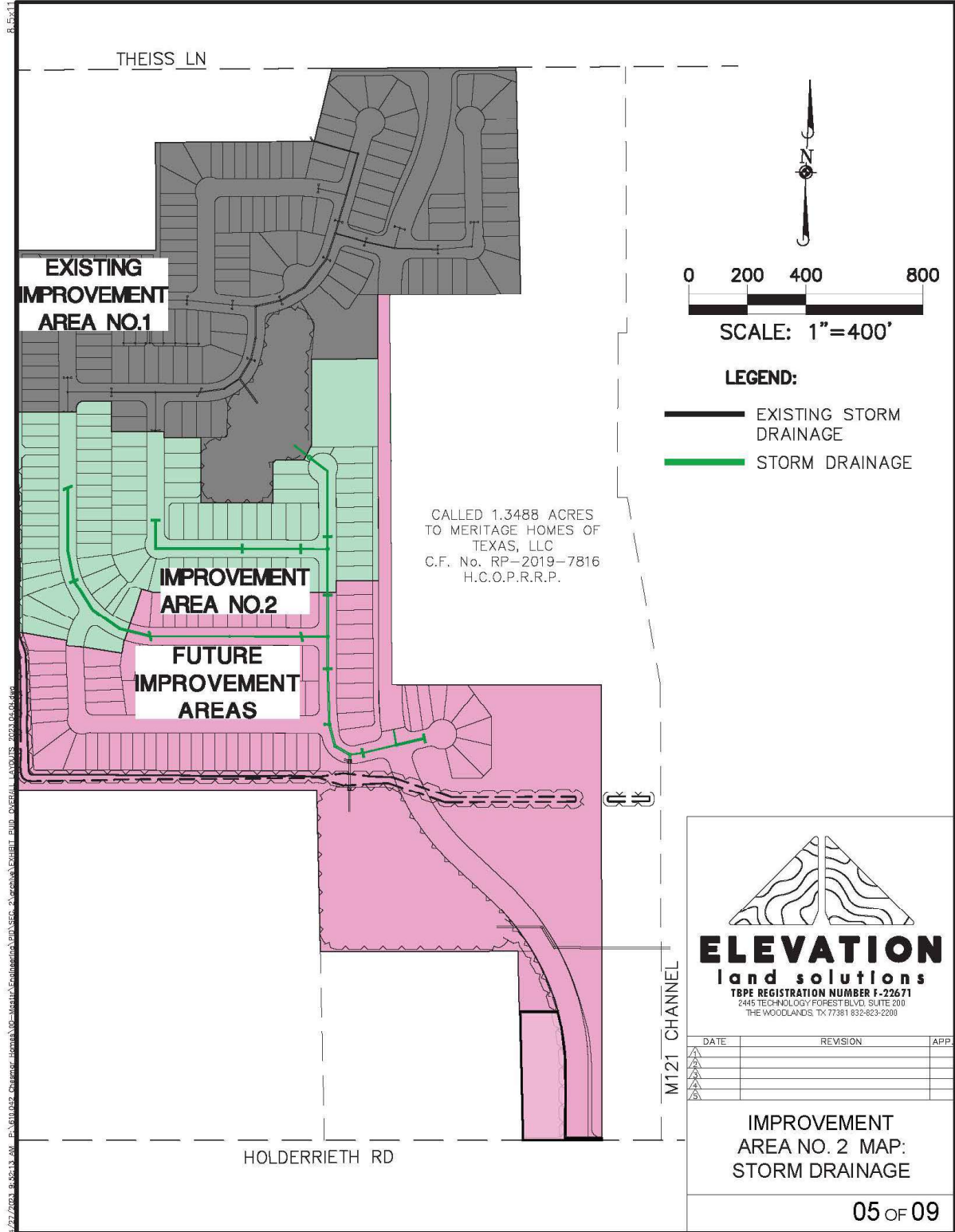


APPENDIX 4
MAJOR IMPROVEMENT AREA MAP: CLEARING AND GRUBBING, CHANNEL
AND DETENTION DRAINAGE, AND ROAD IMPROVEMENTS PLAN



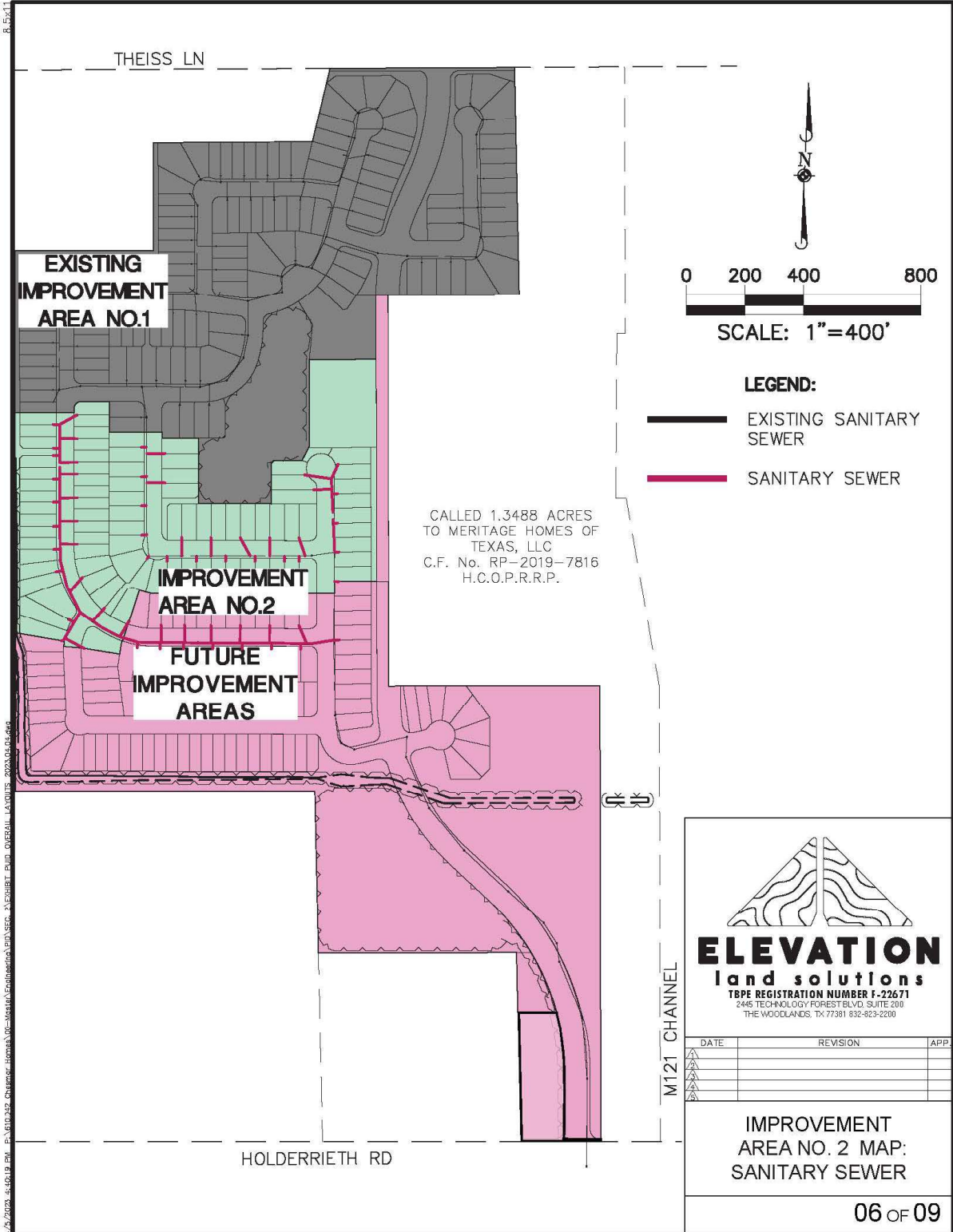


APPENDIX 5
IMPROVEMENT AREA NO. 2 MAP: STORM DRAINAGE



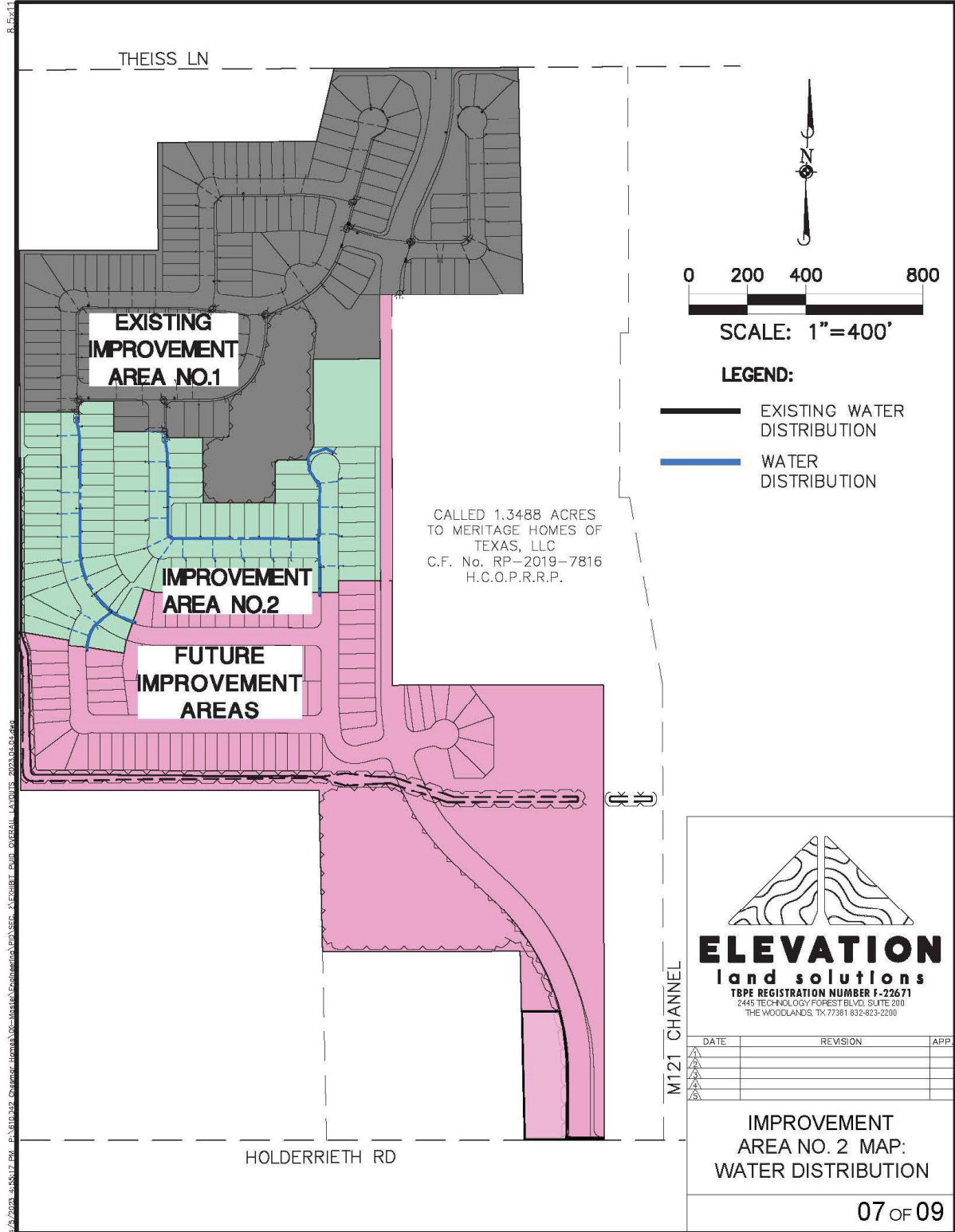


APPENDIX 6
IMPROVEMENT AREA NO. 2 MAP: SANITARY SEWER



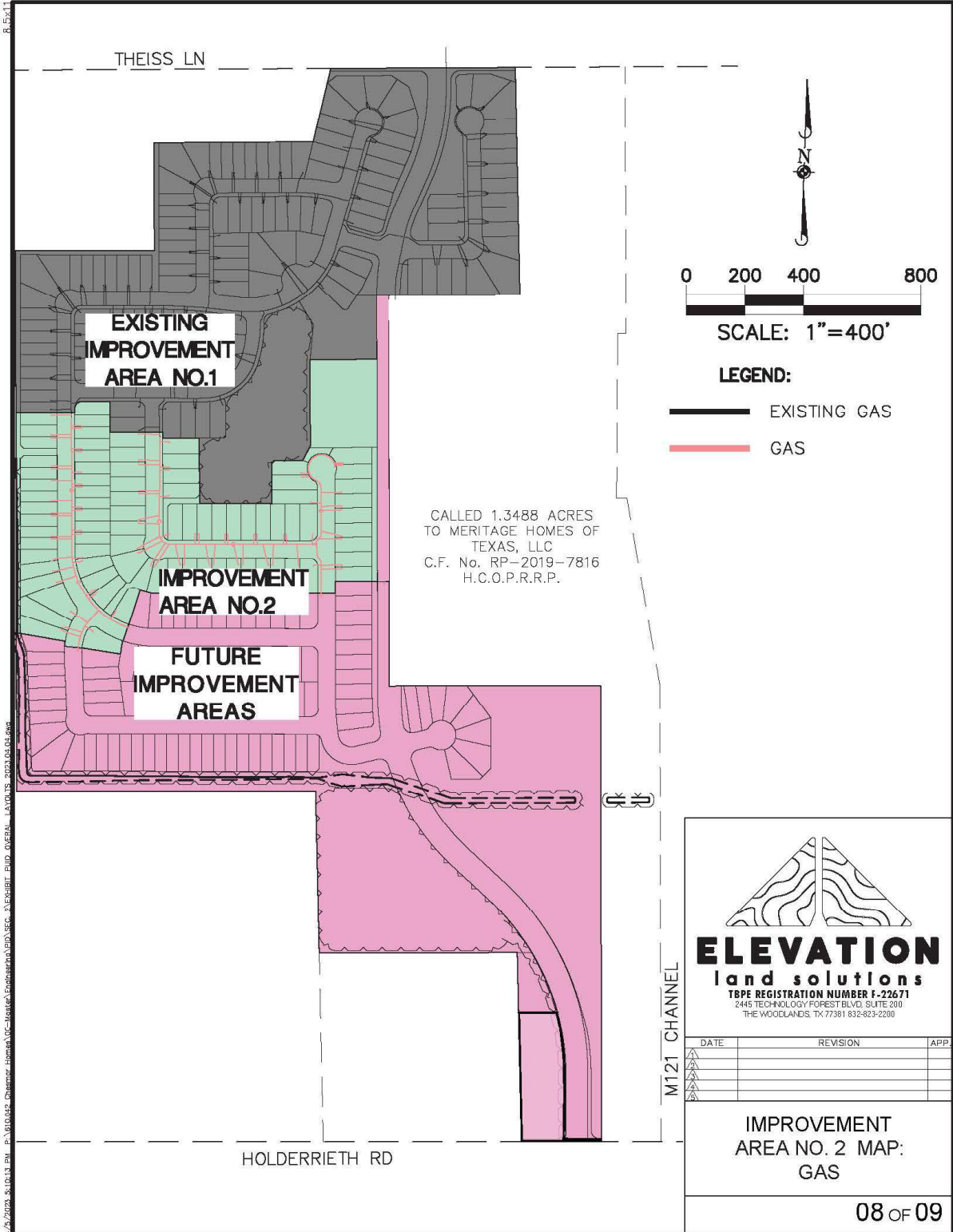


APPENDIX 7 IMPROVEMENT AREA NO. 2: WATER DISTRIBUTION



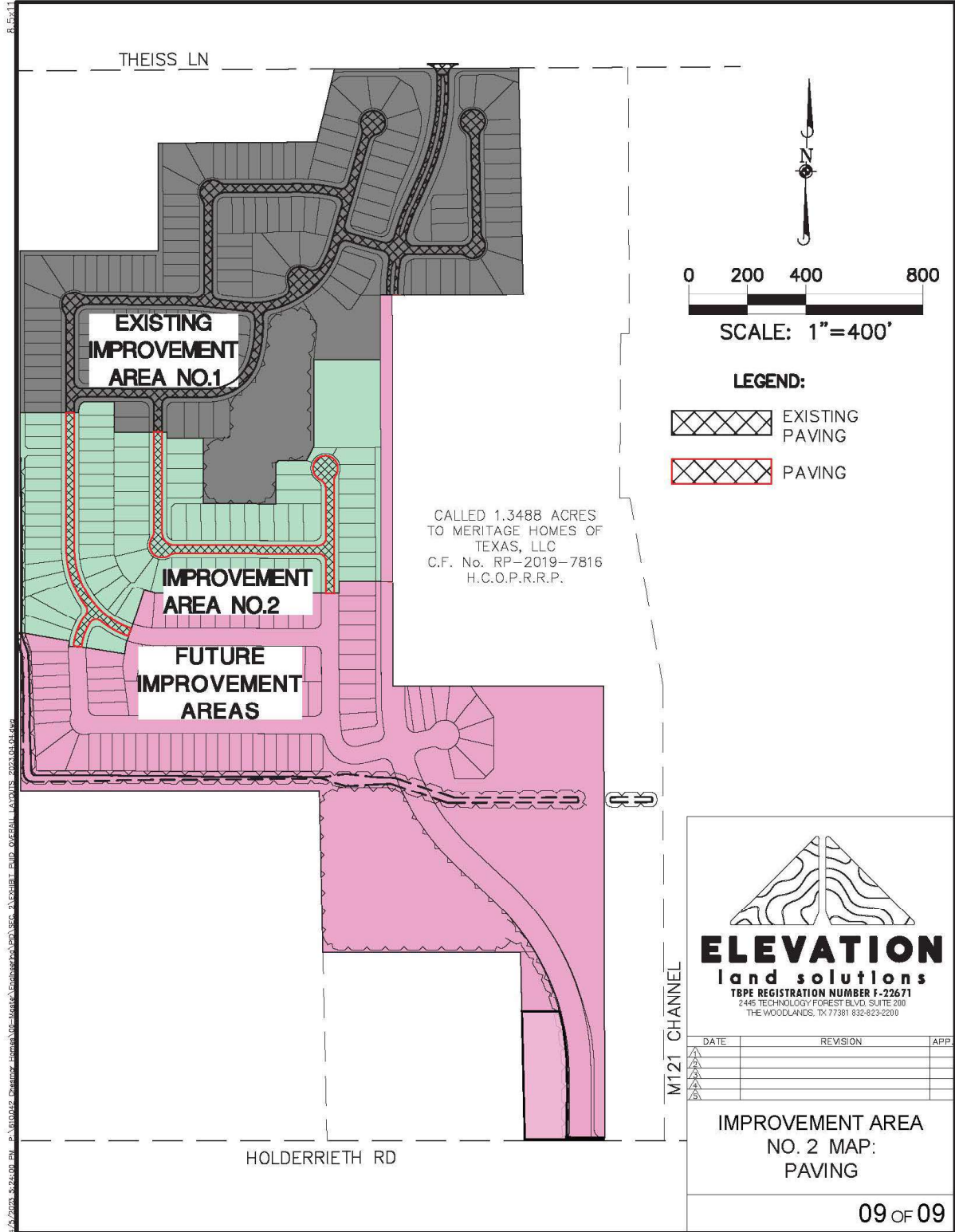


APPENDIX 8
IMPROVEMENT AREA NO. 2 MAP: GAS





APPENDIX 9
IMPROVEMENT AREA NO. 2 MAP: PAVING



APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this Appendix:

- Improvement Area #1
 - Lot Type 1
 - Lot Type 2
- Improvement Area #2
 - Improvement Area #2 Initial Parcel
 - Lot Type 3
 - Lot Type 4

**WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT
TYPE 1**

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 372.0035), 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
TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$32,676.70

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

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

The exact amount of the assessment may be obtained from the City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 HARRIS

§

§

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 Harris 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 HARRIS

§

§

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 Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Lot Type 1 - Improvement Area #1 2022 Bonds					
Installments Due	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs [c]	Total Installment [d]
1/31/2025	561.93	1,874.03	163.38	367.60	2,966.94
1/31/2026	585.02	1,847.34	160.57	374.95	2,967.89
1/31/2027	608.12	1,819.55	157.65	382.45	2,967.77
1/31/2028	631.21	1,790.67	154.61	390.10	2,966.58
1/31/2029	662.00	1,758.32	151.45	397.90	2,969.67
1/31/2030	692.79	1,724.39	148.14	405.86	2,971.18
1/31/2031	723.58	1,688.88	144.68	413.98	2,971.12
1/31/2032	754.37	1,651.80	141.06	422.25	2,969.49
1/31/2033	785.16	1,613.14	137.29	430.70	2,966.29
1/31/2034	831.35	1,567.01	133.36	439.31	2,971.04
1/31/2035	877.54	1,518.17	129.21	448.10	2,973.01
1/31/2036	923.72	1,466.61	124.82	457.06	2,972.22
1/31/2037	969.91	1,412.34	120.20	466.20	2,968.66
1/31/2038	1,023.79	1,355.36	115.35	475.53	2,970.03
1/31/2039	1,077.68	1,295.21	110.23	485.04	2,968.16
1/31/2040	1,139.26	1,231.90	104.84	494.74	2,970.74
1/31/2041	1,200.84	1,164.97	99.15	504.63	2,969.59
1/31/2042	1,270.12	1,094.42	93.14	514.73	2,972.41
1/31/2043	1,339.40	1,019.80	86.79	525.02	2,971.01
1/31/2044	1,408.68	941.11	80.09	535.52	2,965.40
1/31/2045	1,493.35	858.35	73.05	546.23	2,970.99
1/31/2046	1,578.03	770.62	65.58	557.16	2,971.38
1/31/2047	1,662.70	677.91	57.69	568.30	2,966.60
1/31/2048	1,762.77	580.22	49.38	579.67	2,972.04
1/31/2049	1,862.84	476.66	40.57	591.26	2,971.33
1/31/2050	1,970.61	367.22	31.25	603.08	2,972.16
1/31/2051	2,078.38	251.45	21.40	615.15	2,966.37
1/31/2052	2,201.54	129.34	11.01	627.45	2,969.34
Total	\$ 32,676.70	\$ 33,946.78	\$ 2,905.96	\$ 13,619.96	\$ 83,149.39

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at a rate of .50%.

[c] Includes a \$60 per lot (\$7,380 for Improvement Area #1) is budgeted for costs incurred by City staff for administering the PID.

[d] The figures shown 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT
TYPE 2**

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 372.0035), 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
TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$36,637.51

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

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

The exact amount of the assessment may be obtained from the City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 HARRIS

§

§

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 Harris 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 HARRIS

§

§

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 Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Lot Type 2 - Improvement Area #1 2022 Bonds					
Installments Due	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs [c]	Total Installment [d]
1/31/2025	630.04	2,101.19	183.19	412.16	3,326.57
1/31/2026	655.94	2,071.26	180.04	420.40	3,327.63
1/31/2027	681.83	2,040.10	176.76	428.81	3,327.50
1/31/2028	707.72	2,007.72	173.35	437.38	3,326.17
1/31/2029	742.24	1,971.45	169.81	446.13	3,329.63
1/31/2030	776.77	1,933.41	166.10	455.05	3,331.32
1/31/2031	811.29	1,893.60	162.21	464.15	3,331.26
1/31/2032	845.81	1,852.02	158.16	473.44	3,329.43
1/31/2033	880.34	1,808.67	153.93	482.91	3,325.84
1/31/2034	932.12	1,756.95	149.53	492.56	3,331.16
1/31/2035	983.90	1,702.19	144.87	502.42	3,333.38
1/31/2036	1,035.69	1,644.38	139.95	512.46	3,332.48
1/31/2037	1,087.47	1,583.54	134.77	522.71	3,328.49
1/31/2038	1,147.89	1,519.65	129.33	533.17	3,330.04
1/31/2039	1,208.30	1,452.21	123.59	543.83	3,327.94
1/31/2040	1,277.35	1,381.22	117.55	554.71	3,330.83
1/31/2041	1,346.40	1,306.18	111.16	565.80	3,329.54
1/31/2042	1,424.07	1,227.08	104.43	577.12	3,332.70
1/31/2043	1,501.75	1,143.41	97.31	588.66	3,331.13
1/31/2044	1,579.43	1,055.18	89.80	600.43	3,324.85
1/31/2045	1,674.36	962.39	81.91	612.44	3,331.10
1/31/2046	1,769.30	864.02	73.53	624.69	3,331.55
1/31/2047	1,864.24	760.08	64.69	637.18	3,326.19
1/31/2048	1,976.44	650.55	55.37	649.93	3,332.29
1/31/2049	2,088.64	534.44	45.48	662.93	3,331.49
1/31/2050	2,209.47	411.73	35.04	676.19	3,332.43
1/31/2051	2,330.30	281.92	23.99	689.71	3,325.93
1/31/2052	2,468.39	145.02	12.34	703.50	3,329.26
Total	\$ 36,637.51	\$ 38,061.54	\$ 3,258.19	\$ 15,270.87	\$ 93,228.11

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at a rate of .50%.

[c] Includes a \$60 per lot (\$7,380 for Improvement Area #1) is budgeted for costs incurred by City staff for administering the PID.

[d] The figures shown 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.

**WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT
TYPE 3**

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 372.0035), 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
TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$34,258.34

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

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

The exact amount of the assessment may be obtained from the City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 HARRIS

§

§

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 Harris 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 HARRIS

§

§

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 Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 3

Lot Type 3 - Improvement Area #2 2024 Bonds						
Installments Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest ^[b]	Annual Collection Costs	Total Installment ^[c]
2024	-	562.27	(562.27)	-	-	-
2025	536.93	2,004.11	-	171.29	525.26	3,237.59
2026	560.27	1,972.70	-	168.61	535.76	3,237.34
2027	583.62	1,939.93	-	165.81	546.48	3,235.83
2028	606.96	1,905.78	-	162.89	557.41	3,233.04
2029	641.98	1,870.28	-	159.85	568.55	3,240.66
2030	665.32	1,832.72	-	156.64	579.92	3,234.61
2031	700.34	1,793.80	-	153.32	591.52	3,238.98
2032	723.69	1,752.83	-	149.81	603.35	3,229.68
2033	758.70	1,710.49	-	146.20	615.42	3,230.81
2034	793.72	1,666.11	-	142.40	627.73	3,229.96
2035	840.41	1,619.68	-	138.43	640.28	3,238.80
2036	875.43	1,570.51	-	134.23	653.09	3,233.26
2037	922.12	1,519.30	-	129.85	666.15	3,237.42
2038	957.13	1,465.36	-	125.24	679.47	3,227.21
2039	1,003.82	1,409.37	-	120.46	693.06	3,226.71
2040	1,062.18	1,350.64	-	115.44	706.92	3,235.19
2041	1,108.87	1,288.50	-	110.13	721.06	3,228.57
2042	1,167.23	1,223.64	-	104.58	735.48	3,230.94
2043	1,225.60	1,155.35	-	98.75	750.19	3,229.89
2044	1,283.96	1,083.65	-	92.62	765.20	3,225.43
2045	1,353.99	1,008.54	-	86.20	780.50	3,229.24
2046	1,424.03	929.33	-	79.43	796.11	3,228.90
2047	1,494.06	846.03	-	72.31	812.03	3,224.43
2048	1,575.77	758.63	-	64.84	828.28	3,227.51
2049	1,657.47	666.44	-	56.96	844.84	3,225.72
2050	1,750.85	569.48	-	48.67	861.74	3,230.75
2051	1,844.23	467.06	-	39.92	878.97	3,230.18
2052	1,937.61	359.17	-	30.70	896.55	3,224.03
2053	2,042.66	245.82	-	21.01	914.48	3,223.97
2054	2,159.38	126.32	-	10.80	932.77	3,229.28
Total	\$ 34,258.34	\$ 38,673.87	\$ (562.27)	\$ 3,257.40	\$ 21,308.61	\$ 96,935.96

Footnotes:

[a] Interest is calculated at a 5.85% rate.

[b] Additional Interest is calculated at a \$0.50 rate.

[c] The figures shown above are estimates only and subject to change in Annual Service PUIan pdates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT
TYPE 4**

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 372.0035), 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
TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$37,738.22

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

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

The exact amount of the assessment may be obtained from the City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 HARRIS

§

§

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 Harris 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 HARRIS

§

§

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 Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 4

Lot Type 4 - Improvement Area #2 2024 Bonds						
Installments Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest ^[b]	Annual Collection Costs	Total Installment ^[c]
2024	-	619.38	(619.38)	-	-	-
2025	591.47	2,207.69	-	188.69	578.61	3,566.45
2026	617.18	2,173.09	-	185.73	590.18	3,566.18
2027	642.90	2,136.98	-	182.65	601.99	3,564.51
2028	668.62	2,099.37	-	179.43	614.03	3,561.44
2029	707.19	2,060.26	-	176.09	626.31	3,569.84
2030	732.91	2,018.89	-	172.55	638.83	3,563.18
2031	771.48	1,976.01	-	168.89	651.61	3,567.99
2032	797.20	1,930.88	-	165.03	664.64	3,557.75
2033	835.77	1,884.24	-	161.05	677.93	3,558.99
2034	874.34	1,835.35	-	156.87	691.49	3,558.05
2035	925.78	1,784.20	-	152.50	705.32	3,567.80
2036	964.35	1,730.04	-	147.87	719.43	3,561.69
2037	1,015.78	1,673.63	-	143.05	733.82	3,566.27
2038	1,054.36	1,614.21	-	137.97	748.49	3,555.02
2039	1,105.79	1,552.53	-	132.69	763.46	3,554.47
2040	1,170.08	1,487.84	-	127.17	778.73	3,563.81
2041	1,221.51	1,419.39	-	121.32	794.31	3,556.52
2042	1,285.80	1,347.93	-	115.21	810.19	3,559.13
2043	1,350.09	1,272.71	-	108.78	826.40	3,557.98
2044	1,414.38	1,193.73	-	102.03	842.93	3,553.06
2045	1,491.53	1,110.99	-	94.96	859.78	3,557.26
2046	1,568.68	1,023.73	-	87.50	876.98	3,556.89
2047	1,645.82	931.97	-	79.66	894.52	3,551.96
2048	1,735.83	835.69	-	71.43	912.41	3,555.35
2049	1,825.84	734.14	-	62.75	930.66	3,553.38
2050	1,928.70	627.33	-	53.62	949.27	3,558.92
2051	2,031.56	514.50	-	43.97	968.26	3,558.29
2052	2,134.43	395.65	-	33.82	987.62	3,551.52
2053	2,250.15	270.79	-	23.14	1,007.37	3,551.46
2054	2,378.73	139.16	-	11.89	1,027.52	3,557.30
Total	\$ 37,738.22	\$ 42,602.27	\$ (619.38)	\$ 3,588.28	\$ 23,473.09	\$ 106,782.48

Footnotes:

[a] Interest is calculated at a 5.85% rate.

[b] Additional Interest is calculated at a \$0.50 rate.

[c] The figures shown above are estimates only and subject to change in Annual Service PUIan pdates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

City Council Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on Second Reading, Ordinance No. 2024-15, an Ordinance of the City of Tomball, Texas, amending Chapter 50 – Article III (*District Regulations*) by amending Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

Public Hearing was held, and First Reading was approved during the June 17, 2024, Regular City Council meeting.

Origination: CHTA Development, Inc.

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Community Development Department

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY AMENDING PLANNED DEVELOPMENT DISTRICT – 15 WHICH GOVERNS APPROXIMATELY 33.386 ACRES OF LAND LEGALLY DESCRIBED AS WINFREY ESTATES TO REDUCE THE MINIMUM BUILDING SETBACK IN THE REAR YARD FROM 14-FEET TO 9-FEET. THE PROPERTY IS LOCATED ON THE WEST SIDE OF FM 2978 AT WINFREY LANE, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, CHTA Development, Inc. has requested an amendment to Planned Development District – 15 which governs approximately 33.386 acres of land legally described as Winfrey Estates to reduce the minimum building setback in the rear yard from 14-feet to 9-feet; and

WHEREAS, the Planned Development amendment application consists of Exhibits “A” and “B” attached hereto and made part of this ordinance; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing, the Planning & Zoning Commission held a public hearing on the requested Planned Development amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed Planned Development amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety, and welfare of the citizens to approve the Planned Development amendment as contained in this ordinance;

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

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Tomball, save and except this amendment to Planned Development-15 for the Property as described above.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any

and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 17TH DAY OF JUNE 2024.

COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN GARCIA	<u>NAY</u>
COUNCILMAN DUNAGIN	<u>NAY</u>
COUNCILMAN COVINGTON	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON 1ST DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

LORI KLEIN QUINN, Mayor

ATTEST:

TRACYLYNN GARCIA, City Secretary

**CHTA DEVELOPMENT, INC.
1169 Brittmoore Rd.
Houston, TX 77043**

To whom it may Concern.

CHTA Development and Roc Homes is the Developer and Builder in Winfrey Estates, Tomball, TX.

Because about 15% of our homes are encroaching on the rear building line (14-feet), we are asking for the plat to be amended with a rear building line of 9-feet to accommodate these homes. All of our homes have the concept of "outdoor living" which is primarily to one side of the homes. However, some of the home do have partial "outdoor living" to the back of the house. On some lots, some of our plans encroach into the rear building line anywhere from 6-inches to 5-feet.

At this time we do not know which plans will go on which lots. This is a Buyers choice depending on the guidelines within the CCR's of the HOA.

We respectfully request that the Rear Building Line be adjusted to accommodate all of our plans. We understand that, in some areas, the CenterPoint easements will not allow for encroachment into there 14-foot rear Utility Easement and will abide by this.

Thank you for your consideration of this matter.

Sincerely,



Roland Ramirez
Land Acquisition and Development
CHTA Development, Inc.
roland@roc-homes.com
281-924-5550

STATE OF TEXAS
COUNTY OF HARRIS

We, CHTA DEVELOPMENT, INC. acting by and through ERIC HYMOWITZ, President and MIKE DISHERBERG, Vice President being officers of CHTA DEVELOPMENT, INC., owners in this section after referred to as owners of the 33.3858 acre tract described in the above and foregoing plat of WINFREY ESTATES, do hereby make and establish said subdivision of said property according to all liens, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

IN TESTIMONY WHEREOF, the CHTA DEVELOPMENT, INC. has caused these presents to be signed by ERIC HYMOWITZ, its President, thereunto authorized, attested by MIKE DISHERBERG, its Vice President and its common seal hereunto affixed this 21st day of February, 2023.

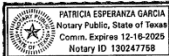
CHTA DEVELOPMENT, INC.
By: *Eric Hymowitz*
ERIC HYMOWITZ, President
Attest: *Mike Disherberg*
MIKE DISHERBERG, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ERIC HYMOWITZ and MIKE DISHERBERG, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2023.

Patricia Esperanza Garcia
Notary Public in and for the State of Texas



My Commission expires: 12/16/2025

I, ANDREW R JETT, LOT HV III LLC, owner and holder of a lien against the property described in the plat known as WINFREY ESTATES, said lien being evidenced by instrument of record in the Clerk's File No. RP-2022-47356B of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: *Andrew R Jett*
Andrew R Jett, Vice President

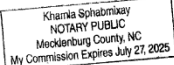
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ANDREW R JETT, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of February, 2023.

Khamia Sphatmbay
Notary Public in and for the State of Texas

My Commission expires: 07/27/2025



This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of WINFREY ESTATES in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this 21st day of February 2023.

By: *Barbara Tague*
Barbara Tague
Chairman

I, Teneisha Hudspeth, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication were filed for registration in my office on April 14, 2023, 2:08 PM, and duly recorded on April 15, 2023, at 9:12 AM, and in Film Code Number 703194 of the Map Records of Harris County for said County.

Witness my hand and seal of office of Houston, the day and date last above written.

TENEISHA HUDSPETH
Clerk of the County Court
Harris County, Texas
By: *Christina Orina*
CHRISTINA ORINA



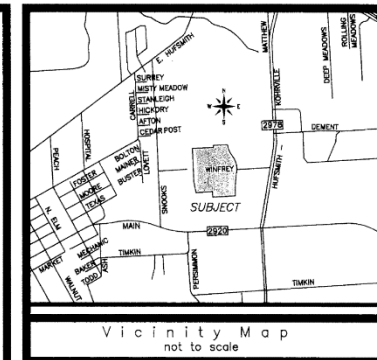
LOT TABLE

Table with columns: BLOCK 1, LOT, Acres, Sq. Feet; BLOCK 2, LOT, Acres, Sq. Feet; BLOCK 3, LOT, Acres, Sq. Feet. Total area: 3.6611 159,477.43.

Table with columns: BLOCK 2, LOT, Acres, Sq. Feet; BLOCK 4, LOT, Acres, Sq. Feet. Total area: 5.1795 225,818.27.

RESERVE TABLE

Table with columns: Reserve, Acres, Sq. Feet, Land Use. Total area: 8.4999 370,254.66.



LEGEND:
A.E. - Unobstructed Aerial Easement
C.U.E. - City of Tomball Utility Easement
U.E. - Utility Easement
C.I.R. - Capped Iron Rod
F.C. - Film Code
FND. - Found
ESMT. - Easement
H.C.M.R. - Harris County Map Records
H.C.D.R. - Harris County Deed Records
H.C.C.F. - Harris County Clerk's File
I.R. - Iron Rod
O.P.R.O.R.P. - Official Public Records of Real Property

Public Easements:
According to FEMA Firm Panel No. 4820100230L, with an Effective Date of 06/18/2007, this property is in Zone "X" and is not in the 0.2% Annual Chance Flood Plain.

Note #1: All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
Note #2: All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
Note #3: No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setbacks lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.

Note #4: This plat does not attempt to amend or remove any valid covenants or restrictions.
Note #5: A ten foot wide City of Tomball utility easement is hereby dedicated to this plat and is centered on the gas main extension from the City of Tomball right-of-way or City of Tomball utility easement up to and around the gas meter.
Note #6: The City of Tomball is responsible for the maintenance of sidewalks inside the right-of-way.
Note #7: Lot markers shall be five-eighths inch or greater reinforcing bar, 24 inches long, or approved equal, and shall be placed at all lot corners flush with the ground, or below ground if necessary in order to avoid being disturbed.

WINFREY ESTATES

A SUBDIVISION OF 33.3858 ACRES OF LAND LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT OF ALL OF RESERVES "A", RESERVE "B" AND WINFREY LANE PORTION ADJACENT THERETO OF PECK STATION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 866109 OF THE HARRIS COUNTY MAP RECORDS

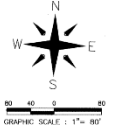
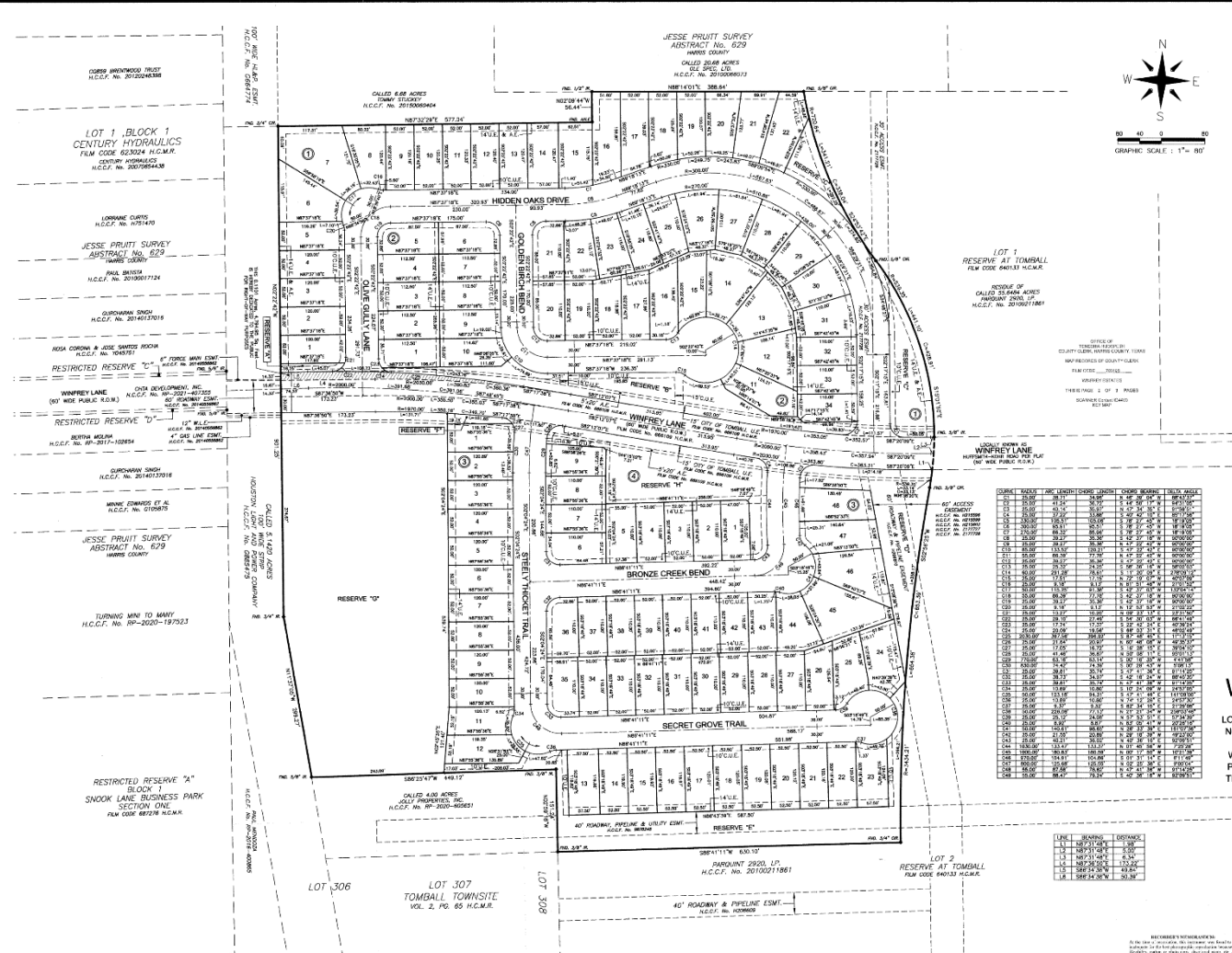
REASON TO REPLAT:
TO CREATE

4 BLOCKS 113 LOTS 8 RESERVES

OWNER:
CHTA DEVELOPMENT, INC.

1169 Britmore Road, Houston, TX 77043
DATE: FEBRUARY, 2023 SCALE: 1"=80'





LEGEND:
 U.L. - Unsubstantiated Aerial Easement
 C.E. - City of Tomball Utility Easement
 U.E. - Utility Easement
 C.F. - Capped Iron Rod
 P.L. - Iron Pipe
 E.M. - Easement
 H.C.R. - Harris County Map Records
 H.C.D. - Harris County Deed Records
 H.C.P. - Harris County Plat Records
 O.P.R. - Official Public Records of Real Property

NOTES:
 Public Easements:
 Public easements located on this plat are hereby dedicated to the public forever. Any public utility, including the City of Tomball, shall have the right to use, maintain, and improve the easement for the purpose of providing utility services. The easement holder shall have the right to use, maintain, and improve the easement for the purpose of providing utility services. Any public utility, including the City of Tomball, shall have the right to use, maintain, and improve the easement for the purpose of providing utility services. Any public utility, including the City of Tomball, shall have the right to use, maintain, and improve the easement for the purpose of providing utility services.

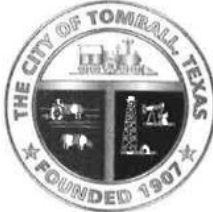
LOT	AREA	ACRES	AREA	ACRES	AREA	ACRES	AREA	ACRES	AREA	ACRES
1	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
2	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
3	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
4	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
5	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
6	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
7	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
8	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
9	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
11	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
12	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
13	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
14	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
15	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
16	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
17	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
18	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
19	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
20	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
21	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
22	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
23	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
24	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
25	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
26	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
27	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
28	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
29	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
30	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
31	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
32	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
33	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
34	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
35	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
36	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
37	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
38	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
39	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
40	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
41	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
42	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
43	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
44	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
45	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
46	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
47	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10
48	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10

WINFREY ESTATES
 A SUBDIVISION OF 33.3858 ACRES OF LAND
 LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT
 NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT
 OF ALL OF RESERVES "A", RESERVE "B" AND
 WINFREY LANE PORTION ADJACENT THERETO OF
 PECK STATION ACCORDING TO THE MAP OR PLAT
 THEREOF RECORDED IN FILM CODE NO. 666108 OF
 THE HARRIS COUNTY MAP RECORDS

REASON TO REPLAT:
 TO CREATE
 4 BLOCKS 113 LOTS 8 RESERVES

OWNER:
 CHTA DEVELOPMENT, INC.
 1188 Briarwood Road, Houston, TX 77063
 DATE: FEBRUARY, 2023 SCALE: 1"=80'





Revised: 08/25/2023

APPLICATION FOR RE-ZONING
Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC. Title: _____
 Mailing Address: 1169 BRITTMOORE RD City: HOUSTON State: TX
 Zip: 77043 Contact: ROLAND RAMIREZ
 Phone: (281) 924-5550 Email: ROLAND@ROC-HOMES.COM

Owner

Name: CHTA DEVELOPMENT, INC. Title: _____
 Mailing Address: 1169 BRITTMOORE RD. City: HOUSTON State: TX
 Zip: 77043 Contact: ROLAND RAMIREZ
 Phone: (281) 924-5550 Email: _____

Engineer/Surveyor (if applicable)

Name: N/A Title: _____
 Mailing Address: _____ City: _____ State: _____
 Zip: _____ Contact: _____
 Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: A SUBDIVISION OF 33.3628 ACRES OF LAND LOCATED IN THE JESSEE FRUITT SURVEY, ABSTRACT NO 623 HARRIS COUNTY, TEXAS, BEING A REPLAT OF

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (PD) : Planned Development District



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
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Engineer/Surveyor (if applicable)

Name: N/A Title: _____
 Mailing Address: _____ City: _____ State: _____
 Zip: _____ Contact: _____
 Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: A SUBDIVISION OF 33.3658 ACRES OF LAND LOCATED IN THE JESSEE FRUITT SURVEY, ABSTRACT NO 628 HARRIS COUNTY, TEXAS, BEING A REPLAT OF

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (PD) : Planned Development District

Current Use of Property: RESIDENTIAL


Proposed Zoning District: (PD) : Planned Development District

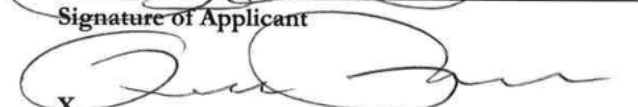
Proposed Use of Property: PD

HCAD Identification Number: 1328330000001 Acreage: 33.3858

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.


This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  4/30/24
 Signature of Applicant Date

X  4/30/24
 Signature of Owner For Eric Hymowitz Date

DocuSigned by:
Nancy Feher 6/3/2024
04587B5DAED246C...

Nancy Feher **Date**
1310 Hidden Oaks Dr., Tomball, TX

DocuSigned by:
 6/3/2024
EF893AEB219E4C1...

Dan Schreiner **Date**
23639 Golden Birch Bend, Tomball, TX

DocuSigned by:
Maureen Baker 6/3/2024
0A0B5CC069D2405...

Maureen Baker **Date**
1235 Hidden Oaks Dr, Tomball, TX

DocuSigned by:
Melanie McGinley Sparks 6/3/2024
EB74104E23E942C...

DocuSigned by:
Robert Sparks 6/3/2024
AD72009E63C848A...

Sparks Adventure **Date**
1210 Hidden Oaks Dr., Tomball, TX,



Location: West side of FM 2978 at Winfrey Lane.

Exhibit B

Planned Development

31 Acre Winfrey Tract

A. Contents. This final development plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations for Single Family Lots and Reserves
- Amenities and Landscape Regulations
- Open Space and Trails

B. General Provisions

1. The planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other ordinances of the City in effect at the effective date of this PD Ordinance. If any provisions or regulations of any City ordinance applicable in the SF-6 (Standard Single Family Residential) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the SF-6 zoning district in effect on the effective date of this ordinance apply to this PD as through written herein, except to the extent the City regulation or provision conflicts with a provision in this ordinance.
2. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by Section 50-2 (Definitions).
3. The PD shall be developed in accordance with the following exhibits that are attached to and made a part of this Final Development Plan:

Exhibit C – Concept Plan

Exhibit C1 – Landscape and Open Space Plan

4. As shown on Exhibit C, the PD encompasses 31.7 acres, located west of FM 2978, east of Snook Lane, north of East Main Street.

C. Land Uses.

1. SFR: Permitted land uses are listed below.

Use	SIC Code
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Residential Sales Office (Temporary)	
Drill Site	
Well Site	
Wetlands	

- D. Development Regulations for Single Family Lots and Reserves** – Maximum 130 lots permitted. The total lot count may vary from that shown in Exhibit C so long as it is generally in a configuration with what is shown on Exhibit C. See H. Minor Modifications for permitted variations to the land plan.

Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. The minimum lot width shall be 45 feet wide at building line.
2. Lots shown on Exhibit C
 - a. Minimum lots area:
 - i. 45' wide lots shall have a minimum area of 5,500 square feet.
 - b. Minimum lot width: 45 feet.
 - c. Minimum lot depth: 100 feet
 - d. Maximum lot coverage: 60% (lot coverage shall include building footprint only)
3. Minimum building setbacks:
 - a. Front yard: 20 feet; (measured along front building line)
 - b. Rear yard: 9 feet
 - c. Side yard: 5 feet, 10 feet on street side of a corner lot.

Reserves within the PD shall be developed with the following regulations:

1. Minimum building setbacks
 - a. 10 feet; (measured along any adjoining right-of-way)
- E. Amenities and Landscape Regulations** – As shown on Exhibit C1, the PD shall be developed in accordance with the following landscape regulations:

1. Recreation site and amenities:
 - a. A minimum one-half (0.5) acre recreational reserve, located within the development, may include benches and trails, etc.
 - b. A minimum of 5, off-street parking spaces shall be provided at the recreation center. The off-street parking may be provided thru dedicated parking lot, parallel parking and/or a combination of both. At a minimum, one bicycle rack which will accommodate a minimum of five bicycles.
 - c. Amenities may include (but are not limited to):
 - Clubhouse
 - Swimming Pool
 - Pickleball

2. Landscape buffers:

- a. 10' foot minimum buffer shall be provided along all major and minor arterials contiguous to lot lines. As shown on Exhibit C1
 - b. 10-foot minimum buffer, contiguous to lot lines, shall be provided along entry street(s) and collector streets. As shown on Exhibit C1
 - c. Required buffers along major arterials and entry streets shall include one shade tree for each street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need to be placed evenly.
 - d. Required buffers may include trails.
3. Open Space:
- a. Minimum 15% space, to be distributed as shown on Exhibit C1
 - b. Open space shall include all landscape buffers, landscape reserves, open space reserves, parks, drill sites, detention, lakes, wetlands and well sites.
 - c. At a minimum 1 acre shall be provided as parks (total park acreage may be divided among multiple sites within the PD)
 - d. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1
- F. Minor Modifications** –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance to the applicable Tomball Codes and this Ordinance and approved by the Community Development Director.
- 1. Modifications to internal street patterns are allowed.
 - 2. Modifications to the location of land uses, provide that such relocations meet the minimum area and land use regulations set forth within in this document.
 - 3. Modifications to lot sizes are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
 - 4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 10, 2024
&
CITY COUNCIL
JUNE 17, 2024**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, June 10, 2024 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, June 17, 2024 at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Ordinance Amendment OAM24-01: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

Ordinance Amendment OAM24-02: Request by the City of Tomball to amend Section(s) 50-2 (*Definitions*) and Section 50-82 (*Use regulations (charts)*) of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

Zoning Case Z24-08: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

Zoning Case Z24-09: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from Agricultural (AG) to General Retail (GR). The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Benjamin Lashley, at (281) 290-1477 or at blashley@tomballtx.gov.

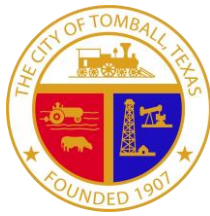
CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of June 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Benjamin Lashley

Benjamin Lashley
Assistant City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



**City of Tomball
Community Development Department**

NOTICE OF PUBLIC HEARING

RE: Zone Change Case Number Z24-08

05/16/2024

The Planning & Zoning Commission will hold a public hearing on **June 10, 2024 at 6:00 PM**, in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to City Council on a request by CHTA Development, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for **rezoning**. The solid boundary line around the subject area is only a notification area. All owners of property within 300-feet of the subject property are required to be notified. Whether approved or denied by the Planning & Zoning Commission, this case will be heard by City Council for First Reading with public hearing on **June 17, 2024 at 6:00 PM** in City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions, please contact Benjamin Lashley, Assistant City Planner at telephone 281-290-1477 or by email address blashley@tomballtx.gov.

For the PLANNING & ZONING COMMISSION
Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z24-08

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name:
Parcel I.D.:
Address:

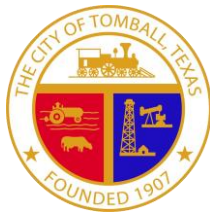
Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor
Additional Comments:

I am opposed

Signature: _____

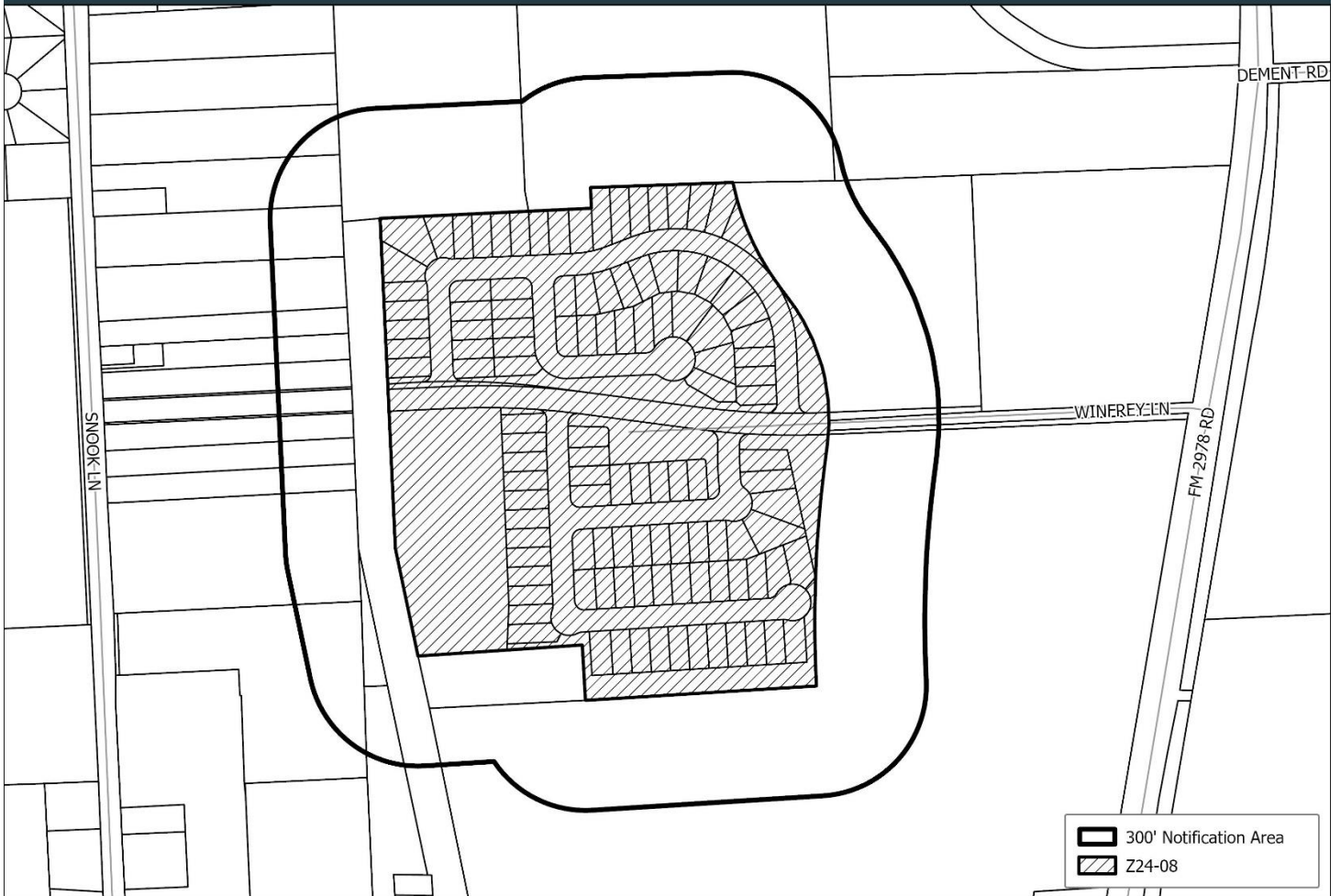


City of Tomball
Community Development Department

Z24-08



Notification Area



For the PLANNING & ZONING COMMISSION
Please call (281) 290-1477 if you have any questions about this notice.

CASE #: Z24-08

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CENTURY HYDRAULICS LLC
Parcel I.D.: 1309090010001
Address: 23706 SNOOK LN

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor
Additional Comments:

I am opposed

Signature: 

501 James Street • TOMBALL, TEXAS 77375

From: Barbara Seber <barbhseber@gmail.com>
Sent: Monday, June 10, 2024 3:23 PM
To: Benjamin Lashley <blashley@tomballtx.gov>
Subject: Case # Z24-08

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

If Tomball changes the 14 ft. rule for this developer, how will it be explained to the next developer, that wants it changed? Rules are rules, they should be followed, unless Tomball wants to send out the message; buy the land, and Tomball will not enforce the 14 foot rule. If this rule is changed what other rules will they not enforce?
9 feet is entirely to close to adjacent property. I am against not enforcing the current rule.

Barbara Hieden Seber
Old Spec LTD.
Parcel I.D. 0440550000160.
Address 23923 Hufsmith Kohrville Rd.



**Rezoning
Staff Report**

Planning & Zoning Commission Public Hearing Date: June 10, 2024
City Council Public Hearing Date: June 17, 2024

Rezoning Case: Z24-08
Property Owner(s): CHTA Development, Inc.
Applicant(s): CHTA Development, Inc.
Legal Description: Winfrey Estates
Location: West side of FM 2978 at Winfrey Lane (Exhibit “A”)
Area: 33.386 acres
Comp Plan Designation: Corridor Commercial (Exhibit “B”)
Present Zoning: Planned Development (PD-15) (Exhibit “C”)
Request: Amend Planned Development (PD-15) to reduce the minimum building setback in the rear yard from 14-feet to 9-feet.

Adjacent Zoning & Land Uses:

North: Single-Family Residential-9 (SF-9) / Undeveloped

South: Single-Family Residential-9 (SF-9) and Commercial (C) / Undeveloped

West: Single-Family Residential-9 (SF-9) and Commercial (C) / CenterPoint Energy highline, office/warehouse and storage facilities, undeveloped properties

East: Single -Family Residential-9 (SF-9) and Commercial (C) / Undeveloped

BACKGROUND

The Planned Development (PD-15) District was created in 2021 (Ordinance No. 2021-08) to facilitate the development of an age-restricted single-family residential community with a maximum number of 130 lots. Planned amenities for this community may include a recreational reserve with benches and trails, clubhouse, swimming pool, and pickle ball court. The applicant, CHTA Development, has found that a desired house floor plan for this community requires a smaller rear yard than the current PD-15 regulations allow for. It has been expressed to City Staff that these homes have an outdoor living concept which primarily utilizes a side yard and will have a limited need for a large rear yard.

STAFF REVIEW COMMENTS

This request upholds the original intent of PD-15 and has no significant impact on the nature of the development. Also, the applicant has indicated that there will not be any building encroachments into any easements.

PUBLIC COMMENT

A Notice of Public Hearing was published in the Potpourri and property owners within 300 feet of the property were mailed notification of the proposed amendment on May 16, 2024. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined within this staff report, City Staff recommends approval of Zoning Case Z24-08.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location

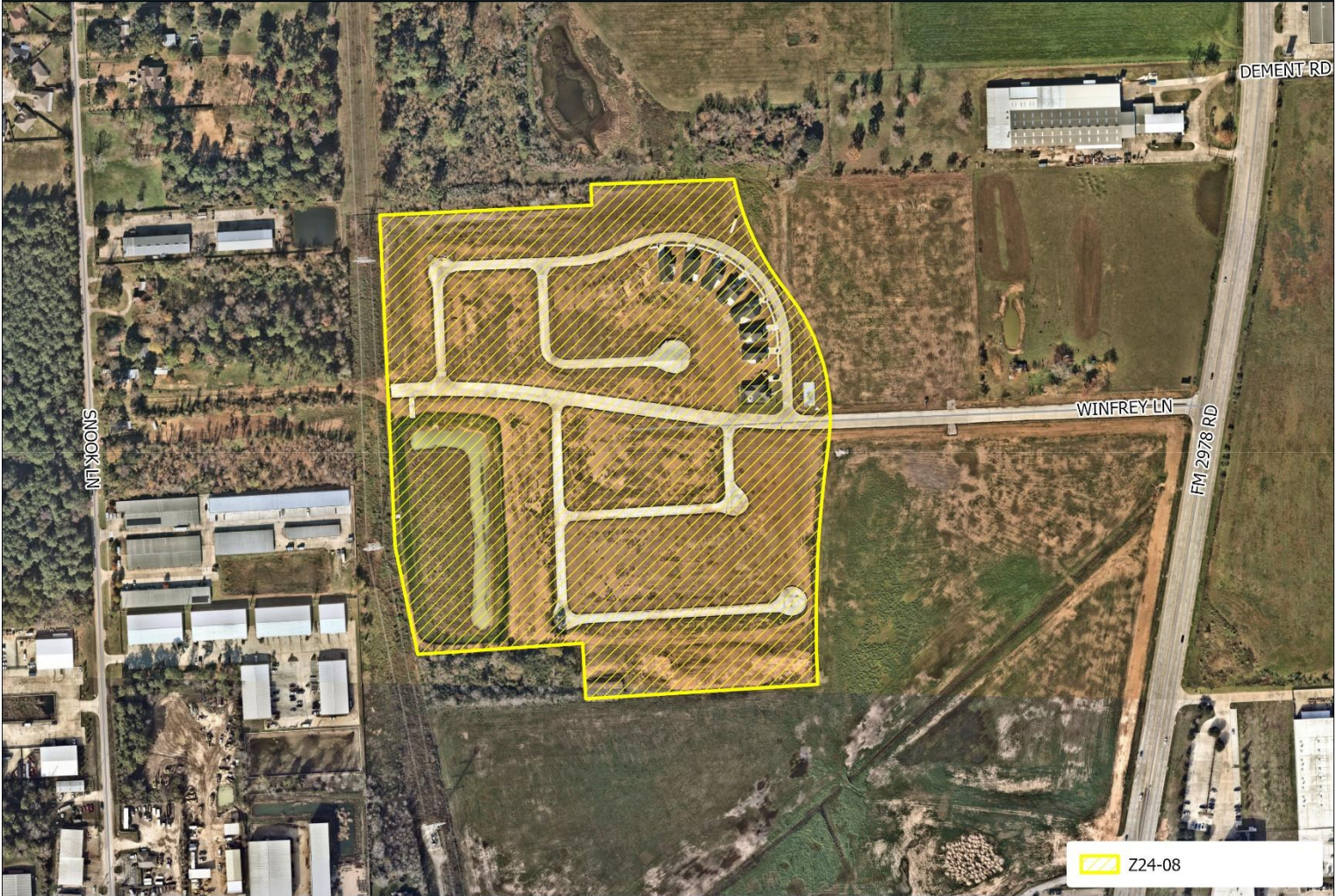


Exhibit "B"
Future Land Use Plan



Future Land Use

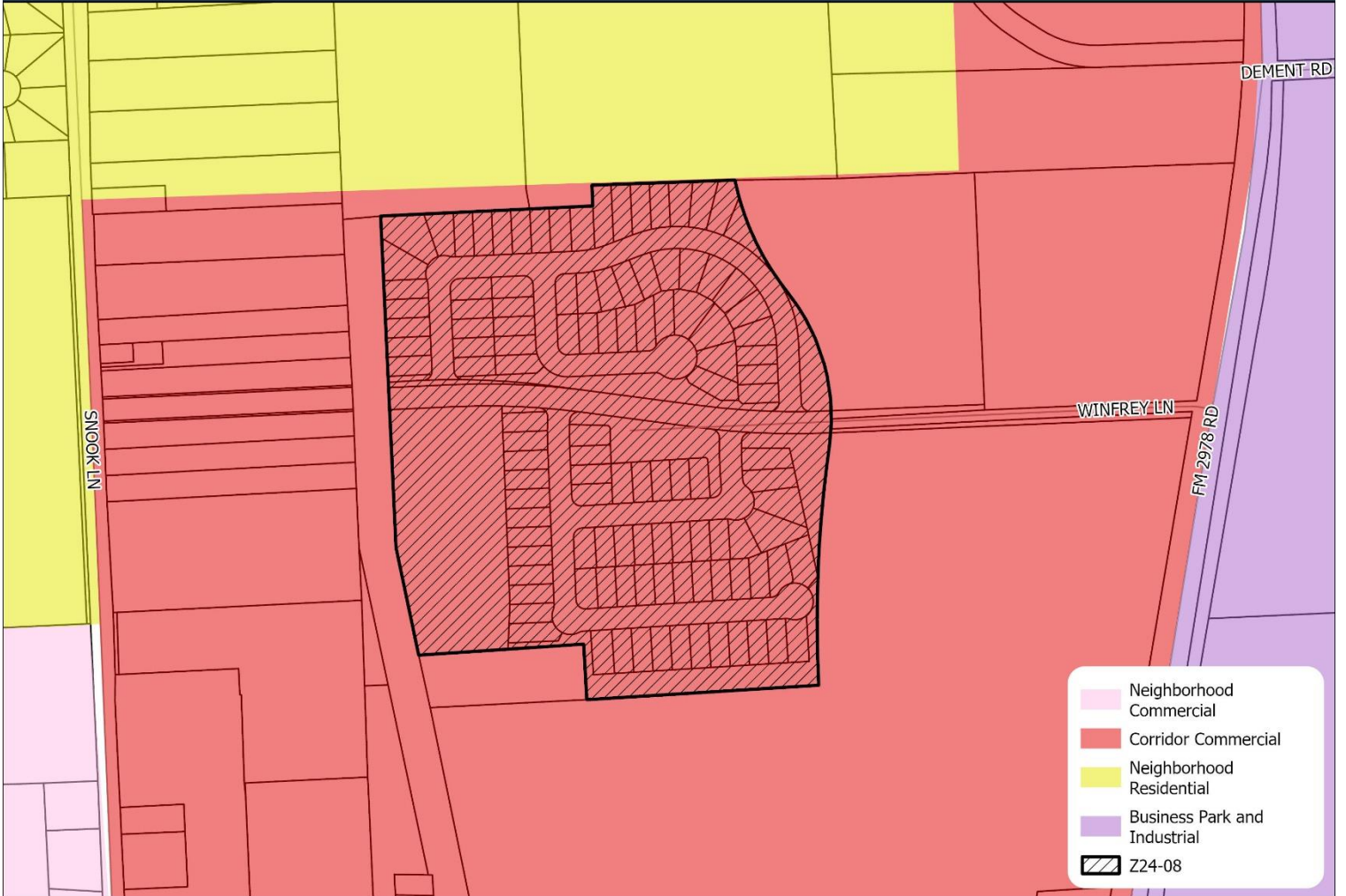
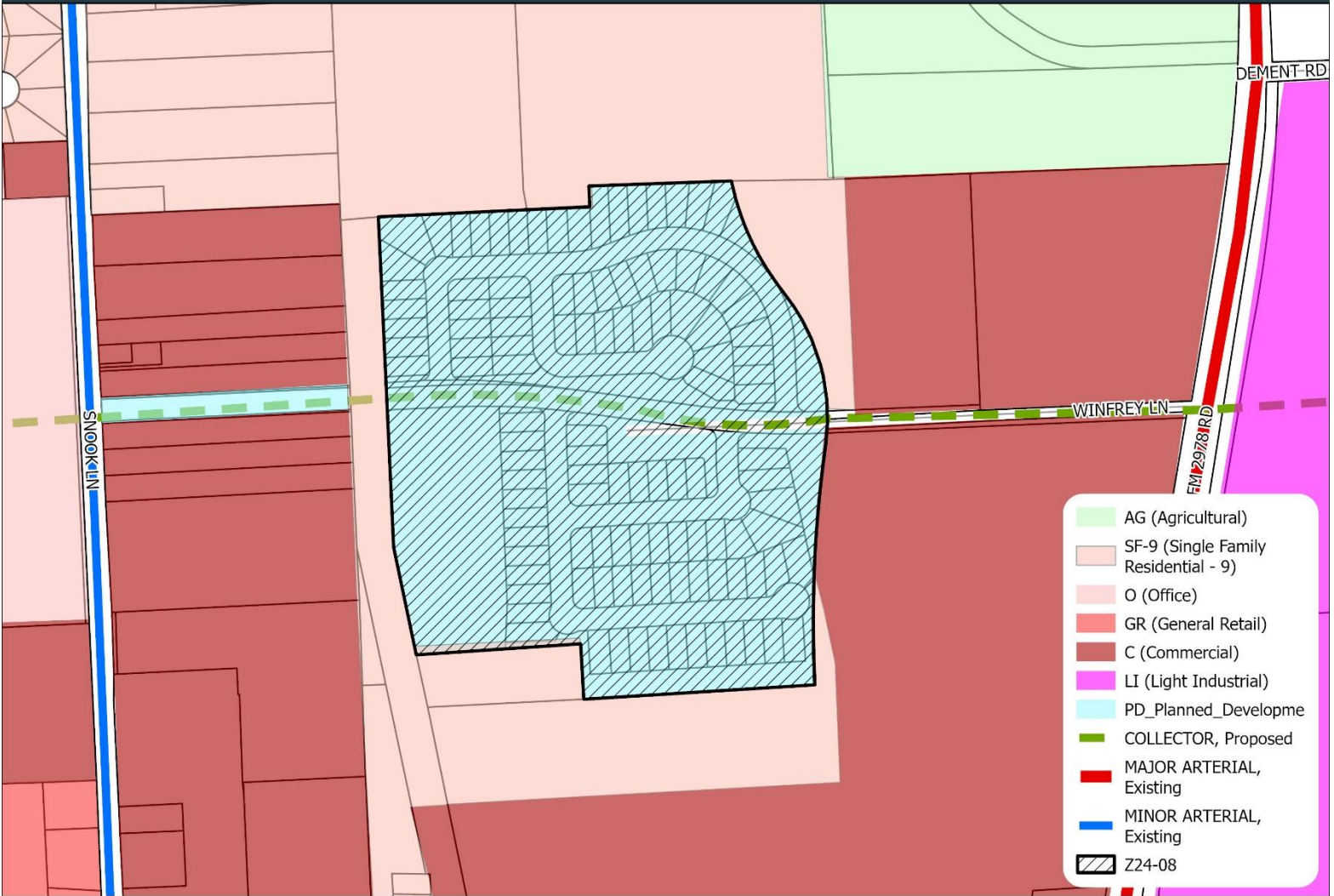


Exhibit "C"
Zoning Map



Zoning



- AG (Agricultural)
- SF-9 (Single Family Residential - 9)
- O (Office)
- GR (General Retail)
- C (Commercial)
- LI (Light Industrial)
- PD_Planned_Developme
- COLLECTOR, Proposed
- MAJOR ARTERIAL, Existing
- MINOR ARTERIAL, Existing
- Z24-08

Exhibit "D"
Site Photos

Subject Site



Neighbor (North)



Neighbor (East)



Neighbor (East)



Neighbor (South)



Neighbor (West)



Exhibit "E"
Rezoning Application

Revised: 08/25/2023



APPLICATION FOR RE-ZONING
Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

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Phone: (281) 924-5550 Email: ROLAND@ROC-HOMES.COM

Owner

Name: CHTA DEVELOPMENT, INC. Title: _____
Mailing Address: 1169 BRITTMOORE RD. City: HOUSTON State: TX
Zip: 77043 Contact: ROLAND RAMIREZ
Phone: (281) 924-5550 Email: _____

Engineer/Surveyor (if applicable)

Name: N/A Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: A SUBDIVISION OF 33.3858 ACRES OF LAND LOCATED IN THE JESSEE PRUITT SURVEY, ABSTRACT NO 829 HARRIS COUNTY, TEXAS, BEING A REPLAT OF
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (PD) : Planned Development District

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Current Use of Property: RESIDENTIAL


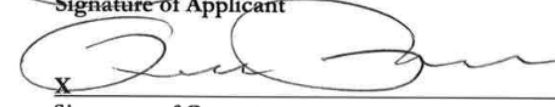
Proposed Zoning District: (PD) : Planned Development District

Proposed Use of Property: PD

HCAD Identification Number: 132833000001 Acreage: 33.3858

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

<input checked="" type="checkbox"/>		4/30/24
	Signature of Applicant	Date
<input checked="" type="checkbox"/>		4/30/24
	Signature of Owner <u>For Eric Hymowitz</u>	Date

**CHTA DEVELOPMENT, INC.
1169 Brittmoore Rd.
Houston, TX 77043**

To whom it may Concern.

CHTA Development and Roc Homes is the Developer and Builder in Winfrey Estates, Tomball, TX.

Because about 15% of our homes are encroaching on the rear building line (14-feet), we are asking for the plat to be amended with a rear building line of 9-feet to accommodate these homes. All of our homes have the concept of "outdoor living" which is primarily to one side of the homes. However, some of the home do have partial "outdoor living" to the back of the house. On some lots, some of our plans encroach into the rear building line anywhere from 6-inches to 5-feet.

At this time we do not know which plans will go on which lots. This is a Buyers choice depending on the guidelines within the CCR's of the HOA.

We respectfully request that the Rear Building Line be adjusted to accommodate all of our plans. We understand that, in some areas, the CenterPoint easements will not allow for encroachment into there 14-foot rear Utility Easement and will abide by this.

Thank you for your consideration of this matter.

Sincerely,



Roland Ramirez
Land Acquisition and Development
CHTA Development, Inc.
roland@roc-homes.com
281-924-5550

Dear Nancy Feher,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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Applicant

Name: CHTA DEVELOPMENT, INC.

Title:

Mailing Address: 1169 BRITTMOORE RD City: HOUSTON State: TX

Zip: 77043
Phone: (281) 924-5550
1169 BRITTMOORE RD
77043

Contact: ROLAND RAMIREZ

Email: ROLAND@ROC-HOMES.COM

Contact:

Email:

Owner

Name: CHTA DEVELOPMENT, INC.

Title:

77043
Contact: ROLAND RAMIREZ

Phone: (281) 924-5550
Email:

Mailing Address: 1169 BRITTMOORE RD. City: HOUSTON State: TX

Zip:

Phone:

Engineer/ Surveyor (If applicable)

Name: N/A

Title:

Mailing Address: City: State:

Zip: Contact:

Cell: () Fax: () Email:

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: A SUBDIVISION OF 91.9039 ACRES OF LAND LOCATED IN THE 1988 FIRST SURVEY ABSTRACT NO 629 HARRIS COUNTY TEXAS BEING A PORTION OF

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (PD) : Planned Development District

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Revised: 08/25/2023

Current Use of Property: RESIDENTIAL (PD) : Planned Development District

Proposed Zoning: PD District:

Proposed Use of Property:

HCAD Identification Number: 1328330000001 Average: 33.3858

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signature of Applicant: [Signature] Date: 4/30/24
Signature of Owner: [Signature] Date: 4/30/24
FOR Eric Hymowitz

DocuSigned by: Nancy Feher 6/3/2024
Nancy Feher Date
1318 Hidden Oaks Dr., Tomball, TX

Dear Dan Schreiner,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be conditionally accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEEs: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC.

Title: _____

Mailing Address: 1169 BRITTMOORE RD

City: HOUSTON

State: TX

Zip: _____

Contact: ROLAND RAMIREZ

Phone: (281) 924-5550

Email: ROLAND@ROC-HOMES.COM

1169 BRITTMOORE RD

77043

Contact: _____

Email: _____

Owner

Name: CHTA DEVELOPMENT, INC.

Title: _____

77043

Contact: ROLAND RAMIREZ

Phone: (281) 924-5550

Email: _____

Mailing Address: 1169 BRITTMOORE RD.

City: HOUSTON

State: TX

Zip: _____

Phone: _____

Engineer/ Surveyor (if applicable)

Name: N/A

Title: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Contact: _____

Cell: () Fax: () Email:

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

[General Location -- approximate distance to nearest existing street corner]

Legal Description of Property: A SUBDIVISION OF 31.8888 ACRES OF LAND LOCATED IN THE HESSE PLATT SURVEY ABSTRACT NO. 428 HARRIS COUNTY TEXAS, BEING A REPLAT OF

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (PD) : Planned Development District

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Revised: 08/25/2023

Current Use of Property: RESIDENTIAL (PD) : Planned Development District

Proposed Zoning: PD District:

Proposed Use of Property:

HCAD Identification Number: 1328330000001 Average: 33.3858

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signature of Applicant: [Signature] 4/30/24
Signature of Owner: [Signature] For Eric Hymowitz 4/30/24

DocuSigned by: Dan Schreiner 6/3/2024
23639 Golden Birch Bend, Tomball, Tx

Dear Maureen Baker,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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FEEs: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC.

Title:

Mailing Address: 1169 BRITTMOORE RD

City: HOUSTON

State: TX

Zip:

ROLAND RAMIREZ

Phone: (281) 924-5550

Email: ROLAND@ROC-HOMES.COM

1169 BRITTMOORE RD

77043

Contact:

Email:

Owner

Name: CHTA DEVELOPMENT, INC.

Title:

77043

Contact: ROLAND RAMIREZ

Phone: (281) 924-5550

Email:

Mailing Address: 1169 BRITTMOORE RD.

City: HOUSTON

State: TX

Zip:

Phone:

Engineer/ Surveyor (if applicable)

Name: N/A

Title:

Mailing Address:

City:

State:

Zip:

Contact:

Phone: _____
Cell: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

[General Location — approximate distance to nearest existing street corner]

Legal Description of Property: A DIVISION OF 30 PARCELS OF LAND LOCATED WITHIN THE 115TH TRACT SURVEY ABSTRACT TO 429 BARRIO COVETS, TARRANT COUNTY, TEXAS, BEING A COPY OF

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (PD) : Planned Development District

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Revised: 08/25/2023

Current Use of Property: RESIDENTIAL
t: (PD) : Planned Development District

Proposed Zoning: PD District:

Proposed Use of Property: _____

HCAD Identification Number: 1328330000001 Acreage: 33.3858

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

[Signature] 4/30/24
Signature of Applicant Date

[Signature] 4/30/24
Signature of Owner Date
FOR Eric Hymowitz

DocuSigned by:
Maureen Baker 6/3/2024
Maureen Baker Date
1235 Hidden Oaks Dr, Tomball, TX

Dear Sparks Adventure, LLC,

We at Winfrey Estates have lots that measure 52 x 110 and 120 feet. Currently, the rear building setback line is 14 feet. Some homes encroach on this line, so we are requesting the City of Tomball to change it to 9 feet.

This change will provide you with an extra 5 feet for any approved structures by the HOA. However, this does not apply to homes with a 14-foot Utility Easement at the rear that isn't shared with a neighboring home.

The City of Tomball staff has requested that all homeowners, whether your home is closed or under contract, sign the amended zoning application. Please find the application attached. Sign it where indicated and return it to the person who gave you this letter and the application.

Thank you for being a part of our community and for your cooperation.

Sincerely,

The CHTA Development, Inc. and Roc Homes Team



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be conditionally accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: CHTA DEVELOPMENT, INC.

Title:

Mailing Address: 1169 BRITTMOORE RD

City: HOUSTON

State: TX

Zip:

ROLAND RAMIREZ

Phone: (281) 924-5550

Email: ROLAND@ROC-HOMES.COM

1169 BRITTMOORE RD

77043

Contact:

Email:

Owner

Name: CHTA DEVELOPMENT, INC.

Title:

77043

Contact: ROLAND RAMIREZ

Phone: (281) 924-5550

Email:

Mailing Address: 1169 BRITTMOORE RD.

City: HOUSTON

State: TX

Zip:

Phone:

Engineer/ Surveyor (if applicable)

Name: N/A

Title:

Mailing Address:

City:

State:

Zip:

Contact:

Phone: _____
Cell: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: 55-PLUS RESIDENTIAL COMMUNITY

Physical Location of Property: 1326 HIDDEN OAKS DR.

[General Location -- approximate distance to nearest existing street corner]

Legal Description of Property: A SUBDIVISION OF AN INTEREST IN LAND LOCATED IN THE 2022 FIRST BUNDEY ABSTRACT IN 2022 HARRIS COUNTY TRACT 2022-001-A, MAP 107

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (PD) : Planned Development District

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Revised: 08/25/2023

Current Use of Property: RESIDENTIAL
District: (PD) : Planned Development District

Proposed Zoning: PD
District: _____

Proposed Use of Property: _____

HCAD Identification Number: 132833000001 Average: 33.3858

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

[Signature] 4/30/24
Signature of Applicant Date

[Signature] 4/30/24
Signature of Owner Date
FOR Eric Hymowitz

DocuSigned by:
Melanie McGinley Sparks
Sparks Adventure

DocuSigned by:
Robert Sparks
Sparks Adventure

6/3/2024

Date

1210 Hidden Oaks Dr., Tomball, Tx.

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Approve Minutes of the June 13, 2024, Special City Council meeting, June 17, 2024, Regular City Council meeting, and the June 19 and 20, 2024, Special City Council Meetings.

Background:

Origination: City Secretary Office

Recommendation:

Approve Minutes

Party(ies) responsible for placing this item on agenda: Tracylynn Garcia, City Secretary

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

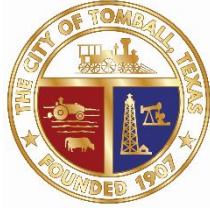
Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed _____
Staff Member Date

Approved by _____
City Manager Date

**MINUTES OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**Thursday, June 13, 2024
12:00 PM**

- A. Mayor Klein Quinn called the meeting of the City Tomball Council to order at 12:00 p.m.

PRESENT:

Council 1 John Ford
Council 3 Dane Dunagin
Council 4 Lisa A. Covington

ABSENT:

Council 2 Paul Garcia (excused)
Council 5 Randy Parr (excused)

STAFF PRESENT:

City Manager - David Esquivel
Assistant City Manager - Jessica Rogers
City Attorney - Loren Smith (via Zoom)
Assistant City Secretary - Sasha Luna
Records Specialist - Fae Morris
Public Works Director - Drew Huffman
Director of Community Development - Craig Meyers

- B. Public Comments and Receipt of Petitions

No public comments were received.

- C. New Business

1. Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session.

- Executive Session started at 12:03 pm

- Executive Session ended at 1:05 pm
2. Approve an agreement with Harris County Municipal Utility District No. 273 for the required funding for the design and construction of a 16” water line and authorize the City Manager to execute the agreement.

Motion made by Council 1 Ford, Seconded by Council 4 Covington.

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 4 Covington

Motion carried unanimously.

D. Adjournment

Motion made by Council 1 Ford, Seconded by Council 4 Covington.

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 4 Covington

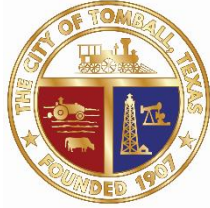
Motion carried unanimously.

PASSED AND APPROVED this 1st day of July 2024.

Tracylynn Garcia
City Secretary, TRMC, CMC, CPM

Lori Klein Quinn
Mayor

**MINUTES OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**Monday, June 17, 2024
6:00 PM**

- A. Mayor Klein Quinn called the meeting of the City Tomball Council to order at 6 p.m.

PRESENT

Council 1 John Ford
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

OTHERS PRESENT

City Manager - David Esquivel
Assistant City Manager - Jessica Rogers
City Attorney - Loren Smith
City Secretary - Tracylynn Garcia
Assistant City Secretary - Sasha Luna
Director of Community Development - Craig Meyers
Director of Marketing & Tourism - Chrislord Templonuevo
Public Works Director – Drew Huffman
Police Chief – Jeff Bert
Project Manager - Meagan Mageo
IT Director - Tom Wilson
Fire Chief - Joe Sykora
City Hall Intern - Ki Provencher

- B. Invocation - Led by Pastor David Hinkle with Tomball Bible Church
- C. Pledges to U.S. and Texas Flags was led by Cub Scout Tyler Pauley – Troop 469
- D. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

Bruce Hillegeist 20339 Telge Rd Tomball, Texas	-	Tomball Night
Elaine Hancock 603 Mason St. Tomball, Texas	-	support of PH item new business item #7
Yolanda Smith 513 Mason St. Tomball, Texas	-	support of PH item new business item #7

E. Presentations

1. Presentation to Congressman Wesley Hunt

F. Reports and Announcements

1. Announcements

- I. Upcoming Events:**

July TBD – Comprehensive Plan Focus Group Meeting #4 @ City Hall

July 4, 2024 – July 4th Celebration & Street Fest 4 p.m. to 9 p.m. @
Business 249

July 12, 2024 – Kids Club 8 a.m. to 10 a.m. @ Matheson Park Pool

2024 Swim Season (Jerry Matheson Park Pool)

**REGULAR SEASON HOURS (Tuesday, May 28 to Sunday, August
11)**

Monday – Closed

Tuesday through Friday – 10 a.m. to 6 p.m.

Saturday and Sunday – Noon to 8 p.m.

END OF SEASON HOURS (Weekends only)

August 17 and 18 – Noon to 8 p.m.

August 24 and 25 – Noon to 8 p.m.

August 31 and September 1 – Noon to 8 p.m.

September 2 – 10 a.m. to 6 p.m.

G. Old Business

1. Approve, on Second Reading, Resolution No. 2024-24-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Keep It Simple and Pink, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 103 W. Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

2. Approve, on Second Reading, Resolution No. 2024-25-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and TCG Capital, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the expansion of a sports facility located at 19220 Theis Ln., Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$26,750.00.

Motion made by Council 5 Parr, Seconded by Council 1 Ford.

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Voting Nay: Council 2 Garcia

Motion carried 4 votes yea, 1 vote nay.

3. Adopt, on Second Reading, Ordinance 2024-17, an Ordinance of the City of Tomball, Texas amending its Code of Ordinances by amending Chapter 18-Environment, Article IV.-Noise, by deleting Section 18-192.-Maximum sound levels and modifying Section 18-195.-Defenses; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof; providing for severability, making findings of fact; and providing for other related matters.

Motion made by Council 3 Dunagin, Seconded by Council 1 Ford.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

- H. New Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

1. Approve the Minutes of the June 3, 2024, Regular City Council meeting.
2. Consider approval of an agreement by and among the City of Tomball, Tomball Tax Increment Reinvestment Zone No. 3, and the Tomball Business Improvement District No. 1 for the disbursement of tax increment funds in accordance with the Tomball Tax Increment Reinvestment Zone No. 3 Project and Finance Plans.
3. Approve request from Greater Tomball Area Chamber of Commerce for City Support and In-Kind Services for the 52nd annual Tomball Night on Market St and around downtown Tomball, on Friday, August 2, 2024.
4. Approve Resolution No. 2024-26, a Resolution of the City Council of the City of Tomball, Texas, Supporting the 52nd annual Tomball Night event parade, to be held in Tomball, on Friday, August 2, 2024.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve items 1-4 New Business Consent Agenda.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

5. Approve a service agreement renewal with Cypress Holiday Decorating Concepts for holiday lighting services for Fiscal Year 2025, for a not-to-exceed amount of \$57,971.55 (RFP 2023-11), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures will need to be included in the Fiscal Year 2024-2025 Budget.

No action taken.

I. New Business

1. Presentation and discussion regarding Lizzie Lane drainage improvements given by Drew Huffman, Director of Public Works
2. Discussion and Possible action regarding TEDC Board Policy and Guidelines and possible Board Member appointments.
3. Approve the Engagement Letter with Weaver and Tidwell, L.L.P. for the Independent Audit of the City's Financial Statements for Fiscal Year Ending September 30, 2024.

Motion made by Council 1 Ford, Seconded by Council 5 Parr.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

4. Conduct Public Hearing of the City Council of the City of Tomball to consider proposed Levy of Assessments for authorized improvements within Improvement Area #2 (IA2) in Wood Leaf Reserve in the City of Tomball, Public Improvement District Number Eleven (PID 11), established by City Council Resolution No. 2020-04.
 - Mayor opened the Public Hearing at 7:31 p.m.
 - Hearing no comments, Mayor closed the Public Hearing at 7:32 p.m.
5. Adopt, on First Reading, Ordinance Number 2024-18, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #2 Projects for the Wood Leaf Reserve Public Improvement District (the "District"); Making a Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local

Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

6. Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-01**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District-7.5 (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

- Mayor opened the Public Hearing at 7:36 p.m.
- Hearing no comments, Mayor closed the Public Hearing at 7:37 p.m.

Adopt, on First Reading, Ordinance No. 2024-13, an Ordinance of the City of Tomball, Texas, amending Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District SF-7.5 (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin.

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Voting Nay: Council 2 Garcia

Motion carried 4 votes yea, 1 vote nay.

7. Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-02**: Request by the City of Tomball to amend Section(s) 50-2

(Definitions) and Section 50-82 *(Use regulations (charts))* of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”.

- Mayor opened the Public Hearing at 7:50 p.m.

Bruce Hillegeist - Boarding Homes Standards
20339 Telge Rd
Tomball, Texas

Bill Hightower - Boarding Homes Complaints
511 Hicks St.
Tomball, Texas 77375

- Hearing no further comments, Mayor closed the Public Hearing at 7:54 p.m.

Adopt, on First Reading, Ordinance No. 2024-14, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Sections 50-2 *(Definitions)* and Section 50-82 *(Use regulations (charts))* of the Tomball Code of Ordinances by adding standards pertaining to “Boarding Home Facility”; providing for penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Motion made by Council 1 Ford, Seconded by Council 4 Covington.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

8. Conduct a public hearing and consideration to approve **Zoning Case Z24-08**: Request by CHTA Development, Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas.

- Mayor opened the Public Hearing at 8:05 p.m.

Roland Ramirez
(Applicant)

City Secretary Tracy Garcia read an email written by Barbara Seber that was included in the packet as requested by the Mayor.

- Hearing no further comments, Mayor closed the Public Hearing at 8:11 p.m.

Adopt, on First Reading, Ordinance No. 2024-15, an Ordinance of the City of Tomball, Texas, amending Chapter 50 – Article III (*District Regulations*) by amending Chapter 50 (Zoning) of the Tomball Code of Ordinances, by amending Planned Development District – 15 which governs 33.386 acres of land legally described as being Winfrey Estates to reduce the required building setback in the rear yard from 14-feet to 9-feet. The property is generally located on the west side of FM 2978 at Winfrey Lane, within the City of Tomball, Harris County, Texas; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Motion made by Council 1 Ford, Seconded by Council 5 Parr.

Voting Yea: Council 1 Ford, Council 4 Covington, Council 5 Parr

Voting Nay: Council 2 Garcia, Council 3 Dunagin

Motion carried 3 votes yea, 2 votes nay.

9. Conduct a public hearing and consideration to approve **Zoning Case Z24-09**: Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from the Agricultural (AG) District to General Retail (GR) District. The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

- Mayor opened the Public Hearing at 8:26 p.m.

Paul Michna - Support of Ordinance
Suites 3 and 4
Medical Complex Dr.
Tomball, Texas 77375

- Hearing no further comments, Mayor closed the Public Hearing at 8:28 p.m.

Adopt, on First Reading, Ordinance No. 2024-16, an Ordinance of the City of Tomball, Texas, amending Chapter 50 – Article III (*District Regulations*) by rezoning approximately 5.552 acres of land legally described Tracts 12B & 12C of the William Hurd Survey, Abstract 378 from the Agricultural (AG) District to General Retail (GR) District. The property is generally located within the 1300 block (north side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Motion to amend the motion from General Retail to Office made by Council 3 Dunagin, Seconded by Council 5 Parr.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

Motion on the amended motion made by Council 3 Dunagin, Seconded by Council 5 Parr.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr.

Motion carried unanimously.

10. Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session.

- Executive session started: 8:33 p.m.
- Executive session ended: 8:50 p.m.

J. Adjournment

Motion made by Council 1 Ford, Seconded by Council 4 Covington.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington,
Council 5 Parr.

Motion carried unanimously.

PASSED AND APPROVED this 1st day of July 2024.

Tracylynn Garcia
City Secretary, TRMC, CMC, CPM

Lori Klein Quinn
Mayor

City of Tomball Lizzie Lane Drainage

June 17, 2024

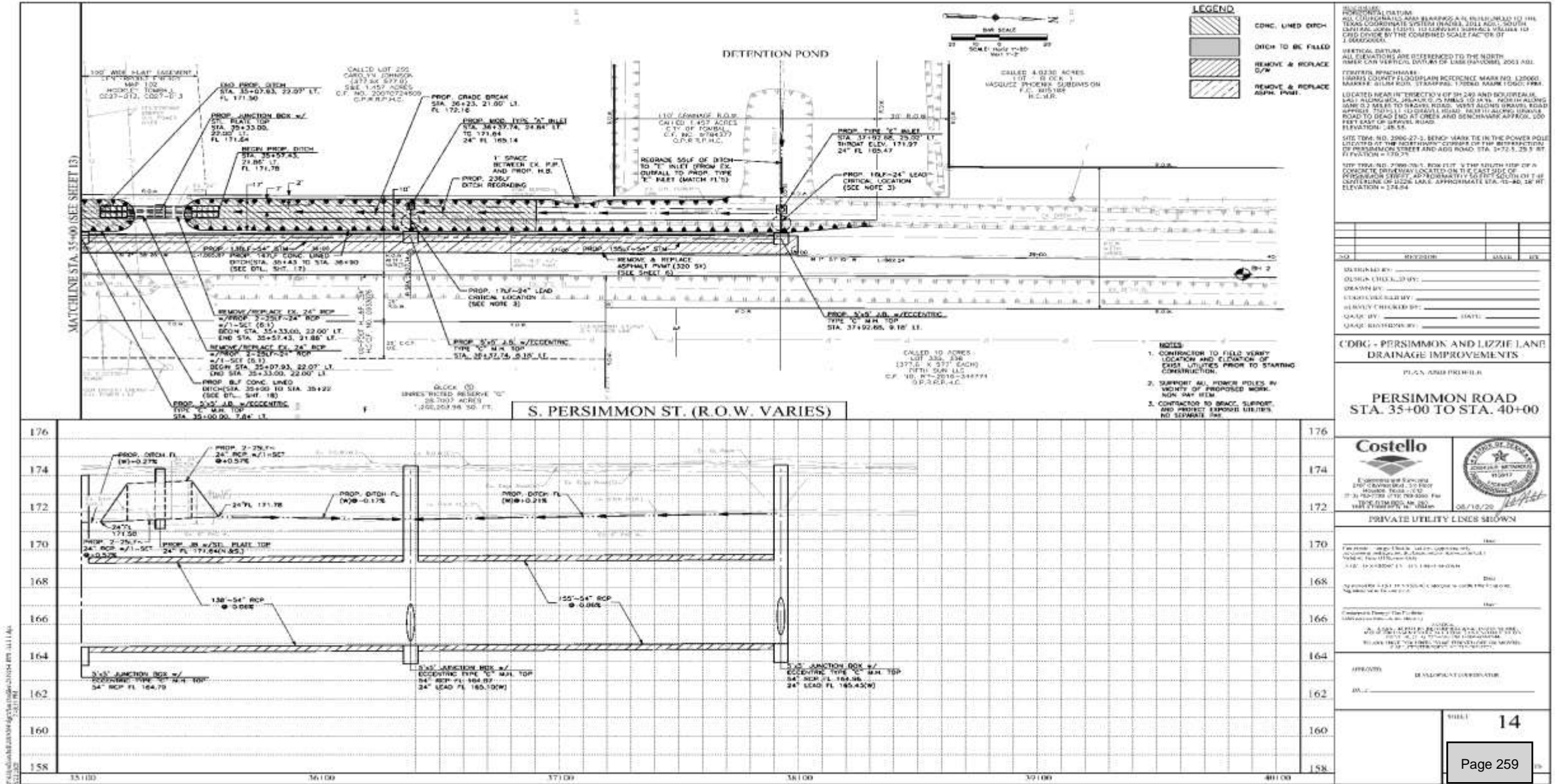


Discussion Topics

- Lizzie Ln and South Persimmon Drainage Projects
 - Initial Project started in 2020
 - Current Project for improvements
 - Future Projects for improvements



Initial Project started in 2020



LEGEND

- CONC. LINED DITCH
- DITCH TO BE FILLED
- REMOVE & REPLACE D/W
- REMOVE & REPLACE ASPH. PAVT.

NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXIST. UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SUPPORT ALL POWER POLES IN VICINITY OF PROPOSED WORK. NON-WAY ITEM.
- CONTRACTOR TO BRACE, SUPPORT, AND PROTECT EXPOSED UTILITIES. NO SEPARATE SET.

REVISIONS

GENERAL NOTES

ALL ELEVATIONS ARE REFERENCED TO THE NORTH MERIDIAN VERTICAL DATUM OF 1988 (NAD83), 2011 ADL.

VERTICAL DATUM

ALL ELEVATIONS ARE REFERENCED TO THE NORTH MERIDIAN VERTICAL DATUM OF 1988 (NAD83), 2011 ADL.

GENERAL NOTES

PROJECT LOCATION: PERSIMMON ROAD FLOODPLAIN INCURSION MARK NO. L25000, MARKER: 10' FROM SOUTH END OF PERSIMMON ROAD, APPROX. 1200' EAST OF PERSIMMON ROAD.

LOCATED NEAR INTERSECTION OF S. 295 AND 504 AVE. S. 295 APPROX. 0.7 MILES SOUTH OF 504 AVE. NORTH ALONG S. 295 ABOUT 0.2 MILES TO 504 AVE. APPROX. 100' WEST TO PERSIMMON ROAD. WEST ALONG PERSIMMON ROAD APPROX. 100' WEST TO 304 AVE. ROAD. EAST TO 300 AVE. ROAD TO DEAD END AT CURB AND BENCHMARK APPROX. 200 FEET EAST OF SURVEIL ROAD. ELEVATION = 149.54.

SITE TOWN: N.D. 2986-27-2, BENCH MARK TIE IN THE POWER POLE LOCATION ON THE NORTHWEST CORNER OF THE INTERSECTION OF PERSIMMON STREET AND ADD ROAD. STA. 372.5, 25.35 FT. ELEVATION = 150.25.

NOTE: STA. NO. 3500-3500-2, ROW CUT 1/2 THE WIDTH OF A CONCRETE DRIVEWAY LOCATED ON THE EAST SIDE OF PERSIMMON STREET, APPROXIMATELY 10 FEET SOUTH OF 31+00 (CENTERLINE OF 1/2 AC. LAKE, APPROXIMATE STA. 35+90, 24' HT. ELEVATION = 174.84).

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 CADD/REVISION BY: _____
 QUOTE BY: _____ DATE: _____
 QUOTE ESTIMATED BY: _____ DATE: _____

CDRG - PERSIMMON AND LIZZIE LAND DRAINAGE IMPROVEMENTS

P.L.S. AND PREPARED

PERSIMMON ROAD STA. 35+00 TO STA. 40+00

Costello
Engineering & Surveying
INCORPORATED
1500 N. CENTRAL EXPRESSWAY, SUITE 100
FARLEIGH, TEXAS 75845
(409) 287-1100 FAX (409) 287-1101
www.costelloinc.com

DATE: 08/18/25

PRIVATE UTILITY LINES SHOWN

DATE: 08/18/25

BY: TRAVIS L. HESTER

FOR THE USE OF:

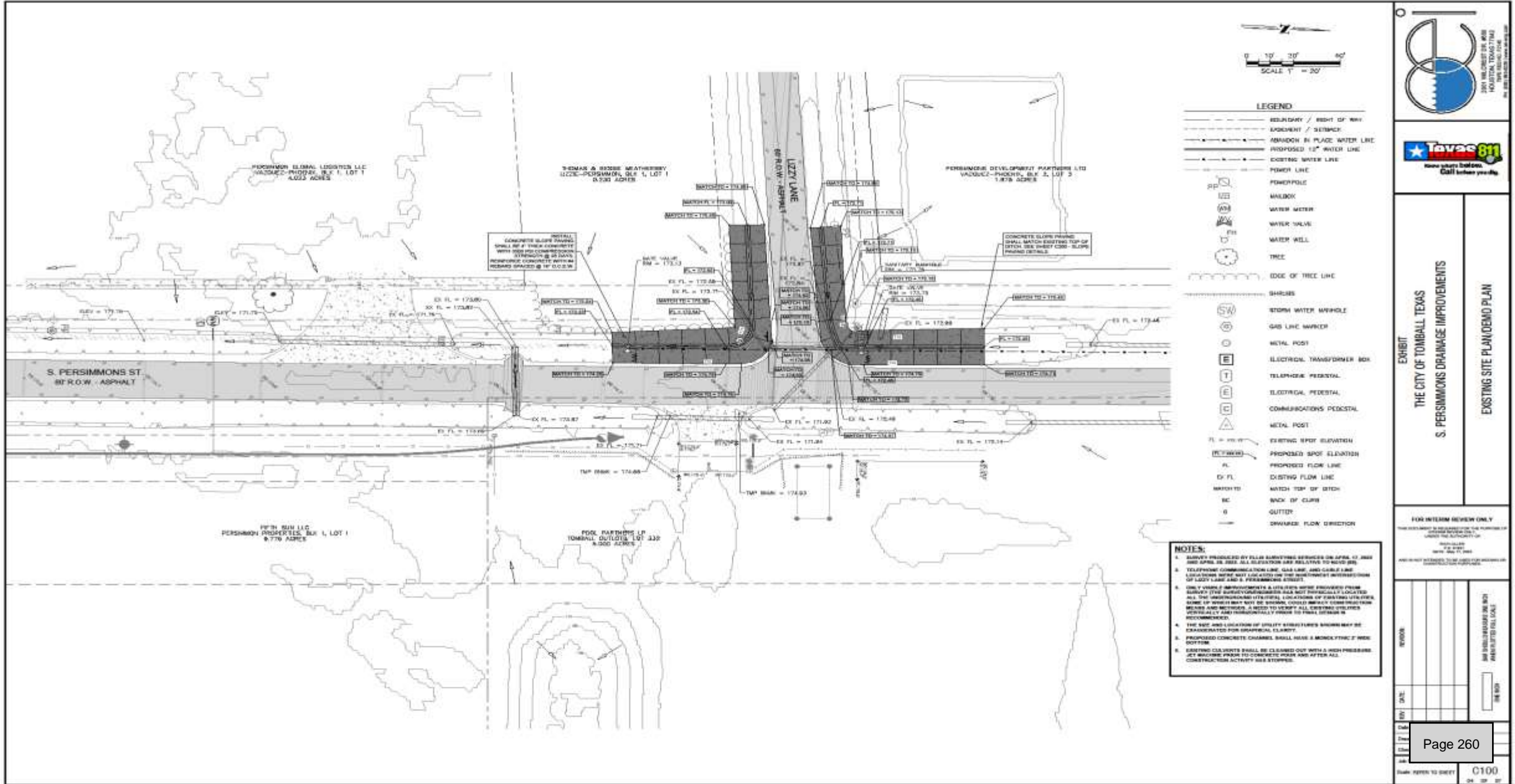
APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

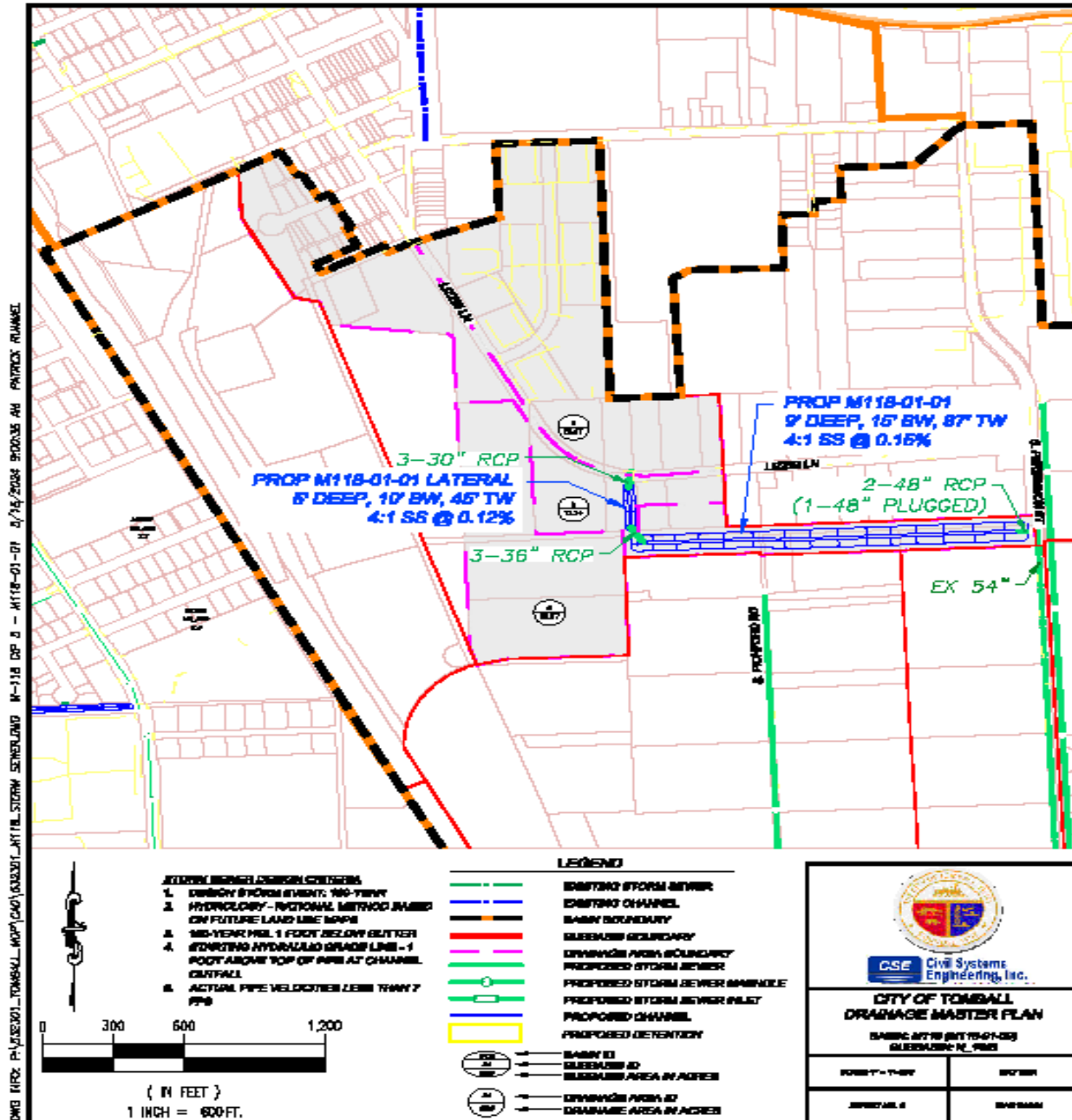
DATE: _____

SHEET **14**

Current Project



Future Projects



Congressman Hunt's Grant Request

South Persimmon Street and Timkin Road – Road, Utility, and Drainage Improvements and Extension

Intended Recipient: City of Tomball

Recipient Address: 401 Market Street, Tomball, TX 77375

Amount: \$3,000,000

[Signed Financial Disclosure Letter](#)

Request Explanation: The project will increase traffic capacity and improve drainage along South Persimmon Street and Timkin Road. This is a good use of taxpayer funds because it will reduce flood risk and provide the city with a safer major north-south arterial, creating more safe capacity for school and commercial traffic.

- Project: **Phase 2 – S. Persimmon and Timkin Street – Road, Utility, and Drainage** Improvements and Extension
- Intended Recipient: The City of Tomball, TX
- Address: 401 Market St.
- Amount: \$22,000,000
- Request Explanation: S. Persimmon Road currently connects to FM 2920 (Main St.) and extends south to the city limits which is Holderrieth Road. A project widening Persimmon from FM 2920 south to Lizzie Lane will allow for additional capacity for traffic and will improve drainage conveyance for the area.

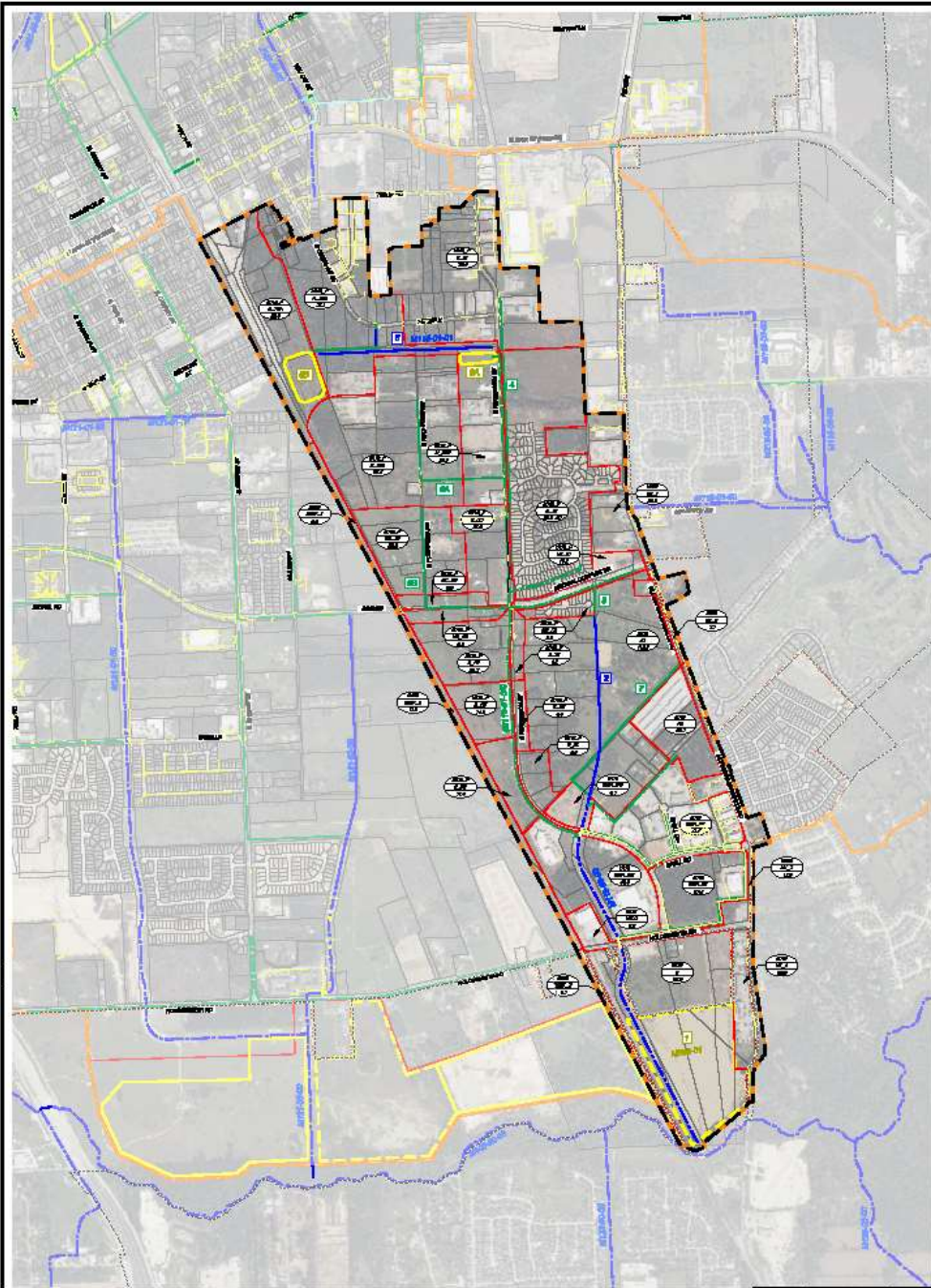


Questions?





C:\BID\1_ADP\040_358201 - SUBBASIN AND PONDING M118 SUBBASIN 5/14/2024 12:05:14 PM PATRICK RUMMEL



- STORM DESIGN CRITERIA**
1. DESIGN STORM EVENT: 100-YEAR
 2. HYDROLOGY - RATIONAL METHOD BASED ON FUTURE LAND USE SCENARIO
 3. 100-YR 1% 4 FOOT BELOW GUTTER
 4. STARTING HYDRAULIC GRADE LINE - TOP OF PIPE AT

- LEGEND**
- EXISTING STORM DRAIN
 - EXISTING CHANNEL
 - EXISTING DETENTION



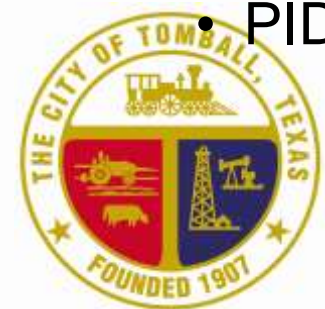
Wood Leaf Reserve PID No. 11 Service & Assessment Plan

June 17, 2024

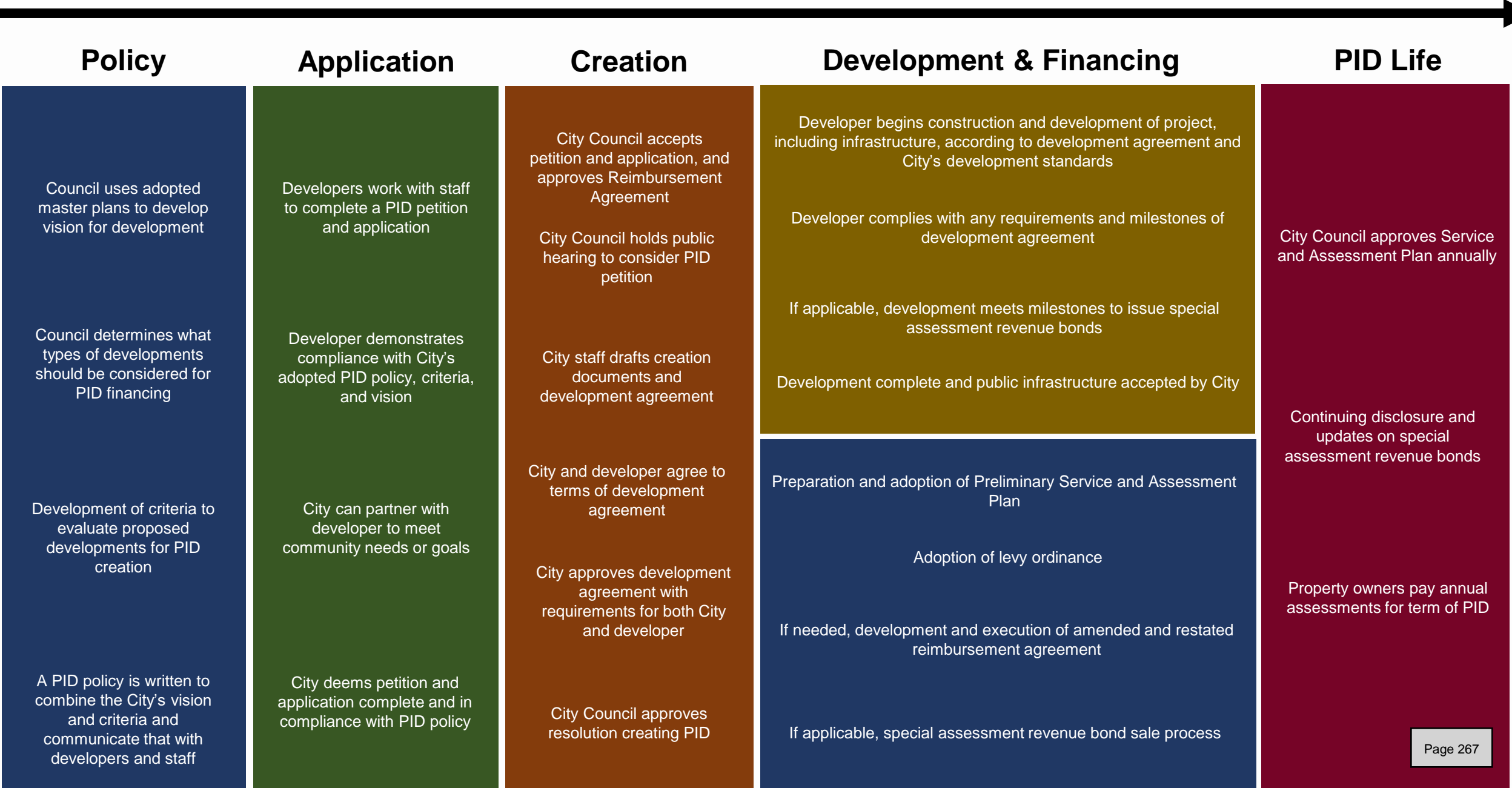


Background

- A public improvement district (PID) is a public financing tool created under Chapter 372 of Texas Local Government Code.
- Allows a neighborhood or commercial development to fund public improvements.
- Public improvements are funded by an assessment levied against properties within the PID that is paid annually by the property owner.
- Types of PIDS:
 - Cash PID: Developer is reimbursed for public infrastructure through annual collection of assessments.
 - Debt PID: Developer is reimbursed through the issuance of non-recourse debt and annual assessments pay the debt service.
- PIDs financials are set by the annual service and assessment plan.



Public Improvement District Timeline



Wood Leaf Reserve - PID 11 (Chesmar Homes) Development Information

- Planned Development approved September 7, 2021 (Ordinance No. 2021-30)
 - Approximately 318 single-family homes (maximum 350 per PD).
- PID Created January 18, 2021 (Resolution No. 2021-04)
 - Located on Theis Lane
 - Total acreage is 90.54 acres.
- Reimbursement Bond PID:
 - Aggregate Principal Amount: \$18,895,633.
 - Equivalent Tax Rate: \$0.90 per \$100 assessed value
- Three total phases for development (improvement areas) with bond sales for each.
 - Phase 1 (IA1): 143 lots
 - Phase B (IA2): 80 lots
 - Phase C (IA3): 95 lots



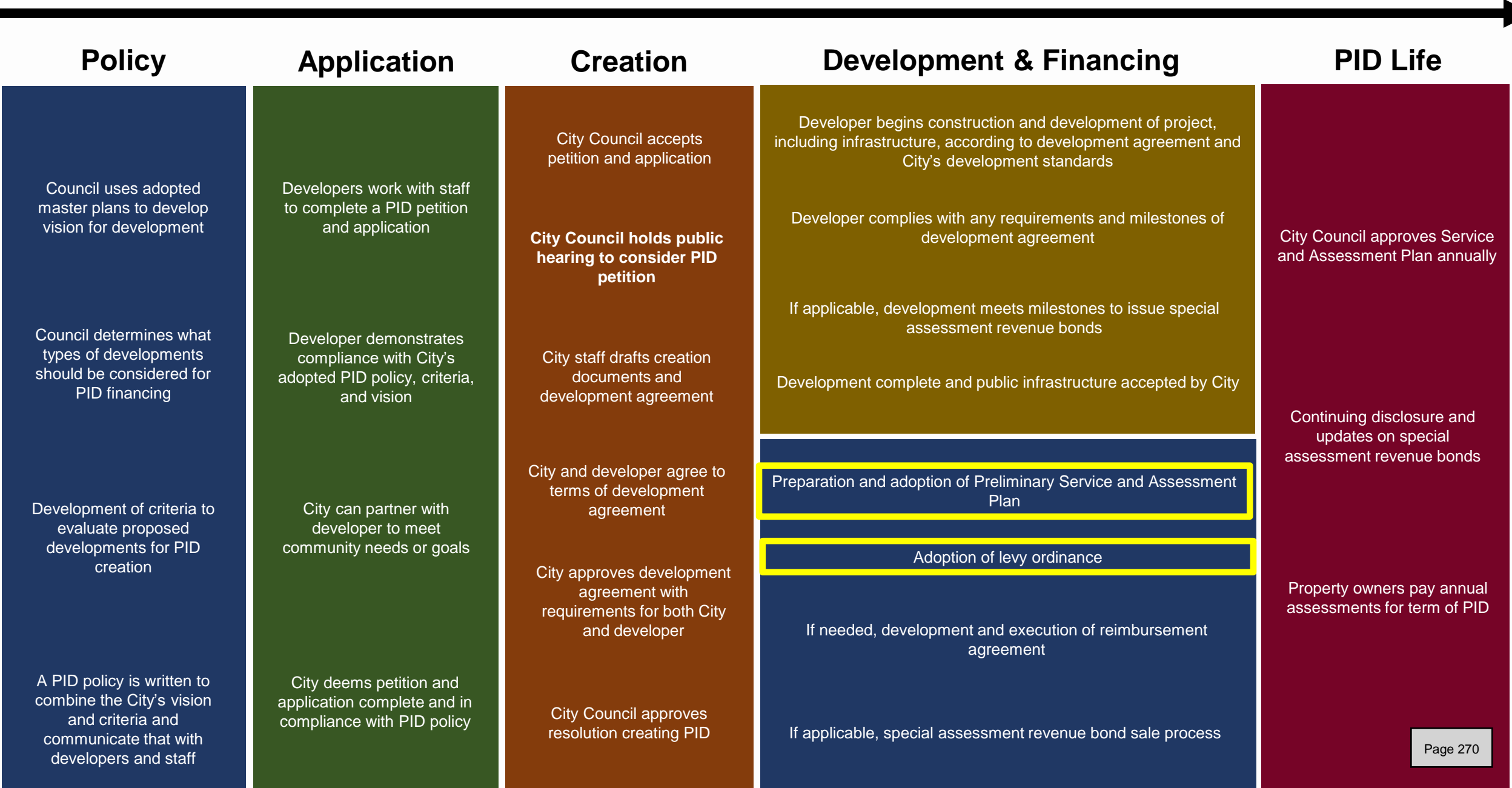
Wood Leaf Reserve - PID 11

Progress to Date

- **Reimbursement Agreement (IA1)** approved March 1, 2021 (Resolution No. 2021-09)
 - Not-to-exceed bond amount: \$4,406,000
- **Service & Assessment Plan (SAP)** approved September 19, 2022 (Ordinance No. 2022-31)
 - Levied assessments on properties within IA1
- **Levy Assessment/Bond Ordinance** approved September 19, 2022 (Ordinance No. 2022-34)
 - Issued City of Tomball Special Assessment Revenue Bonds for IA1 totaling \$4,406,000
- **SAP Annual Update** approved (Ordinance No. 2023-22) –Single-Family Residential
 - Required annual SAP update for 2023
- **Reimbursement Agreement (IA2)** approved February 5, 2024 (Resolution No. 2024-09)
 - Not-to-exceed bond amount: \$5,607,516



Current Phase for Wood Leaf PID



Next Steps:

- July 1, 2024 City Council Meeting
 - Levy Assessment Ordinance (second reading)
 - Bond Ordinance (first and final reading)
 - Bond sale to occur July 1, 2024
- Future City Council Meeting
 - Reimbursement Agreement – Improvement Area 3



Questions?



Ordinance Amendment OAM24-01

- Amends Chapter 50-Zoning by adding the Single-Family-7.5 District along with its development standards and off-street parking requirements.



Purpose of text amendment

- Large density gap between the Single-Family 6 and Single-Family 9 zoning districts exists.
- SF-7.5 District creates a “middle-ground” density single-family district.
- Recently requested by applicants and City Council where many proposed single-family lots are greater than 6,000 square feet but less than 9,000 square feet.
- Many of the recent “middle-ground” single-family developments were zoned to Planned Development, with many of the proposed lots near the 7,500 to 8,000 square foot range.



Proposed SF-7.5 Area Regulations

- Minimum lot area: 7,500 square feet
- Minimum lot width: 60 feet
- Minimum lot depth: 100 feet

- Front setback: 20 feet (35 feet on arterial)
- Side setbacks: 5 feet (15 feet on corner, 25 feet on corner if arterial)
- Rear setback: 15 feet (25 feet if arterial, varies on alleys)

- Maximum lot coverage: 45 percent
- Minimum floor area: 1,000 square feet



Other Regulations

- Maximum height
 - Two stories or 35 feet
 - One story for accessory buildings
- Minimum of 2 off-street parking spaces per dwelling unit
- Use charts located in packet
 - Generally, match the existing SF-6 and SF-9 Districts



Recommendation

- City Staff recommends approval.
- Planning & Zoning Commission recommends approval (5-0 vote).



Public Hearing and Discussion



Ordinance Amendment OAM24-02

- Amends Chapter 50-Zoning by modifying the definition of “Boarding home facility” for consistency with Chapter 22-Health and Sanitation of the Tomball Municipal Code and Section 260.001 of the State of Texas Health and Safety Code.



Text amendment replaces the “Sheltered care facility” definition with “Boarding home facility” definition

- Proposed “Boarding home facility” definition
 - An establishment that furnishes, in one or more buildings, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage; and provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration or medication but does not provide personal care services to those persons.
- Existing “Sheltered care facility” definition (to be removed)
 - Sheltered care facility means a nonprofit or for-profit boarding home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.



Use charts

Types of Land Uses	Residential Zoning Districts											Nonresidential Zoning Districts							Parking ratio		
	AG	SF-20-E	SF-9	SF-6			D		MF		MHP	O		GR			C	LI		OT&MU	Also see section 50-112
Institutional/Government																					
Sheltered care facility † Boarding home facility									C					C			C	C		C	1 space per three beds or 1.5 per dwelling



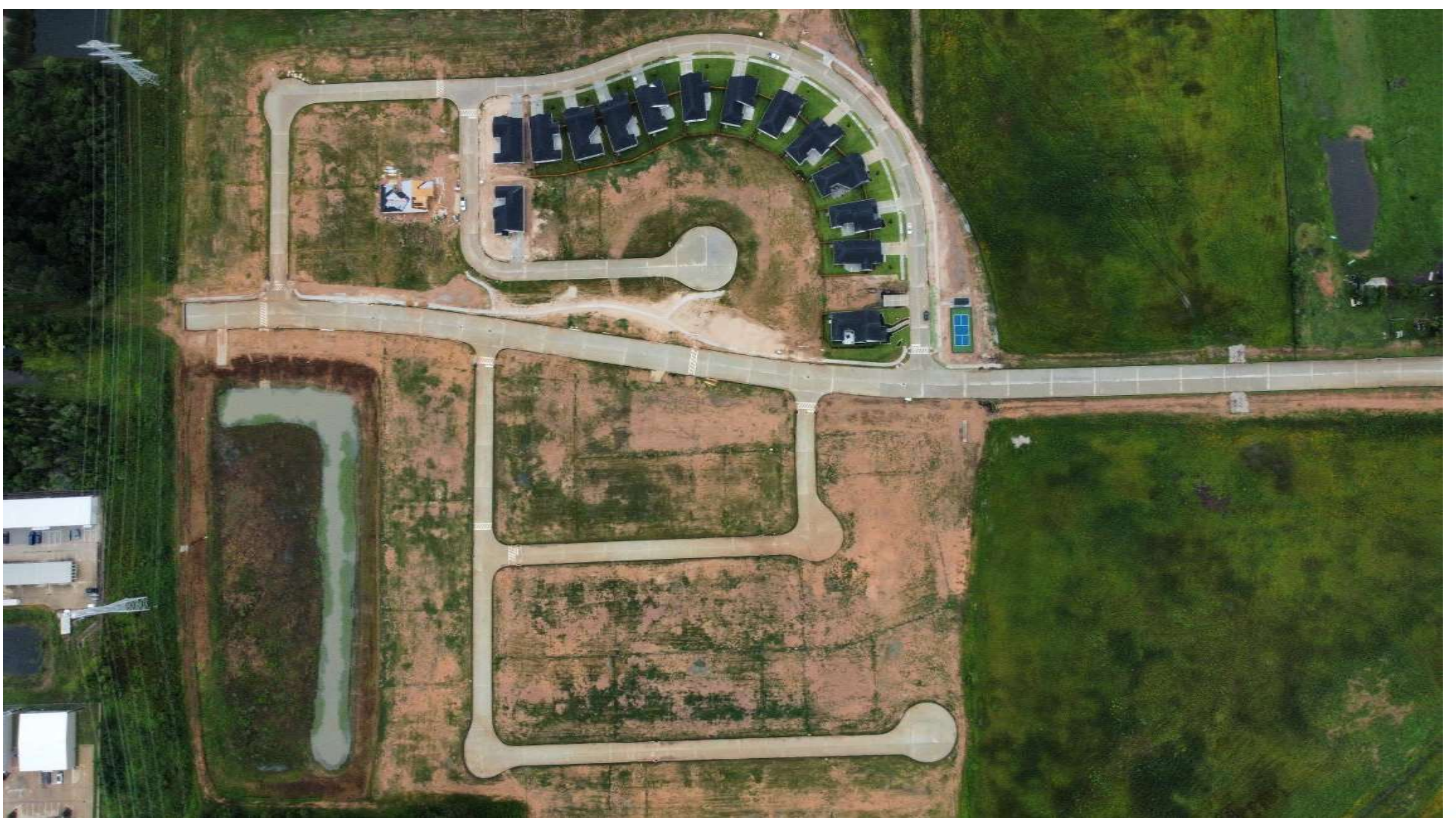
Recommendation

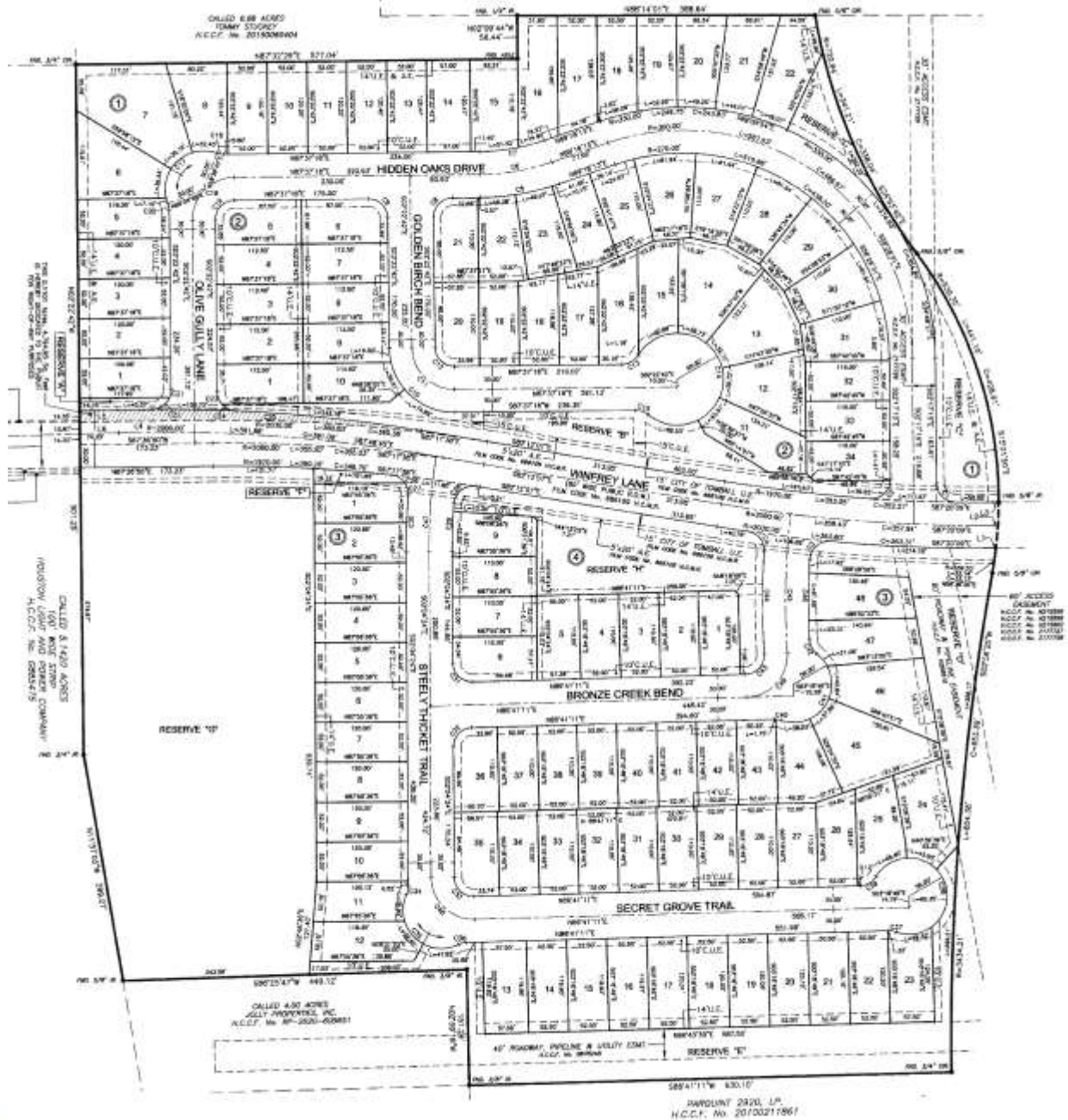
- City Staff recommends approval.
- Planning & Zoning Commission recommends approval (5-0 vote).



Public Hearing and Discussion







Winfrey Estates Plat



Outdoor Living



Outdoor Living Between Homes



Rear Outdoor Living



Rezoning Case Z24-08

- Request by CHTA Development, Inc. to amend Planned Development District–15 (PD-15) to reduce the minimum rear yard building setback from 14 feet to 9 feet.





Location

Along Winfrey Lane,
west of FM 2978



Request

- The existing PD-15 District was created in 2021.
 - Age-restricted single-family community
 - Approximately 33.4 acres
 - 113 single-family lots
- The request is to reduce the minimum rear yard setbacks from 14 feet to 9 feet to accommodate a desired floorplan where homes sit further back on the lot.

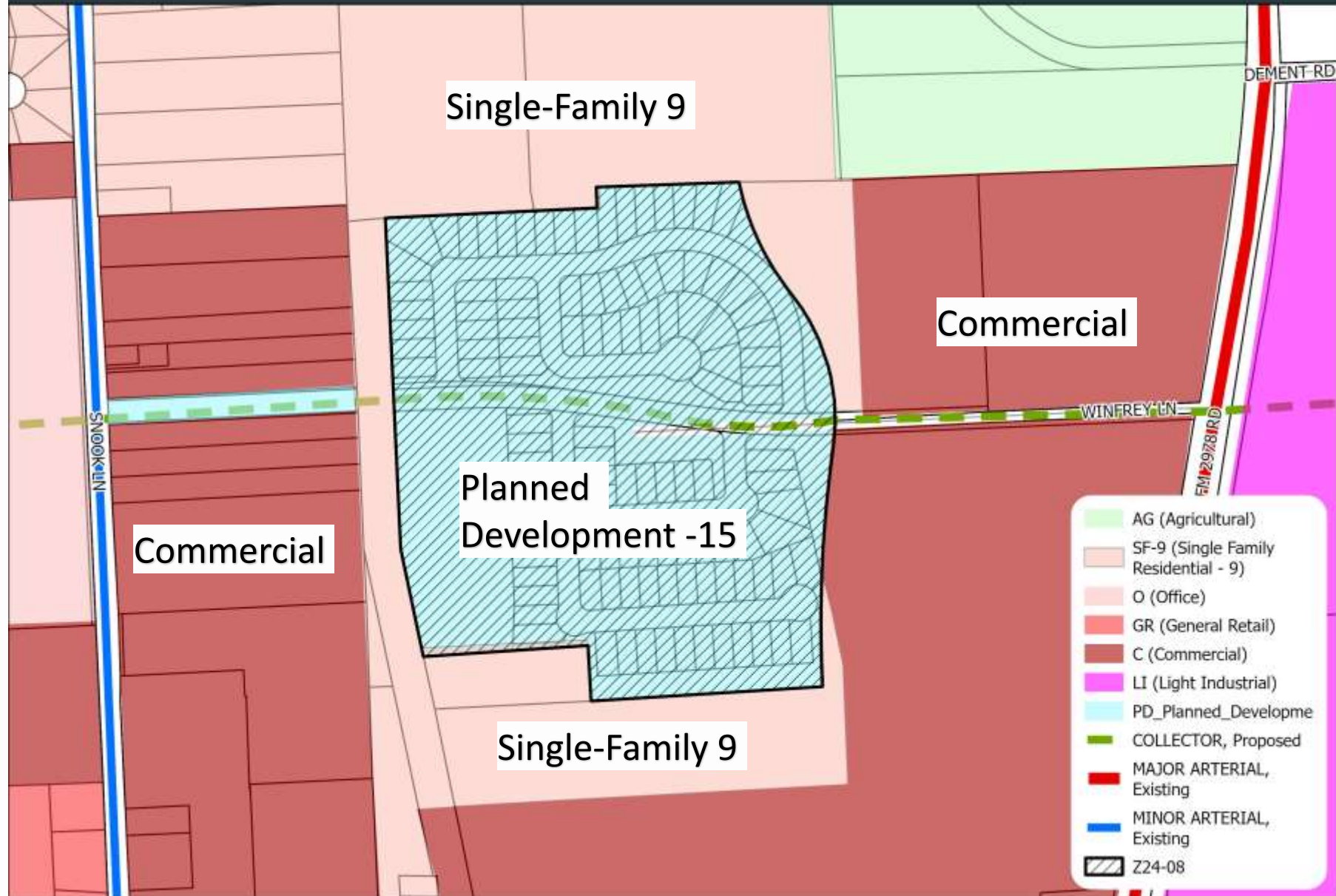


Site Photos



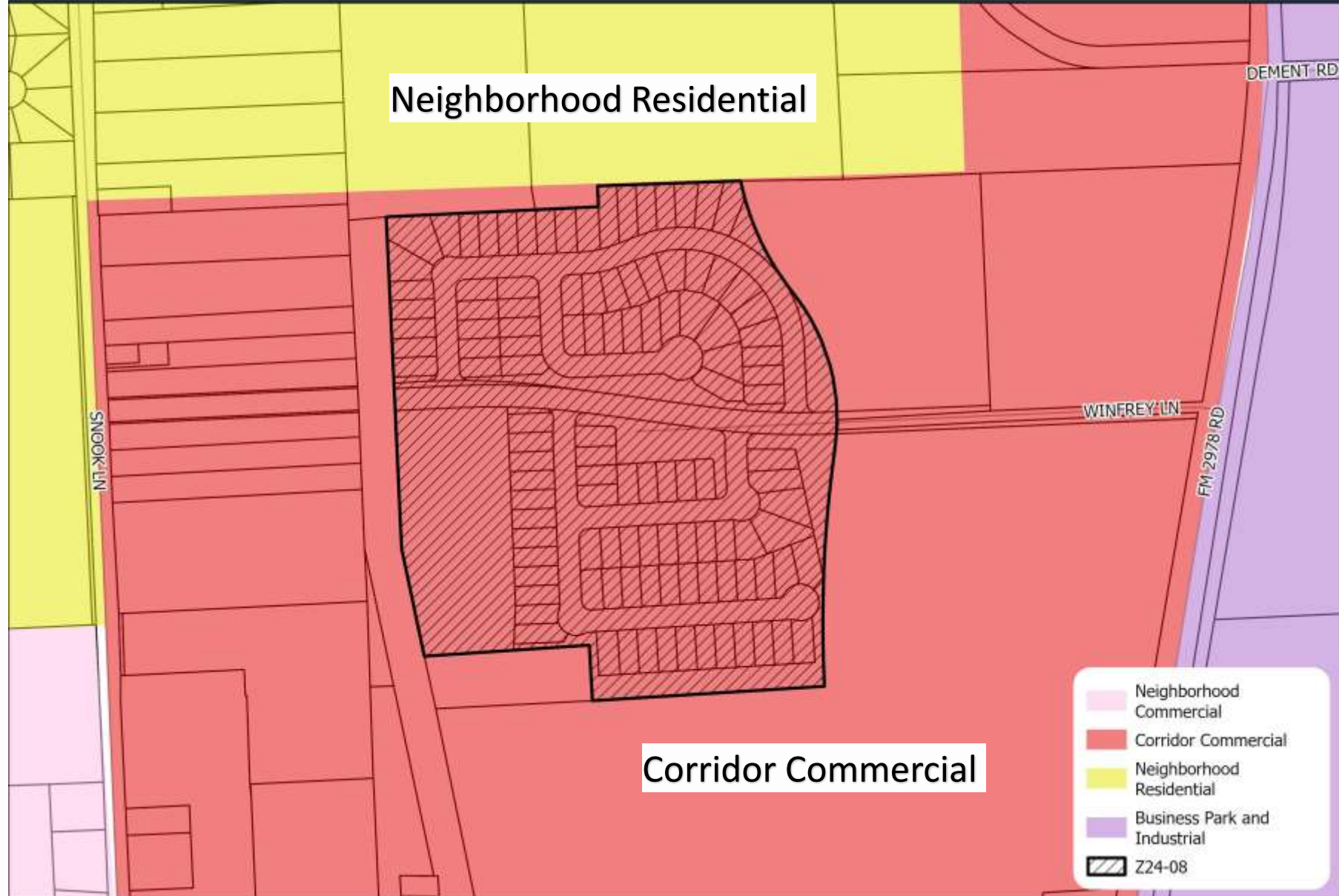


Zoning





Future Land Use



Analysis

- The revised minimum rear setback request has no significant impact to the nature of the development.
 - No additional lots.
 - No additional traffic.
 - Only will impact interior lots due to CenterPoint Energy easements.
- There will be no permitted building encroachments into any easements.





Notification Area

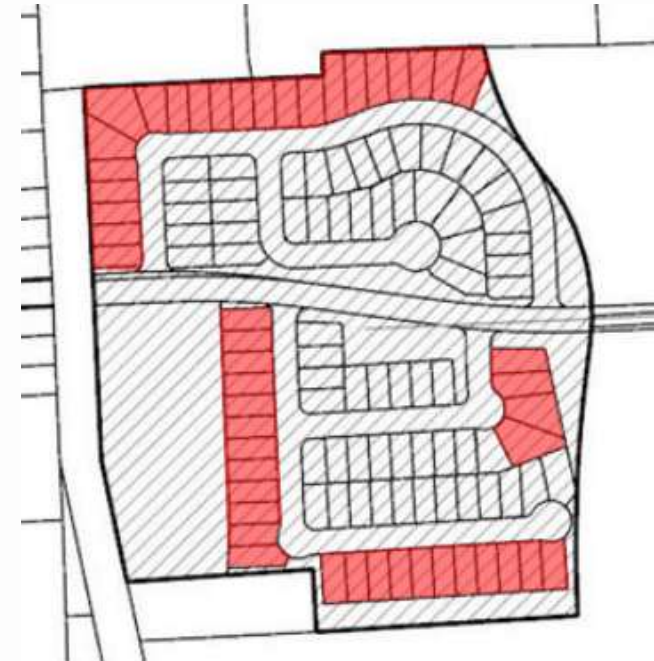
300 feet



- 0 - In Favor- ●
- 2 - Opposed- ●

Recommendation

- City Staff recommends approval.
- Planning & Zoning Commission recommends approval (3-2 vote).
 - With the condition that all perimeter lots shall have a minimum rear setback of 14 feet.



Applicant



Rezoning Case Z24-09

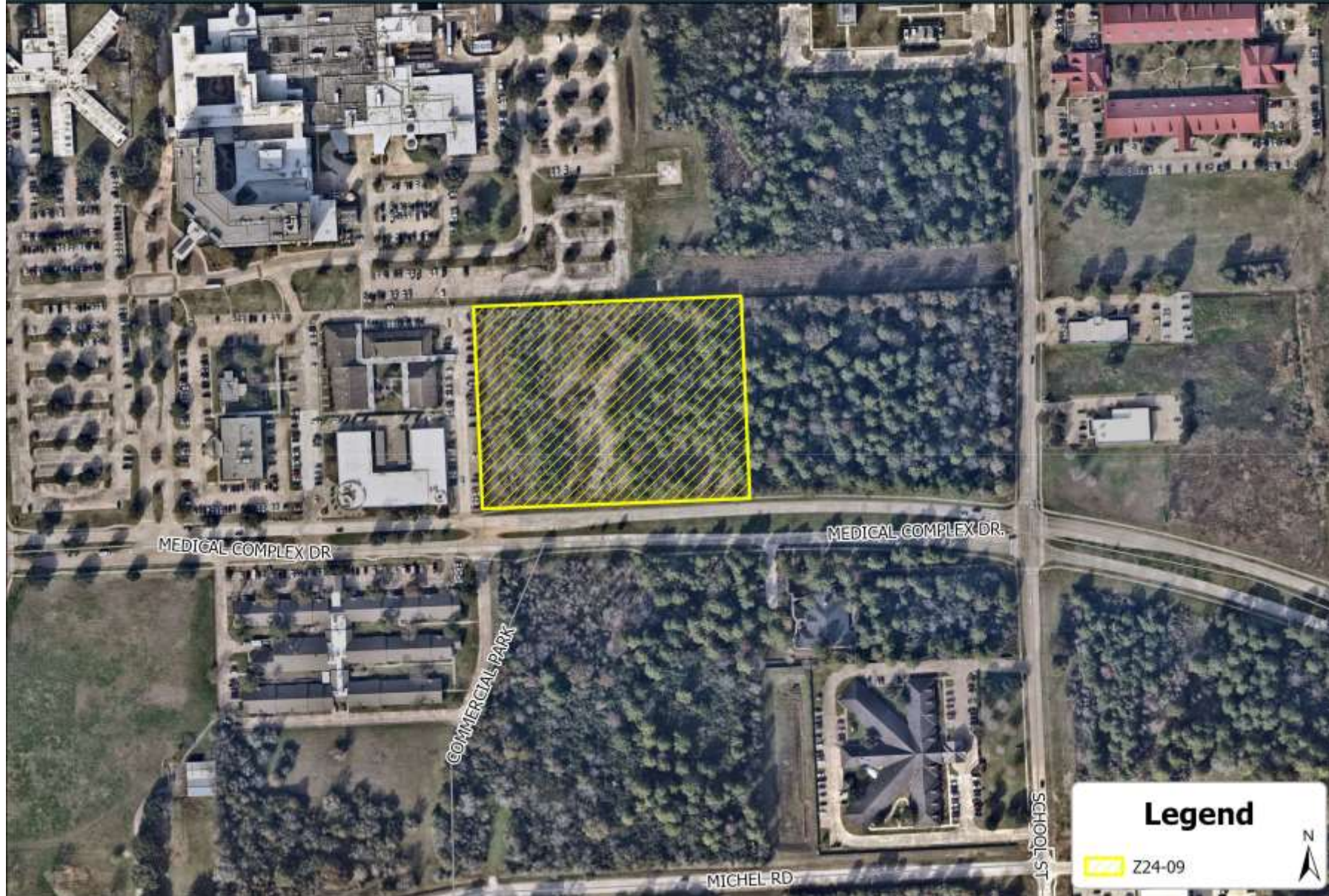
- Request by Tomball Hospital Authority D/B/A Tomball Regional Health Foundation, to rezone approximately 5.5 acres from Agricultural (AG) to General Retail (GR).





Location

Along Medical Complex Drive,
west of School Street



Rezoning Request

- The applicant plans to construct a 9,400 square-foot building to serve as headquarters for the Tomball Regional Health Foundation.
- The development is also planned to have walking paths, fitness stations, sensory garden, and pavilion.



Site Photos



Subject property
Undeveloped land



Neighboring properties (north)
HCA Hospital parking lot
CenterPoint Energy highline



Neighboring properties (south)
Undeveloped land



Neighboring properties (east)
Undeveloped land

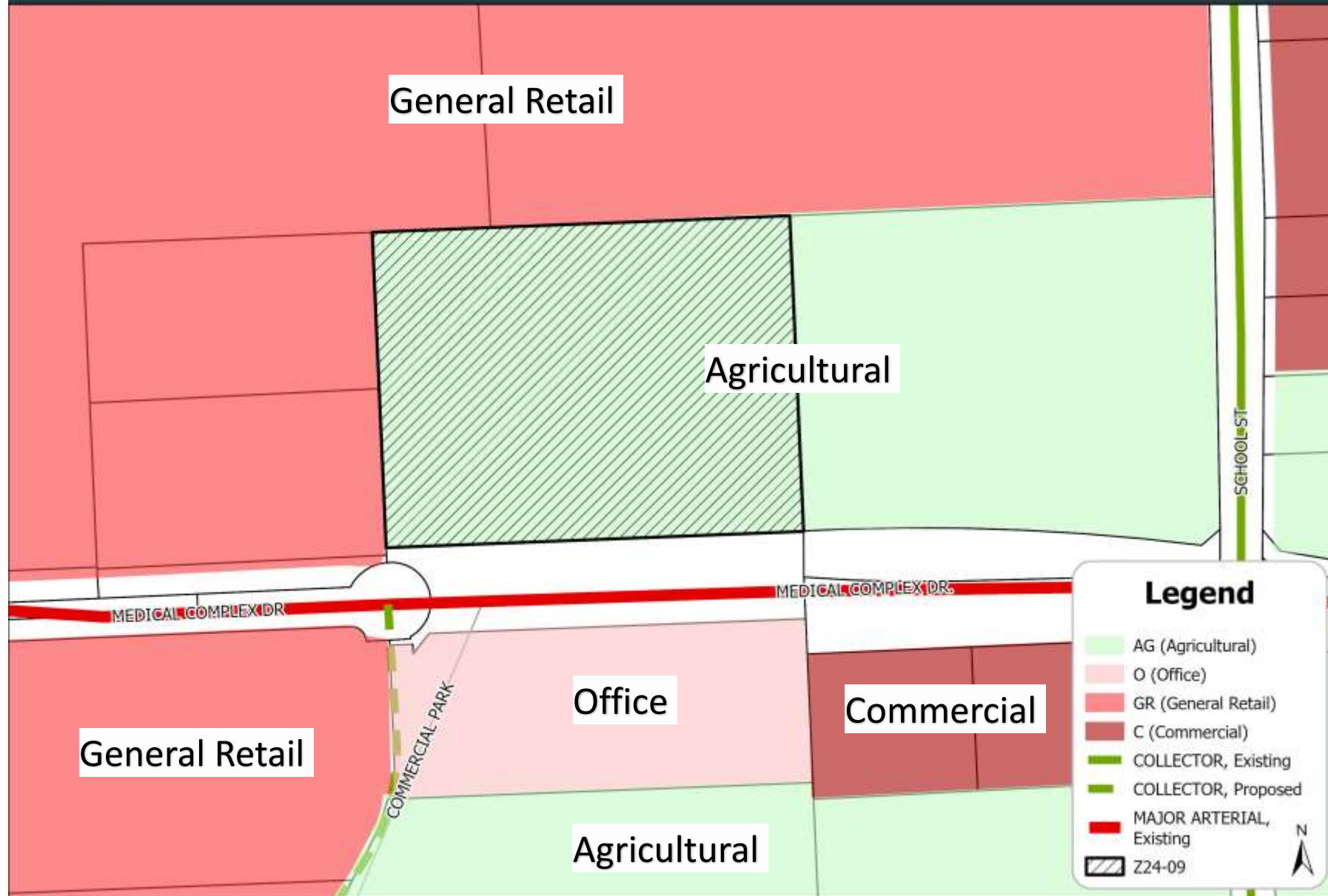


Neighboring properties (west)
Medical offices





Zoning

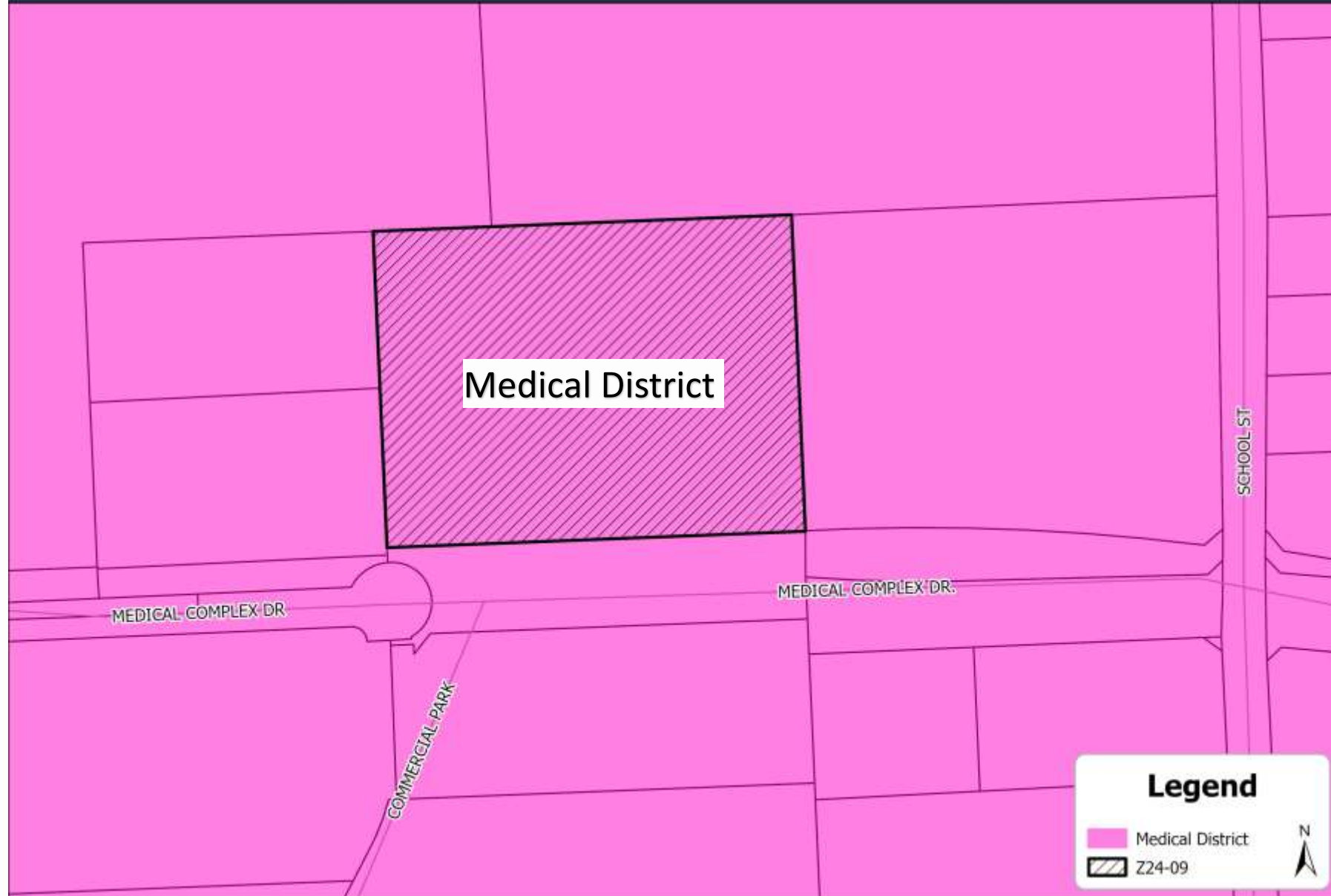


Legend

- AG (Agricultural)
- O (Office)
- GR (General Retail)
- C (Commercial)
- COLLECTOR, Existing
- COLLECTOR, Proposed
- MAJOR ARTERIAL, Existing
- Z24-09



Future Land Use



Analysis

- The Medical District designation is intended for healthcare and supporting uses.
- Uses should consist of hospitals, clinics, offices, lodging, long-term-care, retail, and restaurants.
- The Comprehensive Plan identifies compatible zoning districts of General Retail, Office, and Mixed Use.

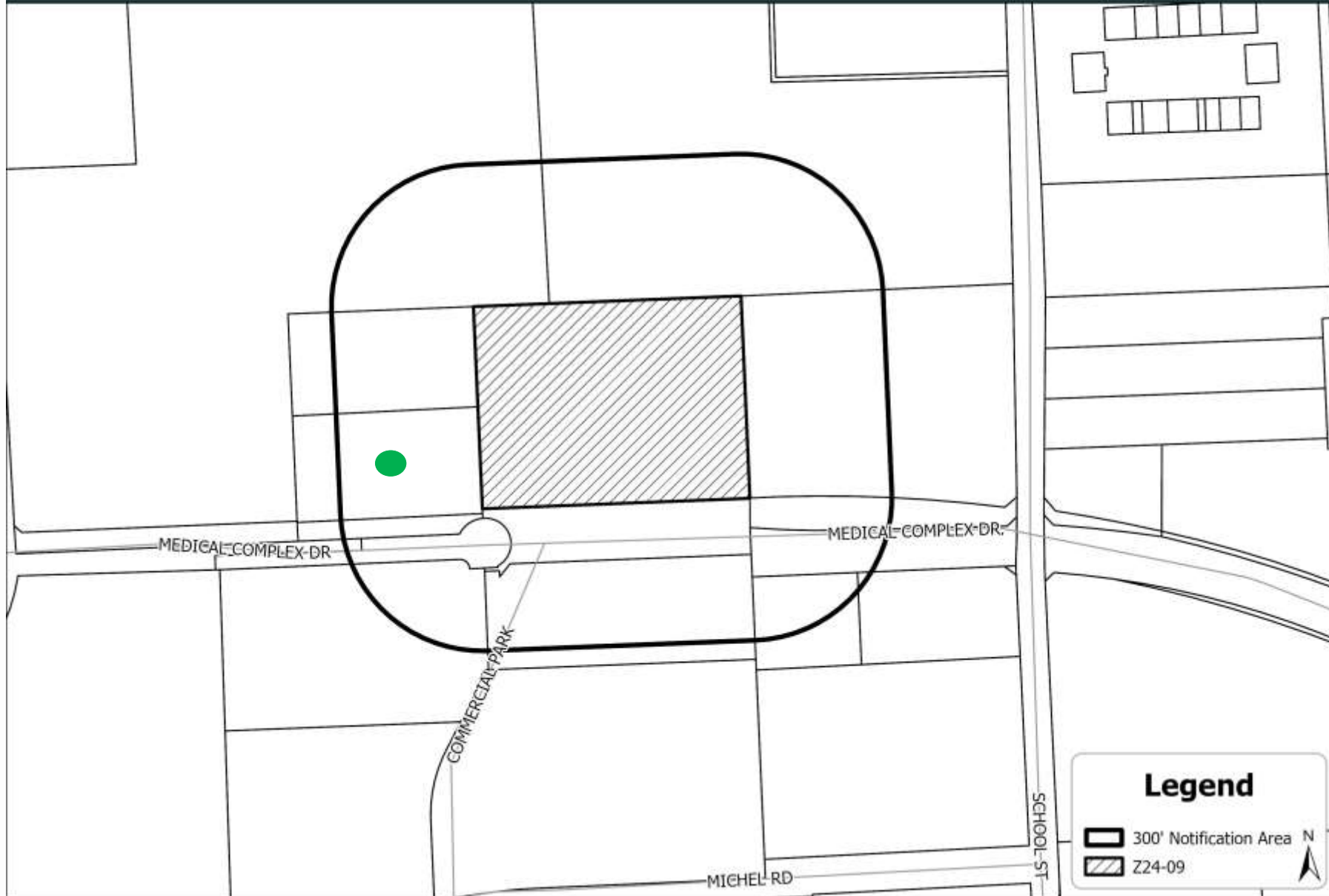




Notification Area

300 feet

- 1 - In Favor- ●
- 0 - Opposed- ●



Recommendation

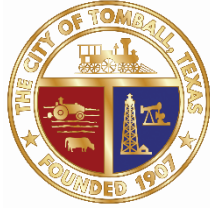
- City Staff recommends approval.
 - The request for General Retail zoning is consistent with the Comprehensive Plan.
 - The proposed use builds upon the Comprehensive Plan's goal of expanding upon the Medical District in Tomball.
- Planning & Zoning Commission recommends approval (5-0 vote) to rezone the property to Office, in lieu of the requested rezoning to General Retail.



Applicant



**MINUTES OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**Wednesday, June 19, 2024
12:00 PM**

- A. Mayor Klein Quinn called the meeting of the City Tomball Council to order at 12:15 p.m.

PRESENT

Council 1 John Ford
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr (arrived late)

OTHERS PRESENT

City Manager - David Esquivel
Assistant City Manager - Jessica Rogers
City Attorney - Loren Smith
City Secretary - Tracylynn Garcia
Assistant City Secretary - Sasha Luna
Director of Community Development - Craig Meyers
Director of Public Works – Drew Huffman
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
Police Chief – Jeff Bert
IT Director - Tom Wilson
Fire Chief - Joe Sykora
Court Administrator – Maria Morris
City Hall Intern - Ki Provencher
Executive Director for TEDC- Kelly Violette
Economic Development Coordinator – Tori Gleason

- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

No public comments were received.

C. Workshop

1. The Tomball City Council and city staff will enter into a Strategic Planning Workshop.

D. Adjournment

Motion made by Council 1 Ford, Seconded by Council 4 Covington.

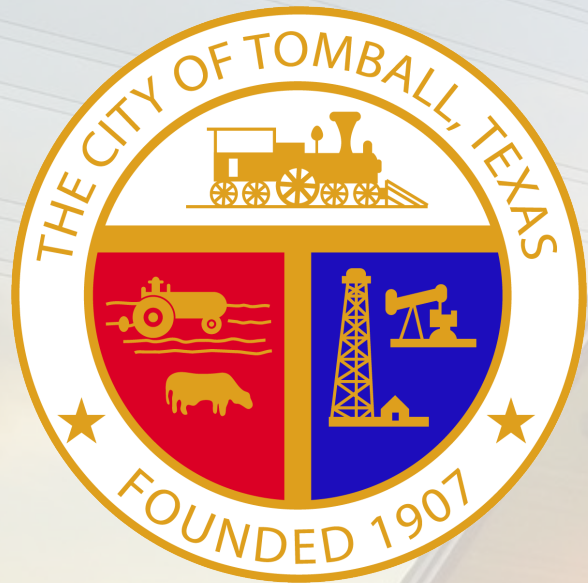
Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr.

Motion carried unanimously.

PASSED AND APPROVED this 1st day of July 2024.

Tracylynn Garcia
City Secretary, TRMC, CMC, CPM

Lori Klein Quinn
Mayor



COMMUNITY DEVELOPMENT

City of Tomball
2024 Departmental Strategic Plan Presentations

Community Development Overview

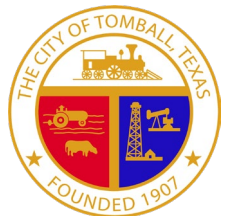
The Community Development Department serves to protect public health, safety, and welfare and ensures that growth is performed in a responsible manner to preserve the integrity of the City while fostering an environment of collaboration with the development community.

**Land
Development**

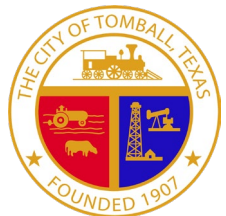
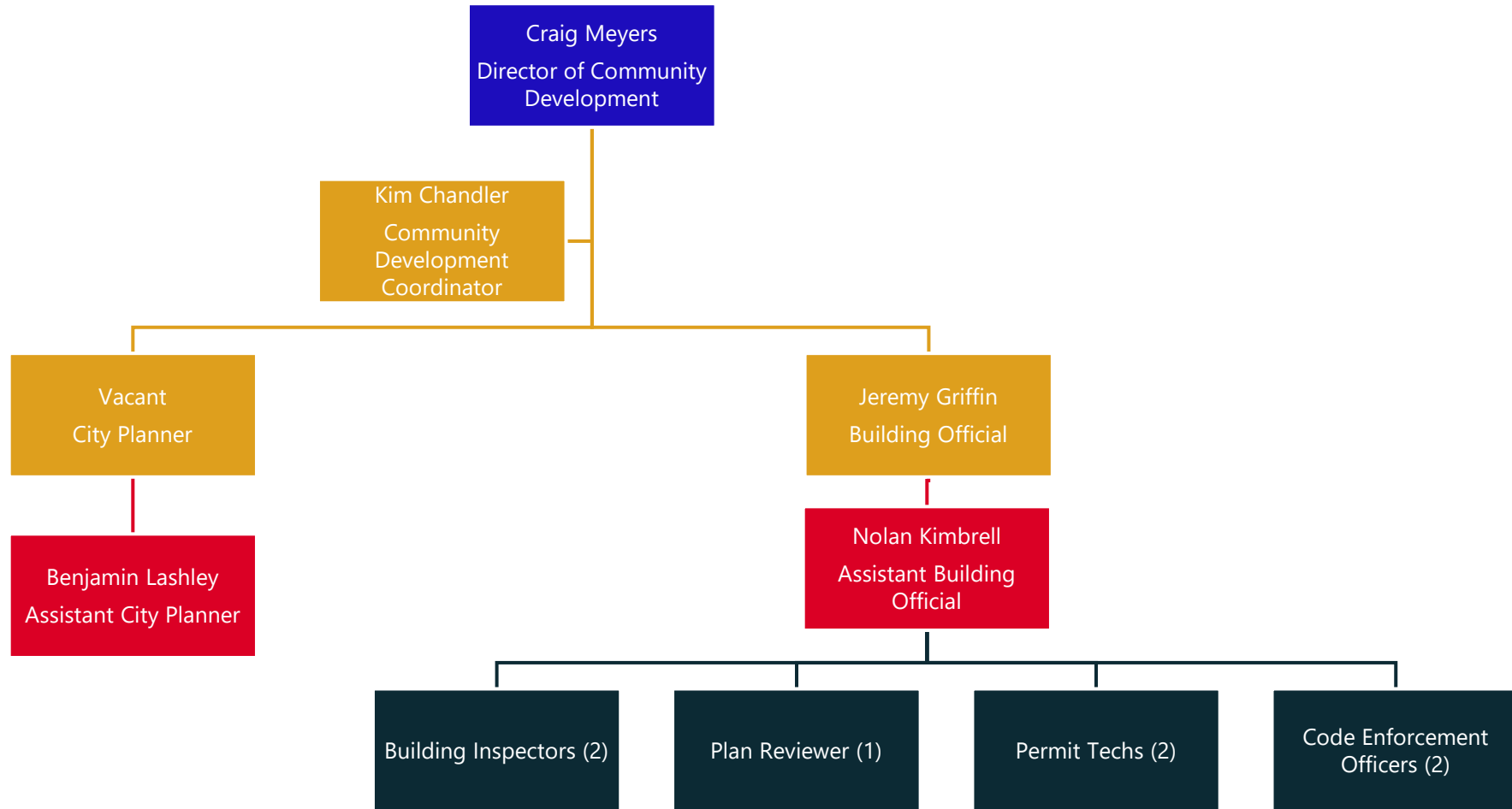
**Planning &
Zoning**

**Building
Inspections**

**Code
Compliance**

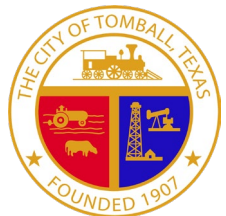


Department Org Chart



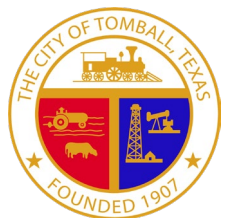
Department SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none">• Good attitudes• Exceptional customer service• Camaraderie• Quick learners• Team Communication	<ul style="list-style-type: none">• Light on experience• Lack of succession planning



Department SWOT Analysis

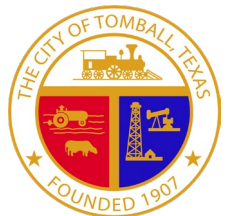
Opportunities	Threats
<ul style="list-style-type: none">• Technological advances• Identify inefficiencies• Work smarter, not harder	<ul style="list-style-type: none">• Rapid development-not equipped to maintain appropriate customer service• Turnover• Identity crisis• Leadership too busy to lead• Office environment not conducive to close teamwork



Community Development Strategic Plan

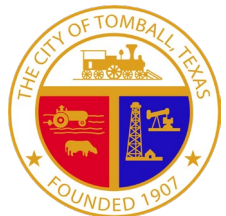
Objective 1: Clarify vision for future development

- Update the Comprehensive Plan.
- Update the Future Land Use Map (FLUM).
- Update the Major Thoroughfare Plan (MTP).
- Adopt a Unified Development Code (UDC).
 - Develop codes that align with the community's vision.
- Update building codes as necessary to encourage safety in the built environment.
- Preserve the small-town feel.
- Evaluate development applications to ensure it results in the desired goals of the Comprehensive Plan.
- Propose amendments to zoning to provide better protections for our citizens.



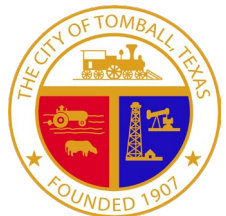
Objective 2: Modernize processes and incorporate new technologies

- Evaluate and make improvements to the development review process.
- Fully implement SmartGOV.
- Code compliance mapping
- Develop and maintain GIS tools for land use and development.
- Challenge the status quo.
 - Always evaluate alternatives to the way we do things.
 - Work smarter, not harder.



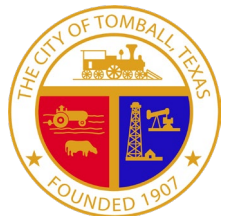
Objective 3: Preserve the environment

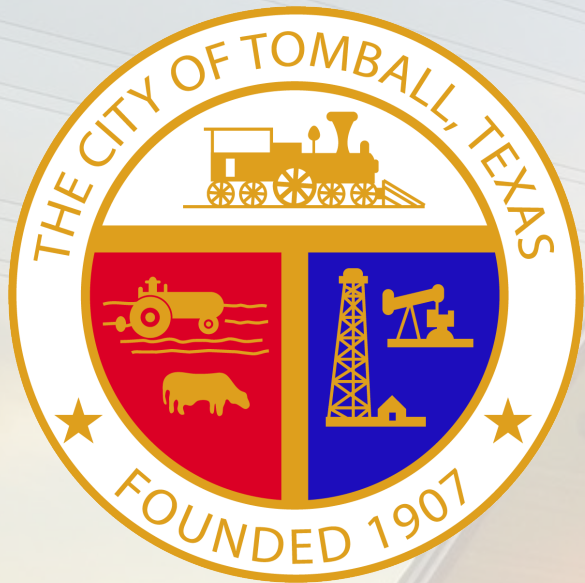
- Reduce substandard property features and encourage property maintenance and aesthetics.
 - Address regular violations and target neglected areas.
 - Work with property owners to resolve substandard building issues.
- Develop tree preservation and buffering criteria.
- Develop amendments to the noise ordinance.



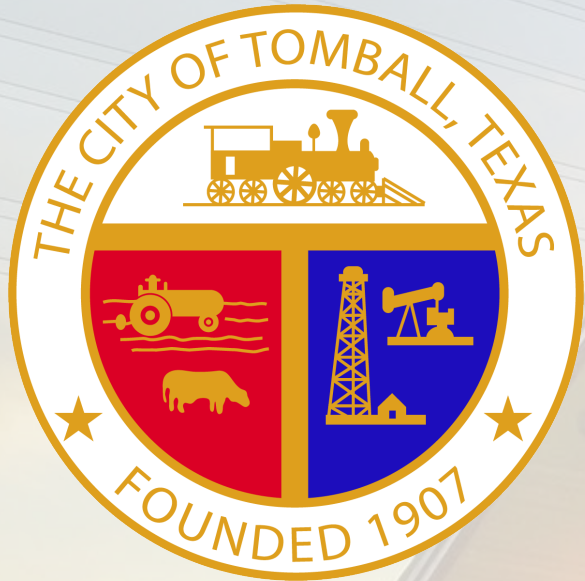
Objective 4: Provide excellent customer service

- Implementation of Tomball Performance Standards (TPS)
 - Create an internal Development Review Committee (DRC) to improve development review timelines and streamline comments for applicants.
 - Work in a collaborative manner with the development community.
 - Respond timely to customer inquiries.
 - Meet plan review and inspection deadlines.
 - Offer after-hours inspections.





Questions?



CITY MANAGER'S OFFICE

City of Tomball
2024 Departmental Strategic Plan Presentations

City Manager's Office Overview

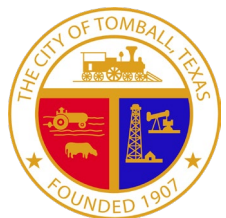
Per the City's Charter, the City of Tomball operates under the council-manager form of government. Under this form of government, the City Manager is charged with carrying out the policies and programs approved by the City Council and providing administrative and executive leadership to the City. The City Manager is responsible for oversight of the City's daily operations, hiring department heads, supervising City personnel, directing and coordinating all municipal programs, enforcing all municipal laws and ordinances, and recommending an annual budget.

The City Manager and the executive leadership team implement the City Council's vision and strategies through various programs, policies, and initiatives throughout the community. The guiding principles for the City Manager's office are the City of Tomball's core values.

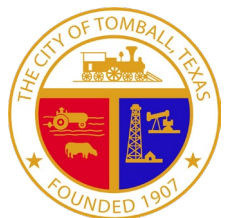
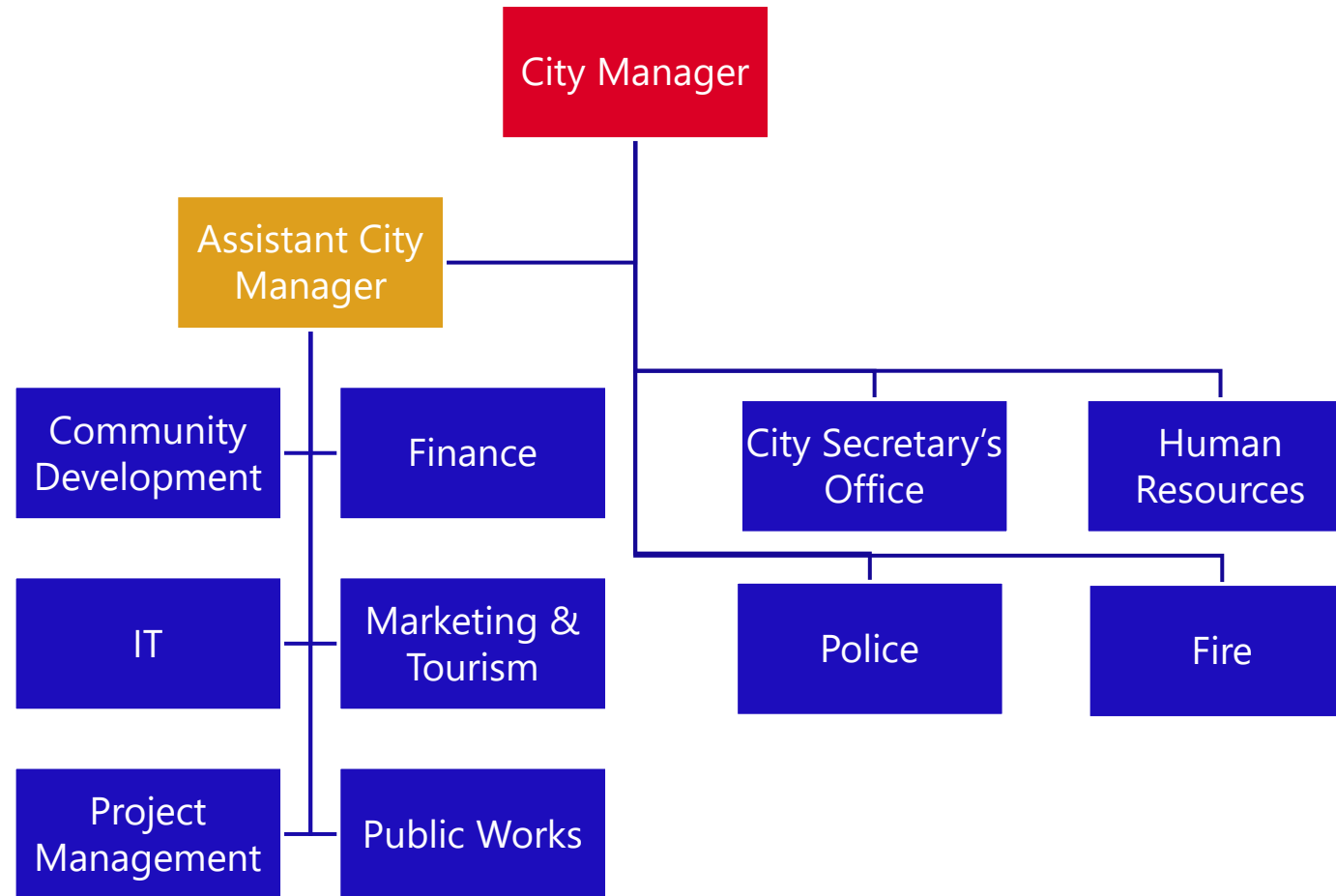
Professionalism

Integrity

Respect



City of Tomball Org Chart



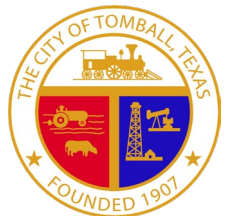
Department SWOT Analysis

Strengths

- Organization structure (health trust, CIP, enterprise, HOT, and fleet replace)
- Dedicated staff
- Community support and partnerships
- Strong and diversifying economy
- Continues to be place people want to be
- Financial position
- Communication (internal and external)

Weaknesses

- Maturing organization/growing pains
- Leadership turnover
- Undefined identity (starting families, growth)
- Projected needs outpace current revenue growth
- Recruitment (Staff)
- Facilities (aging and lack of space)
- Communication (internal and external)



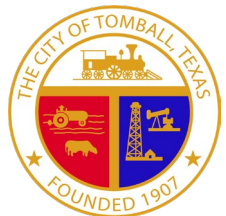
Department SWOT Analysis

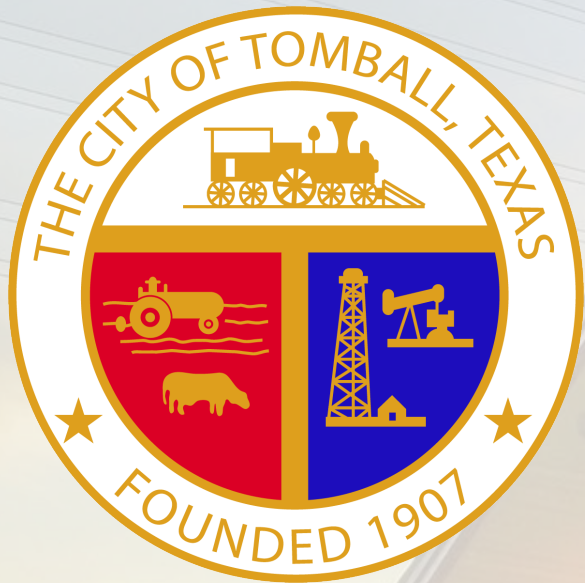
Opportunities

- Staff development and cross-training
- Review and update policies and procedures or create new ones
- Enhancements with new technologies
- The opportunity to be “strategic” by reviewing, prioritizing, and planning for the future

Threats

- Legislative changes and mandates (often unfunded)
- Economy (inflationary costs, the ability to recruit staff, healthcare costs)
- Emergencies (man-made and natural disasters)
- Stability in staff and Council



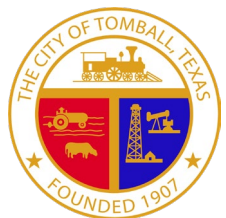


Questions?

City Manager's Office Operational Strategic Plan

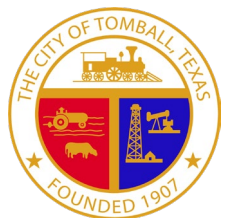
Objective 1: Implement the Vision

- Create, update and review vision setting documents (strategic plan, comp plan, master plans, etc.) and work across departments to implement major projects and programs.
- Prioritize budget and CIP requests to align with vision.
- Improve communication to internal and external customers (educate, update, and receive input)



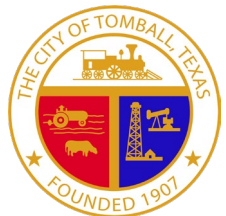
Objective 2: Focus on Employee and Team Development

- Continue to reinforce the City's core values.
- Implement new performance review program.
- Work with departments to ensure staff have access to training programs and professional development opportunities.
- Continue development and implementation of employee engagement programs, such as hosting regular town halls.



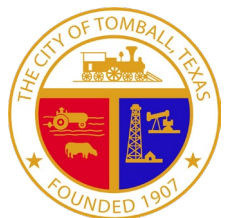
Objective 3: Maintain Efficient and Fiscally Responsible City Operations

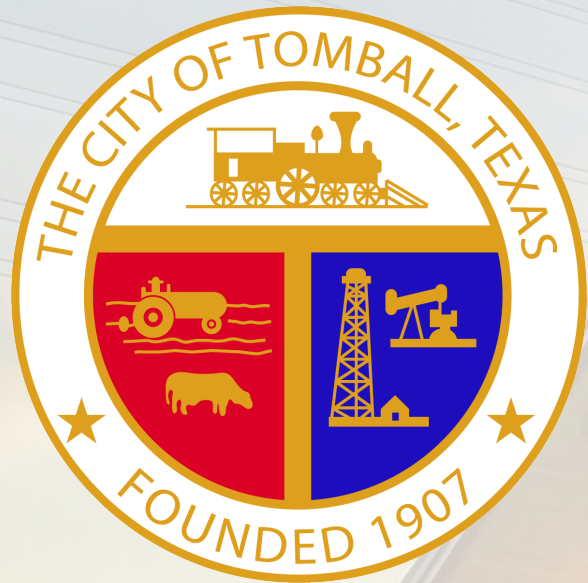
- Work with departments on developing SOPs and cross-training staff for succession planning.
- Develop redundancies and eliminate single points of failure in both staff and systems.
- Improve and increase frequency of internal communications.
- Conduct regular reviews of major programs and process and make recommendations for improvements as needed.



Objective 4: Guide the Organization through Challenges and Obstacles

- Increase emergency preparedness protocols and proactive preparations.
- Monitor and participate in legislative processes on key issues.
- Continue to develop and foster partnerships with other agencies and organizations.
- Monitor ongoing issues and provide transparent and regular communications to City Council and staff.





Office of the City Secretary

City of Tomball
2024 Departmental Strategic Plan Presentations

Department Name Overview

Mission Statement

The mission of the office of the City Secretary for the City of Tomball is to continue to build trust in local government by ensuring we remain compliant, transparent, efficient and just.

City Council
Meetings

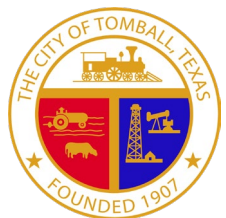
Records
Management

Public
Information

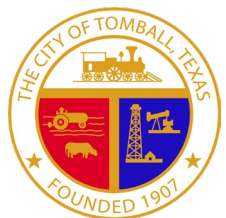
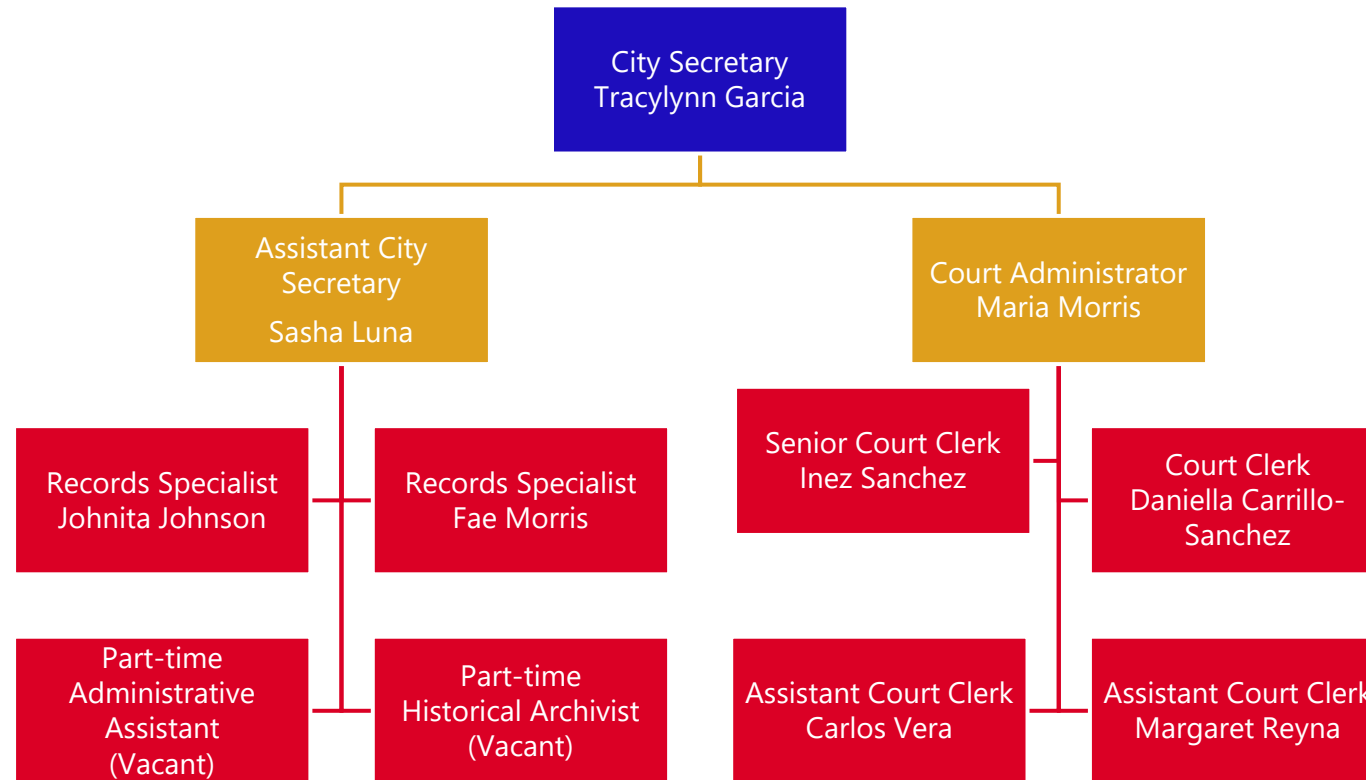
Elections

Boards &
Commissions

Municipal
Court



Department Org Chart



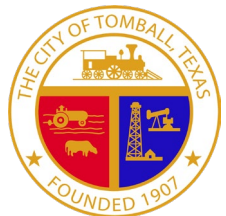
Department SWOT Analysis

Strengths

- Excellent internal and external customer service
- Strong communication
- Reliable team members
- Excellent collaboration

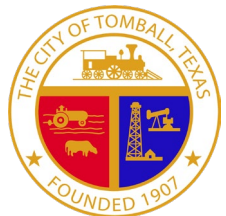
Weaknesses

- City wide Records Management Program
- No onboarding/Orientation for Council or Boards & Commissions members
- Little opportunity for growth
- External Collaboration



Department SWOT Analysis

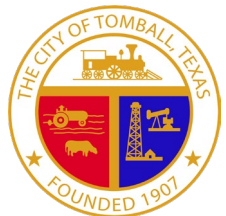
Opportunities	Threats
<ul style="list-style-type: none">• Develop a succession plan• Technology (Municipal Justice 10, JustFOIA, Records Repository for citywide records)	<ul style="list-style-type: none">• Litigation• Legislature



Office of the City Secretary Strategic Plan

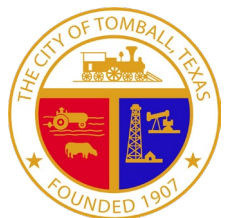
Objective 1: Improve Records Management Program

- Establish clear and comprehensive records management policies and procedures that outline requirements for creating, storing, accessing, retaining, and disposing of records
- Ensure policies align with relevant laws, regulations, and organizational requirements
- Maintain up-to-date records retention schedules and create proper procedures for retaining and disposing of records



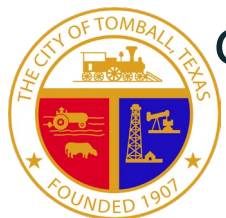
Objective 2: Develop a City Council and Boards & Commissions onboarding and orientation program

- Identify the current gaps/shortcomings; assessing the specific needs and expectations
- Develop an onboarding/Orientation program for all Council and B & C members addressing the municipalities mission, values, strategic goals, structure, policies and procedures
- Conduct orientation session
- Provide ongoing Support/Training as needed promoting a culture of learning and engagement.



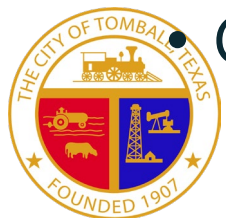
Objective 3: Employee Recruitment, Retention, Progression and Training

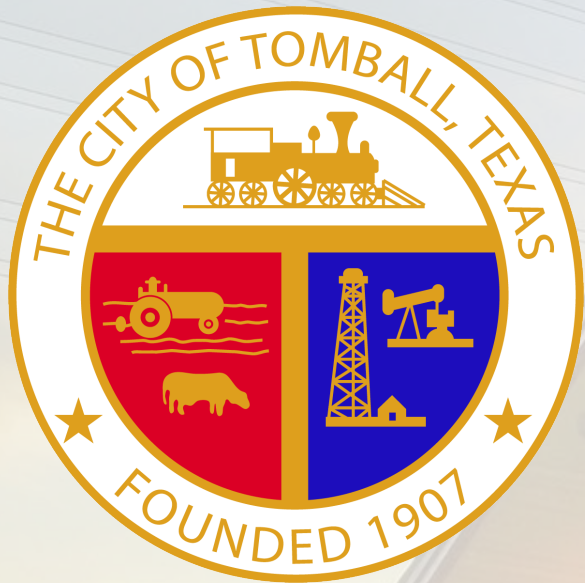
- Establish a succession plan, that establishes clear career paths and progression opportunities for employees
- Develop a comprehensive training plan that includes both technical and soft skills development programs tailored to different job roles and career stages to ensure staff is learning and growing (cross training)
- Schedule training and testing for staff to complete their certification for their position as needed
- Foster a culture of continuous learning and improvement by encouraging feedback, sharing successes and challenges, and celebrating achievements related to employee development and career advancement



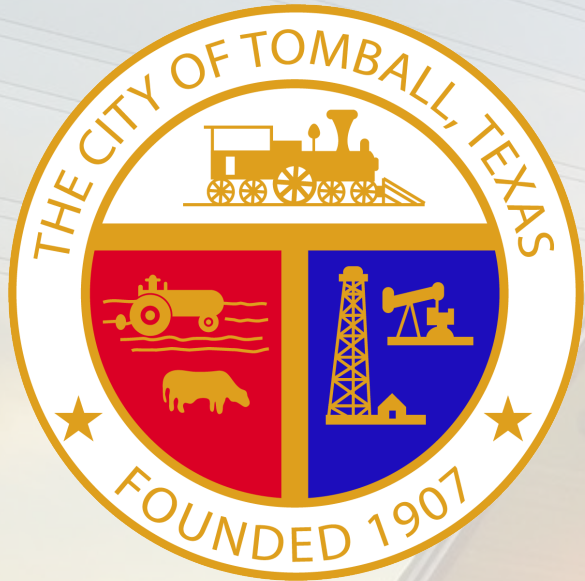
Objective 4: Conduct Training to raise awareness among City wide staff and foster collaboration between departments.

- Develop training that will be required annually to educate all employees on policies, procedures and best practices to ensure that departmental responsibilities are being properly executed regarding the following: records management, public information requests, legal and recorded documents, boards & commissions
- Offer resources to reinforce learning after training sessions as well as assistance for employees seeking clarification on any matter
- Conduct routine site visits (audits) for reviewal of departmental practices to ensure staff is abiding to policy, procedures and best practices; noting any non-compliance, and taking the necessary corrective action
- Create a checklist to gauge compliance in all areas





Questions?



TOMBALL FIRE RESCUE

City of Tomball
2024 Departmental Strategic Plan Presentations

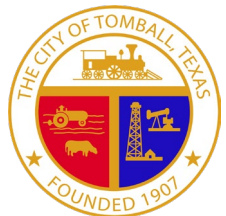
Tomball Fire Rescue Overview

Mission

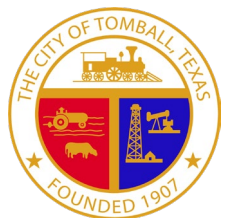
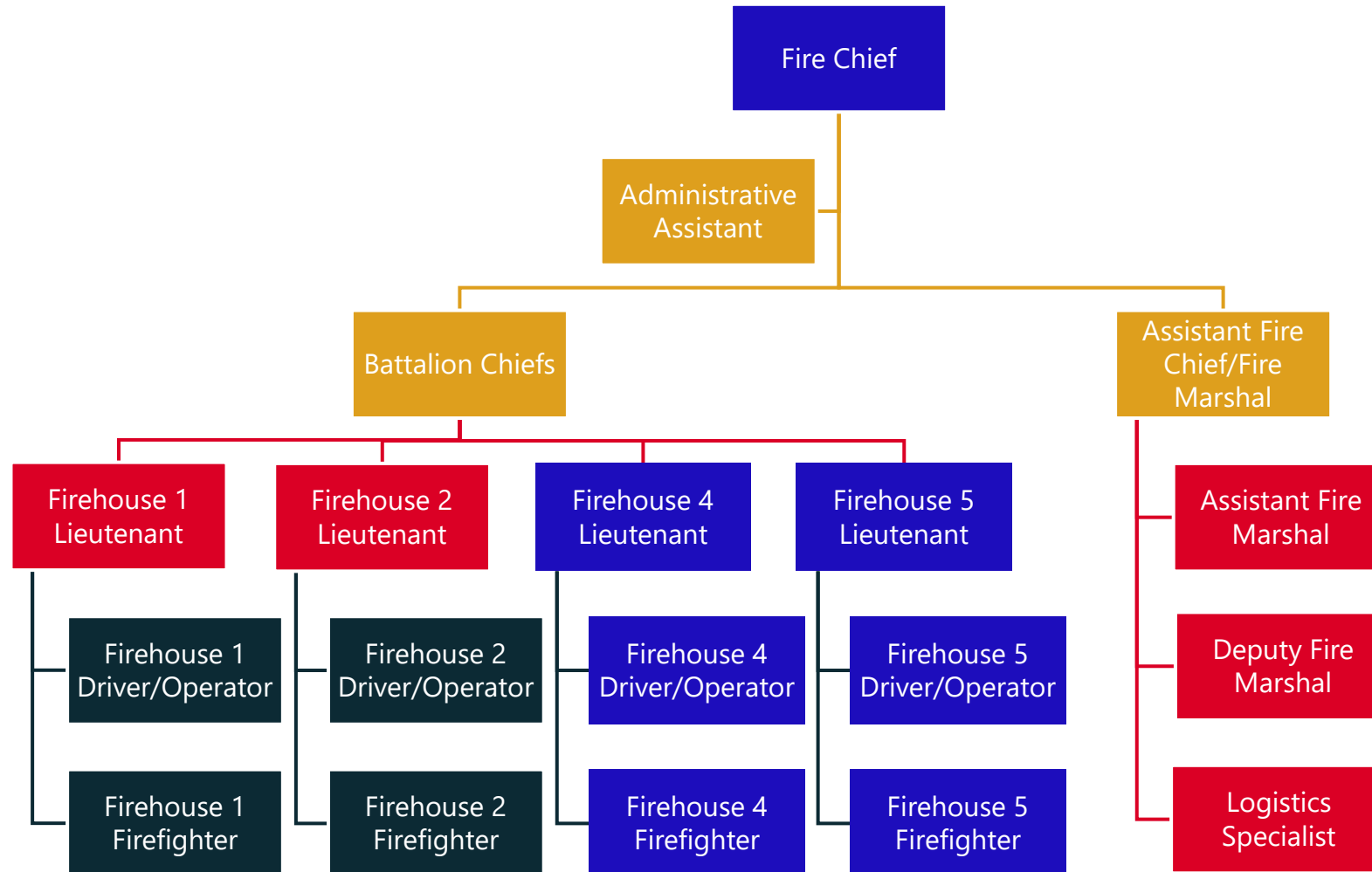
The mission of Tomball Fire Rescue is to serve the Tomball Community by protecting life, property and the environment.

Vision

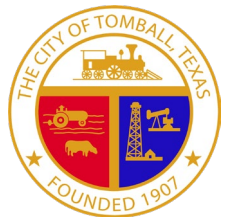
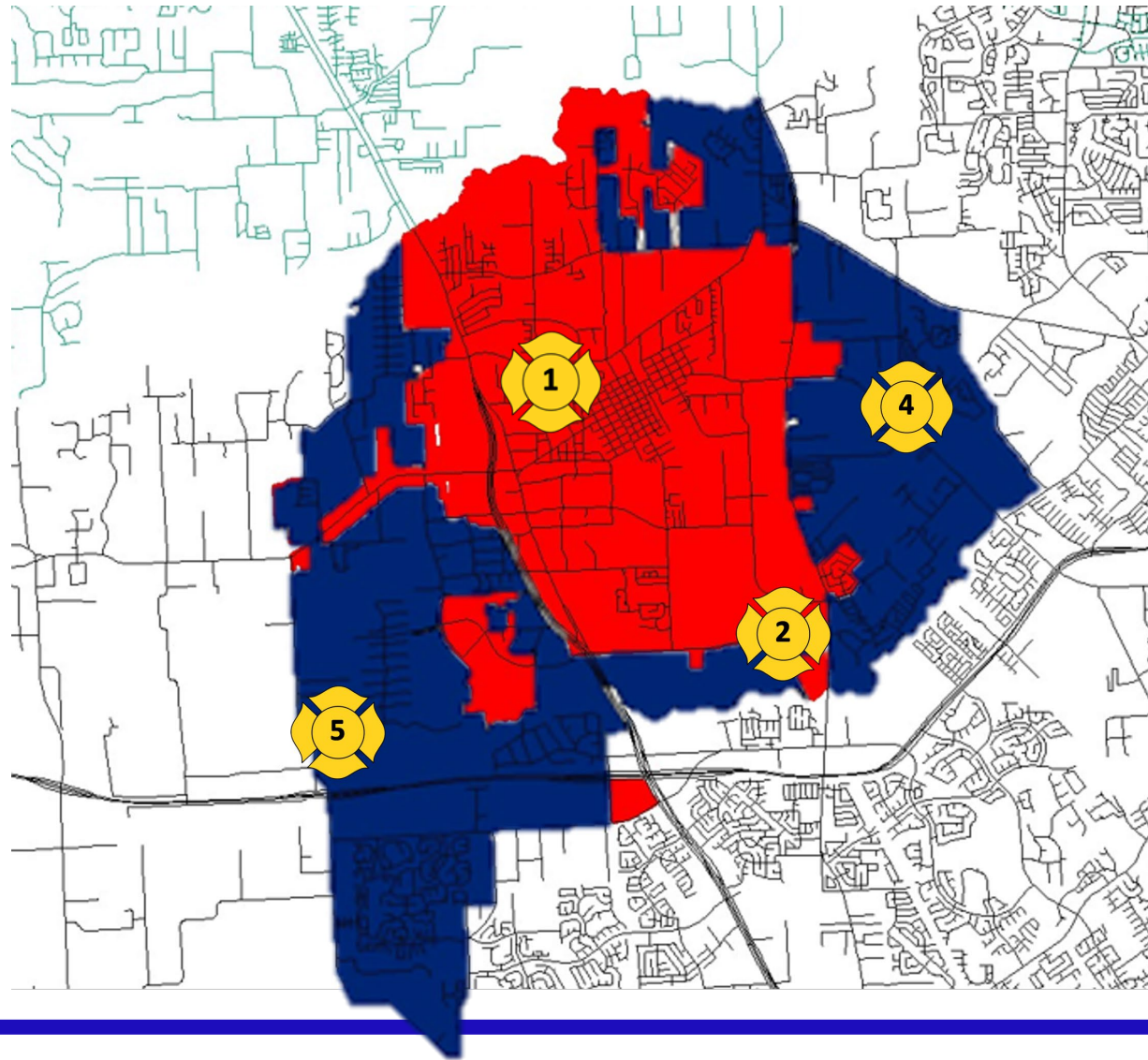
The vision of Tomball Fire Rescue is to promote organizational growth to match our community's diverse and growing needs.



Tomball Fire Rescue Org Chart

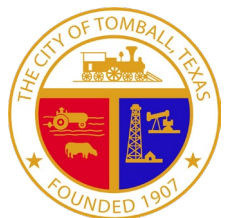


Response Area & Coverage



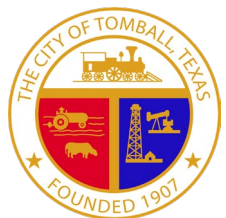
Tomball Fire Rescue SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none">• Good technology	<ul style="list-style-type: none">• Need for additional support staff
<ul style="list-style-type: none">• Condition of apparatus and gear	<ul style="list-style-type: none">• Older and aging facilities
<ul style="list-style-type: none">• Positive relationships with ESDs and partners	<ul style="list-style-type: none">• Apparatus Maintenance
<ul style="list-style-type: none">• Focus on training	<ul style="list-style-type: none">• Impact of development on staff and service
<ul style="list-style-type: none">• Firefighter health and wellness	<ul style="list-style-type: none">• Software at end of life
	<ul style="list-style-type: none">• Fire prevention programs
	<ul style="list-style-type: none">• Less experience among staff



Department SWOT Analysis

Opportunities	Threats
• Increase administration and prevention staff	• Increased costs of equipment and facilities
• Improve in-house training opportunities	• Recruitment and retention of personnel
• Increase fire prevention and life safety programs	• Competition from ESDs for talent
• Cross train suppression and prevention staff	• Aging facilities
• Grant funding	

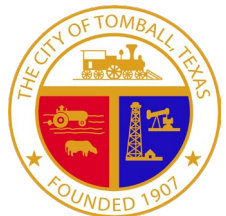


Tomball Fire Rescue Strategic Plan

Tomball Fire Rescue will enhance public safety services to meet community growth and needs through education, enforcement and engineering. We will encourage youth and community involvement in public safety by engaging the community and by working with Tomball partners and non-profit agencies to support vulnerable populations.

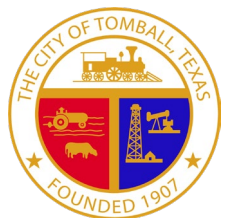
Objective 1: Increase Fire and Life Safety Awareness

- Deploy inflatable smokehouse at designated events to educate families and children about fire safety.
- Review and update fire codes to maintain current BCEGS and ISO scores.
- Focus annual inspection program on high-risk categories and facilities.
- Improvement community engagement and messaging on fire safety.
- Utilize technology to enhance public early warning systems.



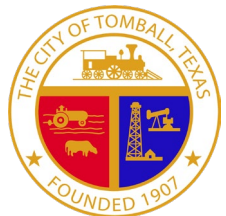
Objective 2: Enhance Fire Professionalism

- Expand fire department to meet needs of the community.
- Continue partnership with HCESD 15.
- Attain Texas Fire Chief's Association accreditation.
- Use enhanced programs to maintain policy awareness with staff.
- Continue recruitment for firefighters with a focus on college partnerships.
- Enhance emergency management training and expand all internal training capabilities.
- Provide training and vetting to all personnel to ride next higher position.
- Train all responders in railroad safety.



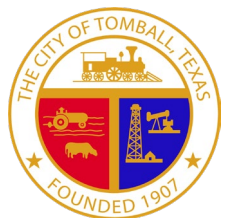
Objective 3: Enrich Responder Wellness

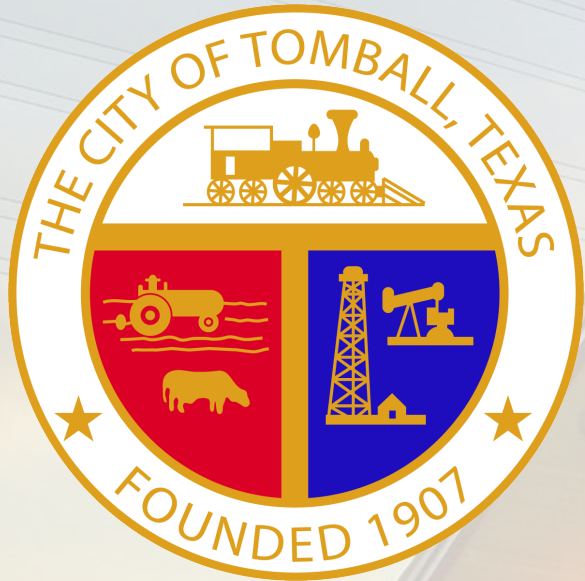
- Continue utilization of counseling resources for employees.
- Continue to expand and support Fire Department Peer Counseling Group.
- Hold Annual Awards Banquet honoring those who serve our community.
- Continue annual comprehensive health assessments.



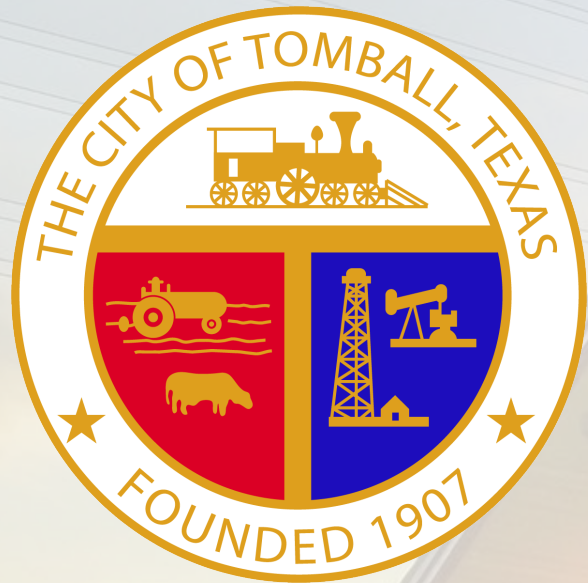
Objective 4: Engage the Community

- Increase fire safety outreach at community events.
- Restructure and host a Citizens Fire Academy.
- Develop Fire Department Explorer Program.
- Hold Annual Open House at a designated Firehouse.
- Hold Annual CERT Classes.
- Continue to support annual Holiday Heroes event.
- Continue work with LSC's LifePath program.





Questions?



FINANCE DEPARTMENT

City of Tomball
2024 Departmental Strategic Plan Presentations

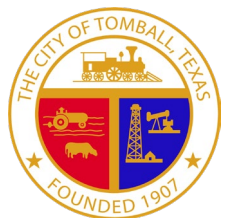
Finance Department Overview

- **Mission**

With adherence to the City's core values, the Finance Department serves the City of Tomball by providing financial oversight and transparency to maintain the integrity and stability of all government funds.

- **Vision**

To be the most knowledgeable and transformative Finance Department. Our culture of continuous improvement will enable our team to set the standard for employee excellence and customer service.



Finance Department Overview

Financial Reporting

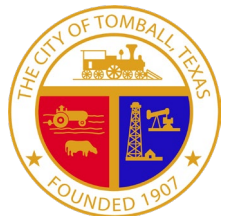
Budgeting

Purchasing

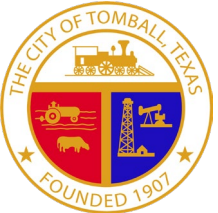
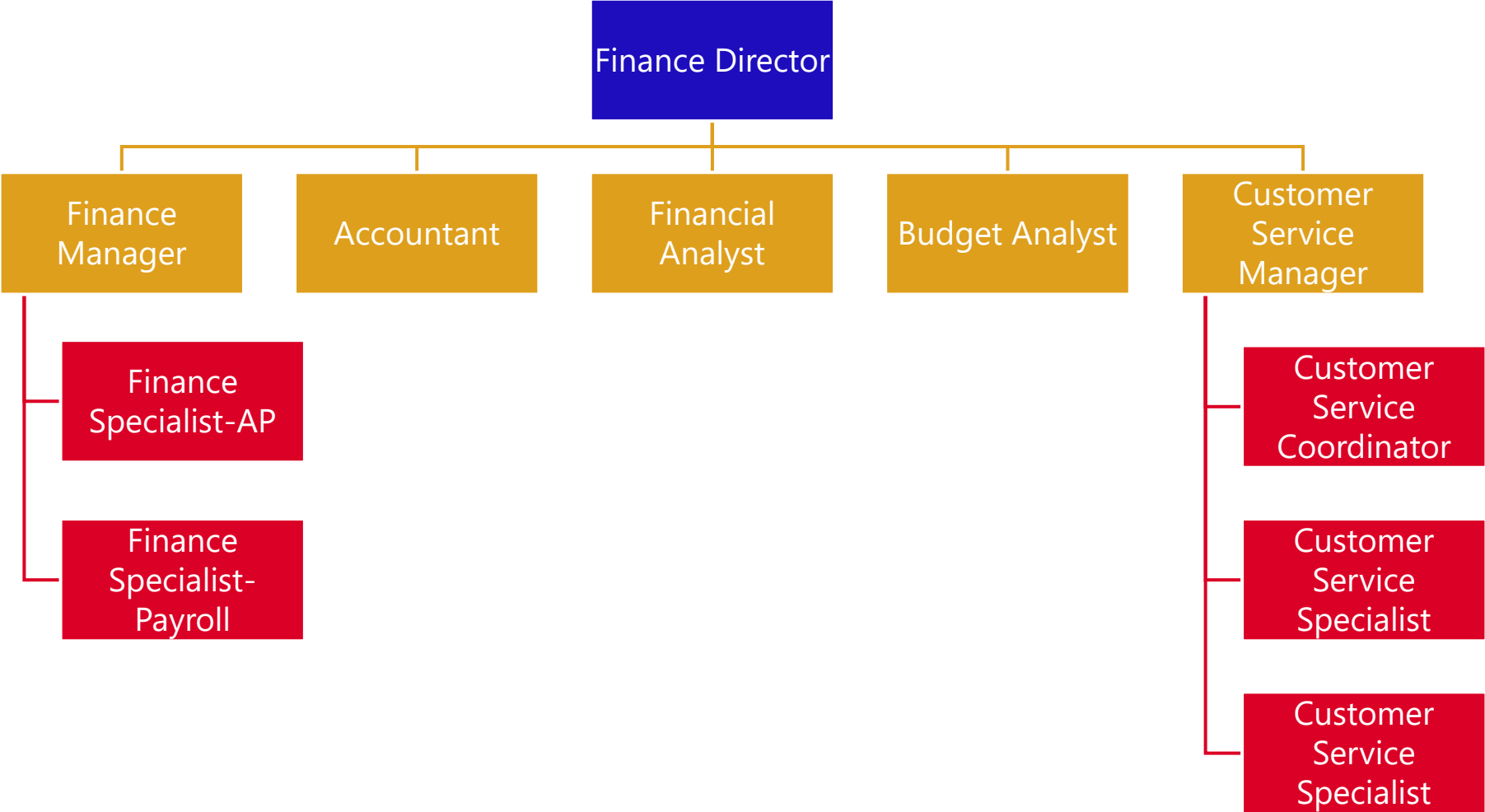
Payroll

Treasury

Utility Billing & Collections



Department Org Chart



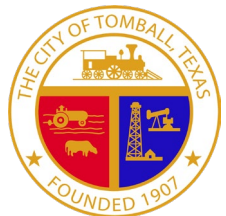
Department SWOT Analysis

Strengths

- Dedicated staff that works well as a team and is open to new ideas
- Defined roles and responsibilities, while also demonstrating flexibility when needed
- Current staff is eager to learn and grow in their respective roles

Weaknesses

- Lack of formalized processes and procedures
- Lack of dedicated backup personnel for critical functions, including payroll
- Short-tenure – average is 2 years



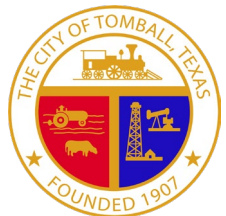
Department SWOT Analysis

Opportunities

- Ability to develop staff and expand their knowledge
- Ability and flexibility to implement best practices and develop corresponding policies

Threats

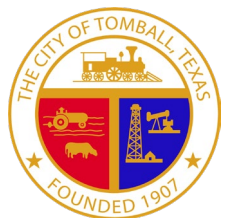
- Turnover heavily impacts operations and ability to meet demand
- Increased workload due to growing needs of the City



Finance Department Strategic Plan

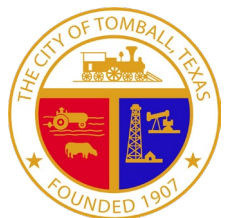
Objective 1: Formalize Policies & Procedures

- Create position specific handbooks that provide detailed step by step procedures
- Update existing financial policies to comply with current practices
 - Fixed Asset Policy
 - Financial Management Statements
- Create critical policies, including:
 - Cash Handling Policy



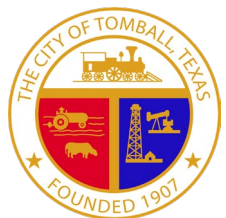
Objective 2: Process Improvements

- Implement an electronic approval process for accounts payable
- Leverage existing or utilize new technology to streamline bi-weekly payroll process
- Implement Questica software for development of the FY 2024-2025 Budget
- Onboard collections agency for utility billing
- Utilize an “electronic lockbox” for utility payments paid via bill pay through their bank



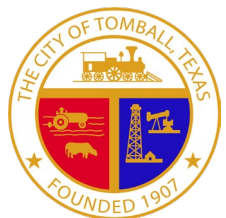
Objective 3: Staff Development

- Attend external trainings to expand knowledge of applicable areas of responsibility
- Establish backups and cross train for all essential functions
- Encourage knowledge sharing within the department
- Host a Finance 101 citywide training to provide employees insight into our department



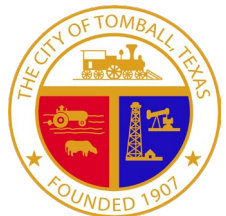
Objective 4: Customer Service

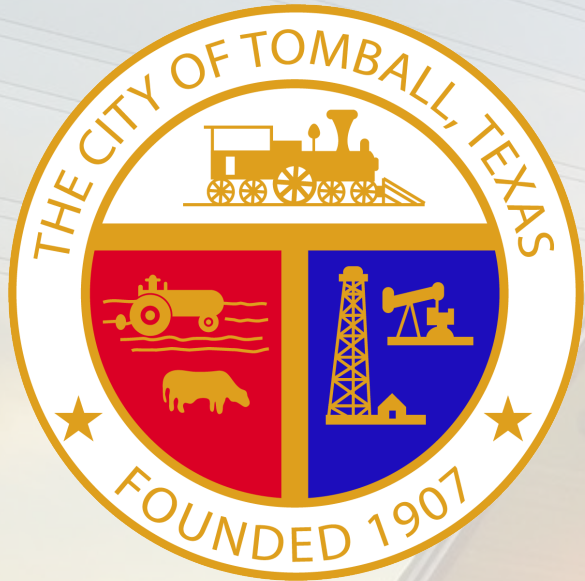
- Implement portal to provide customers the ability to view their utility service consumption
- Ensure that the Utility Billing webpage is updated and includes useful information
- Create standardized customer forms for utility billing
- Revamp utility bill design – user friendly, QR code



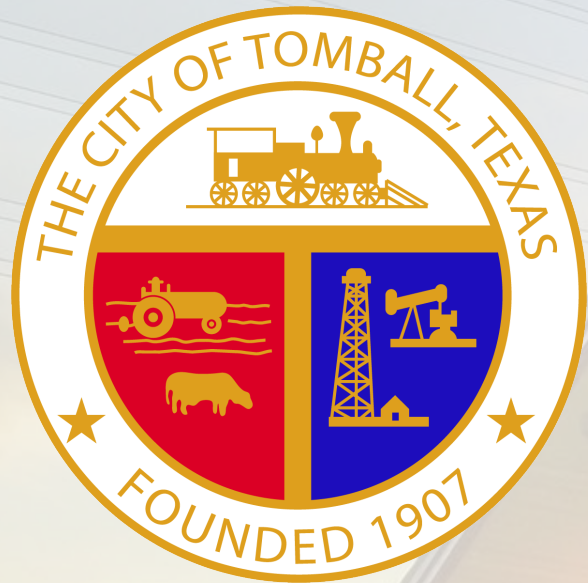
Objective 5: Financial Transparency

- Maintain Transparency Stars awarded by the Comptroller's Office for Traditional Finances and Debt Obligations
- Maintain awards for Annual Comprehensive Financial Report and Adopted Budget document.
- Develop a budget in brief document to summarize the FY 2024-2025 Budget





Questions?

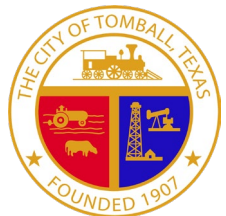


HUMAN RESOURCES

City of Tomball
2024 Departmental Strategic Plan Presentations

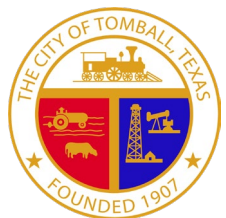
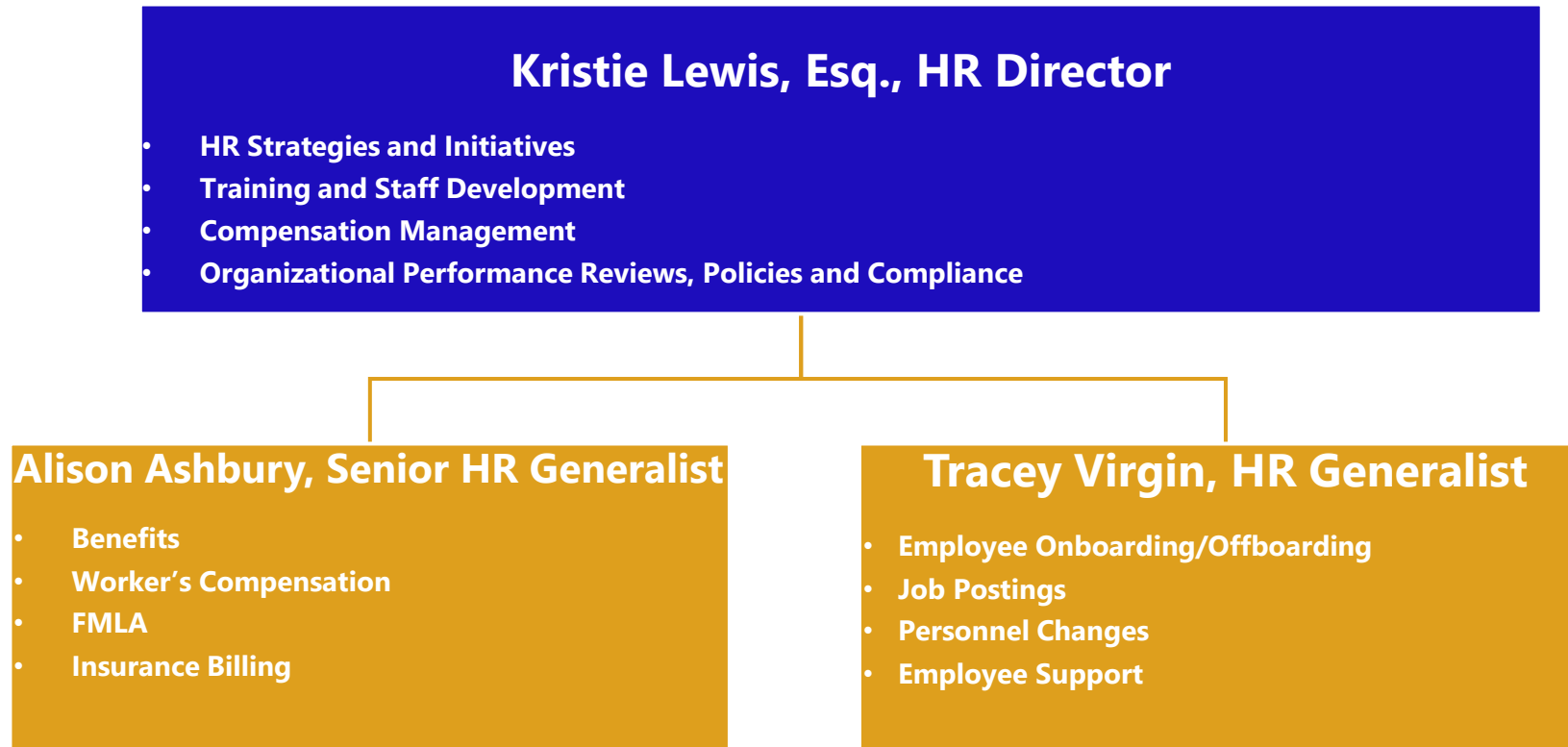
Human Resources Overview

- Manage the City's compensation/benefit plans.
- Monitor policies and procedures to ensure compliance with state/federal law.
- Address and resolve employee concerns.
- Oversee hiring, recruitment, retention and training of personnel.
- Responsible for the City's risk management and worker's compensation programs.



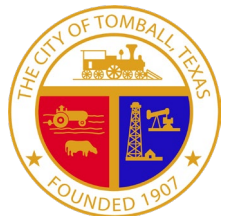
Department Organizational Chart

Mission Statement: To cultivate a diverse and empowered workforce through creation of innovative solutions to attract and retain quality talent, while also providing engaging and transformative relationships with all personnel.



Organizational Data

- Number of full-time employees: **213**
- Number of part-time employees: **24**
- Average # of employee status changes processed weekly: **25**
- Average hires per month: **6**
- Average time to hire (1/1/24 – 5/31/24): **46 days**
- Retention rate (1/1/24 – 5/31/24): **98.7%**
- Turnover rate (1/1/24 – 5/31/24): **6.7%**



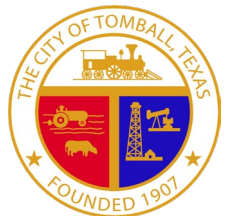
Department SWOT Analysis

Strengths

- City-wide engagement events/initiatives (10 launched in FY23).
- Consistent HR communications.
- Improved hiring processes.
- Employee-focused outreach and participation
- Strong benefit administration philosophy (HUB) and programs.
- Focus and investment in leadership/staff training and development.

Weaknesses

- Learning curve and ongoing acclimation to roles for less tenured leadership/staff.
- Risk management programs/policies.
- Lack of standardization of processes.



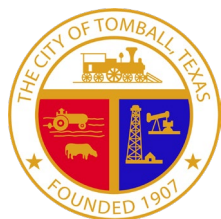
Department SWOT Analysis

Opportunities

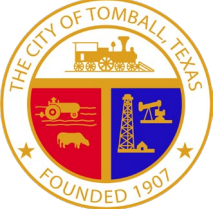
- **“Whole employee investment”** (i.e. compensation/benefits, health/wellness, and career development).
- Meaningful employee perks/benefits (i.e. alternative work schedules, pre-paid legal).
- Impactful employee recognition and appreciation events and activities.
- Enhancement of technology and resources.
- Improvement of recruitment/retention efforts.
- Continuance of fostering trust and empowerment of staff.

Threats

- Other more appealing/competitive roles in nearby, comparable municipalities.
- Employee turnover.

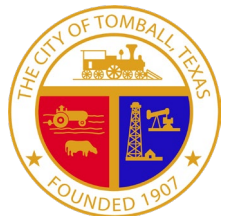


Human Resources Strategic Plan



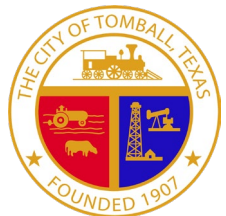
Objective 1: Empower and Develop HR Team

- Provide consistent leadership support.
- Encourage attendance at trainings, conferences and seminars.
- Support attainment of certifications and credentials.



Objective 2: Enhance Employee Hiring, Retention and Engagement

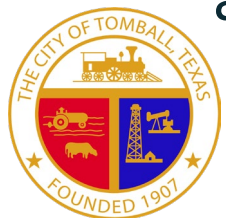
- Attend job fairs.
- Create a recruitment video.
- Host new hire orientations.
- Acquire a new HR/Payroll system.
- Launch a revamped performance evaluation and merit programs.
- Introduce new employment engagement events/initiatives and employee benefits.

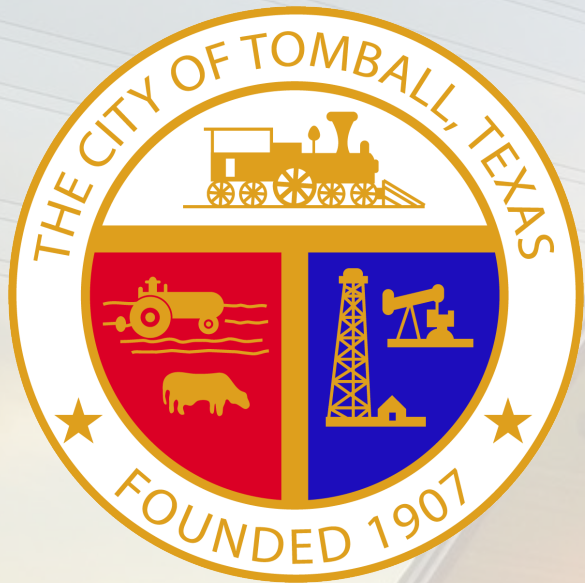


Objective 3:

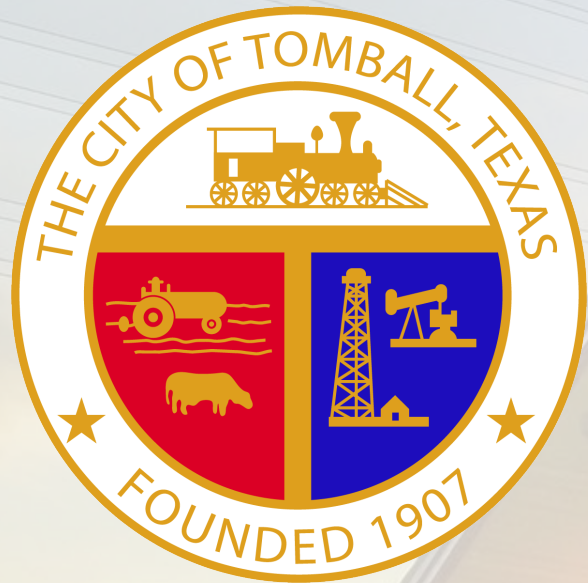
Create an “employee centric” culture

- Consistently review and modify City policies/procedures to ensure positive outcomes in employee productivity, compliance, morale and accountability.
- Promote the City’s core values (Professionalism, Integrity and Respect) to all employees by providing exceptional HR services in a thoughtful and responsive way.
- Empower leadership to be more effective for their teams via consistent training, development, and feedback.
- Develop and implement robust wellness, mentor and peer-to-peer employee programs.
- Promote an environment of trust/respect with HR and employees by being accessible, flexible, empathetic and solution-oriented.





Questions?



Information Technology

City of Tomball
2024 Departmental Strategic Plan Presentations

IT Department Overview

Mission Statement

We are focused on delivering valuable services to our users; with a centralized commitment to provide all teams with secure resolutions. Our team is not satisfied until all users are accommodated with exceptional products and services aimed towards operating at their highest levels.

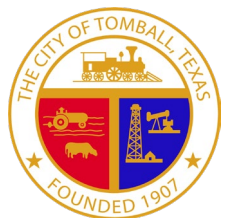
Data/System
Security

Asset
Management

Software
Maintenance
& Support

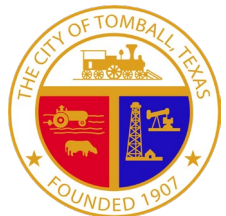
User Support

Network
Infrastructure

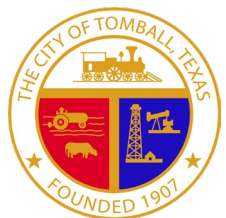
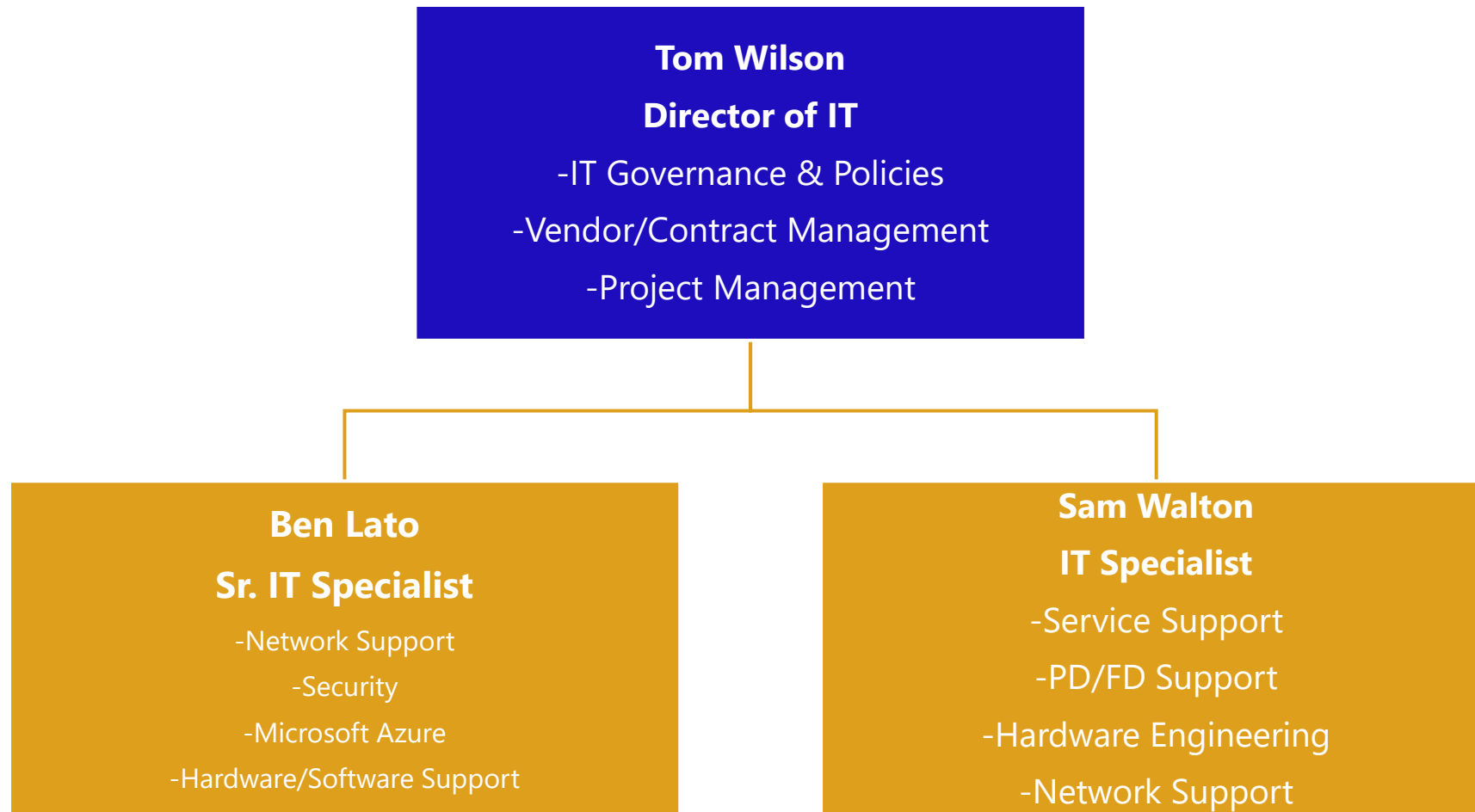


IT Department Metrics

- Total Assets (June 2024) – 587
 - Workstations, Laptops, Monitors, Docking Stations, Printers, Tablets
- Average Weekly Tickets – 29
- Daily Backups – 100% Completion Rate
- Monitoring & Blocking Hundreds of Threats Daily
 - Phishing
 - Blocking known threat-based sites and countries
- Patch Management – 100% Monthly
 - Staying current helps avoid attacks

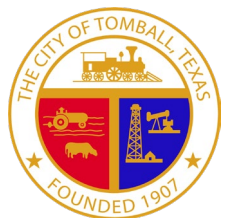


Department Org Chart



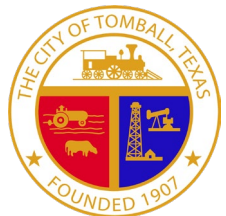
Department SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none">• Personnel<ul style="list-style-type: none">• Ability to learn and leverage new technologies• Experience with the remediation from significant events• Operations<ul style="list-style-type: none">• Policies to enhance the user experience• Good project communication• Standardized equipment for the City's operations• Open to audits and reviews• Creating a redundant environment for quality uptime	<ul style="list-style-type: none">• Personnel<ul style="list-style-type: none">• Lack of redundancy in staff and succession planning• Unfamiliar with project development• Operations<ul style="list-style-type: none">• New innovations could lag due to lack of knowledge• Lack of comprehensive IT policies• System vulnerabilities



Department SWOT Analysis

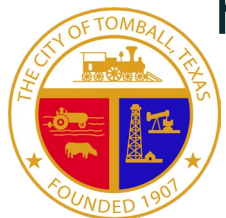
Opportunities	Threats
<ul style="list-style-type: none">• Personnel<ul style="list-style-type: none">• Develop team by working with new technologies• Develop strong relationships between departments• Continue fostering project management skills• Operations<ul style="list-style-type: none">• Standardize equipment to improve system core• Continue implementing recommendations from audits and assessments	<ul style="list-style-type: none">• Operations<ul style="list-style-type: none">• Newer technology could have more risks• Solutions that may not be delivered• High cost of implementation• Rogue software implementation• New solutions could create new vulnerabilities & Inoperability



Information Technology Strategic Plan

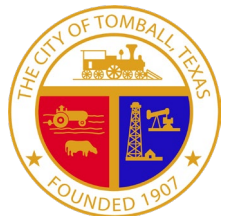
Objective 1: Upgrade Technology and Improve System Security

- Provide enhanced solutions to increase productivity.
- Implement an asset management program to replace older hardware in an effective manner.
- Conduct penetration testing and repeat network assessments.
- Create a security quarterly report to understand and convey system successes.
- Introduce new solutions, such as a managed detection and response that will provide 24/7 monitoring and resolution to potential attacks.



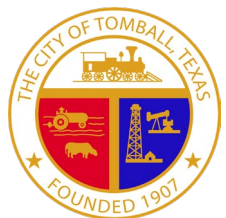
Objective 2: Improve IT Governance and Standardization

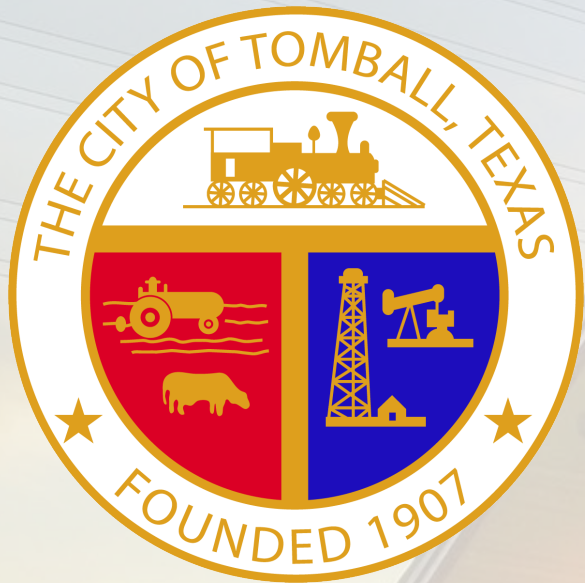
- Finalize and implement an IT Governance Plan.
- Work with City teams to standardize IT procurement, implementation, management, and support procedures.
- Develop policies and procedures to help users perform their duties safely and effectively.
- Increase due diligence for vetting new solutions.
- Formulate an applications review process.



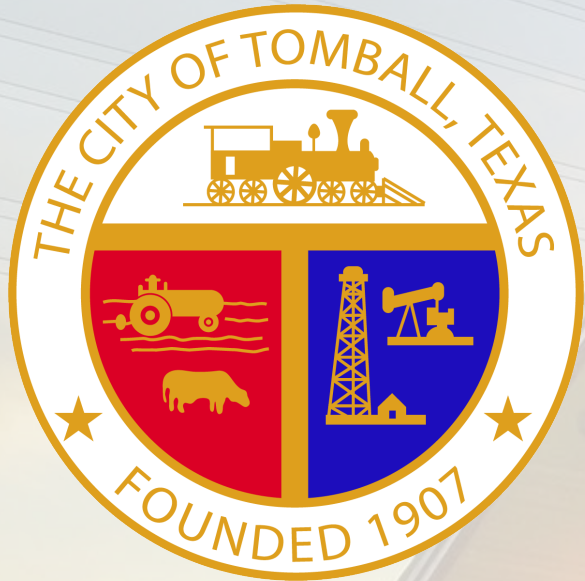
Objective 3: Manage Projects & Disaster Recovery Plans

- Develop project budgets and increase monitoring and tracking.
- Work with departments to implement long-term solutions to high-priority functions.
- Enhance vendor management and engagement procedures to ensure projects are delivered on time and on budget.
- Develop redundancies in the core network (called Business Continuity Process).





Questions?

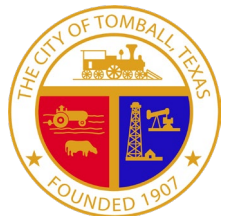


MARKETING & TOURISM

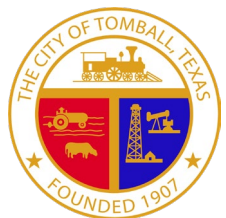
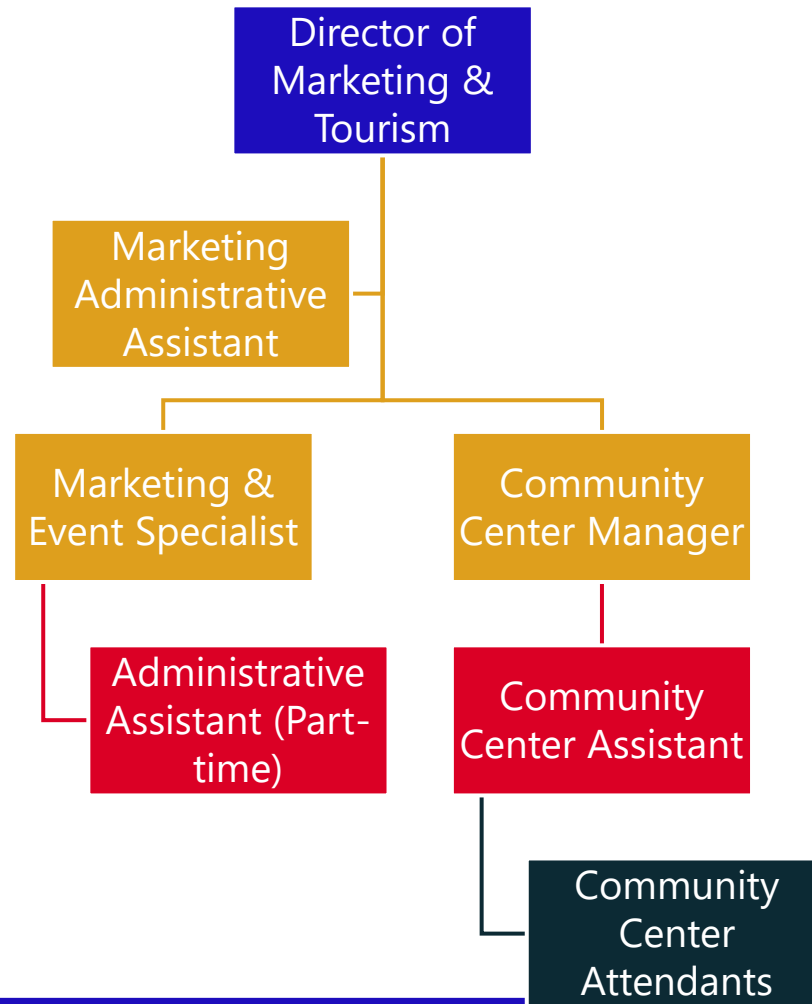
City of Tomball
2024 Departmental Strategic Plan Presentations

Marketing Overview

The Marketing department aims to showcase Tomball's charm and culture through events, attractions, and experiences for both locals and visitors. By boosting foot traffic and tourism spending, we aim to support the city's economy while fostering community pride and attracting those drawn to Tomball's unique qualities. Ultimately, our goal is to position Tomball as a vibrant destination, contributing to its ongoing success.



Marketing Org Chart



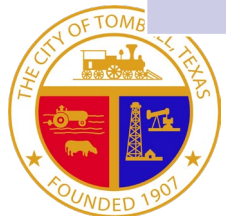
Marketing SWOT Analysis

Strengths

- Open communication and strong connections with team members.
- Able to exercise our creativity while making it relatable to marketing efforts.
- Accountability on projects, events, and task-related strategies.
- Regular positive engagement with community members via face-to-face interaction, emails, messages, and social media.
- Adapted to evolving technologies like embracing new tools and strategies to have a competitive advantage.

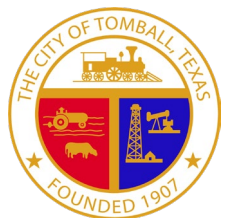
Weaknesses

- Lack of technical skills in radio operations could hinder our ability to leverage new opportunities effectively.
- Keeping up with industry trends, consumer preferences, and competitive landscape requires continuous learning and research.
- Lack of staff to properly execute projects and initiatives.



Marketing SWOT Analysis

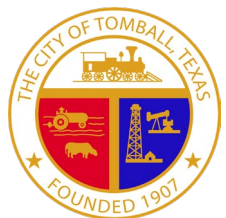
Opportunities	Threats
<ul style="list-style-type: none">• Continuous skill development opportunities in the field of marketing, whether through online courses, industry conferences, or certifications.• Eliminate single points of failure, via cross-training and succession planning.• Allow support from AI technology to increase efficiency.• Better use of analytics tools for valuable insights into consumer behavior, campaign performance, and market trends.• Engage audience with surveys to gather new ideas of public interest.	<ul style="list-style-type: none">• Loss of volunteer staff at the Depot• Possible budget constraints• Negative public perception due to change



Marketing Strategic Plan

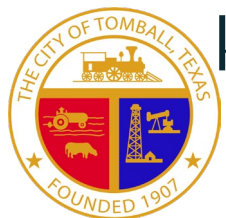
Objective 1: Increase brand awareness

- Increase visibility through targeted marketing campaigns, public relation efforts, and community engagement initiatives.
- Utilize a mix of digital channels (social media, website, email marketing, online ads) and traditional channels (print, outdoor advertising, direct mail) to create engaging content that showcases Tomball's events, history, culture, and community spirit .
- Increase website traffic views by 5% within 6 months and grow social media followers by 5% by the end of the calendar year.



Objective 2: Promote Tomball as a vibrant tourist destination

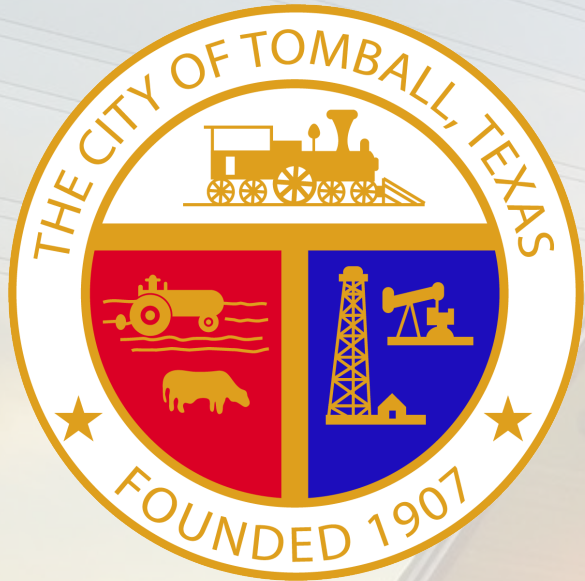
- Enhance online presence by maintaining an updated and user-friendly website, leveraging social media platforms to engage with followers and share engaging content.
- Host familiarization tours or press trips for journalists, travel bloggers, and social influences on experiencing Tomball firsthand.
- Collaborate with Chamber of Commerce and Economic Development for joint marketing campaigns.
- Execute more creative events, unique attractions, and one-of-a-kind experiences to draw more visitors.



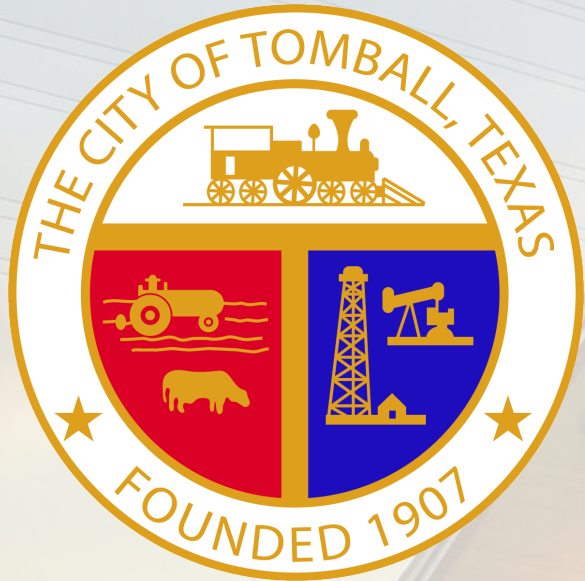
Objective 3: Enhance Community Center experiences

- Implement inter and multi-generational programming that include fitness classes, workshops, cultural celebrations, educational seminars, and recreational activities.
- Regularly solicit feedback from community members through surveys, suggestion boxes, or community meetings to actively involve community members in decision-making processes, such as programming, events, and facility improvements.
- Organize community-building events such as food related gatherings, game nights, volunteer opportunities, or collaborative projects.





Questions?



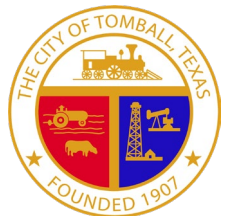
TOMBALL POLICE DEPARTMENT

City of Tomball
2024 Departmental Strategic Plan Presentations

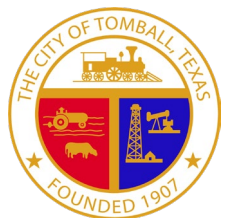
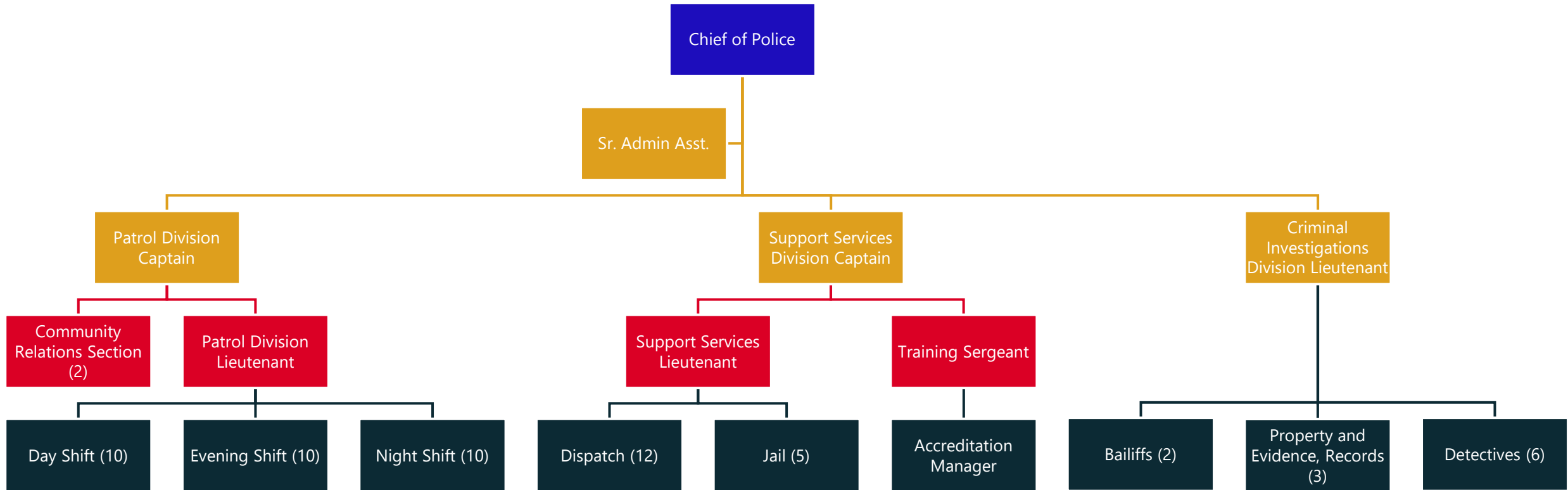
Police Department Overview

Mission Statement

The mission of the Tomball Police Department is to protect and serve the citizens of Tomball. As members of the Tomball Police Department, we dedicate ourselves to providing fair, impartial and ethical police services to all members of the community, with the highest degree of integrity, professionalism and respect.



Police Department Org Chart



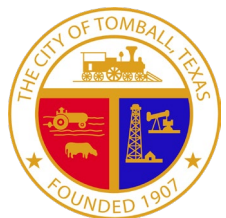
Department SWOT Analysis

Strengths

- Strong, ethical police force and dedicated civilian work force with clearly identified job descriptions
- Data-driven analysis of crime and traffic problems
- Ample support for broad range of initiatives (OT, new cars, top notch equipment)
- TPCA-accredited organization with modern policies and best practices

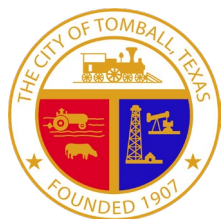
Weaknesses

- Still struggle to hire to capacity in patrol, competing with higher paid agencies in Houston area and nationwide shortage
- Most crime suspects are not Tomball residents adding a layer of difficulty to follow-up investigations

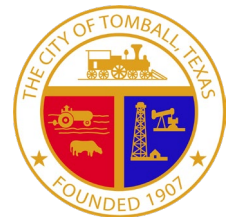
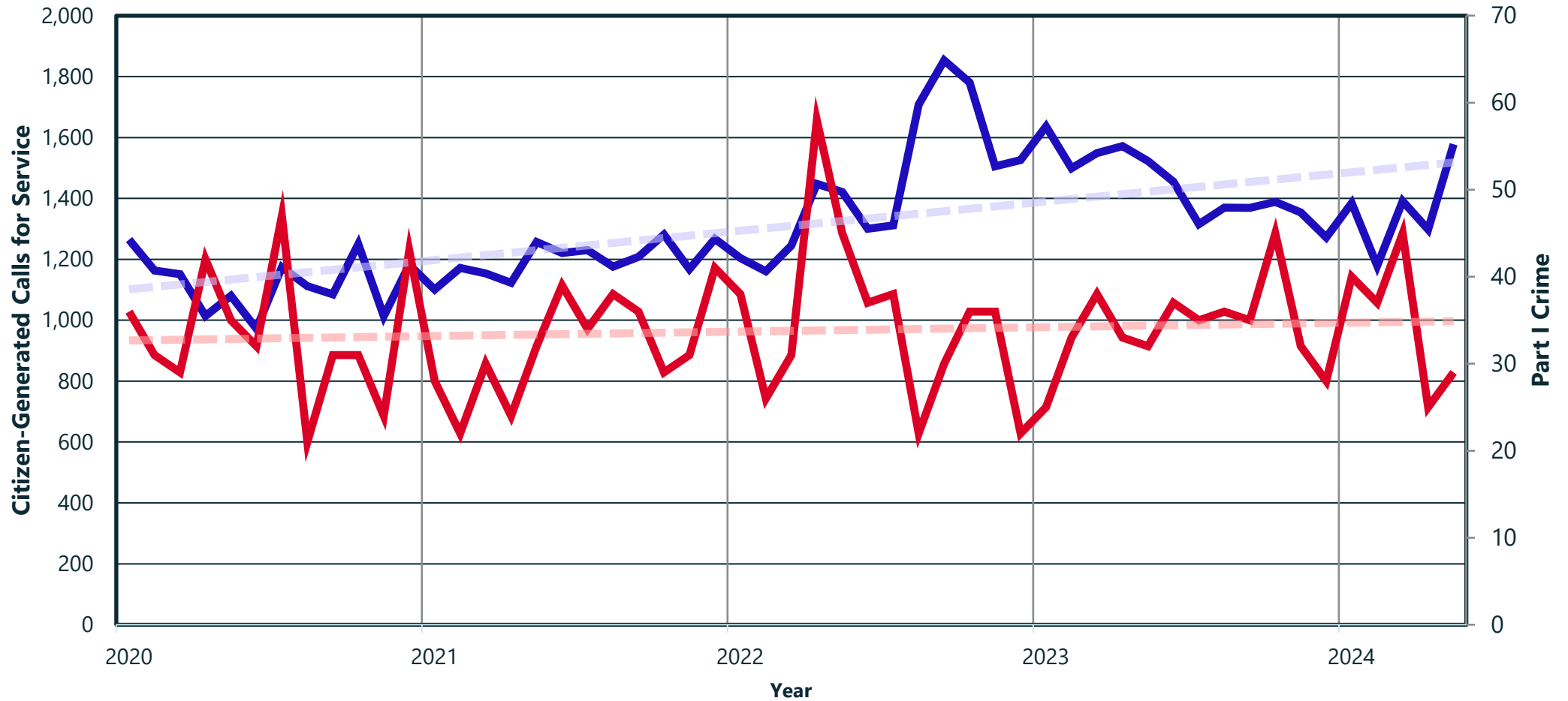


Department SWOT Analysis

Opportunities	Threats
<ul style="list-style-type: none">• Strengthen relationships with large and small surrounding agencies to hone crime-fighting ability and information sharing• Utilize Flock cameras in a regional capacity to identify criminals responsible for crime sprees, trends, and patterns• Increase recruitment, community engagement and awareness through a bolstered social media presence and a fully staffed community relations team	<ul style="list-style-type: none">• Recent rises in thefts from big box stores who only intermittently communicate the crimes to the Department making investigations and prevention difficult• Recent spike in major traffic accidents at key intersections with potential engineering challenges• Limited resources for the unhoused population• Increased call volume while not fully staffed



Calls-for-service and Crime Rates over Time

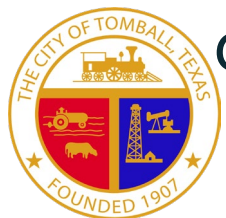


■ Citizen-Generated Calls for Service
 ■ Part I Crime
 - - - Linear (Citizen-Generated Calls for Service)
 - - - Linear (Part I Crime)

Police Department Strategic Plan

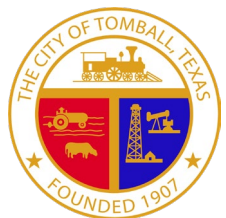
Objective 1: Reduce Crime and Victimization

- Enhance investigative follow-up on all violent and property crimes.
- Utilize Flock cameras to identify and locate criminals who flee in vehicles.
- Continue smart deployment of canine on narcotics corridors to enhance the ability to apprehend fleeing criminals and curb narcotics trafficking.
- Maximize data-driven strategies, rapid deployment, and timely, accurate information to enhance patrol deployment on crime patterns.



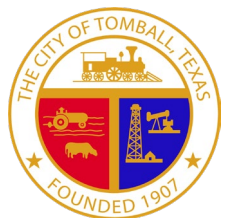
Objective 2: Engage the Community

- Develop enhanced community missions to ensure all facets of community are engaged by police.
- Grow the Annual Citizen's Police Academy attendance.
- Continue community events such as Coffee with a Cop, Special Olympics, National Night Out, and special functions.
- Expand teamwork with Lone Star Community College lifePATH and Foundations Program to pair officers with neurodivergent students.



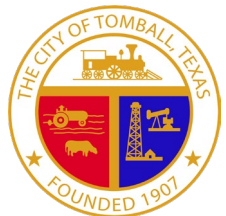
Objective 3: Reduce Traffic Accidents

- Maintain deployment of two dedicated traffic units to work the busiest accident times and address collision hot spots.
- Use the speed trailers strategically as an engineering force multiplier.
- Develop data-driven speeding initiatives, school zone initiatives, and seat-belt initiatives.
- Utilize awarded STEP grants to further decrease traffic accidents in high-collision areas.



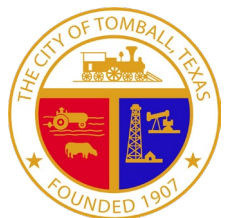
Objective 4: Enrich Officer Wellness

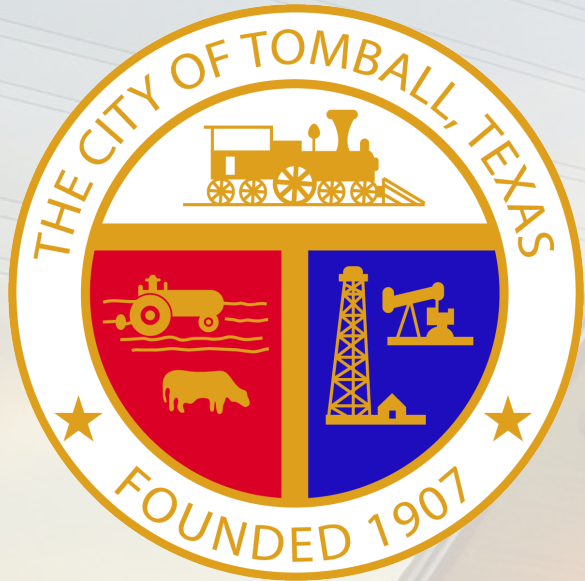
- Maintain an annual award ceremony, inspection, and pinning ceremony.
- Celebrate Employee of the Quarter, Employee of the Year, Dispatch Week, and Public Safety Officer of the Month.
- Install a fitness center accessible to Department employees at all hours.
- Maintain quarterly team-building and wellness events.



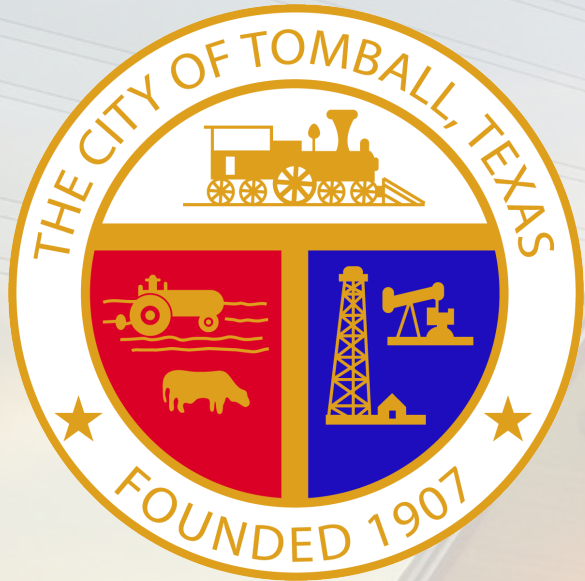
Objective 5: Enhance Police Professionalism

- Maintain Texas Police Chief's Association Accreditation.
- Send all Department supervisors to the TPCA Developing Leaders training.
- Enroll more officers in accident investigator school and intox operator training.
- Complete expansion of the drone cadre and drone program.





Questions?

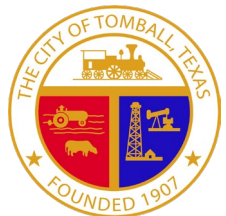
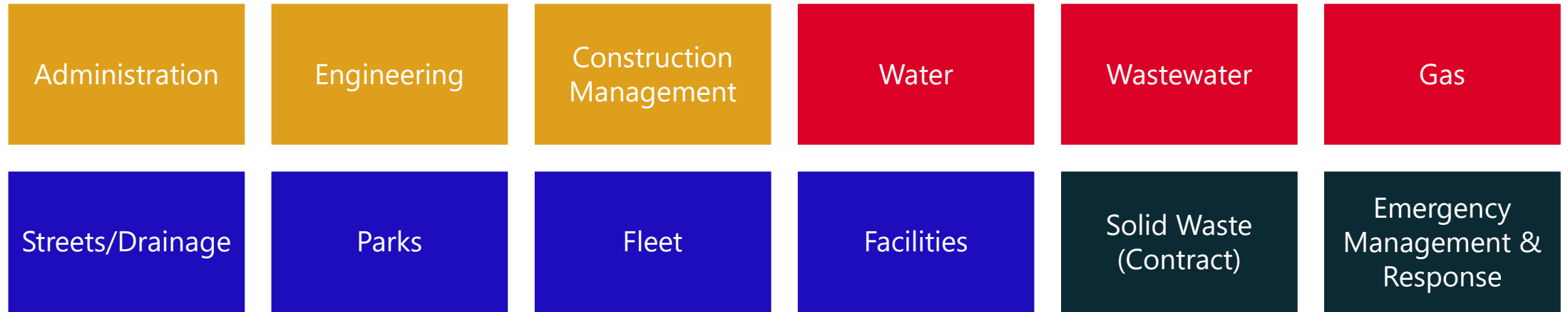


PUBLIC WORKS UTILITIES

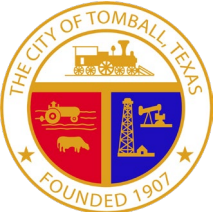
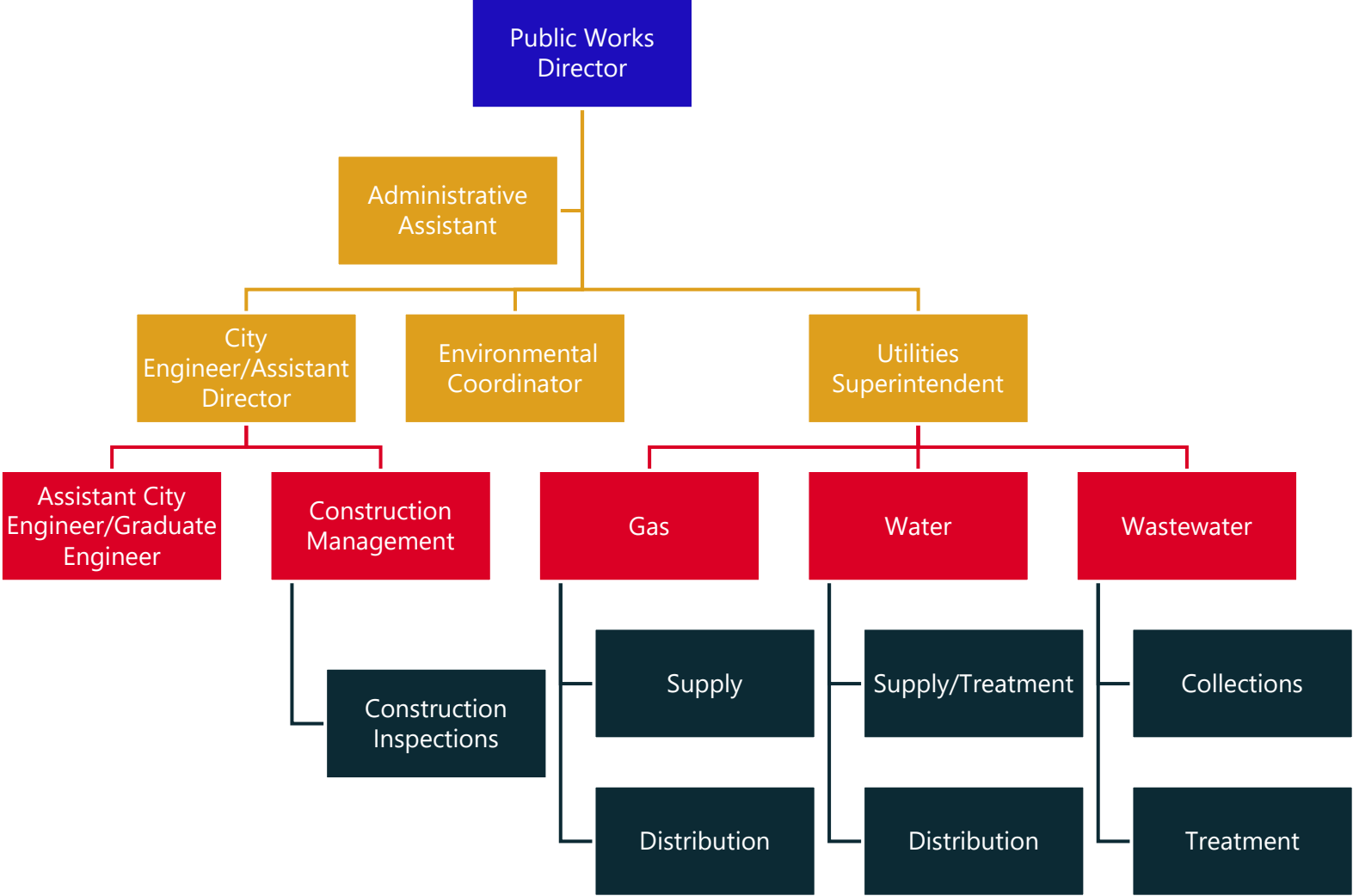
City of Tomball
2024 Departmental Strategic Plan Presentations

Department Overview

Public Works maintains a high level of service for utility operations, which includes the safe and efficient delivery of water, wastewater and natural gas. In addition to providing these essential services, Public Works employees accept perform their duties with the utmost professionalism possible, making this community a better place to live, work, and play



Utilities Org Chart



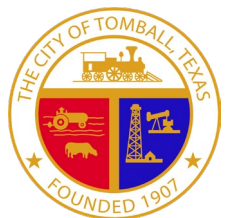
Utilities SWOT Analysis

Strengths

- Dedicated staff
- Regulatory compliance
- Meeting demands
- Currently expanding with on time delivery of high priority projects
- Skills in equipment operations and technology
- Strong customer service skills
- High level of service
- Support from leadership

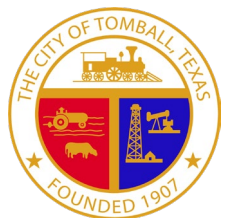
Weaknesses

- Aging water, wastewater and gas infrastructure, majority age of +50 years
- Significant Inflow and Infiltration in the wastewater collection system
- "Hot Spots" in the water system model
- Uneven flows to the North and South WWTPs
- Experience level of staff – needed certifications and licenses
- Unfunded mandates from TCEQ and EPA



Utilities SWOT Analysis

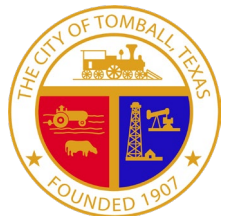
Opportunities	Threats
<ul style="list-style-type: none">• Upgrading infrastructure through master planning• Expansion/diverse water supply (ground water, re-use)• Formalize policies and procedures through operations and maintenance manuals• Adding new skills and talent due to growth• Asset management – work orders systems for efficiency and prioritization• Strategic and intentional on infrastructure• Open communication and transparency both internally and externally• Staff development – training, progression plans	<ul style="list-style-type: none">• Water production for the growth of the City; Connections have increased from 4,000 in 2019 to 6,000 in 2024• Unfunded mandates from regulatory agencies; Lead and Copper, PFAS,• Cost inflation for construction, parts and materials; cost have risen by 15-30% since 2019• Loss of institutional knowledge due to retirements• Competition for specialized staff• Growth out pacing response• Operations becoming specialized• Emergencies – natural or man-made



Utilities Strategic Plan

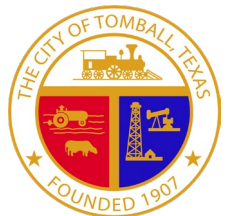
Objective 1: Operate, maintain and improve the City's existing infrastructure

- Strive to maintain the highest standards for our public infrastructure by implementing the Water and Wastewater Master Plan goals
- Enhance maintenance programs to ensure longevity of assets.
 - Examples: water valve exercising, water line flushing, pipeline and manhole inspections, on-time pump and motor maintenance, real time pressure analysis, water well rehab projects,
- Identify and prioritize ageing infrastructure replacement program



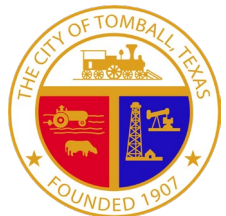
Objective 2: Develop and maintain an exceptionally qualified and well-trained staff

- Empower staff to use their expertise to improve services and solve problems.
- Performance management and training to increase technical and leadership skills.
- Develop and implement a succession and progression plan to effectively retain and develop staff.



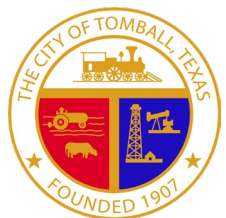
Objective 3: Formalizing Operations and Maintenance to ensure high service levels

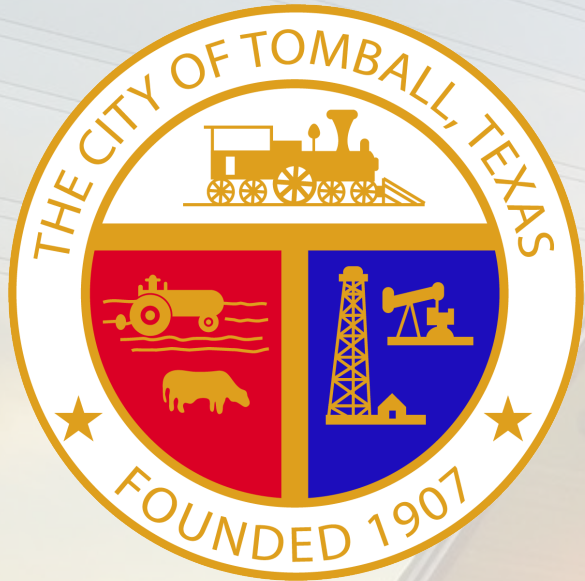
- Evaluate staffing levels.
- Use work order management system for efficiency and prioritization.
- Implement industry standards to improve efficiencies and effectiveness – SOPs and BMPs.



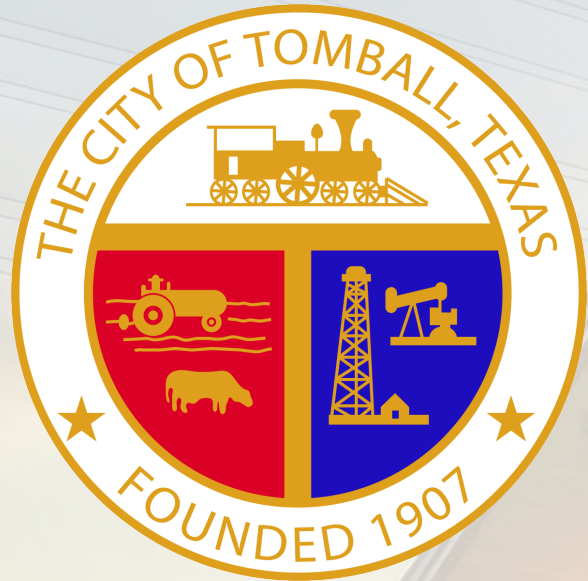
Objective 4: Proactively project and plan for growth and expansion

- Review and revise Engineering policies and procedures – Development and CIP review.
 - Plan, Do, Check, Act process.
- Create an interdisciplinary review process for multi-stakeholder projects with input in design, constructability, design standards and maintainability.
 - Examples: CMAR, Pre-development meetings, CIP reviews, CIP communication.
- Review and update master plans.





Questions?

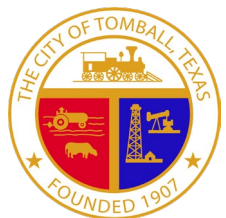
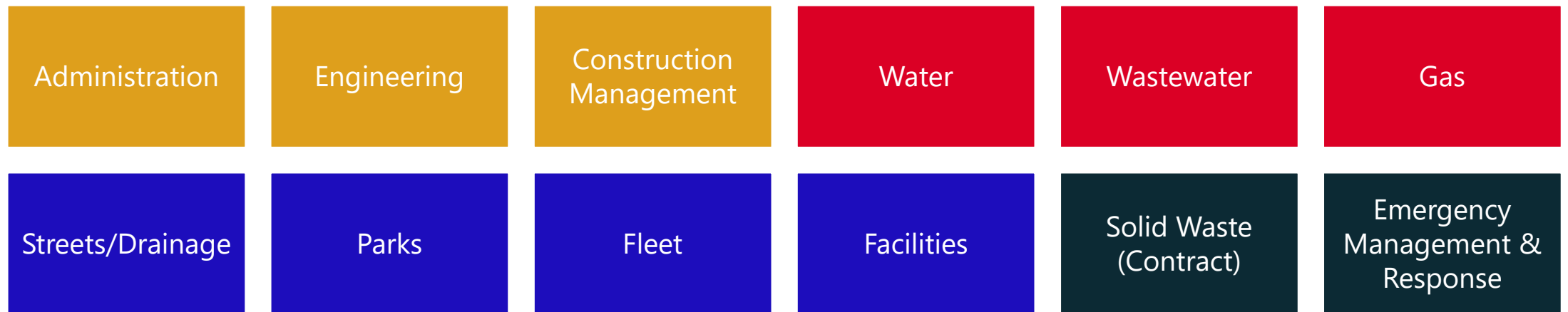


PUBLIC WORKS GENERAL FUND

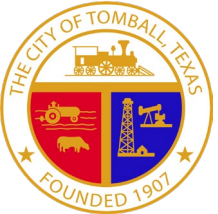
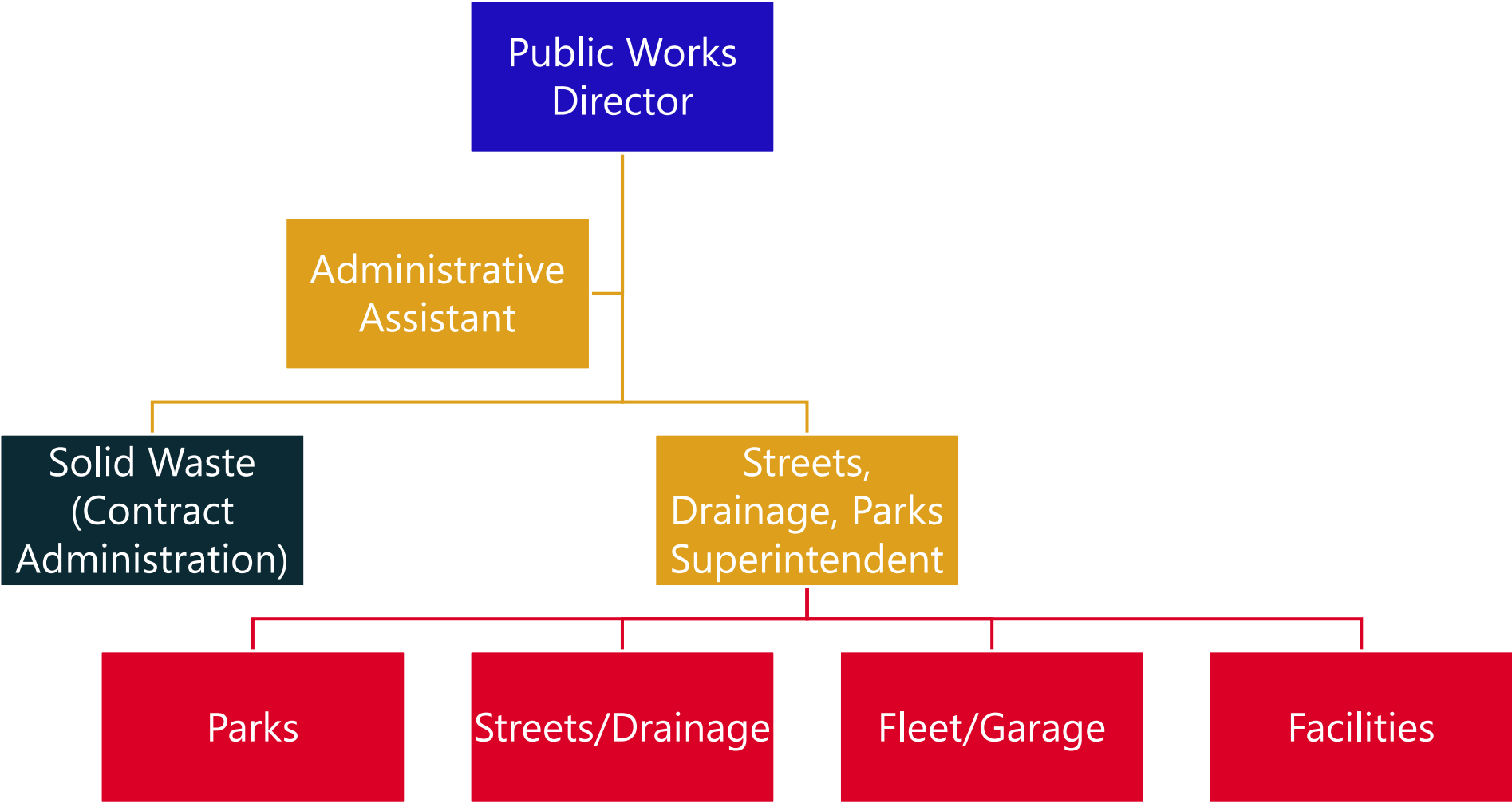
City of Tomball
2024 Departmental Strategic Plan Presentations

Department Overview

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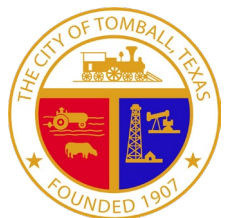


General Fund Division Org Chart



Department SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none">• Dedicated staff• Skills in equipment operations and technology• Strong customer service skills• Self-sufficient• New development improves systems• Community Support• Inter-governmental partnerships• Support from leadership	<ul style="list-style-type: none">• Undersized & incompatible drainage infrastructure in older parts of the City• Limited park space for growing population – acreage and locations• Contractor reliance for solid waste services• Other governmental agencies• Limited funding• Resilience of facilities



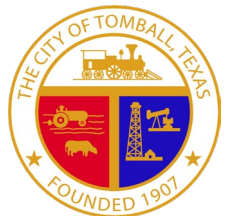
Department SWOT Analysis

Opportunities

- Expanding and enhancing infrastructure through master planning – Parks and Drainage MP, Master Thoroughfare Plan (streets)
- Hire staff based on experience and skill set
- Right size equipment needs for operations
- Progression plans to develop staff and leadership

Threats

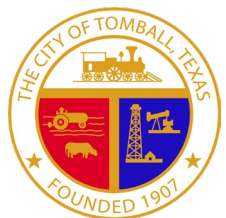
- Service level decrease due to growth of the City's streets, drainage corridors and ROWs
- Cost inflation of construction, parts and materials
- Flooding
- Competing for staff – public and private sectors
- Aging facilities with limited space



General Fund Divisions Strategic Plan

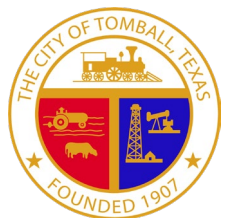
Objective 1: Operate, maintain and improve the City's streets and drainage.

- Implement master plan objectives through Capital Improvement Projects.
- Evaluate staffing levels and needs.
- Prioritize funding requests to meet infrastructure service levels needs.
- Improve work order management to streamline maintenance for assets.



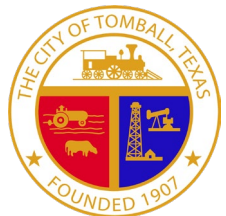
Objective 2: Ensure and enhance the quality of life for all residents with City owned parks, open spaces and rights-of-way.

- Continue to implement Parks Master Plan goals and objectives.
- Improve the aesthetics of City parks, open spaces and rights-of-ways through trash abatement, landscaping, hardscaping and mowing.
- Continue to improve and update all entry features at entrances into the City.
- Develop and expand Park space, facilities and amenities.
- Establish communications to receive and provide information on Park activities and amenities.



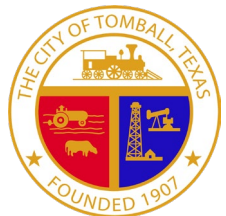
Objective 3: Improve fleet and facility maintenance programs

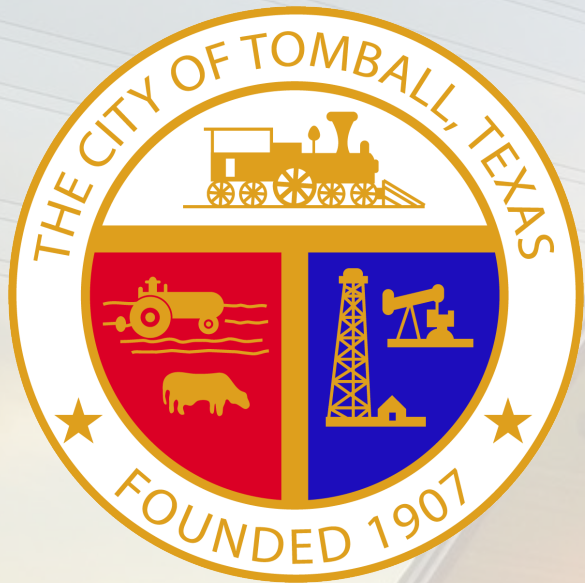
- Document to prioritize and evaluate maintenance programs
- Establish training for staff on operation and preventative maintenance program for vehicles and equipment.
- Use SOPs and BMPs for maintenance and repair processes



Objective 4: Develop and maintain an exceptionally qualified and well-trained staff

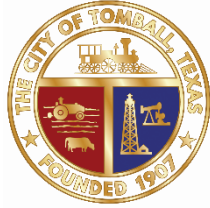
- Provide training, seminars and industry lessons so staff can meet expectations and service levels
- Support performance management and training to increase technical and leadership skills
- Develop and implement a succession and progression plan to effectively retain and recruit well-qualified staff





Questions?

**MINUTES OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**Thursday, June 20, 2024
7:30 AM**

- A. Mayor Klein Quinn called the meeting of the City Tomball Council to order at 7:37 a.m.

PRESENT

Council 1 John Ford
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

OTHERS PRESENT

City Manager - David Esquivel
Assistant City Manager - Jessica Rogers
City Attorney - Loren Smith
City Secretary - Tracylynn Garcia
Assistant City Secretary - Sasha Luna
Director of Community Development - Craig Meyers
Director of Public Works – Drew Huffman
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
Police Chief – Jeff Bert
IT Director - Tom Wilson
Fire Chief - Joe Sykora
City Hall Intern - Ki Provencher
Executive Director for TEDC- Kelly Violette
Assistant Director for TEDC – Tiffani Wooten

- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*

No public comments were received.

C. Workshop

1. The Tomball City Council and city staff will enter into a Strategic Planning Workshop.

D. Adjournment

Motion made by Council 1 Ford, Seconded by Council 4 Covington.

Voting Yea: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr.

Motion carried unanimously.

PASSED AND APPROVED this 1st day of July 2024.

Tracylynn Garcia
City Secretary, TRMC, CMC, CPM

Lori Klein Quinn
Mayor

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 1, 2024

Topic:

Approve request from Tomball High School for City Support and In-Kind Services for the annual Tomball High School Homecoming Parade in downtown Tomball, on Wednesday, September 25, 2024, from 6:30 to 9:30 p.m.

Background:

Continue the annual tradition of Tomball HS students and parents to safely showcase their Cougar pride via a parade on Main St and ending in a rally at the Depot. The estimated In-Kind Services is \$4,200.

In-Kind Request for Services:

Service/Support	Cost
Public Works	\$1,400
Police	\$2,800
Total	\$4,200

Origination: Tomball High School – Mark Vierkant and Riane Gammill

Recommendation:

To help with the efficiency of the events, they are requesting the City for the following in-kind services:

- Waive the Depot rental fee
- Use the Tomball Depot as the location of the Rally
- Provide water barricades on S. Walnut St. on both north and south side of Market St.
- Provide wooden barricades at S. Walnut St. and Fannin St.
- Provide wooden barricades at S. Elm St. and Market St.
- Provide water barricades on both north and south side of Market St. from S. Walnut St to S. Cherry St.
- Provide wooden barricades in the middle of Market St. from S. Walnut St to S. Cherry St.
- Trash receptacles and trash pick-up at Depot
- 14 Police Officers
- 8 Public works employees
- FD apparatus
- Potential use of additional parking lots

Party(ies) responsible for placing this item on agenda:

Chrislord Templonuevo – Director of
Marketing

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____

To account # _____

Signed _____
Staff Member Date

Approved by _____
City Manager Date



SPECIAL EVENT GUIDELINES & APPLICATION

THE CITY OF TOMBALL, TEXAS

Effective Date: 1/1/2023

INTRODUCTION: Any organized activity or event and open to the general public that involves the use of, or having an impact upon, public property, facilities, public parks, sidewalks, or street areas in the city of Tomball require prior approval and must meet certain requirements for consideration.

PROCEDURES: Several procedures and guidelines must be followed before any non-city staged event may take place. Those include, but are not limited to, the following:

1. A completed Special Event application must be submitted to the Tomball Department of Marketing & Tourism at least 180 days prior to any proposed festival or event. Tomball City Council approval is required if the event meets one of the following criteria: sale of alcohol, street closures or contains a request for in-kind donations from the city of Tomball.
2. A written proposal must accompany the application. The proposal should include the overall event concept, a detailed site map, a list of planned activities, hours of operation, proposed vendors, food and beverage, entertainment, and any other relevant aspects of the event.
3. If a charity is involved, or is the beneficiary of funds raised, information about the charity needs to be included as a part of the application process, as well as proof of non-profit status. If requesting in-kind services, preference will be given to organizations providing donations to agencies within the city limits of Tomball.
4. A fee equal to the actual cost of city services to host the event will be required of for-profit event planners to be paid no less than ten business days before the event. Non-profit organizations may request city services as an in-kind donation.
5. A meeting will be scheduled with the Tomball Events Team (representatives of Tomball Police, Fire, Public Works, Marketing and Northwest Community Health EMS) to discuss the merits and feasibility of the proposed event. The applicant is required to be at this meeting to answer questions regarding the application. Failure to attend will result in the event being cancelled by the city of Tomball.
6. If approved by the Tomball Events Team, the proposed event will be presented to the city council for final approval. The applicant is required to be at this meeting to answer questions regarding the application if necessary.
7. Ten days prior to the event, proof of general liability insurance (\$1,000,000 minimum) must be provided by the event organizer naming the city of Tomball as additional insured.
8. Event coordinators must provide their own volunteers or staff; oversee food and beverage permits, vendors, site clean-up and other aspects of staging a festival/special event.
9. Failure to comply with the guidelines listed above will preclude applicant from staging future events.

For additional information, or to submit an event application, please contact:

Chrislord Templonuevo – Director of Marketing & Tourism

401 Market Street

Tomball, Texas 77375

281-290-1035 | Email – ctemplonuevo@tomballtx.gov



SPECIAL EVENT APPLICATION

CITY OF TOMBALL, TEXAS | 401 Market Street | Tomball, TX 77375 | 281-351-5484

An application to stage an event within the city of Tomball shall be filed with the Marketing & Tourism Team at least 180 days prior to the event. This application is not to be construed as authorizing or agreeing to any event until formally approved by the Tomball City Council.

Date: 6/12/24 Is this event Co-City sponsored? Yes No

Request for permission to use a public venue for the following type of event (please check one):

Festival Community Event Arts & Crafts Event Music Event Other (specify) _____

1. Event title: Tomball High School Homecoming Parade and Pep-Rally

2. Sponsoring entity: Tomball High School Student Council

3. Is this organization based in Tomball: Yes No

4. Is this organization *non-profit* or *for-profit* *Attach 501 (c) (3) tax exemption if applicable

5. Contact: Mark Vierkant/ Riane Gammill Phone: 346.379.7791

6. Contact address: 30330 Quinn Rd Tomball Tx 77375

7. Contact email: markvierkant@tomballisd.net or riangammill@tomballisd.net

8. Event date: 9/25/24

9. Event times: Start 6:30pm Finish 9:30pm Set-up 4:00pm Breakdown 9:30pm

10. Is this event for charity? Yes No

11. If yes, what charity? _____ Tax ID _____

12. If yes, what percentage of net proceeds will be donated to the charity? _____

13. On-site contact: Riane Gammill Mobile #: 346.379.7791

14. Estimated number of attendees: 1,500

15. Detailed site map in attached: Yes No

16. Is this event open to the public: Yes No

17. Admission fee: \$ _____ Free

18. Time at which event staff will begin to arrive: 4:00pm

19. The applicant will defend and hold harmless the city of Tomball from all claims, demands, actions or causes of action, of whatsoever nature or character, arising out of or by reason of the conduct of the activity authorized by such application including attorney fees and expenses. Initial RJ

20. The applicant will provide proof of general liability insurance for the event naming the City of Tomball as additional insured. Initial RJ

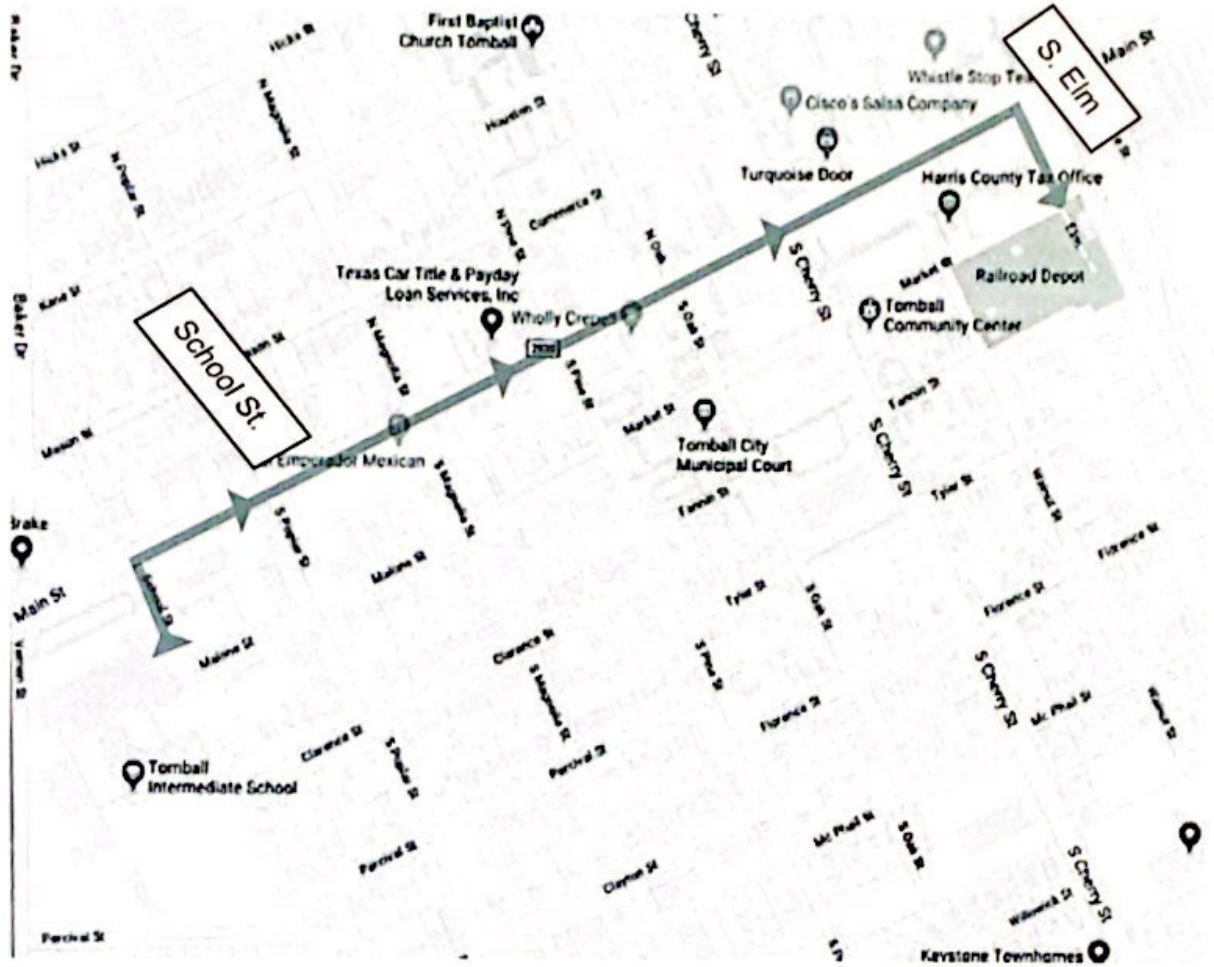
21. Name of insurance carrier: Acord- TASB Risk Management Fund

22. Are Fireworks included in your event? No Yes (Must submit Fireworks Event Application)

Signature: Riane Gammill

FOR OFFICIAL USE - Fee required: Yes No Amount Due: \$ _____

Tomball High School 2024 Homecoming Parade Route



Staging will be located at Tomball Intermediate- the starting location for the parade.

The parade will end at The Depot and the Pep-Rally will begin.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 1, 2024

Topic:

Approve the expenditure with Tanches Global Management for a not-to-exceed amount of \$110,000.00, for consulting and software services. The purchases are included in the FY 2023-2024 Budget.

Background:

The IT department has been working to enhance our overall network. The department’s efforts include evaluating the state of the network following a network assessment, completed by TanChes. After the assessment was completed, the City also engaged TanChes to assist with moving the City’s Microsoft Office 365 licenses to the correct level under Microsoft’s Tenant structure (Government Cloud).

As part of the Office 365 migration, the City had to procure additional licenses through TanChes and will pay the monthly license fee, which is approximately \$6,800 per month, but can increase if the City adds additional licenses. These cumulative purchases are expected to exceed \$50,000, thus requiring City Council approval.

On May 20, the City Council authorized the expenditure of up to \$65,300. With the additional months of licenses with TanChes, staff is requesting the authorization to increase the expenditure by \$44,700.00.

Item	Amount
Previously Approved (on May 20, 2024)	
Network Assessment	\$14,000
Microsoft 365 Migration	\$28,000
Initial Microsoft 365 Licensing (February to May 2024)	\$23,300
Additional Spend	
Microsoft 365 Licensing (June to October 2024)	\$40,023.00
Total	\$105,323.00
Additional Contingencies	\$4,677.00
Total	\$110,000.00

Per the City’s adopted Procurement Policy and Manual, cumulative annual expenditures with a single vendor in excess of \$50,000 must be approved by City Council.

Origination: IT Director

Recommendation:

Staff recommends approving the purchase of assessment and consulting services from Tanches Global Management in an amount not to exceed \$110,000.00 as appropriated in the Fiscal Year 2023-2024 Budget.

Party(ies) responsible for placing this item on agenda: Tom Wilson IT Director

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: X No: _____ If yes, specify Account Number: #100-117-6320, 6304

If no, funds will be transferred from account # _____ To account # _____

Signed Tom Wilson Approved by _____
Staff Member _____ Date _____ City Manager _____ Date _____

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, **on First and Only Reading**, Ordinance Number 2024-19, an Ordinance of the City Council of Tomball, Texas, Approving and Authorizing the Issuance and Sale of the City of Tomball, Texas Special Assessment Revenue Bonds, Series 2024 (Wood Leaf Reserve Public Improvement District Improvement Area #2 Project); Approving and Authorizing an Indenture of Trest and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; and Providing an Effective Date.

Background:

Pursuant to Chapter 372 of the Local Government Code, Ordinance No. 2024-19 will be adopted on **First and Only Reading**, for the issuance and sale of Special Assessment Revenue Bonds Series 2024 for Wood Leaf Reserve, Public Improvement District 11, Improvement Area 2. The Ordinance will also approve and authorize an Indenture of Trust and agreement connected to the sale of bonds.

Origination: Project Management

Recommendation:

Adopt Ordinance No. 2024-19 on **First and Only Reading**, approving and authorizing the issuance and sale of the City of Tomball Special Assessment Revenue Bonds Series 2024 for Wood Leaf Reserve, Public Improvement District 11, Improvement Area 2.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed Meagan Mageo
Staff Member _____
Date _____

Approved by _____
City Manager _____
Date _____

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF TOMBALL, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 PROJECT); APPROVING AND AUTHORIZING AN INDENTURE OF TRUST AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Tomball, Texas (the “City”), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A Chapter 372, Texas Local Government Code (the “PID Act”), has previously established the Wood Leaf Reserve Public Improvement District (the “District”), pursuant to a Resolution adopted by the City Council of the City (the “City Council”) on January 18, 2021; and

WHEREAS, pursuant to the PID Act, the City Council published notice and held a public hearing on June 17, 2024, regarding the levy of special assessments on property within Improvement Area #2 of the District; and

WHEREAS, after the conduct of such public hearing and on second reading adopted an Ordinance (the “Assessment Ordinance”) on July 1, 2024; and,

WHEREAS, in the Assessment Ordinance, the City Council approved and accepted the Service and Assessment Plan (as defined and described in the Assessment Ordinance, the “Service and Assessment Plan”) relating to the District and levied assessments against the Improvement Area #2 Assessed Property within Improvement Area #2 of the District (the “Assessments”), as set forth on the Improvement Area #2 Assessment Roll. Capitalized terms used in this preamble and not otherwise defined shall have the meaning assigned thereto in the Service and Assessment Plan; and

WHEREAS, the City is authorized by the PID Act to issue its revenue bonds, the City of Tomball, Texas Special Assessment Revenue Bonds, Series 2024 (Wood Leaf Reserve Public Improvement District Improvement Area #2 Project), (the “Bonds”) payable from the Improvement Area #2 Assessments on Improvement Area #2 Assessed Property in Improvement Area #2 of the District for the purposes of (i) paying the costs of the Improvement Area #2 Projects identified in the Service and Assessment Plan, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) funding a portion of the Delinquency and Prepayment Reserve Account, (v) paying capitalized interest on the Bonds, and (vi) paying the costs of issuing the Bonds; and

WHEREAS, the City Council has found and determined to (i) approve the issuance of the Bonds to finance the Improvement Area #2 Projects identified in the Service and Assessment Plan

on the terms described herein, (ii) approve the form, terms and provisions of the Indenture (as defined herein);

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended

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

Section 1. Findings. The findings and determinations set forth in the preamble hereof are hereby incorporated by reference for all purposes as if set forth in full herein.

Section 2. Defined Terms. Capitalized terms not otherwise defined herein shall have the meaning ascribed to in the Indenture.

Section 3. Approval of Issuance of Bonds and Indenture of Trust. The issuance of Bonds for the purpose of providing funds for (i) paying a portion of the costs of the Improvement Area #2 Projects, (ii) funding the Bond Reserve Account of the Reserve Fund, (iii) funding a portion of the Delinquency and Prepayment Reserve Account of the Reserve Fund, (iv) paying capitalized interest on the Bonds, and (v) paying the costs of issuance of the Bonds, are hereby authorized and approved.

- a. The Bonds shall be issued and secured under that certain Indenture of Trust dated July 1, 2024 by and between the City and Wilmington Trust, National Association, as trustee (the “Indenture”). Such Indenture is hereby approved in the substantially final form presented at this meeting, with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the Mayor of the City, such approval to be evidenced by the execution and delivery of the Indenture. The Mayor of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor.

Section 4. Sale of Bonds. The Bonds shall be sold to FMSbonds, Inc. (the “Underwriter”) at the price and on the terms and provisions set forth in that certain Bond Purchase Agreement (the “Bond Purchase Agreement”), dated the date hereof, between the City and the Underwriter. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved, and the Mayor of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement. It is hereby officially found, determined and declared that the terms of this sale are the most advantageous reasonably obtainable.

Section 5. Limited Offering Memorandum. The form and substance of the Preliminary Limited Offering Memorandum for the Bonds and any addenda, supplement or amendment thereto presented to and considered by the City Council are hereby in all respects approved and adopted. The City hereby authorizes the preparation of a final Limited Offering Memorandum reflecting the terms of the Bond Purchase Agreement and other relevant information. The Limited Offering Memorandum as thus approved and delivered, with such

appropriate variations as shall be approved by the City Manager and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds, and the Preliminary Limited Offering Memorandum is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Limited Offering Memorandum in the offering of the Bonds is hereby ratified, approved and continued. Notwithstanding the execution, approval and delivery of such Preliminary Limited Offering Memorandum and Limited Offering Memorandum by the Mayor, the Mayor and this City Council are not responsible for and proclaim no specific knowledge of the information contained in the Preliminary Limited Offering Memorandum and Limited Offering Memorandum pertaining to development, the construction of the Improvement Area #2 Improvements, the Developer (as defined in the Limited Offering Memorandum) or its financial ability, the homebuilders, or the landowners.

Section 6. Continuing Disclosure Agreement. The form, terms and provisions of that certain Continuing Disclosure Agreement (the “Continuing Disclosure Agreement” dated as of July 1, 2024 among the City, HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc. and P3Works, LLC is hereby authorized and approved in substantially final form presented at this meeting and the Mayor of the City is hereby authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the Mayor, such approval to be evidenced by the execution thereof, the Mayor’s signature on the Continuing Disclosure Agreement may be attested by the City Secretary.

Section 7. Additional Actions. The Mayor, the City Manager and each other officer, employee and agent of the City are hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance, including the making of modifications to this Ordinance and the Indenture as necessary to obtain approval of the Bonds by the Attorney General of the State, the Mayor, the City Manager and each other officer, employee and agent of the City are hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance, including any required consents relating to land transfers. Further, in connection with the submission of the record of proceedings for the Bonds to the Attorney General of the State of Texas for examination and approval of such Bonds, the appropriate officer of the City is hereby authorized and directed to issue a check of the City payable to the Attorney General of the State of Texas as a nonrefundable examination fee in the amount required by Chapter 1202, Texas Government Code (such amount not to exceed \$9,500).

Section 8. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council of the City.

FIRST AND ONLY READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 1ST DAY OF JULY 2024.

COUNCILMAN FORD _____
COUNCILMAN GARCIA _____
COUNCILMAN DUNAGIN _____
COUNCILMAN COVINGTON _____
COUNCILMAN PARR _____

Lori Klein Quinn, Mayor

ATTEST:

Tracylynn Garcia, City Secretary

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on First Reading, Ordinance No. 2024-20, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2024 Annual Service and Assessment Plan (SAP) Update for Raburn Reserve Public Improvement District Number 10 (PID 10).

Background:

Approval of this Ordinance will approve the 2024 annual update to the Service and Assessment Plan (SAP) for the Raburn Reserve Public Improvement District Number 10 (PID 10). Under Section 372.013(b) of the Texas Local Government Code, the City Council is required to annually review and potentially update the SAP. Under the 2024 SAP update, which also updates the assessment roll for 2024, the applicable assessment rates of PID 10 are not changing.

The original SAP was adopted by City Council on September 21, 2020, and includes a 30-year payment term, and the 2023 Annual Update was adopted on August 7, 2023. The annual installment to be collected from parcels within PID 10 as shown on the assessment roll of the 2024 SAP update with a summary below, installments are due by January 31, 2025.

Improvement Area	Annual Installment
Improvement Area One	\$326,159.15
Improvement Area Two	\$459,791.06
Improvement Area Three	\$473,468.29

Origination: Project Management

Recommendation:

Staff recommends approving Ordinance 2024-20, 2024 Annual Service and Assessment Plan Update for Raburn Reserve Public Improvement District Number 10 (PID 10).

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____
 If no, funds will be transferred from account # _____ To account # _____

Signed Meagan Mageo
Staff Member _____ Date _____

Approved by _____
City Manager _____ Date _____

ORDINANCE NO. 2024-20

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE 2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2024 ANNUAL INSTALLMENTS.

* * * * *

WHEREAS, the City of Tomball, Texas (the “City”) received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the “Act” requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Raburn Reserve Public Improvement District (the “District”); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Harris County Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on August 5, 2019, the City Council accepted the Petition and called a public hearing for September 3, 2019, on creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on August 14, 2019; and

WHEREAS, on August 16, 2019, notice to the owners of the property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on September 3, 2019; and

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on September 3, 2019; and

WHEREAS, the City Council approved the creation of the PID by Resolution No. 2019-41 approved on October 7, 2019 (the “Original Creation Resolution”) and published the Original Creation Resolution as authorized by the Act; and

WHEREAS, on October 7, 2019 the City approved Resolution no. 2019-42 calling a public hearing on the addition of land to the boundaries of the PID; and

WHEREAS, on October 9, 2019, notice of public hearing was mailed to the owners of the Property within the PID and notice of the public hearing was published in a newspaper of general circulation, in the PID on October 23, 2019; and

WHEREAS, the City Council opened and conducted such public hearing on the addition of additional land to the PID and closed such hearing on November 4, 2019 and approved an amended and rested resolution (the “Amended Creation Resolution” creating the PID and adding the additional land to the boundaries of the PID; and

WHEREAS, the City re-published the Amended Creation Resolution in a newspaper of general circulation in the City and the PID; and

WHEREAS, no written protests of the District from an owners of record of property within the District were filed with the City secretary within 20 days after such publication; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council directed the preparation of Preliminary Service and Assessment Plans for Authorized Improvements within Improvement Area #1, Improvement Area #2 and Improvement Area #3 of the District (the “Service and Assessment Plan”) and an assessment roll for Improvement Area #1, Improvement Area #2 and Improvement Area #3 of the District (collectively, the “Assessment Roll” that states the assessment against each parcel of land Improvement Area #1, Improvement Area #2 and Improvement Area #3 of the District (collectively, the “Assessments”); and

WHEREAS, the City called separate public hearings regarding the proposed levy of Assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within Improvement Area #1, Improvement Area #2 and Improvement Area #3 of the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in newspaper of general circulation within the City to consider the proposed Service and Assessment Plans for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of separate notices of the public hearings to consider the proposed Service and Assessment Plans and the Assessment Roll attached to the Service and Assessment Plans and the levy of Assessments on property in Improvement Area #1, Improvement Area #2 and Improvement Area #3 of the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the separate public hearings at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved separate Ordinances levying Assessments on property within Improvement Area #1, Improvement Area #2 and Improvement Area #3 of the District; and

WHEREAS, pursuant to the Act, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2024 (together, the “2024 Updates”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2024 Updates attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Tomball, Texas;

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

Section 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the 2024 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

Section 3. If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

Section 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

Section 5. It is hereby declared to be the intention of the City Council of the City of Tomball, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Tomball without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

Section 6. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 1ST DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 15TH DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

Lori Klein Quinn, Mayor

ATTEST:

Tracylynn Garcia, City Secretary



**RABURN RESERVE
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE**

JULY 15, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings given to them in the 2023 Amended and Restated Service and Assessment Plan (the “2023 A&R SAP”).

On October 7, 2019, City Council passed and approved Resolution No. 2019-41 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 November 4, 2019, City Council passed and approved Resolution No. 2019-45 which amends and restates Resolution No. 2019-41 by incorporating the increased area of the District as a result of right-of-way abandonments. The revised boundary of the District encompasses approximately 105 acres.

On September 21, 2020, City Council adopted Ordinance No. 2020-26 approving the 2020 Service and Assessment Plan and Assessment Roll for the District. The Ordinance also levied assessments against benefitted properties within the District and established a lien on such properties.

On December 7, 2020, City Council passed and approved Resolution No. 2020-43 which amends and restates Resolution No. 2019-45 by incorporating an additional 5.082 acres into the area of the District. The revised boundary of the District encompasses approximately 110.12 acres.

On August 16, 2021, City Council approved Resolution No. 2021-26 approving the 2021 Annual Service Plan Update for the District. The 2021 Annual Service Plan Update updated the Assessment Rolls for 2021.

On August 17, 2022, City Council approved Resolution No. 2022-26 approving the 2022 Annual Service Plan Update for the District. The 2022 Annual Service Plan Update updated the Assessment Rolls for 2022.

On October 3, 2022, City Council approved Ordinance No. 2022-33 approving the 2022 Amended & Restated Service and Assessment Plan for the District. The Ordinance levied Assessments for Improvement Area #2 Assessments, incorporated provisions relating to the City’s issuance of the Improvement Area #2 Series 2022 Bonds and the Improvement Area #1 Series 2022 Bonds, and incorporated provisions relating to the City’s Improvement Area #2 Reimbursement Obligation. The

2022 Amended & Restated Service and Assessment Plan also approved the Assessment Rolls for 2022.

On August 7, 2023, City Council approved Ordinance No. 2023-21 approving the 2023 Annual Service Plan Update for the District which updated the Assessment Rolls for 2023.

On August 21, 2023, City Council approved Ordinance No. 2023-24 approving the 2023 A&R SAP for the District. The Ordinance levied Assessments for Improvement Area #3 Assessments, incorporated provisions relating to the City's issuance of the Improvement Area #2 Series 2023 Bonds and the Improvement Area #3 Series 2023 Bonds, and incorporated provisions relating to the City's Improvement Area #3 Reimbursement Obligation. The 2023 A&R also approved the Assessment Rolls for 2023.

The 2023 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 A&R SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Raburn Reserve Section 1 was filed and recorded with the County on August 12, 2020 and consists of 133 residential Lots and 12 Lots of Non-Benefited Property.
- An amending plat of Raburn Reserve Section 1, attached hereto as **Exhibit C-1**, was filed and recorded with the County on February 22, 2022, to correct lot lines and centerlines.

Improvement Area #2

- The final plat of Raburn Reserve Section 2 was filed and recorded with the County on February 18, 2022 and consists of 118 residential Lots and 7 Lots of Non-Benefited Property.

Improvement Area #3

- The final plat of Raburn Reserve Section 3, attached hereto as **Exhibit C-2**, was filed and recorded with the County on November 3, 2023 and consists of 140 residential Lots and 5 Lots of Non-Benefited Property.

See the completed Lot Type classification summary within the District below:

Improvement Area #1	
Lot Type	Number of Lots
Lot Type 1	133
Total	133

Improvement Area #2	
Lot Type	Number of Lots
Lot Type 2	118
Total	118

Improvement Area #3	
Lot Type	Number of Lots
Lot Type 3	140
Total	140

See **Exhibit D** for the Lot Type classification map.

LOT AND HOME SALES

Per the Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

Improvement Area #1

- Developer Owned:
 - Lot Type 1: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 24 Lots
- End-User Owner:
 - Lot Type 1: 109 Lots

Improvement Area #2

- Developer Owned:
 - Lot Type 2: 15 Lots
- Homebuilder Owned:
 - Lot Type 2: 103 Lots
- End-User Owner:
 - Lot Type 2: 0 Lots

Improvement Area #3

- Developer Owned:
 - Lot Type 3: 140 Lots
- Homebuilder Owned:
 - Lot Type 3: 0 Lots
- End-User Owner:
 - Lot Type 3: 0 Lots

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Developer has completed the Authorized improvements listed in the 2023 A&R SAP and they were dedicated to the City in July 2021.

Improvement Area #2

The Developer has completed the Authorized improvements listed in the 2023 A&R SAP and they were dedicated to the City on February 24, 2023.

Improvement Area #3

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2023 A&R SAP for the Improvement Area are currently under construction and projected to be completed in the 2nd quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvements	Authorized Improvements from SAP Budget	Spent to Date ^[a]	Percent of Budget Spent	Forecast Completion Date
<i>Improvement Area #3 Improvements</i>				
Excavation and Paving	\$ 2,048,305.84	\$ 49,408.20	2.41%	Q2 2024
Water Distribution	\$ 422,687.00	\$ 326,802.63	77.32%	Q2 2024
Wastewater Collection	\$ 565,724.00	\$ 410,510.29	72.56%	Q2 2024
Storm Water Collection	\$ 743,651.00	\$ 649,095.82	87.29%	Q2 2024
Clearing, Grubbing and Site Preparation	\$ 205,150.00	\$ 285,073.69	138.96%	Q2 2024
Natural Gas	\$ 250,000.00	\$ -	0.00%	Q2 2024
Soft Costs	\$ 1,366,145.07	\$ 694,279.12	50.82%	Q2 2024
Total	\$ 5,601,662.91	\$2,415,169.75	43.12%	

Footnotes:

[a] As provided by the Developer as of Draw #5 processed on February 29, 2024.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of principal bond payment due September 15, Improvement Area #1 has an outstanding Assessment of \$3,873,959.52, of which \$2,285,092.51 is attributable to the Improvement Area #1 Series 2020 Bonds and \$1,588,867.00 is attributable to the Improvement Area #1 Series 2022 Bonds. The outstanding Assessment is less than the outstanding PID Bonds of \$3,984,000.00 due to prepayment of Assessments for which PID Bonds have not been redeemed.

Improvement Area #2

Net of principal bond payment due September 15, Improvement Area #2 has an outstanding Assessment of \$5,103,000.00, of which \$2,400,000.00 is attributable to the Improvement Area #2 Series 2022 Bonds and \$2,703,000.00 is attributable to the Improvement Area #2 Series 2023 Bonds.

Improvement Area #3

Net of principal bond payment due September 15, Improvement Area #3 has an outstanding Assessment of \$5,648,000.00, of which \$3,340,000.00 is attributable to the Improvement Area #3 Bonds and \$2,308,000.00 is attributable to the Improvement Area #3 Reimbursement Obligation.

ANNUAL INSTALLMENT DUE 1/31/2025

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$261,911.22.
- **Additional Interest** – The total Prepayment and Delinquency Reserve Requirement, as defined in the indenture, is equal to \$219,119.87 and has not been met. As such, the Prepayment and Delinquency Reserve Account will be funded with Additional Interest on the Outstanding Assessments, resulting in an Additional Interest amount due of \$19,919.99.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$44,327.94.

Improvement Area #1	
Due January 31, 2025	
Principal	\$ 73,000.00
Interest	188,911.22
Annual Collection Costs	44,327.94
Additional Interest	19,919.99
Total Annual Installment	\$326,159.15

Improvement Area #1	
Annual Collection Costs	
Administration	\$ 17,195.87
City Administrative Fees	7,980.00
Filing Fees	272.72
County Collection	106.63
PID Trustee Fees	9,000.00
Dissemination Agent	7,000.00
Miscellaneous	272.72
Arbitrage Calculation	2,500.00
Total Annual Collection Costs	\$44,327.94

See the Limited Offering Memorandum for the pay period. See **Exhibit B-1 and B-2** for the debt service schedules for the Improvement Area #1 Series 2020 Bonds and Improvement Area #1 Series 2022 Bonds as shown in the Limited Offering Memorandum.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$373,092.50.
- **Additional Interest** – The total Prepayment and Delinquency Reserve Requirement, as defined in the indenture, is equal to \$280,665.00 and has not been met. As such, the Prepayment and Delinquency Reserve Account will be funded with Additional Interest on the Outstanding Assessments, resulting in an Additional Interest amount due of \$37,665.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$49,033.56.

Improvement Area #2	
Due January 31, 2025	
Principal	\$ 73,000.00
Interest	300,092.50
Annual Collection Costs	49,033.56
Additional Interest	37,665.00
Total Annual Installment	\$459,791.06

Improvement Area #2	
Annual Collection Costs	
Administration	\$ 21,924.95
City Administrative Fees	7,080.00
Filing Fees	347.72
County Collection	135.96
PID Trustee Fees	9,000.00
Dissemination Agent	7,000.00
Miscellaneous	347.72
Arbitrage Calculation	1,000.00
Past Due Invoices	2,197.21
Total Annual Collection Costs	\$49,033.56

See the Limited Offering Memorandum for the pay period. See **Exhibit B-3 and B-4** for the debt service schedules for the Improvement Area #2 Series 2022 Bonds and Improvement Area #2 Series 2023 Bonds as shown in the Limited Offering Memorandum.

Improvement Area #3

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$414,527.20.
- **Additional Interest** – The total Prepayment and Delinquency Reserve Requirement, as defined in the indenture, is equal to \$183,700.00 and has not been met. As such, the Prepayment and Delinquency Reserve Account will be funded with Additional Interest on the Outstanding Assessments, resulting in an Additional Interest amount due of \$16,700.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$42,241.09.

Due January 31, 2025		
Improvement Area #3		
Principal	\$	85,000.00
Interest	\$	329,527.20
Additional Interest	\$	16,700.00
Annual Collection Costs	\$	42,241.09
Total Annual Installment	\$	473,468.29

Improvement Area #3	
Annual Collection Costs	
Administration	\$ 23,933.54
City Administrative Fees	8,400.00
Filing Fees	379.57
County Collection	148.41
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
Miscellaneous	379.57
Arbitrage Calculation	1,000.00
Total Annual Collection Costs	\$42,241.09

See the Limited Offering Memorandum for the pay period. See **Exhibit B-5** for the debt service schedule for the Improvement Area #3 Bonds.

Please contact P3Works for the pay period for Improvement Area #3. See **Exhibit B-6** for the reimbursement schedule for Improvement Area #3.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

The following is a list of all Parcels or Lots that made a Prepayment in full within the Improvement Area.

Improvement Area #1				
Property ID	Address	Lot Type	Prepayment Date	Prepayment Amount
141-629-001-0012	1119 Pecan Tree Ln	1	10/13/2023	\$ 28,488.28
141-629-001-0044	22114 Raburn Ranch	1	1/25/2024	\$ 29,002.26
141-629-001-0024	1119 Five T Lane	1	2/28/2024	\$ 29,077.58

Improvement Area #2

No Parcels within the Improvement Area have made full prepayments.

Improvement Area #3

No Parcels within the Improvement Area have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

The following is a list of all Parcels or Lots that made a partial prepayment within the Improvement Area.

Improvement Area #1					
Property ID	Address	Lot Type	Prepayment Date	Prepayment Amount	
141-629-002-0010	22122 Sam Raburn Dr	1	10/7/2022	\$	4,250.01
141-629-004-0021	22202 Wellington Way	1	10/19/2023	\$	7,923.59
141-629-001-0004	Sky Rocket Ln	1	10/30/2023	\$	8,000.00

Improvement Area #2

No partial prepayments of Assessments have occurred within the Improvement Area.

Improvement Area #3

No partial prepayments of Assessments have occurred within the Improvement Area.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No extraordinary optional redemptions have occurred within the Improvement Area.

Improvement Area #2

No extraordinary optional redemptions have occurred within the Improvement Area.

Improvement Area #3

No extraordinary optional redemptions have occurred within the Improvement Area.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Annual Installments		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>Improvement Area #1</i>						
Principal		\$ 73,000.00	\$ 77,999.18	\$ 82,999.98	\$ 86,999.29	\$ 92,000.09
Interest		\$ 188,911.22	\$ 186,016.22	\$ 182,952.48	\$ 179,626.24	\$ 176,090.00
	(1)	\$ 261,911.22	\$ 264,015.40	\$ 265,952.46	\$ 266,625.53	\$ 268,090.09
Annual Collection Costs	(2)	\$ 44,327.94	\$ 44,327.94	\$ 44,327.94	\$ 44,327.94	\$ 44,327.94
Additional Interest	(3)	\$ 19,919.99	\$ 19,554.99	\$ 19,164.99	\$ 18,749.99	\$ 18,315.00
Total Annual Installment	(4)=(1)+(2)+(3)	\$ 326,159.15	\$ 327,898.33	\$ 329,445.39	\$ 329,703.46	\$ 330,733.03

Annual Installments		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>Improvement Area #2</i>						
Principal		\$ 73,000.00	\$ 77,000.00	\$ 81,000.00	\$ 86,000.00	\$ 90,000.00
Interest		\$ 300,092.50	\$ 296,333.76	\$ 292,367.50	\$ 288,193.76	\$ 283,763.76
	(1)	\$ 373,092.50	\$ 373,333.76	\$ 373,367.50	\$ 374,193.76	\$ 373,763.76
Annual Collection Costs	(2)	\$ 49,033.56	\$ 49,033.56	\$ 49,033.56	\$ 49,033.56	\$ 49,033.56
Additional Interest	(3)	\$ 37,665.00	\$ 37,300.00	\$ 36,915.00	\$ 36,510.00	\$ 36,080.00
Total Annual Installment	(4)=(1)+(2)+(3)	\$ 459,791.06	\$ 459,667.32	\$ 459,316.06	\$ 459,737.32	\$ 458,877.32

Annual Installments		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>Improvement Area #3</i>						
Principal		\$ 85,000.00	\$ 89,000.00	\$ 93,000.00	\$ 98,000.00	\$ 103,000.00
Interest		\$ 329,527.20	\$ 325,008.40	\$ 320,272.80	\$ 315,320.40	\$ 310,101.20
	(1)	\$ 414,527.20	\$ 414,008.40	\$ 413,272.80	\$ 413,320.40	\$ 413,101.20
Annual Collection Costs	(2)	\$ 42,241.09	\$ 42,241.09	\$ 42,241.09	\$ 42,241.09	\$ 42,241.09
Additional Interest	(3)	\$ 16,700.00	\$ 16,435.00	\$ 16,160.00	\$ 15,875.00	\$ 15,575.00
Total Annual Installment	(4)=(1)+(2)+(3)	\$ 473,468.29	\$ 472,684.49	\$ 471,673.89	\$ 471,436.49	\$ 470,917.29

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-1**.

The list of current Parcels or Lots within Improvement Area #2, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit A-2**.

The list of current Parcels or Lots within Improvement Area #3, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit A-3**.

The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot and Block	Lot Type	Improvement Area #1					Annual Collection Costs ^[c]	Annual Installment Due 1/31/25 ^{[a],[d]}
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[c]		
141-629-001-0001	Block 1, Lot 1	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0002	Block 1, Lot 2	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0003	Block 1, Lot 3	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0004	Block 1, Lot 4	1	\$ 21,954.88	\$ 402.29	\$ 1,041.05	\$ 109.77	\$ 251.22	\$ 1,804.33	
141-629-001-0005	Block 1, Lot 5	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0006	Block 1, Lot 6	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0007	Block 1, Lot 7	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0008	Block 1, Lot 8	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0009	Block 1, Lot 9	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0010	Block 1, Lot 10	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0011	Block 1, Lot 11	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0012	Block 1, Lot 12	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-001-0013	Block 1, Lot 13	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0014	Block 1, Lot 14	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0015	Block 1, Lot 15	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0016	Block 1, Lot 16	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0017	Block 1, Lot 17	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0018	Block 1, Lot 18	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0019	Block 1, Lot 19	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0020	Block 1, Lot 20	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0021	Block 1, Lot 21	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0022	Block 1, Lot 22	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0023	Block 1, Lot 23	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0024	Block 1, Lot 24	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-001-0025	Block 1, Lot 25	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0026	Block 1, Lot 26	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0027	Block 1, Lot 27	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0028	Block 1, Lot 28	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0029	Block 1, Lot 29	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0030	Block 1, Lot 30	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0031	Block 1, Lot 31	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0032	Block 1, Lot 32	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0033	Block 1, Lot 33	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0034	Block 1, Lot 34	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0035	Block 1, Lot 35	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0036	Block 1, Lot 36	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0037	Block 1, Lot 37	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0038	Block 1, Lot 38	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0039	Block 1, Lot 39	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0040	Block 1, Lot 40	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball.
- [d] Property IDs 1416290010004, 1416290020010, and 1416290040021 have partially prepaid Assessment.
- [e] Property ID prepaid in full.

Property ID	Lot and Block	Lot Type	Improvement Area #1					Annual Collection Costs ^[c]	Annual Installment Due 1/31/25 ^{[a],[d]}
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[c]		
141-629-001-0041	Block 1, Lot 41	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0042	Block 1, Lot 42	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0043	Block 1, Lot 43	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0044	Block 1, Lot 44	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-001-0045	Block 1, Lot 45	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0046	Block 1, Lot 46	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0047	Block 1, Lot 47	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0048	Block 1, Lot 48	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0049	Block 1, Lot 49	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0050	Block 1, Lot 50	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0051	Block 1, Lot 51	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0052	Block 1, Lot 52	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0053	Block 1, Lot 53	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0054	Block 1, Lot 54	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0055	Block 1, Lot 55	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0056	Block 1, Lot 56	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-001-0057	RES E, BLK 1 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-001-0058	RES J, BLK 1 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
141-629-002-0001	Block 2, Lot 1	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0002	Block 2, Lot 2	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0003	Block 2, Lot 3	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0004	Block 2, Lot 4	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0005	Block 2, Lot 5	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0006	Block 2, Lot 6	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0007	Block 2, Lot 7	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0008	Block 2, Lot 8	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0009	Block 2, Lot 9	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0010	Block 2, Lot 10	1	\$ 25,704.86	\$ 471.00	\$ 1,218.86	\$ 128.52	\$ 294.13	\$ 2,112.51	
141-629-002-0011	Block 2, Lot 11	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0012	Block 2, Lot 12	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0013	Block 2, Lot 13	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0014	Block 2, Lot 14	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0015	Block 2, Lot 15	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0016	Block 2, Lot 16	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0017	Block 2, Lot 17	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0018	Block 2, Lot 18	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0019	Block 2, Lot 19	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0020	Block 2, Lot 20	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0021	Block 2, Lot 21	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	
141-629-002-0022	Block 2, Lot 22	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79	

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball.
- [d] Property IDs 1416290010004, 1416290020010, and 1416290040021 have partially prepaid Assessment.
- [e] Property ID prepaid in full.

			Improvement Area #1					
Property ID	Lot and Block	Lot Type	Outstanding Assessment ^(a)	Principal	Interest	Additional Interest	Annual Collection Costs ^(c)	Annual Installment Due 1/31/25 ^{(a),(d)}
141-629-002-0023	Block 2, Lot 23	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0024	Block 2, Lot 24	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0025	Block 2, Lot 25	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0026	Block 2, Lot 26	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0027	Block 2, Lot 27	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0028	Block 2, Lot 28	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0029	Block 2, Lot 29	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0030	Block 2, Lot 30	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0031	Block 2, Lot 31	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0032	Block 2, Lot 32	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-002-0033	RES F, BLK 2 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141-629-003-0001	Block 3, Lot 1	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0002	Block 3, Lot 2	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0003	Block 3, Lot 3	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0004	Block 3, Lot 4	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0005	Block 3, Lot 5	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0006	Block 3, Lot 6	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0007	Block 3, Lot 7	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0008	Block 3, Lot 8	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0009	Block 3, Lot 9	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0010	Block 3, Lot 10	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0011	Block 3, Lot 11	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-003-0012	RES C, BLK 3 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141-629-004-0001	Block 4, Lot 1	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0002	Block 4, Lot 2	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0003	Block 4, Lot 3	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0004	Block 4, Lot 4	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0005	Block 4, Lot 5	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0006	Block 4, Lot 6	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0007	Block 4, Lot 7	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0008	Block 4, Lot 8	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0009	Block 4, Lot 9	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0010	Block 4, Lot 10	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0011	Block 4, Lot 11	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0012	Block 4, Lot 12	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0013	Block 4, Lot 13	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0014	Block 4, Lot 14	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0015	Block 4, Lot 15	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0016	Block 4, Lot 16	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0017	Block 4, Lot 17	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball.
- [d] Property IDs 1416290010004, 1416290020010, and 1416290040021 have partially prepaid Assessment.
- [e] Property ID prepaid in full.

			Improvement Area #1					
Property ID	Lot and Block	Lot Type	Outstanding Assessment ^(b)	Principal	Interest	Additional Interest	Annual Collection Costs ^(c)	Annual Installment Due 1/31/25 ^{(a),(d)}
141-629-004-0018	Block 4, Lot 18	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0019	Block 4, Lot 19	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0020	Block 4, Lot 20	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0021	Block 4, Lot 21	1	\$ 22,031.29	\$ 403.69	\$ 1,044.67	\$ 110.16	\$ 252.09	\$ 1,810.60
141-629-004-0022	Block 4, Lot 22	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0023	Block 4, Lot 23	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0024	Block 4, Lot 24	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0025	Block 4, Lot 25	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0026	Block 4, Lot 26	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0027	Block 4, Lot 27	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0028	Block 4, Lot 28	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0029	Block 4, Lot 29	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0030	Block 4, Lot 30	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0031	Block 4, Lot 31	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0032	Block 4, Lot 32	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0033	Block 4, Lot 33	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0034	Block 4, Lot 34	1	\$ 29,954.87	\$ 548.87	\$ 1,420.39	\$ 149.77	\$ 342.76	\$ 2,461.79
141-629-004-0035	RES A, BLK 4 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141-629-004-0036	RES B, BLK 4 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141-629-004-0037	RES D, BLK 4 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141-629-004-0038	RES L, BLK 4 (Landscape, Utility and Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141-629-008-0002	ROW-STREET WIDENING	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141-629-008-0003	ROW-ALL STREETS IN THIS SUBD	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$ 3,873,959.52	\$ 70,983.47	\$ 183,693.49	\$ 19,369.79	\$ 44,327.94	\$ 318,374.77

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball.
- [d] Property IDs 1416290010004, 1416290020010, and 1416290040021 have partially prepaid Assessment.
- [e] Property ID prepaid in full.

EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Lot and Block	Lot Type	Improvement Area #2					
			Outstanding Assessment ^[c]	Principal	Interest	Additional Interest	Annual Collection Costs ^[d]	Annual Installment Due 1/31/25 ^[b]
145-555-001-0001	Block 1, Lot 1	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0002	Block 1, Lot 2	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0003	Block 1, Lot 3	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0004	Block 1, Lot 4	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0005	Block 1, Lot 5	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0006	Block 1, Lot 6	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0007	Block 1, Lot 7	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0008	Block 1, Lot 8	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0009	Block 1, Lot 9	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0010	Block 1, Lot 10	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0011	Block 1, Lot 11	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0012	Block 1, Lot 12	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0013	Block 1, Lot 13	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0014	Block 1, Lot 14	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0015	Block 1, Lot 15	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0016	Block 1, Lot 16	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0017	Block 1, Lot 17	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0018	Block 1, Lot 18	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0019	Block 1, Lot 19	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0020	Block 1, Lot 20	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0021	Block 1, Lot 21	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0022	Block 1, Lot 22	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-001-0023	Block 1, Lot 23	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0001	Block 2, Lot 1	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0002	Block 2, Lot 2	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0003	Block 2, Lot 3	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0004	Block 2, Lot 4	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0005	Block 2, Lot 5	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0006	Block 2, Lot 6	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0007	Block 2, Lot 7	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0008	Block 2, Lot 8	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0009	Block 2, Lot 9	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0010	Block 2, Lot 10	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0011	Block 2, Lot 11	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0012	Block 2, Lot 12	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0013	Block 2, Lot 13	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0014	Block 2, Lot 14	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0015	Block 2, Lot 15	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0016	Block 2, Lot 16	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-002-0017	Block 2, Lot A	Non-Benefited ^[a]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:

- [a] Parcel is intended to be developed as a commercial lot but is not served by any of the Authorized Improvements and thus is classified as Non-Benefited property.
- [b] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.
- [c] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [d] Includes \$60 per lot (\$7,080 for Improvement Area #2) is budgeted for costs incurred by City staff for administering the PID.

Property ID	Lot and Block	Lot Type	Improvement Area #2					Annual Collection Costs ^[d]	Annual Installment Due 1/31/25 ^[b]
			Outstanding Assessment ^[c]	Principal	Interest	Additional Interest			
145-555-002-0018	RES F Block 2 (Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
145-555-003-0001	Block 3, Lot 1	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0002	Block 3, Lot 2	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0003	Block 3, Lot 3	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0004	Block 3, Lot 4	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0005	Block 3, Lot 5	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0006	Block 3, Lot 6	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0007	Block 3, Lot 7	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0008	Block 3, Lot 8	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0009	Block 3, Lot 9	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0010	Block 3, Lot 10	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0011	Block 3, Lot 11	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0012	Block 3, Lot 12	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0013	Block 3, Lot 13	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0014	Block 3, Lot 14	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0015	Block 3, Lot 15	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0016	Block 3, Lot 16	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0017	Block 3, Lot 17	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0018	Block 3, Lot 18	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0019	Block 3, Lot 19	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0020	Block 3, Lot 20	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0021	Block 3, Lot 21	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0022	Block 3, Lot 22	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0023	Block 3, Lot 23	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0024	Block 3, Lot 24	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0025	Block 3, Lot 25	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0026	Block 3, Lot 26	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0027	Block 3, Lot 27	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0028	Block 3, Lot 28	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0029	Block 3, Lot 29	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0030	Block 3, Lot 30	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0031	Block 3, Lot 31	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0032	Block 3, Lot 32	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0033	Block 3, Lot 33	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0034	Block 3, Lot 34	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0035	Block 3, Lot 35	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0036	Block 3, Lot 36	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0037	Block 3, Lot 37	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0038	Block 3, Lot 38	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0039	Block 3, Lot 39	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	

Footnotes:

- [a] Parcel is intended to be developed as a commercial lot but is not served by any of the Authorized Improvements and thus is classified as Non-Benefited property.
- [b] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.
- [c] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [d] Includes \$60 per lot (\$7,080 for Improvement Area #2) is budgeted for costs incurred by City staff for administering the PID.

			Improvement Area #2					Annual	Annual
Property ID	Lot and Block	Lot Type	Outstanding Assessment ^[a]	Principal	Interest	Additional Interest	Collection Costs ^[d]	Installment Due 1/31/25 ^[b]	
145-555-003-0040	Block 3, Lot 40	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0041	Block 3, Lot 41	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0042	Block 3, Lot 42	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0043	Block 3, Lot 43	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0044	Block 3, Lot 44	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0045	Block 3, Lot 45	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0046	Block 3, Lot 46	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0047	Block 3, Lot 47	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0048	Block 3, Lot 48	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0049	Block 3, Lot 49	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0050	Block 3, Lot 50	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0051	Block 3, Lot 51	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0052	Block 3, Lot 52	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0053	Block 3, Lot 53	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0054	Block 3, Lot 54	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0055	Block 3, Lot 55	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0056	Block 3, Lot 56	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0057	Block 3, Lot 57	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0058	Block 3, Lot 58	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0059	Block 3, Lot 59	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0060	Block 3, Lot 60	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-003-0061	RES E Block 3 (Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
145-555-004-0001	Block 4, Lot 1	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0002	Block 4, Lot 2	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0003	Block 4, Lot 3	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0004	Block 4, Lot 4	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0005	Block 4, Lot 5	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0006	Block 4, Lot 6	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0007	Block 4, Lot 7	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0008	Block 4, Lot 8	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0009	Block 4, Lot 9	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0010	Block 4, Lot 10	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0011	Block 4, Lot 11	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0012	Block 4, Lot 12	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0013	Block 4, Lot 13	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0014	Block 4, Lot 14	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0015	Block 4, Lot 15	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0016	Block 4, Lot 16	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0017	Block 4, Lot 17	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	
145-555-004-0018	Block 4, Lot 18	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53	

Footnotes:

- [a] Parcel is intended to be developed as a commercial lot but is not served by any of the Authorized Improvements and thus is classified as Non-Benefited property.
- [b] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.
- [c] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [d] Includes \$60 per lot (\$7,080 for Improvement Area #2) is budgeted for costs incurred by City staff for administering the PID.

Property ID	Lot and Block	Lot Type	Improvement Area #2					
			Outstanding Assessment ^[c]	Principal	Interest	Additional Interest	Annual Collection Costs ^[d]	Annual Installment Due 1/31/25 ^[b]
145-555-004-0019	Block 4, Lot 19	2	\$ 43,245.76	\$ 618.64	\$ 2,543.16	\$ 319.19	\$ 415.54	\$ 3,896.53
145-555-004-0020	RES C Block 4 (Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
145-555-004-0021	RES D Block 4 (Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
145-555-005-0001	RES B Block 5 (Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
145-555-005-0002	ROW - All Streets	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$5,102,999.68	\$73,000.00	\$ 300,092.50	\$37,665.00	\$ 49,033.56	\$ 459,790.54

Footnotes:

- [a] Parcel is intended to be developed as a commercial lot but is not served by any of the Authorized Improvements and thus is classified as Non-Benefited property.
 [b] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.
 [c] Outstanding Assessment prior to 1/31/2025 Annual Installment.
 [d] Includes \$60 per lot (\$7,080 for Improvement Area #2) is budgeted for costs incurred by City staff for administering the PID.

EXHIBIT A-3 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID	Lot and Block	Lot Type	Improvement Area #3					
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[c]	Annual Installment Due 1/31/25 ^[c]
142-590-001-0001	Block 1, Lot 1	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0002	Block 1, Lot 2	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0003	Block 1, Lot 3	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0004	Block 1, Lot 4	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0005	Block 1, Lot 5	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0006	Block 1, Lot 6	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0007	Block 1, Lot 7	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0008	Block 1, Lot 8	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0009	Block 1, Lot 9	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0010	Block 1, Lot 10	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0011	Block 1, Lot 11	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0012	Block 1, Lot 12	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0013	Block 1, Lot 13	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0014	Block 1, Lot 14	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0015	Block 1, Lot 15	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0016	Block 1, Lot 16	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0017	Block 1, Lot 17	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0018	Block 1, Lot 18	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0019	Block 1, Lot 19	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0020	Block 1, Lot 20	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0021	Block 1, Lot 21	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0022	Block 1, Lot 22	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0023	Block 1, Lot 23	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0024	Block 1, Lot 24	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0025	Block 1, Lot 25	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0026	Block 1, Lot 26	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0027	Block 1, Lot 27	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0028	Block 1, Lot 28	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0029	Block 1, Lot 29	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0030	Block 1, Lot 30	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0031	Block 1, Lot 31	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0032	Block 1, Lot 32	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0033	Block 1, Lot 33	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0034	Block 1, Lot 34	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0035	Block 1, Lot 35	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0036	Block 1, Lot 36	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0037	Block 1, Lot 37	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0038	Block 1, Lot 38	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0039	Block 1, Lot 39	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0040	Block 1, Lot 40	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92

Footnotes:

- [a] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] Includes \$60 per lot (\$8,400 for Improvement Area #3) is budgeted for costs incurred by City staff for administering the PID.

Property ID	Lot and Block	Lot Type	Improvement Area #3					
			Outstanding Assessment ^(b)	Principal	Interest	Additional Interest	Annual Collection Costs ^(c)	Annual Installment Due 1/31/25 ^(a)
142-590-001-0041	Block 1, Lot 41	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0042	Block 1, Lot 42	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0043	Block 1, Lot 43	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0044	Block 1, Lot 44	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0045	Block 1, Lot 45	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0046	Block 1, Lot 46	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0047	Block 1, Lot 47	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0048	Block 1, Lot 48	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0049	Block 1, Lot 49	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0050	Block 1, Lot 50	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0051	Block 1, Lot 51	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0052	Block 1, Lot 52	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0053	Block 1, Lot 53	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0054	Block 1, Lot 54	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0055	Block 1, Lot 55	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0056	Block 1, Lot 56	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0057	Block 1, Lot 57	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0058	Block 1, Lot 58	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0059	Block 1, Lot 59	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0060	Block 1, Lot 60	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0061	Block 1, Lot 61	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0062	Block 1, Lot 62	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0063	Block 1, Lot 63	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0064	Block 1, Lot 64	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0065	Block 1, Lot 65	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0066	Block 1, Lot 66	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0067	Block 1, Lot 67	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0068	Block 1, Lot 68	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0069	Block 1, Lot 69	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0070	Block 1, Lot 70	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0071	Block 1, Lot 71	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0072	Block 1, Lot 72	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0073	Block 1, Lot 73	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0074	Block 1, Lot 74	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0075	Block 1, Lot 75	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0076	Block 1, Lot 76	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0077	Block 1, Lot 77	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0078	Block 1, Lot 78	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0079	Block 1, Lot 79	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0080	Block 1, Lot 80	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92

Footnotes:

[a] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Includes \$60 per lot (\$8,400 for Improvement Area #3) is budgeted for costs incurred by City staff for administering the PID.

Property ID	Lot and Block	Lot Type	Improvement Area #3					
			Outstanding Assessment ^(b)	Principal	Interest	Additional Interest	Annual Collection Costs ^(c)	Annual Installment Due 1/31/25 ^(a)
142-590-001-0081	Block 1, Lot 81	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0082	Block 1, Lot 82	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0083	Block 1, Lot 83	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0084	Block 1, Lot 84	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0085	Block 1, Lot 85	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0086	Block 1, Lot 86	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0087	Block 1, Lot 87	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0088	Block 1, Lot 88	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0089	Block 1, Lot 89	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0090	Block 1, Lot 90	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-001-0091	Block 1, Lot 91	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0001	Block 2, Lot 1	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0002	Block 2, Lot 2	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0003	Block 2, Lot 3	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0004	Block 2, Lot 4	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0005	Block 2, Lot 5	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0006	Block 2, Lot 6	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0007	Block 2, Lot 7	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0008	Block 2, Lot 8	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0009	Block 2, Lot 9	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0010	Block 2, Lot 10	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0011	Block 2, Lot 11	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0012	Block 2, Lot 12	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0013	Block 2, Lot 13	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0014	Block 2, Lot 14	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0015	Block 2, Lot 15	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0016	Block 2, Lot 16	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-002-0017	Block 2, Lot 17	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0001	Block 3, Lot 1	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0002	Block 3, Lot 2	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0003	Block 3, Lot 3	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0004	Block 3, Lot 4	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0005	Block 3, Lot 5	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0006	Block 3, Lot 6	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0007	Block 3, Lot 7	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0008	Block 3, Lot 8	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0009	Block 3, Lot 9	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0010	Block 3, Lot 10	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0011	Block 3, Lot 11	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0012	Block 3, Lot 12	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92

Footnotes:

[a] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Includes \$60 per lot (\$8,400 for Improvement Area #3) is budgeted for costs incurred by City staff for administering the PID.

Property ID	Lot and Block	Lot Type	Improvement Area #3					
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[c]	Annual Installment Due 1/31/25 ^[a]
142-590-003-0013	Block 3, Lot 13	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0014	Block 3, Lot 14	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0015	Block 3, Lot 15	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-003-0016	Block 3, Lot 16	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0001	Block 4, Lot 1	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0002	Block 4, Lot 2	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0003	Block 4, Lot 3	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0004	Block 4, Lot 4	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0005	Block 4, Lot 5	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0006	Block 4, Lot 6	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0007	Block 4, Lot 7	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0008	Block 4, Lot 8	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0009	Block 4, Lot 9	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0010	Block 4, Lot 10	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0011	Block 4, Lot 11	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0012	Block 4, Lot 12	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0013	Block 4, Lot 13	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0014	Block 4, Lot 14	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0015	Block 4, Lot 15	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0016	Block 4, Lot 16	3	\$ 40,342.86	\$ 607.14	\$ 2,353.77	\$ 119.29	\$ 301.72	\$ 3,381.92
142-590-004-0017	ROW-Street Widening Sec 3	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142-590-001-0092	RES A BLK 1 (Landscape/Utilities/Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142-590-002-0018	RES D BLK 2 (Landscape/Utilities/Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142-590-004-0018	ROW-All Streets In Subd Sec 3	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142-590-003-0017	RES E BLK 3 (Landscape/Utilities/Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142-590-001-0093	RES B BLK 1 (Landscape/Utilities/Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142-590-001-0094	RES C BLK 1 (Landscape/Utilities/Open Space)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$5,648,000.40	\$85,000.00	\$ 329,527.20	\$16,700.00	\$ 42,241.09	\$ 473,468.80

Footnotes:

[a] Outstanding Assessment and Annual Installment due may not match the Assessment Roll due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Includes \$60 per lot (\$8,400 for Improvement Area #3) is budgeted for costs incurred by City staff for administering the PID.

EXHIBIT B-1 – IMPROVEMENT AREA #1 SERIES 2020 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2021	\$	\$ 87,236.55	\$ 87,236.55
2022	45,000.00	96,631.26	141,631.26
2023	45,000.00	95,112.50	140,112.50
2024	50,000.00	93,593.76	143,593.76
2025	50,000.00	91,906.26	141,906.26
2026	55,000.00	90,218.76	145,218.76
2027	55,000.00	88,362.50	143,362.50
2028	55,000.00	86,506.26	141,506.26
2029	60,000.00	84,650.00	144,650.00
2030	60,000.00	82,625.00	142,625.00
2031	65,000.00	80,600.00	145,600.00
2032	65,000.00	78,000.00	143,000.00
2033	70,000.00	75,400.00	145,400.00
2034	75,000.00	72,600.00	147,600.00
2035	75,000.00	69,600.00	144,600.00
2036	80,000.00	66,600.00	146,600.00
2037	85,000.00	63,400.00	148,400.00
2038	85,000.00	60,000.00	145,000.00
2039	90,000.00	56,600.00	146,600.00
2040	95,000.00	53,000.00	148,000.00
2041	100,000.00	49,200.00	149,200.00
2042	105,000.00	45,200.00	150,200.00
2043	110,000.00	41,000.00	151,000.00
2044	115,000.00	36,600.00	151,600.00
2045	120,000.00	32,000.00	152,000.00
2046	125,000.00	27,200.00	152,200.00
2047	130,000.00	22,200.00	152,200.00
2048	135,000.00	17,000.00	152,000.00
2049	140,000.00	11,600.00	151,600.00
2050	150,000.00	6,000.00	156,000.00
Total	<u>\$2,490,000.00</u>	<u>\$1,860,642.85</u>	<u>\$4,350,642.85</u>

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EXHIBIT B-2 – IMPROVEMENT AREA #1 SERIES 2022 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Improvement Area #1 Bonds, including the Bonds:

<u>Year Ending (September 30)</u>	THE BONDS			<u>Series 2020 Bonds</u>	<u>Improvement Area #1 Bonds</u>
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>		
2023	\$ 30,000	\$ 88,192	\$ 118,192	\$ 140,113	\$ 258,305
2024	24,000	98,265	122,265	143,594	265,859
2025	23,000	97,005	120,005	141,906	261,911
2026	23,000	95,798	118,798	145,219	264,016
2027	28,000	94,590	122,590	143,363	265,953
2028	32,000	93,120	125,120	141,506	266,626
2029	32,000	91,440	123,440	144,650	268,090
2030	37,000	89,760	126,760	142,625	269,385
2031	32,000	87,540	119,540	145,600	265,140
2032	42,000	85,620	127,620	143,000	270,620
2033	42,000	83,100	125,100	145,400	270,500
2034	42,000	80,580	122,580	147,600	270,180
2035	47,000	78,060	125,060	144,600	269,660
2036	47,000	75,240	122,240	146,600	268,840
2037	53,000	72,420	125,420	148,400	273,820
2038	58,000	69,240	127,240	145,000	272,240
2039	63,000	65,760	128,760	146,600	275,360
2040	64,000	61,980	125,980	148,000	273,980
2041	69,000	58,140	127,140	149,200	276,340
2042	75,000	54,000	129,000	150,200	279,200
2043	81,000	49,500	130,500	151,000	281,500
2044	82,000	44,640	126,640	151,600	278,240
2045	93,000	39,720	132,720	152,000	284,720
2046	99,000	34,140	133,140	152,200	285,340
2047	106,000	28,200	134,200	152,200	286,400
2048	113,000	21,840	134,840	152,000	286,840
2049	124,000	15,060	139,060	151,600	290,660
2050	127,000	7,620	134,620	156,000	290,620
Total	<u>\$1,688,000.00</u>	<u>\$1,860,570</u>	<u>\$3,548,570</u>	<u>\$4,121,775</u>	<u>\$7,670,345</u>

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EXHIBIT B-3 – IMPROVEMENT AREA #2 SERIES 2022 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2023	—	\$ 132,758.38	\$ 132,758.38
2024	\$ 30,000.00	150,292.50	180,292.50
2025	32,000.00	148,642.50	180,642.50
2026	34,000.00	146,882.50	180,882.50
2027	36,000.00	145,012.50	181,012.50
2028	38,000.00	143,032.50	181,032.50
2029	41,000.00	140,942.50	181,942.50
2030	43,000.00	138,687.50	181,687.50
2031	46,000.00	136,000.00	182,000.00
2032	49,000.00	133,125.00	182,125.00
2033	52,000.00	130,062.50	182,062.50
2034	56,000.00	126,812.50	182,812.50
2035	60,000.00	123,312.50	183,312.50
2036	64,000.00	119,562.50	183,562.50
2037	68,000.00	115,562.50	183,562.50
2038	72,000.00	111,312.20	183,312.50
2039	77,000.00	106,812.50	183,812.50
2040	83,000.00	102,000.00	185,000.00
2041	88,000.00	96,812.50	184,812.50
2042	94,000.00	91,312.50	185,312.50
2043	100,000.00	85,437.50	185,437.50
2044	107,000.00	79,187.50	186,187.50
2045	114,000.00	72,500.00	186,500.00
2046	122,000.00	65,375.00	187,375.00
2047	130,000.00	57,750.00	187,750.00
2048	139,000.00	49,625.00	188,625.00
2049	148,000.00	40,937.50	188,937.50
2050	159,000.00	31,687.50	190,687.50
2051	169,000.00	21,750.00	190,750.00
2052	179,000.00	11,187.50	190,187.50
Total	<u>\$2,430,000.00</u>	<u>\$3,054,375.88</u>	<u>\$5,484,375.88</u>

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**EXHIBIT B-4 – IMPROVEMENT AREA #2 SERIES 2023 BONDS DEBT SERVICE
SCHEDULE**

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2024	\$ 41,000.00	\$ 151,317.52	\$ 192,317.52
2025	41,000.00	151,450.00	192,450.00
2026	43,000.00	149,451.26	192,451.26
2027	45,000.00	147,355.00	192,355.00
2028	48,000.00	145,161.26	193,161.26
2029	49,000.00	142,821.26	191,821.26
2030	53,000.00	140,432.50	193,432.50
2031	55,000.00	137,848.76	192,848.76
2032	58,000.00	135,167.50	193,167.50
2033	62,000.00	132,340.00	194,340.00
2034	65,000.00	129,317.50	194,317.50
2035	69,000.00	125,580.00	194,580.00
2036	73,000.00	121,612.50	194,612.50
2037	78,000.00	117,415.00	195,415.00
2038	83,000.00	112,930.00	195,930.00
2039	88,000.00	108,157.50	196,157.50
2040	93,000.00	103,097.50	196,097.50
2041	99,000.00	97,750.00	196,750.00
2042	105,000.00	92,057.50	197,057.50
2043	112,000.00	86,020.00	198,020.00
2044	119,000.00	79,580.00	198,580.00
2045	127,000.00	72,737.50	199,737.50
2046	135,000.00	65,435.00	200,435.00
2047	143,000.00	57,672.50	200,672.50
2048	152,000.00	49,450.00	201,450.00
2049	162,000.00	40,710.00	202,710.00
2050	171,000.00	31,395.00	202,395.00
2051	182,000.00	21,562.50	203,562.50
2052	<u>193,000.00</u>	<u>11,097.50</u>	<u>204,097.50</u>
Total	<u>\$2,744,000.00</u>	<u>\$2,956,922.56</u>	<u>\$5,700,922.56</u>

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EXHIBIT B-5 – IMPROVEMENT AREA #3 BONDS DEBT SERVICE SCHEDULE

FINAL

City of Tomball

Special Assessment Revenue Bonds, Series 2023

(Raburn Reserve PID Improvement Area #3)

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
09/30/2023	-	-	-	-
09/30/2024	-	-	192,035.28	192,035.28
09/30/2025	53,000.00	5.000%	194,740.00	247,740.00
09/30/2026	55,000.00	5.000%	192,090.00	247,090.00
09/30/2027	57,000.00	5.000%	189,340.00	246,340.00
09/30/2028	60,000.00	5.000%	186,490.00	246,490.00
09/30/2029	63,000.00	5.000%	183,490.00	246,490.00
09/30/2030	65,000.00	5.000%	180,340.00	245,340.00
09/30/2031	68,000.00	5.000%	177,090.00	245,090.00
09/30/2032	71,000.00	5.000%	173,690.00	244,690.00
09/30/2033	74,000.00	5.000%	170,140.00	244,140.00
09/30/2034	78,000.00	6.000%	166,440.00	244,440.00
09/30/2035	82,000.00	6.000%	161,760.00	243,760.00
09/30/2036	87,000.00	6.000%	156,840.00	243,840.00
09/30/2037	91,000.00	6.000%	151,620.00	242,620.00
09/30/2038	96,000.00	6.000%	146,160.00	242,160.00
09/30/2039	102,000.00	6.000%	140,400.00	242,400.00
09/30/2040	108,000.00	6.000%	134,280.00	242,280.00
09/30/2041	114,000.00	6.000%	127,800.00	241,800.00
09/30/2042	120,000.00	6.000%	120,960.00	240,960.00
09/30/2043	127,000.00	6.000%	113,760.00	240,760.00
09/30/2044	135,000.00	6.000%	106,140.00	241,140.00
09/30/2045	142,000.00	6.000%	98,040.00	240,040.00
09/30/2046	151,000.00	6.000%	89,520.00	240,520.00
09/30/2047	160,000.00	6.000%	80,460.00	240,460.00
09/30/2048	169,000.00	6.000%	70,860.00	239,860.00
09/30/2049	179,000.00	6.000%	60,720.00	239,720.00
09/30/2050	189,000.00	6.000%	49,980.00	238,980.00
09/30/2051	201,000.00	6.000%	38,640.00	239,640.00
09/30/2052	213,000.00	6.000%	26,580.00	239,580.00
09/30/2053	230,000.00	6.000%	13,800.00	243,800.00
Total	\$3,340,000.00	-	\$3,894,205.28	\$7,234,205.28

EXHIBIT B-6 – IMPROVEMENT AREA #3 REIMBURSEMENT OBLIGATION SCHEDULE

Preliminary

City of Tomball

Reimbursement Agreement, Series 2023

(Raburn Reserve PID Improvement Area #3)

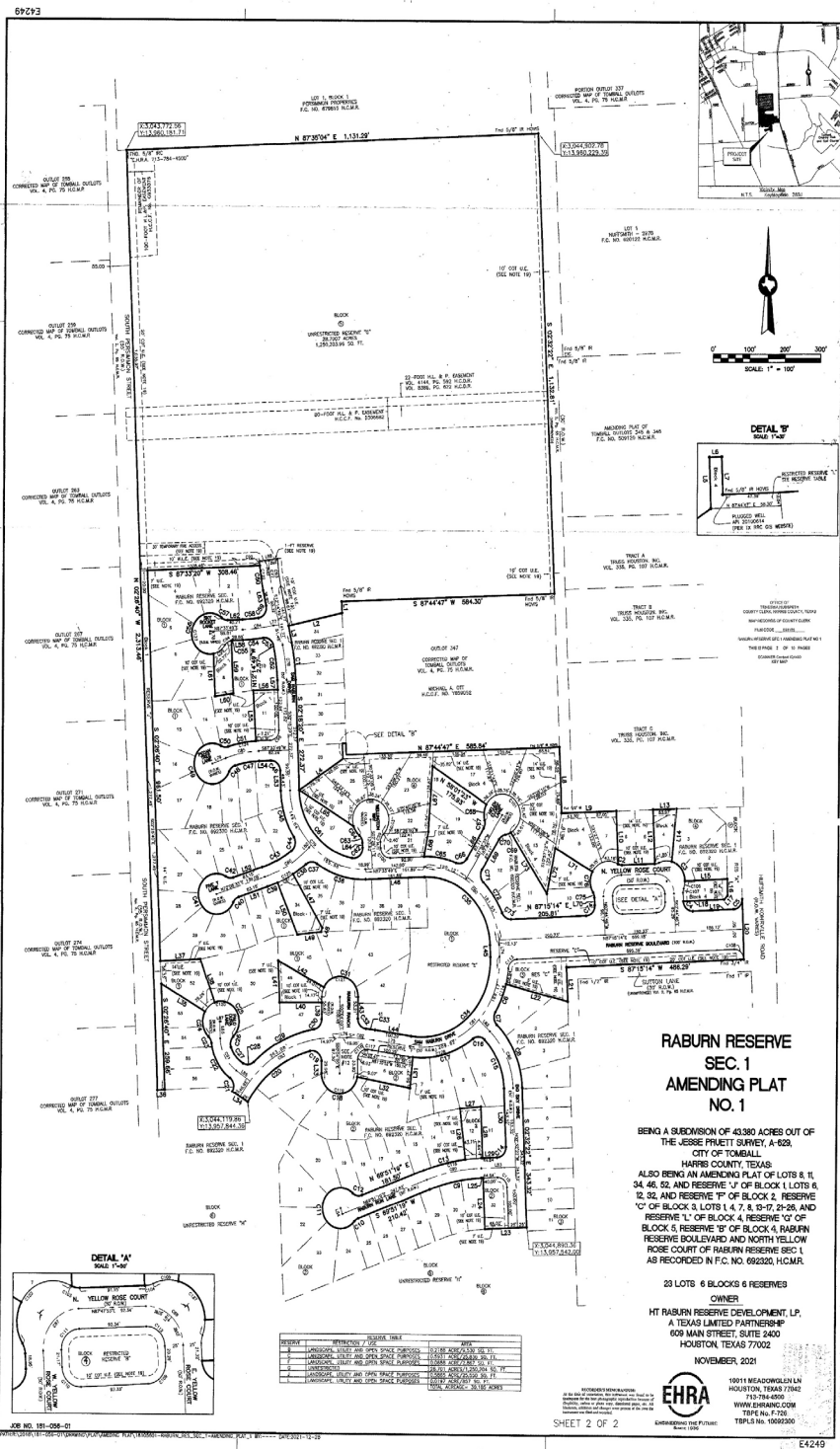
Debt Service Schedule

Date	Principal	n	Interest	Total P+I
09/30/2024	-	-	-	-
09/30/2025	32,000.00	5.840%	134,787.20	166,787.20
09/30/2026	34,000.00	5.840%	132,318.40	166,318.40
09/30/2027	36,000.00	5.840%	130,332.80	166,332.80
09/30/2028	38,000.00	5.840%	128,830.40	166,830.40
09/30/2029	40,000.00	5.840%	126,611.20	166,611.20
09/30/2030	43,000.00	5.840%	124,275.20	167,275.20
09/30/2031	45,000.00	5.840%	121,764.00	166,764.00
09/30/2032	48,000.00	5.840%	119,136.00	167,136.00
09/30/2033	51,000.00	5.840%	116,332.80	167,332.80
09/30/2034	54,000.00	5.840%	113,354.40	167,354.40
09/30/2035	57,000.00	5.840%	110,200.80	167,200.80
09/30/2036	60,000.00	5.840%	106,872.00	166,872.00
09/30/2037	64,000.00	5.840%	103,368.00	167,368.00
09/30/2038	67,000.00	5.840%	99,630.40	166,630.40
09/30/2039	71,000.00	5.840%	95,717.60	166,717.60
09/30/2040	75,000.00	5.840%	91,571.20	166,571.20
09/30/2041	80,000.00	5.840%	87,191.20	167,191.20
09/30/2042	85,000.00	5.840%	82,519.20	167,519.20
09/30/2043	89,000.00	5.840%	77,555.20	166,555.20
09/30/2044	95,000.00	5.840%	72,357.60	167,357.60
09/30/2045	100,000.00	5.840%	66,809.60	166,809.60
09/30/2046	106,000.00	5.840%	60,969.60	166,969.60
09/30/2047	112,000.00	5.840%	54,779.20	166,779.20
09/30/2048	119,000.00	5.840%	48,238.40	167,238.40
09/30/2049	126,000.00	5.840%	41,288.80	167,288.80
09/30/2050	133,000.00	5.840%	33,930.40	166,930.40
09/30/2051	141,000.00	5.840%	26,163.20	167,163.20
09/30/2052	149,000.00	5.840%	17,928.80	166,928.80
09/30/2053	158,000.00	5.840%	9,227.20	167,227.20
Total	\$2,308,000.00	-	\$2,535,260.80	\$4,843,260.80

Yield Statistics

Bond Year Dollars	\$43,412.00
Average Life	18.809 Years
Average Coupon	5.8400000%
Net Interest Cost (NIC)	5.9934951%
True Interest Cost (TIC)	6.1282309%
Bond Yield for Arbitrage Purposes	5.8400000%
All Inclusive Cost (AIC)	6.8037193%

ISC 5-11-2020



**RABURN RESERVE
SEC. 1
AMENDING PLAT
NO. 1**

BENING A SUBDIVISION OF 43,380 ACRES OUT OF THE JERRE PRAEY SURVEY, A-629, CITY OF TOMBALL, HARRIS COUNTY, TEXAS. ALSO BEING AN AMENDING PLAT OF LOTS 8, 11, 34, 46, 52, AND RESERVE "1" OF BLOCK 1; LOTS 6, 12, 32, AND RESERVE "1" OF BLOCK 2; RESERVE "1" OF BLOCK 3; LOTS 1, 4, 7, 8, 19-17, 21-26, AND RESERVE "1" OF BLOCK 4; RESERVE "1" OF BLOCK 5; RESERVE "1" OF BLOCK 6; RABURN RESERVE BOULEVARD AND NORTH YELLOW ROSE COURT OF RABURN RESERVE SEC. 1 AS RECORDED IN F.C. NO. 692320, H.C.M.R.

23 LOTS & BLOCKS & RESERVES
OWNER:
HT RABURN RESERVE DEVELOPMENT, L.P.,
A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002

NOVEMBER, 2021

AMENDMENT	REVISION	DATE
1	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
2	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
3	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
4	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
5	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
6	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
7	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
8	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
9	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21
10	ADDITIONAL LOTS AND OPEN SPACE DESIGN	11/24/21

EHRA
10011 MEADOWGLAZEL LN
HOUSTON, TEXAS 77042
713-784-4000
WWW.EHRACOM.COM
TREC No. F-720
TREC No. 10093200

SHEET 2 OF 2

E4249

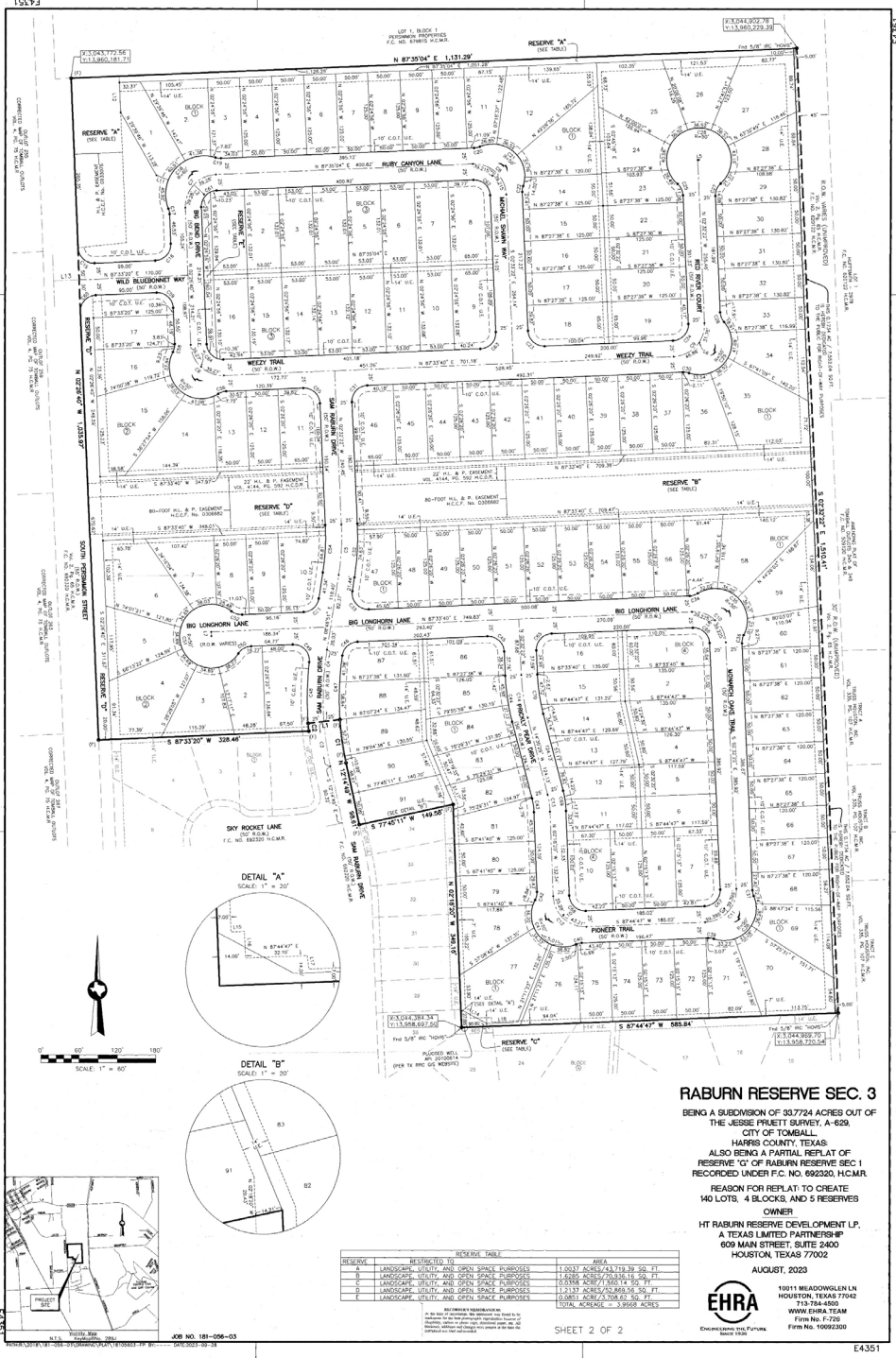


EXHIBIT D – LOT TYPE CLASSIFICATION MAP

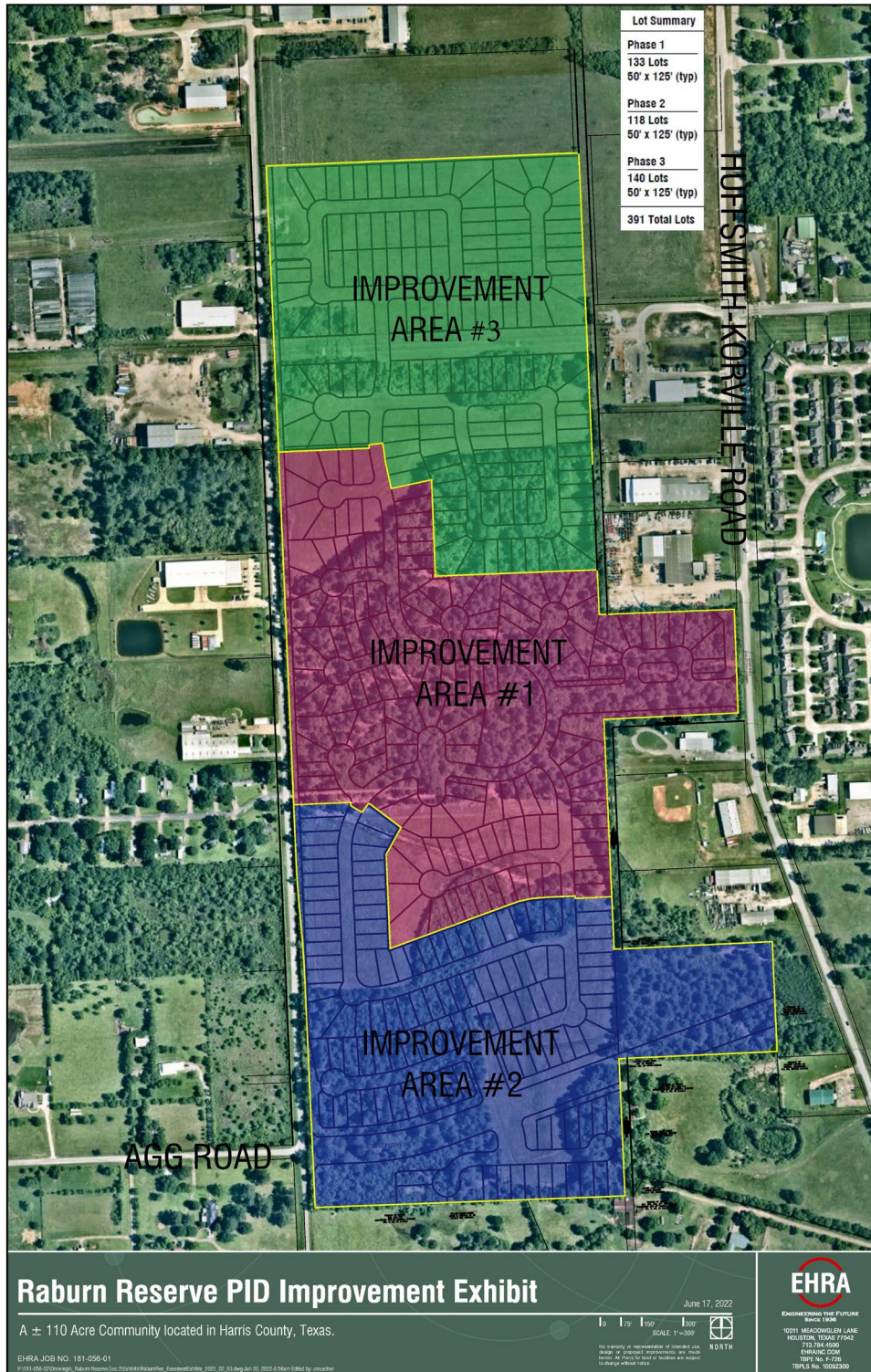


EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area #1
 - Lot Type 1
 - Lot Type 141-629-002-0010
 - Lot Type 141-629-001-0004
 - Lot Type 141-629-004-0021
- Improvement Area #2
 - Lot Type 2
- Improvement Area #3
 - Lot Type 3

**RABURN RESERVE 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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$29,954.87

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

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

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 Harris 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 Harris County.

Annual Installments – Improvement Area #1 – Lot Type 1

Installment Due January 31,	Improvement Area #1 Bonds		Improvement Area #1 Additional Bonds		Additional Interest	Annual Collection Costs ^[c]	Total Annual Installment ^[d]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
2025	\$ 375.94	\$ 691.02	\$ 172.93	\$ 729.36	\$ 149.77	\$ 342.76	\$ 2,461.79
2026	\$ 413.53	\$ 678.34	\$ 172.93	\$ 720.28	\$ 147.03	\$ 342.76	\$ 2,474.87
2027	\$ 413.53	\$ 664.38	\$ 210.53	\$ 711.20	\$ 144.10	\$ 342.76	\$ 2,486.50
2028	\$ 413.53	\$ 650.42	\$ 240.60	\$ 700.15	\$ 140.98	\$ 342.76	\$ 2,488.44
2029	\$ 451.13	\$ 636.47	\$ 240.60	\$ 687.52	\$ 137.71	\$ 342.76	\$ 2,496.18
2030	\$ 451.13	\$ 621.24	\$ 278.20	\$ 674.89	\$ 134.25	\$ 342.76	\$ 2,502.47
2031	\$ 488.72	\$ 606.02	\$ 240.60	\$ 658.20	\$ 130.60	\$ 342.76	\$ 2,466.89
2032	\$ 488.72	\$ 586.47	\$ 315.79	\$ 643.76	\$ 126.95	\$ 342.76	\$ 2,504.45
2033	\$ 526.32	\$ 566.92	\$ 315.79	\$ 624.81	\$ 122.93	\$ 342.76	\$ 2,499.53
2034	\$ 563.91	\$ 545.86	\$ 315.79	\$ 605.86	\$ 118.72	\$ 342.76	\$ 2,492.91
2035	\$ 563.91	\$ 523.31	\$ 353.38	\$ 586.92	\$ 114.32	\$ 342.76	\$ 2,484.60
2036	\$ 601.50	\$ 500.75	\$ 353.38	\$ 565.71	\$ 109.74	\$ 342.76	\$ 2,473.84
2037	\$ 639.10	\$ 476.69	\$ 398.50	\$ 544.51	\$ 104.96	\$ 342.76	\$ 2,506.53
2038	\$ 639.10	\$ 451.13	\$ 436.09	\$ 520.60	\$ 99.77	\$ 342.76	\$ 2,489.45
2039	\$ 676.69	\$ 425.56	\$ 473.68	\$ 494.44	\$ 94.40	\$ 342.76	\$ 2,507.53
2040	\$ 714.29	\$ 398.50	\$ 481.20	\$ 466.02	\$ 88.65	\$ 342.76	\$ 2,491.41
2041	\$ 751.88	\$ 369.92	\$ 518.80	\$ 437.14	\$ 82.67	\$ 342.76	\$ 2,503.18
2042	\$ 789.47	\$ 339.85	\$ 563.91	\$ 406.02	\$ 76.32	\$ 342.76	\$ 2,518.32
2043	\$ 827.07	\$ 308.27	\$ 609.02	\$ 372.18	\$ 69.55	\$ 342.76	\$ 2,528.85
2044	\$ 864.66	\$ 275.19	\$ 616.54	\$ 335.64	\$ 62.37	\$ 342.76	\$ 2,497.16
2045	\$ 902.26	\$ 240.60	\$ 699.25	\$ 298.65	\$ 54.96	\$ 342.76	\$ 2,538.48
2046	\$ 939.85	\$ 204.51	\$ 744.36	\$ 256.69	\$ 46.95	\$ 342.76	\$ 2,535.13
2047	\$ 977.44	\$ 166.92	\$ 796.99	\$ 212.03	\$ 38.53	\$ 342.76	\$ 2,534.67
2048	\$ 1,015.04	\$ 127.82	\$ 849.62	\$ 164.21	\$ 29.66	\$ 342.76	\$ 2,529.11
2049	\$ 1,052.63	\$ 87.22	\$ 932.33	\$ 113.23	\$ 20.34	\$ 342.76	\$ 2,548.51
2050	\$ 1,127.82	\$ 45.11	\$ 954.89	\$ 57.29	\$ 10.41	\$ 342.76	\$ 2,538.29
Total	\$ 17,669.17	\$ 11,188.49	\$12,285.70	\$12,587.31	\$2,456.65	\$ 8,911.76	\$ 65,099.08

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

[b] Interest on the Improvement Area #1 Additional Bonds is calculated at the actual rate of the PID Bonds.

[c] Includes a \$60 per lot (\$7,980 for Improvement Area #1) for costs incurred by City staff for administering the PID.

[d] 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.

**RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 -LOT
TYPE 141-629-002-0010 - 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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE 141-629-002-0010 PRINCIPAL ASSESSMENT:
\$25,704.86**

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

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

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 Harris 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 Harris County.

Annual Installments – Improvement Area #1 – Lot Type 141-629-002-0010

Annual Installment Due	Improvement Area #1 Bonds		Improvement Area #1 Additional Bonds		Additional Interest	Annual Collection Costs ^[e]	Total Annual Installment ^[d]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
1/31/2025	\$ 322.60	\$ 592.98	\$ 148.40	\$ 625.88	\$ 128.52	\$ 294.13	\$ 2,112.51
1/31/2026	\$ 354.86	\$ 582.09	\$ 148.39	\$ 618.09	\$ 126.17	\$ 294.13	\$ 2,123.73
1/31/2027	\$ 354.86	\$ 570.12	\$ 180.66	\$ 610.30	\$ 123.65	\$ 294.13	\$ 2,133.71
1/31/2028	\$ 354.86	\$ 558.14	\$ 206.46	\$ 600.81	\$ 120.98	\$ 294.13	\$ 2,135.38
1/31/2029	\$ 387.12	\$ 546.16	\$ 206.46	\$ 589.97	\$ 118.17	\$ 294.13	\$ 2,142.02
1/31/2030	\$ 387.12	\$ 533.10	\$ 238.73	\$ 579.13	\$ 115.20	\$ 294.13	\$ 2,147.42
1/31/2031	\$ 419.38	\$ 520.03	\$ 206.46	\$ 564.81	\$ 112.07	\$ 294.13	\$ 2,116.89
1/31/2032	\$ 419.38	\$ 503.26	\$ 270.99	\$ 552.42	\$ 108.94	\$ 294.13	\$ 2,149.12
1/31/2033	\$ 451.65	\$ 486.48	\$ 270.99	\$ 536.16	\$ 105.49	\$ 294.13	\$ 2,144.90
1/31/2034	\$ 483.90	\$ 468.42	\$ 270.99	\$ 519.90	\$ 101.88	\$ 294.13	\$ 2,139.22
1/31/2035	\$ 483.90	\$ 449.06	\$ 303.24	\$ 503.65	\$ 98.10	\$ 294.13	\$ 2,132.08
1/31/2036	\$ 516.16	\$ 429.71	\$ 303.24	\$ 485.45	\$ 94.17	\$ 294.13	\$ 2,122.85
1/31/2037	\$ 548.42	\$ 409.06	\$ 341.96	\$ 467.26	\$ 90.07	\$ 294.13	\$ 2,150.90
1/31/2038	\$ 548.42	\$ 387.12	\$ 374.22	\$ 446.74	\$ 85.62	\$ 294.13	\$ 2,136.25
1/31/2039	\$ 580.68	\$ 365.18	\$ 406.47	\$ 424.29	\$ 81.01	\$ 294.13	\$ 2,151.76
1/31/2040	\$ 612.95	\$ 341.96	\$ 412.93	\$ 399.90	\$ 76.07	\$ 294.13	\$ 2,137.93
1/31/2041	\$ 645.20	\$ 317.44	\$ 445.19	\$ 375.12	\$ 70.94	\$ 294.13	\$ 2,148.03
1/31/2042	\$ 677.46	\$ 291.63	\$ 483.90	\$ 348.41	\$ 65.49	\$ 294.13	\$ 2,161.02
1/31/2043	\$ 709.73	\$ 264.53	\$ 522.61	\$ 319.38	\$ 59.68	\$ 294.13	\$ 2,170.06
1/31/2044	\$ 741.98	\$ 236.14	\$ 529.07	\$ 288.02	\$ 53.52	\$ 294.13	\$ 2,142.86
1/31/2045	\$ 774.25	\$ 206.46	\$ 600.04	\$ 256.27	\$ 47.16	\$ 294.13	\$ 2,178.32
1/31/2046	\$ 806.50	\$ 175.50	\$ 638.75	\$ 220.27	\$ 40.29	\$ 294.13	\$ 2,175.44
1/31/2047	\$ 838.76	\$ 143.24	\$ 683.91	\$ 181.95	\$ 33.07	\$ 294.13	\$ 2,175.05
1/31/2048	\$ 871.03	\$ 109.68	\$ 729.08	\$ 140.91	\$ 25.45	\$ 294.13	\$ 2,170.28
1/31/2049	\$ 903.28	\$ 74.84	\$ 800.05	\$ 97.17	\$ 17.45	\$ 294.13	\$ 2,186.93
1/31/2050	\$ 967.80	\$ 38.71	\$ 819.41	\$ 49.16	\$ 8.94	\$ 294.13	\$ 2,178.16
Total	\$ 15,162.26	\$ 9,601.06	\$ 10,542.60	\$ 10,801.42	\$ 2,108.10	\$ 7,647.35	\$ 55,862.80

Footnotes:

- [a] Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.
- [b] Interest on the Improvement Area #1 Additional Bonds is calculated at the actual rate of the PID Bonds.
- [c] Includes a \$60 per lot (\$7,980 for Improvement Area #1) for costs incurred by City staff for administering the PID.
- [d] 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.

**RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 -LOT
TYPE 141-629-001-0004 - 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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE 141-629-001-0004 PRINCIPAL ASSESSMENT:
\$21,954.88**

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

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

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 _____

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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 Harris 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 Harris County.

Annual Installments – Improvement Area #1 – Lot Type 141-629-001-0004

Annual Installment Due	Improvement Area #1 Bonds		Improvement Area #1 Additional Bonds		Additional Interest	Annual Collection Costs ^[e]	Total Annual Installment ^[d]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
1/31/2025	\$ 275.54	\$ 506.47	\$ 126.75	\$ 534.57	\$ 109.77	\$ 251.22	\$ 1,804.33
1/31/2026	\$ 303.09	\$ 497.17	\$ 126.75	\$ 527.92	\$ 107.76	\$ 251.22	\$ 1,813.91
1/31/2027	\$ 303.09	\$ 486.94	\$ 154.30	\$ 521.26	\$ 105.61	\$ 251.22	\$ 1,822.43
1/31/2028	\$ 303.09	\$ 476.72	\$ 176.34	\$ 513.16	\$ 103.33	\$ 251.22	\$ 1,823.86
1/31/2029	\$ 330.65	\$ 466.49	\$ 176.34	\$ 503.90	\$ 100.93	\$ 251.22	\$ 1,829.53
1/31/2030	\$ 330.65	\$ 455.33	\$ 203.90	\$ 494.65	\$ 98.39	\$ 251.22	\$ 1,834.14
1/31/2031	\$ 358.20	\$ 444.17	\$ 176.34	\$ 482.41	\$ 95.72	\$ 251.22	\$ 1,808.06
1/31/2032	\$ 358.20	\$ 429.84	\$ 231.45	\$ 471.83	\$ 93.05	\$ 251.22	\$ 1,835.59
1/31/2033	\$ 385.76	\$ 415.51	\$ 231.45	\$ 457.94	\$ 90.10	\$ 251.22	\$ 1,831.99
1/31/2034	\$ 413.31	\$ 400.08	\$ 231.45	\$ 444.06	\$ 87.01	\$ 251.22	\$ 1,827.13
1/31/2035	\$ 413.31	\$ 383.55	\$ 259.00	\$ 430.17	\$ 83.79	\$ 251.22	\$ 1,821.04
1/31/2036	\$ 440.86	\$ 367.02	\$ 259.00	\$ 414.63	\$ 80.43	\$ 251.22	\$ 1,813.16
1/31/2037	\$ 468.42	\$ 349.38	\$ 292.07	\$ 399.09	\$ 76.93	\$ 251.22	\$ 1,837.11
1/31/2038	\$ 468.42	\$ 330.65	\$ 319.62	\$ 381.57	\$ 73.13	\$ 251.22	\$ 1,824.60
1/31/2039	\$ 495.97	\$ 311.91	\$ 347.18	\$ 362.39	\$ 69.19	\$ 251.22	\$ 1,837.85
1/31/2040	\$ 523.53	\$ 292.07	\$ 352.69	\$ 341.56	\$ 64.97	\$ 251.22	\$ 1,826.03
1/31/2041	\$ 551.08	\$ 271.13	\$ 380.24	\$ 320.40	\$ 60.59	\$ 251.22	\$ 1,834.66
1/31/2042	\$ 578.63	\$ 249.09	\$ 413.31	\$ 297.58	\$ 55.93	\$ 251.22	\$ 1,845.76
1/31/2043	\$ 606.19	\$ 225.94	\$ 446.37	\$ 272.78	\$ 50.97	\$ 251.22	\$ 1,853.47
1/31/2044	\$ 633.74	\$ 201.69	\$ 451.88	\$ 246.00	\$ 45.71	\$ 251.22	\$ 1,830.24
1/31/2045	\$ 661.30	\$ 176.34	\$ 512.50	\$ 218.89	\$ 40.28	\$ 251.22	\$ 1,860.53
1/31/2046	\$ 688.85	\$ 149.89	\$ 545.57	\$ 188.14	\$ 34.41	\$ 251.22	\$ 1,858.08
1/31/2047	\$ 716.40	\$ 122.34	\$ 584.14	\$ 155.40	\$ 28.24	\$ 251.22	\$ 1,857.74
1/31/2048	\$ 743.96	\$ 93.68	\$ 622.71	\$ 120.36	\$ 21.74	\$ 251.22	\$ 1,853.67
1/31/2049	\$ 771.51	\$ 63.92	\$ 683.33	\$ 82.99	\$ 14.91	\$ 251.22	\$ 1,867.88
1/31/2050	\$ 826.62	\$ 33.06	\$ 699.87	\$ 41.99	\$ 7.63	\$ 251.22	\$ 1,860.39
Total	\$ 12,950.30	\$ 8,200.40	\$ 9,004.58	\$ 9,225.64	\$ 1,800.56	\$ 6,531.71	\$ 47,713.18

Footnotes:

- [a] Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.
- [b] Interest on the Improvement Area #1 Additional Bonds is calculated at the actual rate of the PID Bonds.
- [c] Includes a \$60 per lot (\$7,980 for Improvement Area #1) for costs incurred by City staff for administering the PID.
- [d] 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.

**RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 -LOT
TYPE 141-629-004-0021 - 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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE 141-629-004-0021 PRINCIPAL ASSESSMENT:
\$22,031.29**

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

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

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 _____

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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 Harris 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

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COUNTY OF _____

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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 Harris County.

Annual Installments – Improvement Area #1 – Lot Type 141-629-004-0021

Annual Installment Due	Improvement Area #1 Bonds		Improvement Area #1 Additional Bonds		Additional Interest	Annual Collection Costs ^[e]	Total Annual Installment ^[d]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
1/31/2025	\$ 276.50	\$ 508.24	\$ 127.19	\$ 536.43	\$ 110.16	\$ 252.09	\$ 1,810.60
1/31/2026	\$ 304.14	\$ 498.90	\$ 127.19	\$ 529.75	\$ 108.14	\$ 252.09	\$ 1,820.22
1/31/2027	\$ 304.14	\$ 488.64	\$ 154.84	\$ 523.08	\$ 105.98	\$ 252.09	\$ 1,828.78
1/31/2028	\$ 304.14	\$ 478.37	\$ 176.96	\$ 514.95	\$ 103.69	\$ 252.09	\$ 1,830.20
1/31/2029	\$ 331.80	\$ 468.11	\$ 176.96	\$ 505.66	\$ 101.28	\$ 252.09	\$ 1,835.90
1/31/2030	\$ 331.80	\$ 456.91	\$ 204.61	\$ 496.37	\$ 98.74	\$ 252.09	\$ 1,840.52
1/31/2031	\$ 359.45	\$ 445.71	\$ 176.96	\$ 484.09	\$ 96.06	\$ 252.09	\$ 1,814.36
1/31/2032	\$ 359.45	\$ 431.34	\$ 232.26	\$ 473.47	\$ 93.37	\$ 252.09	\$ 1,841.98
1/31/2033	\$ 387.10	\$ 416.96	\$ 232.26	\$ 459.54	\$ 90.41	\$ 252.09	\$ 1,838.36
1/31/2034	\$ 414.75	\$ 401.47	\$ 232.26	\$ 445.60	\$ 87.32	\$ 252.09	\$ 1,833.49
1/31/2035	\$ 414.75	\$ 384.88	\$ 259.90	\$ 431.67	\$ 84.08	\$ 252.09	\$ 1,827.38
1/31/2036	\$ 442.39	\$ 368.29	\$ 259.90	\$ 416.07	\$ 80.71	\$ 252.09	\$ 1,819.47
1/31/2037	\$ 470.05	\$ 350.60	\$ 293.09	\$ 400.48	\$ 77.20	\$ 252.09	\$ 1,843.51
1/31/2038	\$ 470.05	\$ 331.80	\$ 320.74	\$ 382.89	\$ 73.38	\$ 252.09	\$ 1,830.95
1/31/2039	\$ 497.69	\$ 312.99	\$ 348.38	\$ 363.65	\$ 69.43	\$ 252.09	\$ 1,844.24
1/31/2040	\$ 525.35	\$ 293.09	\$ 353.91	\$ 342.75	\$ 65.20	\$ 252.09	\$ 1,832.39
1/31/2041	\$ 552.99	\$ 272.07	\$ 381.57	\$ 321.51	\$ 60.80	\$ 252.09	\$ 1,841.04
1/31/2042	\$ 580.64	\$ 249.95	\$ 414.75	\$ 298.62	\$ 56.13	\$ 252.09	\$ 1,852.18
1/31/2043	\$ 608.30	\$ 226.73	\$ 447.92	\$ 273.73	\$ 51.15	\$ 252.09	\$ 1,859.92
1/31/2044	\$ 635.94	\$ 202.40	\$ 453.45	\$ 246.86	\$ 45.87	\$ 252.09	\$ 1,836.61
1/31/2045	\$ 663.60	\$ 176.96	\$ 514.29	\$ 219.65	\$ 40.42	\$ 252.09	\$ 1,867.01
1/31/2046	\$ 691.24	\$ 150.41	\$ 547.46	\$ 188.79	\$ 34.53	\$ 252.09	\$ 1,864.54
1/31/2047	\$ 718.89	\$ 122.76	\$ 586.17	\$ 155.94	\$ 28.34	\$ 252.09	\$ 1,864.21
1/31/2048	\$ 746.54	\$ 94.01	\$ 624.88	\$ 120.77	\$ 21.82	\$ 252.09	\$ 1,860.12
1/31/2049	\$ 774.19	\$ 64.15	\$ 685.71	\$ 83.28	\$ 14.96	\$ 252.09	\$ 1,874.38
1/31/2050	\$ 829.49	\$ 33.18	\$ 702.30	\$ 42.14	\$ 7.66	\$ 252.09	\$ 1,866.87
Total	\$ 12,995.37	\$ 8,228.94	\$ 9,035.92	\$ 9,257.75	\$ 1,806.83	\$ 6,554.44	\$ 47,879.24

Footnotes:

- [a] Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.
- [b] Interest on the Improvement Area #1 Additional Bonds is calculated at the actual rate of the PID Bonds.
- [c] Includes a \$60 per lot (\$7,980 for Improvement Area #1) for costs incurred by City staff for administering the PID.
- [d] 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.

**RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 -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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$43,254.76

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

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

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 _____

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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 Harris 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 Harris County.

Annual Installments – Improvement Area #2 – Lot Type 2

Annual Installment Due January 31,	Improvement Area #2 2022 Bonds		Improvement Area #2 2023 Bonds		Additional Interest	Annual Collection Costs ^[c]	Total Annual Installment ^[d]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
2025	\$ 271.19	\$ 1,259.68	\$ 347.46	\$ 1,283.47	\$ 319.19	\$ 415.54	\$ 3,896.53
2026	\$ 288.14	\$ 1,244.77	\$ 364.41	\$ 1,266.54	\$ 316.10	\$ 415.54	\$ 3,895.49
2027	\$ 305.08	\$ 1,228.92	\$ 381.36	\$ 1,248.77	\$ 312.84	\$ 415.54	\$ 3,892.51
2028	\$ 322.03	\$ 1,212.14	\$ 406.78	\$ 1,230.18	\$ 309.41	\$ 415.54	\$ 3,896.08
2029	\$ 347.46	\$ 1,194.43	\$ 415.25	\$ 1,210.35	\$ 305.76	\$ 415.54	\$ 3,888.79
2030	\$ 364.41	\$ 1,175.32	\$ 449.15	\$ 1,190.11	\$ 301.95	\$ 415.54	\$ 3,896.47
2031	\$ 389.83	\$ 1,152.54	\$ 466.10	\$ 1,168.21	\$ 297.88	\$ 415.54	\$ 3,890.10
2032	\$ 415.25	\$ 1,128.18	\$ 491.53	\$ 1,145.49	\$ 293.60	\$ 415.54	\$ 3,889.59
2033	\$ 440.68	\$ 1,102.22	\$ 525.42	\$ 1,121.53	\$ 289.07	\$ 415.54	\$ 3,894.46
2034	\$ 474.58	\$ 1,074.68	\$ 550.85	\$ 1,095.91	\$ 284.24	\$ 415.54	\$ 3,895.79
2035	\$ 508.47	\$ 1,045.02	\$ 584.75	\$ 1,064.24	\$ 498.35	\$ 415.54	\$ 4,116.36
2036	\$ 542.37	\$ 1,013.24	\$ 618.64	\$ 1,030.61	\$ 492.88	\$ 415.54	\$ 4,113.29
2037	\$ 576.27	\$ 979.34	\$ 661.02	\$ 995.04	\$ 487.08	\$ 415.54	\$ 4,114.29
2038	\$ 610.17	\$ 943.33	\$ 703.39	\$ 957.03	\$ 480.89	\$ 415.54	\$ 4,110.35
2039	\$ 652.54	\$ 905.19	\$ 745.76	\$ 916.59	\$ 474.32	\$ 415.54	\$ 4,109.95
2040	\$ 703.39	\$ 864.41	\$ 788.14	\$ 873.71	\$ 467.33	\$ 415.54	\$ 4,112.51
2041	\$ 745.76	\$ 820.44	\$ 838.98	\$ 828.39	\$ 459.87	\$ 415.54	\$ 4,108.99
2042	\$ 796.61	\$ 773.83	\$ 889.83	\$ 780.15	\$ 451.95	\$ 415.54	\$ 4,107.91
2043	\$ 847.46	\$ 724.05	\$ 949.15	\$ 728.98	\$ 443.52	\$ 415.54	\$ 4,108.70
2044	\$ 906.78	\$ 671.08	\$ 1,008.47	\$ 674.41	\$ 434.53	\$ 415.54	\$ 4,110.81
2045	\$ 966.10	\$ 614.41	\$ 1,076.27	\$ 616.42	\$ 424.96	\$ 415.54	\$ 4,113.70
2046	\$ 1,033.90	\$ 554.03	\$ 1,144.07	\$ 554.53	\$ 414.75	\$ 415.54	\$ 4,116.81
2047	\$ 1,101.69	\$ 489.41	\$ 1,211.86	\$ 488.75	\$ 403.86	\$ 415.54	\$ 4,111.11
2048	\$ 1,177.97	\$ 420.55	\$ 1,288.14	\$ 419.07	\$ 392.29	\$ 415.54	\$ 4,113.55
2049	\$ 1,254.24	\$ 346.93	\$ 1,372.88	\$ 345.00	\$ 379.96	\$ 415.54	\$ 4,114.54
2050	\$ 1,347.46	\$ 268.54	\$ 1,449.15	\$ 266.06	\$ 366.82	\$ 415.54	\$ 4,113.57
2051	\$ 1,432.20	\$ 184.32	\$ 1,542.37	\$ 182.73	\$ 352.84	\$ 415.54	\$ 4,110.01
2052	\$ 1,516.95	\$ 94.81	\$ 1,635.59	\$ 94.05	\$ 337.97	\$ 415.54	\$ 4,094.90
Total	\$ 20,338.98	\$ 23,485.81	\$ 22,906.78	\$ 23,776.31	\$ 10,794.19	\$ 11,635.08	\$ 112,937.16

Footnotes:

[a] Interest on the Improvement Area #2 Series 2022 Bonds is calculated at the actual rate of the Series 2022 Bonds.

[b] Interest on the Improvement Area #2 Series 2023 Bonds is calculated at the actual rate of the Series 2023 Bonds.

[c] Includes \$60 per lot (\$7,080 for Improvement Area #2) is budgeted for costs incurred by City staff for administering the PID.

[d] 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.

**RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3 -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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$40,342.86

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

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

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 _____

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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 Harris 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

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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 Harris County.

Annual Installments – Improvement Area #3 – Lot Type 3

Installment Due January 31,	Improvement Area # 3 Series 2023 Bonds		Improvement Area #3 Reimbursement Obligation		Additional Interest	Annual Collection Costs ^[c]	Total Annual Installment ^[d]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
2025	\$ 378.57	\$ 1,391.00	\$ 228.57	\$ 962.77	\$ 119.29	\$ 301.72	\$ 3,381.92
2026	\$ 392.86	\$ 1,372.07	\$ 242.86	\$ 949.42	\$ 117.39	\$ 301.72	\$ 3,376.32
2027	\$ 407.14	\$ 1,352.43	\$ 257.14	\$ 935.23	\$ 115.43	\$ 301.72	\$ 3,369.10
2028	\$ 428.57	\$ 1,332.07	\$ 271.43	\$ 920.22	\$ 113.39	\$ 301.72	\$ 3,367.40
2029	\$ 450.00	\$ 1,310.64	\$ 285.71	\$ 904.37	\$ 111.25	\$ 301.72	\$ 3,363.69
2030	\$ 464.29	\$ 1,288.14	\$ 307.14	\$ 887.68	\$ 109.00	\$ 301.72	\$ 3,357.97
2031	\$ 485.71	\$ 1,264.93	\$ 321.43	\$ 869.74	\$ 106.68	\$ 301.72	\$ 3,350.21
2032	\$ 507.14	\$ 1,240.64	\$ 342.86	\$ 850.97	\$ 104.25	\$ 301.72	\$ 3,347.59
2033	\$ 528.57	\$ 1,215.29	\$ 364.29	\$ 830.95	\$ 101.71	\$ 301.72	\$ 3,342.53
2034	\$ 557.14	\$ 1,188.86	\$ 385.71	\$ 809.67	\$ 99.07	\$ 301.72	\$ 3,342.18
2035	\$ 585.71	\$ 1,155.43	\$ 407.14	\$ 787.15	\$ 96.29	\$ 301.72	\$ 3,333.44
2036	\$ 621.43	\$ 1,120.29	\$ 428.57	\$ 763.37	\$ 93.36	\$ 301.72	\$ 3,328.74
2037	\$ 650.00	\$ 1,083.00	\$ 457.14	\$ 738.34	\$ 90.25	\$ 301.72	\$ 3,320.46
2038	\$ 685.71	\$ 1,044.00	\$ 478.57	\$ 711.65	\$ 87.00	\$ 301.72	\$ 3,308.65
2039	\$ 728.57	\$ 1,002.86	\$ 507.14	\$ 683.70	\$ 83.57	\$ 301.72	\$ 3,307.56
2040	\$ 771.43	\$ 959.14	\$ 535.71	\$ 654.08	\$ 79.93	\$ 301.72	\$ 3,302.02
2041	\$ 814.29	\$ 912.86	\$ 571.43	\$ 622.79	\$ 76.07	\$ 301.72	\$ 3,299.16
2042	\$ 857.14	\$ 864.00	\$ 607.14	\$ 589.42	\$ 72.00	\$ 301.72	\$ 3,291.43
2043	\$ 907.14	\$ 812.57	\$ 635.71	\$ 553.97	\$ 67.71	\$ 301.72	\$ 3,278.83
2044	\$ 964.29	\$ 758.14	\$ 678.57	\$ 516.84	\$ 63.18	\$ 301.72	\$ 3,282.74
2045	\$ 1,014.29	\$ 700.29	\$ 714.29	\$ 477.21	\$ 58.36	\$ 301.72	\$ 3,266.15
2046	\$ 1,078.57	\$ 639.43	\$ 757.14	\$ 435.50	\$ 53.29	\$ 301.72	\$ 3,265.65
2047	\$ 1,142.86	\$ 574.71	\$ 800.00	\$ 391.28	\$ 47.89	\$ 301.72	\$ 3,258.47
2048	\$ 1,207.14	\$ 506.14	\$ 850.00	\$ 344.56	\$ 42.18	\$ 301.72	\$ 3,251.75
2049	\$ 1,278.57	\$ 433.71	\$ 900.00	\$ 294.92	\$ 36.14	\$ 301.72	\$ 3,245.07
2050	\$ 1,350.00	\$ 357.00	\$ 950.00	\$ 242.36	\$ 29.75	\$ 301.72	\$ 3,230.83
2051	\$ 1,435.71	\$ 276.00	\$ 1,007.14	\$ 186.88	\$ 23.00	\$ 301.72	\$ 3,230.46
2052	\$ 1,521.43	\$ 189.86	\$ 1,064.29	\$ 128.06	\$ 15.82	\$ 301.72	\$ 3,221.18
2053	\$ 1,642.86	\$ 98.57	\$ 1,128.57	\$ 65.91	\$ 8.21	\$ 301.72	\$ 3,245.84
Total	\$ 23,857.14	\$ 26,444.07	\$ 16,485.71	\$ 18,109.01	\$ 2,221.46	\$ 8,749.94	\$ 95,867.34

Footnotes:

- [a] Interest on the Improvement Area #3 Series 2023 Bonds is calculated at the actual of the Series 2023 Bonds.
- [b] The Interest Rate on the Reimbursement Obligation is calculated at 5.84% which is less than 2% above the S&P Municipal Bond High Yield Index, which was 5.82% as of July 26, 2023.
- [c] \$60 per lot (\$8,400 for Improvement Area #3) is budgeted for costs incurred by City staff for administering the PID.
- [d] 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.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on First Reading, Ordinance No. 2024-21, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2024 Annual Service and Assessment Plan (SAP) Update for Seven Oaks Public Improvement District Number 14 (PID 14).

Background:

Approval of this Ordinance will approve the 2024 annual update to the Service and Assessment Plan (SAP) for the Seven Oaks Public Improvement District Number 14 (PID 14). Under Section 372.013(b) of the Texas Local Government Code, the City Council is required to annually review and potentially update the SAP. Under the 2024 SAP update, which also updates the assessment roll for 2024, the applicable assessment rates of PID 14 are not changing.

The original SAP was adopted by City Council on April 17, 2023, and includes a 30-year payment term, and the 2024 Annual Update will be the first required update for the PID. The annual installment to be collected from parcels within PID 14 as shown on the assessment roll of the 2024 SAP update with a summary below, installments are due by January 31, 2025.

Improvement Area	Annual Installment
Improvement Area One	\$294,866.68

Origination: Project Management

Recommendation:

Staff recommends approving Ordinance 2024-21, 2024 Annual Service and Assessment Plan Update for Seven Oaks Public Improvement District Number 14 (PID 14).

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed Meagan Mageo Approved by _____
 Staff Member Date City Manager Date

ORDINANCE NO. 2024-21

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE 2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SEVEN OAKS PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2024 ANNUAL INSTALLMENTS.

* * * * *

WHEREAS, the City of Tomball, Texas (the “City”) received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the “Act” requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Seven Oaks Public Improvement District (the “District”); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Harris County Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on July 18, 2022, the City Council accepted the Petition and called a public hearing for August 15, 2022 on the creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on July 27, 2022; and; and

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on August 15,2022; and

WHEREAS, on August 15, 2022 the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District and approved the; and

WHEREAS, the City Council approved the creation of the PID by Resolution approved on August 15, 2022 (the " Creation Resolution") and recorded the Creation Resolution as authorized by the Act; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the “Service and Assessment Plan”) and an assessment roll for of the District (the “Assessment Roll”) that states the assessment against each parcel of land within the District (the “Assessments”); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Service and Assessment Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 20th day of March 2023, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved an Ordinance levying Assessments on property within the District; and

WHEREAS, pursuant to the Act, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2024 (together, the “2024 Updates”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2024 Updates attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Tomball, Texas.

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

Section 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the 2024 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

Section 3. If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

Section 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

Section 5. It is hereby declared to be the intention of the City Council of the City of Tomball, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Tomball without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

Section 6. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 1ST DAY OF JULY 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 15TH DAY OF JULY 2024.

COUNCILMAN FORD _____
COUNCILMAN GARCIA _____
COUNCILMAN DUNAGIN _____
COUNCILMAN COVINGTON _____
COUNCILMAN PARR _____

Lori Klein Quinn, Mayor

ATTEST:

Tracylynn Garcia, City Secretary



**SEVEN OAKS
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE**

JULY 15, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings given to them in the 2023 Service and Assessment Plan (the “2023 SAP”), used for levying the Assessment.

The District was created pursuant to the PID Act by Resolution No. 2022-27 on August 15, 2022 by the City to finance certain Authorized Improvements for the benefit of the property in the District.

On April 17, 2023, the City Council approved the 2023 SAP for the District by adopting Ordinance No. 2023-06 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

- The Seven Oaks Holderrieth Plat, attached hereto as **Exhibit C**, was filed and recorded with the County on April 12, 2023, and consists of 141 residential Lots and 12 Lots of Non-Benefited Property.

See the anticipated Lot Type classification summary within District below:

District	
Lot Type	Number of Lots
Lot Type 1	141
Total	141

See **Exhibit D** for the Lot Type classification map.

LOT AND HOME SALES

Per the Developer, as of March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 0
- Homebuilder Owned:
 - Lot Type 1: 130
- End-User Owned:
 - Lot Type 1: 11

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2023 SAP and they were dedicated to the City on May 24, 2023.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$3,440,845.82.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$259,841.68.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is \$35,025.00. A breakdown of the Annual Collection Costs is shown below.

District	
Improvement Area #1	
Administration	\$ 18,360.00
City Auditor/City Administrative Expenses	9,460.00
Filing Fees	1,000.00
County Collection	205.00
PID Trustee Fees	-
Dissemination Agent	-
Draw Request Review	5,000.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$35,025.00

District	
Due January 31, 2025	
Principal	\$ 44,788.82
Interest	215,052.86
Annual Collection Costs	35,025.00
Additional Interest	-
Total Annual Installment	\$294,866.68

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

No parcels in the District have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

No parcels in the District have made partial prepayments.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

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.

		District				
Annual Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 44,788.82	\$ 47,588.12	\$ 50,562.38	\$ 53,722.52	\$ 57,080.18
Interest		\$ 215,052.86	\$ 212,253.56	\$ 209,279.31	\$ 206,119.16	\$ 202,761.50
	(1)	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68
Annual Collection Costs	(2)	\$ 35,025.00	\$ 35,725.50	\$ 36,440.01	\$ 37,168.81	\$ 37,912.19
Additional Interest ^[a]	(4)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Installments	(3) = (1) + (2)	\$ 294,866.68	\$ 295,567.18	\$ 296,281.69	\$ 297,010.49	\$ 297,753.87

Footnotes:

[a] PID Bonds are not being issued at this time. The levy is pursuant to the Reimbursement Agreement and Additional Interest will be collected if PID bonds are issued.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Outstanding Assessment ^[b]	District				Annual Collection Costs ^[c]	Annual Installment Due 1/31/2025 ^[a]
				Principal	Interest	Additional Interest			
1469890010001	BLK 1, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010002	BLK 1, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010003	BLK 1, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010004	BLK 1, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010005	BLK 1, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010006	BLK 1, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010007	BLK 1, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010008	BLK 1, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010009	BLK 1, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010010	BLK 1, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010011	BLK 1, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010012	BLK 1, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010013	BLK 1, LOT 13	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010014	BLK 1, LOT 14	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010015	BLK 1, LOT 15	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010016	BLK 1, LOT 16	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010017	BLK 1, LOT 17	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010018	BLK 1, LOT 18	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010019	BLK 1, LOT 19	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010020	BLK 1, LOT 20	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010021	BLK 1, LOT 21	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010022	BLK 1, LOT 22	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010023	BLK 1, LOT 23	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010024	BLK 1, LOT 24	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010025	BLK 1, LOT 25	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010026	BLK 1, LOT 26	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010027	BLK 1, LOT 27	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010028	BLK 1, LOT 28	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010029	BLK 1, LOT 29	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010030	BLK 1, LOT 30	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010031	BLK 1, LOT 31	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010032	BLK 1, LOT 32	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010033	BLK 1, LOT 33	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010034	BLK 1, LOT 34	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010035	BLK 1, LOT 35	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010036	BLK 1, LOT 36	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010037	BLK 1, LOT 37	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010038	BLK 1, LOT 38	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010039	BLK 1, LOT 39	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010040	BLK 1, LOT 40	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
District Total			\$ 3,440,845.82	\$ 44,788.82	\$ 215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68	

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

Property ID	Legal Description	Lot Type	Outstanding Assessment ^(b)	District				Annual Collection Costs ^(c)	Annual Installment Due 1/31/2025 ^(a)
				Principal	Interest	Additional Interest			
1469890010041	BLK 1, LOT 41	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010042	BLK 1, LOT 42	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010043	BLK 1, LOT 43	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010044	BLK 1, LOT 44	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010045	BLK 1, LOT 45	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010046	BLK 1, LOT 46	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010047	BLK 1, LOT 47	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010048	BLK 1, LOT 48	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010049	BLK 1, LOT 49	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010050	BLK 1, LOT 50	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010051	BLK 1, LOT 51	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010052	BLK 1, LOT 52	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010053	BLK 1, LOT 53	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010054	BLK 1, LOT 54	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010055	BLK 1, LOT 55	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010056	BLK 1, LOT 56	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010057	BLK 1, LOT 57	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010058	BLK 1, LOT 58	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010059	BLK 1, LOT 59	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010060	BLK 1, LOT 60	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010061	BLK 1, LOT 61	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010062	BLK 1, LOT 62	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010063	BLK 1, LOT 63	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010064	BLK 1, LOT 64	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010065	BLK 1, LOT 65	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010066	BLK 1, LOT 66	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010067	BLK 1, LOT 67	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010068	BLK 1, LOT 68	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010069	BLK 1, LOT 69	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010070	BLK 1, LOT 70	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010071	BLK 1, LOT 71	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010072	BLK 1, LOT 72	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010073	BLK 1, LOT 73	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010074	BLK 1, LOT 74	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010075	BLK 1, LOT 75	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010076	BLK 1, LOT 76	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010077	BLK 1, LOT 77	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010078	BLK 1, LOT 78	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010079	BLK 1, LOT 79	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010080	BLK 1, LOT 80	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
District Total			\$ 3,440,845.82	\$44,788.82	\$215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68	

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

Property ID	Legal Description	Lot Type	Outstanding Assessment ^(a)	District				
				Principal	Interest	Additional Interest	Annual Collection Costs ^(c)	Annual Installment Due 1/31/2025 ^(a)
1469890010081	BLK 1, LOT 81	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010082	BLK 1, LOT 82	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010083	BLK 1, LOT 83	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010084	BLK 1, LOT 84	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010085	BLK 1, LOT 85	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010086	BLK 1, LOT 86	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010087	BLK 1, LOT 87	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010088	BLK 1, LOT 88	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010089	BLK 1, LOT 89	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010090	BLK 1, LOT 90	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010091	BLK 1, LOT 91	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890010092	BLK 1, RES A (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010093	BLK 1, RES B (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010094	BLK 1, RES C (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010095	BLK 1, RES D (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010096	BLK 1, RES E (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010097	BLK 1, RES J (DRAINAGE/DETENTION)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890020001	BLK 2, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020002	BLK 2, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020003	BLK 2, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020004	BLK 2, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020005	BLK 2, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020006	BLK 2, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020007	BLK 2, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020008	BLK 2, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890020009	BLK 2, RES F (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890030001	BLK 3, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030002	BLK 3, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030003	BLK 3, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030004	BLK 3, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030005	BLK 3, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030006	BLK 3, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030007	BLK 3, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030008	BLK 3, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030009	BLK 3, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030010	BLK 3, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030011	BLK 3, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890030012	BLK 3, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890040001	BLK 4, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
1469890040002	BLK 4, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25
District Total			\$ 3,440,845.82	\$ 44,788.82	\$ 215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

Property ID	Legal Description	Lot Type	Outstanding Assessment ^(b)	District				Annual Collection Costs ^(c)	Annual Installment Due 1/31/2025 ^(a)
				Principal	Interest	Additional Interest			
1469890040003	BLK 4, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040004	BLK 4, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040005	BLK 4, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040006	BLK 4, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040007	BLK 4, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040008	BLK 4, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040009	BLK 4, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040010	BLK 4, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040011	BLK 4, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040012	BLK 4, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040013	BLK 4, LOT 13	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040014	BLK 4, RES G (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050001	BLK 5, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050002	BLK 5, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050003	BLK 5, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050004	BLK 5, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050005	BLK 5, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050006	BLK 5, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050007	BLK 5, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050008	BLK 5, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050009	BLK 5, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050010	BLK 5, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050011	BLK 5, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050012	BLK 5, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050013	BLK 5, LOT 13	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050014	BLK 5, LOT 14	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050015	BLK 5, LOT 15	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050016	BLK 5, LOT 16	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050017	BLK 5, LOT 17	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050018	BLK 5, RES H (LANDSCAPE/OPEN SPACE/DRAINAGE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050019	BLK 5, RES I (LANDSCAPE/OPEN SPACE/DRAINAGE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050020	BLK 5, RES K (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050021	BLK 5, RES L (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050022	PRIVATE ALLEYS	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
District Total			\$ 3,440,845.82	\$44,788.82	\$215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68	

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2025	\$ 44,788.82	\$ 215,052.86	-	\$ 35,025.00	\$ 294,866.68
2026	\$ 47,588.12	\$ 212,253.56	-	\$ 35,725.50	\$ 295,567.18
2027	\$ 50,562.38	\$ 209,279.31	-	\$ 36,440.01	\$ 296,281.69
2028	\$ 53,722.52	\$ 206,119.16	-	\$ 37,168.81	\$ 297,010.49
2029	\$ 57,080.18	\$ 202,761.50	-	\$ 37,912.19	\$ 297,753.87
2030	\$ 60,647.69	\$ 199,193.99	-	\$ 38,670.43	\$ 298,512.11
2031	\$ 64,438.17	\$ 195,403.51	-	\$ 39,443.84	\$ 299,285.52
2032	\$ 68,465.56	\$ 191,376.12	-	\$ 40,232.72	\$ 300,074.40
2033	\$ 72,744.66	\$ 187,097.02	-	\$ 41,037.37	\$ 300,879.05
2034	\$ 77,291.20	\$ 182,550.48	-	\$ 41,858.12	\$ 301,699.80
2035	\$ 82,121.90	\$ 177,719.78	-	\$ 42,695.28	\$ 302,536.96
2036	\$ 87,254.52	\$ 172,587.16	-	\$ 43,549.19	\$ 303,390.87
2037	\$ 92,707.92	\$ 167,133.76	-	\$ 44,420.17	\$ 304,261.85
2038	\$ 98,502.17	\$ 161,339.51	-	\$ 45,308.57	\$ 305,150.25
2039	\$ 104,658.56	\$ 155,183.13	-	\$ 46,214.74	\$ 306,056.42
2040	\$ 111,199.72	\$ 148,641.97	-	\$ 47,139.04	\$ 306,980.72
2041	\$ 118,149.70	\$ 141,691.98	-	\$ 48,081.82	\$ 307,923.50
2042	\$ 125,534.05	\$ 134,307.63	-	\$ 49,043.46	\$ 308,885.14
2043	\$ 133,379.93	\$ 126,461.75	-	\$ 50,024.32	\$ 309,866.01
2044	\$ 141,716.18	\$ 118,125.50	-	\$ 51,024.81	\$ 310,866.49
2045	\$ 150,573.44	\$ 109,268.24	-	\$ 52,045.31	\$ 311,886.99
2046	\$ 159,984.28	\$ 99,857.40	-	\$ 53,086.21	\$ 312,927.89
2047	\$ 169,983.30	\$ 89,858.38	-	\$ 54,147.94	\$ 313,989.62
2048	\$ 180,607.25	\$ 79,234.43	-	\$ 55,230.90	\$ 315,072.58
2049	\$ 191,895.21	\$ 67,946.48	-	\$ 56,335.51	\$ 316,177.20
2050	\$ 203,888.66	\$ 55,953.03	-	\$ 57,462.22	\$ 317,303.91
2051	\$ 216,631.70	\$ 43,209.98	-	\$ 58,611.47	\$ 318,453.15
2052	\$ 230,171.18	\$ 29,670.50	-	\$ 59,783.70	\$ 319,625.38
2053	\$ 244,556.88	\$ 15,284.80	-	\$ 60,979.37	\$ 320,821.05
Total	\$ 3,440,845.82	\$ 4,094,562.93	\$ -	\$ 1,358,698.01	\$ 8,894,106.76

Footnotes:

[a] Interest is calculated at a rate of 6.25% which is less than 2% above the S&P Municipal Bond High Yield Index, which was 5.92% as of March 6, 2023, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus the Additional Interest.

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

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, Additional Interest, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – SEVEN OAKS HOLDERRIETH PLAT

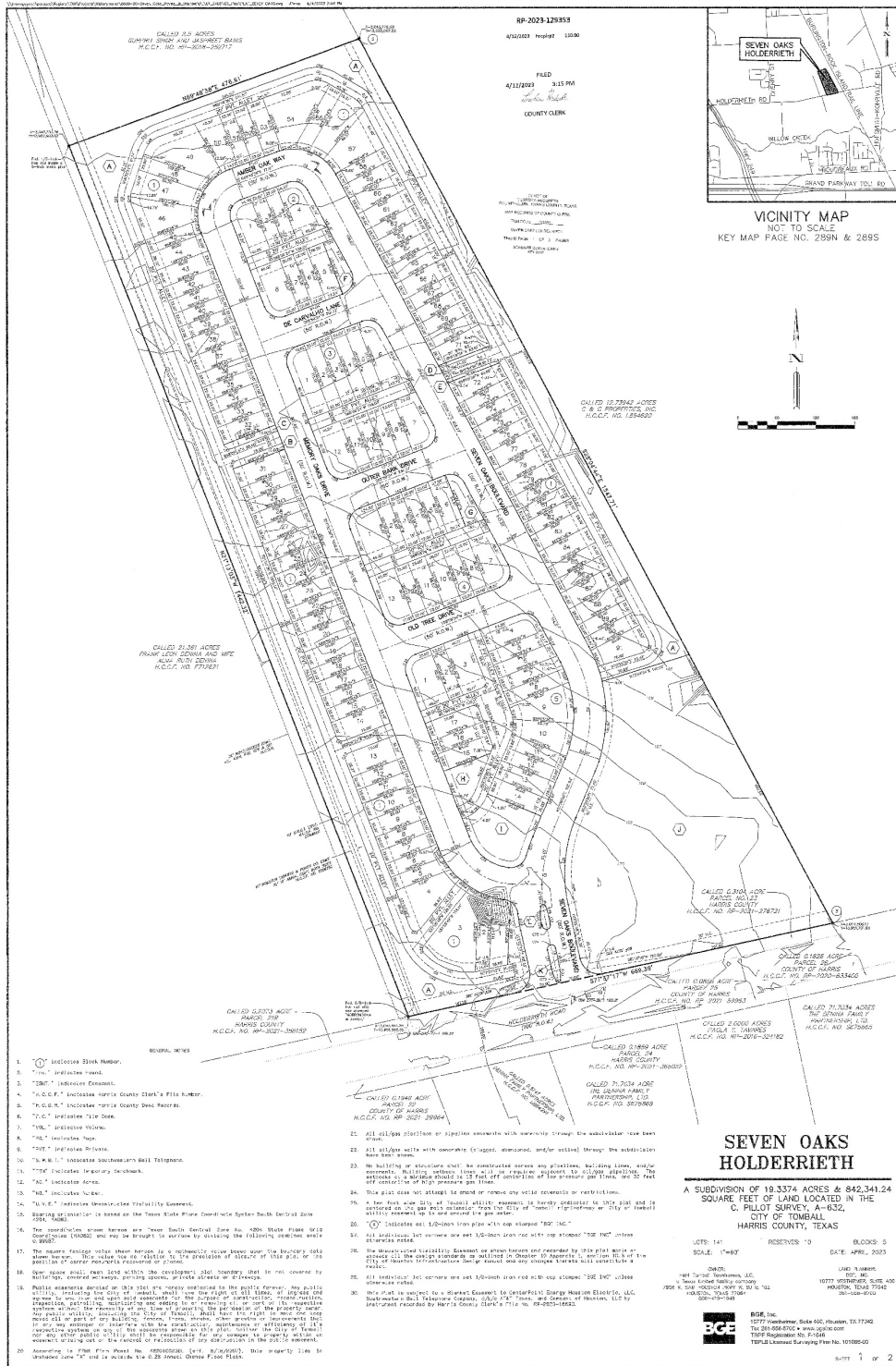


EXHIBIT D – LOT TYPE CLASSIFICATION MAP

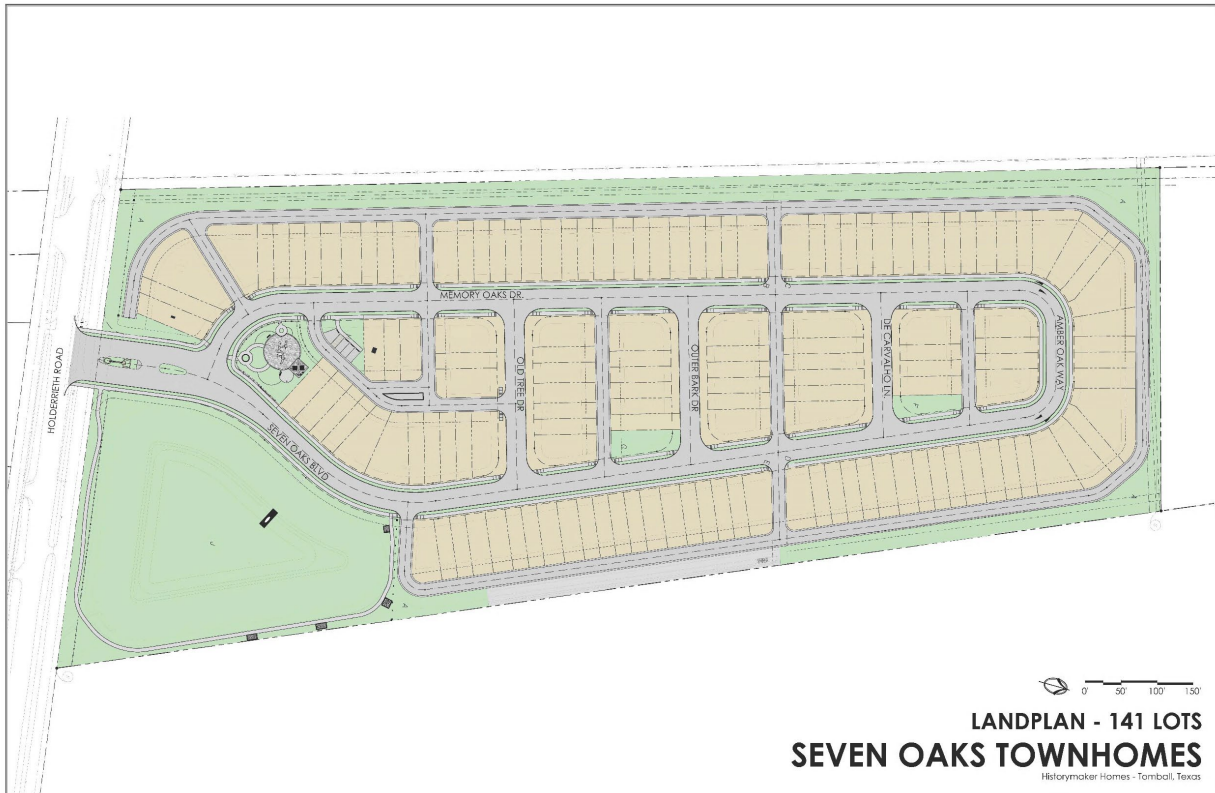


EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types within the District are found in this Exhibit:

- Lot Type 1

SEVEN OAKS PUBLIC IMPROVEMENT DISTRICT – 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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$24,403.16

As the purchaser of the real property described above, you are obligated to pay assessments to City of Tomball, 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 *Seven Oaks 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 Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 Harris 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 Harris County.

Annual Installments – Lot Type 1

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest ^[b]	Total Annual Installment Due ^[c]
2025	\$ 317.65	\$ 1,525.20	\$ 248.40	\$ -	\$ 2,091.25
2026	\$ 337.50	\$ 1,505.34	\$ 253.37	\$ -	\$ 2,096.22
2027	\$ 358.60	\$ 1,484.25	\$ 258.44	\$ -	\$ 2,101.29
2028	\$ 381.01	\$ 1,461.84	\$ 263.61	\$ -	\$ 2,106.46
2029	\$ 404.82	\$ 1,438.02	\$ 268.88	\$ -	\$ 2,111.73
2030	\$ 430.13	\$ 1,412.72	\$ 274.26	\$ -	\$ 2,117.11
2031	\$ 457.01	\$ 1,385.84	\$ 279.74	\$ -	\$ 2,122.59
2032	\$ 485.57	\$ 1,357.28	\$ 285.34	\$ -	\$ 2,128.19
2033	\$ 515.92	\$ 1,326.93	\$ 291.05	\$ -	\$ 2,133.89
2034	\$ 548.16	\$ 1,294.68	\$ 296.87	\$ -	\$ 2,139.71
2035	\$ 582.42	\$ 1,260.42	\$ 302.80	\$ -	\$ 2,145.65
2036	\$ 618.83	\$ 1,224.02	\$ 308.86	\$ -	\$ 2,151.71
2037	\$ 657.50	\$ 1,185.35	\$ 315.04	\$ -	\$ 2,157.89
2038	\$ 698.60	\$ 1,144.25	\$ 321.34	\$ -	\$ 2,164.19
2039	\$ 742.26	\$ 1,100.59	\$ 327.76	\$ -	\$ 2,170.61
2040	\$ 788.65	\$ 1,054.20	\$ 334.32	\$ -	\$ 2,177.17
2041	\$ 837.94	\$ 1,004.91	\$ 341.01	\$ -	\$ 2,183.85
2042	\$ 890.31	\$ 952.54	\$ 347.83	\$ -	\$ 2,190.67
2043	\$ 945.96	\$ 896.89	\$ 354.78	\$ -	\$ 2,197.63
2044	\$ 1,005.08	\$ 837.77	\$ 361.88	\$ -	\$ 2,204.73
2045	\$ 1,067.90	\$ 774.95	\$ 369.12	\$ -	\$ 2,211.96
2046	\$ 1,134.64	\$ 708.21	\$ 376.50	\$ -	\$ 2,219.35
2047	\$ 1,205.56	\$ 637.29	\$ 384.03	\$ -	\$ 2,226.88
2048	\$ 1,280.90	\$ 561.95	\$ 391.71	\$ -	\$ 2,234.56
2049	\$ 1,360.96	\$ 481.89	\$ 399.54	\$ -	\$ 2,242.39
2050	\$ 1,446.02	\$ 396.83	\$ 407.53	\$ -	\$ 2,250.38
2051	\$ 1,536.40	\$ 306.45	\$ 415.68	\$ -	\$ 2,258.53
2052	\$ 1,632.42	\$ 210.43	\$ 424.00	\$ -	\$ 2,266.85
2053	\$ 1,734.45	\$ 108.40	\$ 432.48	\$ -	\$ 2,275.33
Total	\$ 24,403.16	\$ 29,039.45	\$ 9,636.16	\$ -	\$ 63,078.77

Footnotes:

[a] Interest is calculated at a rate of 6.25% which is less than 5% above the S&P Municipal Bond High Yield Index for years 1-5, which was 5.92% as of March 6, 2023 and less than 2% above for the remainder years as required by Texas Statute.

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

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, additional interest, or other available offsets could increase or decrease the amounts shown.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 1, 2024

Topic:

Adopt, on First Reading, Ordinance No. 2024-22, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2024 Annual Service and Assessment Plan (SAP) Update for Winfrey Estates Public Improvement District Number 14 (PID 12).

Background:

Approval of this Ordinance will approve the 2024 annual update to the Service and Assessment Plan (SAP) for the Winfrey Estates Public Improvement District Number 12 (PID 12). Under Section 372.013(b) of the Texas Local Government Code, the City Council is required to annually review and potentially update the SAP. Under the 2024 SAP update, which also updates the assessment roll for 2024, the applicable assessment rates of PID 12 are not changing.

The original SAP was adopted by City Council on July 17, 2023, and includes a 30-year payment term, and the 2024 Annual Update will be the first required update for the PID. The annual installment to be collected from parcels within PID 12 as shown on the assessment roll of the 2024 SAP update with a summary below, installments are due by January 31, 2025.

Improvement Area	Annual Installment
Improvement Area One	\$494,826.60

Origination: Project Management

Recommendation:

Staff recommends approving Ordinance 2024-22, 2024 Annual Service and Assessment Plan Update for Winfrey Estates Public Improvement District Number 14 (PID 12).

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed Meagan Mageo Approved by _____
 Staff Member Date City Manager Date

ORDINANCE NO. 2024-22

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE 2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE WINFREY ESTATES PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2024 ANNUAL INSTALLMENTS.

* * * * *

WHEREAS, the City of Tomball, Texas (the “City”) received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the “Act” requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Winfrey Estates Public Improvement District (the “District”); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Harris County Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, the City of Tomball, Texas (the “City”) received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the “Act”) requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Winfrey Estates Public Improvement District (the “District”); and

WHEREAS, on January 3, 2022, the City Council accepted the Petition and called a public hearing for February 7, 2022, on the creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on January 12, 2022; and,

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on February 7, 2022; and

WHEREAS, on February 7, 2022 the City Council continued such public hearing on the creation of the District and heard any comments or objection thereto; and

WHEREAS, the City Council approved the creation of the PID by Resolution approved on April 18, 2022 (the " Creation Resolution") and recorded the Creation Resolution as authorized by the Act; and

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase (each an “Improvement Area”); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the “Service and Assessment Plan”) and an assessment roll for of the District (the “Assessment Roll”) that states the assessment against each parcel of land within the District (the “Assessments”); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Service and Assessment Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 3rd day of July, 2023, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved an Ordinance levying Assessments on property within the District; and

WHEREAS, pursuant to the Act, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2024 (together, the “2024 Updates”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2024 Updates attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Tomball, Texas;

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

Section 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the 2024 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

Section 3. If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

Section 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

Section 5. It is hereby declared to be the intention of the City Council of the City of Tomball, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Tomball without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

Section 6. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 1ST DAY OF JULY 2024.

COUNCILMAN FORD _____
COUNCILMAN GARCIA _____
COUNCILMAN DUNAGIN _____
COUNCILMAN COVINGTON _____
COUNCILMAN PARR _____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 15TH DAY OF JULY 2024.

COUNCILMAN FORD _____
COUNCILMAN GARCIA _____
COUNCILMAN DUNAGIN _____
COUNCILMAN COVINGTON _____
COUNCILMAN PARR _____

Lori Klein Quinn, Mayor

ATTEST:

Tracylynn Garcia, City Secretary



**WINFREY ESTATES
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE**

JULY 15, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings given to them in the 2023 Service and Assessment Plan (the “2023 SAP”), used for levying the Assessment. The District was created pursuant to the PID Act by Resolution No. 2022-10 on April 18, 2022 by the City to finance certain Authorized Improvements for the benefit of the property in the District.

On July 17, 2023, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 2023-20 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

- The final plat of Winfrey Estates, attached hereto as **Exhibit C** was filed and recorded with the County on April 4, 2023, and consists of 113 residential Lots and 11 Lots of Non-Benefited Property.

See the anticipated Lot Type classification summary within the District below:

District	
Lot Type	Number of Lots
Lot Type 1	113
Total	113

See **Exhibit D** for the Lot Type classification map.

LOT AND HOME SALES

Per the Developer, as of March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 84
- Homebuilder Owned:
 - Lot Type 1: 28
- End-User Owned:
 - Lot Type 1: 1

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Per the Developer the Authorized Improvements listed in the 2023 SAP for the District are currently under construction and projected to be completed in the 4th quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget			
Authorized Improvements	Budget	Spent to Date ¹	Percent Complete
<i>Public Improvements</i>			
Paving	\$ 1,486,774	\$ 939,236	63.17%
Water	682,903	321,195	47.03%
Sanitary Sewer	793,743	539,432	67.96%
Storm Sewer	1,187,541	700,994	59.03%
Earthwork	130,926	195,282	149.15%
Gas Line	318,549	171,916	53.97%
Monument Sign, Landscape & Design	300,000	-	0.00%
Soft Costs	1,645,546	-	0.00%
	\$ 6,545,983	2,868,055	
<i>Private Improvements</i>			
Paving	\$ 713,110	713,110	100.00%
Water	246,812	246,812	100.00%
Sanitary Sewer	381,854	381,854	100.00%
Storm Sewer	29,606	29,606	100.00%
Earthwork	456,178	456,178	100.00%
Gas Line	132,104	132,104	100.00%
Amenity Center & Amenities	650,000	-	0.00%
Soft Costs	383,029	383,029	100.00%
	\$ 2,992,693	2,342,693	78.28%
Total	\$ 9,538,676	\$ 5,210,748	54.63%

Notes:

1) Per the Developer as of March 31, 2024.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$6,224,000.00.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$363,481.60.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is \$33,345.00. A breakdown of the Annual Collection Costs is shown below.

District	
Improvement Area #1	
Administration	\$ 18,360.00
City Auditor/City Administrative Fees	7,780.00
Filing Fees	1,000.00
County Collection	205.00
PID Trustee Fees	-
Dissemination Agent	-
Miscellaneous	1,000.00
Draw Request Review	5,000.00
Total Annual Collection Costs	\$ 33,345.00

District	
Due January 31, 2025	
Principal	\$ 98,000.00
Interest	363,481.60
Annual Collection Costs	33,345.00
Additional Interest	-
Total Annual Installment	\$ 494,826.60

Please contact P3Works for the pay period for the District. See **Exhibit B** for the reimbursement schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

No Parcels in the District have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

No Parcels in the District have made partial prepayments.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

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.

		District				
Annual Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 98,000.00	\$ 103,000.00	\$ 108,000.00	\$ 113,000.00	\$ 119,000.00
Interest		\$ 363,481.60	\$ 357,758.40	\$ 351,743.20	\$ 345,436.00	\$ 338,836.80
	(1)	\$ 461,481.60	\$ 460,758.40	\$ 459,743.20	\$ 458,436.00	\$ 457,836.80
Annual Collection Costs	(2)	\$ 33,345.00	\$ 34,011.90	\$ 34,692.14	\$ 35,385.98	\$ 36,093.70
Additional Interest ^[a]	(4)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Installments	(3) = (1) + (2)	\$ 494,826.60	\$ 494,770.30	\$ 494,435.34	\$ 493,821.98	\$ 493,930.50

Footnotes:

[a] PID Bonds are not being issued at this time. The levy is pursuant to the Reimbursement Agreement and Additional Interest will be collected if PID bonds are issued.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260030052	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030050	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260010023	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030049	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260040010	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030051	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260010024	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030019	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030021	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030042	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030044	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010010	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010012	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020030	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020028	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030029	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030027	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030039	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030041	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010013	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020021	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020023	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020012	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030023	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030028	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030038	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030040	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010014	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020026	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020022	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020011	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260020020	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030016	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030017	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030034	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030031	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030046	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030047	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010019	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010020	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020033	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020032	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020016	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020015	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020035	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030012	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030010	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030025	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030035	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030030	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030037	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010015	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010017	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020025	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020019	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020017	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030011	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030013	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260030020	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030026	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030036	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030043	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010011	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010016	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020029	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020024	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020018	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030022	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030024	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030045	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020010	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010018	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020027	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020013	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030014	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030015	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030018	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030033	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030032	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030048	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010021	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010022	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020034	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020031	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260020014	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040013	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260040012	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260040011	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
District Total		\$ 6,224,000.45	\$ 98,000.00	\$ 363,481.60	\$ -	\$ 33,345.00	\$ 494,827.00	

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENT SCHEDULE

Tax Year	Fiscal Year	Principal	Interest
2023	2024	\$ 37,000.00	\$ 424,551.45
2024	2025	\$ 98,000.00	\$ 363,481.60
2025	2026	\$ 103,000.00	\$ 357,758.40
2026	2027	\$ 108,000.00	\$ 351,743.20
2027	2028	\$ 113,000.00	\$ 345,436.00
2028	2029	\$ 119,000.00	\$ 338,836.80
2029	2030	\$ 125,000.00	\$ 331,887.20
2030	2031	\$ 131,000.00	\$ 324,587.20
2031	2032	\$ 138,000.00	\$ 316,936.80
2032	2033	\$ 145,000.00	\$ 308,877.60
2033	2034	\$ 152,000.00	\$ 300,409.60
2034	2035	\$ 160,000.00	\$ 291,532.80
2035	2036	\$ 168,000.00	\$ 282,188.80
2036	2037	\$ 177,000.00	\$ 272,377.60
2037	2038	\$ 186,000.00	\$ 262,040.80
2038	2039	\$ 195,000.00	\$ 251,178.40
2039	2040	\$ 205,000.00	\$ 239,790.40
2040	2041	\$ 216,000.00	\$ 227,818.40
2041	2042	\$ 227,000.00	\$ 215,204.00
2042	2043	\$ 239,000.00	\$ 201,947.20
2043	2044	\$ 252,000.00	\$ 187,989.60
2044	2045	\$ 265,000.00	\$ 173,272.80
2045	2046	\$ 279,000.00	\$ 157,796.80
2046	2047	\$ 294,000.00	\$ 141,503.20
2047	2048	\$ 310,000.00	\$ 124,333.60
2048	2049	\$ 326,000.00	\$ 106,229.60
2049	2050	\$ 344,000.00	\$ 87,191.20
2050	2051	\$ 362,000.00	\$ 67,101.60
2051	2052	\$ 382,000.00	\$ 45,960.80
2052	2053	\$ 405,000.00	\$ 23,652.00
Total		\$ 6,261,000.00	\$ 7,123,615.45

EXHIBIT C – WINFREY ESTATES FINAL PLAT

STATE OF TEXAS
COUNTY OF HARRIS

WE, CHTA DEVELOPMENT, INC. acting by and through ERIC HYMNOWITZ, President and MIC DISBERGER, Vice President being officers of CHTA DEVELOPMENT, INC., owners in this section after referred to as owners of the 33.3858 acre tract described by the above and foregoing plat of WINFREY ESTATES, do hereby make and establish said subdivision of said property according to all laws, dedications, restrictions and notations of said plat and hereby dedicate to the use of the public forever, all streets, utility poles, easements, drainage easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by this presents do dedicate to the use of the public for public utility purpose forever undivided aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10') perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16') perimeter ground easements, from a point sixteen feet (16') above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

IN TESTIMONY WHEREOF, the CHTA DEVELOPMENT, INC. has caused these presents to be signed by ERIC HYMNOWITZ, its President, thereunto authorized, assisted by MIC DISBERGER, its Vice President, and its common seal hereunto affixed this 21st day of February, 2023.

CHTA DEVELOPMENT, INC.
ERIC HYMNOWITZ, President
MIC DISBERGER, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ERIC HYMNOWITZ and MIC DISBERGER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2023.

Notary Public in and for the State of Texas

PATRICIA ESPERANZA GARCIA
Notary Public, State of Texas
Commission Expires 08/28/2028
Notary ID 130287168

My Commission expires: 12/11/2025

I, ANDREW R. JETT, Lot 14 in L.L.C. owner and holder of a lien against the property described in the plat known as WINFREY ESTATES, add lien hereby in full amount of record by the Clerk's File No. RP-2023-473568 of the O.P.R.O.R.P. of Harris County, Texas, do hereby consent to said subdivision and do hereby certify that the purposes and effects of said plat and the dedications and restrictions shown herein to add subdivision plat and we hereby certify that we are the present owner of said land and have not negotiated the same nor any part thereof.

ANDREW R. JETT, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ANDREW R. JETT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2023.

Notary Public in and for the State of Texas

Khrisna Schmitz
NOTARY PUBLIC
Mendenhall County, NC
My Commission Expires July 27, 2025

My Commission expires: 07/27/2025

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of WINFREY ESTATES in accordance with the laws of the state and the ordinances of the City as shown herein, and authorized the recording of this plat this 21st day of February, 2023.

Barbara Toque
Chairman

I, PAUL A. COVNE, an authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown of boundary lines, single points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pins or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the boundary corners have been tied to the Texas coordinate system of 1983, south central zone.

PAUL A. COVNE
PAUL A. COVNE
Texas Registered Professional Surveyor No. 6374

OFFICE OF THE
TRIGONOMETRIC
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS DIVISION COUNTY CLERK
FILE NO. _____
MAP RECORDS DIVISION COUNTY CLERK
WINFREY ESTATES
SHEET NUMBER PAGE 3 OF 3 PAGES
DRAWING NUMBER 02487
027 MAP

RP-2023-118531
4/2/2023 HCCFPP: 110.00
FILED
4/4/2023 2:08 PM
County Clerk

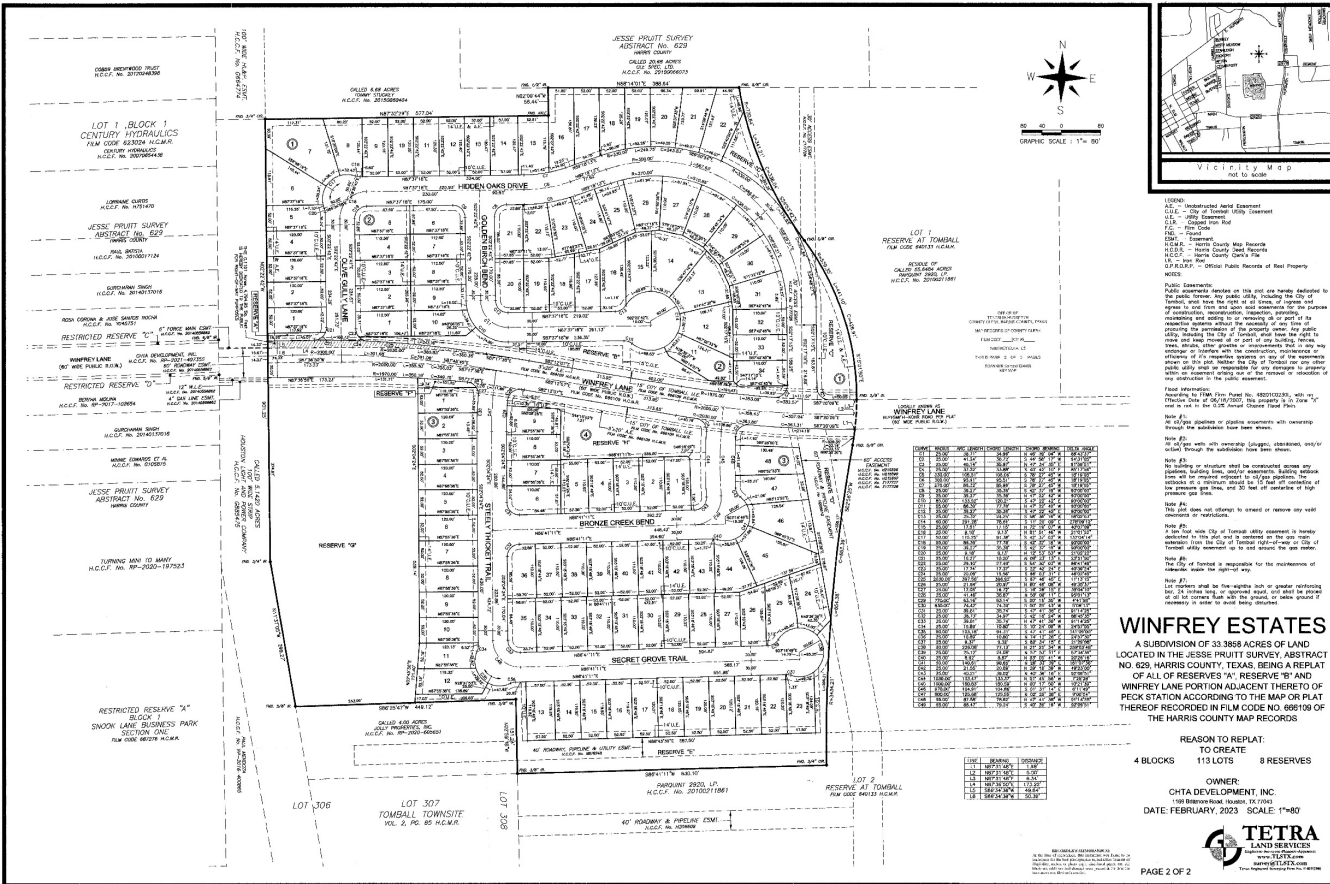
WINFREY ESTATES
A SUBDIVISION OF 33.3858 ACRES OF LAND
LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT
NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT
OF ALL OF RESERVES "A", RESERVE "B" AND
WINFREY LANE PORTION ADJACENT THERETO OF
PECK STATION ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN FILM CODE NO. 666109 OF
THE HARRIS COUNTY MAP RECORDS

REASON TO REPLAT:
TO CREATE
4 BLOCKS 113 LOTS 8 RESERVES

OWNER:
CHTA DEVELOPMENT, INC.
1569 Blittmore Road, Houston, TX 77043
DATE: FEBRUARY, 2023 SCALE: 1"=80'

TETRA
LAND SERVICES
www.TLSTX.com
survey@TLSTX.com
Texas Registered Professional Surveyor No. 63740

PAGE 1 OF 2



**WINFREY ESTATES PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE**

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

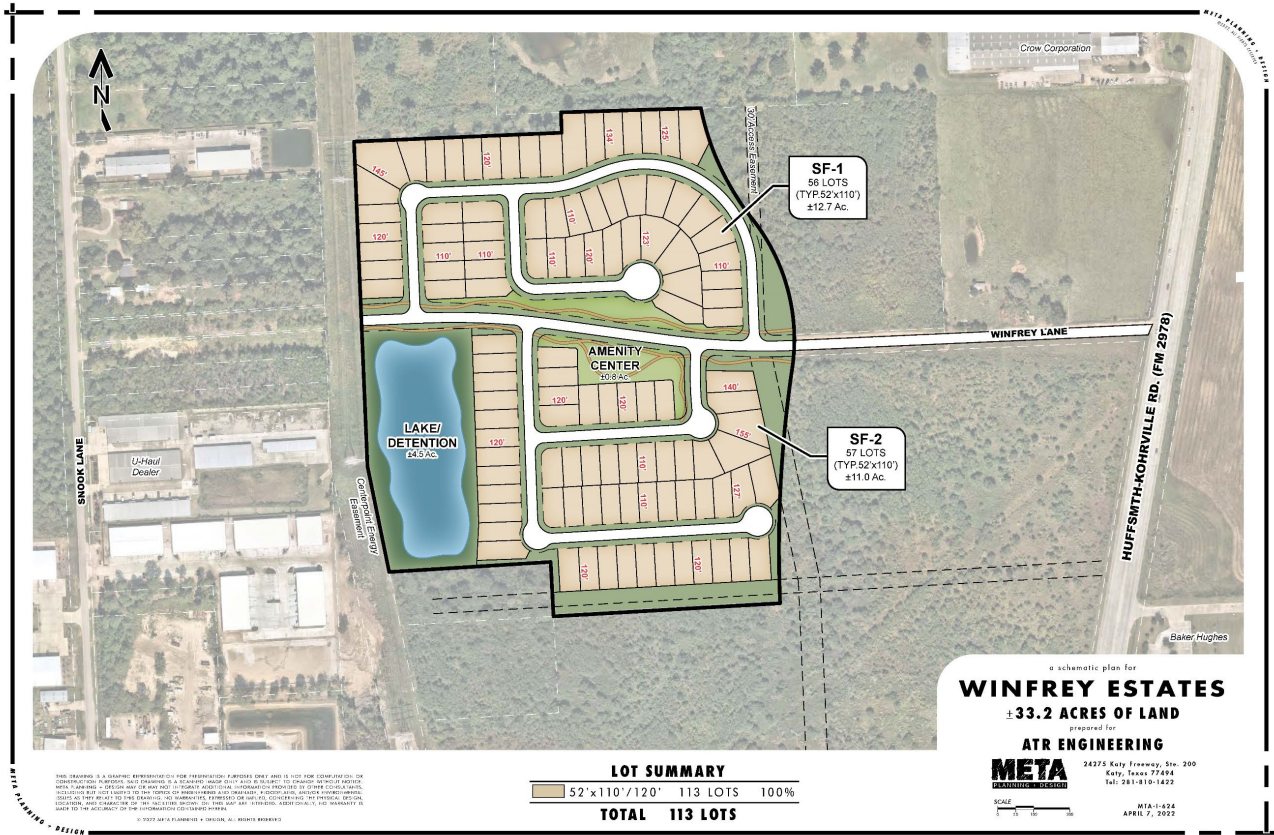


EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types within the District are found in this Exhibit:

- Lot Type 1

**WINFREY ESTATES PUBLIC IMPROVEMENT DISTRICT – 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 TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$55,079.65

As the purchaser of the real property described above, you are obligated to pay assessments to City of Tomball, 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 *Winfrey Estates 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 Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 Tomball.

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 Harris 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 Harris 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 Harris County.

Annual Installments – Lot Type 1

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2025	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00
2026	\$ 911.50	\$ 3,166.00	\$ -	\$ 300.99	\$ 4,378.50
2027	\$ 955.75	\$ 3,112.77	\$ -	\$ 307.01	\$ 4,375.53
2028	\$ 1,000.00	\$ 3,056.96	\$ -	\$ 313.15	\$ 4,370.11
2029	\$ 1,053.10	\$ 2,998.56	\$ -	\$ 319.41	\$ 4,371.07
2030	\$ 1,106.19	\$ 2,937.05	\$ -	\$ 325.80	\$ 4,369.05
2031	\$ 1,159.29	\$ 2,872.45	\$ -	\$ 332.32	\$ 4,364.06
2032	\$ 1,221.24	\$ 2,804.75	\$ -	\$ 338.96	\$ 4,364.95
2033	\$ 1,283.19	\$ 2,733.43	\$ -	\$ 345.74	\$ 4,362.36
2034	\$ 1,345.13	\$ 2,658.49	\$ -	\$ 352.66	\$ 4,356.28
2035	\$ 1,415.93	\$ 2,579.94	\$ -	\$ 359.71	\$ 4,355.58
2036	\$ 1,486.73	\$ 2,497.25	\$ -	\$ 366.91	\$ 4,350.88
2037	\$ 1,566.37	\$ 2,410.42	\$ -	\$ 374.24	\$ 4,351.04
2038	\$ 1,646.02	\$ 2,318.95	\$ -	\$ 381.73	\$ 4,346.69
2039	\$ 1,725.66	\$ 2,222.82	\$ -	\$ 389.36	\$ 4,337.84
2040	\$ 1,814.16	\$ 2,122.04	\$ -	\$ 397.15	\$ 4,333.35
2041	\$ 1,911.50	\$ 2,016.09	\$ -	\$ 405.09	\$ 4,332.69
2042	\$ 2,008.85	\$ 1,904.46	\$ -	\$ 413.20	\$ 4,326.50
2043	\$ 2,115.04	\$ 1,787.14	\$ -	\$ 421.46	\$ 4,323.65
2044	\$ 2,230.09	\$ 1,663.62	\$ -	\$ 429.89	\$ 4,323.60
2045	\$ 2,345.13	\$ 1,533.39	\$ -	\$ 438.49	\$ 4,317.01
2046	\$ 2,469.03	\$ 1,396.43	\$ -	\$ 447.26	\$ 4,312.71
2047	\$ 2,601.77	\$ 1,252.24	\$ -	\$ 456.20	\$ 4,310.21
2048	\$ 2,743.36	\$ 1,100.30	\$ -	\$ 465.32	\$ 4,308.99
2049	\$ 2,884.96	\$ 940.08	\$ -	\$ 474.63	\$ 4,299.67
2050	\$ 3,044.25	\$ 771.60	\$ -	\$ 484.12	\$ 4,299.98
2051	\$ 3,203.54	\$ 593.82	\$ -	\$ 493.81	\$ 4,291.17
2052	\$ 3,380.53	\$ 406.73	\$ -	\$ 503.68	\$ 4,290.95
2053	\$ 3,584.07	\$ 209.31	\$ -	\$ 513.76	\$ 222.61
Total	\$ 55,079.65	\$ 59,283.75	\$ -	\$ 11,447.14	\$ 121,726.01

Footnotes:

[a] Interest is calculated at a rate of 5.84% which is less than 2% above the S&P Municipal Bond High Yield Index, which was 5.80% as of June 20, 2023, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus the Additional Interest.

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

[c] The numbers 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.

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Discussion and possible action to schedule City Council Orientation.

Background:

Staff is looking for date recommendations to schedule an in-person City Council Orientation.

Origination: City Administration

Recommendation:

n/a

Party(ies) responsible for placing this item on agenda: Tracylynn Garcia, City Secretary

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: #all dept. & funds training

If no, funds will be transferred from account # _____ To account # _____

Signed _____
Staff Member Date

Approved by _____
City Manager Date



SPECIAL EVENT APPLICATION

CITY OF TOMBALL, TEXAS | 401 Market Street | Tomball, Texas 77375 | 281-351-5484

An application to stage an event within the City of Tomball shall be filed with the Community Events Coordinator at least 180 days prior to the event. This application is not to be construed as authorizing or agreeing to any event until formally approved by Tomball City Council.

Date: 06/24/2024 Is this event Co-City sponsored? Yes ___ No X

Request for permission to use a public venue for the following type of event (please check one):

Festival ___ Community Event ___ Arts & Crafts Event ___ Music Event ___ Other (specify) n/a this is a private wedding

1. Event title: Boxwood Manor wedding- indoor cold sparks
2. Sponsoring entity: ROAR Over Texas, Inc.
3. Is this organization based in Tomball: Yes ___ No X
4. Is this organization *non-profit* ___ or *for-profit* X *Attach 501 (c) (3) tax exemption if applicable
5. Contact: Oscar Lopez Phone: 832 920 6138
6. Contact address: 9734 Tucker Cypress Dr.
7. Contact email: admin@roarover texas.com
8. Event date: July 14, 2024
9. Event times: Start 7:15pm Finish 7:25pm Set-up 6:15pm Breakdown 7:30pm
10. Is this event for charity? Yes ___ No X
11. If yes, what charity? _____ Tax ID _____
12. If yes, what percentage of net proceeds will be donated to the charity? _____
13. On-site contact: _____ Mobile Phone: _____
14. Estimated number of attendees: 160
15. Detailed site map in attached: Yes X No ___
16. Is this event open to the public: Yes ___ No X
17. Admission fee: \$ N/A Free ___
18. Time at which event staff will begin to arrive: N/A. ROAR Over Texas will arrive approx 6:15pm
19. The applicant will defend and hold harmless the City of Tomball from all claims, demands, actions or causes of action, of whatsoever nature or character, arising out of or by reason of the conduct of the activity authorized by such application including attorney fees and expenses.
Initial OL
20. The applicant will provide proof of general liability insurance for the event naming the City of Tomball as additional insured.
Initial OL
21. Name of insurance carrier: Drayton Insurance
22. Are Fireworks included in your event? ___ No X Yes (Must submit Fireworks Event Application)

Signature: 

FOR OFFICIAL USE - Fee required: Yes ___ No ___ Amount Due: \$ _____



SPECIAL EVENT GUIDELINES & APPLICATION

CITY OF TOMBALL, TEXAS

Effective Date: 1/1/2023

INTRODUCTION: Any organized activity or event and open to the general public that involves the use of, or having an impact upon, public property, facilities, public parks, sidewalks, or street areas in the City of Tomball require prior approval and must meet certain requirements for consideration.

PROCEDURES: Several procedures and guidelines must be followed before any non-city staged event may take place. Those include, but are not limited to, the following:

1. A completed Special Event application must be submitted to the Tomball Department of Marketing & Tourism at least 180 days prior to any proposed festival or event. Tomball City Council approval is required if event meets one of the following criteria: sale of alcohol, street closures or contains a request for in-kind donations from the City of Tomball.
2. A written proposal must accompany the application. The proposal should include the overall event concept, a detailed site map, a list of planned activities, hours of operation, proposed vendors, food and beverage, entertainment and any other relevant aspects of the event.
3. If a charity is involved, or is the beneficiary of funds raised, information about the charity needs to be included as a part of the application process, as well as proof of non-profit status. If requesting in-kind services, preference will be given to organizations providing donations to agencies within the city limits of Tomball.
4. A fee equal to the actual cost of city services to host the event will be required of for-profit event planners to be paid no less than ten business days before the event. Non-profit organizations may request city services as an in-kind donation.
5. A meeting will be scheduled with the Tomball Events Team (representatives of Tomball Police, Fire, Public Works, Marketing and Northwest EMS) to discuss the merits and feasibility of the proposed event. The applicant is required to be at this meeting to answer questions regarding the application. Failure to attend will result in the event being cancelled by the City of Tomball.
6. If approved by the Tomball Events Team, the proposed event will be presented to City Council for final approval. The applicant is required to be at this meeting to answer questions regarding the application if necessary.
7. Ten days prior to the event, proof of general liability insurance (\$1,000,000 minimum) must be provided by the event organizer naming the City of Tomball as additional insured.
8. Event coordinators must provide their own volunteers or staff; oversee food and beverage permits, vendors, site clean-up and other aspects of staging a festival/special event.
9. Failure to comply with the guidelines listed above will preclude applicant from staging future events.

For additional information, or to submit an event application, please contact:

Chrislord Templonuevo – Marketing and Tourism Manager

401 Market Street

Tomball, Texas 77375

(281) 290-1035 | Email – ctemplonuevo@tomballtx.gov



FIREWORKS EVENT APPLICATION

CITY OF TOMBALL, TEXAS | 1200 Rudel Dr | Tomball, Texas 77375 | 281-351-7101

An application to stage an event within the City of Tomball shall be filed with the Tomball Fire Department at least 90 days prior to the event. This application is not to be construed as authorizing or agreeing to any event until formally approved by Tomball City Council and permitted by the Tomball Fire Department.

Date: 06/24/2024

Request for permission to conduct and Fireworks Show for the following type of event (please check one):

Festival Community Event Wedding Music Event Other (specify)

1. Event title: Boxwood Manor wedding- indoor cold sparks
2. Contact: Oscar Lopez Phone: 832 920 6138
3. Contact address: 9734 Tucker Cypress Dr.
4. Contact email: admin@roarover texas.com
5. Event date: July 14, 2024
6. Firework Show Event times: Start 7:15pm Finish 7:25pm Set-up 6:15pm Breakdown 7:30pm
7. Fireworks Show Type (Check All that Apply): Aerial Ground Effects
8. State -Licensed Fireworks Provider: ROAR Over Texas, Inc. Phone: 832 920 6138
9. On-site contact: Frank Caamano Mobile Phone: 281 744 9882
10. Estimated number of attendees: 160
11. Detailed site map is attached: Yes No
12. Is this event open to the public: Yes No
13. Admission fee: \$ N/A Free

Signature: 



FIREWORKS EVENT GUIDELINES & APPLICATION

INTRODUCTION: Any non-sanctioned city event, including but not limited to wedding, party, or other gathering, involving the use of any firework. A firework is defined as any firecrackers, cannon crackers, skyrockets, torpedoes, roman candles, sparklers, squibs, fire balloons, star shells, gerbs or any other substance in whatever combination by any designated name intended for use in obtaining visible or audible pyrotechnic display; and such term shall include all articles or substances within the commonly accepted meaning of fireworks whether specially designated and defined or not.

PROCEDURES: Several procedures and guidelines must be followed before any non-city sanctioned event may take place involving fireworks. Those include, but are not limited to, the following:

1. A completed Fireworks Application must be submitted to the Tomball Fire Department at least 90 days prior to any proposed festival or event. Tomball City Council approval is required if event meets one of the following criteria: sale of alcohol, street closures, fireworks, or contains a request for in-kind donations from the City of Tomball.
2. A written proposal must accompany the application. The proposal should include the overall event concept, location, a detailed site map, hours of fireworks show, type of fireworks show (aerial or ground effects). **THIS DOES NOT CONSTITUTE A PERMIT FROM THE FIRE MARSHAL'S OFFICE.**
 - a. Aerial Fireworks Shooting Sites shall not be within
 - i. 1000 feet of a structure on an abutting property
 - ii. 500 feet of a lot line where livestock are present
3. If approved by the Tomball Fire Department, the proposed event will be presented to City Council for final approval. The applicant is required to be at this meeting to answer questions regarding the application if necessary.
4. If approved by the Tomball City Council, no less than 14 days prior to the event the applicant's state licensed pyro-technician shall submit appropriate documentation for permitting to the Tomball Fire Department Fire Prevention Division for permitting.
5. Failure to comply with these guidelines may result in a fine not to exceed \$2000.

For additional information, or to submit a fireworks event application, please contact:

Tomball Fire Department – Fire Prevention Division
1200 Rudel Dr.
Tomball, Texas 77375
(281) 351-7101 | Email – firecode@tomballtx.gov

SPARKULARmini USER MANUAL

- ★ Please read this manual carefully before operating this product.
- ★ This manual contains the warranty card, please keep it well.

Safety Information

- › Unauthorized repair are prohibited, it may cause serious incident.
- › Keep SPARKULAR mini dry and do NOT use in rain or snow.
- › Make sure lid of feeding hopper are well covered when use Sparkular mini. Accidentally Burning of Composite Ti can only use sands to extinguish. Composite Ti should keep away from moisture and stored in a dry sealed environment.
- › Keep audience and flammable material at a minimum distance of 3m from SPARKULAR mini. Make sure sparks shoot out from Sparkular mini can NOT touch any objects.
- › Clear material for Sparkular mini is necessary both before the show and after the show, to clear the Composite Ti remains in the pipe. Check whether there are Composite Ti aggregate in the nozzle after each show, if any, please clean it up, or it will affect the shooting effect or even damage Sparkular mini.
- › The Sparkular mini power supply cable (sparkular mini power supply EX-cable) maximum allowed cascade for Sparkular mini is 6pcs(BT06)/3pcs(BT07), exceed connecting may result in damage or even cause fire.
- › For better heat dissipation, block the air intake and air outlet is prohibited.
- › Cover of nozzle of Sparkular mini is prohibited.

Description

Model	BT06/BT07
Dimension	168x180x228mm
Weight	4.5kg
Input	AC 220V 50/60Hz (BT06) AC 110V 50/60Hz (BT07)
Work Power	380W
Work Temp.	-10℃ ~ 50℃
Casing	Anti-flaming ABS
Fountain Height	2.0m~3.5m, Depend on different type of composite Ti
Interface	Double DMX input interfaces, double AC power interfaces

Advantages :

- › Integrating wireless technology, Not exposed, anti-collision.
- › One button start.
- › Tilt protection function. More secure.
- › Sophisticated design, light weighted and portable.





SPARKULAR mini USER MANUAL

V1.0



Showven Technologies Co.,Ltd.



Tomball Fire Rescue
Fire Prevention Division
 1200 Rudel Rd.
 Tomball, TX
 281-351-7101



Business Name: ROAR Over Texas, Inc.
 Business Address: 9734 Tucker Cypress Dr. Houston, TX 77095
 Person Responsible: Oscar Lopez
 Business Phone: 832 427 6194 Date: 06/20/2024
 E-Mail Address: admin@roarover texas.com

Annual Operational Permit Application

Type of Permit		Amount	X	Reason for Permit
1	Aerosol Products	\$100.00		To manufacture, store or handle
2	Amusement Buildings	\$100.00		To operate
3	Aviation Facility	\$150.00		Aircraft servicing or repair of
4	Carnivals and Fairs	\$150.00		To conduct
5	Cellulose Nitrate Film	\$100.00		To store, handle or use
6	Combustible Dust Products	\$100.00		To operate a facility that creates combustible dust
7	Combustible Fibers	\$125.00		To store, handle in quantities greater than 100 cubic feet.
8	Compressed Gases	\$100.00		To store, operate or use
9	Covered Mall Buildings	\$50.00		For salable goods inside covered mall buildings
10	Cryogenic Fluids	\$100.00		To produce, store, or transport
11	Cutting and Welding	\$75.00		To conduct cutting and welding operations
12	Dry Cleaning Plants	\$100.00		To engage in the business of
13	Exhibits and Trade Show	\$75.00		To operate
14	Small arms & Explosives, including Fireworks	\$150.00		For the manufacture, storage, sale or use of
16	Flammable and Combustible Liquids	\$75.00		To store, handle or use Class I liquids in accordance with the IFC 2015
17	Floor Finishing (including bowling lanes)	\$100.00		To finish or surface over 350 sq. ft.
19	Fumigation & Insecticide Fogging	\$50.00		To operate a business of fumigation
20	Hazardous Materials	\$150.00		To store, transport on site, use or handle
21	HPM Facilities	\$150.00		To Store, handle or use hazardous production materials
22	High Piled Storage	\$75.00		For storage within a building exceeding 500 sq. ft. over 12ft.
23	Hot Work Operations	\$75.00		Welding, cutting or roofing operations
24	Industrial Ovens	\$100.00		To operate
25	Lumber Yards and Wood Working Plants	\$100.00		To store or process amounts exceeding 100, 000 board beet
26	Liquid or Gas Fueled Vehicles in Group "A"	\$100.00		To operate, display or demonstrate in a Group A occupancy
27	LP-Gas	\$100.00		To store or use and the operation of tankers that transport LP Gas
28	Magnesium Working	\$150.00		To melt, cast, heat treat or grind
29	Miscellaneous Combustible Storage	\$100.00		To store in excess of 2500 cu. ft. combustible packing material, boxes, crates, barrels, tires, cork or similar combustible material
30	Open Burning (Commercial-Trench)	\$150.00		To Operate
32	Open Flames and Candles	\$50.00		To operate in connection with assembly occupancies
33	Organic Coatings	\$100.00		Producing more than one (1) gallon a day
34a	Places of Assembly 50-100	\$75.00		To operate with occupancy of 50-100 persons
34b	Places of Assembly 101-299	\$100.00		To operate with occupancy of 101-299 persons
34c	Places of Assembly 300 or more	\$125.00		To operate with occupancy of 299 or more persons
36	Pyrotechnic (special effects material)	\$150.00	x	To use
39a	Repair Garage	\$100.00		To operate
39b	Motor Vehicle Fuel Dispensing	\$100.00		To operate fuel tank or station
40	Rooftop Heliports	\$150.00		To operate
41	Spray or Dipping	\$150.00		To conduct
42	Tire Storage	\$100.00		To establish, conduct, maintain storage that exceeds 2500 cu.ft.
43	Temporary Structures, Tents & Canopies	\$75.00		To operate Tent over 200 sq. ft. or Canopy over 400 sq. ft.
46	Wood Products	\$100.00		To store chips, hogged material lumber or plywood in excess of 200 cu. ft.
50	Water Flow Test – Fire Hydrant	\$150.00		To flow water from fire hydrant for flow calculations

Mail or Drop this completed application to: Fire Prevention Division – 1200 Rudel Rd. - Tomball, TX 77375

I understand that the permit I have applied for may be revoked at any time for violation of the terms and conditions under which it is granted, or for any violation of the City of Tomball Fire Codes and Ordinances pertaining thereto. I also understand that this permit must be posted at the location indicated as the permitted premises.

Signature of Applicant O Lopez

Total \$ 150.00

Details of Event

Date: 07/14/2024	Time: 7:15-7:25pm- special dances
Operator: Frank Caamano 281-744-9882	Display Type: Indoor Cold Spark

Details of pyrotechnics: Sparkular Mini

- Indoor / Outdoor usage
 - Very low smoke, dissipates fast
 - Sparkular effect from granules
 - No smell from pyro
 - Easy set up multiple locations
 - Height 2-3 meters
- Sparkular Mini Specifications:
- Effect height: 2 to 3 meters
 - Size: 7 x 7 x 9 inches
 - Weight: 10lbs
 - Power supply: 100-120VAC
- 50/60Hz
 - Spark direction: Vertical
 - Work Power: 400W
 - Work Temp: -10-50 degrees C
 - Interface: Double DMX input, Double AC power
 - Control Mode: Remote control, Host control, DMX
 - Fuel: Granules

Video Demo: <https://youtu.be/-i5IQK76NS0>

Safety Info:

- Safety Personnel on site will be certified firefighters with pressurized water cannons at all sides of display at a safe distance. **see site plan for reference.
- No go for winds above 15 MPH towards spectators.
- X4 water cannons with class a foam/water mixture and x2 dry chem fire extinguishers on site.
- In the event of a fire SHOW MUST BE STOPPED and evaluated by safety personnel to determine if more resources needed. Once fire is put out and confirmed safe then show can resume. Pyrotechnic operator must visually and verbally verify with safety personnel to confirm safety before resuming the show.

**FIREWORKS SPECIAL EFFECTS OPERATOR'S LICENSE
TEXAS DEPARTMENT OF INSURANCE
STATE FIRE MARSHAL'S OFFICE**

Issued To:
Caamano, Frank Xavier

License Number
FEO-3075520
Effective Date:09-29-2023
Expiration Date: 09-29-2024

This will serve as your proof of licensure with the State Fire Marshal's Office.

To receive news and updates from the SFMO concerning fire industry licensing, sign up for the SFMO Licensing eNews updates [on our website.](#)



DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 460801

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000003209-34-1152

NAMED INSURED Roar Over Texas, Inc.
9734 Tucker Cypress Drive
Houston, Texas 77095

POLICY TERM May 8, 2024 to May 8, 2025; Both Days 12:01 A.M. Standard Time

COVERAGE Fireworks Display Contractors Liability: Occurrence Basis Claims Made Basis

LIMIT OF LIABILITY \$ 1,000,000 each occurrence, \$ 2,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

RESTRICTION This policy applies only to displays which comprise solely Class "C" Fireworks (Explosives Classification 1.4), pyrotechnics special effects (including indoor pyrotechnics), propane, open flame effects, lasers and other non-pyrotechnic special effects. Excluding the use of Class "B" fireworks (Explosives Classification 1.3).

INSURED OPERATIONS Public fireworks display and special effects contractor

It is certified that, if named below, this policy includes as Additional Insureds 1) the sponsor(s), promoter(s), organizer(s) (including other entities having similar interests), of insured pyrotechnic events and/or 2) the owner(s) of real property (or barges) at which insured pyrotechnic events are held and/or 3) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of buildings, stadiums, arenas and similar facilities at which insured pyrotechnic events are held and/or 4) the licensing or permitting authority, or other authority having jurisdiction, issuing licenses/permits for insured pyrotechnic events and/or 5) any other entity for which the insurance is required to be afforded under written contract. Coverage applies only as respects the legal liability of such Additional Insured(s) for bodily injury and property damage caused by the operations of the Named Insured. The insurance afforded any Additional Insured does not include coverage for any bodily injury or property damage arising from the failure of such Additional Insured to fulfill its obligations specified in its contract with the Named Insured.

**NAME(S) OF
ADDITIONAL INSURED(S)**

Boxwood Manor

DISPLAY LOCATION

945 E Hufsmith Rd,
Tomball, TX 77375

DISPLAY DATE(S)

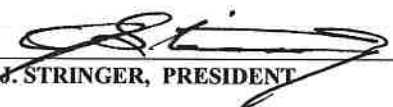
07/14/2024

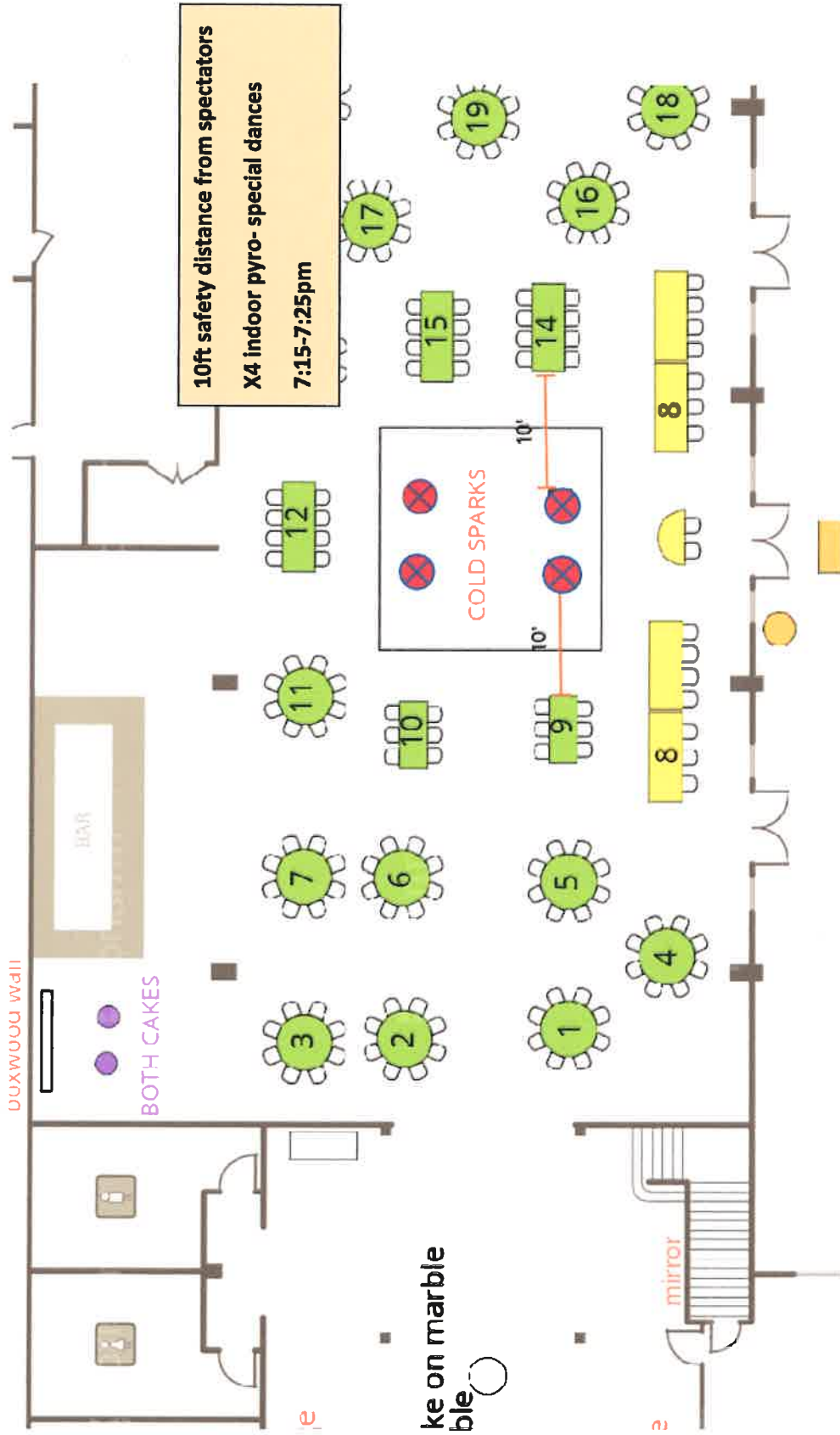
It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

06/11/2024

DATE OF ISSUE


A.J. STRINGER, PRESIDENT



DUXWOOD wall

BAR

BOTH CAKES

10ft safety distance from spectators
 X4 indoor pyro- special dances
 7:15-7:25pm

COLD SPARKS
 10'
 10'

mirror

ke on marble
 ble



-6 ft height cold spark

Boxwood Manor

July 14, 2024

Aisle Dimensions- 15 ft wide

Safety Data Sheet
According to Regulation (EC) No 1907/2006, Annex II,
Amended by COMMISSION REGULATION (EU) 2015/830,
According to REGULATION (EC) No 1272/2008
Composite Ti for Stage Effect

Version 1.0

Issue date: 26-09-2018

Revision date: 26-09-2018

SDS Record Number: CSSS-TCO-010-129090

Section 1 Identification of the substance/mixture and of the company/undertaking

1.1 Product Identifier:

Identification on the label/Trade name: Composite Ti for Stage Effect
 Additional identification: Not available
 Identification of the product: See section 3
 Index Number: See section 3
 REACH registration No.: See section 3

1.2 Relevant identified uses of the substance or mixture and uses advised against:

1.2.1 Identified uses:

A kind of consumables of the deductive equipment

1.2.2 Uses advised against:

Not available.

1.3 Details of the supplier of the safety data sheet:

Supplier(Only representative): -
 Supplier(Manufacturer): Showven Technologies Co., Ltd.
 Address: Building B1, Changsha E-Center, No. 18 Xiangtai Road, Liuyang Economic Development Zone, Hunan, China.
 Contact person(E-mail): solulm@qq.com
 Telephone: +86-13319585521
 Fax: -

1.4 Emergency telephone Number:

+86-731-83833068

Available outside office hours? YES NO

Section 2 Hazards Identification

2.1 Classification of the substance or mixture:

2.1.1 Classification:

This product does not meet the criteria for classification in any hazard class according to Regulation (EC) No 1272/2008 on classification, labelling and packaging of substances and mixtures.

REGULATION (EC) No 1272/2008	
Hazard classes/Hazard categories	Hazard codes
N/A	N/A

2.2 label elements:

Hazard Pictograms: No hazard pictogram is used.
Signal Word(S): No signal word is used.
Hazard Statement: Not applicable.
Precautionary statement: Not applicable.

Product name: Composite Ti for Stage Effect
 Version #: 1.0 Issue date: 26-09-2018.

Revision date: 26-09-2018.

SDS EU
 1 / 7

2.3 Other hazards:

Not available.

Section 3 Composition/information on ingredients

Substance/Mixture:

Mixture

Ingredient(s):

Chemical Name	Registration No.	CAS No.	EC No.	Concentration	Classification
Titanium	N/A	7440-32-6	231-142-3	75%	Not Classified
Zirconium	N/A	7440-67-7	231-176-9	20%	H250 H260
Titanium dioxide	N/A	13463-67-7	236-675-5	≤5%	Not Classified

Section 4 First aid measures

4.1 Description of first aid measures:

In all cases of doubt, or when symptoms persist, seek medical attention.

4.1.1 In case of inhalation:

Remove victim to fresh air and keep at rest in a position comfortable for breathing. Get medical attention if adverse health effects persist or are severe.

4.1.2 In case of skin contact:

Wash off with soap and plenty of water. Take victim immediately to hospital. Consult a physician.

4.1.3 In case of eyes contact:

Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Get medical attention.

4.1.4 In case of ingestion:

Drink enough warm water to emetic. Get medical attention.

4.2 Most important symptoms and effects, both acute and delayed:

The product is not classified as harmful to human health effect.

4.3 Indication of any immediate medical attention and special treatment needed:

Symptomatic treatment.

Section 5 Firefighting measures

5.1 Extinguishing media:

Suitable extinguishing media:

Sand.

Unsuitable extinguishing media:

Dry powder fire extinguisher, water, carbon dioxide, and foam air extinguisher

5.2 Special hazards arising from the substance or mixture

The material could be burned when contact with open fire and high heat and it could also be burned in carbon dioxide and nitrogen gas. Harmful combustion product: Zirconium oxides, Titanium oxides

5.3 Advice for firefighters:

Wear self-contained breathing apparatus for fire-fighting if necessary.

Section 6 Accidental release measures

6.1 Personal precautions, protective equipment and emergency procedures:

6.1.1 For non-emergency personnel:

Isolation of contaminated areas, restrictions on access. Cut off the fire source. Recommended emergency personnel wear self-positive pressure respirator, wear ordinary work clothes.

- 6.1.2 For emergency responders:** Avoid skin and eye contact. Refer to section 8 of SDS for personal protection details.
- 6.2 Environmental Precautions:** Avoid disposing into drainage/sewer system or directly into the aquatic environment.
- 6.3 Methods and material for Containment and Cleaning up:** A small amount of leakage: use non-sparking tools to collect, dry and clean the material and storage in container with cap for recovery. A large number of leaks: covered with plastic sheeting or canvas. Use no spark tools to collect for recovery.
- 6.4 Reference to other sections:** See Section 7 for information on safe handling.
See Section 8 for information on personal protection equipment.
See Section 13 for information on disposal.

Section 7 Handling and storage

7.1 Precautions for safe handling:

7.1.1 Protective measures:

Operator must undergo special training; strictly comply with the operating procedures. Recommend the operator to wear self-absorption filter dust masks, chemical safety glasses and chemical gloves. Workplace must be away from fire and heat source and staff no smoking. Ventilation systems and equipment must be explosion proof type. Avoid producing dust. Avoid contact with acids. Carry lightly and maintain complete packaging to prevent leakage. Fire-fighting equipment and leakage emergency treatment equipment need to be equipped with enough variety and quantity.

7.1.2 Advice on general occupational hygiene:

Do not eat, drink and smoke in work areas. Wash hands after use. Remove contaminated clothing and protective equipment before entering eating areas.

7.2 Conditions for safe storage, including any incompatibilities:

For safety, store in a cool, ventilated warehouse. Warehouse must be away from fire and heat source. Packing seal. Should be stored separately with acids and avoid mixed storage. Ventilation systems and equipment must be explosion proof type. Mechanical equipment and tools must be no sparks. The storage area should be equipped with appropriate material to contain leakage.

7.3 Specific end use(s):

Not available.

Section 8 Exposure Controls/Personal Protection

8.1 Control parameters:

8.1.1 Occupational exposure limits:

Country	Substance	EINECS No.	CAS No.	Occupational Exposure Limit Value (8-hour reference period)		Occupational Exposure Limit Value (15-minute reference period)		
				ppm	mg/ m3	ppm	mg/ m3	Notes
Ireland	Zirconium	231-176-9	7440-67-7	-	5	-	10	-
Ireland	Titanium dioxide total inhalable dust respirable dust	236-675-5	13463-67-7	-	10	-	-	-
				-	4	-	-	-

8.1.2 Additional exposure limits under the conditions of use: Not available.

8.1.3 DNEL/DMEL and PNEC-Value: Not available.

8.2 Exposure controls:

8.2.1 Appropriate engineering controls: Generally don't need special protection, but need to prevent smoke and dust hazards.

8.2.2 Individual protection measures, such as personal protective equipment:

Eye/face protection:

When dust concentration exceeds the standard, wear chemical safety glasses.

Hand protection:	Wear chemical gloves.
Body protection:	Wear general protective clothing.
Respiratory protection:	When dust concentration exceeds the standard, it is recommended to wear self-absorption filter dust masks.
Thermal hazards:	Wear suitable protective clothing to prevent heat.
8.2.3 Environmental exposure controls:	Avoid discharge into the environment. Dispose of rinse water in accordance with local and national regulations

Section 9 Physical and chemical properties

9.1 Information on basic physical and chemical properties:

Appearance:	Solid
Colour:	Ash black
Odour:	Odorless
Odour threshold:	Not available
pH:	Not available
Melting point/range (°C):	1 668 °C (Titanium CAS# 7440-32-6)
Boiling point/range (°C):	3 287 °C (Titanium CAS# 7440-32-6)
Flash point (°C):	Not available
Evaporation rate:	Not available
Flammability limit - lower (%):	Not available
Flammability (solid, gas):	Not available
Ignition temperature (°C):	Not available
Upper/lower explosive limits:	Not available
Vapour pressure (20°C):	Not available
Vapour density:	Not available
Relative Density:	5.7
Bulk density (kg/m³):	Not available
Water solubility (g/l):	insoluble in water
n-Octanol/Water (log Po/w):	Not available
Auto-ignition temperature:	> 406 °C (Titanium CAS# 7440-32-6)
Decomposition temperature:	Not available
Viscosity, dynamic (mPa.s):	Not available
Explosive properties:	Not available
Oxidising properties:	Not available

9.2. Other information:

Fat solubility(solvent- oil to be specified) etc:	Soluble in hot concentrated acid, hydrofluoric acid, sulfuric acid and aqua regia.
Surface tension:	Not available
Dissociation constant in water(pKa):	Not available
Oxidation-reduction Potential:	Not available

Section 10 Stability and reactivity

10.1 Reactivity:	The substance is stable under normal storage and handling conditions.
10.2 Chemical stability:	Stable at room temperature in closed containers under normal storage and handling conditions.
10.3 Possibility of hazardous reactions:	No dangerous reactions known.

- 10.4 Conditions to avoid: Incompatible materials. Avoid heat, air, moisture and compression.
- 10.5 Incompatible materials: Acid, oxygen and lead
- 10.6 Hazardous decomposition products: ZrO₂, TiO₂

Section 11 Toxicological information

11.1 Information on toxicological effects:

Acute toxicity:	
ATE _{max} (oral):	Not available
ATE _{max} (Inhalation):	Not available
ATE _{max} (Dermal):	Not available
Titanium (CAS# 7440-32-6)	
LD50(Oral, Rat):	> 5 000 mg/kg bw
LD50(Dermal, Rabbit):	Not available
LC50(Inhalation, Rat):	Not available
Skin corrosion/irritation:	Not classified
Serious eye damage/irritation:	Not classified
Respiratory or skin sensitization:	Not classified
Germ cell mutagenicity:	Not classified
Carcinogenicity:	Not classified
Reproductive toxicity:	Not classified
STOT- single exposure:	Not classified
STOT-repeated exposure:	Not classified
Aspiration hazard:	Not classified

Section 12 Ecological information

12.1 Toxicity:

Titanium (CAS# 7440-32-6)	
Acute (short-term) toxicity:	
LC50(96h, Fish):	> 10 000 mg/L
LC50(48h, Crustacea):	> 10 000 mg/L
EC50(72h, Algae/aquatic plants):	61 mg/L
Chronic (long-term) toxicity:	
NOEC(Fish):	Not available
NOEC(Crustacea):	Not available
EC50(Algae/aquatic plants):	Not available
12.2 Persistence and degradability:	Not available.
12.3 Bioaccumulative potential:	Not available.
12.4 Mobility in soil:	Not available.
12.5 Results of PBT and vPvB assessment:	Not available.
12.6 Other adverse effects:	Not available.

Section 13 Disposal considerations

- 13.1 Waste treatment methods: The material should be disposed of by incineration in a chemical incinerator in compliance with national and regional requirements.

Section 14 Transport Information

	Land transport (ADR/RID)	Inland waterways (ADN)	Sea transport (IMDG)	Air transport (ICAO/IATA)
UN number	Not regulated	Not regulated	Not regulated	Not regulated
UN Proper shipping name	Not regulated	Not regulated	Not regulated	Not regulated
Transport hazard Class(es)	Not regulated	Not regulated	Not regulated	Not regulated
Packing group	Not regulated	Not regulated	Not regulated	Not regulated
Environmental hazards	No	No	No	No
Special precautions for user	See section 2.2	See section 2.2	See section 2.2	See section 2.2
Transport in bulk according to Annex II of Marpol and the IBC Code	Not regulated	Not regulated	Not regulated	Not regulated

Section 15 Regulatory information**15.1 Safety, health and environmental regulations/legislation specific for the substance or mixture:**

Relevant information regarding authorization: Not applicable.

Relevant information regarding restriction: Not applicable.

Other EU regulations: Employment restrictions concerning young person must be observed.
For use only by technically qualified individuals.

Other National regulations: Not applicable

15.2 Chemical safety assessment YES NO **Section 16 Other information****16.1 Indication of changes:**

Version 1.0 Amended by (EU) 2015/830

16.2 Abbreviations and acronyms:

ADR: European Agreement concerning the International Carriage of Dangerous Goods by Road

RID: Regulation for rail International transportation of Dangerous goods

ADN: European Agreement concerning the International Carriage of Dangerous Goods by Inland Waterways

IMDG: Code international maritime dangerous goods code

ICAO: International Civil Aviation Organization

IATA: International Air Transport Association

LC50: median lethal concentration

EC50: The effective concentration of substance that causes 50% of the maximum response.

NOEC: No Observed Effect Concentration

DNEL: derived no-effect level

PNEC: predicted no-effect concentration

16.3 Key literature references and sources for data

ECHA Registered substances data

16.4 Training instructions:

Not applicable.

16.5 Further information:

This information is based upon the present state of our knowledge. This SDS has been compiled and is solely intended for this product.

16.6 Notice to reader:

Employers should use this information only as a supplement to other information gathered by them, and should make

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Consider an application for an Indoor Special Events Fireworks Display by Roar Over Texas to occur on July 14th 2024 at Boxwood Manor located at 945 E Hufsmith Road.

Background:

As per the Administrative Handbook Roar Over Texas Fireworks has submitted an application for a private indoor fireworks display to be conducted at a wedding on July 14th at Boxwood Manor. Furthermore, Council must approve the application of any private fireworks display conducted within the City Limits.

The use of cold spark technology in pyrotechnic devices has become a popular entertainment effect that's used in various types of public events and gatherings, including weddings. All spark producing devices utilize powdered titanium or zirconium as the chemical which produces the sparkler visual effect. A common misunderstanding is that the sparks are cold. While the heat released from cold sparks is a lower temperature than standard sparklers, the heat generated from cold sparks is still capable of igniting nearby materials.

Due to the inherent risks of these devices being utilized within a structure with a large gathering of people the Fire Department does not recommend approval.

Origination: Fire Department

Recommendation:

Denial

Party(ies) responsible for placing this item on agenda: Joe Sykora, Fire Chief

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed Joe Sykora June 25, 2024 Approved by _____
Staff Member Date City Manager Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 1, 2024

Topic:

Approve a service agreement renewal with Cypress Holiday Decorating Concepts for holiday lighting services for Fiscal Year 2025, for a not-to-exceed amount of \$54,431.47 (RFP 2023-11), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures will need to be included in the Fiscal Year 2024-2025 Budget.

Background:

Cypress Holiday Decorating Concepts is a company specializing in the installation of holiday lighting and decorations that has been used for the last four years to complete holiday lighting at the Depot and along Main Street. Cypress Holiday Decorating Concepts was selected through the Request for Proposals process (RFP 2023-11) in 2023, which allowed interested parties to submit their proposals for holiday lighting. After discussions with City Council a services agreement was awarded to Cypress Holiday Decorating Concepts.

The original services agreement was executed in August 2023 with three additional one-year renewals and based on the City’s adopted Procurement Policy, staff is requesting to exercise the option to utilize the renewal term within the agreement, leaving two renewal options remaining.

The services agreement renewal with Cypress Holiday Decorating Concepts will be for a not-to-exceed amount of \$54,431.47 for fiscal year 2025, beginning October 1 and expiring September 30, 2025, resulting in a contract increase of 2.63%. The current CPI for services as of May 2024 was 5.2%, and Cypress Holiday is lowering the CPI increase for allowing early installation of the decorations.

Additionally, the proposed renewal agreement offers a discount of \$1,360.79, if the payment is received by October 15. The table below reflects the renewal pricing and early payment discount.

Original Services Agreement	\$53,000.50
Renewal Services Agreement (before discount)	\$54,431.47
Renewal Increase (before discount): 2.63%	
Early Payment Discount Pricing:	\$53,070.68

This item authorizes a services agreement renewal with Cypress Holiday Decorating Concepts for holiday lighting services to be provided to the City and authorizes the amount to be placed in the fiscal year 2024-2025 budget.

Origination: Project Management

Recommendation:

Staff recommends approving a services agreement renewal with Cypress Holiday Decorating Concepts for holiday lighting services for an amount no-to-exceed \$54,431.47.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: #100-157-6329

If no, funds will be transferred from account # _____ To account # _____

Signed Meagan Mageo Approved by _____
Staff Member Date City Manager Date

**CITY OF TOMBALL
SERVICES AGREEMENT RENEWAL**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

Description of Services: Holiday Lighting Services

This Renewal is made and entered into by the **City of Tomball** (referred to as the “City”), with an office at 501 James Street, Tomball, TX and, **Cypress Holiday Decorating Concepts** (the “Company”), with an office at **13711 Pristine Lake Lane, Cypress, Texas 77429** City hereby engages the services of Company as an independent contract for meter reading services, upon the following terms and conditions.

1. SCOPE OF AGREEMENT RENEWAL

- 1.1. The City hereby agrees to employ Company and Company agrees to perform the necessary services as set forth in Exhibit A – Scope of Work and Exhibit B – Contract Pricing, attached hereto and incorporated herein for all purposes.
- 1.2. In the event of a conflict among the terms of this Agreement and the Exhibit A, the term most favorable to the City, in the City’s sole discretion, shall control.

2. TERM OF AGREEMENT RENEWAL; TERMINATION

- 2.1. This Agreement Renewal shall be effective upon proper execution by the City. It shall be effective from **October 1, 2024 through September 30, 2025**, with **Three (3) additional one-year renewal options remaining**. The City reserves the right to withdraw from the Agreement immediately if its governing body fails to appropriate funds necessary for the satisfaction of its contractual obligations. ***Either party may terminate this Agreement for any reason with ninety days (90) written notice to the other party.***
- 2.2. The City’s obligations under this Agreement shall not constitute a general obligation of the City or indebtedness under the constitution or laws of the State of Texas. Nothing contained herein shall ever be construed so as to require City to create a sinking fund or to assess, levy and collect any tax to fund its obligations under this Agreement.
- 2.3. The City reserves the right to enforce the performance of this Agreement in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of any provision of this Agreement, including immediate termination of this Agreement.

3. ENTIRE AGREEMENT RENEWAL

This Agreement Renewal represents the entire agreement between Company and the City and no prior or contemporaneous oral or written Agreements or representations shall be construed to alter its terms. No additional terms shall become part of this Agreement without the written consent of both parties and compliance with relevant state law. This Agreement supersedes all other prior agreements either oral or in writing.

4. ASSIGNMENT

Company shall not assign or subcontract its obligations under this Agreement without the prior written consent of the City.

For and in consideration of the services rendered by the Company pursuant to this Agreement, the City shall pay the Company only for the actual work performed under the Scope of Work, on the basis set forth in Attachment B, up to an amount not-to-exceed \$54,431.47.

6. MODIFICATION OF RATES

Base Rate adjustments for changes in the Consumer Price Index (CPI) will be considered by the City no more than once per year during the renewal term of the Contract, during the month of October of each Contract Year.

7. IDEMNITY

7.1. DEFINITIONS

For the purpose of this section the following definitions apply:

- a. "City" shall mean all officers, agents and employees of the City of Tomball.
- b. "Claims" shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings and causes of action of every kind and description brought for damages.
- c. "Company" includes the corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.
- d. "Company's employees" shall mean any employees, officers, agents, subcontractors, licensees and invitees of Company.
- e. "Damages" shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure or loss of any and every nature, including but not limited to:
 - i. injury or damage to any property or right
 - ii. injury, damage, or death to any person or entity
 - iii. attorneys' fees, witness fees, expert witness fees and expenses,
 - iv. any settlement amounts; and
 - v. all other costs and expenses of litigation
- f. "Premise Defects" shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

7.2. Indemnity

COMPANY AGREES TO INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY FROM AND AGAINST LIABILITY FOR ANY CLAIMS FOR DAMAGES ARISING OUT OF THE COMPANY'S WORK AND ACTIVITIES CONDUCTED IN CONNECTION WITH THIS AGREEMENT.

COMPANY IS AN INDEPENDENT CONTRACTOR AND IS NOT, WITH RESPECT TO ITS ACTS OR OMISSIONS, AN AGENT OR EMPLOYEE OF THE CITY.

COMPANY MUST AT ALL TIMES EXERCISE REASONABLE PRECAUTIONS ON BEHALF OF, AND BE SOLELY RESPONSIBLE FOR, THE SAFETY OF COMPANY'S EMPLOYEES WHILE IN THE VICINITY WHERE THE WORK IS BEING DONE. THE CITY IS NOT LIABLE OR RESPONSIBLE FOR THE NEGLIGENCE OR INTENTIONAL ACTS OR OMISSIONS OF COMPANY OR COMPANY'S EMPLOYEES.

NEGLIGENCE OR INTENTIONAL ACTS OR OMISSIONS OF COMPANY OR COMPANY'S EMPLOYEES.

THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES WHICH ARE DIRECTLY OR INDIRECTLY ATTRIBUTABLE TO PREMISE DEFECTS.

THE CITY AND COMPANY MUST PROVIDE THE OTHER PROMPT AND TIMELY NOTICE OF ANY COVERED EVENT WHICH IN ANY WAY AFFECTS OR MIGHT AFFECT THE COMPANY OR CITY. THE CITY HAS THE RIGHT TO COMPROMISE AND DEFEND THE SAME TO THE EXTENT OF ITS OWN INTERESTS.

THE INDEMNITY OBLIGATIONS HEREIN SHALL SURVIVE THE TERMINATION OF THE AGREEMENT FOR ANY REASON AND SHALL SURVIVE THE COMPLETION OF THE WORK.

8. INSURANCE

8.1. AMOUNTS OF INSURANCE

Company agrees to provide and to maintain the following types and amounts of insurance, for the term of this Contract:

TYPE	AMOUNT
(a) Workers Compensation Employer's Liability	(where required – Statutory by State Law) \$100,000 per occurrence
(b) Commercial (Public) Liability, including but not limited to: a. Premises/ Operations b. Independent Contractors c. Personal Injury d. Products/Completed Operations e. Contractual Liability (insuring above indemnity provisions)	Combined Single Limit

All insured at combined single limits for bodily injury and property damage at \$500,000 per occurrence.

(c) Comprehensive Automobile Liability, in include coverage for:

- a. Owned/Leased Automobiles
- b. Non-owned Automobiles
- c. Hired Cars

All insured at combined single limits for bodily injury and property damage for \$500,000 per occurrence.

8.2. OTHER INSURANCE REQUIREMENTS

Company understands that it is its sole responsibility to provide the required Certificates and that failure to timely comply with the requirements of this article shall be a cause for termination of this Contract.

Insurance required herein shall be issued by a company or companies of sound and adequate financial responsibility and authorized to do business in the State of Texas. All policies shall be

subject to examination and approval by the City Attorney's Office for their adequacy as to form, content, form of protection, and providing company.

Insurance required by this Contract for the City as additional insured shall be primary insurance and not contributing with any other insurance available to City, under any third party liability policy.

Company further agrees that with respect to the above required liability insurances, the City shall:

- a. Be named as an additional insured;
- b. Be provided with a waiver of subrogation, in favor of the City,
- c. Be provided with 30 days advance written notice of cancellation, nonrenewal, or reduction in coverage (all "endeavor to" and similar language of reservation stricken from cancellation section of certificate); and
- d. Prior to execution of this Agreement, be provided through the office of the City Attorney with their original Certificate of Insurance evidencing the above requirement.

The insurance requirements set out in this section are independent from all other obligations of Company under this Agreement and apply whether or not required by any other provision of this Agreement.

9. PAYMENT AND PERFORMANCE

Payment for services described in this Agreement will be made in accordance with the Texas Prompt Payment Act, Chapter 2251 of the Texas Government Code, or as subsequently amended.

10. VENUE; RECOVERY OF FEES; DISPUTE RESOLUTION; CHOICE OF LAW

Any suit or claim or cause of action regarding this Agreement shall be brought in Harris County, Texas, as the choice of venue and jurisdiction and site of performance by the parties. If the City is the prevailing party in any such action, the City may recover reasonable costs, including costs of court, attorney's fees, expert witnesses' fees, and trial consultants' fees. The parties further agree that the law of the State of Texas shall govern any interpretation of the terms of this Agreement.

11. COMPANY CERTIFICATIONS

Company certifies that neither it, nor any of its agents or employees, have or will offer or accept gifts or anything of value, or enter into any business arrangement, with any employee, official, or agent of the City.

Company certifies, pursuant to Texas Government Code Chapter 2270, that it does not boycott Israel and will not boycott Israel during the term of this Agreement. Company further certifies, pursuant to Texas Government Code Chapter 2252, Subchapter F, that it does not engage in business with Iran, Sudan, or a foreign terrorist organization as may be designated by the United States Secretary of State pursuant to his authorization in 8 U.S.C. Section 1189.

12. NO WAIVER OF IMMUNITY

The City does not waive any statutory or common law right to sovereign immunity by virtue of the execution of this Agreement.

13. NOTICES

Any written notice provided under this Agreement or required by law shall be deemed to have been given and received on the next day after such notice has been deposited by Registered or Certified

Mail with sufficient postage affixed thereto and addressed to the other party to the Agreement; provided, that this shall not prevent the giving of actual notice in any manner.

Notice to Company may be sent to the following address:

13711 Pristine Lake Ln. 77429

14. CONTRACT ADMINISTRATOR

This Agreement shall be administered on the City's behalf by the Project Manager, and all notices, questions, or documentation, arising under this Agreement shall be addressed to the Project Manager at:

City of Tomball, Texas
Attn: Project Manager
501 James Street
Tomball, Texas 77375

AGREED to and ACCPETED this 6 day of June, 2024.

Company

Tracy Birdsong
Signature

Tracy Birdsong
Print Name

office manager
Title

THE STATE OF TEXAS

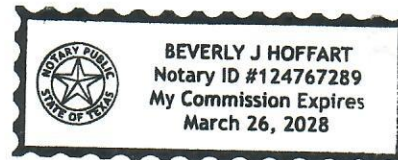
§

COUNTY OF HARRIS

§

This instrument was acknowledged before me on this 6 day of June, 2024,
by Beverly Hoffart, on behalf of said entity.

Beverly J Hoffart
Notary Public, State of Texas



AGREED to and ACCPETED this ____ day of _____, 2024.

City of Tomball

David Esquivel, PE
City Manager

Attest:

Tracylynn Garcia
City Secretary

EXHIBIT A HOLIDAY LIGHTING SCOPE OF WORK

GENERAL DESCRIPTION:

The City of Tomball is seeking a Contractor to perform holiday decorating at the City's historic Depot Plaza and park, including decorating existing trees and structures, and the median at the Intersection of Business 249 and FM 2920 (known as "Four Corners"). The basic scope will also include the provision and placement of decorations on the City's large-scale Christmas tree and a smaller Christmas tree in the City's gazebo (both located in the Depot Plaza).

The City is also seeking proposals to expand the decorations to include the full wrapping of all trees within the Depot Plaza, the trees along Main Street (FM 2920) and Market Street between Pine Street and Elm Street. Alternative proposals should also include providing lights and decorations at City facilities such as City Hall, Police Department, Administrative Services Building, Fire Station No. 1 and No. 2, Visitors Center, and IT buildings.

For all proposals, decorations must be set up and complete by the Friday after Thanksgiving and decorations are to be removed no later than two weeks after January 1 each year.

The selected proposal will provide all of the decorations and lights unless otherwise stated in the scope.

INSTALLATION GENERAL SPECIFICATIONS

- I. The services to be provided for installation of lights on existing trees are described as follows:
 - A. Lights to be wrapped around trees must be wrapped around the trunks/branches and secured with tape around all electrical connections.
 - B. Cable ties may be used to secure lights on the trunks/branches if necessary.
 - C. All Contractor supplies extension cords used must be rated for outdoor use (minimum specification – 16/2 Gauge, Polarized, SJTW, UL Outdoor, 13 AMP).
 - D. All exposed cords must be properly covered and secured.
 - E. Lights strings are not to exceed 15 AMPs per breaker. Normal electrical configuration is three (3) tree per 15 AMP breaker.
 - F. Draping of lights should include a minimum of 15 braided lights per tree. If a tree requires a different number, the offeror may suggest a change to meet budget/lighting requirements. Proposer may provide design input.
 - G. Trees must be set at times that turn on at dusk and turn off at 3 a.m. daily.

BASE PROPOSAL

All proposals must, at a minimum, including the following:

- I. Wrapping of Memorial Trees at Depot Plaza
 - A. Wrap approximately 33 memorial trees (Exhibit D) with two-inch spacing, or as recommended by the Proposer.

- B. Wrap the trunk and branches in mini wwLED lights in soft white to match other lighting projects described.

II. City Facilities

- A. Depot Museum (Exhibit E)
 - 1. Lighting of roofline on all sides with C7 lights.
 - 2. Railing with 14" LED lit garland decorated with bows.
 - 3. Three (3) 60" LED lit decorated wreaths.
- B. Depot Maintenance Building (Exhibit E)
 - 1. Lighting of roofline with C7 lights on all sides.
 - 2. One (1) 48" LED lit decorated wreath.
- C. Depot Restroom (Exhibit F)
 - 1. Lighting of roofline on all sides with C7 lights.
 - 2. One (1) 48" LED lit decorated wreath.
- D. Depot Gazebo (Exhibit G)
 - 1. Lighting around the roofline of the Gazebo with C7 lights (3 rooflines of lights).
 - 2. Lighting around the inside roofline of the Gazebo with C7 lights (2 rooflines of lights).
 - 3. Railing with 14" LED lit garland decorated with bows.

III. Streetlamp Post

- A. Decorate the 13 taller lamp posts in the Depot Plaza (Exhibit H) with two (2) 36" LED lit undecorated wreaths (back-to-back) per post.
- B. Decorate the six (6) taller lamp posts along Main Street (Exhibit I) with LED lit 18" garland (9' per post) and one (1) 36" LED lit undecorated wreath.
- C. Decorate the 30 shorter lamp posts located along Main Street (Exhibit J) between Pine Street and Elm Street, with LED lit decorated sprays or wreaths (two (2) sprays or wreaths back-to-back).

IV. Four Corners Decorations (median at Business 249 and FM 2920) (Exhibit K)

- A. Two (2) 60" red ornaments on either side of the Tomball sign.
- B. 18" LED lit garland, decorated, across the top of the sign.

V. Additional Decorations

- A. Depot Plaza Tree
 - 1. Decorate the 20' tree (provided by the City) with ornaments, ribbons, and bows.
 - 2. Color scheme should include red, green, gold and silver.
 - 3. Ornaments should range in size from 8" to 12" minimum up to 24" maximum.
- B. Depot Gazebo Tree
 - 1. Decorate the 9' flocked pine tree (provided by the City) with ornaments, ribbons, and bows, suspend a large star from the ceiling in the center of the Gazebo above the tree.
 - 2. Decorations can include any mix of colors, the primary use of this tree is for photography.
 - 3. Maximum size for ornaments should be 16".

ADDITIVE/ALTERNATE PROPOSAL

The City is interested in expanding the lighting of the downtown area. Each Proposer may provide their own design input, but the City would like to see proposals to include the following services in addition to the minimum services.

- I. Wrapping of Trees – wrap trees with two-inch spacing light, or as recommended by the Proposer. Wrap the trunk and branches in mini wwLED lights in soft white to match other lighting projects described, at the following locations:
 - A. 36 trees along the north and south side of Main Street, from Pine Street to Elm Street (Exhibit L).
 - B. One (1) Large Cedar tree at four Corners (SH 249 and FM 2920) (Exhibit K).
- II. Wrapping of larger trees – wrap the entire trunk and 5 of the main branches 4-5 feet up the length of the branch at the following locations:
 - A. IT Building – 3 trees (Exhibit M).
 - B. Depot Plaza – 9 trees (Exhibit N).

II. City Facilities

- A. Community Center (Exhibit O) – 221 Market Street
 1. Lighting around the roofline of the building with C7 lights.
 2. Lighting in the shrubbery located in the front of the building.
 3. Railing with 14" LEF lit garland decorated with bows.
- B. City Hall/Police Station (Exhibit P) – 401 Market Street & 400 Fannin Street
 1. Lighting around the roofline of the building with C7 lights.
 2. Lighting in the shrubbery located in the front of the building.
 3. Railing with 14" LEF lit garland decorated with bows.
- C. Heritage Plaza Parking Lot (Exhibit Q) – 401 Market Street
 1. Decorate the 6 lamp posts within Heritage Plaza with two (2) 36" LED lit undecorated wreaths (back-to-back) per post.
 2. Wrap the 3 trees within Heritage Plaza with two-inch spacing light, or as recommended by the Proposer. Wrap the trunk and branches in mini wwLED lights in soft white to match other lighting projects described.
- D. Administrative Services Building/Public Works (Exhibit R) – 501 James Street
 1. Lighting around the roofline of the building with C7 lights.
 2. Lighting in the shrubbery located in the front of the building.
 3. Railing with 14" LEF lit garland decorated with bows.
- E. Fire Department Station 1 (Exhibit S) – 1200 Rudel Road
 1. Lighting around the roofline of the building with C7 lights.
 2. Lighting in the shrubbery located in the front of the building.
- F. Fire Department Station 2 (Exhibit T) – 11725 Holderrleth Road
- G. Visitors Center (Exhibit U) – 215 West Main Street
 1. Lighting around the roofline of the building with C7 lights.
- H. IT Annex (Exhibit V) – 105 S. Cherry Street
 1. Lighting around the roofline of the building with C7 lights.
 2. Lighting in the shrubbery on all sides of the building.

III. Exterior Music

- A. Depot area

1. Provide speakers located around the Depot area that covers the Depot Museum, restrooms and along Market Street frontage. Content of music to be provided by the City.

Recommended Proposal

We encourage all proposals to include a proposal based on their recommendation for holiday décor that would add value to the City's goals of increasing our holiday decorations. This could include additional lighting, trees, garlands, wreaths, or any other holiday decorations that can be placed on City property for the duration of the holiday season. All pricing for additional items must be shown separately in the proposal.

EXHIBIT B

Cypress Holiday Decorating Concepts

13711 Pristine Lake Ln.

Cypress, TX 77429

Fax: 281-516-3461

Email: CYPRESSCONTRACTING@GMAIL.COM



City of Tomball

Base Proposal 2024

Red and Green with touches of Gold and Silver

Price includes installation, extension cords, take down, and 1 weekly check while decorations are up.

	Qty	Qty Desc.	Unit Price	Total
<u>Wrapping of Memorial Trees at Depot Plaza</u>				
Wrap 33 Memorial plaqued oak trees in the park with LED mini lights: Go 15' up the trunk and 5 of the main branches 4-5' up the length on each branch.	33	per tree	\$721.00	\$23,793.00
<u>City Facilities</u>				
Depot Museum				
Line roofline with C7 LED lights	180	per foot	\$7.62	\$1,371.60
Line railing with 14" LED lit, decorated garland	131	per foot	\$24.93	\$3,265.83
Hang 3 - 60" LED lit, decorated wreaths on the building	3	each	\$502.95	\$1,508.85
Depot Maintenance Building				
Line roofline with C7 LED lights	50	per foot	\$7.62	\$381.00
Hang 1 - 48" LED lit, decorated wreath on the building	1	each	\$281.19	\$281.19
Depot Restroom				
Line roofline with C7 LED lights	120	per foot	\$7.62	\$914.40
Hang 1-48" LED lit, decorated wreath on the building	1	each	\$281.19	\$281.19
Depot Gazebo				
Line 2 exterior rooflines (upper & lower) with C7 LED lights	160	per foot	\$7.62	\$1,219.20

Line 2 interior rooflines (upper & lower) with C7 LED lights	112	per foot	\$7.62	\$853.44
Line railing with 14" LED lit garland, decorated with bows	135	per foot	\$24.93	\$3,365.55
Wrap the top half of 8 poles on the gazebo with LED mini lights (start at top railing & end at the hand rail)	8	each	\$25.75	\$206.00
Streetlamp Posts				
Hang 2 - 36" LED lit, undecorated wreaths back to back on each of the 13 tall lamp posts in the park	26	each	\$183.86	\$4,780.36
Hang 18" LED lit, undecorated garland on 6 tall lamp posts along the street (9' per lamp post)	54	per foot	\$18.95	\$1,023.30
Hang 1 - 36" LED lit, undecorated wreath on each of the 6 tall lamp posts along the street behind the park. Wreaths should face park.	6	each	\$183.86	\$1,103.16
Hang 2 LED lit sprays, back to back, on each of the 30 short lamp posts. Sprays are decorated with cedar, magnolia leaves, pinecones, & bows	60	each	\$70.35	\$4,221.00
Four Corners (median at 249 & 2920)				
2 - 60" large red ornaments on either side of the Tomball sign	2	each	\$525.00	\$1,050.00
Hang 18" LED lit, decorated garland across the top of the sign	20	per foot	\$28.12	\$562.40
<u>Additional Decorations</u>				
Depot Plaza Tree				
Decorate 20' tree with ornaments, ribbons, & bows	1	each	\$3,000.00	\$3,000.00
Depot Gazebo Tree				
Decorate 9' tree with ornaments, ribbons, and bows and a large star hanging from the ceiling in center of the gazebo	1	each	\$900.00	\$900.00
Lift Rental	1	each	\$350.00	\$350.00

Subtotal				\$54,431.47
Total Amount Due				\$54,431.47

Christmas 2024

Subtotal	\$54,431.47
Tax	\$0.00
Grand Total	<u>\$54,431.47</u>

Christmas 2024 *Discounted price if deposit received before October 15, 2024

Subtotal	\$53,070.68
Tax	\$0.00
Grand Total	<u>\$53,070.68</u>

City Council Meeting Agenda Item Data Sheet

Meeting Date: July 1, 2024

Topic:

Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

- Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session
- Sec. 551.074 – Personnel Matters; Deliberation of the Appointment, Employment, and Duties of a Public Officer or Employee – Finance Director

Background:

Origination: David Esquivel, City Manager

Recommendation:

Party(ies) responsible for placing this item on agenda:

David Esquivel, City Manager