



**WINFREY ESTATES
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE**

JULY 15, 2024

INTRODUCTION

Capitalized terms used in this 2024 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. 2022-10 on April 18, 2022 by the City to finance certain Authorized Improvements for the benefit of the property in the District.

On July 17, 2023, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 2023-20 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 2024.

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 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

- The final plat of Winfrey Estates, attached hereto as **Exhibit C** was filed and recorded with the County on April 4, 2023, and consists of 113 residential Lots and 11 Lots of Non-Benefited Property.

See the anticipated Lot Type classification summary within the District below:

District	
Lot Type	Number of Lots
Lot Type 1	113
Total	113

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

LOT AND HOME SALES

Per the Developer, as of March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 84
- Homebuilder Owned:
 - Lot Type 1: 28
- End-User Owned:
 - Lot Type 1: 1

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

AUTHORIZED IMPROVEMENTS

Per the Developer the Authorized Improvements listed in the 2023 SAP for the District are currently under construction and projected to be completed in the 4th quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget			
Authorized Improvements	Budget	Spent to Date ¹	Percent Complete
<i>Public Improvements</i>			
Paving	\$ 1,486,774	\$ 939,236	63.17%
Water	682,903	321,195	47.03%
Sanitary Sewer	793,743	539,432	67.96%
Storm Sewer	1,187,541	700,994	59.03%
Earthwork	130,926	195,282	149.15%
Gas Line	318,549	171,916	53.97%
Monument Sign, Landscape & Design	300,000	-	0.00%
Soft Costs	1,645,546	-	0.00%
	<u>\$ 6,545,983</u>	<u>2,868,055</u>	
<i>Private Improvements</i>			
Paving	\$ 713,110	713,110	100.00%
Water	246,812	246,812	100.00%
Sanitary Sewer	381,854	381,854	100.00%
Storm Sewer	29,606	29,606	100.00%
Earthwork	456,178	456,178	100.00%
Gas Line	132,104	132,104	100.00%
Amenity Center & Amenities	650,000	-	0.00%
Soft Costs	383,029	383,029	100.00%
	<u>\$ 2,992,693</u>	<u>2,342,693</u>	<u>78.28%</u>
Total	\$ 9,538,676	\$ 5,210,748	54.63%

Notes:

1) Per the Developer as of March 31, 2024.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$6,224,000.00.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$363,481.60.
- **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 \$33,345.00. A breakdown of the Annual Collection Costs is shown below.

District	
Improvement Area #1	
Administration	\$ 18,360.00
City Auditor/City Administrative Fees	7,780.00
Filing Fees	1,000.00
County Collection	205.00
PID Trustee Fees	-
Dissemination Agent	-
Miscellaneous	1,000.00
Draw Request Review	5,000.00
Total Annual Collection Costs	\$33,345.00

District	
Due January 31, 2025	
Principal	\$ 98,000.00
Interest	363,481.60
Annual Collection Costs	33,345.00
Additional Interest	-
Total Annual Installment	\$494,826.60

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

PREPAYMENT OF ASSESSMENTS IN FULL

No Parcels in the District have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

No Parcels in the District have made partial prepayments.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

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.

		District				
Annual Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 98,000.00	\$ 103,000.00	\$ 108,000.00	\$ 113,000.00	\$ 119,000.00
Interest		\$ 363,481.60	\$ 357,758.40	\$ 351,743.20	\$ 345,436.00	\$ 338,836.80
	(1)	\$ 461,481.60	\$ 460,758.40	\$ 459,743.20	\$ 458,436.00	\$ 457,836.80
Annual Collection Costs	(2)	\$ 33,345.00	\$ 34,011.90	\$ 34,692.14	\$ 35,385.98	\$ 36,093.70
Additional Interest ^[a]	(4)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Installments	(3) = (1) + (2)	\$ 494,826.60	\$ 494,770.30	\$ 494,435.34	\$ 493,821.98	\$ 493,930.50

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 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260030052	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030050	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260010023	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030049	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260040010	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030051	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260010024	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030019	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030021	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030042	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030044	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010010	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010012	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020030	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020028	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030029	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030027	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030039	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030041	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010013	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020021	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020023	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020012	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030023	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030028	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030038	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030040	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010014	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020026	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020022	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020011	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260020020	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030016	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030017	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030034	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030031	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030046	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030047	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010019	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010020	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020033	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020032	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020016	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020015	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020035	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260030012	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030010	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030001	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030025	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030035	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030030	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030037	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040008	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010003	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010015	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010017	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020025	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020019	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020017	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030011	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030013	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260030020	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030026	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030036	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030043	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010011	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010016	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020029	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020024	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020018	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030022	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030024	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030045	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040004	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020010	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010009	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010018	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020027	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020013	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030005	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030014	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030015	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030018	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030033	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030032	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260030048	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010002	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020007	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020006	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010021	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260010022	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020034	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260020031	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

Property ID	Lot Type	Outstanding Assessment ^[b]	District ^[a]				Annual Collection Costs ^[d]	Annual Installment Due 1/31/2025 ^[b]
			Principal	Interest	Additional Interest ^[c]			
1469260020014	1	\$ 55,079.65	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00	
1469260040013	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260040012	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1469260040011	Non-Benefited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
District Total		\$ 6,224,000.45	\$ 98,000.00	\$ 363,481.60	\$ -	\$ 33,345.00	\$ 494,827.00	

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Additional Interest will be charged upon the issuance of PID Bonds.

[d] The Annual Collection Costs include a \$60 per Lot Administrative Fee for the City of Tomball that equates to \$6,780 for the District.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENT SCHEDULE

Tax Year	Fiscal Year	Principal	Interest
2023	2024	\$ 37,000.00	\$ 424,551.45
2024	2025	\$ 98,000.00	\$ 363,481.60
2025	2026	\$ 103,000.00	\$ 357,758.40
2026	2027	\$ 108,000.00	\$ 351,743.20
2027	2028	\$ 113,000.00	\$ 345,436.00
2028	2029	\$ 119,000.00	\$ 338,836.80
2029	2030	\$ 125,000.00	\$ 331,887.20
2030	2031	\$ 131,000.00	\$ 324,587.20
2031	2032	\$ 138,000.00	\$ 316,936.80
2032	2033	\$ 145,000.00	\$ 308,877.60
2033	2034	\$ 152,000.00	\$ 300,409.60
2034	2035	\$ 160,000.00	\$ 291,532.80
2035	2036	\$ 168,000.00	\$ 282,188.80
2036	2037	\$ 177,000.00	\$ 272,377.60
2037	2038	\$ 186,000.00	\$ 262,040.80
2038	2039	\$ 195,000.00	\$ 251,178.40
2039	2040	\$ 205,000.00	\$ 239,790.40
2040	2041	\$ 216,000.00	\$ 227,818.40
2041	2042	\$ 227,000.00	\$ 215,204.00
2042	2043	\$ 239,000.00	\$ 201,947.20
2043	2044	\$ 252,000.00	\$ 187,989.60
2044	2045	\$ 265,000.00	\$ 173,272.80
2045	2046	\$ 279,000.00	\$ 157,796.80
2046	2047	\$ 294,000.00	\$ 141,503.20
2047	2048	\$ 310,000.00	\$ 124,333.60
2048	2049	\$ 326,000.00	\$ 106,229.60
2049	2050	\$ 344,000.00	\$ 87,191.20
2050	2051	\$ 362,000.00	\$ 67,101.60
2051	2052	\$ 382,000.00	\$ 45,960.80
2052	2053	\$ 405,000.00	\$ 23,652.00
Total		\$ 6,261,000.00	\$ 7,123,615.45

EXHIBIT C – WINFREY ESTATES FINAL PLAT

STATE OF TEXAS
COUNTY OF HARRIS

WE, CHTA DEVELOPMENT, INC. acting by and through ERIC HYMNOWITZ, President and MIC DISBERGER, Vice President being officers of CHTA DEVELOPMENT, INC., owners in this section after referred to its owners of the 33.3858 acre tract described by the above and foregoing plat of WINFREY ESTATES, do hereby make and establish said subdivision of said property according to all laws, dedications, restrictions and notations of said plat and hereby dedicate to the use of the public forever, all streets, utility poles, easements, drainage easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever undivided aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10') perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16') perimeter ground easements, from a point sixteen feet (16') above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

IN TESTIMONY WHEREOF, the CHTA DEVELOPMENT, INC. has caused these presents to be signed by ERIC HYMNOWITZ, its President, thereunto authorized, assisted by MIC DISBERGER, its Vice President, and its common seal hereunto affixed this 21st day of February, 2023.

CHTA DEVELOPMENT, INC.
ERIC HYMNOWITZ, President
MIC DISBERGER, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ERIC HYMNOWITZ and MIC DISBERGER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2023.

Notary Public in and for the State of Texas

PATRICIA ESPERANZA GARCIA
Notary Public, State of Texas
Commission Expires 08/28/2028
Notary ID 13028718

My Commission expires: 12/11/2025

I, ANDREW R. JETT, Lot 14 in L.C. owner and holder of a lien against the property described in the plat known as WINFREY ESTATES, do hereby consent to the subdivision of the property as shown on the plat and to the O.P.R.O.R.P. of Harris County, Texas, do hereby consent to the subdivision of said property to the purposes and effects of said plat and the dedications and restrictions shown thereon to said subdivision plat and we hereby certify that we are the present owner of said land and have not negotiated the same nor any part thereof.

ANDREW R. JETT, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ANDREW R. JETT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2023.

Notary Public in and for the State of Texas

Khrisna Schmitz
NOTARY PUBLIC
Mendenhall County, NC
My Commission Expires July 27, 2025

My Commission expires: 07/27/2025

This is to certify that the planning and zoning commission of the City of Tomball has approved this plat and subdivision of WINFREY ESTATES in accordance with the laws of the state and the ordinances of the City as shown herein, and authorized the recording of this plat this 21st day of February, 2023.

Barbara Toque
Chairman

I, PAUL A. COVNE, an authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown of boundary corners, single points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pins or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the boundary corners have been tied to the Texas coordinate system of 1983, south central zone.

PAUL A. COVNE
Surveyor
Texas Registration No. 6374

OFFICE OF THE
TRIGONOMETRIC
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS DIVISION COUNTY CLERK
FILE NO. _____
MAP RECORDS DIVISION COUNTY CLERK
WINFREY ESTATES
SHEET NUMBER PAGE 3 OF 3 PAGES
DRAWING NUMBER 02497
027 MAP

4/2/2023 HCCFPP: 110.00
FILED
4/4/2023 2:08 PM
COUNTY CLERK

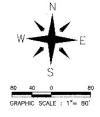
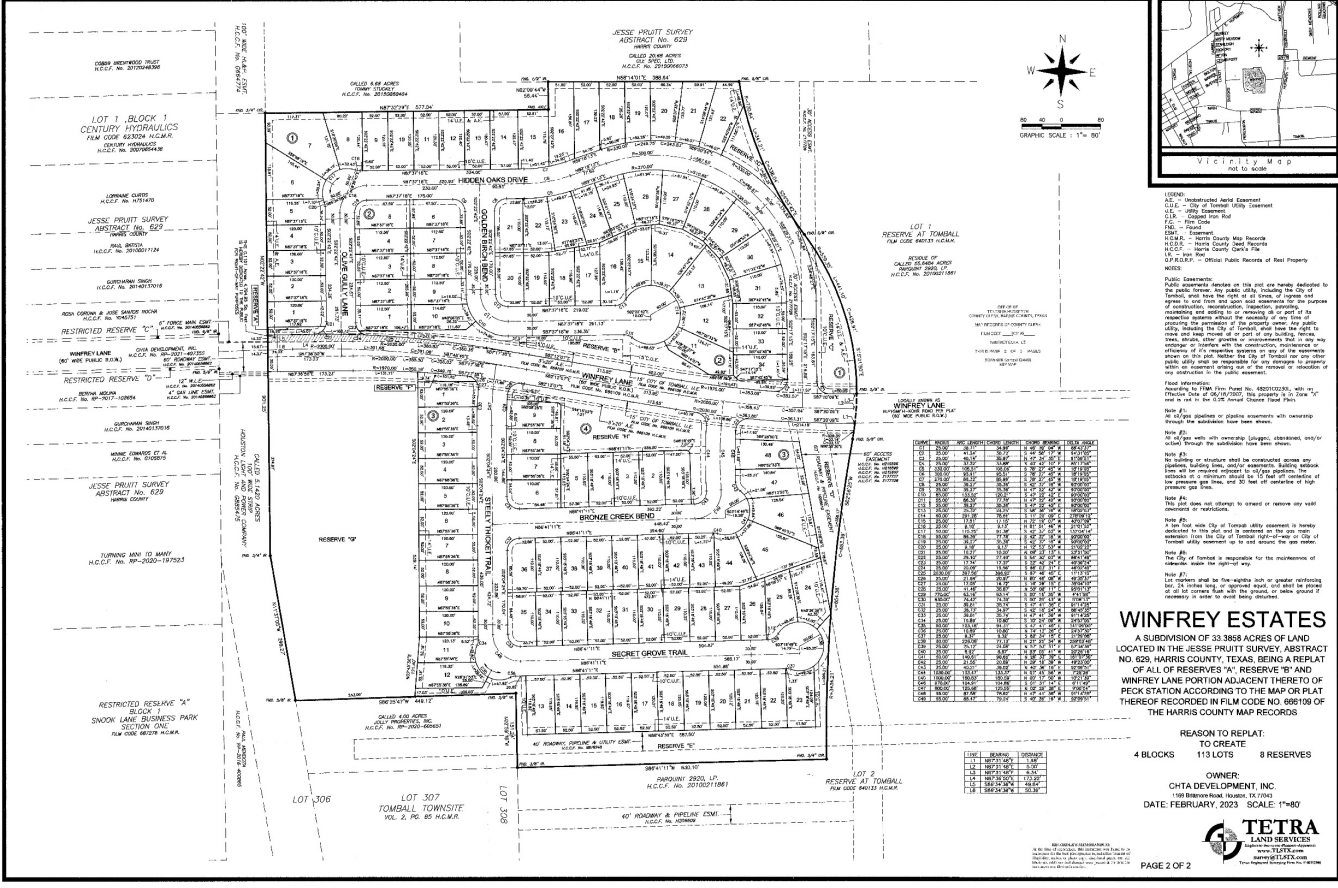
WINFREY ESTATES
A SUBDIVISION OF 33.3858 ACRES OF LAND
LOCATED IN THE JESSE PRUITT SURVEY, ABSTRACT
NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT
OF ALL OF RESERVES "A", RESERVE "B" AND
WINFREY LANE PORTION ADJACENT THERETO OF
PECK STATE ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN FILM CODE NO. 666109 OF
THE HARRIS COUNTY MAP RECORDS

REASON TO REPLAT:
TO CREATE
4 BLOCKS 113 LOTS 8 RESERVES

OWNER:
CHTA DEVELOPMENT, INC.
1160 Blinnwood Road, Houston, TX 77043
DATE: FEBRUARY, 2023 SCALE: 1"=80'

TETRA
LAND SERVICES
www.TLSTX.com
survey@TLSTX.com
Texas Registered Surveyors Since 1983

PAGE 1 OF 2



LEGEND
 H.C.P. - Harris County Public Improvement District
 C.T.E. - City of Houston Utility District
 U.S. - U.S. Highway
 F.O. - Fort Oaks
 U.S. - U.S. Highway
 H.C.P. - Harris County Map Records
 H.C.E. - Harris County Code Records
 U.S. - U.S. Highway
 O.P.R. - Official Public Records of Real Property

NOTES
 Public Improvements: Public Improvements shown on this plat are the responsibility of the property owner. The City of Houston is not responsible for the design, construction, or maintenance of these improvements. The City of Houston may require the property owner to provide a bond to ensure the completion of these improvements. The City of Houston may also require the property owner to provide a bond to ensure the maintenance of these improvements.

LOT NO.	AREA	ACRES	RESERVE
1	RESERVE A	0.10	A
2	RESERVE A	0.10	A
3	RESERVE A	0.10	A
4	RESERVE A	0.10	A
5	RESERVE A	0.10	A
6	RESERVE A	0.10	A
7	RESERVE A	0.10	A
8	RESERVE A	0.10	A
9	RESERVE A	0.10	A
10	RESERVE A	0.10	A
11	RESERVE A	0.10	A
12	RESERVE A	0.10	A
13	RESERVE A	0.10	A
14	RESERVE A	0.10	A
15	RESERVE A	0.10	A
16	RESERVE A	0.10	A
17	RESERVE A	0.10	A
18	RESERVE A	0.10	A
19	RESERVE A	0.10	A
20	RESERVE A	0.10	A
21	RESERVE A	0.10	A
22	RESERVE A	0.10	A
23	RESERVE A	0.10	A
24	RESERVE A	0.10	A
25	RESERVE A	0.10	A
26	RESERVE A	0.10	A
27	RESERVE A	0.10	A
28	RESERVE A	0.10	A
29	RESERVE A	0.10	A
30	RESERVE A	0.10	A
31	RESERVE A	0.10	A
32	RESERVE A	0.10	A
33	RESERVE A	0.10	A
34	RESERVE A	0.10	A
35	RESERVE A	0.10	A
36	RESERVE A	0.10	A
37	RESERVE A	0.10	A
38	RESERVE A	0.10	A
39	RESERVE A	0.10	A
40	RESERVE A	0.10	A
41	RESERVE A	0.10	A
42	RESERVE A	0.10	A
43	RESERVE A	0.10	A
44	RESERVE A	0.10	A
45	RESERVE A	0.10	A
46	RESERVE A	0.10	A
47	RESERVE A	0.10	A
48	RESERVE A	0.10	A

WINFREY ESTATES
 A SUBDIVISION OF 33.3865 ACRES OF LAND
 LOCATED IN THE JESSE FRUITT SURVEY, ABSTRACT
 NO. 629, HARRIS COUNTY, TEXAS, BEING A REPLAT
 OF ALL OF RESERVES "A" THROUGH "Z" AND
 WINFREY LANE PORTION ADJACENT THERETO OF
 PECK STATION ACCORDING TO THE MAP OR PLAT
 THEREOF RECORDED IN FILM CODE NO. 069109 OF
 THE HARRIS COUNTY MAP RECORDS

REASON TO REPLAT:
 TO CREATE
 4 BLOCKS 113 LOTS 8 RESERVES
 OWNER:
 CHTA DEVELOPMENT, INC.
 19888 Bayport, Houston, TX 77058
 DATE: FEBRUARY, 2023 SCALE: 1"=80'



EXHIBIT D – LOT TYPE CLASSIFICATION MAP

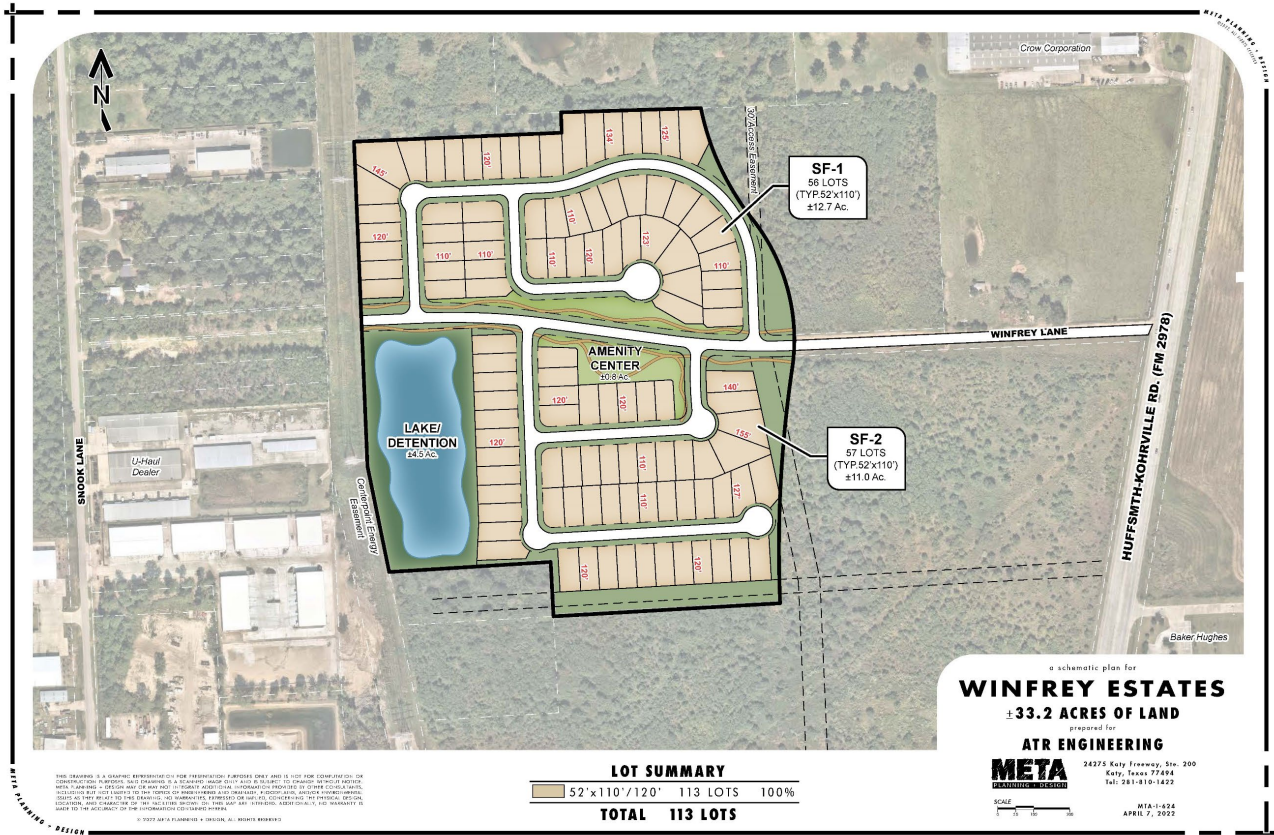


EXHIBIT E – BUYER DISCLOSURES

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

- Lot Type 1

**WINFREY ESTATES 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.

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: \$55,079.65

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 *Winfrey Estates Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

Annual Installments – Lot Type 1

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2025	\$ 867.26	\$ 3,216.65	\$ -	\$ 295.09	\$ 4,379.00
2026	\$ 911.50	\$ 3,166.00	\$ -	\$ 300.99	\$ 4,378.50
2027	\$ 955.75	\$ 3,112.77	\$ -	\$ 307.01	\$ 4,375.53
2028	\$ 1,000.00	\$ 3,056.96	\$ -	\$ 313.15	\$ 4,370.11
2029	\$ 1,053.10	\$ 2,998.56	\$ -	\$ 319.41	\$ 4,371.07
2030	\$ 1,106.19	\$ 2,937.05	\$ -	\$ 325.80	\$ 4,369.05
2031	\$ 1,159.29	\$ 2,872.45	\$ -	\$ 332.32	\$ 4,364.06
2032	\$ 1,221.24	\$ 2,804.75	\$ -	\$ 338.96	\$ 4,364.95
2033	\$ 1,283.19	\$ 2,733.43	\$ -	\$ 345.74	\$ 4,362.36
2034	\$ 1,345.13	\$ 2,658.49	\$ -	\$ 352.66	\$ 4,356.28
2035	\$ 1,415.93	\$ 2,579.94	\$ -	\$ 359.71	\$ 4,355.58
2036	\$ 1,486.73	\$ 2,497.25	\$ -	\$ 366.91	\$ 4,350.88
2037	\$ 1,566.37	\$ 2,410.42	\$ -	\$ 374.24	\$ 4,351.04
2038	\$ 1,646.02	\$ 2,318.95	\$ -	\$ 381.73	\$ 4,346.69
2039	\$ 1,725.66	\$ 2,222.82	\$ -	\$ 389.36	\$ 4,337.84
2040	\$ 1,814.16	\$ 2,122.04	\$ -	\$ 397.15	\$ 4,333.35
2041	\$ 1,911.50	\$ 2,016.09	\$ -	\$ 405.09	\$ 4,332.69
2042	\$ 2,008.85	\$ 1,904.46	\$ -	\$ 413.20	\$ 4,326.50
2043	\$ 2,115.04	\$ 1,787.14	\$ -	\$ 421.46	\$ 4,323.65
2044	\$ 2,230.09	\$ 1,663.62	\$ -	\$ 429.89	\$ 4,323.60
2045	\$ 2,345.13	\$ 1,533.39	\$ -	\$ 438.49	\$ 4,317.01
2046	\$ 2,469.03	\$ 1,396.43	\$ -	\$ 447.26	\$ 4,312.71
2047	\$ 2,601.77	\$ 1,252.24	\$ -	\$ 456.20	\$ 4,310.21
2048	\$ 2,743.36	\$ 1,100.30	\$ -	\$ 465.32	\$ 4,308.99
2049	\$ 2,884.96	\$ 940.08	\$ -	\$ 474.63	\$ 4,299.67
2050	\$ 3,044.25	\$ 771.60	\$ -	\$ 484.12	\$ 4,299.98
2051	\$ 3,203.54	\$ 593.82	\$ -	\$ 493.81	\$ 4,291.17
2052	\$ 3,380.53	\$ 406.73	\$ -	\$ 503.68	\$ 4,290.95
2053	\$ 3,584.07	\$ 209.31	\$ -	\$ 513.76	\$ 222.61
Total	\$ 55,079.65	\$ 59,283.75	\$ -	\$ 11,447.14	\$ 121,726.01

Footnotes:

[a] Interest is calculated at a rate of 5.84% which is less than 2% above the S&P Municipal Bond High Yield Index, which was 5.80% as of June 20, 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 numbers shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.