

**CITY OF SANGER, TEXAS
RESOLUTION NO. 2026-10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, ACCEPTING A PETITION TO CREATE THE TRIPLE T RANCH PUBLIC IMPROVEMENT DISTRICT; CALLING FOR A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE TRIPLE T RANCH PUBLIC IMPROVEMENT DISTRICT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, TEXAS; TO CONSIDER THE FEASIBILITY AND ADVISABILITY OF ESTABLISHING THE DISTRICT; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES OF THE PUBLIC HEARING; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "**Act**") authorizes the creation of public improvement districts; and

WHEREAS, on July 29, 2026, an owner of real property delivered to the City of Sanger, Texas (the "**City**") a petition for the property described in Exhibit A thereto (the "**Petition**", which is attached as **Exhibit A** and incorporated herein for all purposes) meeting the requirements of the Act and indicating: (i) the owner of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owner of more than fifty percent (50%) of the area of all taxable real property liable for assessment has executed the Petition requesting that the City Council create the Triple T Ranch Public Improvement District (the "**District**"); and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment under the proposal; and

WHEREAS, the Act further requires that prior to the adoption of the resolution creating the District, the City Council must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2. City staff reviewed the Petition and determined that same complied with the requirements of the Act and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

Section 3. The City Council calls a public hearing to be scheduled at or after 7:00 p.m. on September 21, 2026, to be held at the regular meeting place of the City Council in the Sanger Historical Church located at 403 North 7th Street, Sanger, Texas, 76266, on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

Section 4. The City Council hereby authorizes and directs the City Secretary to do the following on or before September 5, 2026, in accordance with the Act: (1) publish notice of the public hearing in a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the proposed District is to be located or in which the improvements are to be undertaken; and (2) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

Section 5. If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

Section 6. This Resolution shall be in full force and effect from and after the date of its passage, and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SANGER
THIS THE 17TH DAY OF AUGUST, 2026.**

CITY OF SANGER, TEXAS

GARY BILYEU, MAYOR

ATTEST:

KELLY EDWARDS, CITY SECRETARY

EXHIBIT A

PETITION FOR CREATION

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF SANGER, TEXAS

This petition (the "Petition") is submitted and filed with the City Secretary of the City of Sanger, Texas (the "City"), by Triple "T" Farms, Ltd., a Texas limited partnership (the "Owner"), acting pursuant to 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 Owner and located within the extraterritorial jurisdiction of the City (the "Property"), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by §372.003(b) of 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 shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. The Owner estimates that the total cost of the Authorized Improvements is \$75,500,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

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. Each assessment may be paid in full or in part (including accrued and unpaid interest) without penalty at any time or may be paid in annual installments (including principal and interest). If paid in annual installments, such installments must be paid in amounts necessary to meet annual costs for the Authorized

Improvements and must continue for a period necessary to retire any indebtedness incurred to pay the costs of 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 Owner.

Section 6. Management of the District. The Owner proposes 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. Owner Requests Establishment of the District. The persons signing this Petition request the establishment of the District.

Section 8. Advisory Body. The Owner proposes 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) 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 is hereby 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 requests that the City Council grant its consent as above stated.

EXECUTED, on this the 29th day of July, 2026.

OWNER:

TRIPLE "T" FARMS, LTD.,
a Texas limited partnership

By: 

Name: Gary Hazlewood

Title: President

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;

EXHIBIT A
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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;

EXHIBIT A
Metes and Bounds Description of the Property

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;

EXHIBIT A
Metes and Bounds Description of the Property

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;

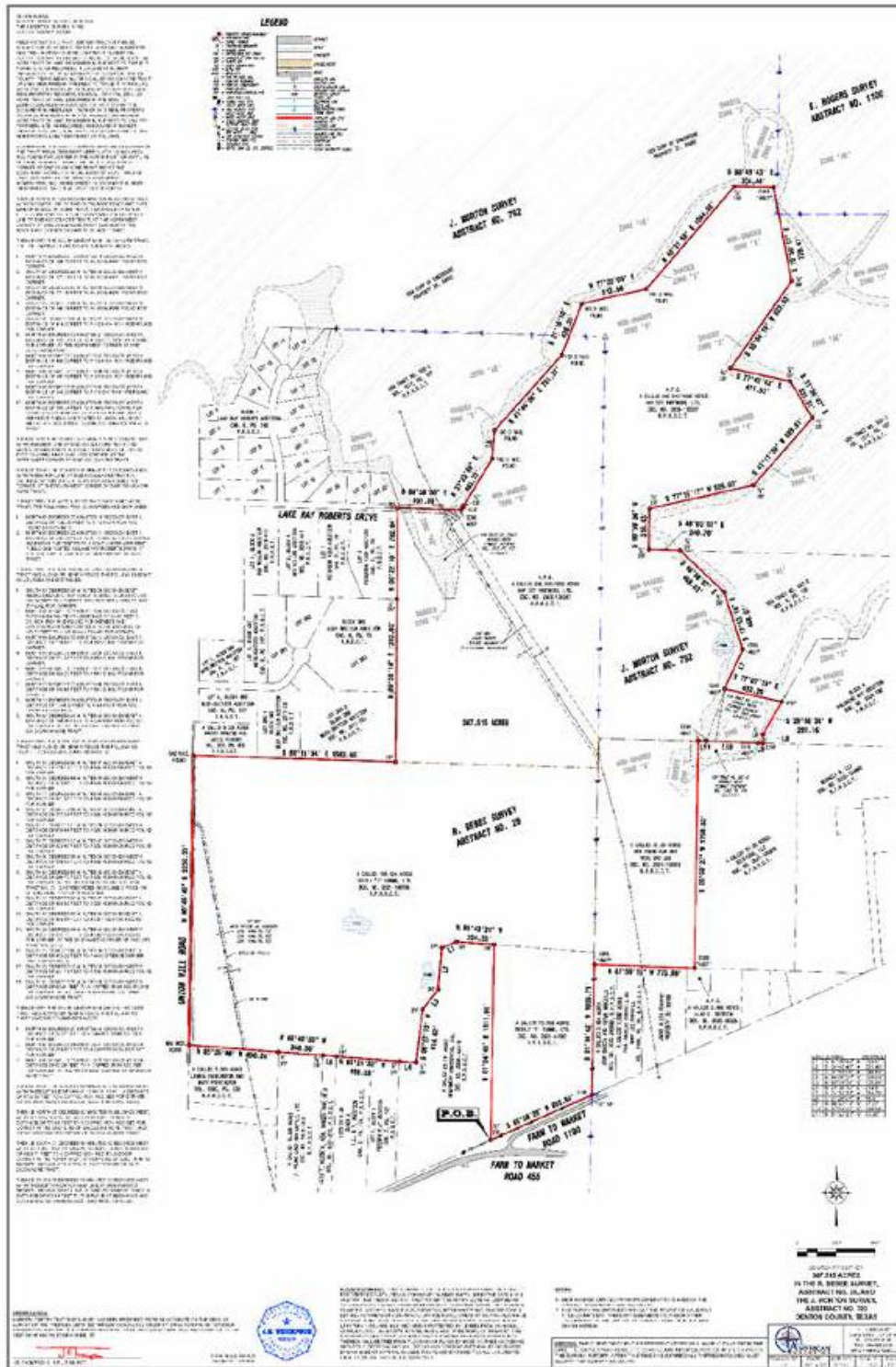
THENCE SOUTH 00 DEGREES 59 MINUTES 27 SECONDS WEST, WITH THE EAST LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 1759.53 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 31.20 ACRE TRACT;

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**



Triple T Ranch PID Creation Petition

Exhibit B

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2192.013\1092786.3

EXHIBIT B

CITY OF SANGER, 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, notice is hereby given that the City Council of the City of Sanger, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Triple "T" Farms, Ltd., a Texas limited partnership (the "Petitioner"), requesting that the City create the Triple T Ranch Public Improvement District (the "District") to include property owned by the Petitioner (the "Property").

Time and Place of the Hearing. The public hearing will start at or after 7:00 p.m. on September 21, 2026 at the regular meeting place of the City Council of the City in the Sanger Historical Church located at 403 North 7th Street, Sanger, Texas, 76266.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the "Act"), that are necessary for the development of the Property assessed, 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 assessed; (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 shall promote the interests of the City and confer a special benefit on the Property assessed.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, including eligible costs related to the establishment, administration and operation of the District and expenses associated with financing Authorized Improvements is \$75,500,000.

Proposed District Boundaries. 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 by a metes and bounds description available at Sanger City Hall located at 502 Elm Street, Sanger, Texas 76266 and available for public inspection during regular business hours.

Proposed Method of Assessment. City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs of the Authorized Improvements on property similarly benefited. Each assessment may be paid in full 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 issued to finance or refinance those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and City. City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the Authorized Improvements from other funds available to it as developer of the District.