

Public Notice

CITY OF LYTLE, TEXAS

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Lytle, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Excelite Development Ventures, LLC (the "Petitioners"), requesting that the City create the Lytle Farms Public Improvement District Number Two (the "District") to include property owned by the Petitioners and further described herein (the "Property").

Time and Place of the Hearing. The public hearing will start at 6:30 p.m. on July 24, 2023 in the City Council Chambers, City Hall at 14916 Main Street, Lytle, Texas 78052.

General Nature of the Proposed Authorized Improvements. The Petitioner is requesting the creation of the District, and the inclusion of the Property in the District, to help facilitate the development of a mixed-use development (which may include detached, single-family units, duplexes, commercial, and/or any other types of land uses consistent with a mixed-use development) on the Property (collectively, the "Project"). The Petitioner requests that the City authorize the District to engage in economic development projects (including the Project) and grant to the District the powers requested in this Petition. The District proposes to enter into development agreements as are deemed advisable to promote state and local economic development and to stimulate residential and commercial activity in the District. The general nature of the work proposed to be done includes, but is not limited to, onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, detention ponds, storm sewer, impact fees for capacity, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, water and sewer impact fees, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal and consulting fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the Authorized Improvements financed by the District may include any and all public improvements in compliance with Chapter 372 and in accordance with governing laws. The Authorized Improvements will help further the development of the Project.

Estimated Cost of the Authorized Improvements. 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 not to exceed \$20,000,000.

Proposed District Boundaries. The District is proposed to include approximately 158.355 acres of land generally located southeast of F.M. 2790 and IH 35 South as shown in Exhibit A, and located within the corporate limits of the City and as more particularly described by a metes and bounds description available for public inspection at the office of the City Secretary, 14916 Main Street, Lytle, TX 78052.

Proposed Method of Assessment. The Petitioner requests that the City authorize the District to accomplish its purposes and costs of services and improvements by the levy of an assessment and/or by bond issuances. In the case of assessments, the levy of assessments against the Subject Property may be based on the special benefits accruing to the Subject Property because of the Authorized Improvements. The Code provides that the Authorized Improvement Cost may be apportioned to and assessed against the Subject Property in any manner that results in imposing equal shares of the cost on property similarly benefited including, but not limited to, per front foot or square foot; value of the property as determined by the governing body, with or without regard to improvements on the property; or in any other manner that results in imposing equal shares of the cost on property similarly benefited. The assessment methodology utilized by the City will result in each parcel paying equal costs of the Authorized Improvements with the assessments based on the special benefit conferred on the parcels by such improvements.

Proposed Apportionment of Cost between the District and the City. The Petitioner proposes that the Authorized Improvement Cost be apportioned solely to the District to the extent the Authorized Improvements confer a special benefit on the Subject Property. Approval of the District will not obligate the City to provide any funds to finance the Authorized Improvements. All costs of the District shall be paid by and apportioned to the District, and not to the City, as a whole.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

Exhibit A

Notice of Public Hearing Regarding Creation of Public Improvement District

PROPERTY DESCRIPTION AND LOCATION

The District contains an area of approximately 158.355 acres of land situated in the City. The boundaries of the proposed District are southeast of F.M. 2790 and IH 35 South and shown below:

