

Notice of Public Hearing

NOTICE is hereby given that the **City Council of the City of Mission, Texas will hold a Public Hearing** in accordance with TEX. LOC. GOV'T CODE § 372.009 (the "Hearing") **on Monday, February 24, 2025, at 4:30 p.m. at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas.** The purpose of the Hearing is to consider the advisability of the authorization and creation of the proposed **Cimarron Public Improvement District** (the "District"), and the advisability of such improvements proposed to be undertaken by the District as required by and in compliance with Chapter 372, Texas Local Government Code ("Chapter 372"), including, but not limited to, Section 372.009. Interested persons will be afforded a reasonable opportunity to be heard, whether in favor or against, the subject matter of the Hearing. As required by Chapter 372, the following information is provided concerning matters to be considered at the Hearing:

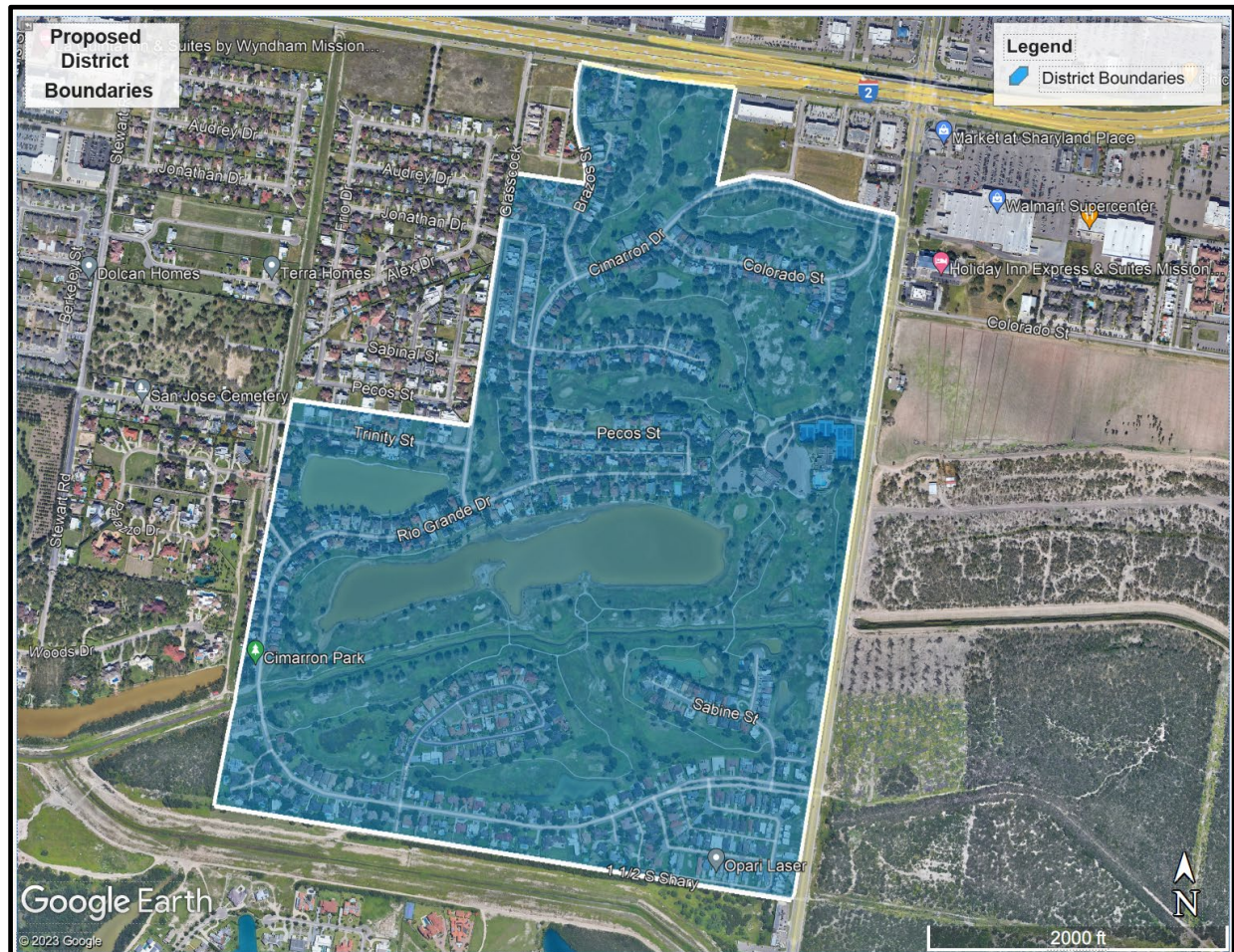
General Nature of the Proposed Improvements: The general nature of the proposed public improvements (collectively, the "Authorized Improvements") are those permitted by Chapter 372, including, without limitation, any or all of the following to the extent permitted thereunder: (i) design, engineering, construction and other allowed costs related to street and roadway improvements, including sidewalks, drainage, utility construction and relocation, signalization, landscaping, lighting, signage, entry monuments, off-street parking and right-of-way; (ii) design, engineering, and 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, artwork, lighting, and similar items located therein; (iii) design, engineering, construction and other allowed costs related to sidewalks and landscaping, and hardscaping, fountains, lighting and signage; (iv) design, engineering, construction and other allowed costs related water, wastewater and drainage (including detention); (v) acquisition, by purchase or otherwise, of real property in connection with any Authorized Improvement; (vi) design, engineering, construction and other allowed costs related to projects similar to those listed in subsections (i) – (v) above authorized by Chapter 372, including off-site projects that provide a benefit to the property proposed to be included in the District; (vii) special supplemental services for improvement and promotion of the District that are allowed or permitted by Chapter 372, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (viii) payment of costs associated with establishment, administration, and operation of the District and those related to operating and maintaining the Authorized Improvements; and (x) payment of costs associated with developing and financing the Authorized Improvements, and costs of establishing administering and operating the District. These Authorized Improvements shall promote the interests of the City and its inhabitants, as well as confer a special benefit upon the property proposed for inclusion within the District.

Estimated Cost Proposed Improvements: The total estimated capital costs (i) to design, engineer, acquire, and construct the Authorized Improvements within the proposed District; (ii) of eligible legal and other qualifying fees; and (iii) incurred in the establishment, administration and operation of the proposed District is Twenty Million and No/00 U.S. Dollars (\$20,000,000.00), plus interest thereon. In addition, there is a proposed maintenance assessment for the maintenance of such public improvements.

Boundaries of Proposed District: The District is comprised of all of that real property (the "Property") described by and located within the boundaries of the following recorded Resubdivision Plats of the following Sections of **Cimarron Country Club Phase I**, recorded of record at the respective Volume and Pages of the Official Map and Plat Records of Hidalgo County, Texas, as follows: **Section I**, recorded at Vol. 23, Pg. 198; **Section II**, recorded at Vol. 23, Pg. 199; **Section III**, recorded at Vol. 23, Pg. 200; and, **Section IV**, recorded at Vol. 24, Pg. 1 (collectively the "Property Description"). The Property is located within the jurisdictional limits

of The City of Mission, in Hidalgo County, Texas, and its location is further generally depicted by the map depicting the District boundaries (the “Map”) below, and includes the parcels assigned Hidalgo County Appraisal District Property Identification Numbers (the “PINs”) set forth in the list of PINs of the parcels proposed to be subject to assessment under the proposed District (the “List”) as set forth below:

Map:



List of PINs in District:

135318	135397	135479	135549	135622	135690	135761	135839	217002	505459
135319	135398	135480	135550	135623	135691	135762	135840	217003	505460
135320	135399	135481	135551	135624	135692	135763	135841	217004	507818
135321	135400	135482	135552	135627	135693	135764	135842	254449	507820
135322	135402	135483	135553	135629	135694	135765	135843	280814	507821
135323	135403	135484	135554	135630	135695	135766	135844	301745	507823
135324	135404	135486	135555	135631	135696	135767	135845	301749	507824
135325	135405	135487	135558	135632	135700	135768	135846	499496	507826
135326	135406	135488	135560	135633	135702	135769	135847	499497	507827
135327	135407	135489	135561	135635	135704	135770	135848	499498	507828
135328	135408	135490	135562	135636	135705	135773	135849	499499	507830
135329	135409	135491	135563	135637	135706	135774	135850	499500	507832
135331	135410	135492	135564	135638	135707	135775	135851	499501	507833
135332	135411	135493	135565	135639	135708	135776	135852	499505	507834
135333	135412	135494	135568	135640	135709	135777	135853	499506	507835

135334	135413	135495	135569	135641	135710	135778	135854	499509	507836
135335	135414	135497	135571	135642	135711	135779	135855	499510	507839
135336	135415	135499	135572	135643	135712	135780	135856	499511	507841
135337	135416	135501	135573	135644	135714	135781	135857	499512	507842
135338	135417	135502	135574	135645	135715	135782	135858	501654	507844
135340	135418	135503	135575	135646	135716	135783	135859	502578	507845
135341	135419	135504	135576	135647	135717	135784	135860	505410	507846
135342	135420	135505	135577	135648	135718	135785	135861	505411	507848
135343	135421	135506	135578	135649	135719	135786	135862	505412	507849
135344	135422	135507	135579	135650	135720	135787	135863	505413	507850
135345	135423	135508	135580	135651	135721	135788	135864	505417	514702
135346	135424	135509	135581	135652	135722	135789	135865	505419	514703
135347	135425	135510	135583	135653	135723	135790	216965	505420	514704
135348	135426	135512	135584	135654	135724	135792	216966	505421	514705
135349	135427	135513	135585	135655	135725	135793	216967	505422	514706
135350	135428	135514	135586	135656	135726	135794	216968	505423	514707
135351	135440	135515	135587	135657	135727	135796	216969	505424	516868
135352	135441	135517	135588	135658	135728	135797	216970	505425	520663
135357	135442	135518	135589	135659	135729	135798	216971	505426	520664
135358	135443	135519	135592	135660	135730	135799	216972	505427	520665
135359	135444	135520	135593	135661	135731	135800	216973	505428	520667
135360	135449	135521	135594	135662	135732	135801	216974	505429	520668
135361	135450	135522	135595	135663	135733	135802	216975	505431	524908
135362	135451	135523	135596	135664	135734	135803	216976	505432	526256
135363	135452	135524	135597	135665	135735	135804	216977	505433	528240
135364	135453	135525	135598	135667	135736	135805	216978	505434	534162
135365	135458	135526	135599	135668	135737	135815	216979	505435	534163
135366	135459	135527	135600	135669	135738	135816	216980	505436	534164
135376	135460	135528	135601	135670	135739	135817	216981	505437	582077
135378	135461	135529	135602	135672	135740	135818	216982	505438	605544
135379	135462	135530	135603	135673	135741	135819	216983	505439	629916
135380	135463	135531	135604	135674	135742	135820	216985	505441	629920
135381	135464	135532	135605	135675	135743	135821	216986	505442	639091
135382	135465	135533	135606	135676	135744	135822	216987	505443	639385
135383	135466	135534	135607	135677	135745	135823	216988	505445	644200
135384	135467	135535	135609	135678	135746	135824	216989	505446	670763
135385	135468	135536	135611	135679	135748	135825	216990	505448	670764
135386	135469	135537	135612	135680	135749	135826	216991	505449	840959
135387	135470	135538	135613	135681	135750	135827	216993	505451	1313198
135388	135472	135539	135614	135682	135751	135828	216994	505452	
135389	135473	135540	135615	135683	135752	135829	216995	505453	
135390	135474	135541	135616	135684	135754	135830	216996	505454	
135391	135475	135542	135617	135685	135757	135833	216997	505455	
135394	135476	135546	135618	135686	135758	135834	216998	505456	
135395	135477	135547	135619	135687	135759	135835	217000	505457	
135396	135478	135548	135620	135689	135760	135836	217001	505458	

In the event of a conflict between the description of the boundaries of Property contained within the District provided by the Property Description, Map, and List, the description provided by the Property Description will be controlling.

Proposed Method of Assessment: Assessments to be levied within the District, if created, will be levied by the County in a manner that results in imposing equal shares of costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). Assessments will be levied on the assessable, benefited properties within the District on a per benefited lot basis.

Proposed Apportionment of Cost: The District shall bare the total costs of improvement within the District but may enter into contribution and participation agreements with other taxing entities and or and political subdivisions, such as but not limited to the County, for contributions to the District whether from the incremental ad valorem tax and or sales tax collected by such entities from within the District boundaries or otherwise, provided such agreements are approved by respective parties thereto including the City and the PID Manager to fund costs of Authorized Improvements and infrastructure and any other allowed expenses. The District may negotiate with other taxing entities regarding improvement costs outside the proposed District's boundaries, if any, that are deemed essential to the execution of the District's service plan and would be in compliance with Chapter 372, if applicable.

Interested persons will be afforded a reasonable opportunity to be heard, whether in favor or against, the subject matter of the Hearing.