

NOTICE OF SPECIAL CITY COUNCIL MEETING - WORKSHOP CITY OF TOMBALL, TEXAS



**Monday, July 07, 2025
5:00 P.M.**

Notice is hereby given of a Workshop meeting of the Tomball City Council, to be held on Monday, July 07, 2025 at 5:00 P.M., 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: 828 1956 6245 Passcode: 008773. 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. 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.]*
- C. General Discussion
 - 1. Presentation and discussion of a legislative update including bills proposed or passed in the 89th Texas Legislative Session and their impact on City operations.
 - 2. Presentation and discussion of the proposed schedule to adopt the FY 2025-2026 budget and tax rate.
- D. Proposed Future Agenda Items (To be discussed in order or at Councils discretion, time permitting)
 - 1. Workshop Discussion Only - Zoning Case Z25-09: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the

2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

2. Workshop Discussion Only-Conditional Use Permit Case CUP25-05: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Huffsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.
3. Workshop Discussion Only – Adopt, on First Reading, Ordinance Number 2025-25, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #3 (IA3) 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.
4. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-26, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Seven Oaks Public Improvement District Number 14 (PID 14).

E. Adjournment

C E R T I F I C A T I O N

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 3rd day of July 2025 by 5:00 P.M., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Thomas Harris III, TRMC
City Secretary

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 contact the City Secretary’s office at (281) 290-1019 for further information.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 7, 2025

Topic:

Presentation and discussion of a legislative update including bills proposed or passed in the 89th Texas Legislative Session and their impact on City operations.

Background:

The 89th Regular Session of the Texas Legislature ended on June 2, 2025. Per the Texas Municipal League, 9,014 bills were filed this session, with 1,231 being sent to the Governor for signature. Of the bills passed, approximately 262 will have an impact on Texas cities.

At the Council meeting, staff will present a summary of the major bills passed in the 89th Regular Session that could impact City of Tomball operations and provide an update on the status of the first Special Session.

Origination: City Manager's Office

Recommendation:

N/A

Party(ies) responsible for placing this item on agenda: Jessica Rogers, Assistant City 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:	<u>Jessica Rogers</u>	<u>6/30/2025</u>	Approved by:	_____
	Staff Member	Date		City Manager Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 7, 2025

Topic:

Presentation and discussion of the proposed schedule to adopt the FY 2025-2026 budget and tax rate.

Background:

During the 89th regular session of the Texas Legislature, SB 1851 was passed and will go into effect on September 1, 2025. SB 1851 provides that if the attorney general determines that a city has not had its records and accounts audited and an annual financial statement prepared based on the audit or has not filed the financial statement and the auditor's opinion on the statement in the office of the city secretary or clerk before the 180th day after the last day of the city's fiscal year, the city may not adopt a property tax rate that exceeds the city's no-new-revenue tax rate for a tax year until the city has complied with those requirements.

This bill has the potential to impact the City's ability to adopt a tax rate above the no-new-revenue rate as the City accepted its previous audits beyond the 180-day window and the City's proposed budget includes the recommendation to adopt the voter approval tax rate. While the City has not received clear guidance as to when the Attorney General will begin implementing this bill, the potential that implementation could occur in September 2025 would have significant impacts on the City's budget.

An example of the difference in revenues the City would have seen had it adopted the no-new-revenue rate (NNR) instead of the voter approval rate (VAR) in FY 2025 is below.

FY 2025 Tax Rate Example						
	I&S Rate	M&O Rate	Total Tax Rate	Debt Service Revenue	General Fund Revenue	Total Revenue
NNR	0.145703	0.122600	0.268303	\$5,125,460	\$4,312,756	\$9,438,217
VAR	0.145703	0.190662	0.336365	\$5,125,460	\$6,707,004	\$11,832,465
Difference				\$0	(\$2,394,248)	(\$2,394,248)

*The NNR is the rate that would generate the same revenue as the previous year.

*The VAR allows for a 3.5% growth in revenue and allows for increases associated with debt.

Because of the potential similar impacts with the FY 2026 tax rate calculations, City staff is recommending an accelerated budget and tax rate adoption schedule. This accelerated schedule will allow the City to complete its budget and tax rate adoption schedule prior to SB 1851 going into effect on September 1.

At the Council meeting, staff will present an overview of the accelerated schedule and the potential dates for special called meetings to allow the adoption to happen in August.

Origination: City Manager's Office

Recommendation:

N/A

Party(ies) responsible for placing this item on agenda: Jessica Rogers, Assistant City 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: Jessica Rogers 6/30/2025 **Approved by:** _____
Staff Member Date City Manager Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 7, 2025

Topic:

Zoning Case Z25-09: Request by FLS Development LLC, represented by William Shawn Speer and Kyle Friedman, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 49.301 acres of land legally described as being portions of Lots 489 through 498 of Tomball Outlots as well as all of Lot 1 & Reserve A in Block 1 of Brandt Holdings subdivision from Commercial (C) & Agricultural (AG) to the Planned Development (PD) zoning district. The properties are generally located within the 2100 – 2200 blocks (east side) of Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Background:

Origination: FLS Development LLC, represented by William Shawn Speer and Kyle Friedman

Recommendation:

Party(ies) responsible for placing this item on agenda: Craig T. Meyers, P.E.

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	<u>Sasha Luna</u>	Approved by	_____
	Staff Member		City Manager
	Date		Date



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/securesend
USERNAME: tomballdd
PASSWORD: Tomball1

Applicant

Name: FLS Development Title: _____
Mailing Address: 8765 Spring Cypress Rd Suite L213 City: Spring State: TX
Zip: 77379 Contact: Shawn Speer
Phone: (713) 249 8196 Email: shawn@harrisburgtx.com

Owner

Name: FLS Development Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: (____) _____ Email: _____

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Mixed Use Development of Commercial and Residential Along Hufsmith Kohrville Rd

Physical Location of Property: 22110 Hufsmith Kohrville Rd (Portion of)
[General Location – approximate distance to nearest existing street corner]


Legal Description of Property: Land is Situated in the Jesse Pruitt Survey, abstract Number 629, Harris County
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]


Current Zoning District: Commercial and Agriculture

Current Use of Property: Undeveloped Agriculture
Proposed Zoning District: Planned Development of Commercial and Residential
Proposed Use of Property: Mixed Use Commercial and Residential
HCAD Identification Number: Pending Acreage: 50.1051

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 William Shawn Speer (May 31, 2025 13:27 CDT)
Signature of Applicant Date


X William Shawn Speer (May 31, 2025 13:27 CDT)
Signature of Owner Date

WSS

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- **Application Fee: \$1,000.00**
- **Completed application form**
- ***Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

FLS Development

Planned Development Regulations
(Medical Complex Blvd & Hufsmith Kohrville Rd)

Contents

- a. General Provisions
- b. Land Uses
- c. Development Regulations
- d. Architecture Standards
- e. Landscape/Buffer Regulations
- f. Amenities

a. General Provisions

The Planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Tomball. If any provisions or regulations of any City of Tomball ordinance applicable in GR or SF-9 zoning districts is not contained in this ordinance, all of the regulations contained in the Development Code applicable to the GR and SF-9 zoning district in effect on the effective date of this ordinance shall apply to this PD.

Except as otherwise provided herein, the words used in this Planned Development have the same meaning established by the Development Code.

b. Land Uses

Permitted Land Uses are listed below. All others are prohibited.

- 1) Any use permitted by right in SF-9
- 2) Any use permitted in the General Retail District (GR) Zoning Code of Ordinances. In addition, the following uses will not be permitted as-of-right in commercial zones:

(The rest of this page is intentionally blank)

- a) All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)
- b) Ambulance service
- c) Antique shop (with outside storage)
- d) Appliance repair
- e) Auction house
- f) Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display)
- g) Auto dealer, primarily used auto sales w/outdoor sales, storage, and display
- h) Auto glass repair/tinting
- i) Auto interior shop/upholstery
- j) Auto muffler shop
- k) Auto paint shop
- l) Auto parts sale (new or rebuilt; with outside storage or display)
- m) Auto repair (major & minor)
- n) Auto tire sales
- o) Automobile wash (full service/detail shop)
- p) Automobile wash (self-service)
- q) Building material sales/lumber yard
- r) Caretaker's, guard's residence
- s) Carpet and rug cleaning plant
- t) Cemetery and/or mausoleum
- u) Check cashing service
- v) Concrete or asphalt mixing/batching plant
- w) Family home (child care in place of residence)
- x) Feed and grain store/farm supply store
- y) Fix-it shops, small engine, saw filing, mower sharpening
- z) Fraternity or sorority house
- aa) Funeral home
- bb) Golf driving range
- cc) Heliport/Helistop
- dd) Household care institution
- ee) Institution for alcoholic, narcotic, or psychiatric patients
- ff) Laundromat/washateria/self- service
- gg) Loan service (payday / auto title)
- hh) Maintenance and repair service for buildings/janitorial
- ii) Mortuary
- jj) Motorcycle sales/dealer w/outdoor sales, storage, and display
- kk) Office, parole-probation
- ll) Pawn shop
- mm) Quick lube/oil change/minor inspection
- nn) Rehabilitation care facility (halfway house)
- oo) School, public or denominational
- pp) Sheltered care facility
- qq) Taxi/limousine service
- rr) Taxidermist
- ss) Telemarketing agency
- tt) Telephone exchange/switching station
- uu) Tool and machinery rental (with outdoor storage)
- vv) Welding shop

c. Development Regulations

- 1) Area regulations for Single Family Lots
 - a) Minimum Lot Size – 7,800 Feet
 - b) Minimum Lot Width – 60 Feet
 - c) Minimum Lot Depth – 120 Feet
 - d) Minimum Front Yard – 25 Feet (35' adjacent to Arterial Street)
 - e) Minimum Side Yard – 5 Feet (15' adjacent to street, 25' adjacent to Arterial Street)
 - f) Minimum Rear Yard – 15 Feet (25' adjacent to Arterial)
 - g) Maximum Lot Coverage – 55% (including main buildings and accessory buildings)
 - h) Maximum Height – Two stories not to exceed 35 feet for the main building/house
- 2) Area Regulations for nonresidential uses (**Excludes Amenities**)
 - a) Minimum Lot Area – 6,000 Square Feet
 - b) Minimum Lot Width – 60 Feet
 - c) Minimum Lot Depth – 100 Feet
 - d) Minimum Front Yard – 35 feet
 - e) Minimum Side Yard (Interior) – 5 Feet (25' Adjacent to Arterial)
 - f) Minimum Side Yard Adjacent to Single Family – 25 Feet
 - g) Minimum Rear Yard – 15 Feet
 - h) Maximum floor area ratio (FAR) is 1:1
- 3) Develop full boulevard of Medical Complex Drive to serve the development (through the extent of single family residential construction) as shown in Exhibit A.

d. Architecture Standards

These recommendations and standards are meant to foster a sense of design community that will deliver the desired aesthetic of the planned residential development. The follow architectural criteria are intended to make the home builder and building designer aware of the architectural context, not to inhibit or limit unique design.

- 1) Building façade criteria and features:
 - a) Each residence must present an exterior design within the classification of “Modern Farmhouse” or “Craftsman” design.
 - b) Combined exterior materials and colors must vary from those within 4 residences of the subject. Crossing the street will count as one residence.
 - c) Primary brick material may not be repeated within 4 residences.

- d) A variation of garage entries and garage sizes is expected as a general method of breaking up the street scene for the subdivision. This will include front loading 2 and 3 car garages as well as “J-Swing” garage entries.

2) Building façade finishes and materials:

- a) Each residence must include the following materials in varied methods of use.
- b) Brick and/or Stone.
- c) Board and Batten siding or similar painted material.
- d) Cedar or other stained or painted decorative wood detailing.
- e) Minimum 8:12 Side to side roof pitch.

e. Landscape/Buffer Regulations

1) Single Family Lot Requirements

- a) Each lot shall be fully landscaped with either trees, plants or otherwise coved with grass.
- b) Each lot shall have at least one 3.5” caliper shade tree planted in the front yard.
- c) See attached (Exhibit B) for landscaping guidelines.

2) Non-residential Requirements

- a) Provide 30’ landscape buffer and tree preservation between commercial reserve tracts and single family lots.
- b) Common areas near community signage, amenities, and within the esplanade for Medical Complex will be consistently landscaped with seasonal vegetation and flowers.

- 3) The community park, fishing dock and shade structure shall be maintained with irrigated grass and seasonal landscaping.

f. Amenities

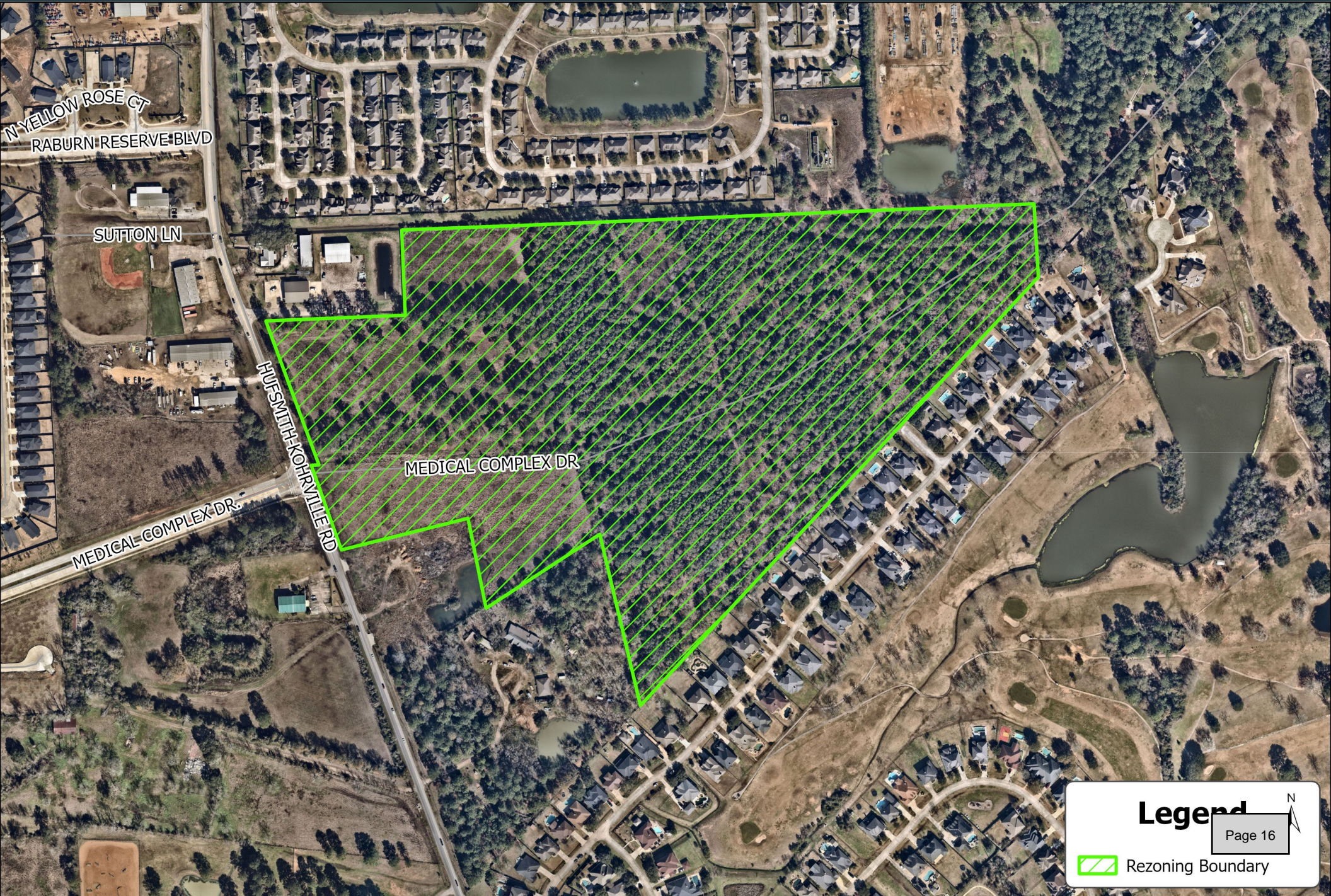
Amenities will be designed and built to complement the overall concept of the community with a similar use of materials and design concepts related to the home design requirements for the subdivision. When completed, the combination of the architectural design of the Amenities, the consistent branding of each area, and the complimentary design of the commercial section of the community will complete a destination environment combining a modern design with a nod to the history of Tomball.

The following Amenities are required as shown on Exhibit A.

- 1) Up to two (2) Wet amenity detention ponds with fountains.
- 2) Designated walking trails around amenity ponds (w/ workout equipment).
- 3) Playground structure.
- 4) Fishing Dock.
- 5) Shade structure.
- 6) Up to two (2) monument signs within platted area.



Location



Legend

 Rezoning Boundary

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 7, 2025

Topic:

Conditional Use Permit Case CUP25-05: Request by Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC, for a Conditional Use Permit to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Hufsmith-2978 Replat No 1. The property is located at 22525 Hufsmith-Kohrville Road, within the City of Tomball, Harris County, Texas.

Background:

Origination: Hufsmith – Kohrville Business Park LLC, represented by William Lawrence and Spetza Roasting Co. LLC

Recommendation:

Party(ies) responsible for placing this item on agenda: Craig T. Meyers, P.E.

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	<u>Sasha Luna</u>	Approved by	_____
	Staff Member		City Manager
	Date		Date



APPLICATION FOR CONDITIONAL USE PERMIT Planning Division

A conditional use is a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. This Section sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

APPLICATION SUBMITTAL: 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 Conditional Use Permit (CUP) request

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

SMARTGOV WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Spetza Roasting Co. LLC Title: _____
 Mailing Address: 22525 Hufsmith-Kohrville rd suite City: Tomball State: TX
 Zip: 77375 Contact: Tolga Celik
 Phone: (929) 7421749 Email: tcelik@texascaffeineclub.com

Owner

Name: Hufsmith Kohrville Business Park LLC Title: Owner
 Mailing Address: 16023 Rudgewick Lane City: Spring State: TX
 Zip: 77379 Contact: Matt Lawrence
 Phone: (346) 225-9590 Email: matt@lonestardevelopment.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Coffee Roasting Facility

Physical Location of Property: 22525 Hufsmith Kohrville Road - Suite 2C - Tomball, TX
 [General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Huffsmith 2978 Repplat No 1 - Lot 2 Block 1
 [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]


HCAD Identification Number: 1306140020002 Acreage: 3.7876

Current Use of Property: Commercial

Proposed Use of Property: Coffee Roasting

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.

<u>X</u> 	05/15/2025
Signature of Applicant	Date
<u>X</u> <i>Matthew Lawrence</i>	05/15/2025
Signature of Owner	Date

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be delivered to the City at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☐ **Application Fee: \$1,000 (Non-Refundable)**
- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Concept/Site Plan**
- ☐ **Letter stating reason for request and issues relating to request.**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Sec. 12.1 C of the Zoning Ordinance as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Planning Department unless evidence of a legal lot is provided. To be an un-platted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The purpose of the public hearing is to allow the Planning and Zoning Commission to conduct a fact finding process. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manor as the Planning and Zoning Commission. In the event there has been filed with the City Secretary a petition of twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, shall constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.



Location



Legend

 CUP Boundary

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 7, 2025

Topic:

Workshop Discussion Only – Adopt, on First Reading, Ordinance Number 2025-25, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #3 (IA3) 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:

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 #3 (IA3). 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 2025-25 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 2025-25, levying an assessment against properties within Improvement Area #3 (IA3), 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	<u>Meagan Mageo</u>	<u>8/31/2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

ORDINANCE NO. 2025-25

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR IMPROVEMENT AREA #3 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 ASSESSMENTS 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 Amended and Restated Service and Assessment Plan for Improvement Area #3 Projects within Improvement Area #3 of the District (the “Service and Assessment Plan”) and an assessment roll for Improvement Area #3 of the District (the “Improvement Area #3 Assessment Roll”) that states the assessment against each assessable property (the “Improvement Area #3 Assessed Property”) within Improvement Area #3 of the District (the “Improvement Area #3 Assessments”); and

WHEREAS, the City called a public hearing regarding the proposed levy of Improvement Area #3 Assessments pursuant to the Service and Assessment Plan and the proposed Improvement Area #3 Assessment Roll on property within 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 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 #3 Assessments, as defined in the Service and Assessment Plan, on property in Improvement Area #3 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 #3 Assessment Roll attached to the Service and Assessment Plan and the levy of Improvement Area #3 Assessments on property in Improvement Area #2 of the District to the last known address of the owners of the property liable for the Improvement Area #3 Assessments; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 21st day of July, 2025, 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 #3 Assessment Roll, and the proposed Improvement Area #3 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Improvement Area #3 Assessments, the allocation of the costs of the Improvement Area #3 Projects, the purposes of the Improvement Area #3 Assessments, the special benefits of the Improvement Area #3 Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Improvement Area #3 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 #3 Projects and

WHEREAS, the City wishes to levy Improvement Area #3 Assessments on the property within Improvement Area #3 of the District for the Improvement Area #3 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 #3 Assessment Roll attached thereto should be approved and that the Improvement Area #3 Assessments should be levied on property within Improvement Area #3 of the District as provided in this Ordinance and the Service and Assessment Plan and Improvement Area #3 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 #3 Projects, the Improvement Area #3 Assessment Roll or the levy of Improvement Area #3 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 #3 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 #3 Assessed Property will receive from the Improvement Area #3 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 #3 Projects;
- c. The Service and Assessment Plan apportions the costs of the Improvement Area #3 Projects to be assessed against each Improvement Area #3 Assessed Property in Improvement Area #3 of the District and such apportionment is made on the basis of special benefits accruing to each Improvement Area #3 Assessed Property because of the Improvement Area #3 Projects.
- d. All of the real property in Improvement Area #3 of the District which is being assessed in the amounts shown in the Service and Assessment Plan and

Improvement Area #3 Assessment Roll will be benefited by the Improvement Area #3 Projects proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real Improvement Area #3 Assessed Property will receive special benefits during the term of the Improvement Area #3 Assessments equal to or greater than the total amount assessed;

- e. The method of apportionment of the costs of the Improvement Area #3 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 #3 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 #3 Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for Improvement Area #3 of the District;
- h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Improvement Area #3 Assessments, interest on Improvement Area #3 Annual Installments, interest and penalties on delinquent Improvement Area #3 Assessments and delinquent Improvement Area #3 Annual Installments, and procedures in connection with the imposition and collection of Improvement Area #3 Assessments should be approved and will expedite collection of the Improvement Area #3 Assessments in a timely manner in order to provide the improvements needed and required for Improvement Area #3 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 #3 Projects within Improvement Area #3 of the District.

Section 5. Assessment Roll. The Improvement Area #3 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Improvement Area #3 Projects within Improvement Area #3 of the District.

Section 6. Levy and Payment of Improvement Area #3 Assessments for Costs of Improvement Area #3 Projects.

- a. The City Council hereby levies the Improvement Area #3 Assessments on each Improvement Area #3 Assessed Property located within Improvement Area #3 of the District, as shown and described in the Service and Assessment Plan and the Improvement Area #3 Assessment Roll, in the respective amounts shown on the Improvement Area #3 Assessment Roll, as special assessments on the properties within Improvement Area #3 of the District as set forth in the Service and Assessment Plan and the Improvement Area #3 Assessment Roll.
- b. The levy of the Improvement Area #3 Assessments shall be effective on the date of execution of this Ordinance levying Improvement Area #3 Assessments and strictly in accordance with the terms of the Service and Assessment Plan.
- c. The collection of the Improvement Area #3 Assessments shall be as described in the Service and Assessment Plan.
- d. Each Improvement Area #3 Assessment may be pre-paid or paid in Improvement Area #3 Annual Installments pursuant to the terms of the Service and Assessment Plan.
- e. Each Improvement Area #3 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.
- f. Each Improvement Area #3 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 #3 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 #3 Projects is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Improvement Area #3 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 #3 Assessed Property may prepay the Improvement Area #3 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 #3 Assessed Property intend for the obligations, covenants and burdens on the owners of Improvement Area #3 Assessed Property, including without limitation such owner's obligations related to payment of the Improvement Area #3 Assessments and the Improvement Area #3 Annual Installments, to constitute a covenant running with the land. The Improvement Area #3 Assessments and the Improvement Area #3 Annual Installments levied hereby shall be binding upon the Improvement Area #3 Assessed Property, and the owners of

Improvement Area #3 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 #3 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 #3 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 #3 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 Improvement Area #3 Assessments or may, by future action, appoint a third-party collector of the Improvement Area #3 Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Improvement Area #3 Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Improvement Area #3 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 #3 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 #3 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 21st DAY OF July, 2025.

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

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 4th DAY OF AUGUST 2025.

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

Lori Klein Quinn
Mayor, City of Tomball

ATTEST:

Thomas Harris III
City Secretary, City of Tomball

APPROVED AS TO FORM:

/s/ Loren B. Smith
City Attorney, City of Tomball

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lori Klein Quinn Chairman of the Mayor of the City of Tomball, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

SERVICE AND ASSESSMENT PLAN
AND IMPROVEMENT AREA #3 ASSESSMENT ROLL

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: July 7, 2025

Topic:

Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-26, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Seven Oaks Public Improvement District Number 14 (PID 14).

Background:

Approval of this Ordinance will approve the 2025 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 2025 SAP update, which also updates the assessment roll for 2025, the applicable assessment rates of PID 14 are not changing.

The original SAP was adopted by City Council on April 3, 2023 (Ordinance No. 2023-06) and includes a 30-year payment term, and the 2024 Annual Update was adopted on July 15, 2024 (Ordinance No. 2024-21). The 2025 annual installment to be collected from parcels within PID 14 as shown on the assessment roll of the 2025 SAP update with a summary below, due on January 31, 2026.

Improvement Area	Annual Installment (with Admin. Fees)
Improvement Area One	\$300,982.88
Total Assessments: \$300,982.88	

Origination: Project Management

Recommendation:

Staff recommends approving Ordinance 2025-26, 2025 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. 2025-26

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SEVEN OAKS PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2025 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,

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

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 2025 (together, the “2025 Updates”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2025 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 2025 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 21st DAY OF July, 2025.

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

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 4th DAY OF AUGUST 2025.

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

Lori Klein-Quinn, Mayor

ATTEST:

Thomas Harris III, City Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lori Klein Quinn the Mayor of the City of Tomball, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

[NOTARY STAMP]

Notary Public, State of Texas

EXHIBIT A
2025 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL UPDATE



DRAFT

SEVEN OAKS PUBLIC IMPROVEMENT DISTRICT 2025 ANNUAL SERVICE PLAN UPDATE

JULY 21, 2025

INTRODUCTION

Capitalized terms used in this 2025 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.

On July 15, 2024, the City Council approved the 2024 SAP for the District by adopting Ordinance No. 2024-21 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 2025.

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 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

- The Seven Oaks Holderrieth Plat 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 C** for the Lot Type classification map.

LOT AND HOME SALES

Per the Developer, as of March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 0
- Homebuilder Owned:
 - Lot Type 1: 109
- End-User Owned:
 - Lot Type 1: 32

See **Exhibit D** 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 \$3,396,057.00.

ANNUAL INSTALLMENT DUE 1/31/2026

- **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 \$41,141.20. A breakdown of the Annual Collection Costs is shown below.

District	
Improvement Area #1	
Administration	\$ 18,727.20
City Auditor/City Administrative Expenses	9,460.00
Filing Fees	1,000.00
County Collection	154.00
PID Trustee Fees	-
Dissemination Agent	-
Draw Request Review	3,400.00
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	(1,600.00)
Total Annual Collection Costs	\$41,141.20

District	
Improvement Area #1	
Principal	\$ 47,588.12
Interest	\$ 212,253.56
Additional Interest	\$ -
	\$ 259,841.68
 Annual Collection Costs	 \$ 41,141.20
Total Annual Installment	\$ 300,982.88

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.

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		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 47,588.12	\$ 50,562.38	\$ 53,722.52	\$ 57,080.18	\$ 60,647.69
Interest		\$ 212,253.56	\$ 209,279.31	\$ 206,119.16	\$ 202,761.50	\$ 199,193.99
	(1)	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68
Annual Collection Costs	(2)	\$ 41,141.20	\$ 41,964.02	\$ 42,803.30	\$ 43,659.37	\$ 44,532.56
Additional Interest ^[a]	(4)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Installments	(3) = (1) + (2)	\$ 300,982.88	\$ 301,805.70	\$ 302,644.99	\$ 303,501.05	\$ 304,374.24

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 2025 Annual Installments which will be delinquent if not paid by January 31, 2026

EXHIBIT A –DISTRICT ASSESSMENT ROLL

					District					
				Outstanding Assessment	Principal	Interest	Additional Interest	Annual Collection Costs ^[b]	Annual Installment Due 1/31/2026 ^[a]	
Property ID ^[c]	Property Address	Legal Description	Lot Type							
1469890010001	2574 MEMORY OAKS DR	LT 1 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010002	2570 MEMORY OAKS DR	LT 2 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010003	2566 MEMORY OAKS DR	LT 3 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010004	2558 MEMORY OAKS DR	LT 4 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010005	2554 MEMORY OAKS DR	LT 5 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010006	2550 MEMORY OAKS DR	LT 6 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010007	2546 MEMORY OAKS DR	LT 7 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010008	0 MEMORY OAKS DR	LT 8 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010009	0 MEMORY OAKS DR	LT 9 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010010	2534 MEMORY OAKS DR	LT 10 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010011	0 MEMORY OAKS DR	LT 11 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010012	0 MEMORY OAKS DR	LT 12 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010013	0 MEMORY OAKS DR	LT 13 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010014	0 MEMORY OAKS DR	LT 14 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010015	0 MEMORY OAKS DR	LT 15 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010016	2527 MEMORY OAKS DR	LT 16 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010017	0 MEMORY OAKS DR	LT 17 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010018	0 MEMORY OAKS DR	LT 18 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010019	0 MEMORY OAKS DR	LT 19 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010020	0 MEMORY OAKS DR	LT 20 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010021	0 MEMORY OAKS DR	LT 21 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010022	0 MEMORY OAKS DR	LT 22 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010023	2418 MEMORY OAKS DR	LT 23 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010024	0 MEMORY OAKS DR	LT 24 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010025	0 MEMORY OAKS DR	LT 25 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010026	0 MEMORY OAKS DR	LT 26 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010027	2402 MEMORY OAKS DR	LT 27 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010028	0 MEMORY OAKS DR	LT 28 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010029	2334 MEMORY OAKS DR	LT 29 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010030	0 MEMORY OAKS DR	LT 30 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010031	0 MEMORY OAKS DR	LT 31 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010032	2318 MEMORY OAKS DR	LT 32 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010033	2314 MEMORY OAKS DR	LT 33 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010034	2310 MEMORY OAKS DR	LT 34 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010035	2306 MEMORY OAKS DR	LT 35 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010036	2302 MEMORY OAKS DR	LT 36 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010037	2238 MEMORY OAKS DR	LT 37 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010038	2234 MEMORY OAKS DR	LT 38 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010039	2230 MEMORY OAKS DR	LT 39 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010040	2226 MEMORY OAKS DR	LT 40 BLK 1	1	\$	24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63

Footnotes:

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

[b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

[c] Subject to change based on the final certified rolls provided by the County prior to billing.

Property ID ^[c]	Property Address	Legal Description	Lot Type	Outstanding Assessment	District				
					Principal	Interest	Additional Interest	Annual Collection Costs ^[b]	Annual Installment Due 1/31/2026 ^[a]
1469890010041	2222 MEMORY OAKS DR	LT 41 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010042	2118 MEMORY OAKS DR	LT 42 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010043	2214 MEMORY OAKS DR	LT 43 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010044	2210 MEMORY OAKS DR	LT 44 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010045	2206 MEMORY OAKS DR	LT 45 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010046	2202 MEMORY OAKS DR	LT 46 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010047	11938 AMBER OAK WAY	LT 47 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010048	11934 AMBER OAK WAY	LT 48 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010049	11930 AMBER OAK WAY	LT 49 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010050	11926 AMBER OAK WAY	LT 50 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010051	11922 AMBER OAK WAY	LT 51 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010052	11918 AMBER OAK WAY	LT 52 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010053	11906 AMBER OAK WAY	LT 53 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010054	11910 AMBER OAK WAY	LT 54 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010055	11906 AMBER OAK WAY	LT 55 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010056	11902 AMBER OAK WAY	LT 56 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010057	2203 SEVEN OAKS BLVD	LT 57 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010058	2207 SEVEN OAKS BLVD	LT 58 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010059	2211 SEVEN OAKS BLVD	LT 59 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010060	2215 SEVEN OAKS BLVD	LT 60 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010061	2219 SEVEN OAKS BLVD	LT 61 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010062	2223 SEVEN OAKS BLVD	LT 62 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010063	2227 SEVEN OAKS BLVD	LT 63 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010064	2231 SEVEN OAKS BLVD	LT 64 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010065	2235 SEVEN OAKS BLVD	LT 65 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010066	0 SEVEN OAKS BLVD	LT 66 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010067	0 SEVEN OAKS BLVD	LT 67 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010068	0 SEVEN OAKS BLVD	LT 68 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010069	0 SEVEN OAKS BLVD	LT 69 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010070	0 SEVEN OAKS BLVD	LT 70 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010071	0 SEVEN OAKS BLVD	LT 71 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010072	0 SEVEN OAKS BLVD	LT 72 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010073	0 SEVEN OAKS BLVD	LT 73 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010074	0 SEVEN OAKS BLVD	LT 74 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010075	0 SEVEN OAKS BLVD	LT 75 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010076	0 SEVEN OAKS BLVD	LT 76 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010077	0 SEVEN OAKS BLVD	LT 77 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010078	0 SEVEN OAKS BLVD	LT 78 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010079	0 SEVEN OAKS BLVD	LT 79 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010080	0 SEVEN OAKS BLVD	LT 80 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63

Footnotes:

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

[b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

[c] Subject to change based on the final certified rolls provided by the County prior to billing.

Property ID ^[a]	Property Address	Legal Description	Lot Type	Outstanding Assessment	District				
					Principal	Interest	Additional Interest	Annual Collection Costs ^[b]	Annual Installment Due 1/31/2026 ^[a]
1469890010081	0 SEVEN OAKS BLVD	LT 81 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010082	0 SEVEN OAKS BLVD	LT 82 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010083	0 SEVEN OAKS BLVD	LT 83 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010084	0 SEVEN OAKS BLVD	LT 84 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010085	0 SEVEN OAKS BLVD	LT 85 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010086	0 SEVEN OAKS BLVD	LT 86 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010087	0 SEVEN OAKS BLVD	LT 87 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010088	0 SEVEN OAKS BLVD	LT 88 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010089	0 SEVEN OAKS BLVD	LT 89 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010090	0 SEVEN OAKS BLVD	LT 90 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010091	0 SEVEN OAKS BLVD	LT 91 BLK 1	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890010092	0 SEVEN OAKS BLVD	RES A BLK 1	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010093	0 MEMORY OAKS DR	RES B BLK 1	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010094	0 MEMORY OAKS DR	RES C BLK 1	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010095	0 SEVEN OAKS BLVD	RES D BLK 1	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010096	0 SEVEN OAKS BLVD	RES E BLK 1	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890010097	0 SEVEN OAKS BLVD	RES J BLK 1	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890020001	11927 AMBER OAK WAY	LT 1 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020002	11923 AMBER OAK WAY	LT 2 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020003	11919 AMBER OAK WAY	LT 3 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020004	11915 AMBER OAK WAY	LT 4 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020005	11906 DE CARVALHO LN	LT 5 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020006	11910 DE CARVALHO LN	LT 6 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020007	11914 DE CARVALHO LN	LT 7 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020008	11918 DE CARVALHO LN	LT 8 BLK 2	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890020009	0 DE CARVALHO LN	RES F BLK 2	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1469890030001	0 DE CARVALHO LN	LT 1 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030002	0 DE CARVALHO LN	LT 2 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030003	0 DE CARVALHO LN	LT 3 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030004	0 DE CARVALHO LN	LT 4 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030005	0 DE CARVALHO LN	LT 5 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030006	0 DE CARVALHO LN	LT 6 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030007	0 OUTER BARK DR	LT 7 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030008	0 OUTER BARK DR	LT 8 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030009	0 OUTER BARK DR	LT 9 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030010	0 OUTER BARK DR	LT 10 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030011	0 OUTER BARK DR	LT 11 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890030012	0 OUTER BARK DR	LT 12 BLK 3	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890040001	0 OUTER BARK DR	LT 1 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63
1469890040002	0 OUTER BARK DR	LT 2 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63

Footnotes:

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

[b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

[c] Subject to change based on the final certified rolls provided by the County prior to billing.

					District					
Property ID ^[c]	Property Address	Legal Description	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Annual Collection Costs ^[b]	Annual Installment Due 1/31/2026 ^[a]	
1469890040003	0 OUTER BARK DR	LT 3 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040004	0 OUTER BARK DR	LT 4 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040005	0 OUTER BARK DR	LT 5 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040006	0 OUTER BARK DR	LT 6 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040007	0 OLD TREE DR	LT 7 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040008	0 OLD TREE DR	LT 8 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040009	0 OLD TREE DR	LT 9 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040010	0 OLD TREE DR	LT 10 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040011	0 OLD TREE DR	LT 11 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040012	0 OLD TREE DR	LT 12 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040013	0 OLD TREE DR	LT 13 BLK 4	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890040014	0 SEVEN OAKS BLVD	RES G BLK 4	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050001	0 OLD TREE DR	LT 1 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050002	0 OLD TREE DR	LT 2 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050003	0 OLD TREE DR	LT 3 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050004	0 SEVEN OAKS BLVD	LT 4 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050005	0 SEVEN OAKS BLVD	LT 5 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050006	0 SEVEN OAKS BLVD	LT 6 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050007	0 SEVEN OAKS BLVD	LT 7 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050008	0 SEVEN OAKS BLVD	LT 8 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050009	0 SEVEN OAKS BLVD	LT 9 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050010	0 SEVEN OAKS BLVD	LT 10 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050011	0 SEVEN OAKS BLVD	LT 11 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050012	0 SEVEN OAKS BLVD	LT 12 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050013	0 SEVEN OAKS BLVD	LT 13 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050014	0 SEVEN OAKS BLVD	LT 14 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050015	2531 MEMORY OAKS LN	LT 15 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050016	2527 MEMORY OAKS LN	LT 16 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050017	2523 MEMORY OAKS LN	LT 17 BLK 5	1	\$ 24,085.51	\$ 337.50	\$ 1,505.34	\$ -	\$ 291.78	\$ 2,134.63	
1469890050018	0 MEMORY OAKS LN	RES H BLK 5	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050019	0 SEVEN OAKS BLVD	RES I BLK 5	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050020	0 SEVEN OAKS BLVD	RES K BLK 5	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050021	0 SEVEN OAKS BLVD	RES L BLK 5	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050022	0 PRIVATE ALLEY	PRIVATE-ALLEYS	Non Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
District Total				\$ 3,396,057.00	\$ 47,588.12	\$ 212,253.56	\$ -	\$ 41,141.20	\$ 300,982.88	

Footnotes:

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

[b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

[c] Subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2026	\$ 47,588.12	\$ 212,253.56	\$ -	\$ 41,141.20	\$ 300,982.88
2027	\$ 50,562.38	\$ 209,279.31	\$ -	\$ 41,964.02	\$ 301,805.70
2028	\$ 53,722.52	\$ 206,119.16	\$ -	\$ 42,803.30	\$ 302,644.99
2029	\$ 57,080.18	\$ 202,761.50	\$ -	\$ 43,659.37	\$ 303,501.05
2030	\$ 60,647.69	\$ 199,193.99	\$ -	\$ 44,532.56	\$ 304,374.24
2031	\$ 64,438.17	\$ 195,403.51	\$ -	\$ 45,423.21	\$ 305,264.89
2032	\$ 68,465.56	\$ 191,376.12	\$ -	\$ 46,331.67	\$ 306,173.35
2033	\$ 72,744.66	\$ 187,097.02	\$ -	\$ 47,258.31	\$ 307,099.99
2034	\$ 77,291.20	\$ 182,550.48	\$ -	\$ 48,203.47	\$ 308,045.15
2035	\$ 82,121.90	\$ 177,719.78	\$ -	\$ 49,167.54	\$ 309,009.22
2036	\$ 87,254.52	\$ 172,587.16	\$ -	\$ 50,150.89	\$ 309,992.57
2037	\$ 92,707.92	\$ 167,133.76	\$ -	\$ 51,153.91	\$ 310,995.59
2038	\$ 98,502.17	\$ 161,339.51	\$ -	\$ 52,176.99	\$ 312,018.67
2039	\$ 104,658.56	\$ 155,183.13	\$ -	\$ 53,220.53	\$ 313,062.21
2040	\$ 111,199.72	\$ 148,641.97	\$ -	\$ 54,284.94	\$ 314,126.62
2041	\$ 118,149.70	\$ 141,691.98	\$ -	\$ 55,370.64	\$ 315,212.32
2042	\$ 125,534.05	\$ 134,307.63	\$ -	\$ 56,478.05	\$ 316,319.73
2043	\$ 133,379.93	\$ 126,461.75	\$ -	\$ 57,607.61	\$ 317,449.29
2044	\$ 141,716.18	\$ 118,125.50	\$ -	\$ 58,759.76	\$ 318,601.45
2045	\$ 150,573.44	\$ 109,268.24	\$ -	\$ 59,934.96	\$ 319,776.64
2046	\$ 159,984.28	\$ 99,857.40	\$ -	\$ 61,133.66	\$ 320,975.34
2047	\$ 169,983.30	\$ 89,858.38	\$ -	\$ 62,356.33	\$ 322,198.01
2048	\$ 180,607.25	\$ 79,234.43	\$ -	\$ 63,603.46	\$ 323,445.14
2049	\$ 191,895.21	\$ 67,946.48	\$ -	\$ 64,875.53	\$ 324,717.21
2050	\$ 203,888.66	\$ 55,953.03	\$ -	\$ 66,173.04	\$ 326,014.72
2051	\$ 216,631.70	\$ 43,209.98	\$ -	\$ 67,496.50	\$ 327,338.18
2052	\$ 230,171.18	\$ 29,670.50	\$ -	\$ 68,846.43	\$ 328,688.11
2053	\$ 244,556.88	\$ 15,284.80	\$ -	\$ 70,223.36	\$ 330,065.04
Total	\$ 3,396,057.00	\$ 3,879,510.06	\$ -	\$1,524,331.25	\$8,799,898.32

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 – LOT TYPE CLASSIFICATION MAP

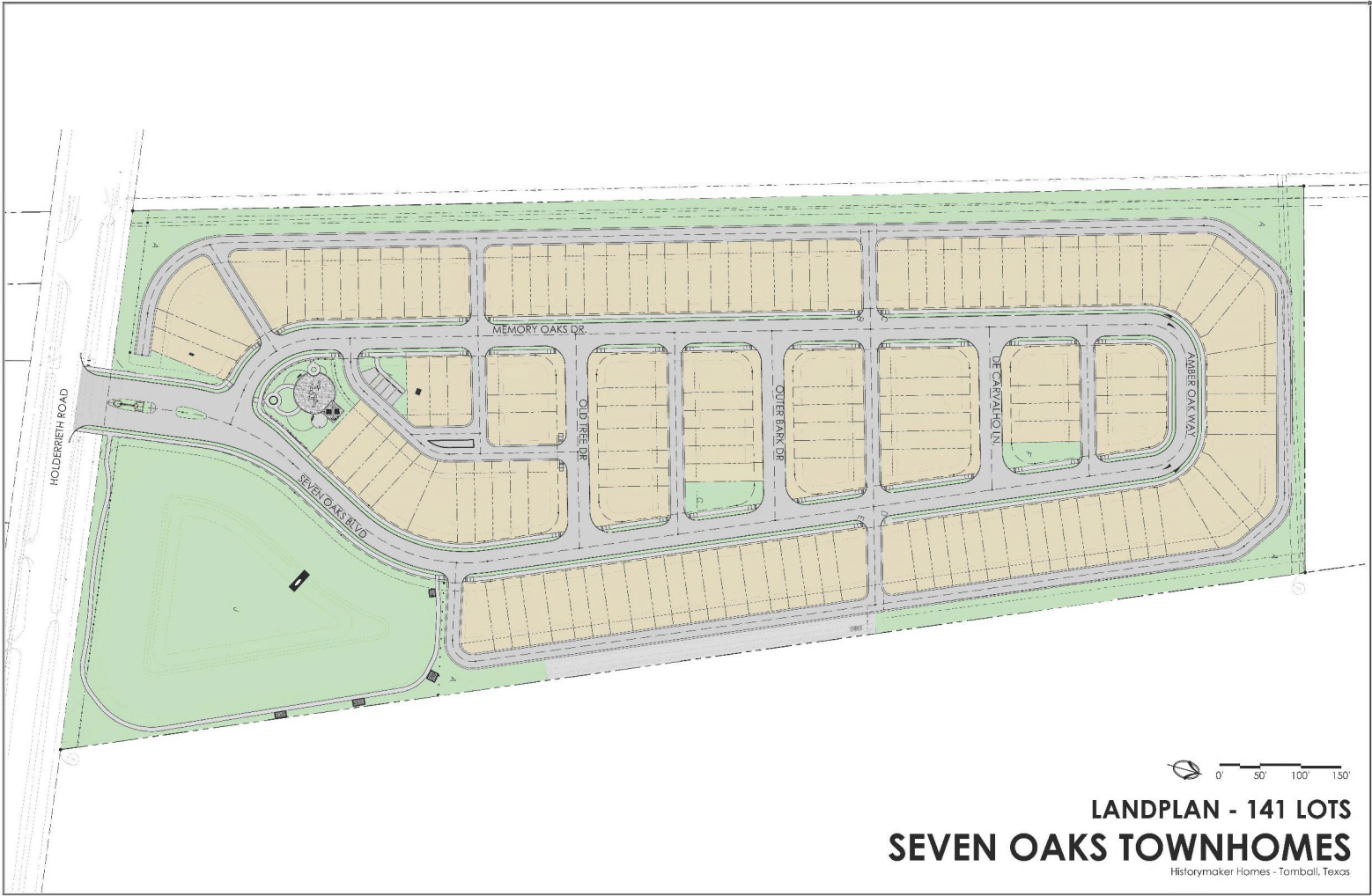


EXHIBIT D – BUYER DISCLOSURES

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: \$24,085.51

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]
2026	\$ 337.50	\$ 1,505.34	\$ 291.78	\$ -	\$ 2,134.63
2027	\$ 358.60	\$ 1,484.25	\$ 297.62	\$ -	\$ 2,140.47
2028	\$ 381.01	\$ 1,461.84	\$ 303.57	\$ -	\$ 2,146.42
2029	\$ 404.82	\$ 1,438.02	\$ 309.64	\$ -	\$ 2,152.49
2030	\$ 430.13	\$ 1,412.72	\$ 315.83	\$ -	\$ 2,158.68
2031	\$ 457.01	\$ 1,385.84	\$ 322.15	\$ -	\$ 2,165.00
2032	\$ 485.57	\$ 1,357.28	\$ 328.59	\$ -	\$ 2,171.44
2033	\$ 515.92	\$ 1,326.93	\$ 335.17	\$ -	\$ 2,178.01
2034	\$ 548.16	\$ 1,294.68	\$ 341.87	\$ -	\$ 2,184.72
2035	\$ 582.42	\$ 1,260.42	\$ 348.71	\$ -	\$ 2,191.55
2036	\$ 618.83	\$ 1,224.02	\$ 355.68	\$ -	\$ 2,198.53
2037	\$ 657.50	\$ 1,185.35	\$ 362.79	\$ -	\$ 2,205.64
2038	\$ 698.60	\$ 1,144.25	\$ 370.05	\$ -	\$ 2,212.90
2039	\$ 742.26	\$ 1,100.59	\$ 377.45	\$ -	\$ 2,220.30
2040	\$ 788.65	\$ 1,054.20	\$ 385.00	\$ -	\$ 2,227.85
2041	\$ 837.94	\$ 1,004.91	\$ 392.70	\$ -	\$ 2,235.55
2042	\$ 890.31	\$ 952.54	\$ 400.55	\$ -	\$ 2,243.40
2043	\$ 945.96	\$ 896.89	\$ 408.56	\$ -	\$ 2,251.41
2044	\$ 1,005.08	\$ 837.77	\$ 416.74	\$ -	\$ 2,259.58
2045	\$ 1,067.90	\$ 774.95	\$ 425.07	\$ -	\$ 2,267.92
2046	\$ 1,134.64	\$ 708.21	\$ 433.57	\$ -	\$ 2,276.42
2047	\$ 1,205.56	\$ 637.29	\$ 442.24	\$ -	\$ 2,285.09
2048	\$ 1,280.90	\$ 561.95	\$ 451.09	\$ -	\$ 2,293.94
2049	\$ 1,360.96	\$ 481.89	\$ 460.11	\$ -	\$ 2,302.96
2050	\$ 1,446.02	\$ 396.83	\$ 469.31	\$ -	\$ 2,312.16
2051	\$ 1,536.40	\$ 306.45	\$ 478.70	\$ -	\$ 2,321.55
2052	\$ 1,632.42	\$ 210.43	\$ 488.27	\$ -	\$ 2,331.12
2053	\$ 1,734.45	\$ 108.40	\$ 498.04	\$ -	\$ 2,340.89
Total	\$ 24,085.51	\$ 27,514.26	\$ 10,810.86	\$ -	\$ 62,410.63

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.