

ORDINANCE NO. 2023-22

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE 2023 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE WOOD LEAF PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2023 ANNUAL INSTALLMENTS.

* * * * *

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

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

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

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

WHEREAS, 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 Service and Assessment Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 6th day of September, 2022, 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, on September 19, 2022, the City Council approved an Ordinance levying Assessments on property within the District; and

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

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2023 (together, the “2023 Updates”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2023 Updates attached thereto, in conformity with the requirements of the PID Act; and

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

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

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

Section 2. That the 2023 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

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

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

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

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

[Signature Page Follows]

FIRST READING:

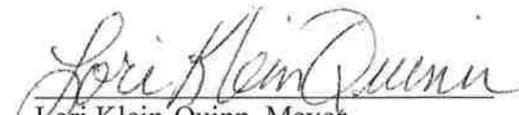
READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 7TH DAY OF AUGUST 2023.

COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN STOLL	<u>YEA</u>
COUNCILMAN DUNAGIN	<u>YEA</u>
COUNCILMAN TOWNSEND	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>

SECOND READING:

READ, PASSED, APPROVED AND ORDAINED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 21ST DAY OF AUGUST 2023.

COUNCILMAN FORD	<u>YEA</u>
COUNCILMAN STOLL	<u>YEA</u>
COUNCILMAN DUNAGIN	<u>YEA</u>
COUNCILMAN TOWNSEND	<u>YEA</u>
COUNCILMAN PARR	<u>YEA</u>


Lori Klein-Quinn, Mayor

ATTEST:


Tracy Lynn Garcia, City Secretary



**WOOD LEAF RESERVE
PUBLIC IMPROVEMENT DISTRICT
2023 ANNUAL SERVICE PLAN UPDATE**

AUGUST 7, 2023

INTRODUCTION

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings given to them in the 2022 Service and Assessment Plan (the “2022 SAP”), used for levying the Assessment. The District was created pursuant to the PID Act by Resolution No. 2021-04 on January 18, 2021 by the City to finance certain Authorized Improvements for the benefit of the property in the District.

On September 19, 2022, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 2022-31 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2022 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

Improvement Area #1

- The Wood Leaf Reserve Section 1 Plat was filed and recorded within the Harris County Official Public Records on April 14, 2021. The Wood Leaf Reserve Section 1 Plat consists of 123 residential Lots and 9 Non-Benefited Lots.

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

LOT AND HOME SALES

Improvement Area #1

The District consists of 123 Lots, further designated as 66 Lot Type 1 Lots, and 57 Lot Type 2. Per the Quarterly Report dated March 31, 2023, Shea Homes owns 18 Lots, further designated as 10 Lot Type 1 Lots, and 8 Lot Type 2 Lots. Chesmar Homes has completed home construction and delivered to end-users a total of 11 Lots, further designated as 6 Lot Type 1 Lots and 5 Lot Type 2 Lots. All homes in the District are expected to be completed by the first quarter of 2024.

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

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on May 10, 2022.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$4,316,000.00.

ANNUAL INSTALLMENT DUE 1/31/2024

Improvement Area #1

- **Principal and Interest¹** – The total principal and interest required for the Annual Installment is \$317,826.26.
- **Additional Interest/Prepayment and Delinquency Reserve** – The total Prepayment and Delinquency Reserve Requirement, as defined in the Indenture, has not been met. As such, the Prepayment and Delinquency Reserve will be funded with additional interest amount due of \$21,580.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is \$40,799.47. A breakdown of the Annual Collection Costs is shown below.

Improvement Area #1	
Administration	\$ 28,273.80
City Administrative Fees	3,100.20
Filing Fees	620.04
County Collection	185.39
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
Miscellaneous	620.04
Total Annual Collection Costs	\$40,799.47

Improvement Area #1	
Due January 31, 2024	
Principal	\$ 71,000.00
Interest	246,826.26
Annual Collection Costs	40,799.47
Additional Interest	21,580.00
Total Annual Installment	\$380,205.73

See **Exhibit B** for the debt service schedule for the PID Bonds as shown in the official statement.

¹ The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

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

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No extraordinary optional redemptions have occurred within Improvement Area #1.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Improvement Area #1						
Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 71,000	\$ 73,000	\$ 76,000	\$ 79,000	\$ 82,000
Interest		246,826	243,454	239,986	236,376	232,624
	(1)	<u>\$317,826</u>	<u>\$316,454</u>	<u>\$315,986</u>	<u>\$315,376</u>	<u>\$314,624</u>
Annual Collection Costs	(2)	\$ 40,799	\$ 41,615	\$ 42,448	\$ 43,297	\$ 44,163
Additonal Interest	(3)	\$ 21,580	\$ 21,225	\$ 20,860	\$ 20,480	\$ 20,085
Total Annual Installment	(4) = (1) + (2) + (3)	<u>\$380,206</u>	<u>\$379,294</u>	<u>\$379,294</u>	<u>\$379,153</u>	<u>\$378,871</u>

ASSESSMENT ROLL

The list of current Parcels or Lots within Improvement Area #1, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Improvement Area #1 ^[a]					Annual Collection Costs ^[c]	Annual Installment Due 1/31/24 ^[d]
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest			
1443500010001	Block 1 Lot 1	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010002	Block 1 Lot 2	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010003	Block 1 Lot 3	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010004	Block 1 Lot 4	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010005	Block 1 Lot 5	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010006	Block 1 Lot 6	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010007	Block 1 Lot 7	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010008	Block 1 Lot 8	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010009	Block 1 Lot 9	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010010	Block 1 Lot 10	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010011	Block 1 Lot 11	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010012	Block 1 Lot 12	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010013	Block 1 Lot 13	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010014	Block 1 Lot 14	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010015	Block 1 Lot 15	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010016	Block 1 Lot 16	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010017	Block 1 Lot 17	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010018	Block 1 Lot 18	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010019	Block 1 Lot 19	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010020	Block 1 Lot 20	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500010021	Block 1 Lot 21	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500020001	Block 2 Lot 1	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500020002	Block 2 Lot 2	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500020003	Block 2 Lot 3	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500020004	Block 2 Lot 4	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500020005	Block 2 Lot 5	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500020006	Block 2 Lot 6	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500020007	Block 2 Lot 7	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500030001	Block 3 Lot 1	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500030002	Block 3 Lot 2	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040001	Block 4 Lot 1	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040002	Block 4 Lot 2	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040003	Block 4 Lot 3	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040004	Block 4 Lot 4	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040005	Block 4 Lot 5	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040006	Block 4 Lot 6	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040007	Block 4 Lot 7	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040008	Block 4 Lot 8	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040009	Block 4 Lot 9	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040010	Block 4 Lot 10	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2024 Annual Installment.

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

[d] The Annual Installment covers the period September 15, 2023 to September 14, 2024, and is due by January 31, 2024.

Property ID	Legal Description	Lot Type	Improvement Area #1 ^[a]					Annual Collection Costs ^[c]	Annual Installment Due 1/31/24 ^[d]
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest			
1443500040011	Block 4 Lot 11	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040012	Block 4 Lot 12	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040013	Block 4 Lot 13	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040014	Block 4 Lot 14	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040015	Block 4 Lot 15	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500040016	Block 4 Lot 16	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040017	Block 4 Lot 17	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040018	Block 4 Lot 18	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040019	Block 4 Lot 19	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040020	Block 4 Lot 20	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040021	Block 4 Lot 21	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040022	Block 4 Lot 22	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040023	Block 4 Lot 23	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040024	Block 4 Lot 24	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040025	Block 4 Lot 25	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040026	Block 4 Lot 26	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040027	Block 4 Lot 27	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040028	Block 4 Lot 28	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040029	Block 4 Lot 29	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040030	Block 4 Lot 30	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040031	Block 4 Lot 31	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040032	Block 4 Lot 32	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040033	Block 4 Lot 33	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040034	Block 4 Lot 34	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040035	Block 4 Lot 35	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040036	Block 4 Lot 36	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040037	Block 4 Lot 37	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040038	Block 4 Lot 38	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040039	Block 4 Lot 39	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040040	Block 4 Lot 40	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040041	Block 4 Lot 41	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040042	Block 4 Lot 42	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040043	Block 4 Lot 43	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040044	Block 4 Lot 44	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040045	Block 4 Lot 45	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040046	Block 4 Lot 46	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040047	Block 4 Lot 47	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040048	Block 4 Lot 48	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040049	Block 4 Lot 49	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040050	Block 4 Lot 50	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2024 Annual Installment.

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

[d] The Annual Installment covers the period September 15, 2023 to September 14, 2024, and is due by January 31, 2024.

Property ID	Legal Description	Lot Type	Improvement Area #1 ^[a]					Annual Collection Costs ^[c]	Annual Installment Due 1/31/24 ^[d]
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[c]		
1443500040051	Block 4 Lot 51	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040052	Block 4 Lot 52	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500040053	Block 4 Lot 53	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050001	Block 5 Lot 1	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500050002	Block 5 Lot 2	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500050003	Block 5 Lot 3	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500050004	Block 5 Lot 4	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500050005	Block 5 Lot 5	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050006	Block 5 Lot 6	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050007	Block 5 Lot 7	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050008	Block 5 Lot 8	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050009	Block 5 Lot 9	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050010	Block 5 Lot 10	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050011	Block 5 Lot 11	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050012	Block 5 Lot 12	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050013	Block 5 Lot 13	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050014	Block 5 Lot 14	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050015	Block 5 Lot 15	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050016	Block 5 Lot 16	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050017	Block 5 Lot 17	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500050018	Block 5 Lot 18	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060001	Block 6 Lot 1	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060002	Block 6 Lot 2	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060003	Block 6 Lot 3	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060004	Block 6 Lot 4	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060005	Block 6 Lot 5	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060006	Block 6 Lot 6	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060007	Block 6 Lot 7	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060008	Block 6 Lot 8	Lot Type 2	\$ 37,250.29	\$ 612.78	\$ 2,130.29	\$ 186.25	\$ 352.13	\$ 3,281.46	
1443500060009	Block 6 Lot 9	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060010	Block 6 Lot 10	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060011	Block 6 Lot 11	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060012	Block 6 Lot 12	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060013	Block 6 Lot 13	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060014	Block 6 Lot 14	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060015	Block 6 Lot 15	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060016	Block 6 Lot 16	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060017	Block 6 Lot 17	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060018	Block 6 Lot 18	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	
1443500060019	Block 6 Lot 19	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2024 Annual Installment.

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

[d] The Annual Installment covers the period September 15, 2023 to September 14, 2024, and is due by January 31, 2024.

Property ID	Legal Description	Lot Type	Improvement Area #1 ^[a]					
			Outstanding Assessment ^[b]	Principal	Interest	Additional Interest	Annual Collection Costs ^[c]	Annual Installment Due 1/31/24 ^[d]
1443500060020	Block 6 Lot 20	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71
1443500060021	Block 6 Lot 21	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71
1443500060022	Block 6 Lot 22	Lot Type 1	\$ 33,223.23	\$ 546.54	\$ 1,899.99	\$ 166.12	\$ 314.06	\$ 2,926.71
1443500010022	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500010023	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500020008	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500020009	Park	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500020010	Lake/Detention	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500040054	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500040055	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500040056	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1443500060023	Landscape/Open Space and Utilities	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$4,315,999.71	\$71,000.00	\$246,826.26	\$21,580.00	\$40,799.47	\$ 380,206.08

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2024 Annual Installment.

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

[d] The Annual Installment covers the period September 15, 2023 to September 14, 2024, and is due by January 31, 2024.

EXHIBIT B – IMPROVEMENT AREA #1 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

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

(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK)

EXHIBIT D – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types within Improvement Area #1 are found in this Exhibit:

- Lot Type 1 (40')
- Lot Type 2 (50')

**WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 -
LOT TYPE 1 - BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$33,223.23

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

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

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

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

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

Annual Installments – Improvement Area #1 – Lot Type 1

Installment Due January 31,	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment
2024	546.54	1,899.99	166.12	314.06	2,926.71
2025	561.93	1,874.03	163.38	320.34	2,919.69
2026	585.02	1,847.34	160.57	326.75	2,919.69
2027	608.12	1,819.55	157.65	333.28	2,918.60
2028	631.21	1,790.67	154.61	339.95	2,916.43
2029	662.00	1,758.32	151.45	346.75	2,918.52
2030	692.79	1,724.39	148.14	353.68	2,919.01
2031	723.58	1,688.88	144.68	360.76	2,917.90
2032	754.37	1,651.80	141.06	367.97	2,915.21
2033	785.16	1,613.14	137.29	375.33	2,910.92
2034	831.35	1,567.01	133.36	382.84	2,914.56
2035	877.54	1,518.17	129.21	390.50	2,915.41
2036	923.72	1,466.61	124.82	398.31	2,913.46
2037	969.91	1,412.34	120.20	406.27	2,908.72
2038	1,023.79	1,355.36	115.35	414.40	2,908.90
2039	1,077.68	1,295.21	110.23	422.69	2,905.81
2040	1,139.26	1,231.90	104.84	431.14	2,907.14
2041	1,200.84	1,164.97	99.15	439.76	2,904.72
2042	1,270.12	1,094.42	93.14	448.56	2,906.24
2043	1,339.40	1,019.80	86.79	457.53	2,903.52
2044	1,408.68	941.11	80.09	466.68	2,896.56
2045	1,493.35	858.35	73.05	476.01	2,900.77
2046	1,578.03	770.62	65.58	485.53	2,899.76
2047	1,662.70	677.91	57.69	495.24	2,893.55
2048	1,762.77	580.22	49.38	505.15	2,897.52
2049	1,862.84	476.66	40.57	515.25	2,895.32
2050	1,970.61	367.22	31.25	525.56	2,894.64
2051	2,078.38	251.45	21.40	536.07	2,887.29
2052	2,201.54	129.34	11.01	546.79	2,888.68
Total	\$ 33,223.23	\$ 35,846.77	\$ 3,072.07	12,183.16	\$ 84,325.23

Footnotes:

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

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

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

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

**WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 -
LOT TYPE 2 - BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$37,250.29

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

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

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

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

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

Annual Installments – Improvement Area #1 – Lot Type 2

Installment Due January 31,	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment
2024	612.78	2,130.29	186.25	352.13	3,281.46
2025	630.04	2,101.19	183.19	359.17	3,273.59
2026	655.94	2,071.26	180.04	366.36	3,273.59
2027	681.83	2,040.10	176.76	373.68	3,272.37
2028	707.72	2,007.72	173.35	381.16	3,269.94
2029	742.24	1,971.45	169.81	388.78	3,272.28
2030	776.77	1,933.41	166.10	396.56	3,272.83
2031	811.29	1,893.60	162.21	404.49	3,271.59
2032	845.81	1,852.02	158.16	412.58	3,268.56
2033	880.34	1,808.67	153.93	420.83	3,263.76
2034	932.12	1,756.95	149.53	429.24	3,267.84
2035	983.90	1,702.19	144.87	437.83	3,268.79
2036	1,035.69	1,644.38	139.95	446.59	3,266.61
2037	1,087.47	1,583.54	134.77	455.52	3,261.30
2038	1,147.89	1,519.65	129.33	464.63	3,261.50
2039	1,208.30	1,452.21	123.59	473.92	3,258.03
2040	1,277.35	1,381.22	117.55	483.40	3,259.52
2041	1,346.40	1,306.18	111.16	493.07	3,256.80
2042	1,424.07	1,227.08	104.43	502.93	3,258.51
2043	1,501.75	1,143.41	97.31	512.99	3,255.46
2044	1,579.43	1,055.18	89.80	523.25	3,247.66
2045	1,674.36	962.39	81.91	533.71	3,252.37
2046	1,769.30	864.02	73.53	544.39	3,251.25
2047	1,864.24	760.08	64.69	555.27	3,244.28
2048	1,976.44	650.55	55.37	566.38	3,248.74
2049	2,088.64	534.44	45.48	577.71	3,246.27
2050	2,209.47	411.73	35.04	589.26	3,245.50
2051	2,330.30	281.92	23.99	601.05	3,237.26
2052	2,468.39	145.02	12.34	613.07	3,238.82
Total	\$ 37,250.29	\$ 40,191.83	\$ 3,444.44	\$ 13,659.90	\$ 94,546.47

Footnotes:

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

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

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