

CITY OF SANGER, TEXAS

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS AUTHORIZING AND CREATING THE TRIPLE T RANCH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger, Texas (the “**City**”), is authorized under Chapter 372 of the Texas Local Government Code (the “**Act**”), to create a public improvement district within the corporate limits and the extraterritorial jurisdiction of the City; and

WHEREAS, on July 29, 2026, Triple "T" Farms, Ltd., a Texas limited partnership (the “**Petitioner**”) submitted and filed with the City Secretary of the City a petition (the “**Petition**”) requesting the establishment of a public improvement district for property within the extraterritorial jurisdiction of the City; and

WHEREAS, the Petition requested the creation of the Triple T Ranch Public Improvement District (the “**District**”), which District is located within the extraterritorial jurisdiction of the City and more particularly described by metes and bounds in Exhibit A and depicted in Exhibit B (the “**Property**”) each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the “**City Council**”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Denton Record-Chronicle*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is to be located or in which the improvements are to be undertaken, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, opened a public hearing on the advisability of the improvements on October 5, 2026, and after all interested parties were given the opportunity to speak, the City Council closed the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, THAT:

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on October 5, 2026, hereby finds and declares:

- (a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.
- (b) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, geothermal water conveyance, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (5) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (7) payment of expenses incurred in the establishment, administration and operation of the

District; and (8) 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 (collectively, the “Authorized Improvements”). These Authorized Improvements promote the interests of the City and confer a special benefit upon the Property.

(c) Estimated Costs of the Authorized Improvements and Apportionment of Costs.

The estimated total costs to design, acquire, construct, and improve the Authorized Improvements, including payment of expenses to finance such public improvement projects such as eligible legal and financial fees and expenses incurred in the establishment, administration and operation of the District, is \$75,500,000 which costs shall be paid by assessments levied on the Property within the District. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property. The developer of the Property (the “*Developer*”) may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) Boundaries of the District. The District is proposed to include approximately 387.515 acres of land generally located east of Union Hill Road, west of Jones Road, north of Farm to Market Road 1190 and south of Lake Ray Roberts Drive; and, as more particularly described in the metes and bounds in Exhibit A and depicted in Exhibit B, each attached hereto.

(e) Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in full or in part at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(f) **Management of the District.** The District shall 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.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Triple T Ranch Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. The City Council hereby authorizes and directs the City Secretary to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the District is located no later than October 12, 2026 in accordance with the Act.

Section 6. Effective upon the date of the passage of this Resolution, the District shall be established.

Section 7. This Resolution is effective immediately from and after the date of its passage in accordance with law.

[Remainder of page left blank intentionally. Execution page follows.]

PASSED, APPROVED AND ADOPTED ON THE 5TH DAY OF OCTOBER, 2026.

CITY OF SANGER, TEXAS

Gary Bilyeu, Mayor

ATTEST:

Kelly Edwards, City Secretary

STATE OF TEXAS

§

§

COUNTY OF _____

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This instrument was acknowledged before me on the _____ day of October, 2026 by Gary Bilyeu and Kelly Edwards as the Mayor and City Secretary, respectively, of the City of Sanger, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

EXHIBIT A
Metes and Bounds Description of the Property

387.515 ACRES
IN THE R. BEBEE SURVEY, A-29, AND
THE J. MORTON SURVEY, A-792,
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29 AND THE J. MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 23.298 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2007-57890 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 138.124 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-146798 OF SAID REAL PROPERTY RECORDS, BEING ALL OF A CALLED 31.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WON-YOUNG KIM AND YOUN SOO LEE AS RECORDED IN DOCUMENT NUMBER 2021-158059 OF SAID REAL PROPERTY RECORDS, AND BEING A PART OF A CALLED 249-343/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HWY 377 PARTNERS, LTD. AS RECORDED IN DOCUMENT NUMBER 2005-128287 OF SAID REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1190, AT THE SOUTHWEST CORNER OF SAID 23.298 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 23.191 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOMEQWEST HOMEBUYERS, INC. AS RECORDED IN DOCUMENT NUMBER 2006-145419 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 04 MINUTES 45 SECONDS EAST, WITH THE WEST LINE OF SAID 23.298 ACRE TRACT AND EAST LINE OF SAID 23.191 ACRE TRACT, A DISTANCE OF 1511.99 FEET TO AN IRON PIPE FOUND FOR CORNER IN THE SOUTH LINE OF SAID 138.124 ACRE TRACT, AT THE NORTHWEST CORNER OF SAID 23.298 ACRE TRACT COMMON TO THE NORTHEAST CORNER OF SAID 23.191 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 138.124 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH 78 DEGREES 19 MINUTES 14 SECONDS WEST A DISTANCE OF 294.33 FEET TO AN IRON PIPE FOUND FOR CORNER;
2. SOUTH 67 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 122.01 FEET TO AN IRON PIPE FOUND FOR CORNER;
3. SOUTH 04 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 321.40 FEET TO AN IRON PIPE FOUND FOR CORNER;
4. SOUTH 37 DEGREES 54 MINUTES 04 SECONDS WEST A DISTANCE OF 196.69 FEET TO AN IRON PIPE FOUND FOR CORNER;
5. SOUTH 06 DEGREES 57 MINUTES 22 SECONDS WEST A DISTANCE OF 414.62 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

6. NORTH 86 DEGREES 09 MINUTES 21 SECONDS WEST A DISTANCE OF 129.04 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 23.191 ACRE TRACT;
7. NORTH 85 DEGREES 21 MINUTES 32 SECONDS WEST A DISTANCE OF 488.53 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
8. NORTH 85 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 105.80 FEET TO A 3/8-INCH IRON ROD FOUND FOR CORNER;
9. NORTH 85 DEGREES 48 MINUTES 50 SECONDS WEST A DISTANCE OF 346.50 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER;
10. NORTH 85 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 690.24 FEET TO A MAG NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS UNION HILL ROAD AND AT THE SOUTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, WITH THE WEST LINE OF SAID 138.124 ACRE TRACT AND ALONG OF SAID UNION HILL ROAD, A DISTANCE OF 2239.33 FEET TO A MAG NAIL FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 34 SECONDS EAST, WITH THE NORTH LINE OF SAID 138.124 ACRE TRACT, A DISTANCE OF 1563.65 FEET TO AN IRON ROD FOUND FOR CORNER, AT THE SOUTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 249-343/1000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 1260.80 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
2. NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 702.64 FEET TO A PK NAIL SET FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS LAKE RAY ROBERTS DRIVE, AT THE NORTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG SAID LAKE RAY ROBERTS DRIVE, A DISTANCE OF 491.39 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER;
2. NORTH 31 DEGREES 23 MINUTES 59 SECONDS EAST, PASSING EN ROUTE AT A DISTANCE OF 34.38 FEET A 5/8-INCH IRON ROD FOUND FOR WITNESS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 463.72 FEET TO A 100-D NAIL FOUND FOR CORNER;
3. NORTH 04 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 219.51 FEET TO A 100-D NAIL FOUND FOR CORNER;

4. NORTH 41 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 781.37 FEET TO A 100-D NAIL FOUND FOR CORNER;
5. NORTH 21 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 426.20 FEET TO A 100-D NAIL FOUND FOR CORNER;
6. NORTH 77 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 512.68 FEET TO A 100-D NAIL FOUND FOR CORNER;
7. NORTH 40 DEGREES 31 MINUTES 58 SECONDS EAST A DISTANCE OF 1044.05 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 304.44 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 10 DEGREES 50 MINUTES 17 SECONDS EAST A DISTANCE OF 739.41 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
2. SOUTH 35 DEGREES 04 MINUTES 19 SECONDS WEST A DISTANCE OF 823.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
3. SOUTH 77 DEGREES 42 MINUTES 42 SECONDS EAST A DISTANCE OF 471.53 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
4. SOUTH 31 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 332.31 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
5. SOUTH 41 DEGREES 11 MINUTES 29 SECONDS WEST A DISTANCE OF 689.91 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
6. SOUTH 77 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 825.07 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
7. SOUTH 00 DEGREES 59 MINUTES 56 SECONDS WEST A DISTANCE OF 316.43 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 240.70 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, AT THE NORTHWEST CORNER OF USA TRACT NO. 521-2 AS RECORDED IN VOLUME 6, PAGE 139 OF SAID REAL PROPERTY RECORDS;
9. SOUTH 46 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 468.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
10. SOUTH 17 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 468.01 FEET TO A CAPPED IRON ROD SET FOR CORNER;
11. SOUTH 24 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 334.70 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHWEST CORNER OF SAID USA TRACT NO. 521-2;
12. SOUTH 77 DEGREES 07 MINUTES 19 SECONDS EAST A DISTANCE OF 452.29 FEET TO A WOOD FENCE CORNER POST FOR CORNER;
13. SOUTH 29 DEGREES 46 MINUTES 36 SECONDS WEST A DISTANCE OF 291.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

14. SOUTH 01 DEGREES 26 MINUTES 06 SECONDS WEST A DISTANCE OF 66.91 FEET TO A CAPPED IRON ROD FOUND FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 88 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 37.27 FEET TO A CAPPED IRON ROD SET FOR CORNER;
2. NORTH 87 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 399.58 FEET TO A CAPPED IRON ROD SET FOR CORNER;
3. NORTH 87 DEGREES 23 MINUTES 23 SECONDS WEST A DISTANCE OF 60.20 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 31.20 ACRE TRACT;

THENCE SOUTH 00 DEGREES 59 MINUTES 27 SECONDS WEST, WITH THE EAST LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 1759.53 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 31.20 ACRE TRACT;

THENCE NORTH 87 DEGREES 59 MINUTES 15 SECONDS WEST, WITH THE SOUTH LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 773.89 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID 23.298 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 31.20 ACRE TRACT;

THENCE SOUTH 01 DEGREES 14 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 1009.71 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND AT THE SOUTHEAST CORNER OF SAID 23.298 ACRE TRACT;

THENCE SOUTH 65 DEGREES 58 MINUTES 26 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND SOUTH LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 855.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 387.515 ACRES OF LAND, MORE OR LESS.

EXHIBIT B Depiction of the Property

