

ORDINANCE NO. 2020-26

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

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

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

WHEREAS, on August 5, 2019, the City Council accepted the Petition and called a public hearing for September 3, 2019, on 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 August 14, 2019; and,

WHEREAS, on August 16, 2019, 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 September 3, 2019; and

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on September 3, 2019; and

WHEREAS, the City Council approved the creation of the PID by Resolution No. 2019-41 approved on October 7, 2019 (the "Original Creation Resolution") and published the Original Creation Resolution as authorized by the Act; and

WHEREAS, on October 7, 2019 the City approved Resolution No. 2019-42 calling a public hearing on the addition of land to the boundaries of the PID; and

WHEREAS, on October 9, 2019, notice of public hearing was mailed to the owners of the Property within the PID and notice of the public hearing was published in a newspaper of general circulation, in the PID on October 23, 2019; and

WHEREAS, the City Council opened and conducted such public hearing on the addition of additional land to the PID and closed such hearing on November 4, 2019 and approved an amended and restated resolution (the "Amended Creation Resolution") creating the PID and adding the additional land to the boundaries of the PID; and

WHEREAS, the City re-published the Amended Creation Resolution in a newspaper of general circulation in the City and the PID; and

WHEREAS, no written protests of the District from 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 (each an "Improvement Area"); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within Improvement Area #1 of the District (the "Service and Assessment Plan") and an assessment roll for Improvement Area #1 of the District (the "Assessment Roll") that states the assessment against each parcel of land within Improvement Area #1 of the District (the "Assessments"); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within Improvement Area #1 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 on August 12, 2020 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 8th day of September, 2020, 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 developer of property within the District as described in the Service and Assessment Plan for the District is ready to commence the construction and acquisition of the Authorized Improvements within the District; and

WHEREAS, the City wishes to levy assessments on the property within the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Assessment Roll attached thereto should be approved and that the Assessments should be levied on property within the District as provided in this Ordinance and the Service and Assessment Plan and 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 Authorized Improvements, the Assessment Roll or the levy of 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, determined and orders, as follows:

- a. The apportionment of the Costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property

will receive from the Authorized Improvements 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 Authorized Improvements;
- c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.
- d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;
- e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses 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 Section 372.013 and 372.014 of the Act;
- g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for the District;
- h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within 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 Authorized Improvements within the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

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

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent 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 Assessed Property may prepay the 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 Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of 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. 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 Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "Administrator") to administer the Service and Assessment Plan and the 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 Administrative Expense.
- b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.

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 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 Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

[Remainder of Page left Intentionally Blank]

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 8th DAY OF SEPTEMBER 2020.

COUNCILMAN FORD	<u>AYE</u>
COUNCILMAN STOLL	<u>AYE</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN KLEIN QUINN	<u>AYE</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 21ST DAY OF SEPTEMBER 2020.

COUNCILMAN FORD	<u>AYE</u>
COUNCILMAN STOLL	<u>AYE</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN KLEIN QUINN	<u>AYE</u>



Gretchen Fagan, Mayor

ATTEST:


Doris Speer, City Secretary

EXHIBIT A

SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL

Raburn Reserve Public Improvement District

SERVICE AND ASSESSMENT PLAN

SEPTEMBER 21, 2020



TABLE OF CONTENTS

Table of Contents	1
Introduction	2
Section I: Definitions	3
Section II: The District	8
Section III: Authorized Improvements	9
Section IV: Service Plan	11
Section V: Assessment Plan	11
Section VI: Terms of the Assessments	14
Section VII: Assessment Roll	20
Section VIII: Additional Provisions	21
List of Exhibits	23
Exhibit A – District Legal Description	24
Exhibit B – District Boundary Map	27
Exhibit C – Authorized Improvements	28
Exhibit D – Service Plan	29
Exhibit E – Sources and Uses	30
Exhibit F – Improvement Area #1 Assessment Roll	31
Exhibit G-1 – Improvement Area #1 Annual Installments	34
Exhibit G-2 – Lot Type 1 Annual Installments	35
Exhibit H – Maximum Assessment and Special Benefit per Lot Type.....	36
Exhibit I – Concept Plan	37
Exhibit J– Improvement Area #1 Improvements Maps	38
Exhibit K – Notice of PID Assessment Termination	43
Exhibit L – Improvement Area #1 Plat	46

INTRODUCTION

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

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, 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.

The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 105 acres located within the City, as described by metes and bounds on **Exhibit A** and depicted on **Exhibit B**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

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

The PID Act requires an assessment roll that states the assessment against each parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F**.

SECTION I: DEFINITIONS

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

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

“Additional Interest Rate” means an amount not to exceed 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Improvement Area #1 Assessments securing the Improvement Area #1 Reimbursement Obligation.

“Administrative Expense Fund” means the fund established pursuant to the Indenture where the funds to pay the Annual Collection Costs will be deposited.

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

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the creation and operation of the District, the issuance and sale of PID Bonds, and the construction, operation, and maintenance of the Authorized Improvements, including, but not limited to, costs

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

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

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

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

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

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

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

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

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

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

“City” means the City of Tomball, Texas.

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

“County” means Harris County, Texas.

“Delinquency and Prepayment Reserve Fund” means the funds established pursuant to the Indenture where the Additional Interest will be deposited.

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

“Developer” means HT Raburn Reserve Development, L.P. a Texas limited partnership.

“Development Agreement” means that certain Raburn Reserve Development Agreement between the City and the Developer dated as of October 7, 2019, as amended by that certain First Amendment to Raburn Reserve Development Agreement effective June 15, 2020.

“District” means the Raburn Reserve Public Improvement District containing approximately 105 acres located within the City as shown on **Exhibit B** and more specifically described on **Exhibit A**.

“District Formation Costs” means costs incurred by the Developer including attorney fees, financial consultant fees, and other fees related to the formation of the District and the levy of Assessments.

“Estimated Buildout Value” means the estimated buildout value of an Assessed Property, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that may impact value.

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

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

“Future Improvement Area Improvements” mean those Authorized Improvements which will confer a special benefit solely on the related Future Improvement Area.

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

“Improvement Area #1” means approximately 40 acres located within the District, as shown on **Exhibit A** and more specifically detailed on the Improvement Area #1 Plat attached as **Exhibit L**.

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

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

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

“Improvement Area #1 Improvements” mean those Authorized Improvements that only benefit Improvement Area #1.

“Improvement Area #1 Plat” means the plat recorded in the Official Public Records of the County on August 12, 2020 and attached as **Exhibit L**.

“Improvement Area #1 Reimbursement Agreement” means that certain “Raburn Reserve Public Improvement District Improvement Area #1 Acquisition and Reimbursement Agreement” effective September 21, 2020 entered into by and between the City and Developer, whereby all or a portion of the Actual Costs will be paid to the Developer from Improvement Area #1 Assessments to reimburse the Developer for Actual Costs paid by the Developer, that are eligible to be paid with Improvement Area #1 Assessments plus interest.

“Improvement Area #1 Reimbursement Obligation” means an amount not to exceed \$1,990,000 secured by Improvement Area #1 Assessments to be paid to Developer pursuant to the Improvement Area #1 Reimbursement Agreement.

“Improvement Area #1 Series A Bonds” means those certain “City of Tomball, Texas, Special Assessment Revenue Bonds, Series 2020 (Raburn Reserve Public Improvement District Improvement Area #1)”, that are secured by Improvement Area #1 Assessments.

“Indenture” means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds.

“Lot” means a tract of land upon which the levy of Assessments is based in this Service and Assessment Plan, that is (1) a “lot” in a subdivision plat recorded in the official records of the County, (2) a development/concept plan or (3) a preliminary plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. general retail, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council.

“Lot Type 1” means a residential Lot within Improvement Area #1 marketed to homebuilders as a 50’ Lot.

“Maximum Assessment” means for Lot Type 1, \$33,684, as reduced annually by the principal portion of the Annual Installment and as shown on **Exhibit H**.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit. Assessed Property converted to Non-Benefited Property, if the Assessments are not reallocated pursuant to the provisions herein, remain subject to the Assessments and requires the Assessments to be prepaid as provided herein.

“Owner” means the Developer and any successor developer of property in the District or any portion thereof.

“Parcel(s)” means a property, within the District, identified by either a tax map identification number assigned by the Harris County Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

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

“PID Bonds” means bonds issued by the City to finance the Authorized Improvements and secured in whole or in part by Assessments, including Annual Installments thereof.

“Prepayment” means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent Annual Installment of an Assessment are not to be

considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

“Prepayment Costs” means principal and interest, including Additional Interest, and Annual Collection Costs incurred up to the date of Prepayment, and including any penalties.

“Reimbursement Agreement” means any reimbursement agreement, including the Improvement Area #1 Reimbursement Agreement, between the City and the Developer pursuant to which the City agrees to levy Assessments on an Improvement Area and all or a portion of such Assessments are paid to the Developer to reimburse the Actual Costs related to such Improvement Area.

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

“Residential Lot” means a Lot designed to include a residential home within a final subdivision plat and as determined by the Administrator and confirmed by the City Council.

“Service and Assessment Plan” means this Service and Assessment Plan as updated and amended from time to time.

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

“Trustee” means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 105 contiguous acres located within the City, as more particularly described by metes and bounds on **Exhibit A** and depicted on **Exhibit B**. Development of the District is anticipated to include approximately 362 single-family homes, as shown on **Exhibit I**.

Improvement Area #1 includes approximately 40 acres as more particularly described in the Improvement Area #1 Plat on **Exhibit L** and depicted on **Exhibit B**. Development of Improvement Area #1 is anticipated to contain 133 single-family homes.

It is anticipated there will be two additional Future Improvement Areas within the District. As Future Improvement Areas are developed and in connection with the issuance of any Future Improvement Area Bonds, this Service and Assessment Plan will be amended to update the Exhibits. A map of the property that will comprise the Future Improvement Areas is depicted on **Exhibit B**.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements, as well as the allocation of the Actual Costs of the Authorized Improvements, is shown on **Exhibit C** and depicted on **Exhibit J**.

A. Improvement Area #1 Improvements

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Water*

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

- *Wastewater*

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

- *Storm Water*

Improvements including earthen channels, swales, curb and drop inlets, storm sewer mains, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm water. The storm water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by

the City.

- *Natural Gas*

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

- *Soft Costs*

Costs incurred in the establishment, administration and operation of the District; costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Authorized Improvements.

- *District Formation Costs*

Costs incurred by the Developer including attorney fees, financial consultant fees, and other fees related to the formation of the District allocable to Improvement Area #1 and the levy of Improvement Area #1 Assessments.

B. Future Improvement Area Improvements

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

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

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

- *Capitalized Interest*

Equals the amount of capitalized interest available for payment of interest on PID Bonds as reflected in an applicable Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds and includes a

fee for underwriter’s counsel.

- *Deposit to Delinquency and Prepayment Reserve Fund*

Includes initial deposit to Delinquency and Prepayment Reserve Fund.

- *Deposit to Administrative Expense Fund*

Includes first year Annual Collection Costs.

- *Cost of Issuance*

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

Upon completion of construction of the Authorized Improvements, any cost underruns within a line item of Authorized Improvements, may be available to pay cost overruns on any other Authorized Improvement line item with the approval of the City; such changes shall be set forth in an Annual Update to the Service and Assessment Plan.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. The Service Plan for the District is summarized on **Exhibit D**.

The sources and uses of funds required to construct the Authorized Improvements and pay the District Formation Costs and Bond Issuance Costs are summarized on **Exhibit E**. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City

Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

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

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements shall be allocated according to the formula in **Section VI.A**, and all Lots within Improvement Area #1 are determined to be Lot Type 1 Lots. As such, each Lot within Improvement Area #1 is allocated the same Assessment and all Lots within Improvement Area #1 are equally benefitted by the Improvement Area #1 Improvements. Upon subdivision or consolidation of an Improvement Area #1 Assessed Property, the Improvement Area #1 Improvements shall be reallocated to each Lot Type based on Estimated Buildout Value described in **Section VI**.

When, and if, Future Improvement Areas are developed and the issuance of Future Improvement Area Bonds are contemplated, this Service and Assessment Plan will be amended to determine the assessment methodology necessary to apply equal shares of Actual Costs of Future Improvement Area Improvements on Assessed Property similarly benefited within that Future Improvement Area.

B. Assessments

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

The Maximum Assessment for Lot Type 1 is shown on **Exhibit H**. In no case will the Assessment for Lot Type 1 exceed the Maximum Assessment.

When, and if, Future Improvement Areas are developed and the issuance of Future Improvement Area Bonds are contemplated, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installment associated with the costs of Future Improvement Area

Improvements or each Lot located within a Future Improvement Area. The Assessment shall not exceed the benefit received by the Assessed Property.

C. Findings of Special Benefit

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

- *Improvement Area #1*

1. The cost of Improvement Area #1 Improvements equal \$5,601,722 as shown on **Exhibit C**; and
2. The Improvement Area #1 Improvements, and the issuance of PID Bonds, including financing costs, allow the Improvement Area #1 Assessed Property to be developed into residential lots, which are inherently more valuable than raw, undeveloped vacant land. As such, the Developer intends for the increase in value of the land resulting from the construction of the Improvement Area #1 Improvements to be greater than the cost of the Improvement Area #1 Improvements, with the difference equaling the Developer's profit. As such, the City Council has determined that the Improvement Area #1 Assessed Property receives special benefit equal to or greater than the costs of the Improvement Area #1 Improvements; and
3. The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessments levied for the Improvement Area #1 Improvements, which equal \$4,480,000 as shown on the Improvement Area #1 Assessment Roll, attached hereto on **Exhibit F**; and
4. The special benefit (\$5,601,722) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements is equal or greater than the amount of the Improvement Area #1 Assessments (\$4,480,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Improvements; and
5. At the time the City Council approved the Assessment Ordinance for the Improvement Area #1 Assessments, the Developer owned 100% of the Improvement Area #1 Assessed Property. The Developer has acknowledged that the Improvement Area #1 Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Developer has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment

Ordinance for the Improvement Area #1 Assessments; (2) the Service and Assessment Plan and the Assessment Ordinance for the Improvement Area #1 Assessments, and (3) the levying of Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

Exhibit H shows the estimated special benefit per Lot Type within Improvement Area #1 based on the Improvement Area #1 Plat attached as **Exhibit L**.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Assessed Property based on the amount of outstanding Assessments remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of Annual Installments in the amounts shown on **Exhibit G-1**, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments levied on the Assessed Property for purposes of paying debt service on the PID Bonds shall exceed the interest rate on the PID Bonds by the Additional Interest Rate. Additional Interest will not be collected on the Improvement Area #1 Reimbursement Obligation. Additional Interest shall be collected as part of each Annual Installment collected for purposes of paying debt service on the PID Bonds *and* shall be deposited into the Delinquency and Prepayment Reserve Fund, pursuant to the Indenture.

F. Future Bonds to Finance Improvement Area #1 Reimbursement Obligation

The City may issue PID Bonds to finance the remaining Improvement Area #1 Reimbursement Obligation. At the time of such financing, the interest currently charged and paid on the portion of the Improvement Area #1 Assessments allocated to Improvement Area #1 Reimbursement Obligation shall cease being paid to the Developer and the portion of the Improvement Area #1 Assessments currently allocated to the Improvement Area #1 Reimbursement Obligation shall then bear interest at the rate of the PID Bonds issued to finance the Improvement Area #1 Reimbursement Obligation plus the Additional Interest.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

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

2. Upon Subdivision by a Recorded Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

E = the number of Lots with the same Lot Type

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

The sum of the Assessments for all newly subdivided Parcels shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant

to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

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

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

B. True-up of Assessments if Maximum Assessment Exceeded

Prior to the City approving a final subdivision plat for Improvement Area #1 Assessed Property, the Administrator will certify that such plat will not result in the Assessment for Lot Type 1 exceeding the Maximum Assessment. If the Administrator determines that the resulting Assessment for Lot Type 1 exceeds the Maximum Assessment, then (1) the Assessment applicable to Lot Type 1 shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat.

C. Mandatory Prepayment of Assessments

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

D. Reduction of Assessments

If, as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the costs estimated herein, each Assessment shall be reduced on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. Any excess PID Bond proceeds remaining as a result of a cost savings for Authorized Improvements shall be applied to redeem the applicable series of outstanding PID Bonds. Any such reduction in the costs of the Authorized Improvements shall also reduce the Reimbursement Obligation under the related

Reimbursement Agreement. The Assessments for each Improvement Area shall not, however, be reduced to an amount less than the related outstanding PID Bonds.

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

Similarly, if a portion of the Authorized Improvements to be funded with a series of PID Bonds or pursuant to a Reimbursement Agreement are not undertaken resulting in excess PID Bond proceeds or excess Assessment revenues, then the City may, in its discretion (i) in accordance with the applicable Indenture, reduce the Assessment for each Assessed Property securing the applicable PID Bonds on a pro-rata basis, or as otherwise determined by the City in accordance with the Indenture, to reflect only the Actual Costs that were expended and deposit and apply such excess PID Bond proceeds as described in the paragraph above or as authorized in the Indenture or (ii) reduce the applicable Improvement Area Assessment and the corresponding Reimbursement Obligation.

The Assessments shall not be reduced to an amount less than the amount due on the related outstanding series of PID Bonds and any related Reimbursement Obligation, as such Reimbursement Obligation may be reduced pursuant to this Section. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Assessed Properties from the Authorized Improvements completed.

If all the Authorized Improvements are not undertaken in any Improvement Area resulting in excess PID Bonds proceeds and excess Assessment revenues, then the City shall, at its discretion (i) in accordance with the applicable Indenture, reduce Assessments and Annual Installments for each applicable Assessed Property on a pro-rata basis to reflect only the amounts required to repay the PID Bonds, including interest on the PID Bonds, Additional Interest, Annual Collection Costs, and/or (ii) reduce the outstanding Reimbursement Obligation relating to the applicable Reimbursement Agreement and reduce the applicable Assessments and Annual Installments to reflect only the amount required to repay the resulting reduced Reimbursement Obligation, if any. The applicable excess PID Bond proceeds shall be applied to redeem PID Bonds as set forth in the applicable Indenture. The Assessments shall not, however, be reduced to an amount less than the amount due on the related outstanding PID Bonds.

The City Council may reduce the Assessments and the Annual Installments for Assessed Property (1) in an amount that represents the Authorized Improvements provided for each property; (2) by an equal percentage per Residential Lot; or (3) In any other manner determined by the City Council to be the most fair and practical means of reducing the Assessments for Assessed

Property, such that the sum of the resulting reduced Assessments equals the amount required to repay the PID Bonds, including interest on the PID Bonds, Additional Interest, the Annual Collection Costs portion of the Assessment, and any Reimbursement Obligation.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any portion of an Assessment in accordance with the PID Act, including all Prepayment Costs. If Prepayments will result in redemption of PID Bonds, the payment amount shall be reduced by the amount, if any, of reserve funds applied to the redemption under the Indenture, net of any other costs applicable to the redemption of PID Bonds as set forth in the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

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

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

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

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "**Remaining Property**") following the reclassification of the Taken Property as Non-Benefited Property. The owner will remain liable to

pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property.

Following the initiation of the Taking, the Administrator will be required to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

The owner shall make a Prepayment of the Assessment in an amount equal to the amount determined by the Administrator in the above paragraph prior to the transfer of ownership of the Taken Property.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, and the Owner shall owe \$10 as a prepayment for the Taken Property.

Notwithstanding the previous paragraphs in this subsection if the Administrator determines that the Taking prevents the Remaining Property from being developed as shown on the final plat, the owner shall be required to prepay the total amount of the Assessment levied against the Remaining Property within sixty (60) days of such determination.

G. Payment of Assessment in Annual Installments

Exhibit G-1 shows the projected Annual Installments, **Exhibit G-2** shows the Lot Type 1 Annual Installments. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Harris County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated pro rata among Assessed Property for which Assessments remain unpaid based on the amount of the outstanding Assessment on each Assessed Property. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the

penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to PID Bonds issued for Improvement Area #1 shall be due when billed and shall be delinquent if not paid prior to February 1, 2021.

Failure of an Owner to receive an invoice for an Annual Installment on the property tax bill shall not relieve the Owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act.

H. Allocating Annual Installments if Assessed Property is Sold

If Assessed Property is sold, the Annual Installment shall be allocated between the buyer and seller in the same methodology as property taxes.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel as part of each Annual Service Plan Update.

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Administrative Review

To the extent consistent with the PID Act, an Owner of Assessed Property claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the Owner fails to give such notice, such Owners shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred. The City may elect to designate a third party who is not an officer or employee of the City to serve as administrator of the District.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property Owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the District for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property Owner shall be a condition precedent to any other appeal or legal action by such Owner.

B. Termination of Assessments

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection

Costs, the City shall provide the Owner of the affected Assessed Property a recordable “Notice of the PID Assessment Termination,” attached hereto as **Exhibit K**.

C. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan; and (4) for any other purpose authorized by the PID Act.

D. Administration and Interpretation

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

E. Severability

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

LIST OF EXHIBITS

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

Exhibit A	District Legal Description
Exhibit B	District Boundary Map
Exhibit C	Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses
Exhibit F	Improvement Area #1 Assessment Roll
Exhibit G-1	Improvement Area #1 Annual Installments
Exhibit G-2	Lot Type 1 Annual Installments
Exhibit H	Maximum Assessment and Special Benefit per Lot Type
Exhibit I	Concept Plan
Exhibit J	Improvement Area #1 Improvements Map
Exhibit K	Notice of PID Assessment Termination
Exhibit L	Improvement Area #1 Plat

EXHIBIT A – DISTRICT LEGAL DESCRIPTION

105.0452 acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, City of Tomball, Harris County, Texas, being those certain Outlots 338, 339, 341, 342, 343, 344, 346, 349, 350, 352, 353, 355, 356, 358, 359, 361, 362, 363, 364, 365, a portion of Outlot 354 all as shown on the Corrected Map of Tomball Outlots, a subdivision as shown on map or plat recorded under Volume 4, Page 75 of the Map Records of Harris County, Texas, all of that certain called 0.2616 of one acre, 0.7990 of one acre and 0.2732 of one acre of land all described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2019-400099, said 105.0452 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the Easterly right-of-way line of South Persimmon Road (30 foot right-of-way), for the Northwesterly corner of said Outlot 338;

Thence, N 87°35'04" E, along the Southerly line of that certain Lot 1 of Persimmon Properties, a subdivision as shown on map or plat recorded under Film Code Number 679815 of the Map Records of Harris County, Texas, a distance of 1,156.29 feet to a 5/8 inch iron rod with cap set in the Westerly right-of-way line of an Unimproved right-of-way (variable width right-of-way) as shown on said Corrected Map of Tomball Outlots, for the Northeasterly corner of said Outlot 339, from which a found 5/8 inch iron rod with cap bears N 49°09'38" W, 3.69 feet;

Thence, S 02°32'22" E, along the Westerly right-of-way line of said Unimproved right-of-way, a distance of 1,132.81 feet to a 5/8 inch iron rod with cap set for the Northeasterly corner of that certain Outlot 347 of said Corrected Map of Tomball Outlots, from which a found 5/8 inch iron rod bears S 87°44'47" W, 6.90 feet;

Thence, S 87°44'47" W, along the common line of said Outlots 344 and 347, a distance of 584.30 feet to a 5/8 inch iron rod with cap set for the common corner of said Outlots 343, 344, 346 and 347;

Thence, S 02°18'20" E, along the common line of said Outlots 346 and 347, a distance of 377.60 feet to a 5/8 inch iron rod with cap set for the common corner of said Outlots 346, 347, 349 and 350;

Thence, N 87°44'47" E, along the common line of said Outlots 347 and 350, a distance of 585.84 feet to a 5/8 inch iron rod with cap set in the Westerly right-of-way line of said Unimproved right-of-way, for the Southeasterly corner of said Outlot 347, from which a found 5/8 inch iron rod bears S 87°44'47" W, 4.31 feet;

Thence, S 02°32'22" E, along the Westerly right-of-way line of said Unimproved right-of-way, a distance of 162.27 feet to the Northwesterly corner of said 0.2616 acre tract;

Thence, N 87°47'53" E, along the Southerly line of that certain Tract C of Truss Houston, Inc., a subdivision as shown on map or plat recorded under Volume 335, Page 107 of the Map Records of Harris County, Texas and a projection thereof, at 30.00 feet crossing said Unimproved right-of-way, in all a total distance of 508.88 feet to a 5/8 inch iron rod with cap found in the Westerly right-of-way line of Huffsmith Kohrville Road (right-of-way width varies);

Thence, S 02°08'45" E, along the Westerly right-of-way line of said Huffsmith Kohrville Road, a distance of 375.13 feet to a 1 inch iron rod found at the intersection with the Northerly right-of-way line of Sutton Lane (30 foot Unimproved right-of-way) as shown on said Corrected Map of Tomball Outlots, from which a found 5/8 inch iron rod with cap bears N 61°10'47" W, 0.87 feet;

Thence, S 87°15'14" W, along the Northerly right-of-way line of said Sutton Lane and a projection thereof, at 476.29 feet pass the Southeasterly corner of said 0.2616 acre tract, in all a total distance of 506.29 feet to the Southwesterly corner of said 0.2616 acre tract;

Thence, S 02°32'22" E, along the Westerly right-of-way line of said Unimproved right-of-way (30 foot right-of-way along this course), a distance of 832.20 feet to the Northwesterly corner of said 0.2732 acre tract;

Thence, N 87°15'10" E, along the Southerly line of that certain Reserve "B" of the Final Plat of Calvary Baptist of Tomball Subdivision, a subdivision as shown on map or plat recorded under Film Code Number 520133 of the Map Records of Harris County, Texas and a projection thereof, at 30.00 feet crossing said Unimproved right-of-way, in all a total distance of 572.96 feet to a 5/8 inch iron rod with cap found for the Northwesterly corner of that certain Reserve "C" of said Final Plat of Calvary Baptist of Tomball Subdivision and the Northeasterly corner of said Outlot 365;

Thence, S 02°32'04" E, along the Westerly line of said Reserve "C", a distance of 397.96 feet to a 1/2 inch iron rod found for the most Northerly Northeast corner of that certain called 10.27 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number G259047 and the Northeasterly corner of said Outlot 368;

Thence, S 87°22'37" W, along the Northerly line of said 10.27 acre tract and the Northerly line of said Outlot 368 and a projection thereof, at 542.93 feet pass the Southeasterly corner of said 0.2732 acre tract, in all a total distance of 572.93 feet to the Southwesterly corner of said 0.2732 acre tract;

Thence, S 02°32'22" E, along the Westerly right-of-way line of said Unimproved right-of-way (30 foot right-of-way along this course), a distance of 496.74 feet to a 5/8 inch iron rod with cap set for the Southeasterly corner of said Outlot 364 and the Northeasterly corner of that certain Outlot 367 of said Corrected Map of Tomball Outlots, from which a found 1/2 inch iron pipe bears N 87°51'27" E, 30.70 feet;

Thence, S 87°51'27" W, along the Northerly line of that certain Outlot 366 of said Corrected Map of Tomball Outlots and said Outlot 367, a distance of 1,162.57 feet to a PK Nail found in the Easterly right-of-way line of South Persimmon Road (30 foot right-of-way), for the Northwesterly corner of said Outlot 366 and the Southwesterly corner of said Outlot 363;

Thence, N 02°26'40" W, along the Easterly right-of-way line of said South Persimmon Road, a distance of 3,772.74 feet to the POINT OF BEGINNING and containing 105.0452 acres of land.

EXHIBIT B – DISTRICT BOUNDARY MAP

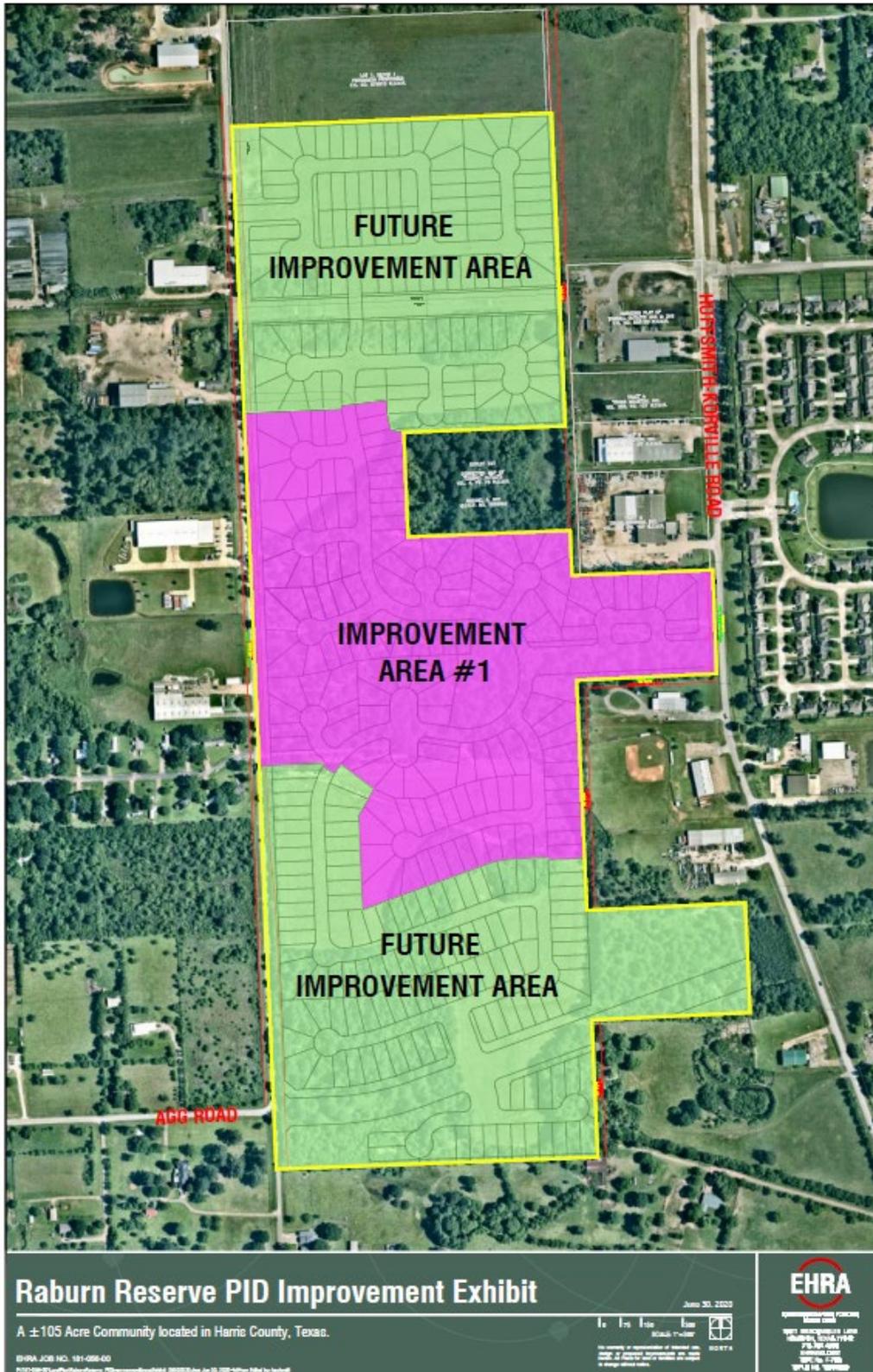


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs [a]	Improvement Area #1	
Authorized Improvements		%	Cost
<i>Improvement Area #1 Improvements</i>			
Roadway [b]	1,882,152	100.00%	\$ 1,882,152
Water	212,679	100.00%	212,679
Wastewater	499,294	100.00%	499,294
Storm Water [c]	1,362,175	100.00%	1,362,175
Natural Gas	150,840	100.00%	150,840
Soft Costs [d]	760,656	100.00%	760,656
	\$ 4,867,795		\$ 4,867,795
 <i>Bond Issuance Costs [e]</i>			
District Formation Costs	\$ 150,000		\$ 150,000
Debt Service Reserve Fund	156,000		156,000
Capitalized Interest	87,237		87,237
Deposit to Delinquency and Prepayment Reserve	12,450		12,450
Deposit to Administrative Expense Fund	60,000		60,000
Underwriter's Discount	100,000		100,000
Cost of Issuance	168,240		168,240
	\$ 733,927		\$ 733,927
 Total	 \$ 5,601,722		 \$ 5,601,722

Footnotes:

[a] Costs pursuant to EHRA Engineering's Preliminary Cost Estimate.

[b] Roadway includes excavation, paving, clearing, grubbing and site prep.

[c] Storm Water includes on and off-site costs as well as storm water pollution prevention plan.

[d] Soft Costs include engineering fees, geotech and construction materials testing fees and construction staking fees.

[e] Bond Issuance Costs include estimated costs for issuing PID Bonds to refund the Improvement Area #1 Reimbursement Obligation.

EXHIBIT D – SERVICE PLAN

		Improvement Area #1				
Annual Installments Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
<i>Improvement Area #1 Series A Bonds</i>						
Principal		\$ -	\$ 45,000.00	\$ 45,000.00	\$ 50,000.00	\$ 50,000.00
Interest		\$ 87,236.55	\$ 96,631.26	\$ 95,112.50	\$ 93,593.76	\$ 91,906.26
Capitalized Interest		\$ (87,236.55)	\$ -	\$ -	\$ -	\$ -
	(1)	\$ -	\$ 141,631.26	\$ 140,112.50	\$ 143,593.76	\$ 141,906.26
<i>Improvement Area #1 Reimbursement Obligation</i>						
Principal		\$ -	\$ 30,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
Interest		\$ -	\$ 94,525.00	\$ 93,100.00	\$ 91,437.50	\$ 89,775.00
	(2)	\$ -	\$ 124,525.00	\$ 128,100.00	\$ 126,437.50	\$ 124,775.00
Annual Collection Costs	(3)	\$ -	\$ 53,000.00	\$ 53,000.00	\$ 53,000.00	\$ 53,000.00
Prepayment and Delinquency Reserve	(4)	\$ -	\$ 12,450.00	\$ 12,225.00	\$ 12,000.00	\$ 11,750.00
Total Annual Installment	(5)=(1)+(2)+(3)+(4)	\$ -	\$ 331,606.26	\$ 333,437.50	\$ 335,031.26	\$ 331,431.26
Total Annual Expenditures	(6)	\$ 2,525,779.00	\$ 2,342,015.00	\$ -	\$ -	\$ -

EXHIBIT E – SOURCES AND USES

	Improvement Area #1 Series A Bond	Improvement Area #1 Reimbursement Obligation	Developer Contribution	Improvement Area #1 Total
Sources of Funds				
Improvement Area #1 Series A Bond	\$ 2,490,000	\$ -	\$ -	\$ 2,490,000
Improvement Area #1 Reimbursement Obligation	-	1,990,000	-	1,990,000
Developer Contribution	-	-	1,121,722	1,121,722
Total Sources	\$ 2,490,000	\$ 1,990,000	\$ 1,121,722	\$ 5,601,722
Uses of Funds				
Improvement Area #1 Improvements	\$ 1,906,073	\$ 1,990,000	\$ 971,722	\$ 4,867,795
<i>Bond Issuance Costs</i>				
District Formation Costs	\$ -	\$ -	\$ 150,000	\$ 150,000
Debt Service Reserve Fund	156,000	-	-	156,000
Capitalized Interest	87,237	-	-	87,237
Deposit to Delinquency and Prepayment Reserve	12,450	-	-	12,450
Deposit to Administrative Expense Fund	60,000	-	-	60,000
Underwriter's Discount	100,000	-	-	100,000
Cost of Issuance	168,240	-	-	168,240
	\$ 583,927	\$ -	\$ 150,000	\$ 733,927
Total Uses	\$ 2,490,000	\$ 1,990,000	\$ 1,121,722	\$ 5,601,722

EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Lot and Block	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment due 1/31/21 ¹
Block 1, Lot 1	1	\$ 33,684.21	\$ -
Block 1, Lot 2	1	\$ 33,684.21	\$ -
Block 1, Lot 3	1	\$ 33,684.21	\$ -
Block 1, Lot 4	1	\$ 33,684.21	\$ -
Block 1, Lot 5	1	\$ 33,684.21	\$ -
Block 1, Lot 6	1	\$ 33,684.21	\$ -
Block 1, Lot 7	1	\$ 33,684.21	\$ -
Block 1, Lot 8	1	\$ 33,684.21	\$ -
Block 1, Lot 9	1	\$ 33,684.21	\$ -
Block 1, Lot 10	1	\$ 33,684.21	\$ -
Block 1, Lot 11	1	\$ 33,684.21	\$ -
Block 1, Lot 12	1	\$ 33,684.21	\$ -
Block 1, Lot 13	1	\$ 33,684.21	\$ -
Block 1, Lot 14	1	\$ 33,684.21	\$ -
Block 1, Lot 15	1	\$ 33,684.21	\$ -
Block 1, Lot 16	1	\$ 33,684.21	\$ -
Block 1, Lot 17	1	\$ 33,684.21	\$ -
Block 1, Lot 18	1	\$ 33,684.21	\$ -
Block 1, Lot 19	1	\$ 33,684.21	\$ -
Block 1, Lot 20	1	\$ 33,684.21	\$ -
Block 1, Lot 21	1	\$ 33,684.21	\$ -
Block 1, Lot 22	1	\$ 33,684.21	\$ -
Block 1, Lot 23	1	\$ 33,684.21	\$ -
Block 1, Lot 24	1	\$ 33,684.21	\$ -
Block 1, Lot 25	1	\$ 33,684.21	\$ -
Block 1, Lot 26	1	\$ 33,684.21	\$ -
Block 1, Lot 27	1	\$ 33,684.21	\$ -
Block 1, Lot 28	1	\$ 33,684.21	\$ -
Block 1, Lot 29	1	\$ 33,684.21	\$ -
Block 1, Lot 30	1	\$ 33,684.21	\$ -
Block 1, Lot 31	1	\$ 33,684.21	\$ -
Block 1, Lot 32	1	\$ 33,684.21	\$ -
Block 1, Lot 33	1	\$ 33,684.21	\$ -
Block 1, Lot 34	1	\$ 33,684.21	\$ -
Block 1, Lot 35	1	\$ 33,684.21	\$ -
Block 1, Lot 36	1	\$ 33,684.21	\$ -
Block 1, Lot 37	1	\$ 33,684.21	\$ -
Block 1, Lot 38	1	\$ 33,684.21	\$ -
Block 1, Lot 39	1	\$ 33,684.21	\$ -
Block 1, Lot 40	1	\$ 33,684.21	\$ -

Lot and Block	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment due 1/31/21 ¹
Block 1, Lot 41	1	\$ 33,684.21	\$ -
Block 1, Lot 42	1	\$ 33,684.21	\$ -
Block 1, Lot 43	1	\$ 33,684.21	\$ -
Block 1, Lot 44	1	\$ 33,684.21	\$ -
Block 1, Lot 45	1	\$ 33,684.21	\$ -
Block 1, Lot 46	1	\$ 33,684.21	\$ -
Block 1, Lot 47	1	\$ 33,684.21	\$ -
Block 1, Lot 48	1	\$ 33,684.21	\$ -
Block 1, Lot 49	1	\$ 33,684.21	\$ -
Block 1, Lot 50	1	\$ 33,684.21	\$ -
Block 1, Lot 51	1	\$ 33,684.21	\$ -
Block 1, Lot 52	1	\$ 33,684.21	\$ -
Block 1, Lot 53	1	\$ 33,684.21	\$ -
Block 1, Lot 54	1	\$ 33,684.21	\$ -
Block 1, Lot 55	1	\$ 33,684.21	\$ -
Block 1, Lot 56	1	\$ 33,684.21	\$ -
Block 2, Lot 1	1	\$ 33,684.21	\$ -
Block 2, Lot 2	1	\$ 33,684.21	\$ -
Block 2, Lot 3	1	\$ 33,684.21	\$ -
Block 2, Lot 4	1	\$ 33,684.21	\$ -
Block 2, Lot 5	1	\$ 33,684.21	\$ -
Block 2, Lot 6	1	\$ 33,684.21	\$ -
Block 2, Lot 7	1	\$ 33,684.21	\$ -
Block 2, Lot 8	1	\$ 33,684.21	\$ -
Block 2, Lot 9	1	\$ 33,684.21	\$ -
Block 2, Lot 10	1	\$ 33,684.21	\$ -
Block 2, Lot 11	1	\$ 33,684.21	\$ -
Block 2, Lot 12	1	\$ 33,684.21	\$ -
Block 2, Lot 13	1	\$ 33,684.21	\$ -
Block 2, Lot 14	1	\$ 33,684.21	\$ -
Block 2, Lot 15	1	\$ 33,684.21	\$ -
Block 2, Lot 16	1	\$ 33,684.21	\$ -
Block 2, Lot 17	1	\$ 33,684.21	\$ -
Block 2, Lot 18	1	\$ 33,684.21	\$ -
Block 2, Lot 19	1	\$ 33,684.21	\$ -
Block 2, Lot 20	1	\$ 33,684.21	\$ -
Block 2, Lot 21	1	\$ 33,684.21	\$ -
Block 2, Lot 22	1	\$ 33,684.21	\$ -
Block 2, Lot 23	1	\$ 33,684.21	\$ -
Block 2, Lot 24	1	\$ 33,684.21	\$ -
Block 2, Lot 25	1	\$ 33,684.21	\$ -
Block 2, Lot 26	1	\$ 33,684.21	\$ -
Block 2, Lot 27	1	\$ 33,684.21	\$ -
Block 2, Lot 28	1	\$ 33,684.21	\$ -
Block 2, Lot 29	1	\$ 33,684.21	\$ -
Block 2, Lot 30	1	\$ 33,684.21	\$ -
Block 2, Lot 31	1	\$ 33,684.21	\$ -
Block 2, Lot 32	1	\$ 33,684.21	\$ -
Block 3, Lot 1	1	\$ 33,684.21	\$ -
Block 3, Lot 2	1	\$ 33,684.21	\$ -

Lot and Block	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment due 1/31/21 ¹
Block 3, Lot 3	1	\$ 33,684.21	\$ -
Block 3, Lot 4	1	\$ 33,684.21	\$ -
Block 3, Lot 5	1	\$ 33,684.21	\$ -
Block 3, Lot 6	1	\$ 33,684.21	\$ -
Block 3, Lot 7	1	\$ 33,684.21	\$ -
Block 3, Lot 8	1	\$ 33,684.21	\$ -
Block 3, Lot 9	1	\$ 33,684.21	\$ -
Block 3, Lot 10	1	\$ 33,684.21	\$ -
Block 3, Lot 11	1	\$ 33,684.21	\$ -
Block 4, Lot 1	1	\$ 33,684.21	\$ -
Block 4, Lot 2	1	\$ 33,684.21	\$ -
Block 4, Lot 3	1	\$ 33,684.21	\$ -
Block 4, Lot 4	1	\$ 33,684.21	\$ -
Block 4, Lot 5	1	\$ 33,684.21	\$ -
Block 4, Lot 6	1	\$ 33,684.21	\$ -
Block 4, Lot 7	1	\$ 33,684.21	\$ -
Block 4, Lot 8	1	\$ 33,684.21	\$ -
Block 4, Lot 9	1	\$ 33,684.21	\$ -
Block 4, Lot 10	1	\$ 33,684.21	\$ -
Block 4, Lot 11	1	\$ 33,684.21	\$ -
Block 4, Lot 12	1	\$ 33,684.21	\$ -
Block 4, Lot 13	1	\$ 33,684.21	\$ -
Block 4, Lot 14	1	\$ 33,684.21	\$ -
Block 4, Lot 15	1	\$ 33,684.21	\$ -
Block 4, Lot 16	1	\$ 33,684.21	\$ -
Block 4, Lot 17	1	\$ 33,684.21	\$ -
Block 4, Lot 18	1	\$ 33,684.21	\$ -
Block 4, Lot 19	1	\$ 33,684.21	\$ -
Block 4, Lot 20	1	\$ 33,684.21	\$ -
Block 4, Lot 21	1	\$ 33,684.21	\$ -
Block 4, Lot 22	1	\$ 33,684.21	\$ -
Block 4, Lot 23	1	\$ 33,684.21	\$ -
Block 4, Lot 24	1	\$ 33,684.21	\$ -
Block 4, Lot 25	1	\$ 33,684.21	\$ -
Block 4, Lot 26	1	\$ 33,684.21	\$ -
Block 4, Lot 27	1	\$ 33,684.21	\$ -
Block 4, Lot 28	1	\$ 33,684.21	\$ -
Block 4, Lot 29	1	\$ 33,684.21	\$ -
Block 4, Lot 30	1	\$ 33,684.21	\$ -
Block 4, Lot 31	1	\$ 33,684.21	\$ -
Block 4, Lot 32	1	\$ 33,684.21	\$ -
Block 4, Lot 33	1	\$ 33,684.21	\$ -
Block 4, Lot 34	1	\$ 33,684.21	\$ -
Total		\$ 4,480,000.00	\$ -

¹ These lots have not been assigned a Property ID by the Harris County Appraisal District. Capitalized interest will cover the debt service requirements through the first installment which is due 1/31/2022. The Outstanding Assessment shown is the principal portion of the Assessment only and does not include accrued interest. Totals may not sum due to rounding.

EXHIBIT G-1 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installments Due	Improvement Area #1 Series A Bonds			IA #1 Reimbursement Obligation		Additional Interest	Annual Collection Costs ³	Total Annual Installment
	Principal	Interest ¹	Capitalized Interest	Principal	Interest ²			
1/31/2021	\$ -	\$ 87,236.55	\$ (87,237)	\$ -	\$ -	\$ -	\$ -	\$ -
1/31/2022	\$ 45,000	\$ 96,631.26	\$ -	\$ 30,000	\$ 94,525	\$ 12,450	\$ 53,000	\$ 331,606
1/31/2023	\$ 45,000	\$ 95,112.50	\$ -	\$ 35,000	\$ 93,100	\$ 12,225	\$ 53,000	\$ 333,438
1/31/2024	\$ 50,000	\$ 93,593.76	\$ -	\$ 35,000	\$ 91,438	\$ 12,000	\$ 53,000	\$ 335,031
1/31/2025	\$ 50,000	\$ 91,906.26	\$ -	\$ 35,000	\$ 89,775	\$ 11,750	\$ 53,000	\$ 331,431
1/31/2026	\$ 55,000	\$ 90,218.76	\$ -	\$ 35,000	\$ 88,113	\$ 11,500	\$ 53,000	\$ 332,831
1/31/2027	\$ 55,000	\$ 88,362.50	\$ -	\$ 40,000	\$ 86,450	\$ 11,225	\$ 53,000	\$ 334,038
1/31/2028	\$ 55,000	\$ 86,506.26	\$ -	\$ 45,000	\$ 84,550	\$ 10,950	\$ 53,000	\$ 335,006
1/31/2029	\$ 60,000	\$ 84,650.00	\$ -	\$ 45,000	\$ 82,413	\$ 10,675	\$ 53,000	\$ 335,738
1/31/2030	\$ 60,000	\$ 82,625.00	\$ -	\$ 50,000	\$ 80,275	\$ 10,375	\$ 53,000	\$ 336,275
1/31/2031	\$ 65,000	\$ 80,600.00	\$ -	\$ 45,000	\$ 77,900	\$ 10,075	\$ 53,000	\$ 331,575
1/31/2032	\$ 65,000	\$ 78,000.00	\$ -	\$ 55,000	\$ 75,763	\$ 9,750	\$ 53,000	\$ 336,513
1/31/2033	\$ 70,000	\$ 75,400.00	\$ -	\$ 55,000	\$ 73,150	\$ 9,425	\$ 53,000	\$ 335,975
1/31/2034	\$ 75,000	\$ 72,600.00	\$ -	\$ 55,000	\$ 70,538	\$ 9,075	\$ 53,000	\$ 335,213
1/31/2035	\$ 75,000	\$ 69,600.00	\$ -	\$ 60,000	\$ 67,925	\$ 8,700	\$ 53,000	\$ 334,225
1/31/2036	\$ 80,000	\$ 66,600.00	\$ -	\$ 60,000	\$ 65,075	\$ 8,325	\$ 53,000	\$ 333,000
1/31/2037	\$ 85,000	\$ 63,400.00	\$ -	\$ 65,000	\$ 62,225	\$ 7,925	\$ 53,000	\$ 336,550
1/31/2038	\$ 85,000	\$ 60,000.00	\$ -	\$ 70,000	\$ 59,138	\$ 7,500	\$ 53,000	\$ 334,638
1/31/2039	\$ 90,000	\$ 56,600.00	\$ -	\$ 75,000	\$ 55,813	\$ 7,075	\$ 53,000	\$ 337,488
1/31/2040	\$ 95,000	\$ 53,000.00	\$ -	\$ 75,000	\$ 52,250	\$ 6,625	\$ 53,000	\$ 334,875
1/31/2041	\$ 100,000	\$ 49,200.00	\$ -	\$ 80,000	\$ 48,688	\$ 6,150	\$ 53,000	\$ 337,038
1/31/2042	\$ 105,000	\$ 45,200.00	\$ -	\$ 85,000	\$ 44,888	\$ 5,650	\$ 53,000	\$ 338,738
1/31/2043	\$ 110,000	\$ 41,000.00	\$ -	\$ 90,000	\$ 40,850	\$ 5,125	\$ 53,000	\$ 339,975
1/31/2044	\$ 115,000	\$ 36,600.00	\$ -	\$ 90,000	\$ 36,575	\$ 4,575	\$ 53,000	\$ 335,750
1/31/2045	\$ 120,000	\$ 32,000.00	\$ -	\$ 100,000	\$ 32,300	\$ 4,000	\$ 53,000	\$ 341,300
1/31/2046	\$ 125,000	\$ 27,200.00	\$ -	\$ 105,000	\$ 27,550	\$ 3,400	\$ 53,000	\$ 341,150
1/31/2047	\$ 130,000	\$ 22,200.00	\$ -	\$ 110,000	\$ 22,563	\$ 2,775	\$ 53,000	\$ 340,538
1/31/2048	\$ 135,000	\$ 17,000.00	\$ -	\$ 115,000	\$ 17,338	\$ 2,125	\$ 53,000	\$ 339,463
1/31/2049	\$ 140,000	\$ 11,600.00	\$ -	\$ 125,000	\$ 11,875	\$ 1,450	\$ 53,000	\$ 342,925
1/31/2050	\$ 150,000	\$ 6,000.00	\$ -	\$ 125,000	\$ 5,938	\$ 750	\$ 53,000	\$ 340,688
Total	\$ 2,490,000	\$ 1,860,642.85	\$ (87,237)	\$ 1,990,000	\$ 1,738,975	\$ 223,625	\$ 1,537,000	\$ 9,753,006

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 G-2 – LOT TYPE 1 ANNUAL INSTALLMENTS

Annual Installments Due	Improvement Area #1 Series A Bonds			IA #1 Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total Annual Installment
	Principal	Interest ¹	Capitalized Interest	Principal	Interest ²			
1/31/2021	\$ -	\$ 655.91	\$ (655.91)	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ 13,989.80	\$ (655.91)	\$ 14,962.41	\$ 13,075.00	\$ 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 and subject to the recording of the Preliminary Plat attached as Exhibit L. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H – MAXIMUM ASSESSMENT AND SPECIAL BENEFIT PER LOT TYPE

Lot Type	Units	Assessment	Maximum Assessment per Lot Type	Special Benefit	Special Benefit per Lot Type
Improvement Area #1					
1	133	\$ 4,480,000	\$ 33,684	\$ 5,601,722	\$ 42,118
Total	133	\$ 4,480,000		\$ 5,601,722	

Note: Subject to the Improvement Area #1 Plat attached as **Exhibit L**.

EXHIBIT I – CONCEPT PLAN

A Schematic Plan
of
105.0 Acres, Tomball, TX

Prepared For:

Hines

LOT TABLE	
	362 LOTS 50'X125' = 10,100 SF

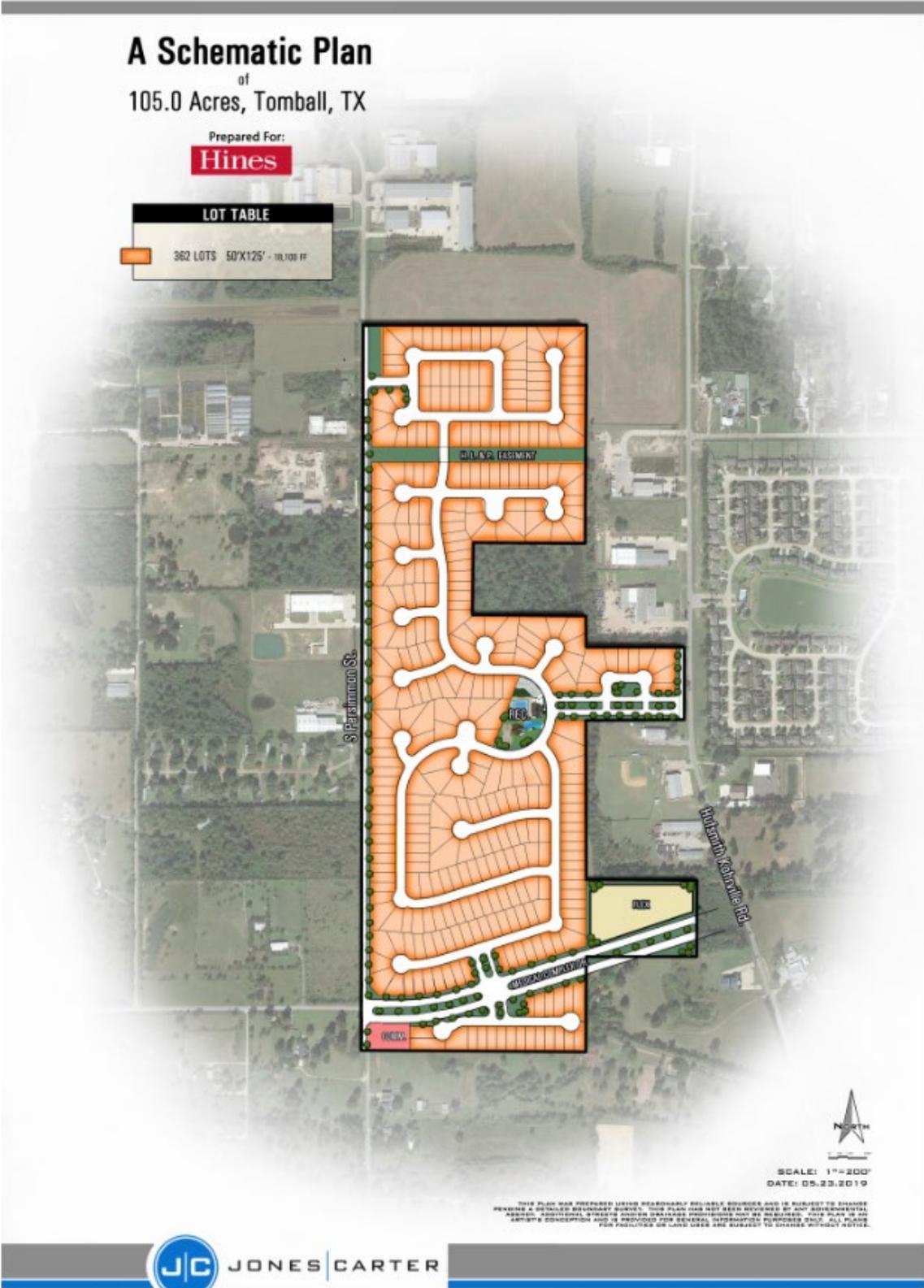
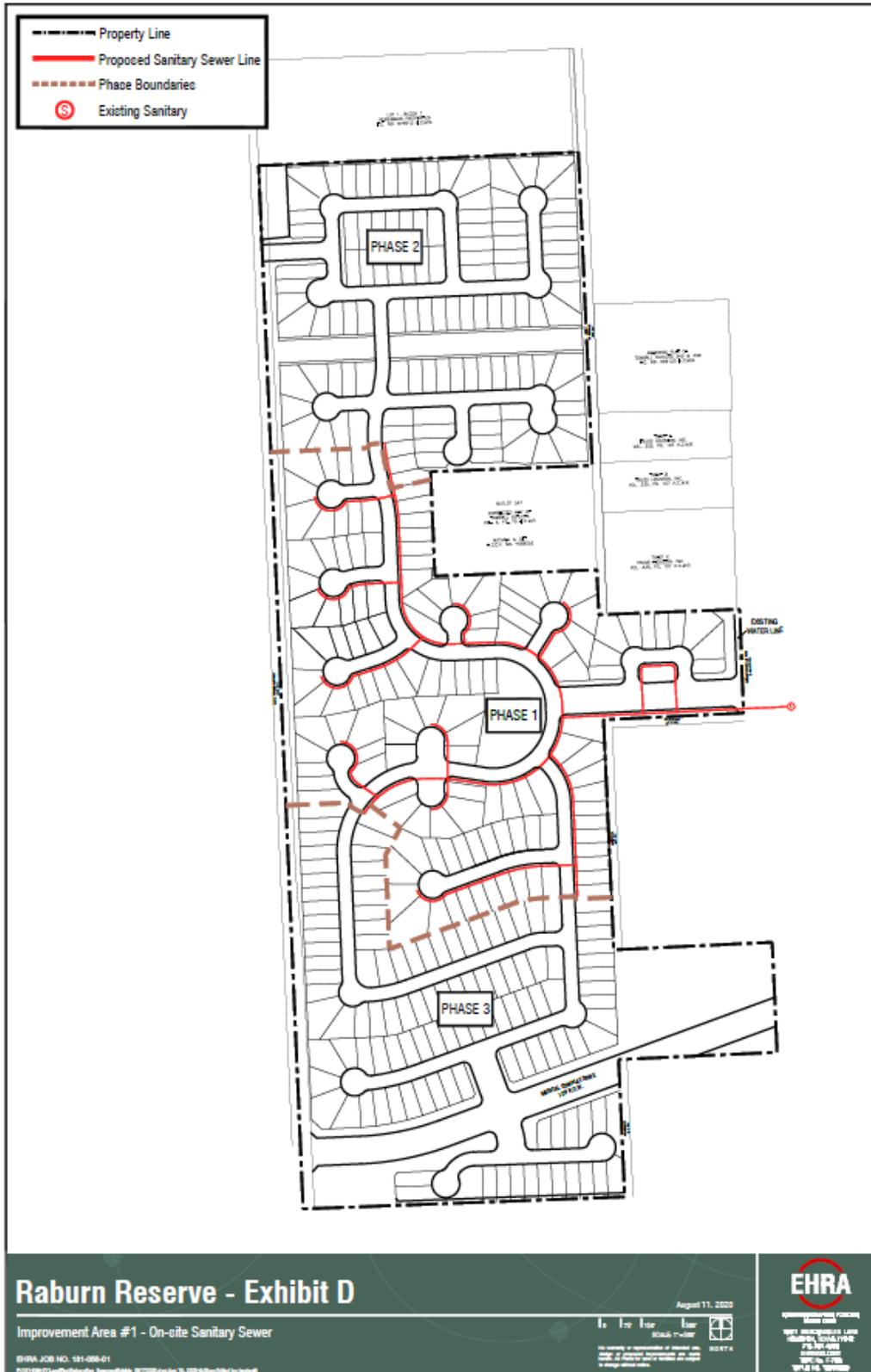
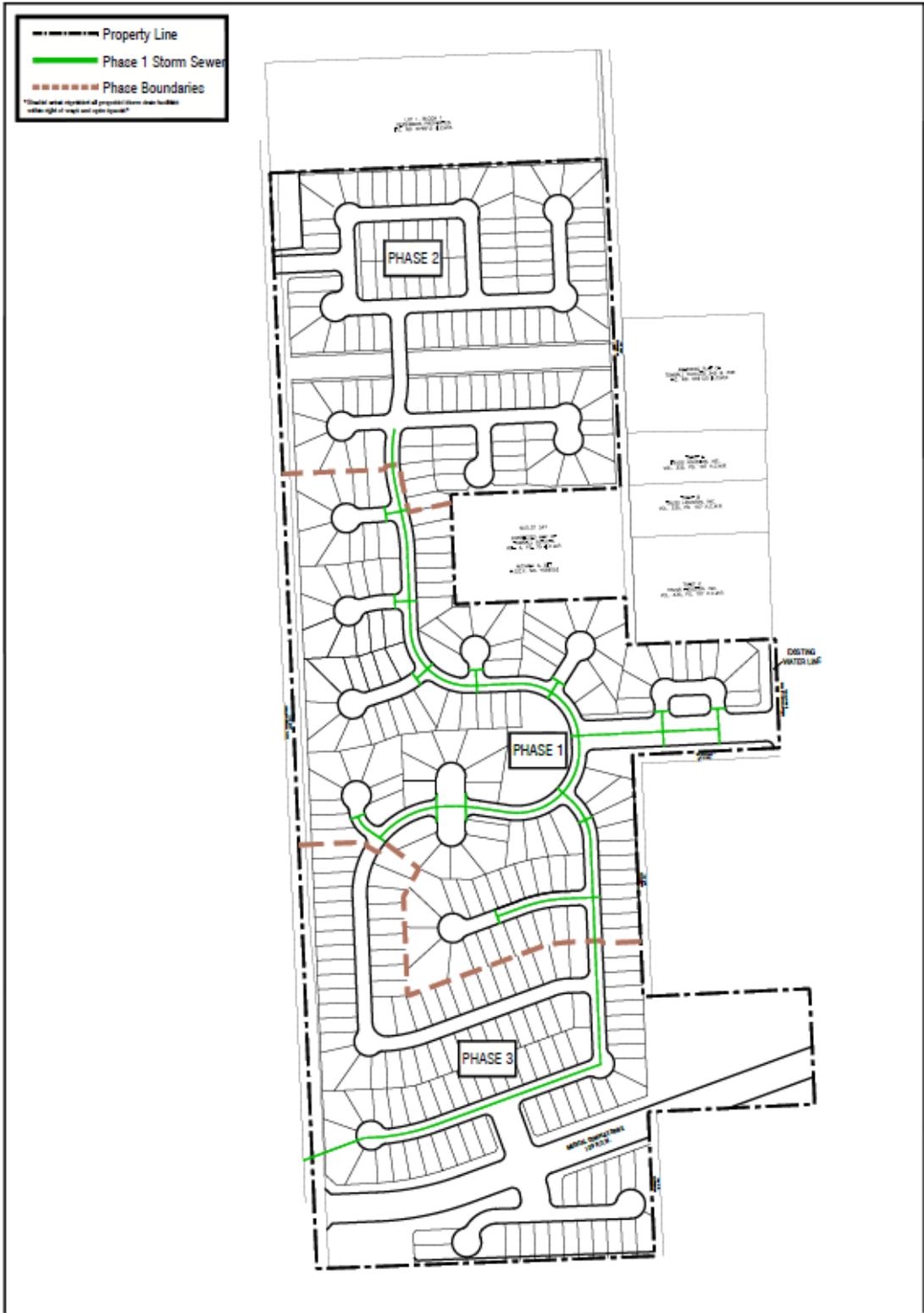


EXHIBIT J- IMPROVEMENT AREA #1 IMPROVEMENTS MAPS





Raburn Reserve - Exhibit E

Improvement Area #1 - Onsite Storm Sewer

EHRA JOB NO. 181-088-01
 R:\181-088-01\181-088-01\181-088-01.dwg 10/22/2020 10:20:43 AM 181-088-01.dwg by [redacted]

August 11, 2020

1/8" = 1'-0" (Horizontal)
 1/8" = 1'-0" (Vertical)

NO DATE



ENGINEERING PROFESSIONAL
 SERVICE CORP.
 1000 W. HARRISON AVENUE
 HARRISON, MISSISSIPPI
 39301-0000
 TEL: 601-938-1000
 FAX: 601-938-1001
 WWW.EHRA.COM

EXHIBIT K – NOTICE OF PID ASSESSMENT TERMINATION



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

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

Re: City of Tomball Lien Release documents for filing

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

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

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

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

Sincerely,
[Signature]

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

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of \$4,480,000 (hereinafter referred to as the "Lien Amount") for the following property:

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

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

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, as established by Ordinance No. 2020-26, which levied the Assessment in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

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

CITY OF TOMBALL, TEXAS,

By: _____
[Name], [Title]

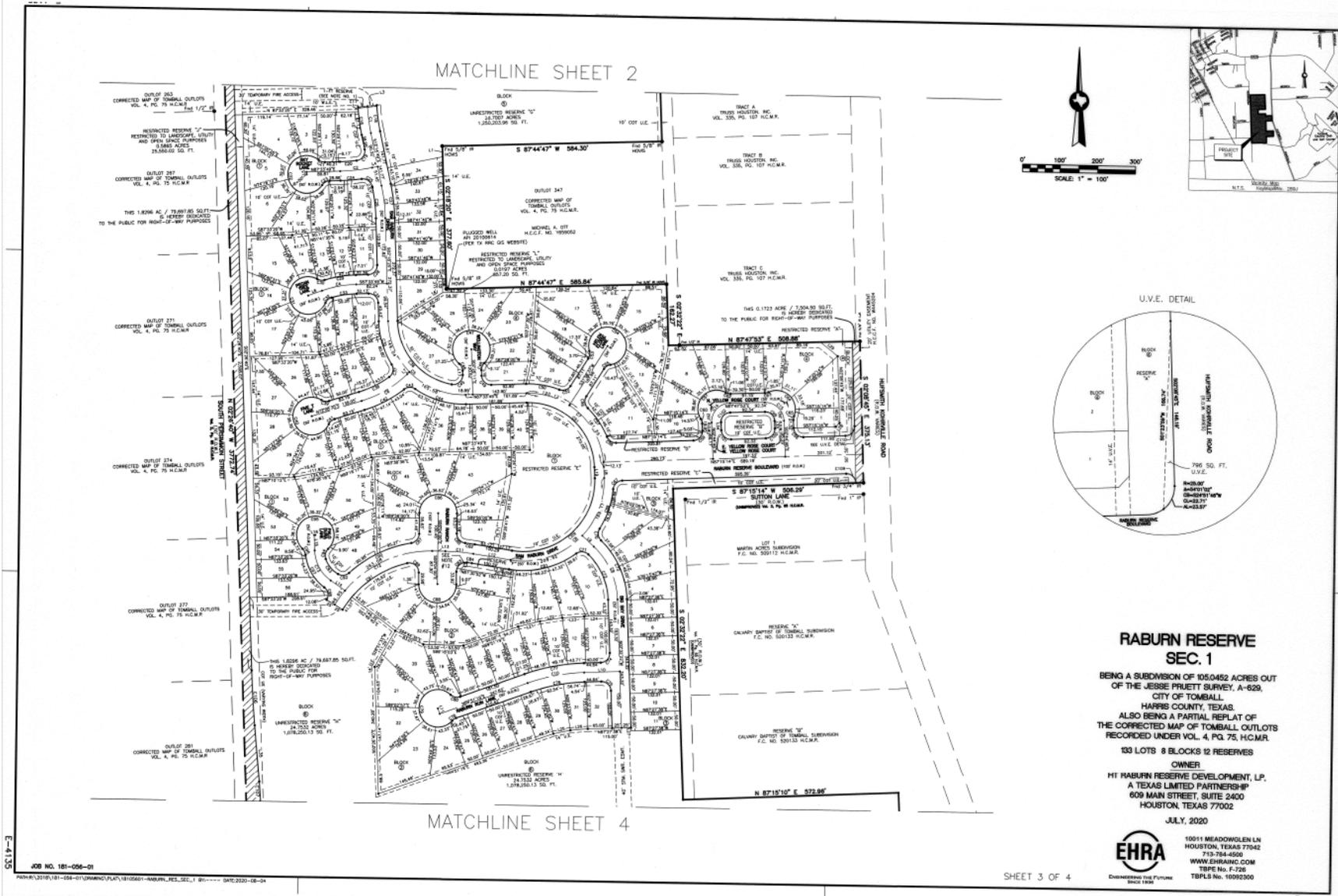
ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

Notary Public, State of Texas



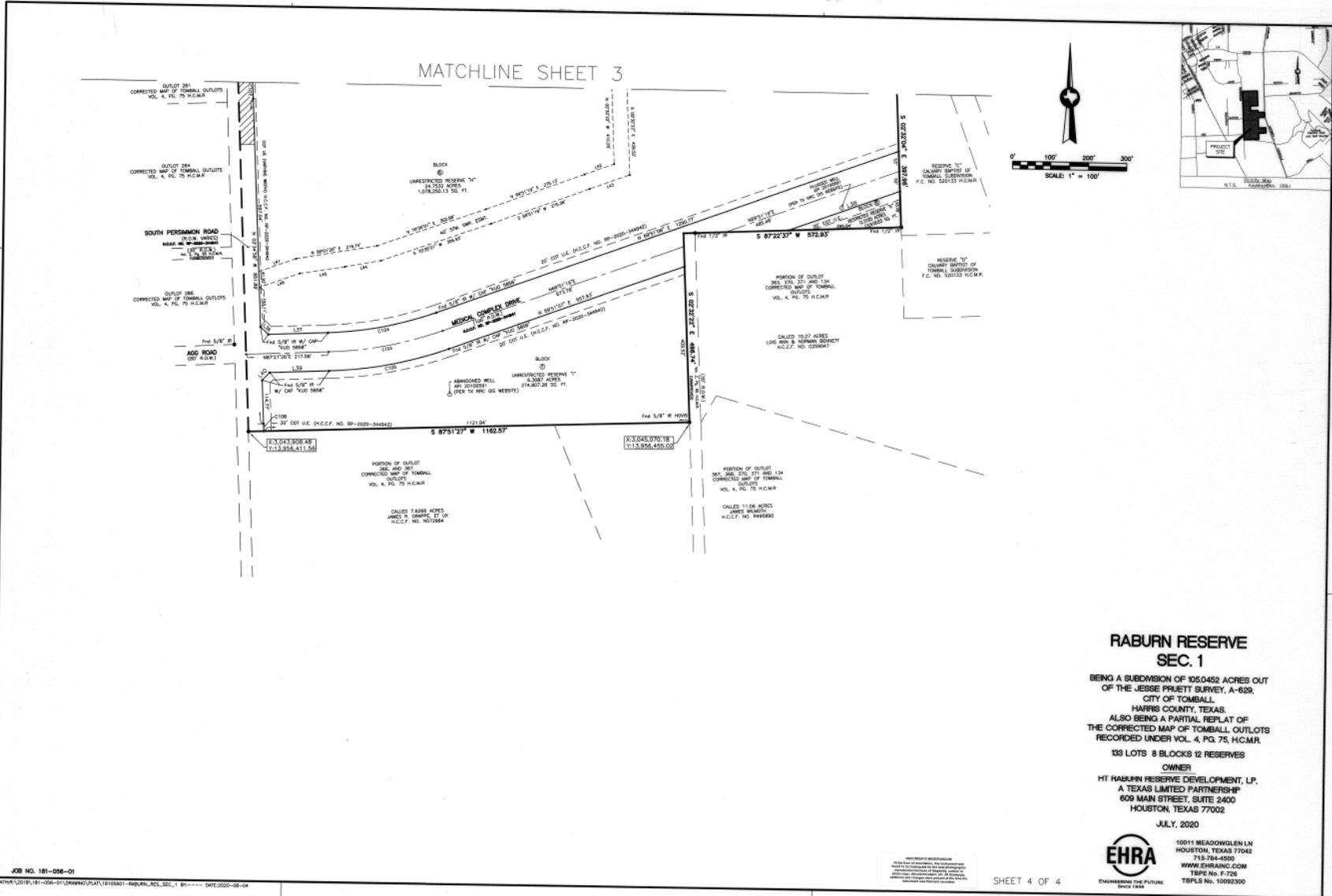
**RABURN RESERVE
SEC. 1**

BEING A SUBDIVISION OF 105.0452 ACRES OUT
OF THE JESSE PRUETT SURVEY, A-629,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS,
ALSO BEING A PARTIAL REPLAT OF
THE CORRECTED MAP OF TOMBALL OUTLOTS
RECORDED UNDER VOL. 4, PG. 75, H.C.M.R.
133 LOTS 8 BLOCKS 12 RESERVES
OWNER
HT RABURN RESERVE DEVELOPMENT, L.P.,
A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002
JULY, 2020

EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-6500
WWW.EHRAINC.COM
TABLE No. F-230
TBLPS No. 10092300

SHEET 3 OF 4

JOB NO. 181-056-01
DATE: 07/20/20
DRAWN BY: [Name]
CHECKED BY: [Name]



**RABURN RESERVE
SEC. 1**

BEING A SUBDIVISION OF 105,0452 ACRES OUT
OF THE JESSE PRALEY SURVEY, A-629,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS,
ALSO BEING A PARTIAL REPLAT OF
THE CORRECTED MAP OF TOMBALL OUTLOTS
RECORDED UNDER VOL. 4, PG. 75, H.C.M.R.
133 LOTS & BLOCKS 12 RESERVES

OWNER
HT RABURN RESERVE DEVELOPMENT, LP,
A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002

JULY, 2020
EHRA
10011 HEADOWGLEN LN
HOUSTON, TEXAS 77062
713-784-4000
WWW.EHRACOM.COM
TEPE No. F-728
TRPLS No. 10092300

E-41-35

JOB NO. 181-056-01
P:\181\2018\181-056-01\DRAWING\PLAT\18105601-RABURN_RES_SEC_1.DWG DATE:2020-08-04

REVISIONS
1. 08/04/2020
2. 08/04/2020
3. 08/04/2020
4. 08/04/2020
5. 08/04/2020
6. 08/04/2020
7. 08/04/2020
8. 08/04/2020
9. 08/04/2020
10. 08/04/2020
11. 08/04/2020
12. 08/04/2020
13. 08/04/2020
14. 08/04/2020
15. 08/04/2020
16. 08/04/2020
17. 08/04/2020
18. 08/04/2020
19. 08/04/2020
20. 08/04/2020
21. 08/04/2020
22. 08/04/2020
23. 08/04/2020
24. 08/04/2020
25. 08/04/2020
26. 08/04/2020
27. 08/04/2020
28. 08/04/2020
29. 08/04/2020
30. 08/04/2020
31. 08/04/2020
32. 08/04/2020
33. 08/04/2020
34. 08/04/2020
35. 08/04/2020
36. 08/04/2020
37. 08/04/2020
38. 08/04/2020
39. 08/04/2020
40. 08/04/2020
41. 08/04/2020
42. 08/04/2020
43. 08/04/2020
44. 08/04/2020
45. 08/04/2020
46. 08/04/2020
47. 08/04/2020
48. 08/04/2020
49. 08/04/2020
50. 08/04/2020
51. 08/04/2020
52. 08/04/2020
53. 08/04/2020
54. 08/04/2020
55. 08/04/2020
56. 08/04/2020
57. 08/04/2020
58. 08/04/2020
59. 08/04/2020
60. 08/04/2020
61. 08/04/2020
62. 08/04/2020
63. 08/04/2020
64. 08/04/2020
65. 08/04/2020
66. 08/04/2020
67. 08/04/2020
68. 08/04/2020
69. 08/04/2020
70. 08/04/2020
71. 08/04/2020
72. 08/04/2020
73. 08/04/2020
74. 08/04/2020
75. 08/04/2020
76. 08/04/2020
77. 08/04/2020
78. 08/04/2020
79. 08/04/2020
80. 08/04/2020
81. 08/04/2020
82. 08/04/2020
83. 08/04/2020
84. 08/04/2020
85. 08/04/2020
86. 08/04/2020
87. 08/04/2020
88. 08/04/2020
89. 08/04/2020
90. 08/04/2020
91. 08/04/2020
92. 08/04/2020
93. 08/04/2020
94. 08/04/2020
95. 08/04/2020
96. 08/04/2020
97. 08/04/2020
98. 08/04/2020
99. 08/04/2020
100. 08/04/2020

SHEET 4 OF 4