

ORDINANCE NO. 2025 - 26

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

* * * * *

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

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

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

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

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

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

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

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

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments

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

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

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

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

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

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

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2025 (together, the "2025 Updates"); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2025 Updates attached thereto, in conformity with the requirements of the PID Act; and

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

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

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

SECTION 2: That the 2025 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

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

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

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

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

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 21st DAY OF July, 2025.

COUNCILMAN FORD
COUNCILMAN GARCIA
COUNCILMAN DUNAGIN
COUNCILWOMAN COVINGTON
COUNCILMAN PARR

Yea
Yea
Yea
Yea
Yea

SECOND READING:

READ, PASSED, APPROVED AND ORDAINED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 4th DAY OF AUGUST 2025.

COUNCILMAN FORD
COUNCILMAN GARCIA
COUNCILMAN DUNAGIN
COUNCILWOMAN COVINGTON
COUNCILMAN PARR

Absent
Yea
Yea
Yea
Yea

Lori Klein-Quinn
Lori Klein-Quinn, Mayor

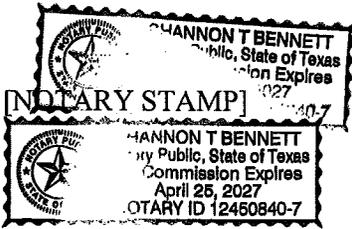
ATTEST:

Thomas Harris III
Thomas Harris III, City Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

Given under my hand and seal of office this 4th, August 2025.



Shannon T. Bennett
Notary Public, State of Texas

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EXHIBIT A
2025 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL UPDATE

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Exhibit A

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**SEVEN OAKS
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE**

JULY 21, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them in the 2023 Service and Assessment Plan (the “2023 SAP”), used for levying the Assessment.

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

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

On July 15, 2024, the City Council approved the 2024 SAP for the District by adopting Ordinance No. 2024-21 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

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PARCEL SUBDIVISION

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

See the anticipated Lot Type classification summary within District below:

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

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

LOT AND HOME SALES

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

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

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

AUTHORIZED IMPROVEMENTS

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

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$3,396,057.00.

ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$259,841.68.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is \$41,141.20. A breakdown of the Annual Collection Costs is shown below.

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

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

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

PREPAYMENT OF ASSESSMENTS IN FULL

No parcels in the District have made full Prepayments.

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PARTIAL PREPAYMENT OF ASSESSMENTS

No parcels in the District have made partial Prepayments.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

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

Footnotes:

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

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026

EXHIBIT A –DISTRICT ASSESSMENT ROLL

Property ID ^(a)	Property Address	Legal Description	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	District Collection Costs ^(b)	Annual Installment Due 1/31/2026 ^(b)	
1469890010001	2574 MEMORY OAKS DR	LT 1 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010002	2576 MEMORY OAKS DR	LT 2 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010003	2566 MEMORY OAKS DR	LT 3 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010004	2558 MEMORY OAKS DR	LT 4 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010005	2554 MEMORY OAKS DR	LT 5 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010006	2550 MEMORY OAKS DR	LT 6 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010007	2546 MEMORY OAKS DR	LT 7 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010008	0 MEMORY OAKS DR	LT 8 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010009	0 MEMORY OAKS DR	LT 9 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010010	2534 MEMORY OAKS DR	LT 10 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010011	0 MEMORY OAKS DR	LT 11 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010012	0 MEMORY OAKS DR	LT 12 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010013	0 MEMORY OAKS DR	LT 13 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010014	0 MEMORY OAKS DR	LT 14 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010015	0 MEMORY OAKS DR	LT 15 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010016	2527 MEMORY OAKS DR	LT 16 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010017	0 MEMORY OAKS DR	LT 17 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010018	0 MEMORY OAKS DR	LT 18 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010019	0 MEMORY OAKS DR	LT 19 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010020	0 MEMORY OAKS DR	LT 20 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010021	0 MEMORY OAKS DR	LT 21 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010022	0 MEMORY OAKS DR	LT 22 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010023	2418 MEMORY OAKS DR	LT 23 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010024	0 MEMORY OAKS DR	LT 24 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010025	0 MEMORY OAKS DR	LT 25 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010026	0 MEMORY OAKS DR	LT 26 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010027	2402 MEMORY OAKS DR	LT 27 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010028	0 MEMORY OAKS DR	LT 28 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010029	2334 MEMORY OAKS DR	LT 29 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010030	0 MEMORY OAKS DR	LT 30 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010031	0 MEMORY OAKS DR	LT 31 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010032	2318 MEMORY OAKS DR	LT 32 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010033	2314 MEMORY OAKS DR	LT 33 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010034	2310 MEMORY OAKS DR	LT 34 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010035	2306 MEMORY OAKS DR	LT 35 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010036	2302 MEMORY OAKS DR	LT 36 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010037	2238 MEMORY OAKS DR	LT 37 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010038	2234 MEMORY OAKS DR	LT 38 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010039	2230 MEMORY OAKS DR	LT 39 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63
1469890010040	2226 MEMORY OAKS DR	LT 40 BLK 1	1	\$	24,085.51	\$ 1,505.34	\$	-	\$ 291.78	\$ 2,134.63

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.
- [c] Subject to change based on the final certified rolls provided by the County prior to billing.

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

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.
- [c] Subject to change based on the final certified rolls provided by the County prior to billing.

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

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.
- [c] Subject to change based on the final certified rolls provided by the County prior to billing.

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

Footnotes:

- [a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.
- [b] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$8,460 for the District.
- [c] Subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENT SCHEDULE

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

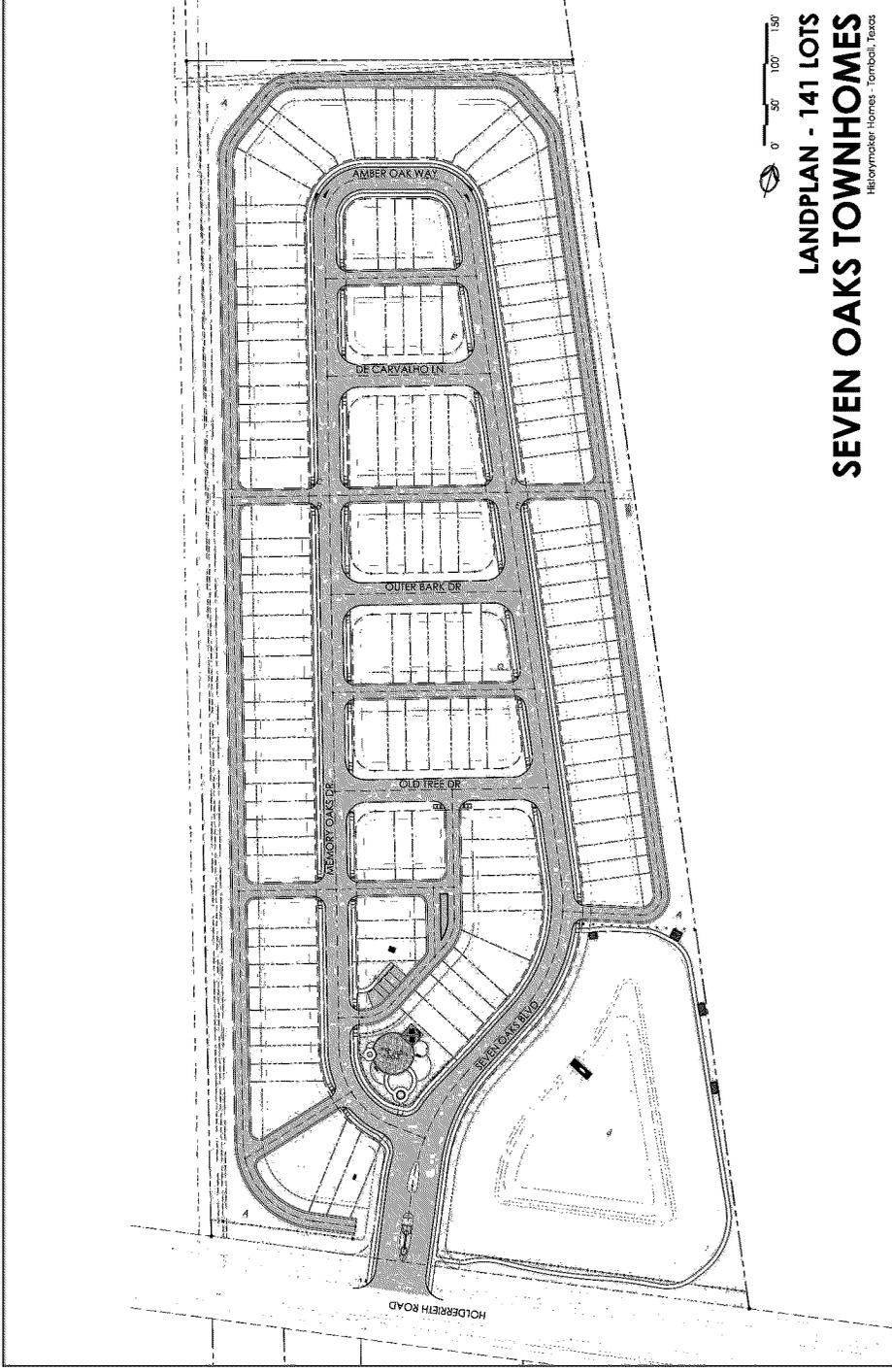
Footnotes:

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

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

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

EXHIBIT C – LOT TYPE CLASSIFICATION MAP



LANDPLAN - 141 LOTS
SEVEN OAKS TOWNHOMES
HomeMaker Homes - Tomball, Texas

EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1

SEVEN OAKS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

RP-2025-310912

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$24,085.51

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

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

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

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

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

RP-2025-310912

[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.

RP-2025-310912

[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.

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

RP-2025-310912

[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.

**Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment**

RP-2025-310912

Annual Installments – Lot Type 1

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest ^[b]	Total Annual Installment Due ^[c]
2026	\$ 337.50	\$ 1,505.34	\$ 291.78	\$ -	\$ 2,134.63
2027	\$ 358.60	\$ 1,484.25	\$ 297.62	\$ -	\$ 2,140.47
2028	\$ 381.01	\$ 1,461.84	\$ 303.57	\$ -	\$ 2,146.42
2029	\$ 404.82	\$ 1,438.02	\$ 309.64	\$ -	\$ 2,152.49
2030	\$ 430.13	\$ 1,412.72	\$ 315.83	\$ -	\$ 2,158.68
2031	\$ 457.01	\$ 1,385.84	\$ 322.15	\$ -	\$ 2,165.00
2032	\$ 485.57	\$ 1,357.28	\$ 328.59	\$ -	\$ 2,171.44
2033	\$ 515.92	\$ 1,326.93	\$ 335.17	\$ -	\$ 2,178.01
2034	\$ 548.16	\$ 1,294.68	\$ 341.87	\$ -	\$ 2,184.72
2035	\$ 582.42	\$ 1,260.42	\$ 348.71	\$ -	\$ 2,191.55
2036	\$ 618.83	\$ 1,224.02	\$ 355.68	\$ -	\$ 2,198.53
2037	\$ 657.50	\$ 1,185.35	\$ 362.79	\$ -	\$ 2,205.64
2038	\$ 698.60	\$ 1,144.25	\$ 370.05	\$ -	\$ 2,212.90
2039	\$ 742.26	\$ 1,100.59	\$ 377.45	\$ -	\$ 2,220.30
2040	\$ 788.65	\$ 1,054.20	\$ 385.00	\$ -	\$ 2,227.85
2041	\$ 837.94	\$ 1,004.91	\$ 392.70	\$ -	\$ 2,235.55
2042	\$ 890.31	\$ 952.54	\$ 400.55	\$ -	\$ 2,243.40
2043	\$ 945.96	\$ 896.89	\$ 408.56	\$ -	\$ 2,251.41
2044	\$ 1,005.08	\$ 837.77	\$ 416.74	\$ -	\$ 2,259.58
2045	\$ 1,067.90	\$ 774.95	\$ 425.07	\$ -	\$ 2,267.92
2046	\$ 1,134.64	\$ 708.21	\$ 433.57	\$ -	\$ 2,276.42
2047	\$ 1,205.56	\$ 637.29	\$ 442.24	\$ -	\$ 2,285.09
2048	\$ 1,280.90	\$ 561.95	\$ 451.09	\$ -	\$ 2,293.94
2049	\$ 1,360.96	\$ 481.89	\$ 460.11	\$ -	\$ 2,302.96
2050	\$ 1,446.02	\$ 396.83	\$ 469.31	\$ -	\$ 2,312.16
2051	\$ 1,536.40	\$ 306.45	\$ 478.70	\$ -	\$ 2,321.55
2052	\$ 1,632.42	\$ 210.43	\$ 488.27	\$ -	\$ 2,331.12
2053	\$ 1,734.45	\$ 108.40	\$ 498.04	\$ -	\$ 2,340.89
Total	\$ 24,085.51	\$ 27,514.26	\$ 10,810.86	\$ -	\$ 62,410.63

Footnotes:

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

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

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

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

RP-2025-310912

RP-2025-310912
Pages 26
08/07/2025 01:35 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$121.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-310912

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS §
COUNTIES OF HARRIS AND MONTGOMERY §
CITY OF TOMBALL §

We, the undersigned officers of the City Council of the City of Tomball, Texas, hereby certify as follows:

1. The City Council of the City of Tomball, Texas, convened in a regular meeting on the 4th day of August 2025, at the regular meeting place thereof, within said City, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Lori Klein Quinn	Mayor
Dane Dunagin	Mayor Pro Tem
John F. Ford	Council Member
Paul Garcia	Council Member
Lisa A. Covington	Council Member
Randy Parr	Council Member

and all of said persons were present, except the following absentee(s): John Ford, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting:

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

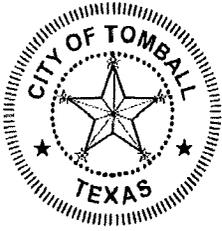
was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said ordinance be adopted; and, after due discussion, said motion, carrying with it the adoption of said ordinance, prevailed and carried by the following vote:

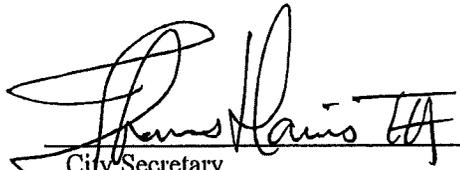
<u>4</u>	Member(s) of City Council shown present voted "Aye."
<u>0</u>	Member(s) of City Council shown present voted "No."

RP-2025-310912

2. A true, full and correct copy of the aforesaid ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said ordinance has been duly recorded in said City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said ordinance would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this 4th day of August, 2025.





City Secretary
City of Tomball, Texas

*Certificate for Ordinance Approving
2025 Update to Service and Assessment Plan – Seven Oaks PID*

RP-2025-310912