

ORDINANCE NO. 2025-37

**AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE
2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL FOR THE PINE COUNTRY 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 Pine Country Public Improvement District (the “District”); and

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

WHEREAS, the City Council accepted the Petition and called a public hearing for February 19, 2007 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; 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 February 19, 2007; and

WHEREAS, on February 19, 2007 the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District and approved the Finding Resolution; and

WHEREAS, the City Council approved the creation of the PID by Resolution approved on March 5, 2007 (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

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 6th day of July 2010, 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.

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 20TH DAY OF OCTOBER, 2025.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

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 3RD DAY OF NOVEMBER 2025.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

Lori Klein-Quinn, Mayor

ATTEST:

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 _____.

[NOTARY STAMP]

Notary Public, State of Texas

EXHIBIT A
2025 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL UPDATE

2025 Service and Assessment Plan
EXHIBIT A

**Service and Assessment Plan
Public Improvement District Number One
City of Tomball, Harris County, Texas**

1. Introduction

This Service and Assessment Plan (the “Plan”) is prepared and adopted in conformance with the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code (the “Act”), and pursuant to Resolution No. 2007-14 creating the Public Improvement District Number One (the “PID” or the “District”), City of Tomball (the “City”), Harris County, Texas. The creation of the PID was initiated by a petition (the “Creation Petition”) submitted by property owners within the PID boundaries in compliance with the requirements of Section 372.005 of the Act.

2. Boundaries

The boundaries of the PID are as indicated in Exhibit A and Exhibit B.

3. Administration of the District

Administration of the District is the responsibility of the City Council of the City of Tomball, Texas but to the extent allowed by law, the City may contract with a private sector company to carry out all or part of the City responsibilities as well as day-to-day operations and administration of the District.

4. Public Improvements

The Public Improvements to be financed and constructed hereby (the “Public Improvements”) serve to promote the construction of single-family units (“SFU”). The Public Improvements included in the Plan will confer a special benefit to properties within the Public Improvement District and will consist of the construction of detention, water lines, sanitary sewer lines, storm sewers, gas lines, paving, erosion control, contingency provisions, engineering services, financing costs, and administrative and legal services for the PID. The Public Improvements will be pre-funded by the developer of the residential subdivision within the PID. Under the Development Agreement executed between the Developer and the City, the Developer will be entitled to receive reimbursement of up to 50% of the Public Improvement costs subject to the limitations contained in the Agreement.

A. Pine Country of Tomball Section Two

Section Two of the Pine Country of Tomball Subdivision has been developed by PCOT Investments, Inc. and contains 68 single-family residential lots within the Public Improvement District. The Public Improvements authorized under this Plan for Pine Country Section Two, and the estimated costs thereof, are described below:

**Pine Country Section Two
PID COSTS**

PUBLIC IMPROVEMENT	ESTIMATED COST	PID COSTS (50%)
Water Lines, Sanitary Sewer, Storm Sewer & Drainage, Gas, Street Paving, Off-Site Utility Extensions, SWPPP, Engineering & Contingencies, Payment/Performance Bonds and Permits, PID Creation Costs	\$1,458,874	\$729,437
SUBTOTAL	\$1,458,874	\$729,437
Financing Cost		\$471,887
Administration		\$60,068
TOTAL		\$1,261,392

The estimated total costs above will be used to set the assessments for residential properties in Section Two as detailed later in this document.

5. Construction of Public Improvements

The Plan will be reviewed annually in accordance with the provisions of Chapter 372 of the Local Government Code and will include a review of the expenditures and revenues of the District. Additionally, the Plan will be reviewed for the purpose of establishing the installments for assessments based upon the costs for Public Improvements and the financial needs of the District.

6. Conveyance of Improvements to the City

Upon completion of the improvements, and final inspection and acceptance of the Public Improvements by the City, the Developers will convey all rights to the improvements to the City or homeowner's association as applicable, subject to the Developer's rights of reimbursement described in the Development Agreement executed between the Developer and the City.

7. Authorized Improvements

The area within the PID that is covered by this Service and Assessment Plan will be developed as single family residential. This Plan designates the Public Improvements required for the growth and development of the land within the PID. The goal of this Plan is to provide sufficient certainty for the owners of land within the PID to proceed with the financing and construction of the necessary Public Improvements, while allowing for sufficient flexibility to

meet the needs of the PID over the life of the development of residential properties within the PID.

The construction of the Public Improvements authorized herein began in calendar year 2007. The actual costs of the Public Improvements will be determined by an independent accountant report of the developer's costs.

8. Advance Financing by Developer

The Developer will advance the funds for construction of the Public Improvements and will be entitled to repayment pursuant to the Development Agreement executed between the City and the Developer.

9. Apportionment of Costs

Payment of assessments, if any, on property owned by exempt jurisdictions other than the City shall be established by contract.

10. Levy of Assessments

The assessment year shall be concurrent with the City's tax year. The assessments against property may be paid in annual installments based on an amortization of not more than fifteen (15) years plus the period between the effective date of the assessment ordinance and the date of the first installment. The interest rate on financed assessments is seven percent (7.0%) per annum.

The assessments shall be based upon the actual cost of the Public Improvements plus those related costs as deemed reimbursable by the City. The cost of the Public Improvements will consist of the costs to construct detention, storm sewers, water lines, sanitary sewers, gas, erosion control, and paving for each development phase, related professional design and engineering fees, administrative and legal services and interest payable to the Developer pursuant to the Development Agreement.

A. Pine Country Section Two

The Plan estimates the following assessments for residential properties in Woodmark according to the cost of the Public Improvements. The total assessment can be paid upfront at the time the property containing a habitable structure is purchased or at any time thereafter. The assessment can also be financed and paid in equal annual installments over fifteen (15) years as prescribed below.

Total Assessment	\$0.9618 per square foot of residential property
Financed Assessment	\$0.1056 per square foot of residential property per year

B. Levy and collection.

Notice of the levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the installment of the assessment levy will be due and payable at the same time property taxes are due and payable to the City. Financed assessments shall bear interest at seven percent (7.0%) per annum.

The first installment of an assessment against a particular property shall be due with respect to the calendar year following the date such property has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy. The City will invoice each owner of property for the installment payment in conjunction with the City's annual property tax bill, and the installments shall be due and payable, and incur penalty and interest for unpaid installments in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner in each succeeding calendar year until the assessment together with interest as provided herein has been paid in full. The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility of for the assessment.

A lien will be established against the property assessed effective as of the date of the ordinance levying the assessment, privileged above all other liens, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. Assessment installments shall be considered delinquent on the same date as the City's property taxes. Delinquent assessments or installments shall incur the costs of collection. If practicable, the assessment shall be included on the City property tax statement. Notwithstanding the above, the assessment lien shall be perfected immediately as to the entire assessment, but may be executed only with respect to the amounts then due or past due for current or prior installments or final payment. Assessments are personal obligations of the person owning the property assessed in the year an installment payment becomes due, and only to the extent of such installment(s).

The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment.

EXHIBIT A

REPLAT

PINE COUNTRY OF TOMBALL, SECTION TWO
A RESIDENTIAL SUBDIVISION OF 26.2813 ACRES
COMPRISED OF 2 BLOCKS, 68 RESIDENTIAL LOTS, AND 3 RESERVES
AND

PINE COUNTRY OF TOMBALL, SECTION THREE
AN UNRESTRICTED RESERVE OF 29.4207 ACRES

BEING A REPLAT OF PINE COUNTRY OF TOMBALL, SECTION
TWO, OF 55.7020 ACRES AS RECORDED IN H.C.

FILM CODE # 624053

LOCATED IN THE
JOHN EDWARDS SURVEY, A-20 AND THE CHAUNCEY GOODRICH
SURVEY A-311 CITY OF TOMBALL, HARRIS COUNTY, TEXAS

FEB, 2009

Public Improvement District Number One
Pine County of Tomball Subdivision
Section Two Assessment Roll
City of Tomball, Harris County, Texas

Owner	Block #	Lot #	Lot Area (s.f.)	Total Assessment Rate	Total Assessment	Financed Assessment Rate	Annual Assessment Installment	Financed Assessment Term	Annual Administrative Cost	Total Annual Payment
PCOT Investments, Inc.	1	1	22020	0.9618	\$ 21,178.84	\$ 0.1056	\$ 2,325.31	15 years	\$ 58.89	\$ 2,384.20
PCOT Investments, Inc.	1	2	8751	0.9618	\$ 8,416.71	\$ 0.1056	\$ 924.11	15 years	\$ 58.89	\$ 983.00
PCOT Investments, Inc.	1	3	8995	0.9618	\$ 8,651.39	\$ 0.1056	\$ 949.87	15 years	\$ 58.89	\$ 1,008.76
PCOT Investments, Inc.	1	4	8864	0.9618	\$ 8,525.40	\$ 0.1056	\$ 936.04	15 years	\$ 58.89	\$ 994.93
PCOT Investments, Inc.	1	5	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	1	6	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	1	7	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	1	8	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	1	9	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	1	10	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	1	11	9732	0.9618	\$ 9,360.24	\$ 0.1056	\$ 1,027.70	15 years	\$ 58.89	\$ 1,086.59
PCOT Investments, Inc.	2	1	20059	0.9618	\$ 19,292.75	\$ 0.1056	\$ 2,118.23	15 years	\$ 58.89	\$ 2,177.12
PCOT Investments, Inc.	2	2	9091	0.9618	\$ 8,743.72	\$ 0.1056	\$ 960.01	15 years	\$ 58.89	\$ 1,018.90
BGB Interests LP	2	3	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	2	4	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	2	5	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	2	6	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	2	7	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	2	8	9000	0.9618	\$ 8,656.20	\$ 0.1056	\$ 950.40	15 years	\$ 58.89	\$ 1,009.29
PCOT Investments, Inc.	2	9	9398	0.9618	\$ 9,039.00	\$ 0.1056	\$ 992.43	15 years	\$ 58.89	\$ 1,051.32
PCOT Investments, Inc.	2	10	10938	0.9618	\$ 10,520.17	\$ 0.1056	\$ 1,155.05	15 years	\$ 58.89	\$ 1,213.94
PCOT Investments, Inc.	2	11	10424	0.9618	\$ 10,025.80	\$ 0.1056	\$ 1,100.77	15 years	\$ 58.89	\$ 1,159.66
PCOT Investments, Inc.	2	12	11247	0.9618	\$ 10,817.36	\$ 0.1056	\$ 1,187.68	15 years	\$ 58.89	\$ 1,246.57
PCOT Investments, Inc.	2	13	10380	0.9618	\$ 9,983.48	\$ 0.1056	\$ 1,096.13	15 years	\$ 58.89	\$ 1,155.02
PCOT Investments, Inc.	2	14	11247	0.9618	\$ 10,817.36	\$ 0.1056	\$ 1,187.68	15 years	\$ 58.89	\$ 1,246.57
PCOT Investments, Inc.	2	15	11204	0.9618	\$ 10,776.01	\$ 0.1056	\$ 1,183.14	15 years	\$ 58.89	\$ 1,242.03
PCOT Investments, Inc.	2	16	9357	0.9618	\$ 8,999.56	\$ 0.1056	\$ 988.10	15 years	\$ 58.89	\$ 1,046.99
PCOT Investments, Inc.	2	17	12458	0.9618	\$ 11,982.10	\$ 0.1056	\$ 1,315.56	15 years	\$ 58.89	\$ 1,374.45
PCOT Investments, Inc.	2	18	12458	0.9618	\$ 11,982.10	\$ 0.1056	\$ 1,315.56	15 years	\$ 58.89	\$ 1,374.45
PCOT Investments, Inc.	2	19	9352	0.9618	\$ 8,994.75	\$ 0.1056	\$ 987.57	15 years	\$ 58.89	\$ 1,046.46
PCOT Investments, Inc.	2	20	11195	0.9618	\$ 10,767.35	\$ 0.1056	\$ 1,182.19	15 years	\$ 58.89	\$ 1,241.08
PCOT Investments, Inc.	2	21	11247	0.9618	\$ 10,817.36	\$ 0.1056	\$ 1,187.68	15 years	\$ 58.89	\$ 1,246.57
PCOT Investments, Inc.	2	22	11247	0.9618	\$ 10,817.36	\$ 0.1056	\$ 1,187.68	15 years	\$ 58.89	\$ 1,246.57
PCOT Investments, Inc.	2	23	11247	0.9618	\$ 10,817.36	\$ 0.1056	\$ 1,187.68	15 years	\$ 58.89	\$ 1,246.57
PCOT Investments, Inc.	2	24	18321	0.9618	\$ 17,621.14	\$ 0.1056	\$ 1,934.70	15 years	\$ 58.89	\$ 1,993.59
PCOT Investments, Inc.	2	25	16440	0.9618	\$ 15,811.99	\$ 0.1056	\$ 1,736.06	15 years	\$ 58.89	\$ 1,794.95
PCOT Investments, Inc.	2	26	11247	0.9618	\$ 10,817.36	\$ 0.1056	\$ 1,187.68	15 years	\$ 58.89	\$ 1,246.57
PCOT Investments, Inc.	2	27	11247	0.9618	\$ 10,817.36	\$ 0.1056	\$ 1,187.68	15 years	\$ 58.89	\$ 1,246.57
PCOT Investments, Inc.	2	28	11248	0.9618	\$ 10,818.33	\$ 0.1056	\$ 1,187.79	15 years	\$ 58.89	\$ 1,246.68
PCOT Investments, Inc.	2	29	11204	0.9618	\$ 10,776.01	\$ 0.1056	\$ 1,183.14	15 years	\$ 58.89	\$ 1,242.03
PCOT Investments, Inc.	2	30	9357	0.9618	\$ 8,999.56	\$ 0.1056	\$ 988.10	15 years	\$ 58.89	\$ 1,046.99
PCOT Investments, Inc.	2	31	12463	0.9618	\$ 11,986.91	\$ 0.1056	\$ 1,316.09	15 years	\$ 58.89	\$ 1,374.98
PCOT Investments, Inc.	2	32	11334	0.9618	\$ 10,901.04	\$ 0.1056	\$ 1,196.87	15 years	\$ 58.89	\$ 1,255.76
PCOT Investments, Inc.	2	33	8238	0.9618	\$ 7,923.31	\$ 0.1056	\$ 869.93	15 years	\$ 58.89	\$ 928.82
PCOT Investments, Inc.	2	34	10080	0.9618	\$ 9,694.94	\$ 0.1056	\$ 1,064.45	15 years	\$ 58.89	\$ 1,123.34
PCOT Investments, Inc.	2	35	10123	0.9618	\$ 9,736.30	\$ 0.1056	\$ 1,068.99	15 years	\$ 58.89	\$ 1,127.88
PCOT Investments, Inc.	2	36	10123	0.9618	\$ 9,736.30	\$ 0.1056	\$ 1,068.99	15 years	\$ 58.89	\$ 1,127.88
PCOT Investments, Inc.	2	37	10123	0.9618	\$ 9,736.30	\$ 0.1056	\$ 1,068.99	15 years	\$ 58.89	\$ 1,127.88
PCOT Investments, Inc.	2	38	12136	0.9618	\$ 11,672.40	\$ 0.1056	\$ 1,281.56	15 years	\$ 58.89	\$ 1,340.45
PCOT Investments, Inc.	2	39	14272	0.9618	\$ 13,726.81	\$ 0.1056	\$ 1,507.12	15 years	\$ 58.89	\$ 1,566.01
PCOT Investments, Inc.	2	40	15703	0.9618	\$ 15,103.15	\$ 0.1056	\$ 1,658.24	15 years	\$ 58.89	\$ 1,717.13
PCOT Investments, Inc.	2	41	11670	0.9618	\$ 11,224.21	\$ 0.1056	\$ 1,232.35	15 years	\$ 58.89	\$ 1,291.24
PCOT Investments, Inc.	2	42	11696	0.9618	\$ 11,249.21	\$ 0.1056	\$ 1,235.10	15 years	\$ 58.89	\$ 1,293.99
PCOT Investments, Inc.	2	43	11722	0.9618	\$ 11,274.22	\$ 0.1056	\$ 1,237.84	15 years	\$ 58.89	\$ 1,296.73
PCOT Investments, Inc.	2	44	11748	0.9618	\$ 11,299.23	\$ 0.1056	\$ 1,240.59	15 years	\$ 58.89	\$ 1,299.48
PCOT Investments, Inc.	2	45	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	46	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	47	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	48	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	49	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	50	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	51	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	52	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	53	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	54	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
BGB Interests LP	2	55	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
BGB Interests LP	2	56	11250	0.9618	\$ 10,820.25	\$ 0.1056	\$ 1,188.00	15 years	\$ 58.89	\$ 1,246.89
PCOT Investments, Inc.	2	57	12702	0.9618	\$ 12,216.78	\$ 0.1056	\$ 1,341.33	15 years	\$ 58.89	\$ 1,400.22



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO City of Tomball, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY**

(insert property address)

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 PID Number One (the "District") created under Subchapter A, Chapter 372, Local Government Code (insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable).

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 (insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by Tomball City Council (insert name of city council or county commissioners court, as applicable) 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 (insert name of municipality or county, as applicable).

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.

Signature of Seller

Date

Signature of Seller

Date

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.

Signature of Buyer

Date

Signature of Buyer

Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 53-0.