

ORDINANCE NO. 2024-21

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE 2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SEVEN OAKS PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2024 ANNUAL INSTALLMENTS.

* * * * *

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

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Harris County Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on July 18, 2022, the City Council accepted the Petition and called a public hearing for August 15, 2022 on the creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on July 27, 2022; and; and

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on August 15,2022; and

WHEREAS, on August 15, 2022 the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District and approved the; and

WHEREAS, the City Council approved the creation of the PID by Resolution approved on August 15, 2022 (the " Creation Resolution") and recorded the Creation Resolution as authorized by the Act; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the “Service and Assessment Plan”) and an assessment roll for of the District (the “Assessment Roll”) that states the assessment against each parcel of land within the District (the “Assessments”); and

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

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

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

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 20th day of March 2023, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved an Ordinance levying Assessments on property within the District; and

WHEREAS, pursuant to the Act, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2024 (together, the “2024 Updates”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2024 Updates attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Tomball, Texas.

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

Section 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the 2024 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

Section 3. If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

Section 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

Section 5. It is hereby declared to be the intention of the City Council of the City of Tomball, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Tomball without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

Section 6. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

FIRST READING:

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

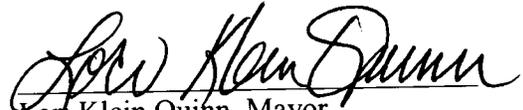
COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN GARCIA	<u>YEA</u>
COUNCILMAN DUNAGIN	<u>YEA</u>
COUNCILMAN COVINGTON	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 15TH DAY OF JULY 2024.

COUNCILMAN FORD
COUNCILMAN GARCIA
COUNCILMAN DUNAGIN
COUNCILMAN COVINGTON
COUNCILMAN PARR

YEA
YEA
YEA
YEA
YEA


Lon Klein Quinn, Mayor

ATTEST:



Tracy Lynn Garcia, City Secretary



**SEVEN OAKS
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE**

JULY 15, 2024

PARCEL SUBDIVISION

- The Seven Oaks Holderrieth Plat, attached hereto as **Exhibit C**, was filed and recorded with the County on April 12, 2023, and consists of 141 residential Lots and 12 Lots of Non-Benefited Property.

See the anticipated Lot Type classification summary within District below:

District	
Lot Type	Number of Lots
Lot Type 1	141
Total	141

See **Exhibit D** for the Lot Type classification map.

LOT AND HOME SALES

Per the Developer, as of March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 0
- Homebuilder Owned:
 - Lot Type 1: 130
- End-User Owned:
 - Lot Type 1: 11

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2023 SAP and they were dedicated to the City on May 24, 2023.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$3,440,845.82.

PARTIAL PREPAYMENT OF ASSESSMENTS

No parcels in the District have made partial prepayments.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Annual Installments Due		District				
		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 44,788.82	\$ 47,588.12	\$ 50,562.38	\$ 53,722.52	\$ 57,080.18
Interest		\$ 215,052.86	\$ 212,253.56	\$ 209,279.31	\$ 206,119.16	\$ 202,761.50
	(1)	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68	\$ 259,841.68
Annual Collection Costs	(2)	\$ 35,025.00	\$ 35,725.50	\$ 36,440.01	\$ 37,168.81	\$ 37,912.19
Additional Interest ^[a]	(4)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Installments	(3) = (1) + (2)	\$ 294,866.68	\$ 295,567.18	\$ 296,281.69	\$ 297,010.49	\$ 297,753.87

Footnotes:

[a] PID Bonds are not being issued at this time. The levy is pursuant to the Reimbursement Agreement and Additional Interest will be collected if PID bonds are issued.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

Property ID	Legal Description	Lot Type	Outstanding Assessment ^(a)	Principal	Interest	District		Annual Collection Costs ^(c)	Annual Installment Due 1/31/2025 ^(b)
						Additional Interest			
1469890010041	BLK 1, LOT 41	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010042	BLK 1, LOT 42	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010043	BLK 1, LOT 43	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010044	BLK 1, LOT 44	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010045	BLK 1, LOT 45	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010046	BLK 1, LOT 46	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010047	BLK 1, LOT 47	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010048	BLK 1, LOT 48	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010049	BLK 1, LOT 49	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010050	BLK 1, LOT 50	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010051	BLK 1, LOT 51	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010052	BLK 1, LOT 52	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010053	BLK 1, LOT 53	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010054	BLK 1, LOT 54	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010055	BLK 1, LOT 55	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010056	BLK 1, LOT 56	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010057	BLK 1, LOT 57	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010058	BLK 1, LOT 58	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010059	BLK 1, LOT 59	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010060	BLK 1, LOT 60	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010061	BLK 1, LOT 61	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010062	BLK 1, LOT 62	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010063	BLK 1, LOT 63	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010064	BLK 1, LOT 64	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010065	BLK 1, LOT 65	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010066	BLK 1, LOT 66	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010067	BLK 1, LOT 67	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010068	BLK 1, LOT 68	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010069	BLK 1, LOT 69	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010070	BLK 1, LOT 70	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010071	BLK 1, LOT 71	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010072	BLK 1, LOT 72	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010073	BLK 1, LOT 73	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010074	BLK 1, LOT 74	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010075	BLK 1, LOT 75	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010076	BLK 1, LOT 76	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010077	BLK 1, LOT 77	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010078	BLK 1, LOT 78	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010079	BLK 1, LOT 79	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010080	BLK 1, LOT 80	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
District Total			\$ 3,440,845.82	\$ 44,788.82	\$ 215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68	

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

Property ID	Legal Description	Lot Type	Outstanding Assessment ^[a]	Principal	Interest	District		Annual Collection Costs ^[c]	Annual Installment Due 1/31/2025 ^[a]
						Additional Interest			
1469890040003	BLK 4, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040004	BLK 4, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040005	BLK 4, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040006	BLK 4, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040007	BLK 4, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040008	BLK 4, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040009	BLK 4, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040010	BLK 4, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040011	BLK 4, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040012	BLK 4, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040013	BLK 4, LOT 13	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040014	BLK 4, RES G (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050001	BLK 5, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050002	BLK 5, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050003	BLK 5, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050004	BLK 5, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050005	BLK 5, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050006	BLK 5, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050007	BLK 5, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050008	BLK 5, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050009	BLK 5, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050010	BLK 5, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050011	BLK 5, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050012	BLK 5, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050013	BLK 5, LOT 13	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050014	BLK 5, LOT 14	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050015	BLK 5, LOT 15	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050016	BLK 5, LOT 16	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050017	BLK 5, LOT 17	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890050018	BLK 5, RES H (LANDSCAPE/OPEN SPACE/DRAINAGE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050019	BLK 5, RES I (LANDSCAPE/OPEN SPACE/DRAINAGE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050020	BLK 5, RES K (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050021	BLK 5, RES L (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890050022	PRIVATE ALLEYS	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
District Total			\$ 3,440,845.82	\$ 44,788.82	\$ 215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68	

Footnotes:

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

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

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

EXHIBIT C – SEVEN OAKS HOLDERRIETH PLAT

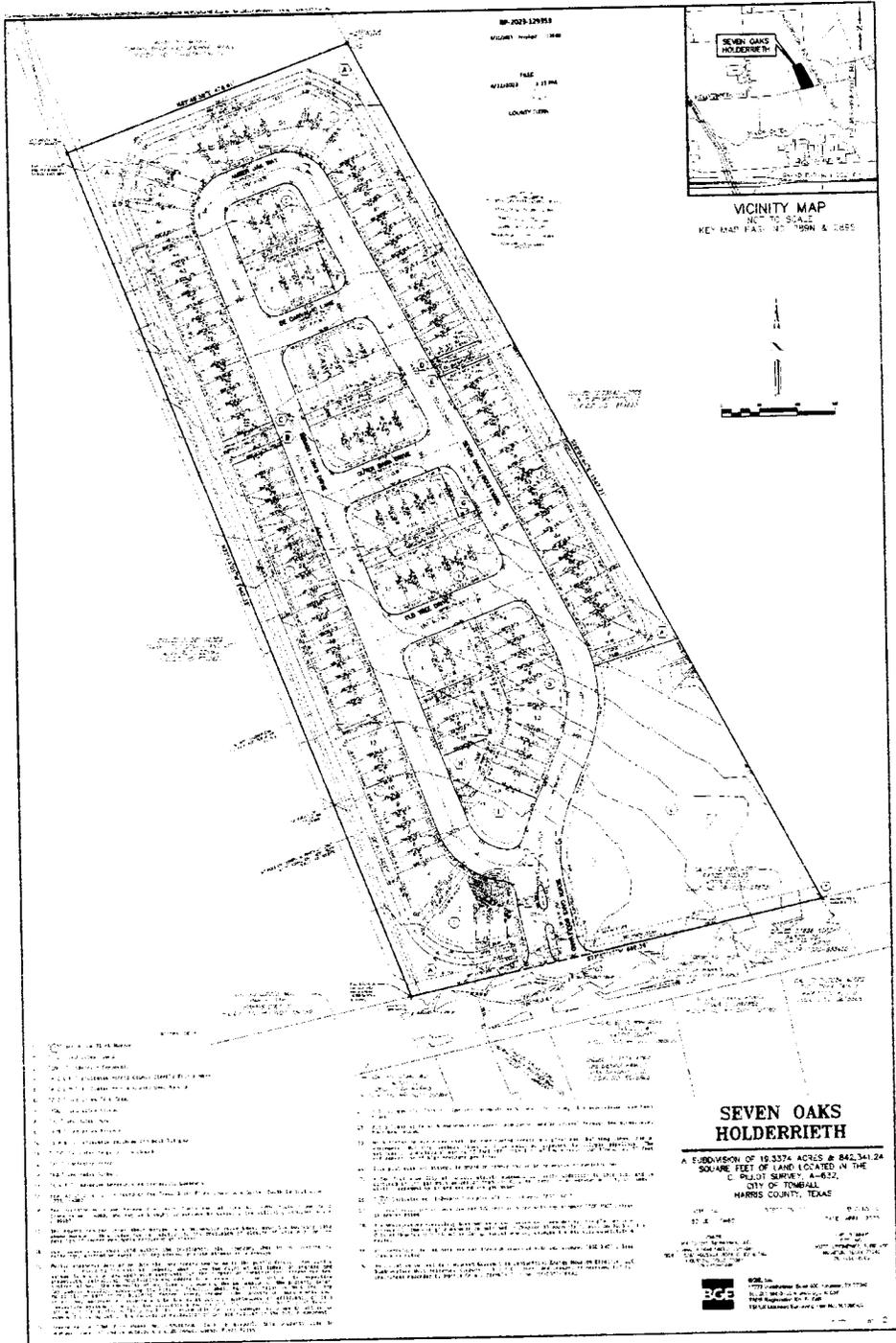
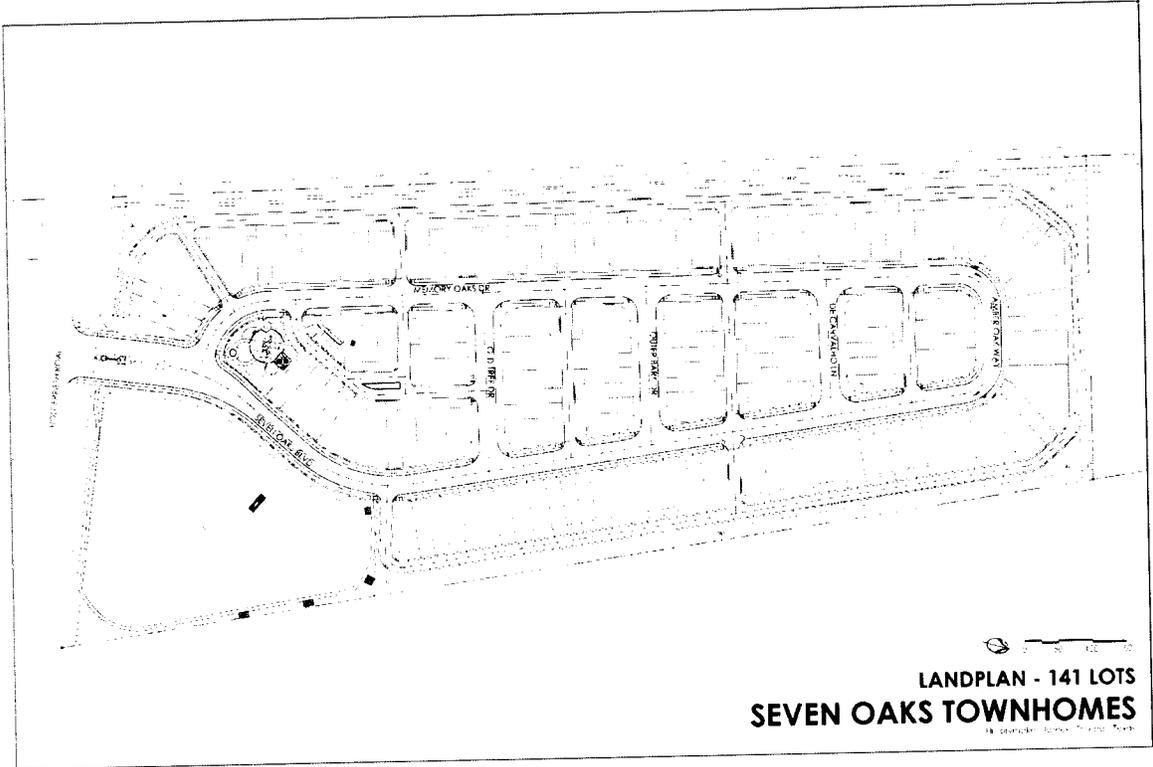


EXHIBIT D – LOT TYPE CLASSIFICATION MAP



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.

[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 seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

Annual Installments – Lot Type 1

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest ^[b]	Total Annual Installment Due ^[c]
2025	\$ 317.65	\$ 1,525.20	\$ 248.40	\$ -	\$ 2,091.25
2026	\$ 337.50	\$ 1,505.34	\$ 253.37	\$ -	\$ 2,096.22
2027	\$ 358.60	\$ 1,484.25	\$ 258.44	\$ -	\$ 2,101.29
2028	\$ 381.01	\$ 1,461.84	\$ 263.61	\$ -	\$ 2,106.46
2029	\$ 404.82	\$ 1,438.02	\$ 268.88	\$ -	\$ 2,111.73
2030	\$ 430.13	\$ 1,412.72	\$ 274.26	\$ -	\$ 2,117.11
2031	\$ 457.01	\$ 1,385.84	\$ 279.74	\$ -	\$ 2,122.59
2032	\$ 485.57	\$ 1,357.28	\$ 285.34	\$ -	\$ 2,128.19
2033	\$ 515.92	\$ 1,326.93	\$ 291.05	\$ -	\$ 2,133.89
2034	\$ 548.16	\$ 1,294.68	\$ 296.87	\$ -	\$ 2,139.71
2035	\$ 582.42	\$ 1,260.42	\$ 302.80	\$ -	\$ 2,145.65
2036	\$ 618.83	\$ 1,224.02	\$ 308.86	\$ -	\$ 2,151.71
2037	\$ 657.50	\$ 1,185.35	\$ 315.04	\$ -	\$ 2,157.89
2038	\$ 698.60	\$ 1,144.25	\$ 321.34	\$ -	\$ 2,164.19
2039	\$ 742.26	\$ 1,100.59	\$ 327.76	\$ -	\$ 2,170.61
2040	\$ 788.65	\$ 1,054.20	\$ 334.32	\$ -	\$ 2,177.17
2041	\$ 837.94	\$ 1,004.91	\$ 341.01	\$ -	\$ 2,183.85
2042	\$ 890.31	\$ 952.54	\$ 347.83	\$ -	\$ 2,190.67
2043	\$ 945.96	\$ 896.89	\$ 354.78	\$ -	\$ 2,197.63
2044	\$ 1,005.08	\$ 837.77	\$ 361.88	\$ -	\$ 2,204.73
2045	\$ 1,067.90	\$ 774.95	\$ 369.12	\$ -	\$ 2,211.96
2046	\$ 1,134.64	\$ 708.21	\$ 376.50	\$ -	\$ 2,219.35
2047	\$ 1,205.56	\$ 637.29	\$ 384.03	\$ -	\$ 2,226.88
2048	\$ 1,280.90	\$ 561.95	\$ 391.71	\$ -	\$ 2,234.56
2049	\$ 1,360.96	\$ 481.89	\$ 399.54	\$ -	\$ 2,242.39
2050	\$ 1,446.02	\$ 396.83	\$ 407.53	\$ -	\$ 2,250.38
2051	\$ 1,536.40	\$ 306.45	\$ 415.68	\$ -	\$ 2,258.53
2052	\$ 1,632.42	\$ 210.43	\$ 424.00	\$ -	\$ 2,266.85
2053	\$ 1,734.45	\$ 108.40	\$ 432.48	\$ -	\$ 2,275.33
Total	\$ 24,403.16	\$ 29,039.45	\$ 9,636.16	\$ -	\$ 63,078.77

Footnotes:

[a] Interest is calculated at a rate of 6.25% which is less than 5% above the S&P Municipal Bond High Yield Index for years 1-5, which was 5.92% as of March 6, 2023 and less than 2% above for the remainder years as required by Texas Statute.

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

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

Annual Installment Schedule to Notice
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. 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.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$24,403.16

As the purchaser of the real property described above, you are obligated to pay assessments to City of Tomball, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Seven Oaks Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Tomball.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types within the District are found in this Exhibit:

- Lot Type 1

EXHIBIT B – DISTRICT ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2025	\$ 44,788.82	\$ 215,052.86	-	\$ 35,025.00	\$ 294,866.68
2026	\$ 47,588.12	\$ 212,253.56	-	\$ 35,725.50	\$ 295,567.18
2027	\$ 50,562.38	\$ 209,279.31	-	\$ 36,440.01	\$ 296,281.69
2028	\$ 53,722.52	\$ 206,119.16	-	\$ 37,168.81	\$ 297,010.49
2029	\$ 57,080.18	\$ 202,761.50	-	\$ 37,912.19	\$ 297,753.87
2030	\$ 60,647.69	\$ 199,193.99	-	\$ 38,670.43	\$ 298,512.11
2031	\$ 64,438.17	\$ 195,403.51	-	\$ 39,443.84	\$ 299,285.52
2032	\$ 68,465.56	\$ 191,376.12	-	\$ 40,232.72	\$ 300,074.40
2033	\$ 72,744.66	\$ 187,097.02	-	\$ 41,037.37	\$ 300,879.05
2034	\$ 77,291.20	\$ 182,550.48	-	\$ 41,858.12	\$ 301,699.80
2035	\$ 82,121.90	\$ 177,719.78	-	\$ 42,695.28	\$ 302,536.96
2036	\$ 87,254.52	\$ 172,587.16	-	\$ 43,549.19	\$ 303,390.87
2037	\$ 92,707.92	\$ 167,133.76	-	\$ 44,420.17	\$ 304,261.85
2038	\$ 98,502.17	\$ 161,339.51	-	\$ 45,308.57	\$ 305,150.25
2039	\$ 104,658.56	\$ 155,183.13	-	\$ 46,214.74	\$ 306,056.42
2040	\$ 111,199.72	\$ 148,641.97	-	\$ 47,139.04	\$ 306,980.72
2041	\$ 118,149.70	\$ 141,691.98	-	\$ 48,081.82	\$ 307,923.50
2042	\$ 125,534.05	\$ 134,307.63	-	\$ 49,043.46	\$ 308,885.14
2043	\$ 133,379.93	\$ 126,461.75	-	\$ 50,024.32	\$ 309,866.01
2044	\$ 141,716.18	\$ 118,125.50	-	\$ 51,024.81	\$ 310,866.49
2045	\$ 150,573.44	\$ 109,268.24	-	\$ 52,045.31	\$ 311,886.99
2046	\$ 159,984.28	\$ 99,857.40	-	\$ 53,086.21	\$ 312,927.89
2047	\$ 169,983.30	\$ 89,858.38	-	\$ 54,147.94	\$ 313,989.62
2048	\$ 180,607.25	\$ 79,234.43	-	\$ 55,230.90	\$ 315,072.58
2049	\$ 191,895.21	\$ 67,946.48	-	\$ 56,335.51	\$ 316,177.20
2050	\$ 203,888.66	\$ 55,953.03	-	\$ 57,462.22	\$ 317,303.91
2051	\$ 216,631.70	\$ 43,209.98	-	\$ 58,611.47	\$ 318,453.15
2052	\$ 230,171.18	\$ 29,670.50	-	\$ 59,783.70	\$ 319,625.38
2053	\$ 244,556.88	\$ 15,284.80	-	\$ 60,979.37	\$ 320,821.05
Total	\$ 3,440,845.82	\$ 4,094,562.93	\$ -	\$ 1,358,698.01	\$ 8,894,106.76

Footnotes:

[a] Interest is calculated at a rate of 6.25% which is less than 2% above the S&P Municipal Bond High Yield Index, which was 5.92% as of March 6, 2023, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus the Additional Interest.

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

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

Property ID	Legal Description	Lot Type	Outstanding Assessment ^[a]	Principal	Interest	District		Annual Collection Costs ^[c]	Annual Installment Due 1/31/2025 ^[a]
						Additional Interest			
1469890010081	BLK 1, LOT 81	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010082	BLK 1, LOT 82	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010083	BLK 1, LOT 83	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010084	BLK 1, LOT 84	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010085	BLK 1, LOT 85	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010086	BLK 1, LOT 86	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010087	BLK 1, LOT 87	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010088	BLK 1, LOT 88	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010089	BLK 1, LOT 89	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010090	BLK 1, LOT 90	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010091	BLK 1, LOT 91	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010092	BLK 1, RES A (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890010093	BLK 1, RES B (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890010094	BLK 1, RES C (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890010095	BLK 1, RES D (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890010096	BLK 1, RES E (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890010097	BLK 1, RES J (DRAINAGE/DETENTION)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890020001	BLK 2, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020002	BLK 2, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020003	BLK 2, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020004	BLK 2, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020005	BLK 2, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020006	BLK 2, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020007	BLK 2, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020008	BLK 2, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890020009	BLK 2, RES F (LANDSCAPE/OPEN SPACE)	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469890030001	BLK 3, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030002	BLK 3, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030003	BLK 3, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030004	BLK 3, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030005	BLK 3, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030006	BLK 3, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030007	BLK 3, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030008	BLK 3, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030009	BLK 3, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030010	BLK 3, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030011	BLK 3, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890030012	BLK 3, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040001	BLK 4, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890040002	BLK 4, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
District Total			\$ 3,440,845.82	\$44,788.82	\$215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68	

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Outstanding Assessment ^(a)	Principal	Interest	District		Annual Collection Costs ^(c)	Annual Installment Due 1/31/2025 ^(d)
						Additional Interest			
1469890010001	BLK 1, LOT 1	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010002	BLK 1, LOT 2	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010003	BLK 1, LOT 3	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010004	BLK 1, LOT 4	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010005	BLK 1, LOT 5	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010006	BLK 1, LOT 6	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010007	BLK 1, LOT 7	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010008	BLK 1, LOT 8	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010009	BLK 1, LOT 9	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010010	BLK 1, LOT 10	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010011	BLK 1, LOT 11	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010012	BLK 1, LOT 12	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010013	BLK 1, LOT 13	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010014	BLK 1, LOT 14	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010015	BLK 1, LOT 15	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010016	BLK 1, LOT 16	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010017	BLK 1, LOT 17	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010018	BLK 1, LOT 18	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010019	BLK 1, LOT 19	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010020	BLK 1, LOT 20	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010021	BLK 1, LOT 21	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010022	BLK 1, LOT 22	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010023	BLK 1, LOT 23	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010024	BLK 1, LOT 24	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010025	BLK 1, LOT 25	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010026	BLK 1, LOT 26	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010027	BLK 1, LOT 27	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010028	BLK 1, LOT 28	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010029	BLK 1, LOT 29	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010030	BLK 1, LOT 30	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010031	BLK 1, LOT 31	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010032	BLK 1, LOT 32	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010033	BLK 1, LOT 33	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010034	BLK 1, LOT 34	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010035	BLK 1, LOT 35	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010036	BLK 1, LOT 36	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010037	BLK 1, LOT 37	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010038	BLK 1, LOT 38	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010039	BLK 1, LOT 39	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
1469890010040	BLK 1, LOT 40	1	\$ 24,403.16	\$ 317.65	\$ 1,525.20	\$ -	\$ 248.40	\$ 2,091.25	
District Total			\$ 3,440,845.82	\$ 44,788.82	\$ 215,052.86	\$ -	\$ 35,025.00	\$ 294,866.68	

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2025 Annual Installment.
- [c] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$259,841.68.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is \$35,025.00. A breakdown of the Annual Collection Costs is shown below.

District Improvement Area #1	
Administration	\$ 18,360.00
City Auditor/City Administrative Expenses	9,460.00
Filing Fees	1,000.00
County Collection	205.00
PID Trustee Fees	-
Dissemination Agent	-
Draw Request Review	5,000.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$35,025.00

District Due January 31, 2025	
Principal	\$ 44,788.82
Interest	215,052.86
Annual Collection Costs	35,025.00
Additional Interest	-
Total Annual Installment	\$294,866.68

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

No parcels in the District have made full prepayments.

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings given to them in the 2023 Service and Assessment Plan (the “2023 SAP”), used for levying the Assessment.

The District was created pursuant to the PID Act by Resolution No. 2022-27 on August 15, 2022 by the City to finance certain Authorized Improvements for the benefit of the property in the District.

On April 17, 2023, the City Council approved the 2023 SAP for the District by adopting Ordinance No. 2023-06 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.