

EXHIBIT B

CITY OF SANGER, TEXAS

NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings will be held by the City Council in the Historic Church Building, 403 N 7th Street, Sanger, Texas at 7:00 p.m. on Monday, June 16, 2025, for the purpose of considering the following:

- A request for a Resolution to create a Public Improvement District (PID), Elada Addition, being approximately 306.326 acres of land with 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, TR 8 for land located within the City of Sanger, and generally located north of Belz Road approximately 1035 feet west of the intersection of I-35 and Belz Road.

The hearing will consider the following;

- Estimated Costs. The current estimated cost of the Authorized Improvements is \$80,000,000.
- District Boundaries. The boundaries of the proposed District are fully described, attached hereto and made a part hereof for all purposes.
- Method of Assessment. The proposed method of assessment is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. After creation of the District, a service and assessment plan will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed against the property on the basis of special benefit received by the property from the same.
- Apportionment of Costs. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on property within the District. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the improvements benefitting the District from other funds available to it as the developer of the District.

- BEING A 306.356 ACRE TRACT OF LAND SITUATED IN THE H. TIERWESTER SURVEY, ABSTRACT NO. 1241, CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING ALL OF A 246.024 ACRE TRACT OF LAND, CONVEYED TO PAC GROUP, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-150425, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND PART OF A 91.822 ACRE TRACT OF LAND CONVEYED TO RON WILLIAMSON QUARTER HORSES, INC., AS RECORDED IN COUNTY VOLUME 2040, PAGE 78, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID 306.356 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS

OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 246.024 ACRE TRACT. SAID POINT BEING AT THE APPARENT INTERSECTION OF BELZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY) AND METZ ROAD, (A PRESCRIPTIVE RIGHT-OF-WAY), AND BEING ON THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 5.381 ACRE TRACT OF LAND CONVEYED TO JERRE FRAZIER AND KELLY FRAZIER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-77478, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT ALSO BEING AT THE SOUTHWEST LINE OF A 20' WIDE PUBLIC ROAD RESERVATION, AS RECORDED IN VOLUME 60, PAGE 379, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. FROM WHICH A NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 3.000 ACRE TRACT BEARS, SOUTH 89 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 37.54 FEET;
- THENCE, NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND SAID 20' WIDE PUBLIC ROAD RESERVATION AND THE COMMON EAST LINE OF SAID 5.381 ACRE TRACT, THE EAST LINE OF A 4.836 ACRE TRACT OF LAND CONVEYED TO STEPHANIE L. DEACON REVOCABLE TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-97948, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF DUCK CREEK FARMS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET G, SLIDE 122, PLAT RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.592 ACRE TRACT OF LAND CONVEYED TO STEVEN R. RICHTER AND JANNIE L. RICHTER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-41763, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.562 ACRE TRACT OF LAND CONVEYED TO ELIZABETH G. ROGUE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-25647, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 0.652 ACRE TRACT OF LAND CONVEYED TO KIMMEY KEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2012-146856, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A TRACT OF LAND CONVEYED AS "TRACT ONE" TO ANTHONY M. BOWLAND AND WIFE GLORIA J. BOWLAND, AS RECORDED IN VOLUME 841, PAGE 340, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF A 24.45 ACRE TRACT OF LAND CONVEYED AS "PARCEL 1" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG SAID METZ ROAD, A DISTANCE OF 1891.40 FEET TO A 1/2" SQUARE PIPE FOUND FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20' WIDE PUBLIC ROAD RESERVATION, AND THE COMMON SOUTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND CONVEYED TO GEROMINO POLANCO JR. AND ROSEMARIE POLANCO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-127213, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;
- THENCE, SOUTH 89 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG A NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 10.00 ACRE

TRACT, PASSING AT A DISTANCE OF 29.87 FEET A 1/2" SQUARE PIPE FOUND FOR WITNESS AND CONTINUING, IN ALL, A TOTAL DISTANCE OF 1571.10 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT;

- THENCE, NORTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, ALONG A WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 277.93 FEET A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT OF LAND CONVEYED TO DANIEL JOHNSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-95739, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG SAID WEST LINE AND THE COMMON EAST LINE OF SAID JOHNSON TRACT, IN ALL, A TOTAL DISTANCE OF 554.99 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID JOHNSON TRACT;
- THENCE, NORTH 89 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID JOHNSON TRACT, A DISTANCE OF 1570.00 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID JOHNSON TRACT. SAID POINT BEING ON THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "PARCEL 3" TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTER OF AFORE SAID METZ ROAD;
- THENCE, NORTH 00 DEGREES 49 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON EAST LINE OF SAID 37.58 ACRE TRACT, THE EAST LINE OF A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE", A 37.58 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" TO, JOE EDWARD SPRATT, AS RECORDED IN VOLUME 4917, PAGE 3869, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF A 3.492 ACRE TRACT OF LAND CONVEYED TO JOE EDWARD SPRATT AND WIFE JANENE EDGERLEY SPRATT, AS RECORDED IN VOLUME 2039, PAGE 204, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE EAST LINE OF 2.578 ACRE TRACT OF LAND CONVEYED AS "PARCEL 2", TO JOE EDWARD SPRATT, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024-44297, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 1496.22 FEET A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 2.578 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF LOT 1, BLOCK A OF THE MEADOW GREEN FARM ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-288, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, THE EAST LINE OF A 52.247 ACRE TRACT OF LAND CONVEYED TO METZ RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-230979, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE EAST LINE OF MEADOW GREEN FARMS ESTATES ADDITION, PHASE 1, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-340, PLAT RECORDS, DENTON COUNTY, TEXAS, AND ALONG THE APPROXIMATE CENTER OF SAID METZ ROAD, IN ALL, A TOTAL DISTANCE OF 2103.65 FEET TO A MAG NAIL FOUND FOR

THE NORTHWEST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 37.329 ACRE TRACT OF LAND CONVEYED TO MANGO ESTATES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-142267, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 82 DEGREES 46 MINUTES 58 SECONDS EAST, A DISTANCE OF 17.03 FEET;

- THENCE, SOUTH 89 DEGREES 56 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 37.329 ACRE TRACT, A DISTANCE OF 1269.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 7709" FOUND FOR THE SOUTHEAST CORNER OF SAID 37.329 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 79.719 ACRE TRACT OF LAND CONVEYED TO DAGR-1031, LLC, AS RECORDED IN COUNT CLERK'S FILE NO. 2022-47123, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS; THENCE, SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 79.719 ACRE TRACT, A DISTANCE OF 1253.13 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 246.024 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 79.719 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF A 103.99 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4330, PAGE 1874, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 70 DEGREES 32 MINUTES 35 SECONDS WEST, A DISTANCE OF 1.22 FEET;
- THENCE, SOUTH 00 DEGREES 34 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 103.99 ACRE TRACT, A DISTANCE OF 1187.16 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 103.99 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AN 83.720 ACRE TRACT OF LAND CONVEYED TO SANGER RANCH, LTD., AS RECORDED IN VOLUME 4269, PAGE 1243, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS; THENCE, SOUTH 00 DEGREES 29 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 246.024 ACRE TRACT AND THE COMMON WEST LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1579.00 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 83.720 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AFORESAID 91.822 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 62 DEGREES 43 MINUTES 01 SECOND EAST, A DISTANCE OF 28.80 FEET; THENCE, SOUTH 89 DEGREES 33 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 83.720 ACRE TRACT, A DISTANCE OF 1408.32 FEET TO A POINT FOR CORNER;
- THENCE, SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID 91.822 ACRE TRACT A DISTANCE OF 1866.26 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF A 2.50 ACRE TRACT OF LAND CONVEYED TO JORGE CASTILLO, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022- 15072, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF AFORESAID BELZ ROAD;

- THENCE, NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 91.822 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 2.50 ACRE TRACT, THE NORTH LINE OF A 2.497 ACRE TRACT OF LAND CONVEYED TO JAMES FRANK JONES AND YOLANDA M. JONES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-37016, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 2.501 ACRE TRACT OF LAND CONVEYED TO DANIEL RAYMOND WOLFE AND BRIANNA LYNNE WOLFE, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-21494, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE NORTH LINE OF A 50.00 ACRE TRACT OF LAND CONVEYED TO PAC GROUP, LTD., AS RECORDED IN VOLUME 4880, PAGE 2632, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, ALONG THE APPROXIMATE CENTER OF SAID BELZ ROAD, A DISTANCE OF 1408.33 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 91.822 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF AFORESAID 246.024 ACRE TRACT;
- THENCE, NORTH 88 DEGREES 25 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 246.024 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 50.00 ACRE TRACT, PASSING AT A DISTANCE OF 350.97 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 50.00 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 30' RIGHT-OF-WAY DEDICATION OF MEADOW LANDS ADDITION, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN CABINET F, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID MEADOW LANDS ADDITION, PASSING AT A DISTANCE OF 1011.39 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 30' RIGHT-OF-WAY DEDICATION OF SAID MEADOW LANDS ADDITION AND THE COMMON NORTHEAST CORNER OF A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION OF INDIAN CREEK ADDITION, LOTS 1-5, BLOCK A, AN ADDITION TO THE CITY OF SANGER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-75, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID INDIAN CREEK ADDITION, PASSING AT A DISTANCE OF 2062.87 FEET A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID INDIAN CREEK ADDITION AND SAID VARIABLE WIDTH RIGHT-OF-WAY DEDICATION, AND CONTINUING ALONG THE NORTH LINE OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JOSHUA MICHAEL McCLURKAN AND KATIE LAYNE McCLURKAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-64447, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND THE NORTH LINE OF AFORESAID 3.000 ACRE GARLAND TRACT, ALONG SAID BELZ ROAD, IN ALL, A TOTAL DISTANCE OF 2536.15 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 13,344,859 SQUARE FEET OR 306.356 ACRES OF LAND

All interested citizens and property owners are hereby notified of their right to appear and be heard on this matter.