**ORDINANCE NO. 2025-44**

**AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE TIMBER TRAILS 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 Timber Trails 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 November 5, 2018 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 November 5, 2018; and

**WHEREAS**, on November 5, 2018 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 November 5, 2018 (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 2020, 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**

**EXHIBIT A**
**Service and assessment Plan**
**Public Improvement District Number Eight**
**City of Tomball, Texas**

## 1. Introduction

This Service and Assessment 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 2018-29 creating the Public Improvement District Number Eight ("PID"), City of Tomball, Texas. The creation of the PID was initiated by a petition submitted by property owners within the PID boundaries in compliance with the requirements of the Section 372.005 of the Act.

## 2. Boundaries

The boundaries of the PID are as indicated in Attachment A.

## 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 the operations and administration of the District.

## 4. Public Improvements

The public improvements to be financed and constructed serve to promote the construction of single family units. The public improvements will confer a special benefit to properties within the PID and will consist of water, sanitary sewer, storm drainage, detention, gas, streets, erosion control, contingency provisions, engineering, financing costs, and administration and legal services for the PID. The public improvements will be pre-funded by the developer of the subdivision within the PID under the Development Agreement ("Agreement") executed between the developer and the City.

### *A. Timber Trails*

Timber Trails contains 23.6 acres of land and will contain 104 lots within the PID. The public improvements authorized under this Plan for Timber Trails and the estimated costs thereof, are described below:

| PUBLIC IMPROVEMENT | ESTIMATED COSTS |
|---|---|
| Water, sewer, storm sewer, streets, detention, gas, off-site utility extensions, amenities, engineering, design fees, landscaping, PID creation | $2,650,000 |
| Financing Costs (15 years @ 2.75%) | $619,799 |
| Total Improvements | $3,269,799 |
| Administration (5%) | $163,490 |
| Total Costs (15 years) | $3,433,290 |

**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 purposes of establishing the installments for assessment based upon the costs for public improvements for 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 developer will convey all rights to the improvements to the city or homeowner's association as applicable, subject to the developers 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 the 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 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 2019. The actual costs of the public improvements will be determined by an independent accountant report of the developer's costs.

**8. Advance Financing by the Developer**

The developer will advance the funds for construction of the public improvements and will be entitled to repayment pursuant 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 total assessment for each property shall be an equal apportionment of the total costs divided by the total number of lots. Assessments can be paid by each property in advance or at any time thereafter. Financed assessments paid annually shall be concurrent with the city's tax year and will bear interest at 2.75% for up to 15 years. The principal amount of the assessment is payable at any time by property owners.

The assessments are on a per lot basis with two lot categories. The cost of the public improvements will consist of the costs subject to construct water, sanitary sewer, storm sewer, streets, detention, amenities, landscaping, gas, engineering and design fees, PID creation costs and administration and financing payable to the developer pursuant to the Development Agreement.

**40-Foot Lots**

| Total Assessment | Annual Assessment Installment | Financed Assessment Term | Annual Administrative Cost | Total Annual Payment |
|---|---|---|---|---|
| $ 21,810.70 | $1,794.13 | 15 years | $ 103.80 | $ 1,897.93 |

**50-Foot Lots**

| Total Assessment | Annual Assessment Installment | Financed Assessment Term | Annual Administrative Cost | Total Annual Payment |
|---|---|---|---|---|
| $ 27,263.37 | $2,242.66 | 15 years | $ 103.80 | $ 2,346.46 |

**11. Levy and Collection**

Notice of 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 payment will be due and payable at the same time property taxes are due and payable to the City.

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 property owner 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 has been pain in full. The owner of assessed property may pay at any time the entire easement then due on each property through the date of final payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility 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, include prior mortgage liens, to the extent allowed by Section 372 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 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 the assessed property may pay at any time the entire assessment then due on each property.

EXHIBIT A

## DESCRIPTION OF
## 23.632 ACRES OR 1,029,412 SQ. FT.

A TRACT OR PARCEL CONTAINING 23.632 ACRES OR 1,029,412 SQUARE FEET OF LAND, BEING OUT OF A CALLED 25.7329 ACRE TRACT OF LAND CONVEYED TO JAYANTI K. PATEL, AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NUMBER (NO.) 20080549943, BEING A PORTION OF LOTS 82, 78, 79, 75, 96, 95, 94, AND 93 OF FIVE ACRE TRACTS TOM BALL TOWNSITE, MAP OR PLAT THEREOF RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 65, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), SITUATED IN THE RALPH HUBBARD SURVEY, ABSTRACT NO. 383, HARRIS COUNTY, TEXAS, WITH SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST RIGHT OF WAY (R.O.W.) LINE OF CARRELL STREET, 60 FEET WIDE, FOR THE SOUTHWEST CORNER OF A CALLED 2.775 ACRE TRACT OF LAND CONVEYED TO WILLIAM DOCK ADAMS, AS RECORDED UNDER H.C.C.F. NO. 20100137241, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 61 DEG. 42 MIN. 47 SEC. WEST, ALONG THE NORTHWEST R.O.W. LINE OF SAID CARRELL STREET, A DISTANCE OF 194.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1.6116 ACRE TRACT CONVEYED TO JOSE BARAJAS, AS RECORDED UNDER H.C.C.F. NO. Y732741, AND A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 28 DEG. 13 MIN. 32 SEC. WEST, ALONG THE NORTHEAST LINE OF SAID CALLED 1.6116 ACRE TRACT, A DISTANCE OF 208.00 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 1.6116 ACRE TRACT, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 61 DEG. 42 MIN. 47 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID CALLED 1.6116 ACRE TRACT, PASSING AT A DISTANCE OF 337.50 FEET A CAPPED 1/2 INCH IRON ROD STAMPED "WEST STAR" FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 1.6116 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 427.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 29 DEG. 38 MIN. 31 SEC. WEST, A DISTANCE OF 345.09 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF A CALLED 70 FEET WIDE STRIP OF LAND CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. B258990, FOR A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 23 MIN. 20 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 70 FEET WIDE STRIP OF LAND, A DISTANCE OF 812.86 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST R.O.W. LINE OF HUFFSMITH ROAD, CALLED 50 FEET WIDE, FOR THE NORTHEAST CORNER OF SAID CALLED 70 FEET WIDE STRIP OF LAND, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 53 DEG. 38 MIN. 53 SEC. EAST, ALONG THE SOUTHEAST R.O.W. LINE OF SAID HUFFSMITH ROAD, A DISTANCE OF 866.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "A&B RPLS 5685" FOR THE NORTHWEST CORNER OF A CALLED 3.0832 ACRE TRACT CONVEYED TO FRANK HARVEY METZLER, AS RECORDED UNDER H.C.C.F. NO. 20120329200, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 23 MIN. 55 SEC. EAST, ALONG THE WEST LINE OF SAID CALLED 3.0832 ACRE TRACT, A DISTANCE OF 638.91 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 3.0832 ACRE TRACT, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 46 MIN. 08 SEC. EAST, ALONG THE SOUTH LINE OF SAID CALLED 3.0832 ACRE TRACT, A DISTANCE OF 189.75 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF A CALLED 12.707 ACRE TRACT CONVEYED TO TOMBALL GRAND JUNCTION, LLC, AS RECORDED UNDER H.C.C.F. NO. RP-2018-247147, FOR THE SOUTHEAST CORNER OF SAID CALLED 3.0832 ACRE TRACT, AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "A&B RPLS 5685" BEARS NORTH 87 DEG. 48 MIN. 18 SEC. EAST, 0.42 FEET;

THENCE, SOUTH 01 DEG. 23 MIN. 33 SEC. EAST, ALONG THE WEST LINE OF SAID CALLED 12.707 ACRE TRACT, A DISTANCE OF 122.27 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 12.707 ACRE TRACT, THE MOST NORTHERLY NORTHWEST CORNER OF AFORESAID CALLED 2.775 ACRE TRACT, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 28 MIN. 47 SEC. EAST, ALONG A WEST LINE OF SAID CALLED 2.775 ACRE TRACT, A DISTANCE OF 337.40 FEET TO A 3/4 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID CALLED 2.775 ACRE TRACT, AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 54 MIN. 18 SEC. WEST, ALONG A NORTH LINE OF SAID CALLED 2.775 ACRE TRACT, A DISTANCE OF 89.29 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID CALLED 2.775 ACRE TRACT, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 22 MIN. 26 SEC. EAST, ALONG A WEST LINE OF SAID CALLED 2.775 ACRE TRACT, A DISTANCE OF 421.17 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 23.632 ACRES OR 1,029,412 SQUARE FEET OF LAND.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800

10-15-2018
DATE

Public Improvement District Number Eight
Timber Trails Subdivision Section One Assessment Roll
City of Tomball, Texas

| OWNER | Block | Lot | Lot Width | Principal | Assessment with Interest | Term | Annual Payment | Admin Fee | Total Annual Payment |
|---|---|---|---|---|---|---|---|---|---|
| Stylecraft Builders, Inc. | 1 | 1 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 2 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 3 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 4 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 5 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 6 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 7 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 8 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 9 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 10 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 11 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 12 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 13 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 14 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 15 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 16 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 17 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 18 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 19 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 1 | 20 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 21 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 22 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 23 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 24 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 25 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 26 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 27 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 28 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 29 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 30 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 31 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 32 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Tomball Timber Trails, LLC | 1 | 33 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 |
| Stylecraft Builders, Inc. | 2 | 1 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 2 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 3 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 4 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 5 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 6 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 7 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 8 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 9 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 10 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 11 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 12 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 13 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 14 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 15 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 16 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |
| Stylecraft Builders, Inc. | 2 | 17 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Tomball Timber Trails, LLC | 2 | 18 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 2 | 19 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 2 | 20 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 2 | 21 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 2 | 22 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 2 | 23 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 2 | 24 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 2 | 25 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 2 | 26 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 2 | 27 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 2 | 28 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 2 | 29 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 2 | 30 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 1 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 | | |
| Stylecraft Builders, Inc. | 3 | 2 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 | | |
| Stylecraft Builders, Inc. | 3 | 3 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 | | |
| Stylecraft Builders, Inc. | 3 | 4 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 | | |
| Stylecraft Builders, Inc. | 3 | 5 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 | | |
| Stylecraft Builders, Inc. | 3 | 6 | 40 | $ 21,810.70 | $ 26,911.95 | 15 Years | $ 1,794.13 | $ 103.80 | $ 1,897.93 | | |
| Stylecraft Builders, Inc. | 3 | 7 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 8 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 9 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 10 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 11 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 12 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 13 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 14 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 15 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 16 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 17 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 18 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 19 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 20 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 21 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 22 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 23 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 24 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 25 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 26 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 27 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 28 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 29 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 30 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 31 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 32 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 33 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 34 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 35 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 36 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 37 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Tomball Timber Trails, LLC | 3 | 38 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 39 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 40 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 41 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |
| Stylecraft Builders, Inc. | 3 | 42 | 50 | $ 27,263.37 | $ 33,639.90 | 15 Years | $ 2,242.66 | $ 103.80 | $ 2,346.46 | | |

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021

# ADDENDUM CONTAINING NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO City of Tomball ,TEXAS CONCERNING THE FOLLOWING PROPERTY

(insert name of municipality or county levying assessment)

_____
(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 Eight (the "District") created under Subchapter A, Chapter 372 Local Government Code.

(insert name of municipality or county, as applicable)

(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. The exact amount of each annual installment will be approved each year by 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.

(insert name of municipality or county, as applicable)

(insert name of city council or county commissioners court, as applicable)

(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.