



## **EXHIBIT B**

### **City of Tomball Public Improvement District (PID) Application**

#### **APPLICANT INFORMATION**

Name: FLS Development, LLC Title: Developer

Mailing Address: 17119 Lakeway Park Drive, Tomball, Texas 77375

Phone: (832) 515-1858 Email: kyle@flsdevelopers.com

*Please attach additional applicant information as necessary.*

#### **OWNER INFORMATION**

Name: Shawn Speer and Shonna Speer Title: Developer Partner

Mailing Address: 17119 Lakeway Park Drive, Tomball, Texas 77375

Phone: (713) 285-9367 Email: Shawn@harrisburgtx.com

#### **PROJECT INFORMATION**

Description of Proposed Project: Mixed use commercial/residential development along  
Hufsmith Kohrville Rd.

Physical Location of Property: 22110 Hufsmith Kohrville Rd (Portion of)

HCAD Identification No.: Pending Acreage: 50.1051

Current Use of Property: Undeveloped agricultural

Proposed Use of Property: Mixed use residential/commercial

## PID CONSIDERATIONS

Please intimal which consideration from the “Development Policy for Special Financing Districts” the PID request adheres to and provide detailed reasoning as to how.

KF	1. Generates economic and superior development benefits to the City beyond what normal development would generate.
KF	2. Provide for improvements in the public right of way (e.g. entryways, landscaping, fountains, specialty lighting, art, decorative and landscaped streets and sidewalks, bike lanes, multi-use trails, signage, etc.)
	3. Meet community needs (e.g. enhanced drainage improvements, parks and off-street public parking facilities, pedestrian connectivity, water and wastewater on or off-site improvements) including without limitation development’s pro-rate share of the regional facilities and services.
KF	4. Implement City of Tomball master plans, including water, wastewater, parks, and trails.
KF	5. Increase or enhance the City’s transportation and roadway plans.
	6. Exceed development requirements in the City, including but not limited to enhanced architectural standards, enhanced landscaping, enhanced amenities, and provide for the superior design of lots or buildings.
KF	7. Preserve and protect natural amenities and environmental assets such as lakes, trees, creeks, ponds, floodplains, slopes, hills, and wildlife habitats.
KF	8. Willing to annex into the City of Tomball, if applicable, in exchange for the creation of a PID.
KF	9. Provide a unique or special development to the Tomball community (e.g. amenity centers, play areas, pools, picnic facilities, multi-purpose trails.)
KF	10. Have the support of 100% of the owners of the property within the PID.

1. The elevated single family home prices within the lot coverage and land-use area provide higher tax revenue per acre than what can typically be found throughout Tomball.

2. Public ROW is being dedicated to-and-through the property with public access to parks and trails created within the PID boundary.

3. NA

4. Parks and trails as defined in the PD documents.

5. Public ROW is being dedicated to-and-through the property to connect future major thoroughfares.

6. Elevated development requirements are defined in the PD documents.

7. NA

8. This property will be annexed into the City of Tomball in exchange for the creation of a PID.

9. The PD documents describe a unique and special development to the Tomball Community.

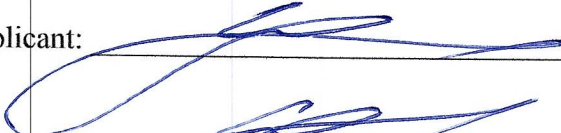
10. All owners are in agreement and support the creation of a PID for the property.

<u>Exhibit A</u>	Completed PID petition
<u>Delivered 11/14</u>	Non-refundable payment of PID Application Review Fee
<u>Cover Letter</u>	Letter from Developer/Applicant requesting consideration of PID
<u>Exhibit C</u>	General summary and description of proposed development
<u>Exhibit C</u>	Site plan or general plan that shows land use and thoroughfare connections
<u>Exhibit C</u>	Demonstration of how the development is in compliance with the City's Comprehensive Plan and Future Land Use Plan
<u>Exhibit C</u>	Demonstration of how the proposed development is in compliance with the zoning of the property
<u>Exhibit C</u>	Description of any amenities for the proposed development
<u>Exhibit C</u>	Description of any elevated design and landscaping standards for the proposed development
<u>Cover Letter</u>	Summary of special benefits to be received by the development
<u>Cover Letter</u> <u>Exhibit D</u> <u>Exhibit E</u>	Evidence the developer has the expertise, experience, necessary capital, and financial backing to complete the new development to be supported by the District financing
<u>Exhibit D</u>	Identify all project expenses and costs, including acquisition, construction, and any applicable long-term management cost
<u>Exhibit D &amp; E</u>	Description and preliminary estimate of public infrastructure included with development (include both developer-funded and proposed PID-funded elements)
<u>Exhibit F</u>	Propose total assessment and tax rate equivalent
<u>Exhibit F</u>	Description of any property that will be subject to or exempt from assessments
<u>N/A</u>	Any additional information which you believe would be necessary for the City to evaluate the proposed project.

## ACKNOWLEDGEMENT

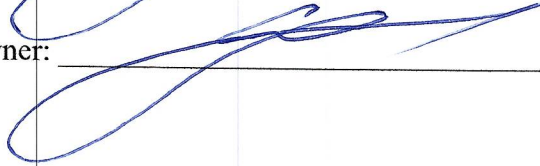
I, William Shawn Speer, certify that the information on this form and included in the attached City of Tomball PID Application is true and correct to the best of my knowledge and the undersigned is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in possible delays and/or denial.

Signature of Applicant:



Date: 5/15/25

Signature of Owner:



Date: 5/15/25



**FLS Development  
Planned Development Regulations  
(Medical Complex Blvd & Hufsmith Kohville Rd)**

**Contents**

- a. General Provisions
- b. Land Uses
- c. Development Regulations
- d. Architecture Standards
- e. Landscape/Buffer Regulations
- f. Amenities

**a. General Provisions**

The Planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Tomball. If any provisions or regulations of any City of Tomball ordinance applicable in GR or SF-9 zoning districts is not contained in this ordinance, all of the regulations contained in the Development Code applicable to the GR and SF-9 zoning district in effect on the effective date of this ordinance shall apply to this PD.

Except as otherwise provided herein, the words used in this Planned Development have the same meaning established by the Development Code.

**b. Land Uses**

Permitted Land Uses are listed below. All others are prohibited.

- 1) Any use permitted by right in SF-9
- 2) Any use permitted in the General Retail District (GR) Zoning Code of Ordinances. In addition, the following uses will not be permitted as-of-right:
  - a) All-terrain vehicle dealer/sales
  - b) Amusement devices/arcade
  - c) Amusement, commercial (indoor)
  - d) Amusement, commercial (outdoor)
  - e) Animal Kennel (outdoor pens)
  - f) Appliance Repair
  - g) Automobile Wash (full service)
  - h) Automobile Wash (self-service)
  - i) Gasoline Station
  - j) Mini-warehouse/ self storage
  - k) Mobile Food Court
  - l) Non-city public assembly
  - m) Paint manufacture and/or mixing
  - n) Pawn shop

- o) Propane sales filling (retail)
- p) Quick lube/oil change/minor inspection
- q) School, college or university
- r) School, commercial trade (vocational)
- s) School, other than public or denominational
- t) School, public or denominational
- u) Scientific and industrial research laboratories (nonhazardous)
- v) Skating rink
- w) Taxidermist
- x) Temporary real estate field office
- y) Wedding chapel

### c. Development Regulations

- 1) Area regulations for Single Family Lots
  - a) Minimum Lot Size – 8,400 Square Feet
  - b) Minimum Lot Width – 65 Feet
  - c) Minimum Lot Depth – 130 Feet
  - d) Minimum Front Yard – 25 Feet (35' adjacent to Arterial Street)
  - e) Minimum Side Yard – 5 Feet (15' adjacent to street, 25' adjacent to Arterial Street)
  - f) Minimum Rear Yard – 15 Feet (25' adjacent to Arterial)
  - g) Maximum Lot Coverage – 55% (including main buildings and accessory buildings)
  - h) Maximum Height – Two stories not to exceed 35 feet for the main building/house
- 2) Area Regulations for nonresidential uses
  - a) Minimum Lot Area – 6,000 Square Feet
  - b) Minimum Lot Width – 60 Feet
  - c) Minimum Lot Depth – 100 Feet
  - d) Minimum Front Yard – 35 feet
  - e) Minimum Side Yard (Interior) – 5 Feet (25' Adjacent to Arterial)
  - f) Minimum Side Yard Adjacent to Single Family – 25 Feet
  - g) Minimum Rear Yard – 15 Feet
  - h) Maximum floor area ratio (FAR) is 1:1
- 3) Develop full boulevard of Medical Complex Drive to serve the development (through the extent of single family residential construction) as shown in Exhibit A.

### d. Architecture Standards

These recommendations and standards are meant to foster a sense of design continuity that will deliver the desired aesthetic of the planned residential development. The follow architectural criteria are intended to make the home builder and building designer aware of the architectural context, not to inhibit or limit unique design.

- 1) Building façade criteria and features:
  - a) Each residence must present an exterior design within the classification of “Modern Farmhouse” or “Craftsman” design.
  - b) Combined exterior materials and colors must vary from those within 4 residences of the subject. Crossing the street will count as one residence.

- c) Primary brick material may not be repeated within 4 residences
- d) A variation of garage entries and garage sizes is expected as a general method of breaking up the street scene for the subdivision. This will include front loading 2 and 3 car garages as well as "J-Swing" garage entries.
- 2) Building façade finishes and materials:
  - a) Each residence must include the following materials in varied methods of use.
  - b) Brick and/or Stone
  - c) Board and Batten siding or similar painted material
  - d) Cedar or other stained or painted decorative wood detailing
  - e) Minimum 8:12 Side to side roof pitch

#### **e. Landscape/Buffer Regulations**

- 1) Single Family Lot Requirements
  - a) Each lot shall be fully landscaped with either trees, plants or otherwise coved with grass
  - b) Each lot shall have at least one 3.5" caliper shade tree planted in the front yard
  - c) See attached (Exhibit B) for landscaping guidelines.
- 2) Non-residential Requirements
  - a) Provide 30' landscape buffer and tree preservation between commercial reserve tracts and single family lots
  - b) Common areas near community signage, amenities, and within the esplanade for Medical Complex will be consistently landscaped with seasonal vegetation and flowers
- 3) The community park, fishing dock and shade structure shall be maintained with irrigated grass and seasonal landscaping.

#### **f. Amenities**

Amenities will be designed and built to complement the overall concept of the community with a similar use of materials and design concepts related to the home design requirements for the subdivision. When completed, the combination of the architectural design of the Amenities, the consistent branding of each area, and the complimentary design of the commercial section of the community will complete a destination environment combining a modern design with a nod to the history of Tomball.

The following amenities are required as shown on Exhibit A.

- 1) Up to two (2) Wet amenity detention ponds with fountains.
- 2) Designated walking trails around amenity ponds .
- 3) Playground structure.
- 4) Fishing Dock.
- 5) Shade structure.
- 6) Up to two (2) monument signs within platted area.







## **EXHIBIT B**

### **Landscaping Guidelines**

Just as all structures built throughout Graylou Grove from commercial to residences to amenity structures will be required to include design elements consistent with one another, landscaping in all of these areas will be expected to create a consistent and beautiful vegetation concept throughout the development.

A focus will be made on trees, plants and flowers which are native to the area and the State of Texas in general. Trees planted will be Oaks, implementation of plants will have a focus on evergreen selections and color will be provided by plants and flowers which do well in the environment and seasonal use of their intent.

All areas landscaped as part of the development will remain on an ongoing maintenance plan including irrigation and landscaping maintenance workers who will perform work on a regular basis.

#### **Treelines:**

Areas designated as treelines will be completed with selected Oaks of 6" in diameter or greater.

#### **Common Areas:**

Common areas in the development will include areas around signage, inside medians of Medical Complex, and throughout the amenity area at east end of the community.

These areas will require coverage by landscaping. Medians will be presented with a combination of mulch, St Augustine Grass, Evergreen plants and seasonal plants and flowers. These areas will be maintained through irrigation and ongoing care through landscaping professionals.

Areas immediately surrounding amenities or signage will be maintained with a combination of St. Augustine grass, mulch, evergreen plants and seasonal color.

Smaller, more detailed areas that require grass will be completed with the laying of sod while larger open areas will be completed through the use of grass seed.

#### **Residential Requirements:**

In order to be considered complete per community guidelines, each residence must include at least one 3.5 caliper tree of Oak or other approve tree, a fully sodded and irrigated front yard (to front corner of home at a minimum) and a landscaping area which must be a minimum of 5' x 20' in size. Landscaped should include a combination of mulch beds, evergreen plants and seasonal plants with color or seasonal flowers.





DESCRIPTION  
OVERALL ACREAGE

49.301 acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, being that certain called 31.994 acres of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2023-170674, that certain called 17.307 acres of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2023-171232, a portion of that certain Reserve "A" and Lot 1 of Brandt Holdings, a subdivision as shown on map or plat recorded under Film Code Number 679589 of the Map Records of Harris County, Texas, a portion of those certain Lots 489, 490, 495, 496, 497 and 498 of Tomball Townsite, a subdivision as shown on map or plat recorded under Volume 2, Page 65 of the Map Records of Harris County, Texas and those certain Lots 491, 492, 493 and 494 of said Tomball Townsite, said 49.301 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found in the Southerly line of that certain Restricted Reserve "J" of The Estates at Willow Creek, a subdivision as shown on map or plat recorded under Film Code Number 540246 of the Map Records of Harris County, Texas, for the Northeasterly corner of that certain called 2.3291 acres of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2016-558665 and the Northerly Northwest corner of said 17.307 acre tract;

Thence, N 87°49'35" E, along the Southerly line of said Restricted Reserve "J" of The Estates at Willow Creek, the Southerly line of that certain called 11.98 acres of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number U517222 and the Southerly line of that certain Restricted Reserve "A" of Willow Creek Pet Ranch of Tomball, a subdivision as shown on map or plat recorded under Film Code Number 683259 of the Map Records of Harris County, Texas, a distance of 2,003.38 feet to the Northeasterly corner of said 31.994 acre tract;

Thence, S 03°07'21" E, along the Westerly line of that certain called 0.5045 of one acre of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number V343704, a distance of 232.39 feet to a 1/2 inch iron rod found in the Northwesterly line of that certain Block 2 of Country Club Greens Section Two-Replat, a subdivision as shown on map or plat recorded under Film Code Number 548068 of the Map Records of Harris County, Texas, for the Southwesterly corner of said 0.5045 acre tract;

Thence, S 42°56'22" W, along the Northwesterly line of said Block 2 of Country Club Greens Section Two-Replat, the Northwesterly line of that certain Block 1 of said Country Club Greens Section Two-Replat, the Northwesterly line of that certain Block 2 of Country Club Greens Partial Replat-Phase Two, a subdivision a shown on map or plat recorded under Film Code Number 540231 of the Map Records of Harris County, Texas and the Northwesterly line of that certain Block 2 of Country Club Greens Partial Replat, a subdivision as shown on map or plat recorded under Film Code Number 519225 of the Map Records of Harris County, Texas, a distance of 1,846.30 feet to a 5/8 inch iron rod found for the Southeasterly corner of that certain called 5.3977 acres of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number P792577 and the most Southerly corner of said 31.994 acre tract;

Thence, N 13°37'50" W, along the Easterly line of said 5.3977 acre tract and the Easterly line of that certain called 5.5000 acres of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number P964270, a distance of 558.86 feet to a 5/8 inch iron rod found for the Northeasterly corner of said 5.5000 acre tract and the Southeasterly corner of said 17.307 acre tract;



Thence, S 56°48'54" W, along the Northerly line of said 5.5000 acre tract and the Northerly line of that certain called 1.000 acre of land described deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number X517792, a distance of 423.87 feet to a 5/8 inch iron rod with cap found for the Southeasterly corner of that certain Lot 1, Block 1 of Huffsmith Kohrville Food Court, a subdivision as shown on map or plat recorded under Film Code Number 701507 of the Map Records of Harris County, Texas;

Thence, N 11°23'19" W, along the Easterly line of said Lot 1, Block 1 of Huffsmith Kohrville Food Court, a distance of 290.49 feet to a 5/8 inch iron rod with cap found for the Northeasterly corner of said Lot 1, Block 1 of Huffsmith Kohrville Food Court and an interior corner of said 17.307 acre tract;

Thence, S 76°00'34" W, along the Northerly line of said Lot 1, Block 1 of Huffsmith Kohrville Food Court, a distance of 412.84 feet to a 5/8 inch iron rod with cap found in the Easterly right-of-way line of Huffsmith Kohrville Road (variable width right-of-way);

Thence, along the Easterly right-of-way line of said Huffsmith Kohrville Road, the following courses and distances:

N 20°20'37" W, a distance of 284.48 feet to a 5/8 inch iron rod found for the Southwesterly corner of that certain called 0.3634 of one acre of land dedicated for the widening of Huffsmith Kohrville Road by said map or plat of Brandt Holdings;

N 87°26'22" E, a distance of 24.68 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of said Reserve "A" of Brandt Holdings and the Southeasterly corner of said dedication;

N 20°18'43" W, a distance of 437.48 feet to a 5/8 inch iron rod with cap found for a point of curvature to the right;

In a Northwesterly direction, with said curve to the right, having a central angle of 01°25'11", a radius of 1950.00 feet, an arc length of 48.32 feet, a chord bearing of N 19°36'08" W and a chord distance of 48.32 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of said 2.3291 acre tract;

Thence, N 87°37'27" E, along the Southerly line of said 2.3291 acre tract, a distance of 441.49 feet to a 5/8 inch iron rod with cap found for the Southeasterly corner of said 2.3291 acre tract;

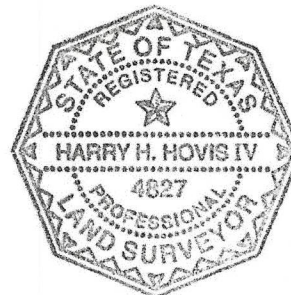
Thence, N 02°23'19" W, along the Easterly line of said 2.3291 acre tract, a distance of 269.92 feet to the POINT OF BEGINNING and containing 49.301 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983, DERIVED FROM CORS SITE RODS.

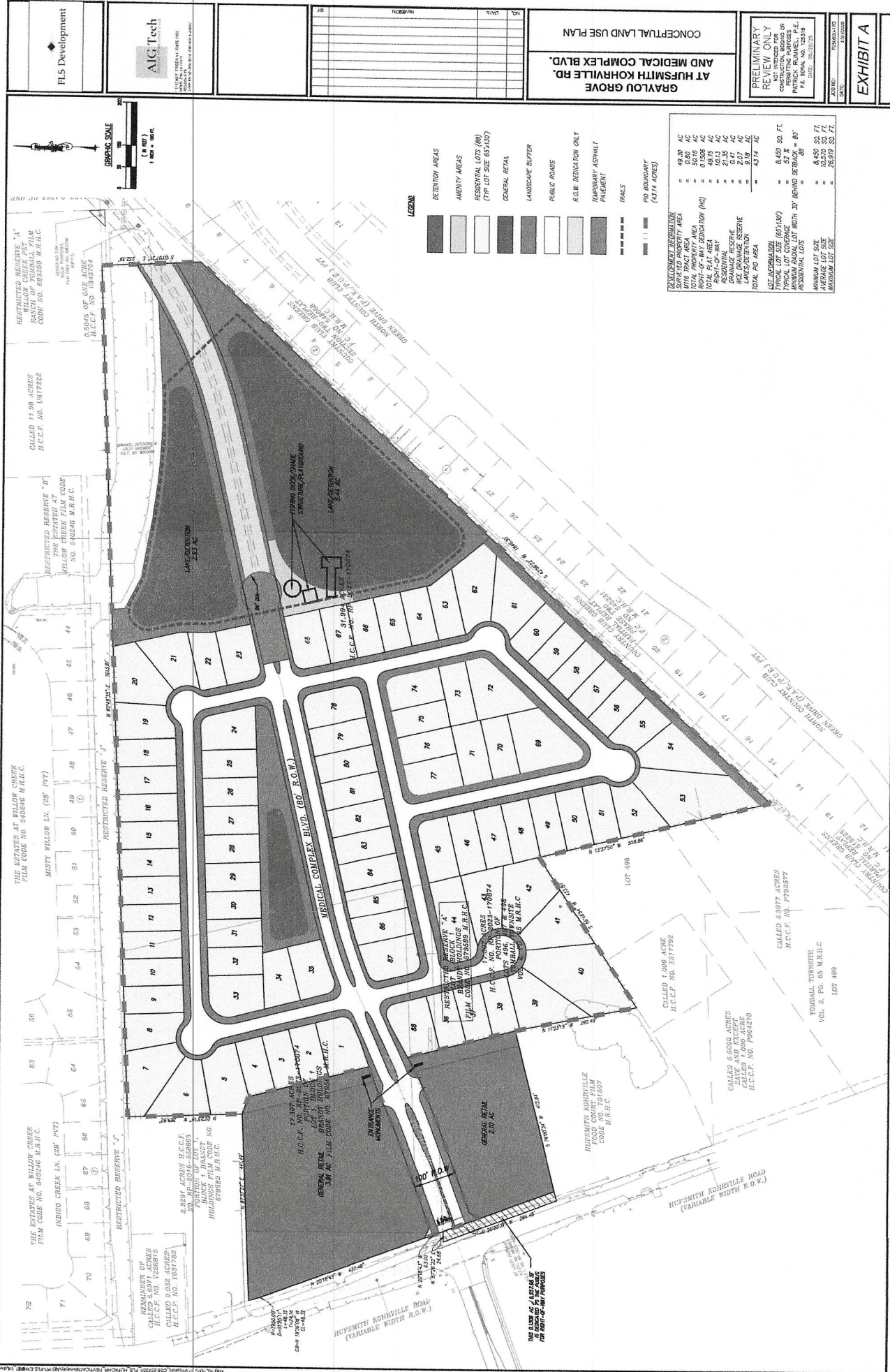
TRACT BEING SHOWN ON MAP (SEE HSC NO. 2115000OVERALL.dwg)  
HOVIS SURVEYING COMPANY, INC.  
Texas Firm Registration No. 10030400

By: \_\_\_\_\_

Date: October 30, 2023  
Job No: 21-150-00  
File No: F21-150.00D  
Dwg File: 2115000OVERALL.dwg







# Exhibit D



## FLS Development, LLC - Graylou Grove AIG Technical Services Job No.: P250520-17D

Description	WSD	Roadway	Out-of-District	Total
B1. General & Site Preparation Items	\$ 517,136	\$ -	\$ -	\$ 517,136
B2. SWPPP Items	\$ 199,823	\$ 199,823	\$ 3,056	\$ 402,701
B3. Water Distribution Items	\$ 813,192	\$ -	\$ -	\$ 813,192
B4. Wastewater Collection Items	\$ 574,974	\$ -	\$ -	\$ 574,974
B5. Stormwater Collection Items	\$ 1,539,396	\$ -	\$ 13,038	\$ 1,552,434
B6. Natural Gas Distribution Items	\$ 197,220	\$ -	\$ -	\$ 197,220
B7. Excavation and Paving Items	\$ -	\$ 3,104,590	\$ 134,633	\$ 3,239,224
B7. Traffic and Traffic Control Items	\$ -	\$ 83,200	\$ -	\$ 83,200
C. Extra Unit Price Items	\$ 111,130	\$ -	\$ -	\$ 111,130
D. Cash Allowances	\$ 130,000	\$ 639,600	\$ 135,200	\$ 904,800
Subtotal	\$ 4,082,871	\$ 4,027,213	\$ 285,927	\$ 8,396,011
Construction Staking (1.5%)	\$ 61,243	\$ 60,408	\$ 4,289	\$ 125,940
City of Tomball Construction Permit Fee (2%)	\$ 81,657	\$ 80,544	\$ 5,719	\$ 167,920
Certification of Insurance, Performance, Payment and Maintenance Bonds (2%)	\$ 83,000	\$ 82,000	\$ 6,000	\$ 171,000
Contingency (5%)	\$ 215,439	\$ 212,508	\$ 15,097	\$ 443,044
<b>Sub-Total Construction Cost</b>	<b>\$ 4,524,210</b>	<b>\$ 4,462,674</b>	<b>\$ 317,031</b>	<b>\$ 9,303,915</b>
Drainage Impact Fee	\$ -	\$ -	\$ -	\$ -
Engineering Fees (8%)	\$ 361,937	\$ 357,014	\$ 25,362	\$ 744,313
Geotechnical Eng. & Construction Material Testing (2%)	\$ 90,484	\$ 89,253	\$ 6,341	\$ 186,078
<b>Sub-Total Engineering and Fees</b>	<b>\$ 452,421</b>	<b>\$ 446,267</b>	<b>\$ 31,703</b>	<b>\$ 930,391</b>
<b>Total Preliminary Construction Cost Estimate</b>	<b>\$ 4,976,631</b>	<b>\$ 4,908,941</b>	<b>\$ 348,734</b>	<b>\$ 10,234,306</b>
Cost per Lot	88 \$ 56,553	\$ 55,783	-	\$ 116,299
Cost per Acre	47.9 \$ 103,919	\$ 102,506	-	\$ 213,707

### Notes

- 1 Estimate does not include any additional costs that may be required for development outside the scope outlined above. These fees may include street lighting, dry utilities, etc.
- 2 The quantities reflected on this estimate were tabulated from 30% preliminary engineering drawings. The unit prices shown hereon are based on current bid prices received in this office, are valid for 30 days from tabulation, and are subject to change pending approved construction plans and market conditions.
- 3 A 4% escalation of construction unit prices has been included from the engineer's opinion of probable construction cost dated March 7, 2024 prepared by Civil Systems Engineering, Inc.

Patrick Rummel

05/21/2025







Preliminary Estimate of Potential Construction Costs  
Client: FLS Development, LLC  
Project Address: Hufsmith Kohrville  
AIG Technical Services, LLC Project No.: P250520-17D  
Phase: Graylou Grove 30% Estimate

Detention Pro-Rata			
Total Plat Area	49.150	AC	
Commercial Reserves	5.999	AC	
Total Detention Volume	33.88	ac-ft	
Detention Rate	0.689	ac-ft/ac	
PID Detention (Pro-rata)	88.0%		
Commercial Detention (Pro-rata)	12.0%		

#### B1. General & Site Preparation Items

Item No.	Control No.	Item Description	Unit Measure	Unit Quantity	Unit Price	Total	In District	Out-of-District	Shared Quantities
1	01502	Mobilization (4%)	LS	1	\$ 208,000	\$ 208,000	\$ 208,000	\$ -	-
2	01578	Ground Water Control for Open-Cut Construction	LF	27,725	\$ 2	\$ 58,221	\$ 58,221	\$ -	-
3	01740	Site Restoration	SY	-	\$ 3	\$ -	\$ -	\$ -	-
4	02221	Removing Existing Asphalt Pavement	SY	-	\$ -	\$ -	\$ -	\$ -	-
5	02221	Removing Existing Concrete Driveway	SY	-	\$ -	\$ -	\$ -	\$ -	-
6	02221	Removing Existing Concrete Curb	LF	150	\$ 10	\$ 1,560	\$ 1,560	\$ -	-
7	02221	Fence Removal	LS	1	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	-
8	02233	Clearing & Grubbing (Heavy Clearing)	AC	47.9	\$ 2,080	\$ 99,610	\$ 99,610	\$ -	-
9	02233	Clearing & Grubbing (Underbrushing)	AC	47.9	\$ 1,477	\$ 70,723	\$ 70,723	\$ -	-
10	02221	Removal and Abandonment of Utilities	LS	1	\$ 15,600	\$ 15,600	\$ 15,600	\$ -	-
11	02260	Trench Safety	LF	27,725	\$ 2	\$ 58,221	\$ 58,221	\$ -	-
Total General & Site Preparation Items						\$ 517,136	\$ 517,136	\$ -	-

#### B2. SWPPP Items

Item No.	Control No.	Item Description	Unit Measure	Unit Quantity	Unit Price	Total	In District	Out-of-District	Shared Quantities
12	01570,01410	BMP Implementation and Maintenance	MO	9	\$ 2,080	\$ 18,720	\$ 18,720	\$ -	-
13	01574	Filter Fabric Fence (Install & Remove)	LF	7,175	\$ 2	\$ 15,068	\$ 12,012	\$ 3,056	1,455
14	01574	Temporary Type II Filter Dam (Install & Remove)	EA	1	\$ 4,160	\$ 4,160	\$ 4,160	\$ -	-
15	01575	Stabilized Construction Exit (Install & Remove)	SY	444	\$ 36	\$ 16,162	\$ 16,162	\$ -	-
16	01577	Inlet Protection Barrier (Wattle)(Install & Remove)	LF	380	\$ 8	\$ 3,154	\$ 3,154	\$ -	-
17	01577	Inlet Protection Barrier (Stage 1)(Install & Remove)	LF	136	\$ 5	\$ 707	\$ 707	\$ -	-
18	01577	Inlet Protection Barrier (Catch Basin)(Install & Remove)	EA	2	\$ 26	\$ 52	\$ 52	\$ -	-
19	02921	Hydromulch Seeding	AC	25.2	\$ 2,080	\$ 52,416	\$ 52,416	\$ -	-
20	02922	Solid Sod	SY	69,586	\$ 4	\$ 292,263	\$ 292,263	\$ -	-
Total SWPPP Items						\$ 402,701	\$ 399,646	\$ 3,056	-

#### B3. Water Distribution Items

Item No.	Control No.	Item Description	Unit Measure	Unit Quantity	Unit Price	Total	In District	Out-of-District	Shared Quantities
21	02511	4-inch Diameter PVC by Open Cut (C900)(DR 18)	LF	480	\$ 42	\$ 19,968	\$ 19,968	\$ -	-
22	02511	8-inch Diameter PVC by Open Cut (C900)(DR 18)	LF	3,973	\$ 78	\$ 309,894	\$ 309,894	\$ -	-
23	02511	8-inch Diameter PVC w/ RJ by Open Cut (C900)(DR 18)	LF	348	\$ 156	\$ 54,288	\$ 54,288	\$ -	-
24	02511	12-inch Diameter PVC by Open Cut (C900)(DR 18)	LF	1,341	\$ 88	\$ 118,544	\$ 118,544	\$ -	-
25	02511	12-inch Diameter PVC w/ RJ by Open Cut (C900)(DR 18)	LF	175	\$ 177	\$ 30,940	\$ 30,940	\$ -	-
26	02511	12-inch Diameter Steel Casing by Open Cut	LF	348	\$ 135	\$ 47,050	\$ 47,050	\$ -	-
27	02511	16-inch Diameter Steel Casing by Open Cut	LF	90	\$ 166	\$ 14,976	\$ 14,976	\$ -	-
28	02511	16-inch Diameter Steel Casing by Trenchless	LF	85	\$ 218	\$ 18,564	\$ 18,564	\$ -	-
29	02511	8-inch Diameter PVC Plug & Clamp	EA	1	\$ 520	\$ 520	\$ 520	\$ -	-
30	02511	12-inch Diameter PVC Plug & Clamp	EA	1	\$ 780	\$ 780	\$ 780	\$ -	-
31	02512	12"x12" TS&V and Wet Connect	EA	1	\$ 4,160	\$ 4,160	\$ 4,160	\$ -	-
32	02512	Long Side Service Lead	EA	19	\$ 1,040	\$ 19,760	\$ 19,760	\$ -	-
33	02512	Short Side Service Lead	EA	32	\$ 2,080	\$ 66,560	\$ 66,560	\$ -	-
34	02520	Fire Hydrant Assembly Includ. GV&B	EA	9	\$ 5,200	\$ 46,800	\$ 46,800	\$ -	-
35	02520	6-inch Diameter Fire Hydrant Branch by Open Cut (C900)(DR 18)	LF	136	\$ 31	\$ 4,228	\$ 4,228	\$ -	-
36	02521;02085	4-inch Diameter Gate Valve & Box w/ Lid	EA	2	\$ 1,560	\$ 3,120	\$ 3,120	\$ -	-
37	02521;02085	8-inch Diameter Gate Valve & Box w/ Lid	EA	13	\$ 3,120	\$ 40,560	\$ 40,560	\$ -	-
38	02521;02085	12-inch Diameter Gate Valve & Box w/ Lid	EA	3	\$ 4,160	\$ 12,480	\$ 12,480	\$ -	-
Total Water Items						\$ 813,192	\$ 813,192	\$ -	-

#### B4. Wastewater Collection Items

Item No.	Control No.	Item Description	Unit Measure	Unit Quantity	Unit Price	Total	In District	Out-of-District	Shared Quantities
39	02082	4-foot Diameter Precast Concrete Manhole w/ Lining	EA	22	\$ 5,200	\$ 114,400	\$ 114,400	\$ -	-
40	02082	4-foot Diameter Precast Concrete Manhole w/ Lining (Shallow Depth)	EA	2	\$ 8,320	\$ 16,640	\$ 16,640	\$ -	-
41	02082	5-foot Diameter Precast Concrete Manhole w/ Lining	EA	1	\$ 6,760	\$ 6,760	\$ 6,760	\$ -	-
42	02082	Extra Depth 5-foot Diameter Precast Concrete Manhole	VF	-	\$ 520	\$ -	\$ -	\$ -	-
43	02082	Extra Depth 4-foot Diameter Precast Concrete Manhole	VF	-	\$ 364	\$ -	\$ -	\$ -	-
44	02531	8-inch Diameter PVC by Open Cut (C900)(SDR 26)	LF	3,192	\$ 62	\$ 199,181	\$ 199,181	\$ -	-
45	02531	10-inch Diameter PVC by Open Cut (C900)(SDR 26)	LF	1,518	\$ 83	\$ 126,298	\$ 126,298	\$ -	-
46	02534	Sanitary Sewer Service Lead (Short Side)(w/o stack)	EA	22	\$ 1,352	\$ 29,744	\$ 29,744	\$ -	-
47	02534	Sanitary Sewer Service Lead (Long Side)(w/o stack)	EA	17	\$ 2,600	\$ 44,200	\$ 44,200	\$ -	-
48	02534	Sanitary Sewer Service Lead (Long Side)(w/o stack)(Over 75')	EA	12	\$ 3,120	\$ 37,440	\$ 37,440	\$ -	-
48	02534	10-inch Diameter Sanitary Sewer Plug and Cap	EA	1	\$ 312	\$ 312	\$ 312	\$ -	-
Total Sanitary Items						\$ 574,974	\$ 574,974	\$ -	-

#### B5. Stormwater Collection Items

Item No.	Control No.	Item Description	Unit Measure	Unit Quantity	Unit Price	Total	In District	Out-of-District	Shared Quantities
48	02631	24-inch Diameter Storm Sewer by Open Cut (RCP)(CL III)	LF	2,264	\$ 99	\$ 223,683	\$ 223,019	\$ 664	56
49	02631	24-inch Diameter Storm Sewer Lead by Open Cut (RCP)(CL III)	LF	884	\$ 104	\$ 91,936	\$ 91,936	\$ -	-
50	02631	30-inch Diameter Storm Sewer by Open Cut (RCP)(CL III)	LF	521	\$ 135	\$ 70,439	\$ 70,439	\$ -	-
51	02631	30-inch Diameter Storm Sewer Lead by Open Cut (RCP)(CL III)	LF	66	\$ 140	\$ 9,266	\$ 9,266	\$ -	-
52	02631	36-inch Diameter Storm Sewer by Open Cut (RCP)(CL III)	LF	690	\$ 177	\$ 121,992	\$ 113,824	\$ 8,168	385
53	HCFC	36-inch Diameter Storm Sewer by Open Cut (HDPE) w/ Timber Bents	LF	78	\$ 156	\$ 12,168	\$ 10,708	\$ 1,460	78
54	02631	42-inch Diameter Storm Sewer by Open Cut (RCP)(CL III)	LF	325	\$ 218	\$ 70,980	\$ 70,980	\$ -	-
55	02631	48-inch Diameter Storm Sewer by Open Cut (RCP)(CL III)	LF	121	\$ 255	\$ 30,831	\$ 30,831	\$ -	-
56	02631	54-inch Diameter Storm Sewer by Open Cut (RCP)(CL III)	LF	123	\$ 359	\$ 44,132	\$ 44,132	\$ -	-

57	02631	60-inch Diameter Storm Sewer by Open Cut (RCP)(CL III)	LF	988	\$	390	\$	385,320	\$	385,320	\$	-	-
58	02632	Cast-in-place Headwall (5-inch Concrete Slope Paving)(24" Stm)	EA	3	\$	2,600	\$	7,800	\$	7,488	\$	312	1
59	02632	Cast-in-place Headwall (5-inch Concrete Slope Paving)(60" Stm)	EA	2	\$	15,600	\$	31,200	\$	31,200	\$	-	-
60	02633	Standard Type C Precast Concrete Inlet	EA	23	\$	5,200	\$	119,600	\$	119,600	\$	-	-
61	02633	Standard Type C-1 Precast Concrete Inlet	EA	10	\$	5,720	\$	57,200	\$	57,200	\$	-	-
62	02633	Standard Type D Precast Concrete Inlet	EA	2	\$	3,640	\$	7,280	\$	7,280	\$	-	-
63	02633	Standard Type E Precast Concrete Inlet	EA	2	\$	4,680	\$	9,360	\$	9,360	\$	-	-
64	02633	Standard Type "C" Storm Manhole (48-inch Diameter)	EA	19	\$	5,200	\$	98,800	\$	98,800	\$	-	-
65	02633	Standard Type "C" Storm Manhole (60-inch Diameter)	EA	8	\$	6,760	\$	54,080	\$	51,646	\$	2,434	3
66	02633	Standard Type "C" Storm Manhole (72-inch Diameter)	EA	1	\$	8,580	\$	8,580	\$	8,580	\$	-	-
67	02633	Standard Type "C" Storm Manhole (84-inch Diameter)	EA	5	\$	9,880	\$	49,400	\$	49,400	\$	-	-
68	02633	Precast Concrete Junction Box (8'x8') w/ Type E Inlet	EA	2	\$	18,720	\$	37,440	\$	37,440	\$	-	-
69	HCFC	Riprap Grade No.1	TON	75	\$	99	\$	7,410	\$	7,410	\$	-	-
70	HCED	SET (TY II)(4-1)(24 IN)(4-1)(P)	EA	2	\$	1,768	\$	3,536	\$	3,536	\$	-	-
<b>Total Stormwater Items</b>								<b>\$ 1,552,434</b>	<b>\$ 1,539,396</b>	<b>\$ 13,038</b>			

#### B6. Natural Gas Distribution Items

Item No.	Control No.	Item Description	Unit Measure	Unit	Quantity	Unit Price	Total						
71	02685	4-inch Diameter PE Pipe (PE2406)	LF		1,505	\$ 36	\$ 54,782	\$ 54,782	\$	-	-	-	-
72	02685	4-inch Diameter Valve and Box	EA		3	\$ 1,872	\$ 5,616	\$ 5,616	\$	-	-	-	-
73	02685	4-inch Diameter Plug	EA		1	\$ 416	\$ 416	\$ 416	\$	-	-	-	-
74	02685	2-inch Diameter PE Pipe (PE2406)	LF		4,788	\$ 21	\$ 99,590	\$ 99,590	\$	-	-	-	-
75	02685	2-inch Diameter Valve and Box	EA		10	\$ 1,248	\$ 12,480	\$ 12,480	\$	-	-	-	-
76	02685	Zinc Anode	EA		14	\$ 73	\$ 1,019	\$ 1,019	\$	-	-	-	-
77	02685	Test Station	EA		7	\$ 62	\$ 437	\$ 437	\$	-	-	-	-
78	02685	8-inch Diameter Steel Casing by Trenchless w/ 2-inch SCH 40 Steel Ve	LF		110	\$ 208	\$ 22,880	\$ 22,880	\$	-	-	-	-
79	02685	8-inch Diameter Steel Casing by Open Cut w/ 2-inch SCH 40 Steel Ver	LF		150	\$ 88	\$ 13,260	\$ 13,260	\$	-	-	-	-
80	02685	6-inch Diameter Steel Casing by Open Cut w/ 2-inch SCH 40 Steel Ver	LF		310	\$ 68	\$ 20,956	\$ 20,956	\$	-	-	-	-
81	02685	Pipeline Markers	EA		6	\$ 208	\$ 1,248	\$ 1,248	\$	-	-	-	-
<b>Total Gas Items</b>								<b>\$ 197,220</b>	<b>\$ 197,220</b>	<b>\$ -</b>			

#### B7. Excavation and Paving Items

Item No.	Control No.	Item Description	Unit Measure	Unit	Quantity	Unit Price	Total						
78	02315	Excavation (On-Site)(Complete In Place)	CY		102,654	\$ 6	\$ 636,454	\$ 560,079	\$ 76,374		12,318		
79	02319	Fill (On-Site)(Complete In Place)	CY		104,828	\$ 4	\$ 440,276	\$ 387,443	\$ 52,833		12,579		
80	02319	Imported Fill	CY		2,174	\$ 21	\$ 45,215	\$ 39,789	\$ 5,426		261		
81	02337	Fly Ash (8%) for 6-inch Stabilized Subgrade	TON		530	\$ 146	\$ 77,168	\$ 77,168	\$	-	-	-	-
82	02337	Lime (4%) for 6-inch Stabilized Subgrade	TON		265	\$ 374	\$ 99,216	\$ 99,216	\$	-	-	-	-
83	02337	Lime/Fly-Ash Stabilized Subgrade	SY		25,594	\$ 5	\$ 133,089	\$ 133,089	\$	-	-	-	-
84	02711	Hot Mix Asphalt Base Course (9-inch)	SY		2,114	\$ 62	\$ 131,941	\$ 131,941	\$	-	-	-	-
85	02741	Asphaltic Concrete Pavement (2-inch)	SY		2,068	\$ 13	\$ 25,856	\$ 25,856	\$	-	-	-	-
86	02741	Hot Mix-Hot Laid Asphalt Concrete	TON		228	\$ 125	\$ 28,454	\$ 28,454	\$	-	-	-	-
87	02751	Reinforced Concrete Pavement (9-inch)	SY		8,753	\$ 78	\$ 682,769	\$ 682,769	\$	-	-	-	-
88	02751	Reinforced Concrete Pavement (7-inch)	SY		13,495	\$ 62	\$ 842,075	\$ 842,075	\$	-	-	-	-
89	02751	Reinforced Concrete Driveway (6-inch)	SY		204	\$ 57	\$ 11,663	\$ 11,663	\$	-	-	-	-
90	02767	Pavement Markings & Signs (All Types and Colors)	LS		1	\$ 10,400	\$ 10,400	\$ 10,400	\$	-	-	-	-
91	02771	Pavement Header	LF		225	\$ 16	\$ 3,510	\$ 3,510	\$	-	-	-	-
92	02771	4"x12" Laydown Concrete Curb	LF		7,435	\$ 5	\$ 38,662	\$ 38,662	\$	-	-	-	-
93	02771	6" Concrete Curb (Monolithic)	LF		5,238	\$ 6	\$ 32,476	\$ 32,476	\$	-	-	-	-
94	02772	Colored Concrete Median (Brick Pavers or Stamped Conc)	SY		320	\$ 114	\$ 36,608	\$ 36,608	\$	-	-	-	-
95	02775	Concrete Sidewalk	SF		13,845	\$ 6	\$ 85,839	\$ 85,839	\$	-	-	-	-
95	02775	Concrete Sidewalk (Wheelchair Ramp)	SF		650	\$ 21	\$ 13,520	\$ 13,520	\$	-	-	-	-
96	COT STR-27	Standard Type III Barricade	EA		-	\$ 1,040	\$ -	\$ -	\$ -	-	-	-	-
<b>Total Paving Items</b>								<b>\$ 3,239,224</b>	<b>\$ 3,104,590</b>	<b>\$ 134,633</b>			

#### B7. Traffic and Traffic Control Items

Item No.	Control No.	Item Description	Unit Measure	Unit	Quantity	Unit Price	Total						
97	HCED	Traffic Signal Adjustment	LS		1	\$ 52,000	\$ 52,000	\$ 52,000	\$	-	-	-	-
98	01555	Traffic Control and Regulation	LS		1	\$ 20,800	\$ 20,800	\$ 20,800	\$	-	-	-	-
99	01555	Flagger	LS		1	\$ 10,400	\$ 10,400	\$ 10,400	\$	-	-	-	-
<b>Total Traffic and Traffic Control Items</b>								<b>\$ 83,200</b>	<b>\$ 83,200</b>	<b>\$ -</b>			

#### C. Extra Unit Price Items

Item No.	Control No.	Item Description	Unit Measure	Unit	Quantity	Unit Price	Total						
100	02221	Extra Removal of Exist Pvm (Including Sawcuts)	SY		100	\$ 10	\$ 1,040	\$ 1,040	\$	-	-	-	-
101	02314	Regrade roadside ditch/swale	LF		300	\$ 19	\$ 5,610	\$ 5,610	\$	-	-	-	-
102	02314	Extra Roadway Excavation & Haul Off	CY		100	\$ 10	\$ 1,040	\$ 1,040	\$	-	-	-	-
103	02318	Extra Hand Excavation	CY		100	\$ 26	\$ 2,600	\$ 2,600	\$	-	-	-	-
104	02318	Extra Machine Excavation	CY		100	\$ 31	\$ 3,120	\$ 3,120	\$	-	-	-	-
105	02318	Extra Bank Sand Backfill	CY		100	\$ 19	\$ 1,870	\$ 1,870	\$	-	-	-	-
106	02321	Extra Cement Stabilized Sand	CY		100	\$ 23	\$ 2,290	\$ 2,290	\$	-	-	-	-
107	02319	Extra Borrow	CY		1,000	\$ 83	\$ 83,200	\$ 83,200	\$	-	-	-	-
108	02921	Extra Hydromulch Seeding	AC		2	\$ 2,080	\$ 4,160	\$ 4,160	\$	-	-	-	-
109	02922	Extra Sodding	SY		1,000	\$ 6	\$ 6,200	\$ 6,200	\$	-	-	-	-
<b>Total Extra Unit Price Items</b>								<b>\$ 111,130</b>	<b>\$ 111,130</b>	<b>\$ -</b>			

#### D. Cash Allowances

Item No.	Control No.	Item Description	Unit Measure	Unit	Quantity	Unit Price	Total						
110		Pipelines/Flowline Removal and Disposal	CA		1	\$ 15,600	\$ 15,600	\$ 15,600	\$	-	-	-	-
111		Oil/Gas Well Modifications (lowering and recapping)	CA		1	\$ 208,000	\$ 208,000	\$ 104,000	\$ 104,000	\$	-	-	50%
112		Pond Dewatering	CA		1	\$ 26,000	\$ 26,000	\$ 26,000	\$	-	-	-	-
113		Landscaping & Irrigation & Amenities	CA		1	\$ 603,200	\$ 603,200	\$ 572,000	\$ 31,200	\$	-	-	5%
114		Amenity Pond Fountains	CA		1	\$ 20,800	\$ 20,800	\$ 20,800	\$	-	-	-	-
115		CCN 13203 Water Relocation	CA		1	\$ 10,400	\$ 10,400	\$ 10,400	\$	-	-	-	-
116		HCED Permits	CA		1	\$ 10,400	\$ 10,400	\$ 10,400	\$	-	-	-	-
117		HCFC Permits	CA		1	\$ 10,400	\$ 10,400	\$ 10,400	\$	-	-	-	-



**Total Cash Allowances****Summary**

B1. General &amp; Site Preparation Items

B2. SWPPP Items

B3. Water Distribution Items

B4. Wastewater Collection Items

B5. Stormwater Collection Items

B6. Natural Gas Distribution Items

B7. Excavation and Paving Items

B7. Traffic and Traffic Control Items

C. Extra Unit Price Items

D. Cash Allowances

**Sub Total**

\$	<b>904,800</b>	\$	769,600	\$	135,200
\$	<b>517,136</b>	\$	517,136	\$	-
\$	<b>402,701</b>	\$	399,646	\$	3,056
\$	<b>813,192</b>	\$	813,192	\$	-
\$	<b>574,974</b>	\$	574,974	\$	-
\$	<b>1,552,434</b>	\$	1,539,396	\$	13,038
\$	<b>197,220</b>	\$	197,220	\$	-
\$	<b>3,239,224</b>	\$	3,104,590	\$	134,633
\$	<b>83,200</b>	\$	83,200	\$	-
\$	<b>111,130</b>	\$	111,130	\$	-
\$	<b>904,800</b>	\$	769,600	\$	135,200
\$	<b>8,396,011</b>	\$	8,110,084	\$	285,927

EARTHWORK COMPUTATION						
DESCRIPTION	EXCAVATION			FILL		
	AREA (sq.ft)	DEPTH (ft)	VOL (CY)	AREA (sq.ft)	DEPTH (ft)	VOL (CY)
SITE STRIPPING/SOD	2,086,060	0.33	25,754	0	0.33	0
CONCRETE SIDEWALK	0	0.54	0	13,845	0.54	(278)
ADA RAMP	0	0.50	0	650	0.71	(17)
CONCRETE PVMT (9")	0	0.75	0	78,781	0.75	(2,188)
CONCRETE PVMT (7")	0	0.42	0	121,453	0.58	(2,624)
ASPHALT PVMT	0	0.17	0	2,068	0.17	(13)
ASPHALT BASE	0	0.50	0	2,114	0.67	(52)
GRAVEL	0	0.67	0	0	0.67	0
SURFACE	-	-	76,900.00	-	-	110,000.00
TOTAL			102,654			104,828
BALANCE (NET FILL)			2,174			

City of Tomball, Texas  
Special Assessment Revenue Bonds  
(Hufmish Kohrville Public Improvement District)

**EXHIBIT E**

Estimated Sources and Uses of Funds <sup>1</sup>

Estimated Delivery Date: 3/1/2024 9/1/2025

SOURCES OF FUNDS	Improvement		Total
	Area #1-A	Area #1-B	
Bond Par	\$ 3,262,000.00	\$ 2,128,000.00	\$ 5,390,000.00
<b>Total Sources of Funds</b>	<b>\$ 3,262,000.00</b>	<b>\$ 2,128,000.00</b>	<b>\$ 5,390,000.00</b>
USES OF FUNDS	Improvement		Total
	Area #1-A	Area #1-B	
Project Fund	\$ 2,301,182.50	\$ 1,742,217.50	\$ 4,043,400.00
Capitalized Interest Fund <sup>2</sup>	354,742.50	-	354,742.50
Debt Service Reserve Fund <sup>3</sup>	277,495.00	185,542.50	463,037.50
Costs of Issuance Fund <sup>4</sup>	195,720.00	127,680.00	323,400.00
Underwriter's Discount	65,240.00	42,560.00	107,800.00
Underwriter's Counsel Fee	32,620.00	30,000.00	62,620.00
Administrative Fund <sup>5</sup>	35,000.00	-	35,000.00
<b>Total Uses of Funds</b>	<b>\$ 3,262,000.00</b>	<b>\$ 2,128,000.00</b>	<b>\$ 5,390,000.00</b>

**Notes:**

1. Preliminary and subject to change. Subject to approval by the Issuer
2. Assumes capitalized interest through September 2025 on A bond only.
3. Funded to 100% of maximum annual debt service.
4. Estimated at 6.0% of bond par. Actual costs may vary.
5. First year deposit collected at bond closing. B bond shares costs with A bond.

City of Tomball, Texas  
Special Assessment Revenue Bonds  
(Hufmish Kohnville Public Improvement District)

Improvement Area Development Assumptions <sup>1</sup>

Lot Type	Number of Units <sup>2</sup>	Developed Unit Value <sup>2</sup>	Estimated Appraised Unit Value <sup>3</sup>	Appraisal Value <sup>3</sup>	Estimated Buildout Unit Value <sup>2</sup>	Total Improvement Area Value <sup>2</sup>	"A" Bond Assessment	"A" Bond Value to Lien	"B" Bond Assessment	Total Assessment	Assessment Unit Value <sup>2</sup>	Maximum Annual Installment <sup>4</sup>	Max Annual Installment per Unit <sup>4</sup>	Estimated Equivalent Tax Rate <sup>2</sup>
Improvement Area #1														
SF	87	\$ 125,000	\$ 112,500	\$ 9,787,500	\$ 625,000	\$ 54,375,000	\$ 3,262,000	3.0 : 1	\$ 2,128,000	\$ 5,390,000	\$ 61,954	\$ 516,563	\$ 5,938	0.9500
Total / Avg	87	\$	\$ 112,500	\$ 9,787,500	\$ 625,000	\$ 54,375,000	\$ 3,262,000	3.0 : 1	\$ 2,128,000	\$ 5,390,000	\$ 61,954	\$ 516,563	\$ 5,938	0.9500

Notes:

1. Preliminary and subject to change. Subject to approval by the Issuer.
2. Lot count, buildout values and equivalent tax rate per the Developer. Developed lot value assumes 1/5th of buildout values. Actual values may vary.
3. Assumes 90% of developed lot values. Actual appraised value may vary.
4. Represents maximum annual installment based on buildout value at the estimated equivalent tax rate.



City of Tomball, Texas  
Special Assessment Revenue Bonds, Series 2024  
(Hufmish Kohrville Public Improvement District)

Estimated Net Annual Installments - Improvement Area No. 1<sup>1</sup>

Maturity	Maximum Annual Installment <sup>2</sup>	Principal	Interest Rate <sup>3</sup>	Interest	Debt Service	Capitalized Interest <sup>4</sup>	Debt Service Reserve Fund <sup>5</sup>	Net Debt Service <sup>6</sup>	Additional Interest <sup>7</sup>	PID Admin Fee <sup>8</sup>	Net IA #1 Annual Requirements <sup>9</sup>	Remaining Installment Revenues <sup>10</sup>
9/1/2024	\$ -	\$ -	7.250%	\$ 118,248	\$ 118,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/1/2025	516,563	-	7.250%	236,495	236,495	236,495	-	-	16,310	35,700	52,010	464,553
9/1/2026	516,563	41,000	7.250%	236,495	277,495	-	-	277,495	16,310	36,414	330,219	186,344
9/1/2027	516,563	43,000	7.250%	233,523	276,523	-	-	276,523	16,105	37,142	329,770	186,793
9/1/2028	516,563	46,000	7.250%	230,405	276,405	-	-	276,405	15,890	37,885	330,180	186,382
9/1/2029	516,563	48,000	7.250%	227,070	275,070	-	-	275,070	15,660	38,643	329,373	187,190
9/1/2030	516,563	51,000	7.250%	223,590	274,590	-	-	274,590	15,420	39,416	329,426	187,137
9/1/2031	516,563	54,000	7.250%	219,893	273,893	-	-	273,893	15,165	40,204	329,261	187,301
9/1/2032	516,563	58,000	7.250%	215,978	273,978	-	-	273,978	14,895	41,008	329,881	186,682
9/1/2033	516,563	62,000	7.250%	211,773	273,773	-	-	273,773	14,605	41,828	330,206	186,357
9/1/2034	516,563	65,000	7.250%	207,278	272,278	-	-	272,278	14,295	42,665	329,237	187,325
9/1/2035	516,563	70,000	7.250%	202,565	272,565	-	-	272,565	13,970	43,518	330,053	186,509
9/1/2036	516,563	74,000	7.250%	197,490	271,490	-	-	271,490	13,620	44,388	329,498	187,064
9/1/2037	516,563	79,000	7.250%	192,125	271,125	-	-	271,125	13,250	45,276	329,651	186,911
9/1/2038	516,563	84,000	7.250%	186,398	270,398	-	-	270,398	12,855	46,182	329,434	187,128
9/1/2039	516,563	90,000	7.250%	180,308	270,308	-	-	270,308	12,435	47,105	329,848	186,715
9/1/2040	516,563	96,000	7.250%	173,783	269,783	-	-	269,783	11,985	48,047	329,815	186,748
9/1/2041	516,563	102,000	7.250%	166,823	268,823	-	-	268,823	11,505	49,008	329,336	187,227
9/1/2042	516,563	109,000	7.250%	159,428	268,428	-	-	268,428	10,995	49,989	329,411	187,151
9/1/2043	516,563	117,000	7.250%	151,525	268,525	-	-	268,525	10,450	50,988	329,963	186,599
9/1/2044	516,563	125,000	7.250%	143,043	268,043	-	-	268,043	9,865	52,008	329,916	186,647
9/1/2045	516,563	133,000	7.250%	133,980	266,980	-	-	266,980	9,240	53,048	329,268	187,294
9/1/2046	516,563	143,000	7.250%	124,338	267,338	-	-	267,338	8,575	54,109	330,022	186,541
9/1/2047	516,563	153,000	7.250%	113,970	266,970	-	-	266,970	7,860	55,191	330,021	186,541
9/1/2048	516,563	163,000	7.250%	102,878	265,878	-	-	265,878	7,095	56,295	329,268	187,295
9/1/2049	516,563	175,000	7.250%	91,060	266,060	-	-	266,060	6,280	57,421	329,761	186,801
9/1/2050	516,563	187,000	7.250%	78,373	265,373	-	-	265,373	5,405	58,570	329,347	187,215
9/1/2051	516,563	201,000	7.250%	64,815	265,815	-	-	265,815	4,470	59,741	330,026	186,536
9/1/2052	516,563	215,000	7.250%	50,243	265,243	-	-	265,243	3,465	60,936	329,643	186,919
9/1/2053	516,563	231,000	7.250%	34,655	265,655	-	-	265,655	2,390	62,155	330,200	186,363
9/1/2054	516,563	247,000	7.250%	17,908	264,908	-	277,495	(12,588)	1,235	63,398	329,540	187,022
	\$ 15,496,875	\$ 3,262,000		\$ 4,926,448	\$ 8,188,448	\$ 354,743	\$ 277,495	\$ 7,556,210	\$ 331,600	\$ 1,448,280	\$ 9,613,585	\$ 5,883,290

Notes:

1. Preliminary and subject to change. Subject to approval by the issuer.
2. Based on buildout value and maximum equivalent tax rate at closing date.
3. Rates are for discussion and illustration purposes only and are preliminary and subject to change.
4. Assumes capitalized interest through September 2025.
5. Sized to 100% of maximum annual debt service.
6. Net of capitalized interest and debt service reserve fund release at maturity.
7. Assumes 0.50% of outstanding bond par. Sized as a continuous fund for conservative modelling purposes.
8. Assumes 2.0% annual escalation factor.
9. Net of capitalized interest but excludes release of debt service reserve fund at maturity.
10. For modeling purposes only.

City of Tomball, Texas  
Special Assessment Revenue Bonds, Series 2025  
(Hufmish Kohrville Public Improvement District)

Estimated Net Annual Installments - Improvement Area No. 1-B<sup>1</sup>

Maturity	Maximum Annual Installment <sup>2</sup>	Less: IA #1-A Installments	Principal	Interest Rate <sup>3</sup>	Interest	Debt Service	Capitalized Interest <sup>4</sup>	Debt Service Reserve Fund <sup>5</sup>	Net Debt Service <sup>6</sup>	Additional Interest <sup>7</sup>	PID Admin Fee <sup>8</sup>	Net IA #1-B Annual Requirements <sup>9</sup>	Remaining Installment Revenues <sup>10</sup>
9/1/2024													
9/1/2025	\$ 516,563	\$ 330,219	\$ 21,000	7.250%	\$ 154,280	\$ 175,280	\$ -	\$ -	\$ 175,280	\$ 10,640	\$ -	\$ 185,920	\$ 424
9/1/2026	\$ 516,563	329,770	23,000	7.250%	152,758	175,758	-	-	175,758	10,535	-	186,293	500
9/1/2027	516,563	330,180	24,000	7.250%	151,090	175,090	-	-	175,090	10,420	-	185,510	872
9/1/2028	516,563	329,373	27,000	7.250%	149,350	176,350	-	-	176,350	10,300	-	186,650	540
9/1/2029	516,563	329,426	29,000	7.250%	147,393	176,393	-	-	176,393	10,165	-	186,558	579
9/1/2030	516,563	329,261	31,000	7.250%	145,290	176,290	-	-	176,290	10,020	-	186,310	991
9/1/2031	516,563	329,881	33,000	7.250%	143,043	176,043	-	-	176,043	9,865	-	185,908	774
9/1/2032	516,563	330,206	36,000	7.250%	140,650	176,650	-	-	176,650	9,700	-	186,350	7
9/1/2033	516,563	329,237	39,000	7.250%	138,040	177,040	-	-	177,040	9,520	-	186,560	765
9/1/2034	516,563	330,053	41,000	7.250%	135,213	176,213	-	-	176,213	9,325	-	185,538	972
9/1/2035	516,563	329,498	45,000	7.250%	132,240	177,240	-	-	177,240	9,120	-	186,360	704
9/1/2036	516,563	329,651	49,000	7.250%	128,978	177,978	-	-	177,978	8,895	-	186,873	39
9/1/2037	516,563	329,434	53,000	7.250%	125,425	178,425	-	-	178,425	8,650	-	187,075	53
9/1/2038	516,563	329,848	56,000	7.250%	121,583	177,583	-	-	177,583	8,385	-	185,968	747
9/1/2039	516,563	329,815	61,000	7.250%	117,523	178,523	-	-	178,523	8,105	-	186,628	120
9/1/2040	516,563	329,336	66,000	7.250%	113,100	179,100	-	-	179,100	7,800	-	186,900	327
9/1/2041	516,563	329,411	71,000	7.250%	108,315	179,315	-	-	179,315	7,470	-	186,785	366
9/1/2042	516,563	329,963	76,000	7.250%	103,168	179,168	-	-	179,168	7,115	-	186,283	317
9/1/2043	516,563	329,916	82,000	7.250%	97,658	179,658	-	-	179,658	6,735	-	186,393	254
9/1/2044	516,563	329,268	89,000	7.250%	91,713	180,713	-	-	180,713	6,325	-	187,038	257
9/1/2045	516,563	330,021	95,000	7.250%	85,260	180,260	-	-	180,260	5,880	-	186,140	401
9/1/2046	516,563	330,021	102,000	7.250%	78,373	180,373	-	-	180,373	5,405	-	185,778	764
9/1/2047	516,563	329,761	119,000	7.250%	70,978	181,978	-	-	181,978	4,895	-	186,873	422
9/1/2048	516,563	329,268	111,000	7.250%	62,930	183,303	-	-	183,303	4,340	-	186,270	531
9/1/2049	516,563	329,347	129,000	7.250%	54,303	183,303	-	-	183,303	3,745	-	187,048	168
9/1/2050	516,563	330,026	138,000	7.250%	44,950	182,950	-	-	182,950	3,100	-	186,050	486
9/1/2051	516,563	329,643	149,000	7.250%	34,945	183,945	-	-	183,945	2,410	-	186,355	564
9/1/2052	516,563	330,200	160,000	7.250%	24,143	184,143	-	-	184,143	1,665	-	185,808	555
9/1/2053	516,563	329,540	173,000	7.250%	12,543	185,543	-	-	185,543	865	-	186,408	615
9/1/2054	516,563	329,540	173,000	7.250%	12,543	185,543	-	-	185,543	865	-	186,408	615
	\$ 14,980,313	\$ 9,561,575	\$ 2,128,000		\$ 3,065,228	\$ 5,193,228	\$ -	\$ -	\$ 5,007,685	\$ 211,395	\$ -	\$ 5,404,623	\$ 14,115

Notes:

1. Preliminary and subject to change. Subject to approval by the Issuer.
2. Based on buildout value and maximum equivalent tax rate at closing date.
3. Rates are for discussion and illustration purposes only and are preliminary and subject to change.
4. Assumes no capitalized interest on B Bonds.
5. Sized to 100% of maximum annual debt service.
6. Net of debt service reserve fund release at maturity.
7. Assumes 0.50% of outstanding bond par. Sized as a continuous fund for conservative modelling purposes.
8. Assumes B Bond shares collection costs with A Bond.
9. Excludes release of debt service reserve fund at maturity.
10. For modeling purposes only.