

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF THE ANDERSON PARK PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (“Act”), notice is hereby given that the City Council of the City of Uhland, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”) filed by Walton Texas LP, a Texas limited partnership (“Owner”), requesting that the City create a public improvement district (“District”) to include property owned by the Owner.

Time and Place of the Hearing. The public hearing will be held at a regular meeting of the Uhland City Council, beginning at 6:00 p.m. on August 11, 2021, in the Uhland City Hall, located at 15 N. Old Spanish Road, Uhland, Texas 78640 and/or via a videoconference meeting. A copy of the Anderson Park PID petition is available for public review at the City office, located at 15 N. Old Spanish Road, Uhland, Texas 78640.

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 Owner’s property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, irrigation, walkways, lighting, benches, swimming pools, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) construction of entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (“Public Improvements”).

Estimated Cost of the Proposed Construction of the Public Improvements. The estimated total cost for the Public Improvements is \$15,000,000.00 (including issuance and other financing costs). The City will determine what amount or portion of the costs will be paid by assessment of the property owners within the District.

Proposed District Boundaries. The District is proposed to include approximately 77.86 acres of land located along County Road 127/High Road and State Highway 21 in Uhland, Hays County, Texas, as generally depicted or described on the map provided herein as Exhibit A, said map, and metes and bounds, also available at the Uhland City Hall, Office of the City Secretary, and available for public inspection.

Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) how the assessments are to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefitted. The assessment of the methodology will result in each parcel paying its fair share of the costs of the Public Improvements provided with the assessments based on the special benefits received by the property from the Public Improvements and property equally situated paying equal shares of the costs of the Public Improvements.

Apportionment of the Cost Between District and the City. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed Public Improvements. No municipal property in the District shall be assessed. All of the costs of the proposed Public Improvements will be paid from assessments levied on the property within the District and from other sources of funds, if any, available to the Owner.

**Exhibit A**

