

**RESOLUTION NO. 2022-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN THE WOODLEAF PUBLIC IMPROVEMENT DISTRICT; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO.**

\* \* \* \* \*

WHEREAS, the City Council (the “City Council”) of the City of Tomball, Texas (the “City”) received a petition (the “Petition”) requesting creation of a public improvement district (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (“50%”) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Harris County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; AND

WHEREAS, on November 16, 2020, the City Council accepted the Petition and called a public hearing for December 21, 2020, on the creation of the PID and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on November 25, 2020; and,

WHEREAS, on November 20, 2020, 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 December 21, 2020; and

WHEREAS, on November 20, 2020, 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 December 21, 2020; and

WHEREAS, the City Council opened and continued such public hearing on the advisability of the improvements and the creation of the District until January 18, 2021; and

WHEREAS, on January 18, 2021 the City Council continued such public hearing on the creation of the District and heard any comments or objection thereto;

WHEREAS, the City Council approved the creation of the PID by Resolution approved on January 18, 2021 (the "Creation Resolution") and published the Creation Resolution as authorized by the Act; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after such publication; and

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase; 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 (the "Preliminary Plan"), for the levy of assessments (the "Assessments") for certain public improvements that benefit all properties within the District (the "Major Improvements") such Preliminary Plan attached hereto as Exhibit B, covers a period of at least five years and defines the annual indebtedness and the projected costs of the Major Improvements within the District; and

WHEREAS, the Preliminary Plan also includes assessment plans that apportion the cost of an Major Improvements to be assessed against property within the District and such apportionment is made on the basis of special benefits accruing to the assessed property within the District because of the Major Improvements; and

WHEREAS, the City Council also directed the preparation of an assessment roll for the District that states the assessment for the Major Improvements against each parcel of land within the District (the "Assessment Roll") and such Assessment Roll is attached to and a part of the Preliminary Plan; and

WHEREAS, after determining the total costs of the Major Improvements, the City Council notes that the Preliminary Plan and proposed Assessment Roll may be changed as the City Council deems appropriate before such Preliminary Plan and Assessment Roll are adopted as final by the City Council; and

WHEREAS, the City has determined to call a public hearing regarding the proposed levy of assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to publish and mail notice of such public hearing in order to provide notice to all interested parties of the City's proposed levy of assessments against such property in the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to file the Preliminary Plan and Assessment Roll with the City Secretary such that they are available for public inspection pursuant to Section 372.016 of the Act.

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

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Calling Public Hearing. The City Council hereby calls a public hearing (the “Public Hearing”) for 6:00 p.m. on March 7, 2022 at the regular meeting place of the City, the City Council Chamber at Tomball City Hall, 401 Market Street, Tomball, Texas 77375 (unless alternative meeting arrangements are required to address public health concerns, which meeting arrangements will be specified in the notice of such meeting posted in accordance with applicable law), to consider approving the Preliminary Plan, with such changes and amendments as the City Council deems necessary, and the proposed Assessment Roll with such amendments to the Assessments on any parcel as the City Council deems necessary, as the final Service and Assessment Plan ( the “Final Plan”) and final Assessment Roll (the “Final Roll”) for the District. After all objections made at such hearing have been heard, the City Council may (i) levy the Assessments as special assessments against each parcel of property in the District as set forth in the Final Plan, including the Final Roll; (ii) specify the method of payment of the Assessments; and (iii) provide that Assessments be paid in periodic installments. Notice of the Public Hearing setting out the matters required by Section 372.016 of the Act shall be given by publication at least eleven (11) days before the date of the hearing, in a newspaper of general circulation in the City. Notice of such hearing shall also be given by the City Secretary, by mailing a copy of the notice containing the information required by Section 372.016(b) of the Act to the last known address of each owner of property liable for an Assessment in the proposed Final Roll as reflected on the tax rolls of the Harris County Appraisal District. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and contend for or contest the Preliminary Plan and the Final Roll, and the proposed assessments and offer testimony pertinent to any issue presented on the amount of the Assessments, purpose of the Assessments, special benefit of the assessments, and the costs of collection and the penalties and interest on delinquent Assessments. At or on the adjournment of the hearing conducted pursuant to Section 372.016 on the proposed assessments, the City Council must hear and pass on any objection to a proposed Assessment. The City Council may amend a proposed Assessment on any parcel in the District. The failure of a property owner to receive notice does not invalidate the proceeding.

Section 3. Publication of Notice. The City Council hereby directs the City Secretary to cause the publication and mailing of notice of the Public Hearing substantially in the form attached as Exhibit A. Such publication shall occur before the 10th day before the date of the Public Hearing.

Section 4. Conduct of Public Hearing. The City Council shall convene at the location and at the time specified in the notice described above for the Public Hearing and shall conduct the Public Hearing in connection with its consideration of the Final Plan, including the Final Roll, for the District and the levy of the proposed Assessments, including costs of collection, penalties and interest on delinquent Assessments. At the Public Hearing, the City Council will hear and pass on any objections to the Preliminary Service and Assessment Plan and the proposed Assessment Roll and the levy of the proposed assessments (which objections may be written or oral). At or on the adjournment of the Public Hearing, the City Council may amend a proposed assessment on any parcel in the District. After all objections, if any, have been heard and passed upon, the City may (i) levy the Assessments as special assessments against each parcel of property

in of the District as set forth in the Final Plan and Final Roll for the District, (ii) specify the method of payment of the assessments, and (iii) provide that the Assessments be paid in periodic installments.

Section 5. Filing of Proposed Assessment Roll. The proposed Final Roll shall be filed in the office of the City Secretary and be made available to any member of the public who wishes to inspect the same.

Section 6. Further Action. The City Secretary is hereby authorized and directed to take such other actions as are required, including providing notice of the Public Hearing as required by the Texas Open Meetings Act and placing the Public Hearing on the agenda for the March 7, 2022 meeting of the City Council.

[Signature Page Follows]

DULY RESOLVED by the City Council of the City of Tomball, Texas, on the \_\_\_\_ day of \_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Attorney

*Signature Page to Resolution Accepting SAP*

## EXHIBIT A

### CITY OF TOMBALL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Tomball, Texas for 6:00 p.m. on March 7, 2022 at the regular meeting place of the City, the City Council Chamber at Tomball City Hall, 401 Market Street, Tomball, Texas 77375 (unless alternative meeting arrangements are required to address public health concerns, which meeting arrangements will be specified in the notice of such meeting posted in accordance with applicable law). The public hearing will be held to consider proposed assessments to be levied against certain assessable property in the Woodleaf Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to gas, water, wastewater and drainage (including detention) improvements and facilities; (v) design, construction and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The estimated cost to design, acquire and construct the Authorized Improvements together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately \$18,895,633 plus the annual cost of supplemental services and operation and maintenance costs, if any. The City will pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the District. The remaining costs of the proposed improvements will be paid from sources other than those described above.

The boundaries of the District include approximately 90.54 Acres of Land within the City of Tomball, Harris County, Texas, Said Property Being Generally Located approximately ½ mile east of State Highway 249 between Theis Lane and Holderrieth Road and near the future

intersection of School Street and Theis Lane. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All written or oral objections relating to the levy of the proposed assessments will be considered at the public hearing.

A copy of the Preliminary Service and Assessment Plan, including the proposed Assessment Roll, for the District, which includes the Assessments to be levied against each parcel in of the District is available for public inspection at the office of the City Secretary, 401 Market Street, Tomball, Texas 77375.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this \_\_\_ day of \_\_\_\_\_, 2022.

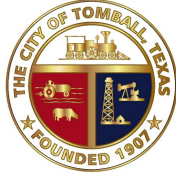
/s/  
\_\_\_\_\_  
City Secretary

EXHIBIT B  
PRELIMINARY SERVICE AND ASSESSMENT PLAN



# NOTICE OF PUBLIC HEARING CITY OF TOMBALL, TEXAS

**MONDAY, MARCH 7, 2022**



**6:00 P.M.**

**NOTICE IS HEREBY GIVEN THAT** a public hearing will be conducted by the City Council of the City of Tomball, Texas for 6:00 p.m. on March 7, 2022 at the regular meeting place of the City, the City Council Chamber at Tomball City Hall, 401 Market Street, Tomball, Texas 77375 (unless alternative meeting arrangements are required to address public health concerns, which meeting arrangements will be specified in the notice of such meeting posted in accordance with applicable law). The public hearing will be held to consider proposed assessments to be levied against certain assessable property in the Woodleaf Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

**The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include:** (i) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to gas, water, wastewater and drainage (including detention) improvements and facilities; (v) design, construction and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

**The estimated cost** to design, acquire and construct the Authorized Improvements together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately \$18,895,633 plus the annual cost of supplemental services and operation and maintenance costs, if any. The City will pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the District. The remaining costs of the proposed improvements will be paid from sources other than those described above.

**The boundaries of the District** include approximately 90.54 Acres of Land within the City of Tomball, Harris County, Texas, Said Property Being Generally Located approximately ½ mile east of State Highway 249 between Theis Lane and Holderrieth Road and near the future intersection of School Street and Theis Lane. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All written or oral objections relating to the levy of the proposed assessments will be considered at the public hearing.

A copy of the Preliminary Service and Assessment Plan, including the proposed Assessment Roll, for the District, which includes the Assessments to be levied against each parcel in of the District is available for public inspection at the office of the City Secretary, 401 Market Street, Tomball, Texas 77375.

## CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 2nd day of February 2022 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meetings.

Doris Speer  
Doris Speer  
City Secretary, TRMC, MMC

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

# Wood Leaf Reserve Public Improvement District

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PRELIMINARY SERVICE AND ASSESSMENT PLAN

FEBRUARY 7, 2022



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## INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in Section I unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this Service and Assessment Plan or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On January 18, 2021, the City passed and approved Resolution No. 2021-04 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 90.54 acres located within the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an assessment roll that states the assessment against each Parcel in the District determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F**.

## SECTION I: DEFINITIONS

**“Actual Costs”** mean, with respect to Authorized Improvements, the Developer’s demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City and in an amount not to exceed the amount for each Authorized Improvement as set forth in this Service and Assessment Plan, except for authorized reallocations, which include Cost Underruns (as defined in the Development Agreement) in any category of Authorized Improvements being reallocated to cover Cost Overruns (as defined in the Development Agreement) in any different category of Authorized Improvements as approved by the City. Actual Costs may include: (1) the costs incurred by, caused to be incurred by, or on behalf of the Developer (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees equal to 4% of cost of the Authorized Improvements; (4) the costs incurred by or on behalf of the Developer for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; and (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges.

**“Additional Interest”** means the amount collected by application of the Additional Interest Rate.

**“Additional Interest Rate”** means an amount not to exceed 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Improvement Area #1 Assessments securing the Improvement Area #1 Reimbursement Obligation.

**“Administrator”** means the City or the person or firm designated by the City who shall have the responsibility provided in this Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District.

**“Annual Collection Costs”** mean the actual or budgeted annual costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments, including the costs of foreclosure; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5)

issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the PID Act with respect to the issuance and sale of PID Bonds, the administration of the Improvement Area #1 Reimbursement Agreement, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel; and (9) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

**“Annual Installment”** means the annual installment payment on the Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, as applicable.

**“Annual Service Plan Update”** means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Assessed Property”** means any Parcel within the District against which an Assessment is levied and does not include Non-Benefitted Parcels.

**“Assessment”** means an assessment (including interest thereon) levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

**“Assessment Ordinance”** means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

**“Assessment Plan”** means the methodology employed to assess the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

**“Assessment Roll”** means the assessment roll for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit F**.

**“Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act, including District Formation Expenses and Bond Issuance Costs, as described in **Section III**.

**“Bond Issuance Costs”** means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**“City”** means the City of Tomball, Texas.

**“City Council”** means the duly elected governing body of the City.

**“County”** means Harris County, Texas.

**“Delinquent Collection Costs”** mean costs related to the foreclosure of the lien on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney’s fees to the extent permitted by law, but excluding amounts representing interest and penalty interest.

**“Developer”** means Chesmar Homes, LLC, a Texas limited liability corporation and any successor developer of property in the District or any portion thereof.

**“Development Agreement”** means that certain Wood leaf Reserve Development Agreement between the City and the Developer dated as of \_\_\_\_, \_\_\_\_, as amended by that certain First Amendment to Wood Leaf Reserve Development Agreement effective \_\_\_\_, \_\_\_\_.

**“District”** means the Wood Leaf Reserve Public Improvement District containing approximately 90.54 acres located within the City as shown on **Exhibit B-1** and more specifically described on **Exhibit A-1**.

**“District Formation Expenses”** means costs incurred in the formation of the District, including attorney fees, financial consultant fees, and other fees related to the formation of the District and the levy of Assessments.

**“Estimated Buildout Value”** means the estimated buildout value of an Assessed Property, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that may impact value.

**“First Year Annual Collection Costs”** means the estimated Annual Collection Costs to be accrued prior to collection of the first Annual Installment of the Assessment securing the applicable PID Bonds, as shown on **Exhibit E**.

**“Future Improvement Areas”** means the property within the District, excluding Improvement Area #1. Future Improvement Areas may be developed in phases after Improvement Area #1.

**“Future Improvement Area Bonds”** mean bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that are secured by Assessments levied on Assessed Property within such Future Improvement Area.

**“Future Improvement Area Improvements”** mean those Authorized Improvements which will confer a special benefit solely on the related Future Improvement Area.

**“Improvement Area”** means specifically defined and designated portions of the District that are developed in phases, including Improvement Area #1 and each area within the Future Improvement Areas that is specifically defined and designated as a phase of the District.

**“Improvement Area #1”** means approximately 33.414 acres located within the District, as described in **Exhibit A-2** and more specifically detailed on **Exhibit B-2**.

**“Improvement Area #1 Additional Bonds”** means any PID Bonds issued after the Improvement Area #1 Initial Bonds used to refinance the Improvement Area #1 Reimbursement Obligation, if such bonds are issued.

**“Improvement Area #1 Annual Installment”** means the annual installment payment on the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest, as applicable. Additional Interest is not charged on Improvement Area #1 Assessments securing the Improvement Area #1 Reimbursement Obligation.

**“Improvement Area #1 Assessed Property”** means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

**“Improvement Area #1 Assessment”** means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #1 Assessment Roll”** means the assessment roll Improvement Area #1 Assessed Property included in this Service and Assessment Plan as **Exhibit F**.

**“Improvement Area #1 Initial Bonds”** means those certain “City of Tomball, Texas, Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Improvement Area #1)”, that are secured by Improvement Area #1 Assessments.

**“Improvement Area #1 Improvements”** mean those Authorized Improvements described in Section III.A that only benefit Improvement Area #1.

**“Improvement Area #1 Plat”** means the plat recorded in the Official Public Records of the County on January 4, 2021 and attached as **Exhibit M**.

**“Improvement Area #1 Projects”** mean the Improvement Area #1 Improvements and Improvement Area #1’s allocable share of the Major Improvements.



**“Improvement Area #1 Reimbursement Agreement”** means that certain “Wood Leaf Reserve Public Improvement District Improvement Area #1 Reimbursement Agreement” effective \_\_\_\_\_, \_\_\_\_\_, entered into by and between the City and Developer, whereby all or a portion of the Actual Costs will be paid to the Developer from Improvement Area #1 Assessments to reimburse the Developer for Actual Costs paid by the Developer, that are eligible to be paid with Improvement Area #1 Assessments plus interest.

**“Improvement Area #1 Reimbursement Obligation”** means an amount not to exceed \$2,272,310 secured by Improvement Area #1 Assessments to be paid to Developer pursuant to the Improvement Area #1 Reimbursement Agreement.

**“Indenture”** means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds.

**“Lot”** means a tract of land upon which the levy of Assessments is based in this Service and Assessment Plan, that is (1) a “lot” in a subdivision plat recorded in the official records of the County, (2) a development/concept plan or (3) a preliminary plat.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. general retail, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council.

**“Lot Type 1”** means a single family residential Lot within Improvement Area #1 marketed to homebuilders as a 40’ Lot.

**“Lot Type 2”** means a single family residential Lot within Improvement Area #1 marketed to homebuilders as a 50’ Lot.

**“Major Improvements”** means those Authorized Improvements described in Section III.B that benefit all areas within the District.

**“Maximum Assessment”** means for each Lot Type, the amount shown on **Exhibit H**.

**“Non-Benefited Property”** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit. Assessed Property converted to Non-Benefited Property, if the Assessments are not reallocated pursuant to the provisions herein, remain subject to the Assessments and requires the Assessments to be prepaid as provided herein.

**“Owner”** means the person in whom is vested the ownership, dominion, or title of property.

**“Parcel(s)”** means a property, within the District, identified by either a tax map identification number assigned by the Harris County Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

**“PID Act”** means Chapter 372, Texas Local Government Code, as amended.

**“PID Bonds”** means one or more series of bonds issued by the City to finance the Authorized Improvements and secured in whole or in part by Assessments, including Annual Installments thereof.

**“Prepayment”** means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent Annual Installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

**“Prepayment Costs”** means principal and interest, including Additional Interest, and Annual Collection Costs incurred up to the date of Prepayment, and including any penalties.

**“Reimbursement Agreement”** means any reimbursement agreement, including the Improvement Area #1 Reimbursement Agreement, between the City and the Developer pursuant to which the City agrees to levy Assessments on an Improvement Area and all or a portion of such Assessments are paid to the Developer to reimburse the Actual Costs related to such Improvement Area.

**“Reimbursement Obligation”** means the amount to be paid to the Developer pursuant to a Reimbursement Agreement.

**“Service and Assessment Plan”** means this Service and Assessment Plan as updated and amended from time to time.

**“Service Plan”** means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements, and covers a period of at least five years, more specifically described in **Section IV**.

**“Trustee”** means a trustee (or successor trustee) under the applicable Indenture.

## **SECTION II: THE DISTRICT**

The District includes approximately 90.54 contiguous acres located within the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Development of the District is anticipated to include approximately 299 single-family homes, as shown on **Exhibit I**.

Improvement Area #1 includes approximately 33.414 acres as more particularly described on **Exhibit A-2** and depicted on **Exhibit B-2**. Development of Improvement Area #1 is anticipated to contain 123 single-family homes.

It is anticipated there will be two additional Future Improvement Areas within the District. As Future Improvement Areas are developed and in connection with the issuance of any Future Improvement Area Bonds, or the levy of Assessments in a Future Improvement Area pursuant to a Reimbursement Agreement, this Service and Assessment Plan will be amended to update the Exhibits. A map of the property that will comprise the Future Improvement Areas is depicted on **Exhibit B-1**.

### **SECTION III: AUTHORIZED IMPROVEMENTS**

The City, based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements, as well as the allocation of the Actual Costs of the Authorized Improvements, is shown on **Exhibit C** and depicted on **Exhibit J-1** and **Exhibit J-2**.

#### **A. Improvement Area #1 Improvements**

##### ▪ *Streets*

Improvements include subgrade stabilization (including excavation and drainage), concrete and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each Lot. These projects will provide access to community roadways and state highways. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

##### ▪ *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, service connections, and testing. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of the improvements. The water improvements will be designed and constructed in accordance with City standards and specifications will be owned and operated by the City.

##### ▪ *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping,

manholes, service connections and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Detention, Clearing and Grubbing*

Improvements include clearing and grubbing, trench excavation and embedment, trench safety, reinforced concrete piping, manholes, inlets, channels/swales and ponds including spreading and compaction of excavated materials. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Natural Gas*

Improvements including trench excavation and embedment, trench safety, plastic/metal piping, manholes, service connections, gas mains, valves, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide natural gas service. The natural gas improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

## **B. Major Improvements**

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Drainage*

Improvements include trench excavation and embedment, trench safety, reinforced

concrete piping, manholes, inlets, channels/swales and ponds. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, District Formation Expenses.

### **C. Future Improvement Area Improvements**

As Future Improvement Areas are developed and Assessments are levied on Assessed Property within the Future Improvement Areas, this Service and Assessment Plan will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the Assessed Property inside each Future Improvement Area.

### **D. Bond Issuance Costs**

- *Debt Service Reserve Fund*

Equals the amount required to fund a reserve under an applicable Indenture.

- *Capitalized Interest*

Equals the amount of capitalized interest available for payment of interest on PID Bonds as reflected in an applicable Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds and includes a fee for underwriter's counsel.

- *Cost of Issuance*

Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, paying agent fees, Trustee fees and any other cost or expense directly associated with the issuance of PID Bonds.

### **E. First Year Annual Collection Costs**

Estimated cost of the First Year Annual Collection Costs.

## SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. The Service Plan for the District is summarized on **Exhibit D**.

The sources and uses of funds required to construct the Authorized Improvements and pay the Bond Issuance Costs and First Year Annual Collection Costs are summarized on **Exhibit E**. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

## SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Owners and developers of the Assessed Property.

### A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements, Bond Issuance Costs, and First Year Annual Collection Costs shall be allocated as follows:

- Major Improvements shall be allocated pro rata between the Improvement Area #1

Assessed Property and the Future Improvement Areas based on Estimated Buildout Value, as shown on **Exhibit K**.

- The Improvement Area #1 Improvements are allocated entirely to the Improvement Area #1 Assessed Property.
- Bond Issuance Costs and First Year Annual Collection Costs shall be allocated entirely to the Assessed Property securing the applicable series of PID Bonds.

When, and if, Future Improvement Areas are developed and the issuance of Future Improvement Area Bonds or the adoption of a Reimbursement Agreement relating to a Future Improvement Area is contemplated, this Service and Assessment Plan will be amended to determine the assessment methodology necessary to apply equal shares of Actual Costs of Future Improvement Area Improvements on Assessed Property similarly benefited within that Future Improvement Area.

### **B. Assessments**

Improvement Area #1 Assessments will be levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G**, subject to revisions made during any Annual Service Plan Update.

The Maximum Assessment for each Lot Type is shown on **Exhibit H**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

When, and if, Future Improvement Areas are developed and the levy of Assessments on Future Improvement Areas is contemplated, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installment associated with the costs of Future Improvement Area Improvements on each Lot located within a Future Improvement Area. The Assessment shall not exceed the benefit received by the Assessed Property.

### **C. Findings of Special Benefit**

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- *Improvement Area #1*
  1. The cost of Improvement Area #1 Projects and the applicable First Year Annual Collection Costs and Bond Issuance Costs equal \$5,982,266 as shown on **Exhibit C**; and
  2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement

Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs; and

3. The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property for Improvement Area #1 Projects and the applicable First Year Annual Collection Costs and Bond Issuance Costs, which equal \$4,568,310, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F**; and
4. The special benefit ( $\geq$  \$5,982,266) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #1 Assessments (\$4,568,310) levied on the Improvement Area #1 Assessed Property; and
5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the Developer owned 100% of the Improvement Area #1 Assessed Property. The Developer acknowledged that Improvement Area #1 Projects and the applicable First Year Annual Collection Costs and Bond Issuance Costs confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

#### **D. Annual Collection Costs**

The Annual Collection Costs shall be paid for on a pro rata basis by each Assessed Property based on the amount of outstanding Assessments remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of Annual Installments in the amounts shown on **Exhibit G**, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

#### **E. Additional Interest**

The interest rate on the portion of Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the Indenture.



Additional Interest is not charged on the portion of the Assessments that secure the Reimbursement Obligation. The interest on the Assessments securing the Reimbursement Obligation shall be collected at rates established under the applicable Reimbursement Agreement as part of each Annual Installment.

**F. Future Bonds to Finance Improvement Area #1 Reimbursement Obligation**

The City may issue one or more series of PID Bonds to finance all or part of the Improvement Area #1 Reimbursement Obligation then outstanding. At the time of any such financing, the interest charged and paid on the portion of the Improvement Area #1 Assessments allocated to the portion of the Improvement Area #1 Reimbursement Obligation being financed shall cease being paid to the Developer and the portion of the Improvement Area #1 Assessments previously allocated to the portion of the Improvement Area #1 Reimbursement Obligation being financed shall then bear interest at the rate of the applicable PID Bonds plus the Additional Interest.

**SECTION VI: TERMS OF THE ASSESSMENTS**

**A. Reallocation of Assessments**

*1. Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

*2. Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Parcel according to the following formula:

$$A = [B \times (C \div D)] / E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type

D = the sum of the Estimated Buildout Value for all the newly subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

The sum of the Assessments for all newly subdivided Parcels shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

### *3. Upon Consolidation*

If two or more Assessed Properties are consolidated, the Administrator shall allocate the Assessments against the Assessed Properties before the consolidation to the consolidated Assessed Property, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

The Assessment for any resulting Lot will not exceed the Maximum Assessment, shown on **Exhibit H** for the applicable Lot Type, and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.B**.

#### **B. True-up of Assessments if Maximum Assessment Exceeded**

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Developer

must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the Developer to pay such Assessments.

### **C. Mandatory Prepayment of Assessments**

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the Owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the Owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the Owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

### **D. Reduction of Assessments**

If, as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the Assessments shall be reduced on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs, or (ii) in the event that PID Bonds have been issued, the City shall direct the Trustee to apply amounts on deposit in the applicable account of the project fund, relating to the PID Bonds, that are not expected to be used to pay costs of Authorized Improvements to redeem outstanding PID Bonds, in accordance with the applicable Indenture. Any such reduction in the costs of the Authorized Improvements shall also reduce the Reimbursement Obligation under the related Reimbursement Agreement.

The City Council may reduce the Assessments and the Annual Installments for Assessed Property (1) in an amount that represents the Authorized Improvements provided for each property; (2) by an equal percentage per Lot; or (3) in any other manner determined by the City Council to be the most fair and practical means of reducing the Assessments for Assessed Property, such that the sum of the resulting reduced Assessments equals the amount required to repay the PID Bonds, including interest on the PID Bonds, Additional Interest, the Annual Collection Costs portion of the Assessment, and any Reimbursement Obligation, as reduced pursuant to this Section.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

## **E. Prepayment of Assessments**

The Owner of the Assessed Property may pay, at any time, all or any portion of an Assessment in accordance with the PID Act, including all Prepayment Costs. Interest costs from the date of Prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a fund established under the applicable Indenture for such purpose. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If the principal portion of an Assessment is paid in full, with interest accrued to the date of Prepayment: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the Owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit L**.

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

## **F. Prepayment as a result of Eminent Domain Proceeding or Taking**

If any portion of any Parcel of Assessed Property is taken from an Owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "**Remaining Property**") following the reclassification of the Taken Property as Non-Benefited Property. The Owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property.

Following the initiation of the Taking, the Administrator will be required to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner

that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

The Owner shall make a Prepayment of the Assessment in an amount equal to the amount determined by the Administrator in the preceding paragraph prior to the transfer of ownership of the Taken Property.

By way of illustration, if an Owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, and the Owner shall owe \$10 as a Prepayment for the Taken Property.

Notwithstanding the previous paragraphs in this subsection if the Administrator determines that the Taking prevents the Remaining Property from being developed as shown on the final plat, the Owner shall be required to prepay the total amount of the Assessment levied against the Remaining Property within sixty (60) days of such determination.

#### **G. Payment of Assessment in Annual Installments**

**Exhibit G** shows the projected Improvement Area #1 Annual Installments. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Harris County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated pro rata among Assessed Property for which Assessments remain unpaid based on the amount of the outstanding Assessment on each Assessed Property. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Foreclosure sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property,

and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute “PID Bonds.”

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Improvement Area #1 Initial Bonds shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

Failure of an Owner to receive an invoice for an Annual Installment on the property tax bill shall not relieve the Owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act.

#### **H. Allocating Annual Installments if Assessed Property is Sold**

If Assessed Property is sold, the Annual Installment shall be allocated between the buyer and seller in the same methodology as property taxes.

### **SECTION VII: ASSESSMENT ROLL**

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Assessment Roll and Annual Installments for each Parcel as part of each Annual Service Plan Update.

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment for each Lot located within such Future Improvement Areas.

### **SECTION VIII: ADDITIONAL PROVISIONS**

#### **A. Administrative Review**

To the extent consistent with the PID Act, an Owner of Assessed Property claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual

Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the Owner fails to give such notice, such Owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred. The City may elect to designate a third party who is not an officer or employee of the City to serve as Administrator of the District.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property Owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property Owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the District for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property Owner shall be a condition precedent to any other appeal or legal action by such Owner.

### **B. Termination of Assessments**

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the Owner of the affected Assessed Property a recordable “Notice of the PID Assessment Termination,” attached hereto as **Exhibit L**.

### **C. Amendments**

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to Owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; (3) to provide procedures to collect Assessments,

Annual Installments, and other charges imposed by this Service and Assessment Plan; and (4) for any other purpose authorized by the PID Act.

#### **D. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by Owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the Owners and developers and their successors and assigns.

#### **E. Form of Buyer Disclosure**

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Exhibit N-1** and **Exhibit N-2**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in its entirety.

#### **F. Severability**

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.



## LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

|                    |  |
|--------------------|--|
| <b>Exhibit A-1</b> | District Legal Description               |
| <b>Exhibit A-2</b> | Improvement Area #1 Legal Description    |
| <b>Exhibit B-1</b> | District Boundary Map                    |
| <b>Exhibit B-2</b> | Improvement Area #1 Boundary Map         |
| <b>Exhibit C</b>   | Authorized Improvements                  |
| <b>Exhibit D</b>   | Service Plan                             |
| <b>Exhibit E</b>   | Sources and Uses                         |
| <b>Exhibit F</b>   | Improvement Area #1 Assessment Roll      |
| <b>Exhibit G</b>   | Improvement Area #1 Annual Installments  |
| <b>Exhibit H</b>   | Maximum Assessment per Lot Type          |
| <b>Exhibit I</b>   | Concept Plan                             |
| <b>Exhibit J-1</b> | Maps of Improvement Area #1 Improvements |
| <b>Exhibit J-2</b> | Maps of Major Improvements               |
| <b>Exhibit K</b>   | Estimated Buildout Value                 |
| <b>Exhibit L</b>   | Notice of PID Assessment Termination     |
| <b>Exhibit M</b>   | Improvement Area #1 Plat                 |
| <b>Exhibit N-1</b> | Lot Type 1 Buyer Disclosure              |
| <b>Exhibit N-2</b> | Lot Type 2 Buyer Disclosure              |

## EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

A **METES & BOUNDS** description of a certain 90.54 acre (3,943,901 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632 in Harris County, Texas, being all of the remainder of a called 2.84 acre tract (Tract I) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP- 2020-405995, Harris County Official Public Records of Real Property, also being all of the remainder of a called 5.00 acre tract (Tract II) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 4.990 acre tract (Tract V) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being a portion of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property; said 90.54 acre (3,943,901 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

**BEGINNING** at a 2-inch iron pipe found, being the most westerly northwest corner of the herein described tract, being the most westerly northwest corner of said called 61.013 acre tract, also being the southwest corner of a called 6.7133 acre tract conveyed to Worldwide Rock Enterprises, L.P., by deed recorded in Clerk's File No. 20150562448, Harris County Official Public Records of Real Property, also being on the east line of Restricted Reserve "A", Replat of Wal-Mart Tomball, by plat recorded in Clerk's File No. W008922, Harris County Map Records;

THENCE, North 87°45'25" East, 472.90 feet along the south line of said called 6.7133 acre tract to a 1-inch iron pipe found, being the southeast corner of said called 6.7133 acre tract;

THENCE, North 02°26'51" West, 368.19 feet along the east line of said called 6.7133 acre tract to a 5/8-inch iron rod (with cap) found, being the most northerly northwest corner of said called 61.013 acre tract;

THENCE, North 87°17'42" East, 542.42 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 1.167 acre tract (Tract 2) conveyed to Alejandro and Apolinar Gomez by deed recorded in Clerk's File No. RP-2020-410875, Harris County Official Public Records of Real Property;

THENCE, North 11°11'31" East, 257.21 feet to a point for corner, being the northeast corner of said called 1.167 acre tract (Tract 2), from which a 5/8-inch iron rod (with cap) found bears North 11°11'31" East, 0.41 feet;

THENCE, North 87°21'24" East, 629.28 feet to a point for the northeast corner of the herein described tract, being the northeast corner of said Tract V, also being the northwest corner of a called 39.03 acre tract conveyed to Meritage Homes of Texas, LLC, by deed recorded in Clerk's File No. RP-2019-7816, Harris County Official Public Records of Real Property, from which a 5/8-inch iron rod (with cap) found bears North 03°29'29" West, 0.92 feet;

THENCE, along the west line of said called 39.03 acre tract, the following five (5) courses and distances:

1. South 03°29'29" East, 776.09 feet to a 1/2-inch iron rod found;
2. South 87°21'07" West, 448.18 feet to a 5/8-inch iron rod found;
3. South 02°27'59" East, 1,331.96 feet to a 1/2-inch iron rod found;
4. North 87°39'22" East, 720.29 feet to a 1/2-inch iron rod found;

5. South 02°27'41" East, 1,545.47 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set for the southeast corner of the herein described tract, being 10 feet north of and parallel to the north right-of-way line of Holderrieth Road (width varies per Volume 816, Page 359, and Volume 1036, Page 256, Harris County Deed Records);

THENCE, South 87°39'37" West, 10 feet north of and parallel to said north right-of-way line of Holderrieth Road, 129.42 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the left;

THENCE, along said curve to the left in a northerly direction, with a radius of 30.00 feet, a central angle of 40°10'02", an arc length of 21.03 feet, and a chord bearing of North 17°44'38" East, 20.60 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, North 02°20'23" West, 198.70 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the left;

THENCE, along said curve to the left in a northerly direction, with a radius of 810.05 feet, a central angle of 15°17'16", an arc length of 216.14 feet, and a chord bearing of North 09°59'01" West, 215.50 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 87°39'37" West, 132.30 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the east line of a called 0.6462 acre tract (Tract 2) conveyed to Alejandro Gomez and Apolinar Gomez by deed recorded in Clerk's File No. 20060092123, Harris County Official Public Records of Real Property;

THENCE, North 03°36'41" West, 204.00 feet along said east line of said called 0.6462 acre tract to the northeast corner of said called 0.6462 acre tract, from which a 1-inch iron pipe found bears North 22°52'28" West, 1.14 feet;

THENCE, South 87°37'15" West, along the north line of said called 0.6462 acre tract, at a distance of 100.11 feet passing a 1/2-inch iron rod found, being the northwest corner of said called 0.6462 acre tract, also being the northeast corner of the remainder of a called 10.0 acre tract conveyed to Walter John Rumfolo and wife, Lucille Rumfolo, by deed recorded in Clerk's File No. D055346, Harris County Official Public Records, continuing along the north line of said called 10.0 acre tract for a total distance of 675.32 feet to a 3/8-inch iron rod found, being the northwest corner of said remainder of said called 10.0 acre tract, also being on the east line of a called 25.950 acre tract conveyed to Maple Group, Ltd., by deed recorded in Clerk's File No. X273577, Harris County Official Public Records of Real Property;

THENCE, North 03°35'52" West, 551.72 feet along said east line of said called 25.950 acre tract to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 25.950 acre tract;

THENCE, South 87°39'58" West, 1,019.61 feet along the north line of said called 25.950 acre tract to a point for corner, being the northwest corner of said called 25.950 acre tract, also being on the east line of a called 1.3488 acre tract conveyed to Gordon Bruce Glanville by deed recorded in Clerk's File No. P064837, Harris County Official Public Records of Real Property, from which a 5/8-inch iron rod (with cap) found bears South 87°39'58" West, 1.07 feet;

THENCE, North 02°26'12" West, at a distance of 766.87 feet passing a 1/2-inch iron rod found, being the northeast corner of a called 5.0074 acre tract conveyed to Alvin W. Theis and wife, Thelma Theis, by deed recorded in Clerk's File No. J142169, Harris County Official Public Records of Real Property, also being the southeast corner of a called 4.9837 acre tract conveyed to Tractor Supply Co. of Texas, LP, by deed recorded in Clerk's File No. 20140022360, Harris County Official Public Records of Real Property, at a distance of 1,726.03 feet passing a 1/2-inch iron rod inside of a 2" iron pipe found on said east line of Restricted Reserve "A", Replat of Wal-Mart Tomball, in all a distance of 1,844.67 feet to the **POINT OF BEGINNING, CONTAINING 90.54 acres (3,943,901 square feet)** of land in Montgomery County, Texas, filed in the office of Manhard Consulting, Ltd. In The Woodlands, Texas.

## EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

Chesmar Homes, LLC  
33.4418 acres

Claude N. Pillot Survey  
Abstract No. 632

STATE OF TEXAS       §

COUNTY OF HARRIS   §

A **METES & BOUNDS** description of a certain 33.4418 acre (1,456,725 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas, being all of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Clerk's File No. RP-2021-200807, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 2.84 acre tract (Tract I) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 5.00 acre tract (Tract II) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being a portion of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being all of a called 4.990 acre tract (Tract V) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, and being a portion of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property; said 33.4418 acre (1,456,725 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

**BEGINNING** at a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 61.013 acre tract and being on the east line of a called 6.7133 acre tract conveyed to Worldwide Rock Enterprises, L.P. by deed recorded in Clerk's File No. 20150562448, Harris County Official Public Records;

THENCE, North 87°17'42" East, 542.42 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 1.167 acre tract (Tract 2) conveyed to Maritia LP, an Arizona Limited Partnership, by deed recorded in Clerk's File No. RP-2020-410875, Harris County Official Public Records of Real Property;

THENCE, North 11°11'31" East, 257.21 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 1.167 acre tract and being on the south right-of-way line of Theis Lane (60 foot right-of way per based on a width of 60 feet) recorded in Clerk's File No. J558545 and Clerk's File No. S551096, Harris County Official Public Records of Real Property;

THENCE, along the south right-of-way line of said Theis Lane, North 87°21'24" East, 629.28 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 4.990 acre tract (Tract V), being the northwest corner of a called 39.03 acre tract conveyed to Meritage Homes of Texas, LLC by deed recorded in Clerk's File No. RP-2019-7816, Harris County Official Public Records of Real Property, and being the northeast corner of the herein described tract;

THENCE, South 03°29'29" East, 776.09 feet to a 1/2-inch iron rod found, being the southeast corner of said called 4.990 acre tract (Tract V);

THENCE, South 87°21'07" West, 408.18 feet to a 5/8-inch iron rod (with cap) found, being on an interior line of said called 18.334 acre tract (Tract IV);

P:\610.042 Chesmar Homes\00-Surveying Services\Legal Descriptions\042-00 33.4418 acres Section 1 plat m&b.doc

THENCE, South 87°32'01" West, at 40.00 feet passing a 5/8-inch iron rod found, being an exterior corner of said called 39.0554 acre tract and being an interior corner of said called 18.334 acre tract (Tract IV), and continuing for a total distance of 80.00 feet to a 5/8-inch iron rod (with cap) found, being on the north line of the remainder of said called 18.334 acre tract (Tract IV);

THENCE, along the north line of the remainder of said called 18.334 acre tract (Tract IV), the following nine (9) courses and distances:

1. South 02°27'59" East, 217.82 feet to a 5/8-inch iron rod (with cap) found;
2. South 87°31'54" West, 227.76 feet to a 5/8-inch iron rod (with cap) found;
3. South 02°28'06" East, 295.16 feet to a 5/8-inch iron rod (with cap) found;
4. South 25°22'36" West, 54.93 feet to a 5/8-inch iron rod (with cap) found;
5. South 87°48'00" West, 95.46 feet to a 5/8-inch iron rod (with cap) found;
6. South 42°40'08" West, 14.11 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°27'43" East, 140.00 feet to a 5/8-inch iron rod (with cap) found;
8. South 87°48'00" West, 247.32 feet to a 5/8-inch iron rod (with cap) found;
9. North 02°24'47" West, 225.00 feet to a 5/8-inch iron rod (with cap) found, being on the north line of the remainder of said called 61.013 acre tract;

THENCE, along the north line of the remainder of said called 61.013 acre tract, the following eight (8) courses and distances:

1. South 87°48'00" West, 125.00 feet to a 5/8-inch iron rod (with cap) found;
2. North 02°24'47" West, 19.46 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°35'13" West, 180.00 feet to a 5/8-inch iron rod (with cap) found;
4. North 02°24'47" West, 106.21 feet to a 5/8-inch iron rod (with cap) found;
5. South 87°48'00" West, 94.91 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
6. Along said curve to the left in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°12'47", an arc length of 39.36 feet, and a chord bearing South 42°41'37" West, 35.42 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°24'47" East, 15.69 feet to a 5/8-inch iron rod (with cap) found;

Chesmar Homes, LLC  
33.4418 acres

Claude N. Pillot Survey  
Abstract No. 632


8. South 87°35'13" West, 200.54 feet to a 5/8-inch iron rod (with cap) found, being on the west line of said called 61.013 acre tract, being on the east line of Restricted Reserve "A" of Replat Wal-Mart Tomball recorded in Film Code No. 519114, Harris County Map Records, and being the southwest corner of the herein described tract;

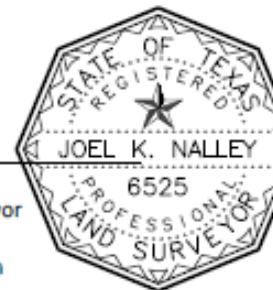
THENCE, North 02°26'12" West, 555.32 feet to a 2-inch iron pipe found, being on the east line of said Restricted Reserve "A", being an exterior corner of said called 61.013 acre tract, and being the southwest corner of said called 6.7133 acre tract;

THENCE, North 87°45'25" East, 472.90 feet to a 1-inch iron pipe found, being the southeast corner of said called 6.7133 acre tract, being an interior corner of said called 61.013 acre tract;

THENCE, North 02°26'51" West, 368.19 feet to the **POINT OF BEGINNING, CONTAINING 33.4418 acres (1,456,725 square feet)** of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Elevation Land Solutions  
2445 Technology Forest Blvd, Suite #200  
The Woodlands, Texas 77381  
(832) 823-2200  
*Texas Board of Professional Engineers &  
Land Surveyors Firm Reg. No. 10194692*

  
Acting By/Through Joel K. Nalley  
Registered Professional Land Surveyor  
No. 6525  
jnalley@elevationlandsolutions.com



12/17/2021

P:\610.042 Chesmar Homes\00-Surveying Services\Legal Descriptions\042-00 33.4418 acres Section 1 plat m&b.doc

**EXHIBIT B-1 – DISTRICT BOUNDARY MAP**



**ELEVATION**  
land solutions  
TDE REGISTRATION NUMBER F-18141  
2445 TECHNOLOGY FOREST BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-423-2200

| DATE | REVISION | APP'D |
|------|----------|-------|
|      |          |       |
|      |          |       |
|      |          |       |
|      |          |       |

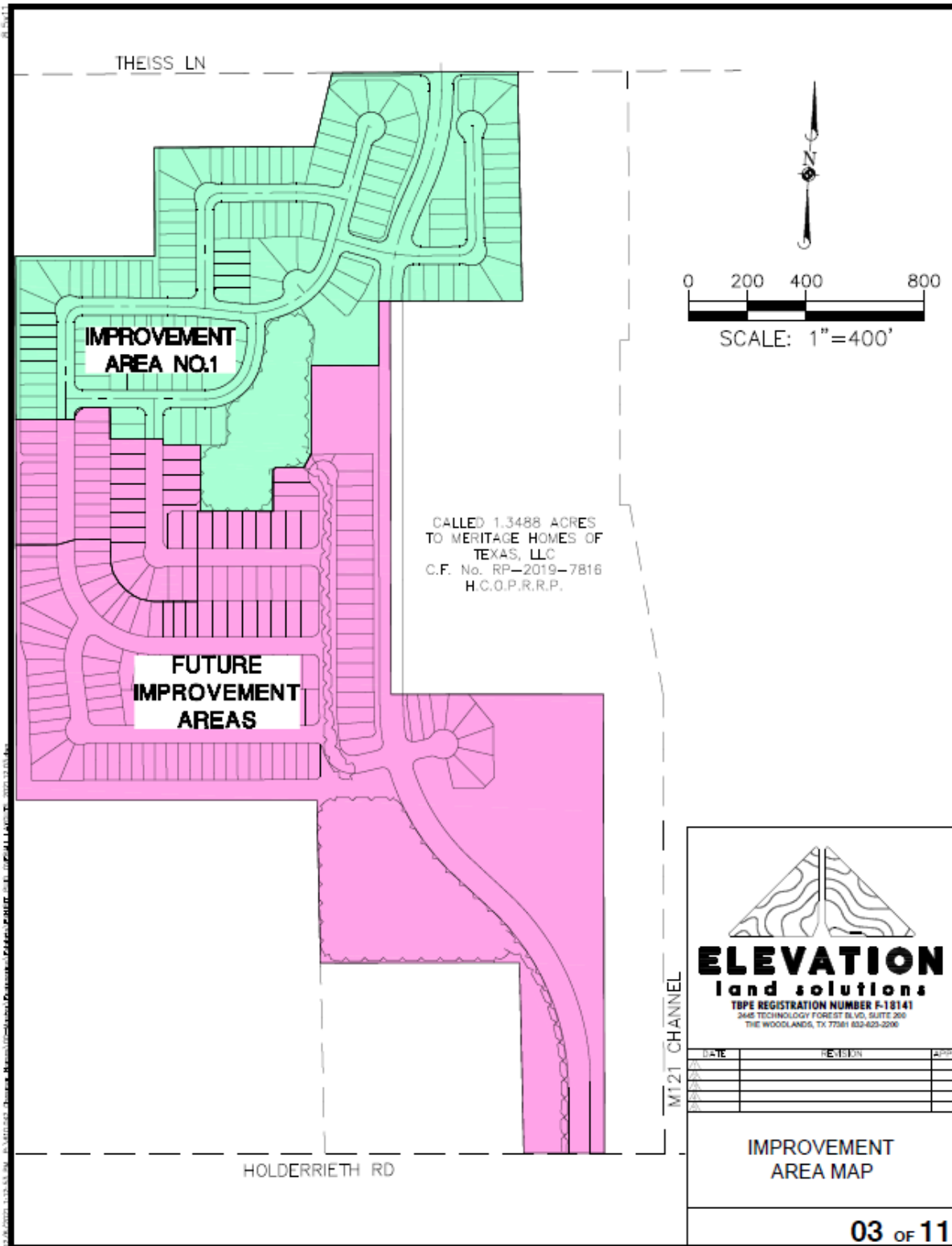
SITE LOCATION  
MAP

**01 of 08**

ELEVATION LAND SOLUTIONS - WOOD LEAF



**EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP**



## EXHIBIT C – AUTHORIZED IMPROVEMENTS

|  | Total Costs [a]     | Improvement Area #1 |                     | Future Improvement Areas |                     |
|--|---------------------|---------------------|---------------------|--------------------------|---------------------|
|  |                     | %                   | Costs               | %                        | Cost                |
| <i>Improvement Area #1 Improvements</i>                |                     |                     |                     |                          |                     |
| Streets  | \$ 1,791,578        | 100.00%             | \$ 1,791,578        | 0.00%                    | \$ -                |
| Water  | 336,661             | 100.00%             | 336,661             | 0.00%                    | -                   |
| Wastewater   | 405,763             | 100.00%             | 405,763             | 0.00%                    | -                   |
| Drainage   | 583,655             | 100.00%             | 583,655             | 0.00%                    | -                   |
| Natural Gas  | 259,329             | 100.00%             | 259,329             | 0.00%                    | -                   |
| Soft Costs   | 1,097,520           | 100.00%             | 1,097,520           | 0.00%                    | -                   |
|  | \$ 4,474,506        |                     | \$ 4,474,506        |                          | \$ -                |
| <i>Major Improvements</i>                              |                     |                     |                     |                          |                     |
| Wastewater   | 263,685             | 41.33%              | 108,971             | 58.67%                   | 154,714             |
| Detention, Clearing and Grubbing                       | 1,553,026           | 41.33%              | 641,804             | 58.67%                   | 911,222             |
| Soft Costs   | 690,431             | 41.33%              | 285,328             | 58.67%                   | 405,103             |
|  | \$ 2,507,142        |                     | \$ 1,036,102        |                          | \$ 1,471,040        |
| <i>Improvement Area #1 Initial Bond Issuance Costs</i> |                     |                     |                     |                          |                     |
| Debt Service Reserve Fund                              | \$ 149,320          | 100.00%             | \$ 149,320          | 0.00%                    | \$ -                |
| Capitalized Interest                                   | 61,418              | 100.00%             | 61,418              | 0.00%                    | -                   |
| Underwriter Discount                                   | 75,920              | 100.00%             | 75,920              | 0.00%                    | -                   |
| Cost of Issuance                                       | 140,000             | 100.00%             | 140,000             | 0.00%                    | -                   |
|  | \$ 426,658          |                     | \$ 426,658          |                          | \$ -                |
| <i>First Year Annual Collection Costs</i>              |                     |                     |                     |                          |                     |
| First Year Annual Collection Costs                     | 45,000              | 100.00%             | 45,000              | 0.00%                    | -                   |
|  | \$ 45,000           |                     | \$ 45,000           |                          | \$ -                |
| <b>Total</b>   | <b>\$ 7,453,306</b> |                     | <b>\$ 5,982,266</b> |                          | <b>\$ 1,471,040</b> |

**Notes:**

[a] Costs were determined by the Engineer's Opinion of Probable Cost prepared by Elevation Land Solutions dated November 2021.

## EXHIBIT D – SERVICE PLAN

|   |                              | Improvement Area #1 |                   |                   |                   |                   |
|---|------------------------------|---------------------|-------------------|-------------------|-------------------|-------------------|
| Installments Due                                    |                              | 1/31/2022           | 1/31/2023         | 1/31/2024         | 1/31/2025         | 1/31/2026         |
| <i>Improvement Area #1 Initial Bonds</i>            |                              |                     |                   |                   |                   |                   |
| Principal   |                              | \$ -                | \$ 46,000         | \$ 48,000         | \$ 49,000         | \$ 51,000         |
| Interest  |                              | 61,418              | 103,320           | 101,250           | 99,090            | 96,885            |
| Capitalized Interest                                |                              | (61,418)            | -                 | -                 | -                 | -                 |
|   | (1)                          | \$ -                | \$ 149,320        | \$ 149,250        | \$ 148,090        | \$ 147,885        |
| <i>Improvement Area #1 Reimbursement Obligation</i> |                              |                     |                   |                   |                   |                   |
| Principal   |                              | \$ -                | \$ 37,725         | \$ 38,805         | \$ 41,015         | \$ 42,355         |
| Interest  |                              | -                   | 102,254           | 100,556           | 98,810            | 96,964            |
|   | (2)                          | \$ -                | \$ 139,979        | \$ 139,361        | \$ 139,825        | \$ 139,319        |
| Annual Collection Costs                             |                              | \$ -                | \$ 45,900         | \$ 46,818         | \$ 47,754         | \$ 48,709         |
| Additonal Interest [a]                              |                              | -                   | 11,480            | 11,250            | 11,010            | 10,765            |
|   | (3)                          | \$ -                | \$ 57,380         | \$ 58,068         | \$ 58,764         | \$ 59,474         |
| <b>Total Annual Installment</b>                     | <b>(4) = (1) + (2) + (3)</b> | <b>\$ -</b>         | <b>\$ 346,679</b> | <b>\$ 346,679</b> | <b>\$ 346,679</b> | <b>\$ 346,679</b> |

Notes:

[a] Additional Interest is applied to Improvement Area #1 Initial Bonds only

## EXHIBIT E – SOURCES AND USES

|  | Improvement Area #1 | Future Improvement Area (b) | Total               |
|--|---------------------|-----------------------------|---------------------|
| <b>Sources of Funds</b>                                |                     |                             |                     |
| Improvement Area #1 Bond Par                           | \$ 2,296,000        | \$ -                        | \$ 2,296,000        |
| Improvement Area #1 Reimbursement Obligation [a]       | 2,272,310           | -                           | 2,272,310           |
| Owner Contribution                                     | 1,413,956           | 1,471,040                   | 2,884,996           |
| <b>Total Sources</b>                                   | <b>\$ 5,982,266</b> | <b>\$ 1,471,040</b>         | <b>\$ 7,453,306</b> |
| <b>Uses of Funds</b>                                   |                     |                             |                     |
| <i>Improvement Area #1 Projects</i>                    |                     |                             |                     |
| Improvement Area #1 Improvements                       | \$ 4,474,506        | \$ -                        | \$ 4,474,506        |
| Major Improvements                                     | 1,036,102           | 1,471,040                   | 2,507,142           |
|  | <b>\$ 5,510,608</b> | <b>\$ 1,471,040</b>         | <b>\$ 6,981,648</b> |
| <i>Improvement Area #1 Initial Bond Issuance Costs</i> |                     |                             |                     |
| Debt Service Reserve Fund                              | \$ 149,320          | \$ -                        | \$ 149,320          |
| Capitalized Interest                                   | 61,418              | -                           | 61,418              |
| Underwriter Discount                                   | 75,920              | -                           | 75,920              |
| Cost of Issuance                                       | 140,000             | -                           | 140,000             |
|  | <b>\$ 426,658</b>   | <b>\$ -</b>                 | <b>\$ 426,658</b>   |
| <i>First Year Annual Collection Costs</i>              |                     |                             |                     |
| First Year Annual Collection Costs                     | \$ 45,000           | \$ -                        | \$ 45,000           |
|  | <b>\$ 45,000</b>    | <b>\$ -</b>                 | <b>\$ 45,000</b>    |
| <b>Total Uses</b>                                      | <b>\$ 5,982,266</b> | <b>\$ 1,471,040</b>         | <b>\$ 7,453,306</b> |

Notes:

[a] Subject to Improvement Area #1 Reimbursement Agreement.

[b] The Owner Contribution relating to the Future Improvement Area may be reimbursed with Future Improvement Area Bonds.

**EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL**

| Property ID      | Legal Description | Lot Type   | Outstanding Assessment | Annual Installment due 1/31/23 |
|------------------|-------------------|------------|------------------------|--------------------------------|
| TBD <sup>a</sup> | Block 1 Lot 1     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 2     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 3     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 4     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 5     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 6     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 7     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 8     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 9     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 10    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 11    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 12    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 13    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 14    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 15    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 16    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 17    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 18    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 19    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 20    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 1 Lot 21    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 2 Lot 1     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 2 Lot 2     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 2 Lot 3     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 2 Lot 4     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 2 Lot 5     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 2 Lot 6     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 2 Lot 7     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 3 Lot 1     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 3 Lot 2     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 1     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 2     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 3     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 4     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 5     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 6     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 7     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 8     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 9     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 10    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |

| Property ID      | Legal Description | Lot Type   | Outstanding Assessment | Annual Installment due 1/31/23 |
|------------------|-------------------|------------|------------------------|--------------------------------|
| TBD <sup>a</sup> | Block 4 Lot 11    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 12    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 13    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 14    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 15    | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 4 Lot 16    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 17    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 18    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 19    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 20    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 21    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 22    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 23    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 24    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 25    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 26    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 27    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 28    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 29    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 30    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 31    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 32    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 33    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 34    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 35    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 36    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 37    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 38    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 39    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 40    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 41    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 42    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 43    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 44    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 45    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 46    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 47    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 48    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 49    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 50    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |

| Property ID      | Legal Description | Lot Type   | Outstanding Assessment | Annual Installment due 1/31/23 |
|------------------|-------------------|------------|------------------------|--------------------------------|
| TBD <sup>a</sup> | Block 4 Lot 51    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 52    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 4 Lot 53    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 1     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 5 Lot 2     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 5 Lot 3     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 5 Lot 4     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 5 Lot 5     | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 6     | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 7     | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 8     | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 9     | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 10    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 11    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 12    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 13    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 14    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 15    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 16    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 17    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 5 Lot 18    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 1     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 2     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 3     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 4     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 5     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 6     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 7     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 8     | Lot Type 2 | \$ 40,322.57           | \$ 3,059.99                    |
| TBD <sup>a</sup> | Block 6 Lot 9     | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 10    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 11    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 12    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 13    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 14    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 15    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 16    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 17    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 18    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup> | Block 6 Lot 19    | Lot Type 1 | \$ 34,392.78           | \$ 2,609.99                    |

| Property ID                 | Legal Description | Lot Type      | Outstanding Assessment | Annual Installment due 1/31/23 |
|-----------------------------|-------------------|---------------|------------------------|--------------------------------|
| TBD <sup>a</sup>            | Block 6 Lot 20    | Lot Type 1    | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup>            | Block 6 Lot 21    | Lot Type 1    | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup>            | Block 6 Lot 22    | Lot Type 1    | \$ 34,392.78           | \$ 2,609.99                    |
| TBD <sup>a</sup>            | Reserve A         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve B         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve C         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve D         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve E         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve F         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve G         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve H         | Non-Benefited | \$ -                   | \$ -                           |
| TBD <sup>a</sup>            | Reserve I         | Non-Benefited | \$ -                   | \$ -                           |
| <b>Total Initial Parcel</b> |                   |               | <b>\$ 4,568,310.00</b> | <b>\$ 346,678.95</b>           |

*[a] The final plat for Wood Leaf Reserve Section 1 was recorded on January 4, 2021. Property IDs for each Parcel will be assigned by the Harris County Appraisal District in 2022 for Annual Installments due 1/31/23.*



## EXHIBIT G – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

| Annual Installments Due | Improvement Area #1 Initial Bonds |                        |                       |                         | Improvement Area #1 Reimbursement Obligation |                        | Annual Collection Costs | Total Installment      |
|-------------------------|-----------------------------------|------------------------|-----------------------|-------------------------|--|------------------------|-------------------------|------------------------|
|                         | Principal                         | Interest [a]           | Capitalized Interest  | Additional Interest [b] | Principal                                    | Interest [c]           |                         |                        |
| 1/31/2022               | -                                 | 61,418.00              | (61,418.00)           | -                       | -  | -                      | -                       | -                      |
| 1/31/2023               | 46,000.00                         | 103,320.00             | -                     | 11,480.00               | 37,725.00                                    | 102,253.95             | 45,900.00               | 346,678.95             |
| 1/31/2024               | 48,000.00                         | 101,250.00             | -                     | 11,250.00               | 38,805.00                                    | 100,556.33             | 46,818.00               | 346,679.33             |
| 1/31/2025               | 49,000.00                         | 99,090.00              | -                     | 11,010.00               | 41,015.00                                    | 98,810.10              | 47,754.36               | 346,679.46             |
| 1/31/2026               | 51,000.00                         | 96,885.00              | -                     | 10,765.00               | 42,355.00                                    | 96,964.43              | 48,709.45               | 346,678.87             |
| 1/31/2027               | 52,000.00                         | 94,590.00              | -                     | 10,510.00               | 44,837.00                                    | 95,058.45              | 49,683.64               | 346,679.09             |
| 1/31/2028               | 54,000.00                         | 92,250.00              | -                     | 10,250.00               | 46,461.00                                    | 93,040.79              | 50,677.31               | 346,679.09             |
| 1/31/2029               | 56,000.00                         | 89,820.00              | -                     | 9,980.00                | 48,239.00                                    | 90,950.04              | 51,690.86               | 346,679.90             |
| 1/31/2030               | 57,000.00                         | 87,300.00              | -                     | 9,700.00                | 51,176.00                                    | 88,779.29              | 52,724.67               | 346,679.96             |
| 1/31/2031               | 59,000.00                         | 84,735.00              | -                     | 9,415.00                | 53,274.00                                    | 86,476.37              | 53,779.17               | 346,679.53             |
| 1/31/2032               | 61,000.00                         | 82,080.00              | -                     | 9,120.00                | 55,546.00                                    | 84,079.04              | 54,854.75               | 346,679.78             |
| 1/31/2033               | 63,000.00                         | 79,335.00              | -                     | 8,815.00                | 57,998.00                                    | 81,579.47              | 55,951.84               | 346,679.31             |
| 1/31/2034               | 65,000.00                         | 76,500.00              | -                     | 8,500.00                | 60,639.00                                    | 78,969.56              | 57,070.88               | 346,679.44             |
| 1/31/2035               | 67,000.00                         | 73,575.00              | -                     | 8,175.00                | 63,476.00                                    | 76,240.80              | 58,212.30               | 346,679.10             |
| 1/31/2036               | 70,000.00                         | 70,560.00              | -                     | 7,840.00                | 65,519.00                                    | 73,384.38              | 59,376.54               | 346,679.92             |
| 1/31/2037               | 72,000.00                         | 67,410.00              | -                     | 7,490.00                | 68,779.00                                    | 70,436.03              | 60,564.08               | 346,679.10             |
| 1/31/2038               | 74,000.00                         | 64,170.00              | -                     | 7,130.00                | 72,263.00                                    | 67,340.97              | 61,775.36               | 346,679.33             |
| 1/31/2039               | 77,000.00                         | 60,840.00              | -                     | 6,760.00                | 74,980.00                                    | 64,089.14              | 63,010.86               | 346,680.00             |
| 1/31/2040               | 79,000.00                         | 57,375.00              | -                     | 6,375.00                | 78,943.00                                    | 60,715.04              | 64,271.08               | 346,679.12             |
| 1/31/2041               | 82,000.00                         | 53,820.00              | -                     | 5,980.00                | 82,160.00                                    | 57,162.60              | 65,556.50               | 346,679.10             |
| 1/31/2042               | 85,000.00                         | 50,130.00              | -                     | 5,570.00                | 85,646.00                                    | 53,465.40              | 66,867.63               | 346,679.03             |
| 1/31/2043               | 88,000.00                         | 46,305.00              | -                     | 5,145.00                | 89,413.00                                    | 49,611.33              | 68,204.99               | 346,679.32             |
| 1/31/2044               | 91,000.00                         | 42,345.00              | -                     | 4,705.00                | 93,473.00                                    | 45,587.75              | 69,569.09               | 346,679.83             |
| 1/31/2045               | 94,000.00                         | 38,250.00              | -                     | 4,250.00                | 97,838.00                                    | 41,381.46              | 70,960.47               | 346,679.93             |
| 1/31/2046               | 97,000.00                         | 34,020.00              | -                     | 3,780.00                | 102,521.00                                   | 36,978.75              | 72,379.68               | 346,679.43             |
| 1/31/2047               | 100,000.00                        | 29,655.00              | -                     | 3,295.00                | 107,537.00                                   | 32,365.31              | 73,827.27               | 346,679.57             |
| 1/31/2048               | 104,000.00                        | 25,155.00              | -                     | 2,795.00                | 111,900.00                                   | 27,526.14              | 75,303.82               | 346,679.96             |
| 1/31/2049               | 108,000.00                        | 20,475.00              | -                     | 2,275.00                | 116,629.00                                   | 22,490.64              | 76,809.89               | 346,679.53             |
| 1/31/2050               | 111,000.00                        | 15,615.00              | -                     | 1,735.00                | 122,741.00                                   | 17,242.34              | 78,346.09               | 346,679.42             |
| 1/31/2051               | 116,000.00                        | 10,620.00              | -                     | 1,180.00                | 127,247.00                                   | 11,718.99              | 79,913.01               | 346,679.00             |
| 1/31/2052               | 120,000.00                        | 5,400.00               | -                     | 600.00                  | 133,175.00                                   | 5,992.88               | 81,511.27               | 346,679.15             |
| <b>Total</b>            | <b>\$ 2,296,000.00</b>            | <b>\$ 1,914,293.00</b> | <b>\$ (61,418.00)</b> | <b>\$ 205,875.00</b>    | <b>\$ 2,272,310.00</b>                       | <b>\$ 1,911,247.70</b> | <b>\$ 1,862,074.84</b>  | <b>\$10,400,382.53</b> |

[a] Interest is calculated at a 4.50% rate, actual rate will be determined at the time Improvement Area #1 Initial Bonds are issued.

[b] Additional Interest is calculated at a 0.50% rate.

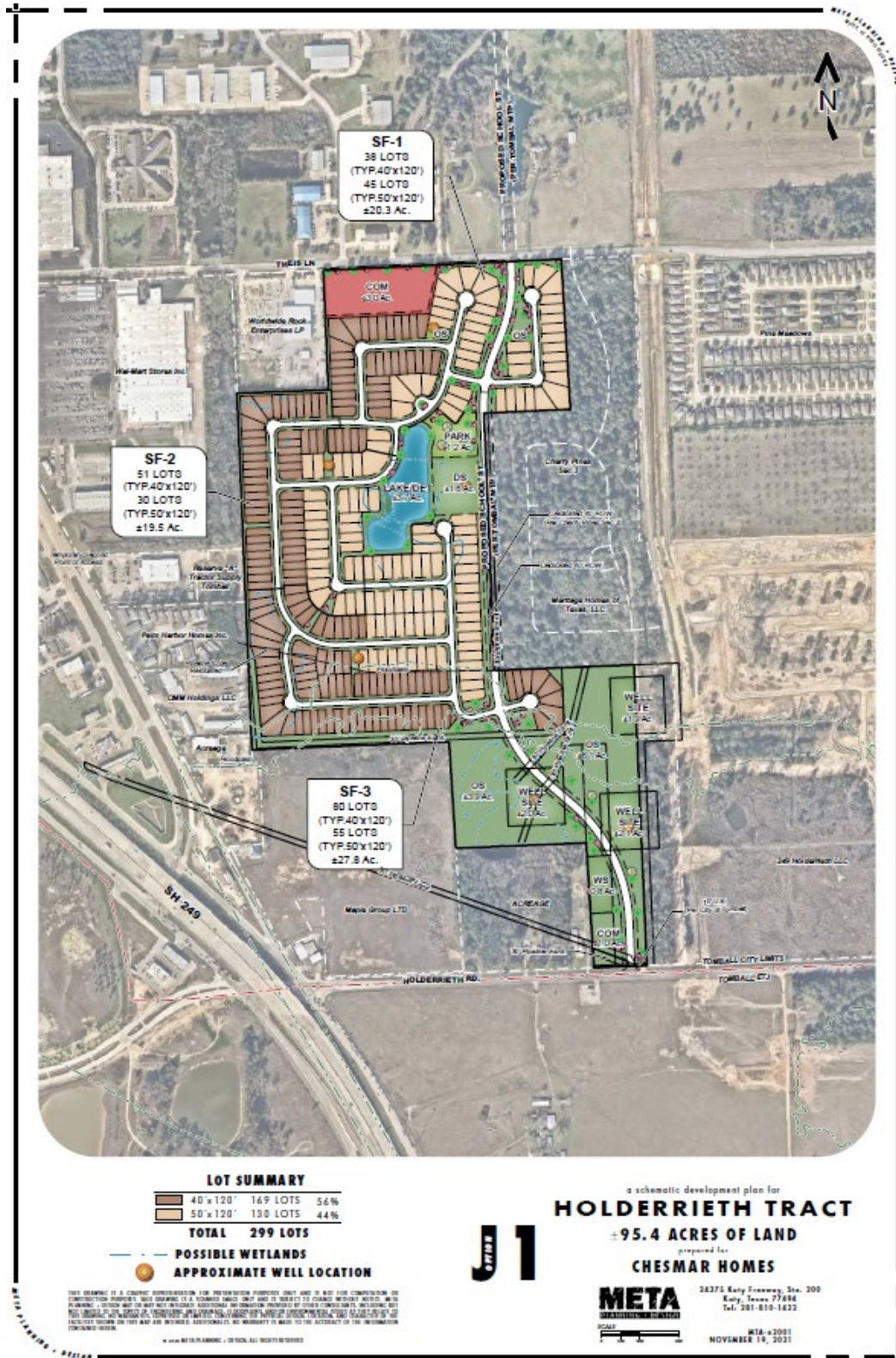
[c] Interest is calculated pursuant to the Reimbursement Agreement.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

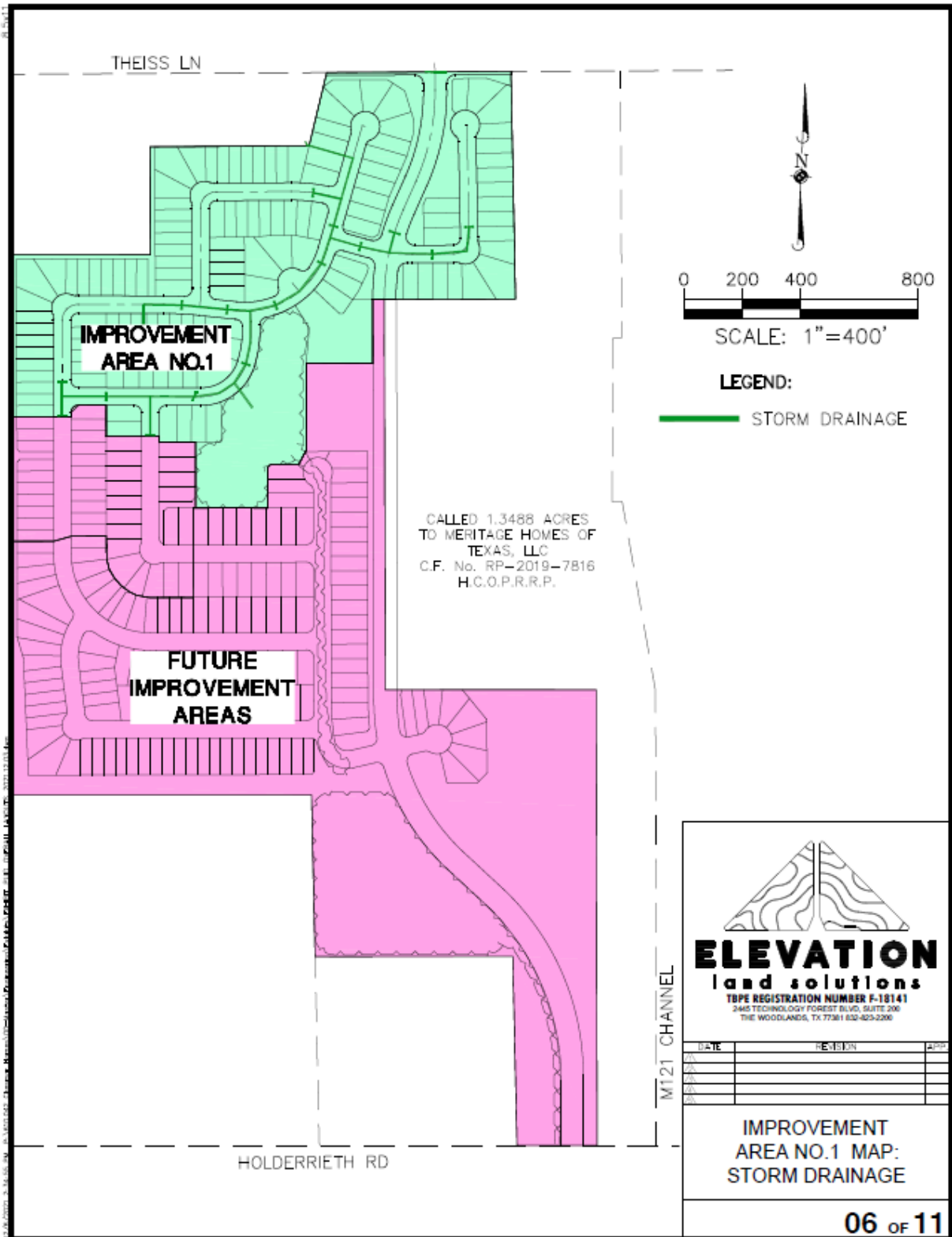
**EXHIBIT H – MAXIMUM ASSESSMENT PER LOT TYPE**

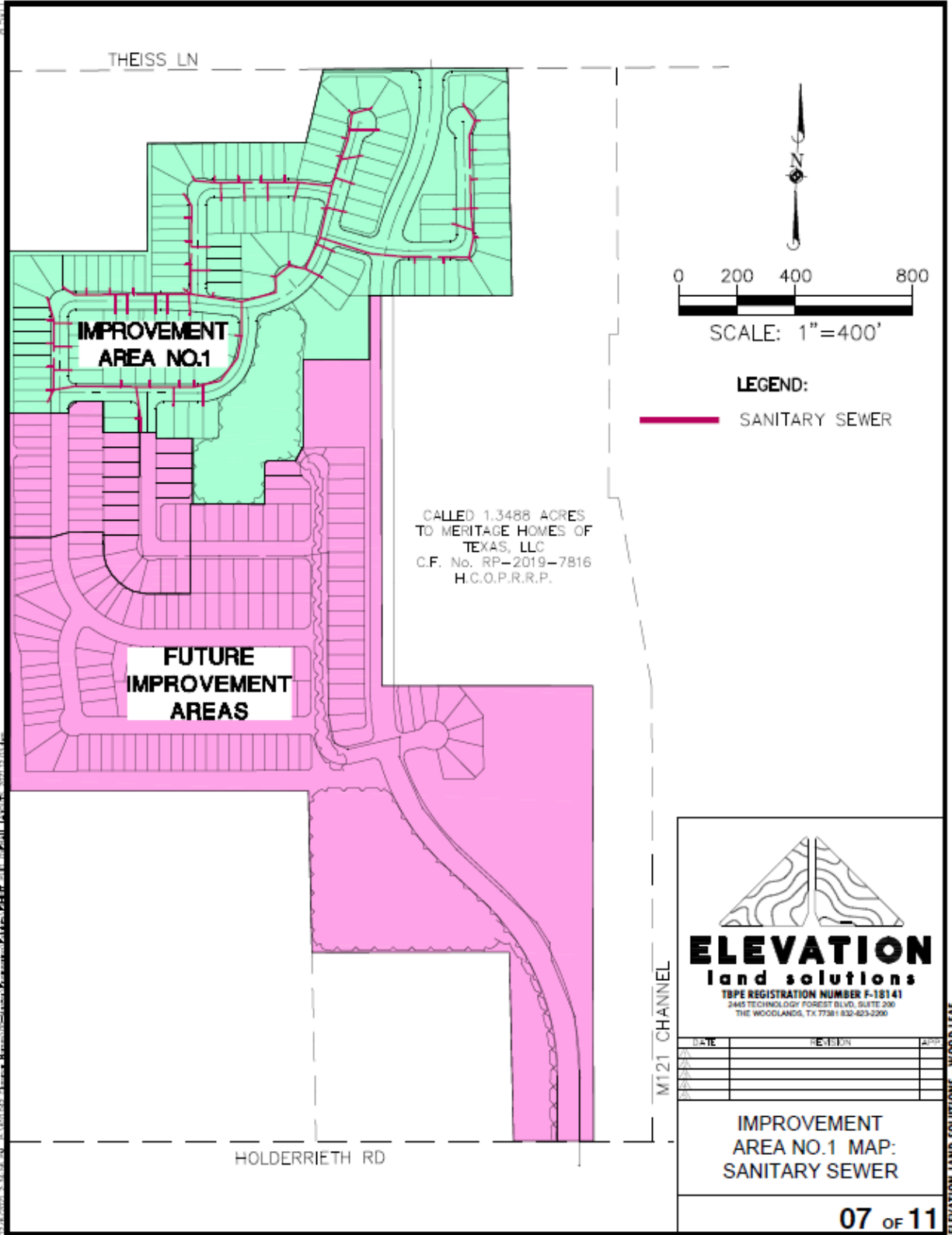
| <b>Improvement Area #1</b> |              |                         |  |
|----------------------------|--------------|-------------------------|--|
| <b>Lot Type</b>            | <b>Units</b> | <b>Total Assessment</b> | <b>Maximum Assessment per Lot Type</b> |
| 1                          | 66           | \$ 2,269,923.50         | \$34,392.78 per Unit                   |
| 2                          | 57           | \$ 2,298,386.50         | \$40,322.57 per Unit                   |
| <b>Total</b>               |              | <b>\$ 4,568,310.00</b>  |  |

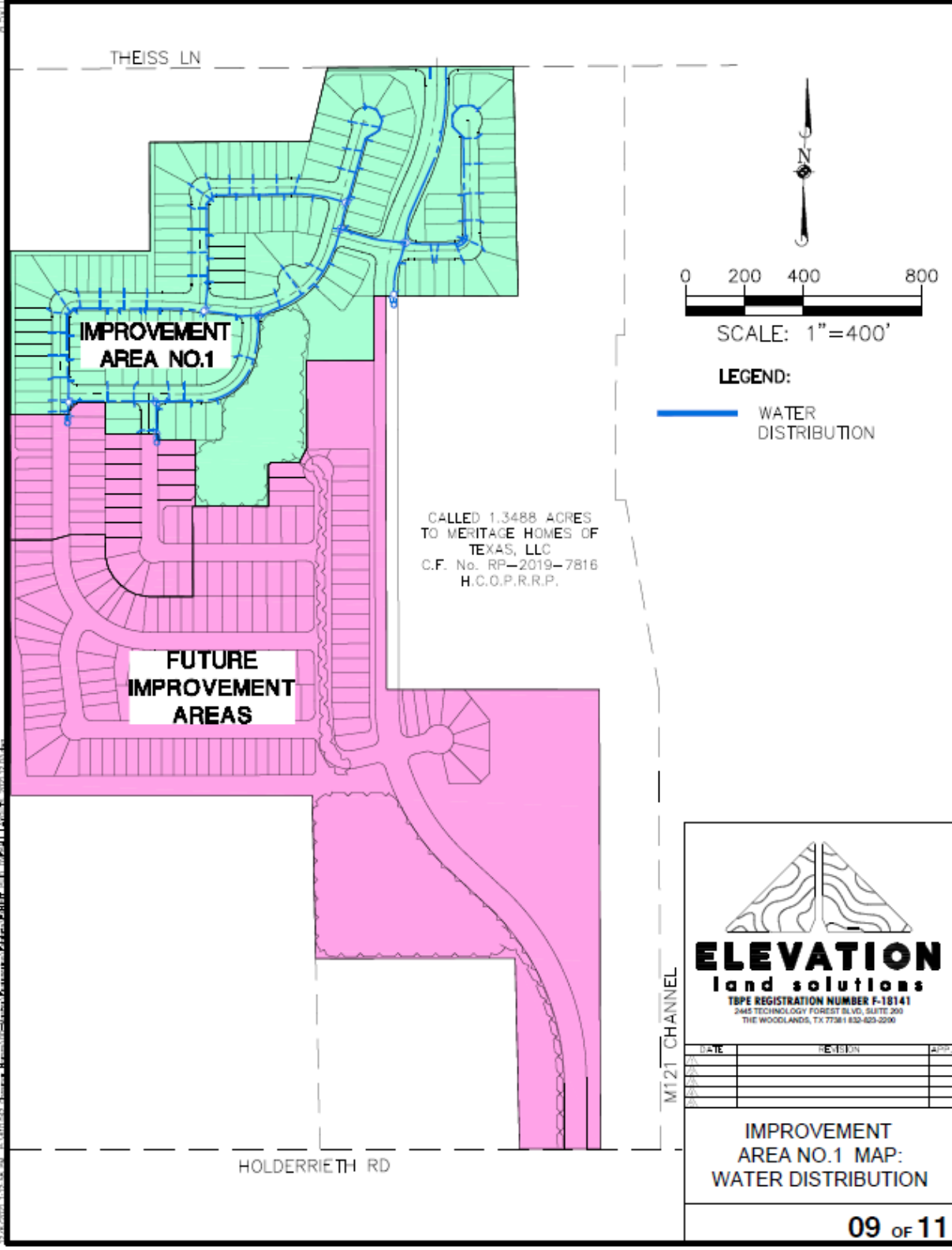
# EXHIBIT I – CONCEPT PLAN



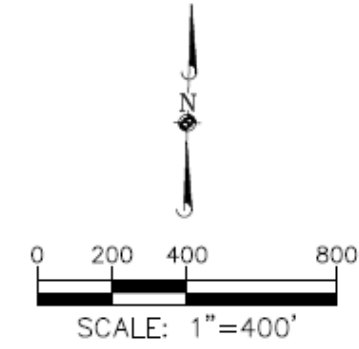
**EXHIBIT J-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS**







CALLED 1,3488 ACRES  
 TO MERITAGE HOMES OF  
 TEXAS, LLC  
 C.F. No. RP-2019-7816  
 H.C.O.P.R.R.P.



**LEGEND:**  
 WATER DISTRIBUTION



**ELEVATION**  
 land solutions  
 T&E REGISTRATION NUMBER F-18141  
 2445 TECHNOLOGY FOREST BLVD, SUITE 200  
 THE WOODLANDS, TX 77381 832-423-2200

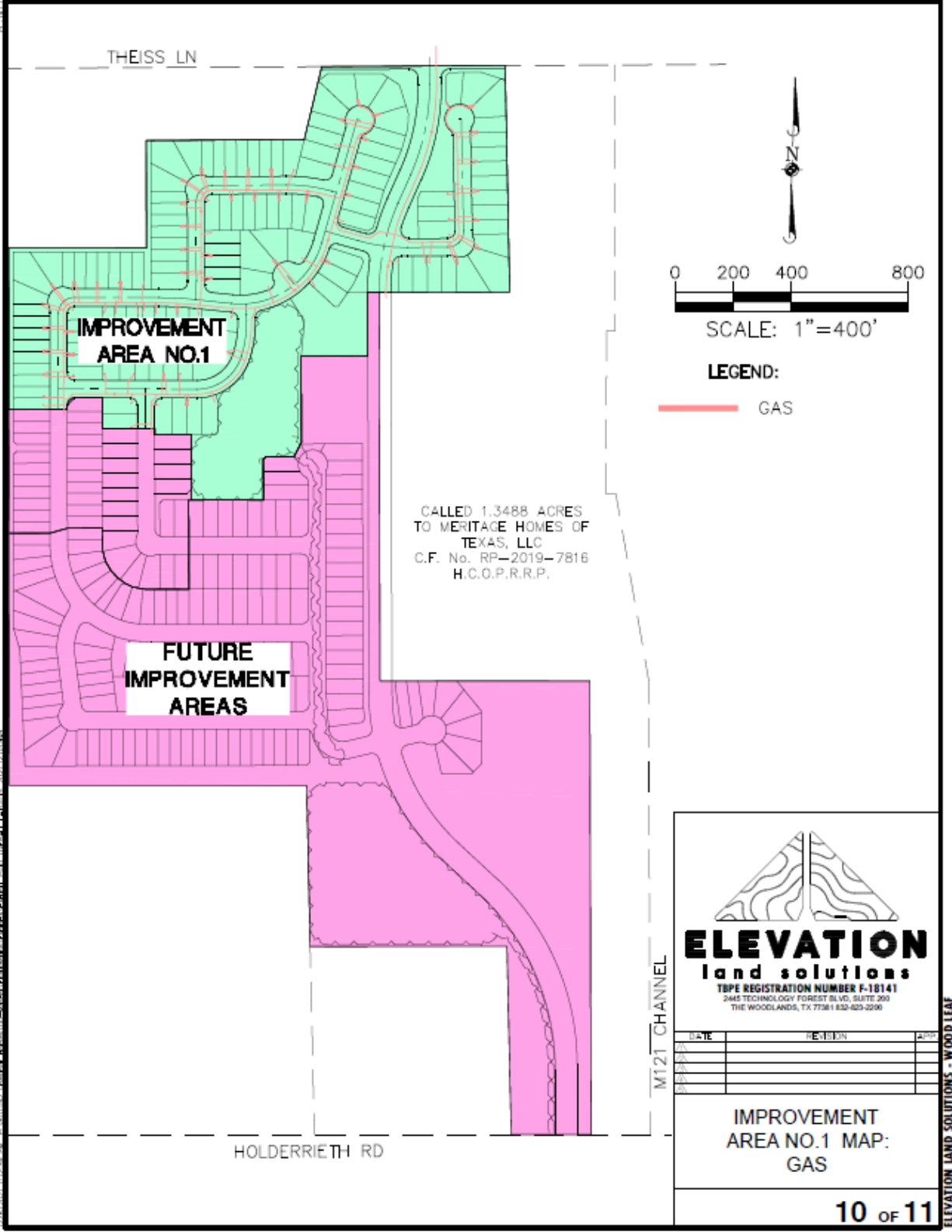
| DATE | REVISION | APP |
|------|----------|-----|
|      |          |     |
|      |          |     |
|      |          |     |
|      |          |     |

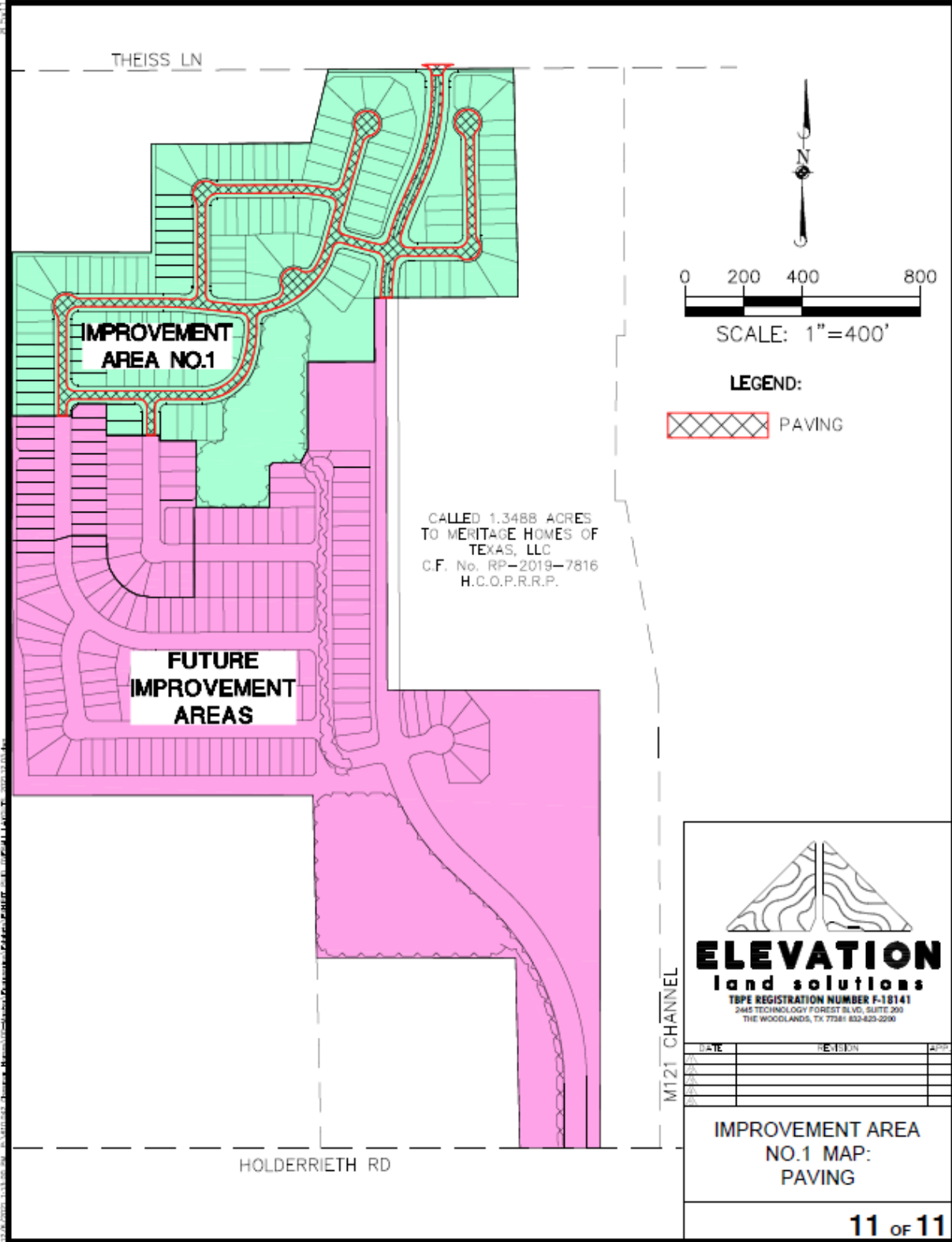
IMPROVEMENT  
 AREA NO.1 MAP:  
 WATER DISTRIBUTION

09 OF 11

13.04.2020 1:13:48 PM C:\Users\james.woodleaf\OneDrive\Documents\Projects\2019\2019-11-14\2019-11-14.dwg

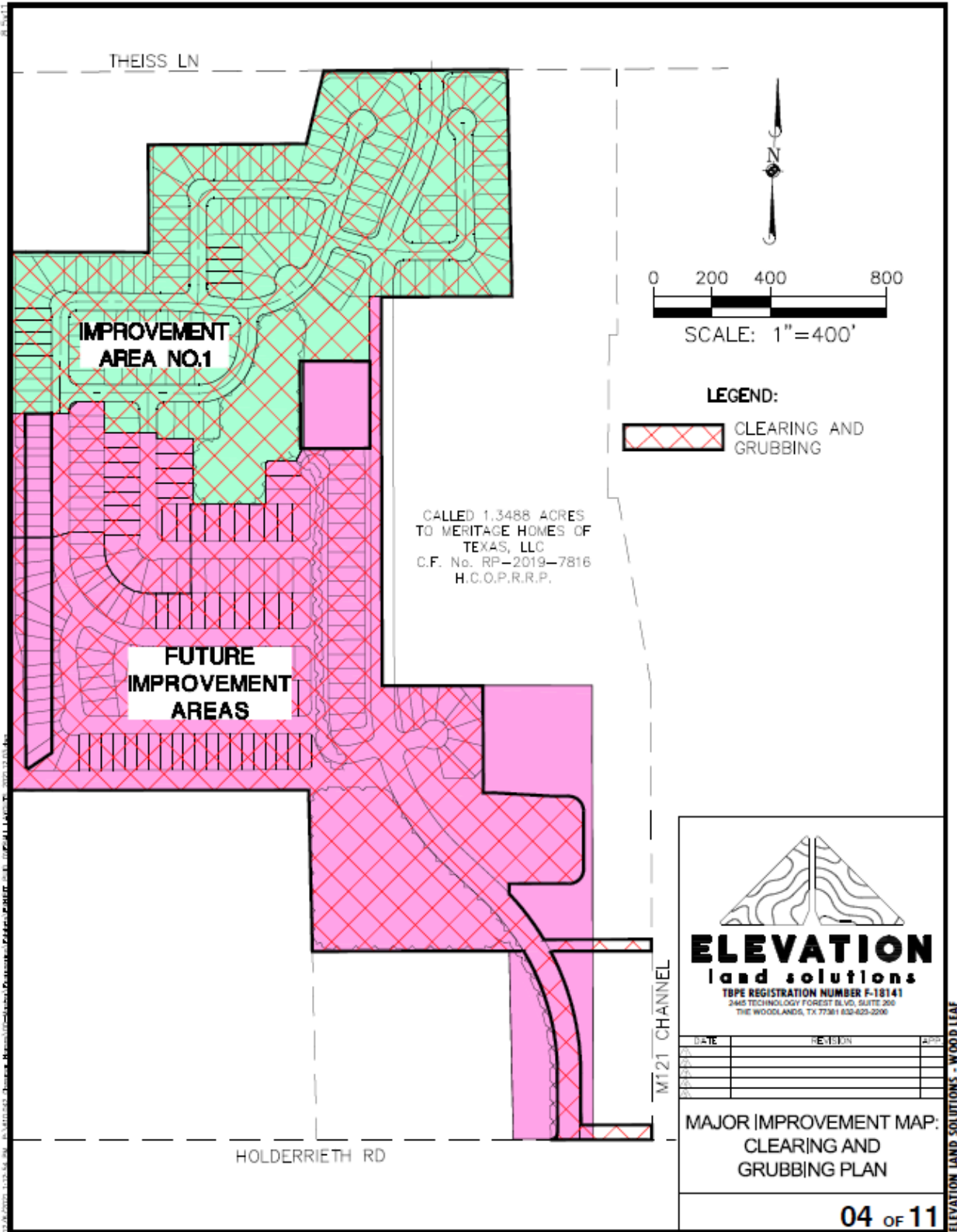
ELEVATION LAND SOLUTIONS - WOOD LEAF

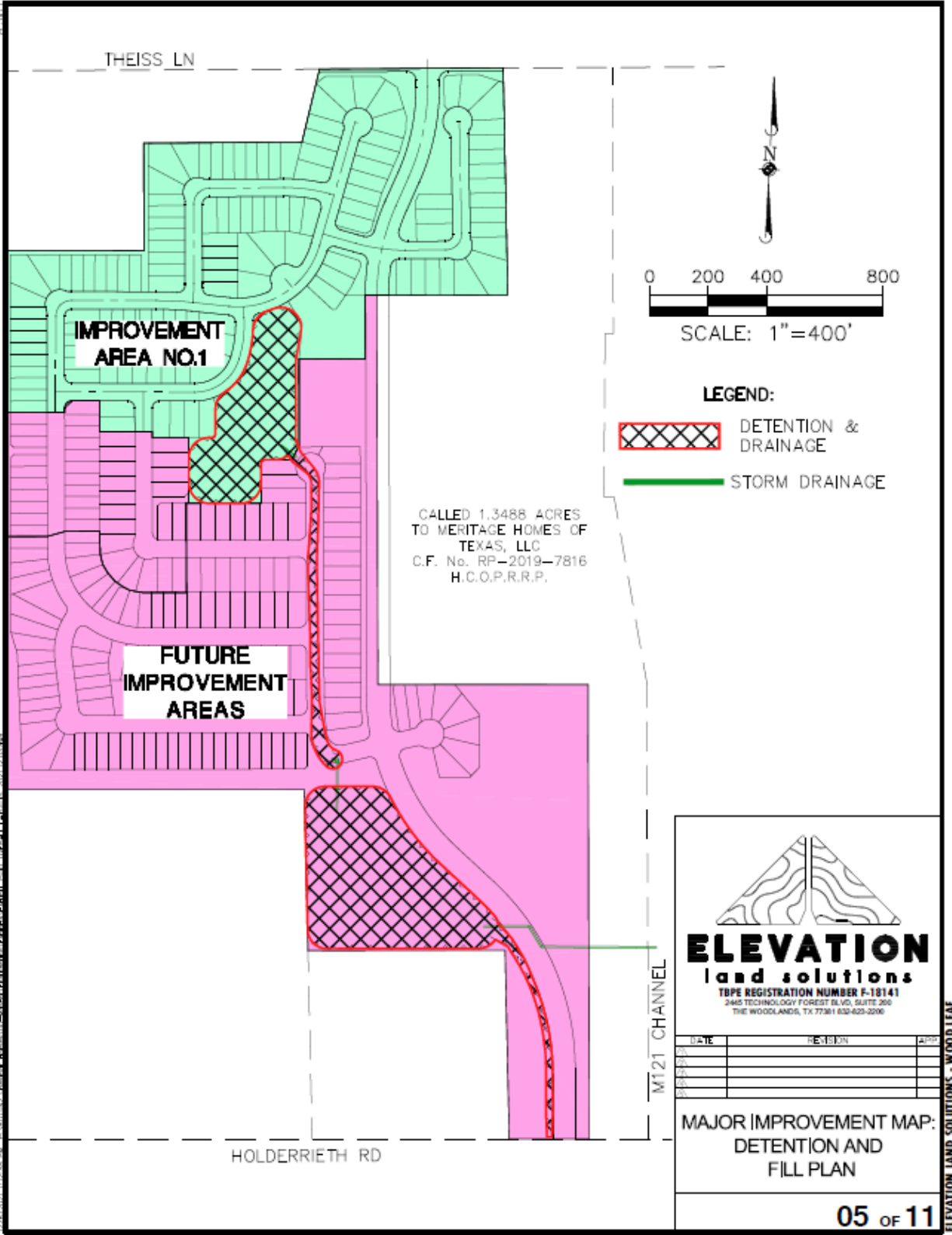


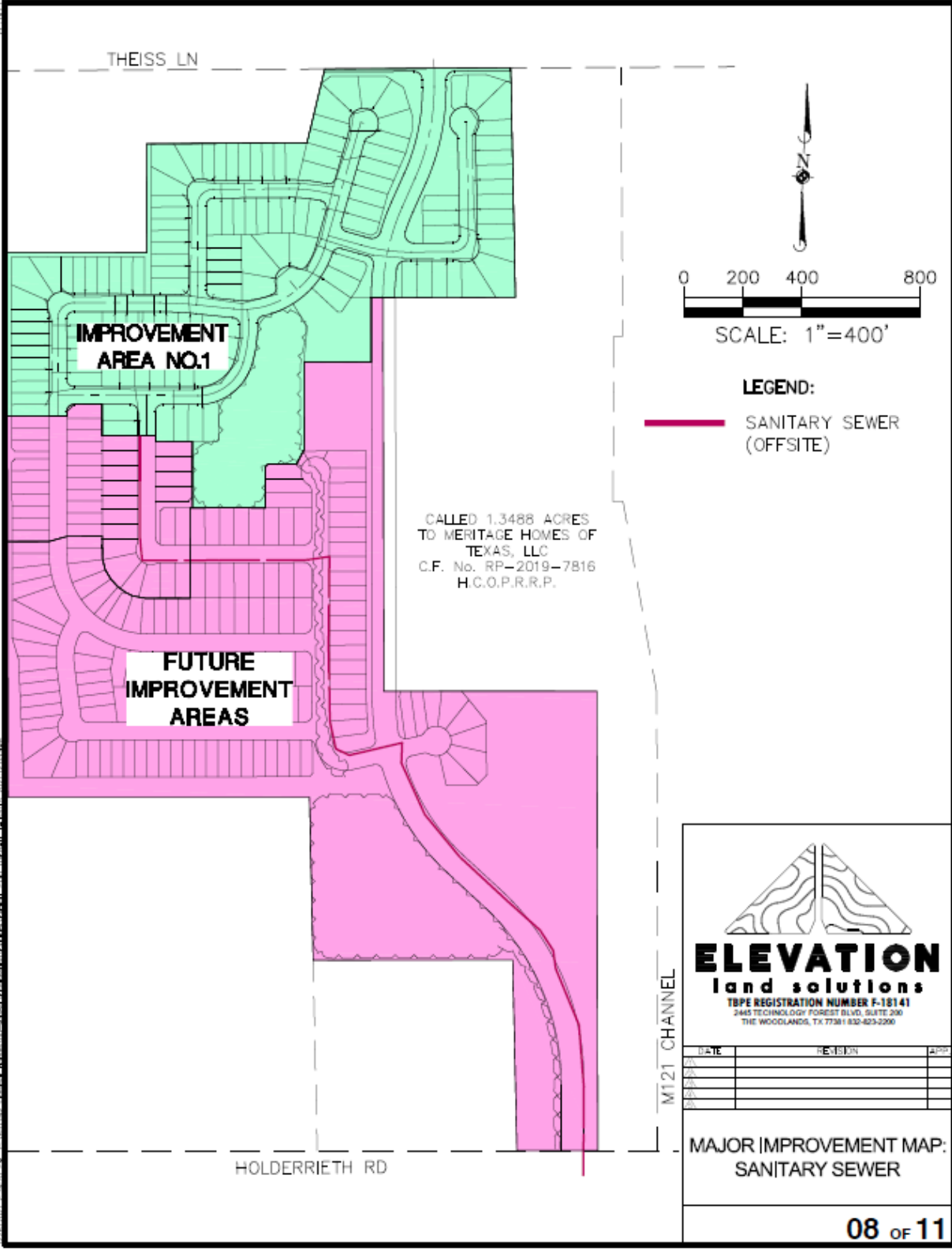




**EXHIBIT J-2 – MAPS OF MAJOR IMPROVEMENTS**







CALLED 1,3488 ACRES  
 TO MERITAGE HOMES OF  
 TEXAS, LLC  
 C.F. No. RP-2019-7816  
 H.C.O.P.R.R.P.

**ELEVATION**  
**land solutions**  
 TSPS REGISTRATION NUMBER F-18141  
 2445 TECHNOLOGY FOREST BLVD, SUITE 200  
 THE WOODLANDS, TX 77381 832-423-2200

| DATE | REVISION | BY |
|------|----------|----|
|      |          |    |
|      |          |    |
|      |          |    |

MAJOR IMPROVEMENT MAP:  
 SANITARY SEWER

**EXHIBIT K – ESTIMATED BUILDOUT VALUE**

|  | Units |      | Estimated<br>Buildout Value | Total Estimated<br>Buildout Value | % of Estimated<br>Buildout Value |
|--|-------|------|-----------------------------|-----------------------------------|----------------------------------|
| <b><i>Improvement Area #1</i></b>      |       |      |                             |                                   |                                  |
| 40'                                    | 66    | lots | \$ 290,000                  | \$ 19,140,000                     |                                  |
| 50'                                    | 57    | lots | \$ 340,000                  | \$ 19,380,000                     |                                  |
|  |       |      |                             | <b>\$ 38,520,000</b>              | <b>41.33%</b>                    |
| <b><i>Future Improvement Areas</i></b> |       |      |                             |                                   |                                  |
| 40'                                    | 103   | lots | \$ 290,000                  | \$ 29,870,000                     |                                  |
| 50'                                    | 73    | lots | \$ 340,000                  | \$ 24,820,000                     |                                  |
|  |       |      |                             | <b>\$ 54,690,000</b>              | <b>58.67%</b>                    |
|  |       |      |                             | <b>\$ 93,210,000</b>              | <b>100.00%</b>                   |

**EXHIBIT L – NOTICE OF PID ASSESSMENT TERMINATION**



P3Works, LLC  
9284 Huntington Square, Suite 100  
North Richland Hills, TX 76182

---

[Date]  
Harris County Civil Courthouse  
Honorable [County Clerk Name]  
201 Caroline, Suite 310  
Houston, Texas 77002

**Re: City of Tomball Lien Release documents for filing**

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Tomball is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Tomball  
Attn: [City Secretary]  
401 Market Street  
Tomball, Texas 77375

Please contact me if you have any questions or need additional information.

Sincerely,  
[Signature]

P3Works, LLC  
P: (817)393-0353  
admin@p3-works.com



[legal description], a subdivision in Harris County, Texas, according to the map or plat of record in Document/Instrument No. \_\_\_\_\_ of the Plat Records of Harris County, Texas (hereinafter referred to as the "Property"); and

**WHEREAS**, the property owners of the Property have paid unto the City the Lien Amount.

**RELEASE**

**NOW THEREFORE**, the City, the owner and holder of the Lien, as established by Ordinance No. \_\_\_\_\_, which levied the Assessment in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF TOMBALL, TEXAS,**

By: \_\_\_\_\_  
[Name], [Title]

**ATTEST:**

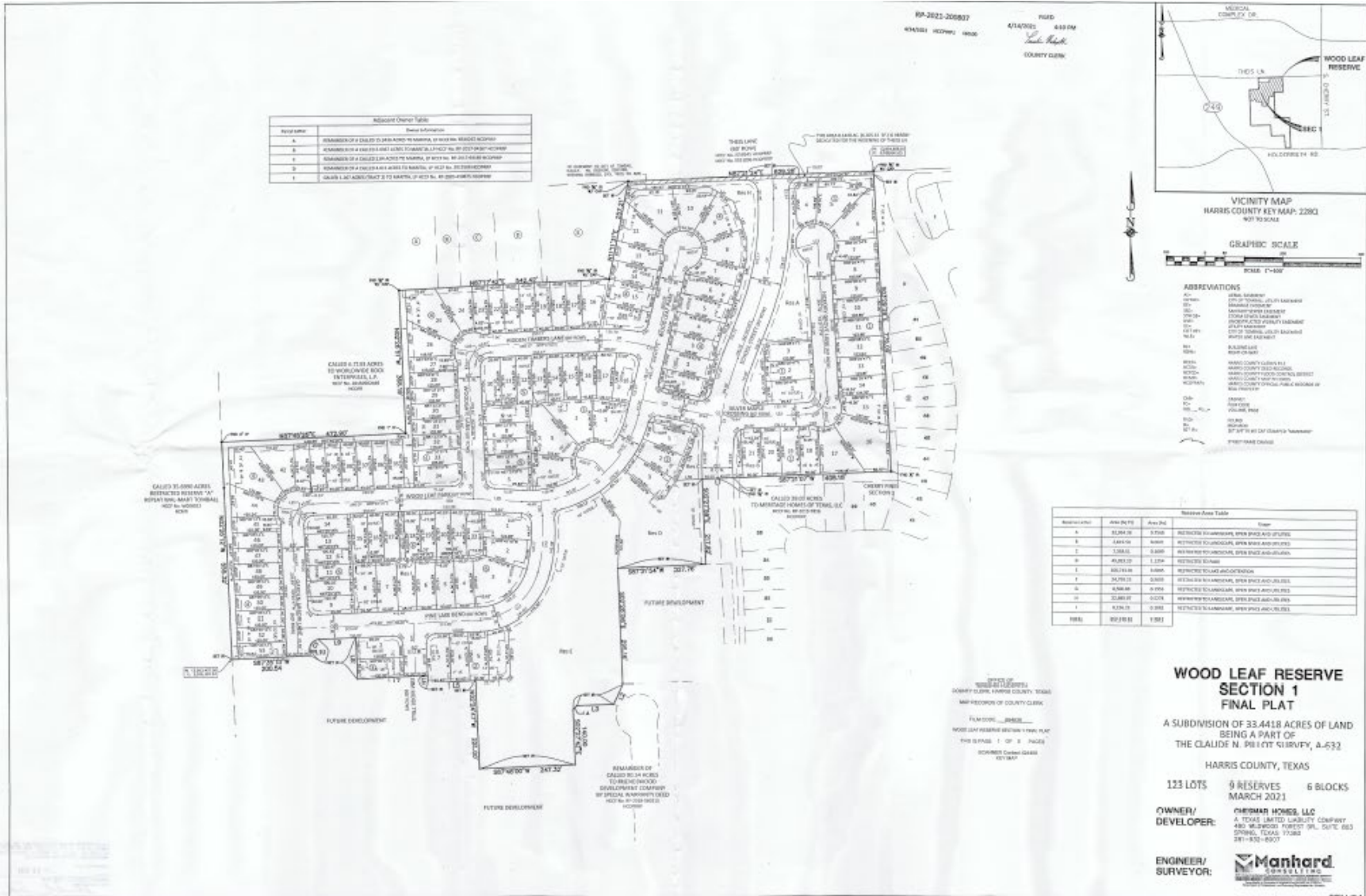
\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS** §  
§  
**COUNTY OF HARRIS** §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [Name], [Title] for the City of Tomball, Texas, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

# EXHIBIT M – IMPROVEMENT AREA #1 PLAT







STATE OF TEXAS §  
COUNTY OF HARRIS §

WE, CHESTAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAVING ON AND THROUGH DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER, OWNER IN THIS SECTION, AFFIRMED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 33.4418 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WOOD LEAF RESERVE SECTION 1, AND HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LEGAL DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WATERCOURSES, 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 MAINTAIN 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 PURPOSES FOREVER AN UNDEVELOPED AREA, APPROXIMATELY 100 FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE BOUNDARY LEVEL, LOCATED AS SHOWN TO ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH BOUNDARY SURVEYS (S.U. & A.S.) AS INDICATED AND LOCATED HEREON.

FOURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TO BEYOND ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL DRAINAGE, DITCHES, CULVERTS, DRAINAGE, DRAINAGE, BOUNDARIES, OR OTHER NATURAL, DRAINAGE CONDUITS LOCATED AND SHOWN UPON SAID PLAT, AS PARALLELS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND HEREON TO ANY DRAINAGE, EASEMENT, DITCH, CULVERT, OR NATURAL DRAINAGEWAY SHALL HEREBY BE ASSIGNED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN WITNESS WHEREOF, CHESTAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER, HAVING AUTHORITY, AND ITS COMPANY SEAL, HEREBY WITNESSED.

THIS 4 DAY OF January, 2021

CHESTAR HOMES, LLC  
A TEXAS LIMITED LIABILITY COMPANY

By: Donald P. Klein  
DONALD P. KLEIN  
CHIEF EXECUTIVE OFFICER

I, PAUL R. BRETHERTON, 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, HAVING BEEN MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS (3/4) OF AN INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT GALLERY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

Paul R. Bretterton  
PAUL R. BRETHERTON  
TEXAS REGISTRATION NO. 9473

I, TODESHA HUSTON, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICITY WAS FILED FOR REGISTRATION IN MY OFFICE ON April 14, 2021 AT 4:10 O'CLOCK P.M. AND FULLY RECORDED ON April 16, 2021 AT 6:55 O'CLOCK A.M. AND AT FILE CODE NUMBER 14346 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TODESHA HUSTON  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
By: Todesha Huston  
TODESHA HUSTON



THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SECTION 1, IN CONFORMANCE WITH THE CHARTERS OF THE CITY OF TOMBALL, TEXAS, AND THE ORDINANCES OF THE CITY OF TOMBALL, TEXAS, AND APPROVED THE RECORDING OF THIS PLAT AND SAID SUBDIVISION ON April 14, 2021.

Barbara Taber  
BARBARA TABER  
CHAIRMAN

Doreen Kocumov  
DOREEN KOCUMOV  
VICE CHAIRMAN

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESTAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREBY STATED:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF January, 2021



Seetha Chandra  
SEETHA CHANDRA  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 2/16/2024

OFFICE OF  
TODESHA HUSTON  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

FILE CODE: \_\_\_\_\_  
WOOD LEAF RESERVE SECTION 1 FINAL PLAT  
FILED PAGE 3 OF 3 PAGES  
SCANNER/COMPILED BY MAP

### WOOD LEAF RESERVE SECTION 1 FINAL PLAT

A SUBDIVISION OF 33.4418 ACRES OF LAND BEING A PART OF THE CLAUDE N. PILLOT SURVEY, A-632

HARRIS COUNTY, TEXAS

123 LOTS    9 RESERVES    6 BLOCKS  
MARCH 2021

OWNER/ DEVELOPER: CHESTAR HOMES, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
483 WILLOW FOREST DR., SUITE 100  
SPRING, TEXAS 77380  
281-932-0907

ENGINEER/ SURVEYOR: **Manhard CONSULTING**

UNLICENSED SURVEYORS  
NO SURVEYOR LICENSE NUMBER  
NO SURVEYOR LICENSE NUMBER  
NO SURVEYOR LICENSE NUMBER  
NO SURVEYOR LICENSE NUMBER  
NO SURVEYOR LICENSE NUMBER

## EXHIBIT N-1 – 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 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$34,392.78**

As the purchaser of the real property described above, you are obligated to pay assessments to 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 *Wood Leaf Reserve 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 the 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 the 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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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 HARRIS

§

§

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]<sup>3</sup>

<sup>3</sup> 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 HARRIS

§

§

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]<sup>4</sup>

<sup>4</sup> 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

| Installments Due | Lot Type 1 - Improvement Area #1 Initial Bonds |                     |                      |                         | Improvement Area #1 Reimbursement Obligation |                     | Annual Collection Costs | Total Installment   |
|------------------|--|---------------------|----------------------|-------------------------|--|---------------------|-------------------------|---------------------|
|                  | Principal                                      | Interest [a]        | Capitalized Interest | Additional Interest [b] | Principal                                    | Interest [c]        |                         |                     |
| 1/31/2022        | -  | 462.39              | (462.39)             | -                       | -  | -                   | -                       | -                   |
| 1/31/2023        | 346.31   | 777.85              | -                    | 86.43                   | 284.01                                       | 769.82              | 345.56                  | 2,609.99            |
| 1/31/2024        | 361.37   | 762.27              | -                    | 84.70                   | 292.15                                       | 757.04              | 352.47                  | 2,609.99            |
| 1/31/2025        | 368.90   | 746.00              | -                    | 82.89                   | 308.78                                       | 743.90              | 359.52                  | 2,610.00            |
| 1/31/2026        | 383.96   | 729.40              | -                    | 81.04                   | 318.87                                       | 730.00              | 366.71                  | 2,609.99            |
| 1/31/2027        | 391.48   | 712.13              | -                    | 79.13                   | 337.56                                       | 715.65              | 374.05                  | 2,609.99            |
| 1/31/2028        | 406.54   | 694.51              | -                    | 77.17                   | 349.78                                       | 700.46              | 381.53                  | 2,609.99            |
| 1/31/2029        | 421.60   | 676.21              | -                    | 75.13                   | 363.17                                       | 684.72              | 389.16                  | 2,610.00            |
| 1/31/2030        | 429.13   | 657.24              | -                    | 73.03                   | 385.28                                       | 668.38              | 396.94                  | 2,610.00            |
| 1/31/2031        | 444.18   | 637.93              | -                    | 70.88                   | 401.08                                       | 651.04              | 404.88                  | 2,610.00            |
| 1/31/2032        | 459.24   | 617.94              | -                    | 68.66                   | 418.18                                       | 632.99              | 412.98                  | 2,610.00            |
| 1/31/2033        | 474.30   | 597.28              | -                    | 66.36                   | 436.64                                       | 614.18              | 421.24                  | 2,609.99            |
| 1/31/2034        | 489.36   | 575.93              | -                    | 63.99                   | 456.52                                       | 594.53              | 429.66                  | 2,610.00            |
| 1/31/2035        | 504.41   | 553.91              | -                    | 61.55                   | 477.88                                       | 573.98              | 438.25                  | 2,609.99            |
| 1/31/2036        | 527.00   | 531.21              | -                    | 59.02                   | 493.26                                       | 552.48              | 447.02                  | 2,610.00            |
| 1/31/2037        | 542.06   | 507.50              | -                    | 56.39                   | 517.81                                       | 530.28              | 455.96                  | 2,609.99            |
| 1/31/2038        | 557.11   | 483.11              | -                    | 53.68                   | 544.04                                       | 506.98              | 465.08                  | 2,609.99            |
| 1/31/2039        | 579.70   | 458.04              | -                    | 50.89                   | 564.49                                       | 482.50              | 474.38                  | 2,610.00            |
| 1/31/2040        | 594.76   | 431.95              | -                    | 47.99                   | 594.33                                       | 457.10              | 483.87                  | 2,609.99            |
| 1/31/2041        | 617.34   | 405.19              | -                    | 45.02                   | 618.55                                       | 430.35              | 493.55                  | 2,609.99            |
| 1/31/2042        | 639.93   | 377.41              | -                    | 41.93                   | 644.79                                       | 402.52              | 503.42                  | 2,609.99            |
| 1/31/2043        | 662.51   | 348.61              | -                    | 38.73                   | 673.15                                       | 373.50              | 513.49                  | 2,609.99            |
| 1/31/2044        | 685.10   | 318.80              | -                    | 35.42                   | 703.72                                       | 343.21              | 523.75                  | 2,610.00            |
| 1/31/2045        | 707.68   | 287.97              | -                    | 32.00                   | 736.58                                       | 311.54              | 534.23                  | 2,610.00            |
| 1/31/2046        | 730.27   | 256.12              | -                    | 28.46                   | 771.84                                       | 278.40              | 544.91                  | 2,610.00            |
| 1/31/2047        | 752.86   | 223.26              | -                    | 24.81                   | 809.60                                       | 243.66              | 555.81                  | 2,610.00            |
| 1/31/2048        | 782.97   | 189.38              | -                    | 21.04                   | 842.45                                       | 207.23              | 566.93                  | 2,610.00            |
| 1/31/2049        | 813.08   | 154.15              | -                    | 17.13                   | 878.05                                       | 169.32              | 578.27                  | 2,610.00            |
| 1/31/2050        | 835.67   | 117.56              | -                    | 13.06                   | 924.06                                       | 129.81              | 589.83                  | 2,610.00            |
| 1/31/2051        | 873.31   | 79.95               | -                    | 8.88                    | 957.99                                       | 88.23               | 601.63                  | 2,609.99            |
| 1/31/2052        | 903.43   | 40.65               | -                    | 4.52                    | 1,002.62                                     | 45.12               | 613.66                  | 2,609.99            |
| <b>Total</b>     | <b>\$ 17,285.57</b>                            | <b>\$ 14,411.86</b> | <b>\$ (462.39)</b>   | <b>\$ 1,549.94</b>      | <b>\$ 17,107.21</b>                          | <b>\$ 14,388.94</b> | <b>\$ 14,018.74</b>     | <b>\$ 78,299.87</b> |

[a] Interest is calculated at a 4.50% rate, actual rate will be determined at the time Improvement Area #1 Initial Bonds are issued.

[b] Additional Interest is calculated at a 0.50% rate.

[c] Interest is calculated pursuant to the Reimbursement Agreement.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

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



## EXHIBIT N-2 – LOT TYPE 2 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 372.0035), 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$40,322.57**

As the purchaser of the real property described above, you are obligated to pay assessments to 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 *Wood Leaf Reserve 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 the 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 the 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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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 HARRIS

§

§

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]<sup>3</sup>

<sup>3</sup> 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 HARRIS

§

§

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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 2

| Installments Due | Lot Type 2 - Improvement Area #1 Initial Bonds |                     |                      |                         | Improvement Area #1 Reimbursement Obligation |                     | Annual Collection Costs | Total Installment   |
|------------------|--|---------------------|----------------------|-------------------------|--|---------------------|-------------------------|---------------------|
|                  | Principal                                      | Interest [a]        | Capitalized Interest | Additional Interest [b] | Principal                                    | Interest [c]        |                         |                     |
| 1/31/2022        | -  | 542.11              | (542.11)             | -                       | -  | -                   | -                       | -                   |
| 1/31/2023        | 406.02   | 911.96              | -                    | 101.33                  | 332.98                                       | 902.55              | 405.14                  | 3,059.99            |
| 1/31/2024        | 423.68   | 893.69              | -                    | 99.30                   | 342.52                                       | 887.57              | 413.24                  | 3,059.99            |
| 1/31/2025        | 432.50   | 874.63              | -                    | 97.18                   | 362.02                                       | 872.16              | 421.51                  | 3,060.00            |
| 1/31/2026        | 450.16   | 855.16              | -                    | 95.02                   | 373.85                                       | 855.86              | 429.94                  | 3,059.99            |
| 1/31/2027        | 458.98   | 834.91              | -                    | 92.77                   | 395.76                                       | 839.04              | 438.54                  | 3,059.99            |
| 1/31/2028        | 476.64   | 814.25              | -                    | 90.47                   | 410.09                                       | 821.23              | 447.31                  | 3,059.99            |
| 1/31/2029        | 494.29   | 792.80              | -                    | 88.09                   | 425.79                                       | 802.78              | 456.25                  | 3,060.00            |
| 1/31/2030        | 503.12   | 770.56              | -                    | 85.62                   | 451.71                                       | 783.62              | 465.38                  | 3,060.00            |
| 1/31/2031        | 520.77   | 747.92              | -                    | 83.10                   | 470.23                                       | 763.29              | 474.69                  | 3,060.00            |
| 1/31/2032        | 538.42   | 724.49              | -                    | 80.50                   | 490.28                                       | 742.13              | 484.18                  | 3,060.00            |
| 1/31/2033        | 556.07   | 700.26              | -                    | 77.81                   | 511.92                                       | 720.07              | 493.86                  | 3,059.99            |
| 1/31/2034        | 573.73   | 675.23              | -                    | 75.03                   | 535.24                                       | 697.03              | 503.74                  | 3,060.00            |
| 1/31/2035        | 591.38   | 649.42              | -                    | 72.16                   | 560.28                                       | 672.95              | 513.82                  | 3,059.99            |
| 1/31/2036        | 617.86   | 622.80              | -                    | 69.20                   | 578.31                                       | 647.73              | 524.09                  | 3,060.00            |
| 1/31/2037        | 635.51   | 595.00              | -                    | 66.11                   | 607.08                                       | 621.71              | 534.57                  | 3,059.99            |
| 1/31/2038        | 653.17   | 566.40              | -                    | 62.93                   | 637.84                                       | 594.39              | 545.27                  | 3,059.99            |
| 1/31/2039        | 679.65   | 537.01              | -                    | 59.67                   | 661.82                                       | 565.69              | 556.17                  | 3,060.00            |
| 1/31/2040        | 697.30   | 506.43              | -                    | 56.27                   | 696.80                                       | 535.91              | 567.29                  | 3,059.99            |
| 1/31/2041        | 723.78   | 475.05              | -                    | 52.78                   | 725.19                                       | 504.55              | 578.64                  | 3,059.99            |
| 1/31/2042        | 750.26   | 442.48              | -                    | 49.16                   | 755.96                                       | 471.92              | 590.21                  | 3,059.99            |
| 1/31/2043        | 776.74   | 408.71              | -                    | 45.41                   | 789.21                                       | 437.90              | 602.02                  | 3,059.99            |
| 1/31/2044        | 803.22   | 373.76              | -                    | 41.53                   | 825.05                                       | 402.38              | 614.06                  | 3,060.00            |
| 1/31/2045        | 829.70   | 337.62              | -                    | 37.51                   | 863.58                                       | 365.26              | 626.34                  | 3,060.00            |
| 1/31/2046        | 856.18   | 300.28              | -                    | 33.36                   | 904.91                                       | 326.40              | 638.87                  | 3,059.99            |
| 1/31/2047        | 882.66   | 261.75              | -                    | 29.08                   | 949.18                                       | 285.68              | 651.64                  | 3,060.00            |
| 1/31/2048        | 917.96   | 222.03              | -                    | 24.67                   | 987.69                                       | 242.96              | 664.68                  | 3,060.00            |
| 1/31/2049        | 953.27   | 180.72              | -                    | 20.08                   | 1,029.44                                     | 198.52              | 677.97                  | 3,060.00            |
| 1/31/2050        | 979.75   | 137.83              | -                    | 15.31                   | 1,083.38                                     | 152.19              | 691.53                  | 3,059.99            |
| 1/31/2051        | 1,023.88                                       | 93.74               | -                    | 10.42                   | 1,123.16                                     | 103.44              | 705.36                  | 3,059.99            |
| 1/31/2052        | 1,059.19                                       | 47.66               | -                    | 5.30                    | 1,175.48                                     | 52.90               | 719.47                  | 3,059.99            |
| <b>Total</b>     | <b>\$ 20,265.84</b>                            | <b>\$ 16,896.67</b> | <b>\$ (542.11)</b>   | <b>\$ 1,817.17</b>      | <b>\$ 20,056.73</b>                          | <b>\$ 16,869.79</b> | <b>\$ 16,435.76</b>     | <b>\$ 91,799.85</b> |

[a] Interest is calculated at a 4.50% rate, actual rate will be determined at the time Improvement Area #1 Initial Bonds are issued.  
 [b] Additional Interest is calculated at a 0.50% rate.  
 [c] Interest is calculated pursuant to the Reimbursement Agreement.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

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