

RESOLUTION NO. 2021-26

**A RESOLUTION OF THE CITY OF TOMBALL, TEXAS,
AUTHORIZING AND APPROVING THE CALENDAR YEAR 2021
ANNUAL SERVICE AND ASSESSMENT PLAN (SAP) UPDATE
FOR RABURN RESERVE PUBLIC IMPROVEMENT DISTRICT
NUMBER 10 (PID 10)**

* * * * *

WHEREAS, the City of Tomball (the “City”) is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (Chapter 372) to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the “Petition”) requesting the creation of the Raburn Reserve Public Improvement District (the “PID”); and

WHEREAS, on October 7, 2019 the City passed and adopted Resolution No. 2019-41 establishing the Raburn Reserve Public Improvement District in accordance with Chapter 372; and

WHEREAS, on November 4, 2020 the City passed and adopted Resolution No. 2019-45 which amends and restates Resolution No. 2019-41 by incorporating the increased area of the PID as a result of right-of-way abandonment; and

WHEREAS, on September 21, 2020, the City passed and adopted Ordinance No. 2020-06 approving a Service and Assessment Plan (the “SAP”) for the PID; and

WHEREAS, the City Council wishes to approve the 2020-21 updates to the SAP for the PID;

NOW, THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS,
as follows:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The 2020-21 SAP, attached to this Resolution as Exhibit A, is hereby approved and adopted on behalf of the PID.

Section 3. All resolutions and agreement and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. It is hereby found and determined that the meeting at which this resolution was passed was to open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED, APPROVED, AND RESOLVED this 16 day of August 2021.



Gretchen Fagan
Mayor

ATTEST:



Doris Speer
City Secretary



**RABURN RESERVE
PUBLIC IMPROVEMENT DISTRICT
2021 ANNUAL SERVICE PLAN UPDATE
AUGUST 16, 2021**

INTRODUCTION

Capitalized terms used in this 2021 Service Plan Update shall have the meanings given to them in the 2020 Service and Assessment Plan (the “2020 SAP”) or unless the context in which a term is used clearly requires a different meaning.

On October 7, 2019, the City passed and approved Resolution No. 2019-41 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

On November 4, 2019, the City passed and approved Resolution No. 2019-45 which amends and restates Resolution No. 2019-41 by incorporating the increased area of the District as a result of right-of-way abandonments. The revised boundary of the District encompasses approximately 105 acres.

On September 21, 2020, the City adopted Ordinance No. 2020-26 approving a Service and Assessment Plan and Assessment Roll for the Raburn Reserve Public Improvement District. The Ordinance also levied assessments against benefitted properties within the District and established a lien on such properties.

Pursuant to Texas Local Government Code Chapter 372, a service and assessment plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2021. This Annual Service Plan Update also updates the Assessment Roll for 2021.

LISTED EVENTS

Improvement Area #1

Below is a list of all Listed Events, associated with the Improvement Area #1 Initial Bonds as defined in the Continuing Disclosure Agreement dated September 1, 2020:

There have been no Listed Events within the District.

PARCEL SUBDIVISION

Improvement Area #1

- The Raburn Reserve Section 1 Plat was filed and recorded within the Harris County Official Public Records on August 12, 2020. The Raburn Reserve Section 1 Plat consists of 133 residential Lots and 14 Non-Benefitted Lots.

LOT AND HOME SALES

Improvement Area #1

As of March 31, 2021, there are 133 platted lots designated for single family use. The Developer, HT Raburn Reserve, owns all 133 lots. The Raburn Reserve Section 1 Plat is attached as **Exhibit D**.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$4,480,000.00.

ANNUAL INSTALLMENT DUE 1/31/2022

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$266,156.24 of which, \$141,631.24 is pledged to the Improvement Area #1 Series A Bonds and \$124,525.00 is pledged to the Improvement Area #1 Reimbursement Obligation.
- **Additional Interest** – The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1 Series A Bond Assessments, due is \$12,450.00.
- **Administrative Expenses** – The cost of administering the PID 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 Administrative Expenses budgeted for the Annual Installment is \$53,000.00.

Due January 31, 2022	
Improvement Area #1	
<i>Improvement Area #1 Series A Bonds</i>	
Principal	\$ 45,000.00
Interest	\$ 96,631.24
Additional Interest	\$ 12,450.00
	\$ 154,081.24
<i>Improvement Area #1 Reimbursement Obligation</i>	
Principal	\$ 30,000.00
Interest	\$ 94,525.00
	\$ 124,525.00
Annual Collection Costs	\$ 53,000.00
Total Annual Installment	\$ 331,606.24

See **Exhibit C-1** for the debt service schedule for the Improvement Area #1 Series A Bonds as shown in the official statement and **Exhibit C-2** for the Annual Installment schedule for the Improvement Area #1 Reimbursement Obligation.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No parcels in Improvement Area #1 have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No parcels in Improvement Area #1 have made partial prepayments.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The budget for the Authorized Improvements has been revised to \$2,300,000 as shown on the table below.

STATUS OF HOA AMENITIES					
Type of HOA Amenity	Expected Construction Budget	Total Costs Spent to Date	Expected or Actual Construction Start Date	Status of Construction	Expected or Actual Construction Completion Date
Entry Hardscape / Landscape / Sidewalks	\$685,000	\$53,383	Q2 2021	Design	Q3 2021
Pool / Furniture / Shade Structures	\$445,000	\$34,681	Q2 2021	Design	Q3 2021
Playground	\$125,000	\$9,742	Q2 2021	Design	Q3 2021
Restroom Facility / Pump Room	\$280,000	\$21,821	Q2 2021	Design	Q3 2021
Flatwork / Landscaping / Fences & Gates	\$175,000	\$13,638	Q2 2021	Design	Q3 2021
Phase 2 Entry Monument / Landscape / Sidewalks	\$340,000	-	Q2 2021	N/A	Q2 2023
Phase 3 Entry Monument / Landscape / Sidewalks	\$250,000	-	Q2 2021	N/A	Q3 2024
Total	\$2,300,000	-			

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The 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.

		Improvement Area #1				
Annual Installments Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
<i>Improvement Area #1 Series A Bonds</i>						
Principal		\$ 45,000.00	\$ 45,000.00	\$ 50,000.00	\$ 50,000.00	\$ 55,000.00
Interest		\$ 96,631.24	\$ 95,112.48	\$ 93,593.72	\$ 91,906.22	\$ 90,218.72
	(1)	\$ 141,631.24	\$ 140,112.48	\$ 143,593.72	\$ 141,906.22	\$ 145,218.72
<i>Improvement Area #1 Reimbursement Obligation</i>						
Principal		\$ 30,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
Interest		\$ 94,525.00	\$ 93,100.00	\$ 91,437.50	\$ 89,775.00	\$ 88,112.50
	(2)	\$ 124,525.00	\$ 128,100.00	\$ 126,437.50	\$ 124,775.00	\$ 123,112.50
Annual Collection Costs	(3)	\$ 53,000.00	\$ 53,000.00	\$ 53,000.00	\$ 53,000.00	\$ 53,000.00
Additional Interest	(4)	\$ 12,450.00	\$ 12,225.00	\$ 12,000.00	\$ 11,750.00	\$ 11,500.00
Total Annual Installment	(5)=(1)+(2)+(3)+(4)	\$ 331,606.24	\$ 333,437.48	\$ 335,031.22	\$ 331,431.22	\$ 332,831.22

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot and Block	Lot Type	Improvement Area #1	
			Outstanding Assessment	Annual Installment due 1/31/22
141-629-001-0001	Block 1, Lot 1	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0002	Block 1, Lot 2	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0003	Block 1, Lot 3	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0004	Block 1, Lot 4	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0005	Block 1, Lot 5	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0006	Block 1, Lot 6	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0007	Block 1, Lot 7	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0008	Block 1, Lot 8	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0009	Block 1, Lot 9	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0010	Block 1, Lot 10	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0011	Block 1, Lot 11	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0012	Block 1, Lot 12	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0013	Block 1, Lot 13	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0014	Block 1, Lot 14	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0015	Block 1, Lot 15	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0016	Block 1, Lot 16	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0017	Block 1, Lot 17	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0018	Block 1, Lot 18	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0019	Block 1, Lot 19	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0020	Block 1, Lot 20	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0021	Block 1, Lot 21	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0022	Block 1, Lot 22	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0023	Block 1, Lot 23	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0024	Block 1, Lot 24	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0025	Block 1, Lot 25	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0026	Block 1, Lot 26	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0027	Block 1, Lot 27	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0028	Block 1, Lot 28	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0029	Block 1, Lot 29	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0030	Block 1, Lot 30	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0031	Block 1, Lot 31	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0032	Block 1, Lot 32	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0033	Block 1, Lot 33	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0034	Block 1, Lot 34	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0035	Block 1, Lot 35	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0036	Block 1, Lot 36	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0037	Block 1, Lot 37	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0038	Block 1, Lot 38	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0039	Block 1, Lot 39	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0040	Block 1, Lot 40	1	\$ 33,684.21	\$ 2,493.28

Property ID	Lot and Block	Lot Type	Improvement Area #1	
			Outstanding Assessment	Annual Installment due 1/31/22
141-629-001-0041	Block 1, Lot 41	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0042	Block 1, Lot 42	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0043	Block 1, Lot 43	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0044	Block 1, Lot 44	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0045	Block 1, Lot 45	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0046	Block 1, Lot 46	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0047	Block 1, Lot 47	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0048	Block 1, Lot 48	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0049	Block 1, Lot 49	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0050	Block 1, Lot 50	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0051	Block 1, Lot 51	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0052	Block 1, Lot 52	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0053	Block 1, Lot 53	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0054	Block 1, Lot 54	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0055	Block 1, Lot 55	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0056	Block 1, Lot 56	1	\$ 33,684.21	\$ 2,493.28
141-629-001-0057	Block 1, Restricted Reserve E	Non-Benefitted	\$ -	\$ -
141-629-001-0058	Block 1, Restricted Reserve J	Non-Benefitted	\$ -	\$ -
141-629-002-0001	Block 2, Lot 1	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0002	Block 2, Lot 2	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0003	Block 2, Lot 3	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0004	Block 2, Lot 4	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0005	Block 2, Lot 5	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0006	Block 2, Lot 6	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0007	Block 2, Lot 7	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0008	Block 2, Lot 8	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0009	Block 2, Lot 9	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0010	Block 2, Lot 10	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0011	Block 2, Lot 11	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0012	Block 2, Lot 12	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0013	Block 2, Lot 13	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0014	Block 2, Lot 14	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0015	Block 2, Lot 15	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0016	Block 2, Lot 16	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0017	Block 2, Lot 17	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0018	Block 2, Lot 18	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0019	Block 2, Lot 19	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0020	Block 2, Lot 20	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0021	Block 2, Lot 21	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0022	Block 2, Lot 22	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0023	Block 2, Lot 23	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0024	Block 2, Lot 24	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0025	Block 2, Lot 25	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0026	Block 2, Lot 26	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0027	Block 2, Lot 27	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0028	Block 2, Lot 28	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0029	Block 2, Lot 29	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0030	Block 2, Lot 30	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0031	Block 2, Lot 31	1	\$ 33,684.21	\$ 2,493.28
141-629-002-0032	Block 2, Lot 32	1	\$ 33,684.21	\$ 2,493.28

Property ID	Lot and Block	Lot Type	Improvement Area #1	
			Outstanding Assessment	Annual Installment due 1/31/22
141-629-002-0033	Block 2, Restricted Reserve F	Non-Benefitted	\$ -	\$ -
141-629-003-0001	Block 3, Lot 1	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0002	Block 3, Lot 2	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0003	Block 3, Lot 3	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0004	Block 3, Lot 4	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0005	Block 3, Lot 5	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0006	Block 3, Lot 6	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0007	Block 3, Lot 7	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0008	Block 3, Lot 8	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0009	Block 3, Lot 9	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0010	Block 3, Lot 10	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0011	Block 3, Lot 11	1	\$ 33,684.21	\$ 2,493.28
141-629-003-0012	Block 3, Restricted Reserve C	Non-Benefitted	\$ -	\$ -
141-629-004-0001	Block 4, Lot 1	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0002	Block 4, Lot 2	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0003	Block 4, Lot 3	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0004	Block 4, Lot 4	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0005	Block 4, Lot 5	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0006	Block 4, Lot 6	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0007	Block 4, Lot 7	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0008	Block 4, Lot 8	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0009	Block 4, Lot 9	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0010	Block 4, Lot 10	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0011	Block 4, Lot 11	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0012	Block 4, Lot 12	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0013	Block 4, Lot 13	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0014	Block 4, Lot 14	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0015	Block 4, Lot 15	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0016	Block 4, Lot 16	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0017	Block 4, Lot 17	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0018	Block 4, Lot 18	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0019	Block 4, Lot 19	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0020	Block 4, Lot 20	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0021	Block 4, Lot 21	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0022	Block 4, Lot 22	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0023	Block 4, Lot 23	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0024	Block 4, Lot 24	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0025	Block 4, Lot 25	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0026	Block 4, Lot 26	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0027	Block 4, Lot 27	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0028	Block 4, Lot 28	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0029	Block 4, Lot 29	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0030	Block 4, Lot 30	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0031	Block 4, Lot 31	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0032	Block 4, Lot 32	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0033	Block 4, Lot 33	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0034	Block 4, Lot 34	1	\$ 33,684.21	\$ 2,493.28
141-629-004-0035	Block 4, Restricted Reserve A	Non-Benefitted	\$ -	\$ -
141-629-004-0036	Block 4, Restricted Reserve B	Non-Benefitted	\$ -	\$ -
141-629-004-0037	Block 4, Restricted Reserve D	Non-Benefitted	\$ -	\$ -

Property ID	Lot and Block	Lot Type	Improvement Area #1	
			Outstanding Assessment	Annual Installment due 1/31/22
141-629-004-0038	Block 4, Restricted Reserve L	Non-Benefitted	\$ -	\$ -
141-629-005-0001	Block 5, Restricted Reserve G	Non-Benefitted	\$ -	\$ -
141-629-006-0001	Block 6, Restricted Reserve H	Non-Benefitted	\$ -	\$ -
141-629-007-0001	Block 7, Restricted Reserve I	Non-Benefitted	\$ -	\$ -
141-629-008-0001	Block 8, Restricted Reserve K	Non-Benefitted	\$ -	\$ -
141-629-008-0002	ROW-STREET WIDENING	Non-Benefitted	\$ -	\$ -
141-629-008-0003	ROW-ALL STREETS IN THIS SUBD	Non-Benefitted	\$ -	\$ -
Total			\$ 4,480,000.00	\$ 331,606.24

EXHIBIT B – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1

RABURN RESERVE PID - LOT TYPE 1: HOMEBUYER DISCLOSURE

**NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO THE CITY OF TOMBALL, TEXAS**

CONCERNING THE PROPERTY AT:

STREET ADDRESS

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$33,684.21

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Tomball, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Raburn Reserve Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$33,684.21, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Tomball.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

PROJECTED ANNUAL INSTALLMENTS – LOT TYPE 1

Annual Installments Due	Improvement Area #1 Series A Bonds			IA #1 Reimbursement Obligation			Annual Collection Costs	Total Annual Installment
	Principal	Interest ¹	Capitalized Interest	Principal	Interest ²	Additional Interest		
1/31/2022	\$ 338.35	\$ 726.55	\$ -	\$ 225.56	\$ 710.71	\$ 93.61	\$ 398.50	\$ 2,493.28
1/31/2023	\$ 338.35	\$ 715.13	\$ -	\$ 263.16	\$ 700.00	\$ 91.92	\$ 398.50	\$ 2,507.05
1/31/2024	\$ 375.94	\$ 703.71	\$ -	\$ 263.16	\$ 687.50	\$ 90.23	\$ 398.50	\$ 2,519.03
1/31/2025	\$ 375.94	\$ 691.02	\$ -	\$ 263.16	\$ 675.00	\$ 88.35	\$ 398.50	\$ 2,491.96
1/31/2026	\$ 413.53	\$ 678.34	\$ -	\$ 263.16	\$ 662.50	\$ 86.47	\$ 398.50	\$ 2,502.49
1/31/2027	\$ 413.53	\$ 664.38	\$ -	\$ 300.75	\$ 650.00	\$ 84.40	\$ 398.50	\$ 2,511.56
1/31/2028	\$ 413.53	\$ 650.42	\$ -	\$ 338.35	\$ 635.71	\$ 82.33	\$ 398.50	\$ 2,518.84
1/31/2029	\$ 451.13	\$ 636.47	\$ -	\$ 338.35	\$ 619.64	\$ 80.26	\$ 398.50	\$ 2,524.34
1/31/2030	\$ 451.13	\$ 621.24	\$ -	\$ 375.94	\$ 603.57	\$ 78.01	\$ 398.50	\$ 2,528.38
1/31/2031	\$ 488.72	\$ 606.02	\$ -	\$ 338.35	\$ 585.71	\$ 75.75	\$ 398.50	\$ 2,493.05
1/31/2032	\$ 488.72	\$ 586.47	\$ -	\$ 413.53	\$ 569.64	\$ 73.31	\$ 398.50	\$ 2,530.17
1/31/2033	\$ 526.32	\$ 566.92	\$ -	\$ 413.53	\$ 550.00	\$ 70.86	\$ 398.50	\$ 2,526.13
1/31/2034	\$ 563.91	\$ 545.86	\$ -	\$ 413.53	\$ 530.36	\$ 68.23	\$ 398.50	\$ 2,520.39
1/31/2035	\$ 563.91	\$ 523.31	\$ -	\$ 451.13	\$ 510.71	\$ 65.41	\$ 398.50	\$ 2,512.97
1/31/2036	\$ 601.50	\$ 500.75	\$ -	\$ 451.13	\$ 489.29	\$ 62.59	\$ 398.50	\$ 2,503.76
1/31/2037	\$ 639.10	\$ 476.69	\$ -	\$ 488.72	\$ 467.86	\$ 59.59	\$ 398.50	\$ 2,530.45
1/31/2038	\$ 639.10	\$ 451.13	\$ -	\$ 526.32	\$ 444.64	\$ 56.39	\$ 398.50	\$ 2,516.07
1/31/2039	\$ 676.69	\$ 425.56	\$ -	\$ 563.91	\$ 419.64	\$ 53.20	\$ 398.50	\$ 2,537.50
1/31/2040	\$ 714.29	\$ 398.50	\$ -	\$ 563.91	\$ 392.86	\$ 49.81	\$ 398.50	\$ 2,517.86
1/31/2041	\$ 751.88	\$ 369.92	\$ -	\$ 601.50	\$ 366.07	\$ 46.24	\$ 398.50	\$ 2,534.12
1/31/2042	\$ 789.47	\$ 339.85	\$ -	\$ 639.10	\$ 337.50	\$ 42.48	\$ 398.50	\$ 2,546.90
1/31/2043	\$ 827.07	\$ 308.27	\$ -	\$ 676.69	\$ 307.14	\$ 38.53	\$ 398.50	\$ 2,556.20
1/31/2044	\$ 864.66	\$ 275.19	\$ -	\$ 676.69	\$ 275.00	\$ 34.40	\$ 398.50	\$ 2,524.44
1/31/2045	\$ 902.26	\$ 240.60	\$ -	\$ 751.88	\$ 242.86	\$ 30.08	\$ 398.50	\$ 2,566.17
1/31/2046	\$ 939.85	\$ 204.51	\$ -	\$ 789.47	\$ 207.14	\$ 25.56	\$ 398.50	\$ 2,565.04
1/31/2047	\$ 977.44	\$ 166.92	\$ -	\$ 827.07	\$ 169.64	\$ 20.86	\$ 398.50	\$ 2,560.43
1/31/2048	\$ 1,015.04	\$ 127.82	\$ -	\$ 864.66	\$ 130.36	\$ 15.98	\$ 398.50	\$ 2,552.35
1/31/2049	\$ 1,052.63	\$ 87.22	\$ -	\$ 939.85	\$ 89.29	\$ 10.90	\$ 398.50	\$ 2,578.38
1/31/2050	\$ 1,127.82	\$ 45.11	\$ -	\$ 939.85	\$ 44.64	\$ 5.64	\$ 398.50	\$ 2,561.56
Total	\$ 18,721.80	\$ 13,333.88	\$ -	\$ 14,962.41	\$ 13,075.50	\$ 1,681.39	\$ 11,556.39	\$ 73,330.87

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

² Interest on the Improvement Area #1 Reimbursement Obligation is calculated at a 4.75% rate.

³ \$60 per lot (\$7,980 for Improvement Area #1) is budgeted for costs incurred by City staff for administering the PID.

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

EXHIBIT C-1 – IMPROVEMENT AREA #1 SERIES A BOND DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

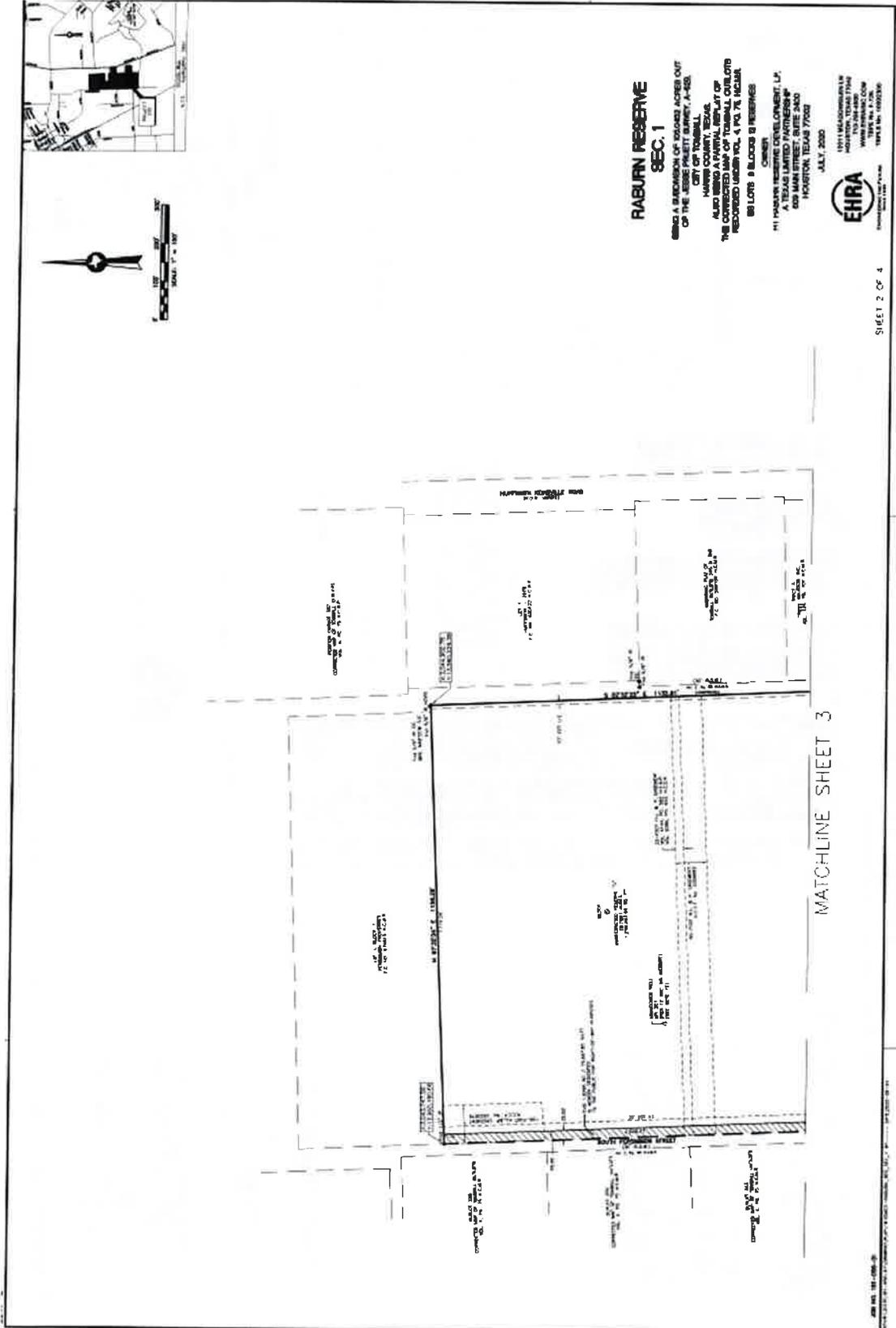
Year Ending (September 30)	Principal	Interest	Total
2021	\$	\$ 87,236.55	\$ 87,236.55
2022	45,000.00	96,631.26	141,631.26
2023	45,000.00	95,112.50	140,112.50
2024	50,000.00	93,593.76	143,593.76
2025	50,000.00	91,906.26	141,906.26
2026	55,000.00	90,218.76	145,218.76
2027	55,000.00	88,362.50	143,362.50
2028	55,000.00	86,506.26	141,506.26
2029	60,000.00	84,650.00	144,650.00
2030	60,000.00	82,625.00	142,625.00
2031	65,000.00	80,600.00	145,600.00
2032	65,000.00	78,000.00	143,000.00
2033	70,000.00	75,400.00	145,400.00
2034	75,000.00	72,600.00	147,600.00
2035	75,000.00	69,600.00	144,600.00
2036	80,000.00	66,600.00	146,600.00
2037	85,000.00	63,400.00	148,400.00
2038	85,000.00	60,000.00	145,000.00
2039	90,000.00	56,600.00	146,600.00
2040	95,000.00	53,000.00	148,000.00
2041	100,000.00	49,200.00	149,200.00
2042	105,000.00	45,200.00	150,200.00
2043	110,000.00	41,000.00	151,000.00
2044	115,000.00	36,600.00	151,600.00
2045	120,000.00	32,000.00	152,000.00
2046	125,000.00	27,200.00	152,200.00
2047	130,000.00	22,200.00	152,200.00
2048	135,000.00	17,000.00	152,000.00
2049	140,000.00	11,600.00	151,600.00
2050	150,000.00	6,000.00	156,000.00
Total	<u>\$2,490,000.00</u>	<u>\$1,860,642.85</u>	<u>\$4,350,642.85</u>

EXHIBIT C-2 – IMPROVEMENT AREA #1 REIMBURSEMENT SCHEDULE

Annual Installments Due	IA #1 Reimbursement Obligation	
	Principal	Interest [a]
1/31/2022	\$ 30,000	\$ 94,525
1/31/2023	\$ 35,000	\$ 93,100
1/31/2024	\$ 35,000	\$ 91,438
1/31/2025	\$ 35,000	\$ 89,775
1/31/2026	\$ 35,000	\$ 88,113
1/31/2027	\$ 40,000	\$ 86,450
1/31/2028	\$ 45,000	\$ 84,550
1/31/2029	\$ 45,000	\$ 82,413
1/31/2030	\$ 50,000	\$ 80,275
1/31/2031	\$ 45,000	\$ 77,900
1/31/2032	\$ 55,000	\$ 75,763
1/31/2033	\$ 55,000	\$ 73,150
1/31/2034	\$ 55,000	\$ 70,538
1/31/2035	\$ 60,000	\$ 67,925
1/31/2036	\$ 60,000	\$ 65,075
1/31/2037	\$ 65,000	\$ 62,225
1/31/2038	\$ 70,000	\$ 59,138
1/31/2039	\$ 75,000	\$ 55,813
1/31/2040	\$ 75,000	\$ 52,250
1/31/2041	\$ 80,000	\$ 48,688
1/31/2042	\$ 85,000	\$ 44,888
1/31/2043	\$ 90,000	\$ 40,850
1/31/2044	\$ 90,000	\$ 36,575
1/31/2045	\$ 100,000	\$ 32,300
1/31/2046	\$ 105,000	\$ 27,550
1/31/2047	\$ 110,000	\$ 22,563
1/31/2048	\$ 115,000	\$ 17,338
1/31/2049	\$ 125,000	\$ 11,875
1/31/2050	\$ 125,000	\$ 5,938
Total	\$ 1,990,000.00	\$ 1,738,975.00

[a] Interest on the Improvement Area #1 Reimbursement Obligation is calculated at a 4.75% rate.

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



**RABURN RESERVE
SEC. 1**

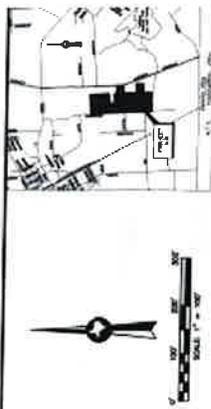
BEING A SUBDIVISION OF 10400 ACRES OUT
OF THE JESSE PAILETT SURVEY, A-453,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS.
ALSO BEING A PARTIAL REPLAT OF
THE CORRECTED MAP OF TOMBALL OUTLOTS
RECORDED UNDER VOL. 4, P. 76, H.C. 184.
BEING LOTS 9 BLOCKS 9 RESERVES
OWNER
RABURN RESERVE DEVELOPMENT, L.P.
A LIMITED PARTNERSHIP
10000 RABURN RESERVE
HOUSTON, TEXAS 77036

JULY, 2008
EHRA
ENGINEERING & ARCHITECTURE
10000 RABURN RESERVE
HOUSTON, TEXAS 77036
TEL: 281.410.1000
FAX: 281.410.1001
WWW.EHRA-ARCH.COM
STATE NO. 00022836

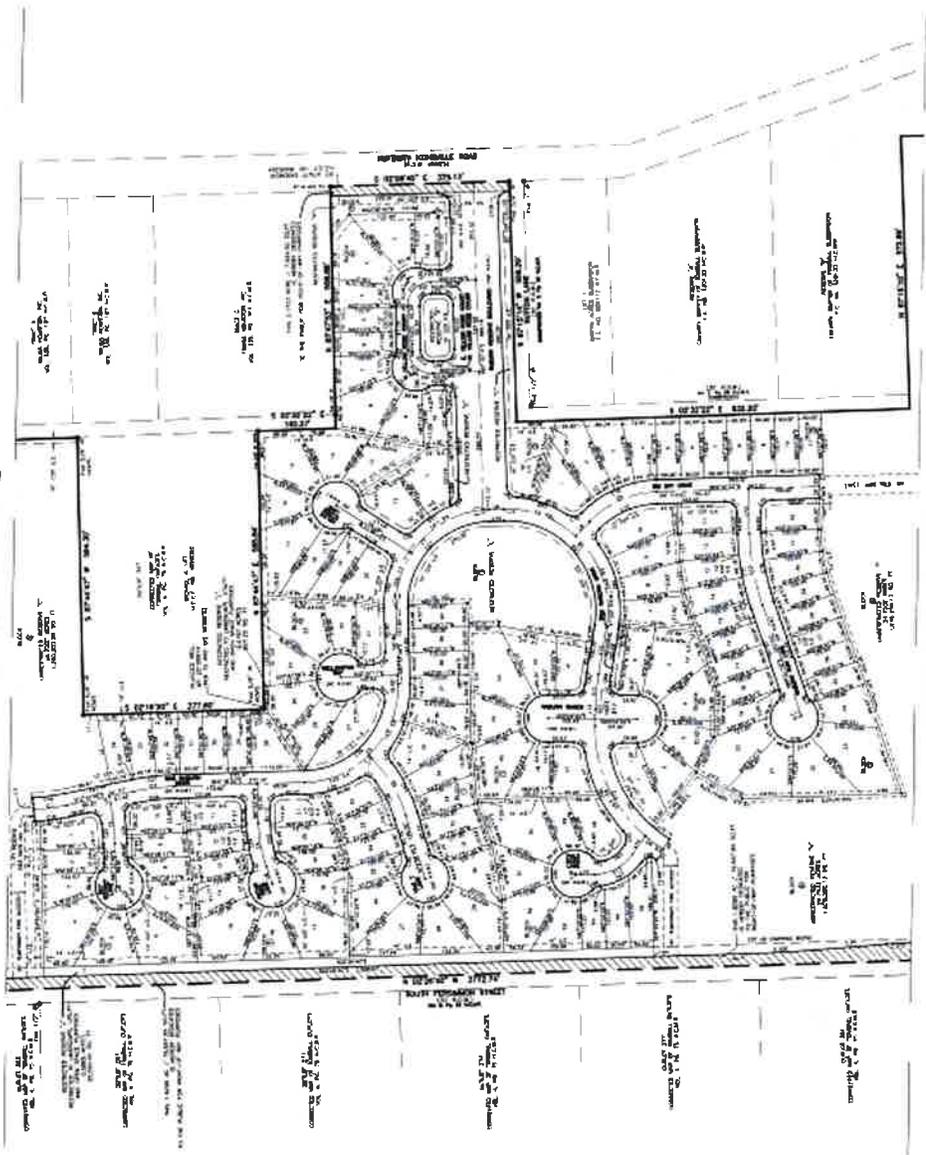


SHEET 2 OF 4

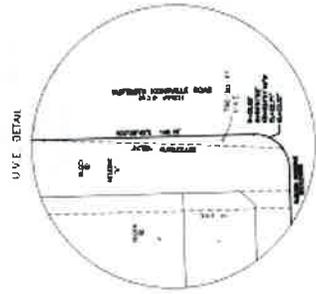
MATCHLINE SHEET 3



MATCHLINE SHEET 2



MATCHLINE SHEET 4



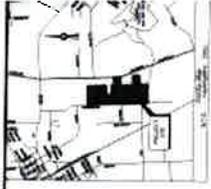
**RABURN RESERVE
SEC. 1**

BEING A SUBDIVISION OF 26.05 ACRES OUT
OF THE JAMES PARETT ESTATE, A 26.8
ACRE TRACT, IN
TARRANT COUNTY, TEXAS,
AS SHOWN ON THE PLAT OF THE
CORRECTED MAP OF TARRANT COUNTY
RECORDED UNDER VOL. 4, P. 73, HOLLAR
COURT
188 LOTS IN BLOCKS IS RESERVED
BY RABURN RESERVE DEVELOPMENT, L.P.
A TEXAS LIMITED PARTNERSHIP
800 JAMES STREET, SUITE 2000
FORT WORTH, TEXAS 76102
JULY, 2000

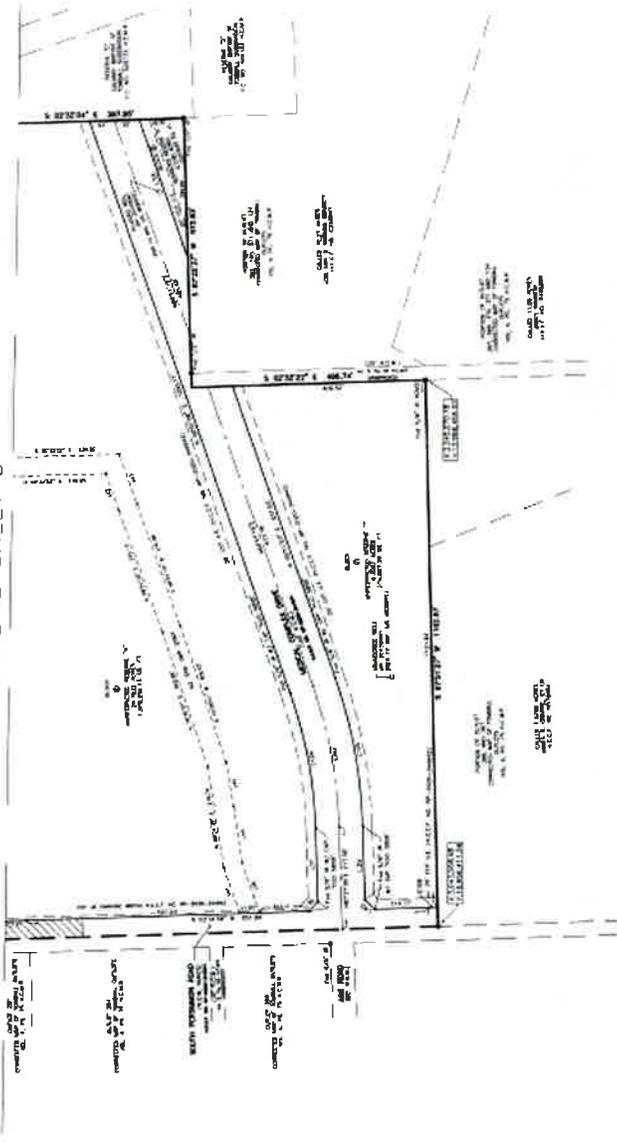


1811 BROADWAY
HOUSTON, TEXAS 77002
PH: 713.261.1100
FAX: 713.261.1101
WWW.EHRA.COM
E.H.R.A. No. 11000000

SHEET 3 OF 4



MATCHLINE SHEET 3



**RABURN RESERVE
SEC. 1**

BEING A REDUCTION OF BLOCKS ACRES OUT
OF THE ASSET PAULETT SURVEY, A.B.M.
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS
ALSO BEING A PART OF
THE CORRECTED MAP OF TOMBALL BLOCKS
RECORDED UNDER VOL. 4, PG. 78, H.C.M.A.
BY LOTS 8 BLOCKS 8 RESERVES
OWNER
THE RABURN RESERVE DEVELOPMENT, L.P.,
A TEXAS LIMITED PARTNERSHIP
680 MAIN STREET, SUITE 300
HOUSTON, TEXAS 77002
JULY, 2010



SHRIFT: 4 OF 4

EXHIBIT E – NOTICE OF PID ASSESSMENT TERMINATION



401 Market Street
Tomball, TX 77375
P: (281) 351 - 5484

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

Re: City of Tomball Lien Release documents for filing

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

Enclosed is a lien release that the City of Tomball is requesting to be filed in your office. Lien release for [LEGAL DESCRIPTION]. Recording Numbers: [PLAT NO.]. Please forward copies of the filed documents below:

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

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

Sincerely,
[Signature]

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

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [AMOUNT DESCRIPTION (\$ AMOUNT)] (hereinafter referred to as the "Lien Amount") for the following property:

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

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

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, in the real property records of Harris County, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

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

CITY OF TOMBALL, TEXAS,

By: _____
[Name], [Title]

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF HARRIS §

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

Notary Public, State of Texas