

PETITION FOR THE CREATION OF A  
PUBLIC IMPROVEMENT DISTRICT WITHIN THE  
CORPORATE LIMITS OF THE CITY OF BAY CITY, TEXAS,

TO: THE HONORABLE MAYOR AND COUNCIL OF BAY CITY, TEXAS

This petition (the “Petition”) is submitted and filed with the City Secretary of the City of Bay City, Texas (the “City”), by \_\_\_\_\_ (collectively, the “Owners”), acting under the provisions of Chapter 372, Texas Local Government Code, as amended (the “Act”), requesting that the City create a public improvement district (the “District”) to include property owned by the Owners and located within the corporate limits of the City (the “Property”), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owners present the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, such public improvements (collectively, the “Authorized Improvements”), will 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 storm drainage improvements; (iii) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails and landscaping related thereto; and, (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) payment of expenses incurred in the establishment, administration and operation of the District; and, (vii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property. These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. As set forth in the Development Agreement, the estimated total cost of the Authorized Improvements is \$9,000,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property as set forth in Exhibits A and B.

Section 4. Proposed Method of Assessment., The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Once levied, each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The annual installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Section 5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the developer of the Property, which may include revenues from a tax increment financing district established by the City.

Section 6. Management of the District. The Owners propose that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. Owners Request Establishment of the District. The persons signing this Petition request the establishment of the District.

Section 8. Advisory Board. The Owners propose that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) the record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

This Petition is hereby respectfully submitted on the \_\_\_ of \_\_\_\_\_, 2021 to be filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law.

*[Remainder of page intentionally left blank. Execution pages follow.]*

**OWNER:**

\_\_\_\_\_

**By:**\_\_\_\_\_

\_\_\_\_\_

**By:**\_\_\_\_\_

\_\_\_\_\_

THE STATE OF TEXAS           §  
  §  
COUNTY OF MATAGORA       §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_,  
2021, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the  
State of T E X A S

(SEAL)

**OWNER:**

\_\_\_\_\_

**By:**\_\_\_\_\_

\_\_\_\_\_

**By:**\_\_\_\_\_

\_\_\_\_\_

THE STATE OF TEXAS       §  
  §  
COUNTY OF MATAGORA     §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_,  
2021, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the  
State of T E X A S

(SEAL)

**OWNER:**

\_\_\_\_\_

**By:**\_\_\_\_\_

\_\_\_\_\_

**By:**\_\_\_\_\_

\_\_\_\_\_

THE STATE OF TEXAS       §  
  §  
COUNTY OF MATAGORA     §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_,  
2021, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the  
State of T E X A S

(SEAL)

**EXHIBIT B**  
**DEPICTION OF THE PROPERTY**