

RESOLUTION NO. 2024-48

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TOMBALL, TEXAS APPROVING A FIRST AMENDMENT TO
THE DEVELOPMENT AGREEMENT RELATING TO THE
WINFREY ESTATES PUBLIC IMPROVEMENT DISTRICT
PROJECT**

* * * * *

WHEREAS, on August 15, 2022 the City Council passed and approved a resolution creating the Winfrey Estates Public Improvement District (the “District”) covering approximately 34.4945 acres of land described by metes and bounds in said Resolution (the “District Property”); and

WHEREAS, the District Property is being developed in accordance with that certain “Winfrey Estates Development Agreement,” executed by and between the Developer, and the City effective April 18, 2022 (the “Original Agreement”); and

WHEREAS, capitalized terms used in this First Amendment shall have the meanings given to them in this First Amendment or in the Original Agreement; and

WHEREAS, the Parties desire to amend the Original Agreement to allow consideration of the issuance and sale of PID Bonds upon completion of and issuance of Certificates of Occupancy for twenty (20) homes (the “First Amendment”);

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

SECTION 1. The recitals set forth in the preamble of this Resolution are true and correct in all material respects.

SECTION 2. The City Council of the City approves the First Amendment by and between the City and the Developer in substantially the form attached hereto as Exhibit A, with such changes as may be approved by the City Manager, and the City Manager is hereby authorized to execute such Development Agreement and the City Secretary may attest such signature.

SECTION 3. It is hereby found, determined, and declared that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED, APPROVED, AND RESOLVED this ___ day of December 2024.

Lori Klein Quinn
Mayor

ATTEST:

Tracylynn Garcia
City Secretary