CITY OF SINTON, TEXAS
RESOLUTION NO. 20240116

A RESOLUTION OF THE CITY OF SINTON, TEXAS ACCEPTING FOR
FILING A PETITION FOR ESTABLISHMENT OF THE SOMERSET
PUBLIC IMPROVEMENT DISTRICT NO. 2; CALLING A PUBLIC
HEARING ON THE ADVISABILITY OF THE CREATION OF SAID
DISTRICT; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE
CITY SECRETARY REGARDING THE PUBLIC HEARING AND
RESOLVING OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, on ________, 2023, James H. Odem, James H. Odem as Executor of the
David Odem Estate, Monica Fritter, BOKF NA, dba Bank of Texas Successor Trustee of the Nan
McGloin Grandchildren’s Trust, and Somerset Land Development, LLC (collectively, the
Petitioners), being the owners of (1) 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, within the corporate limits and extraterritorial jurisdiction
of the City, as applicable submitted and filed with the City Secretary of the City of Sinton, Texas
(the City Secretary) a petition (the Petition), attached as Exhibit A, requesting the establishment
of the Somerset Public Improvement District No. 2 for approximately 501.528 acres of property
within the corporate limits of the City (such proposed district, the District); and

WHEREAS, said petition described public improvements that the property desires to be
made within the public improvement district; and

WHEREAS, the City Council of Sinton, Texas (the City Council) will hold a public
hearing in accordance with Section 372.009 of the Act regarding the advisability of establishing
the District, 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; and

WHEREAS, it is hereby officially found and determined that the meeting at which this
resolution was considered was open to the public, and public notice of the time, place and purpose
of said meeting was given, all as required by Chapter 551, Texas Government Code; and

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WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the municipality before the 15th day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

WHEREAS, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on February 13, 2024 on the creation of a public improvement district; and

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of the City.

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

Section 1: All of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2: City Staff reviewed the Petition and determined that the same complied with the requirements of the Act and the City Council accepts the Petition.

Section 3: That a public hearing is hereby called for February 13, 2024 at 6:00 p.m. at the Sinton City Hall located at 301 East Market, Sinton, Texas, 78387 for the purpose of hearing public testimony with respect to the advisability of establishing the District, 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 (such hearing, the Hearing).

Section 4: At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and the City Council may, within its sole discretion, consider the adoption of a resolution authorizing the creation of the proposed public improvement district.

Section 5: Attached hereto as Exhibit A is the Petition for the Creation of a public improvement district within the corporate limits of the City, which includes a metes and bounds description for the District.

Section 6: Attached hereto as Exhibit B is a form of the Notice of Public Hearing (the Notice) the form and substance of which is hereby adopted and approved.
Section 7: Attached hereto as Exhibit C is a legal description of the 501.528 acres of property to be included in the District.

Section 8: The City Secretary is hereby authorized and directed to cause said Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to mail a copy of said Notice to all landowners within the boundaries of the proposed public improvement district as required by law. The City Secretary shall provide Notice on or before the 15th day before the Hearing.

Section 9: 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 10: This resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 16th DAY OF JANUARY, 2024.

APPROVED:

______________________________
Edward Adams, Mayor

ATTEST:

______________________________
Cathy Duhart, TRMC, CMC, City Secretary
EXHIBIT A

Petition for the Creation of a Public Improvement District
STATE OF TEXAS §
COUNTY OF SAN PATRICIO §
PETITION TO ESTABLISH SOMERSET
PUBLIC IMPROVEMENT DISTRICT NO. 2

TO THE HONORABLE GOVERNING BODY OF THE CITY OF SINTON:

COMES NOW Ann B. Oldfather, as Co-Trustee of the Eda Joan Odem Barrett Living Trust, James H. Odem, James H. Odem as Executor of the David Odem Estate, Monica Fritter, BOKF NA, dba Bank of Texas Successor Trustee of the Nan McGloin Grandchildren’s Trust, and Somerset Land Company LLC (together, the “Petitioners”), and hereby requests and petitions the City of Sinton (the “City”) to establish the Somerset Public Improvement District No. 2 (the “District”) under and pursuant to the provisions of Chapter 372, Texas Local Government Code, on the hereinafter described property situated within the corporate limits of the City of Sinton, and in support thereof would respectfully show the following:

I.

The general nature of the proposed public improvements to be provided by the District, in phases, are (a) acquisition, construction and improvements, and maintenance of the improvements, consisting of (1) landscaping; (2) erection of fountains, distinctive lighting, and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) construction or improvement of pedestrian malls; (5) acquisition and installation of pieces of art; (6) acquisition, construction, or improvement of off-street parking facilities; (7) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (8) the establishment or improvement of parks; (9) projects similar to those listed in (1)-(8); (10) acquisition, by purchase or otherwise, of real property or contract rights in connection with an authorized improvement; (11) special supplemental and maintenance services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement (collectively, the “Authorized Improvements”); and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, including maintenance costs, costs of issuance, funding debt service and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary.

II.

The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately $95,000,000, based on the estimated current and future costs of the Authorized Improvements to serve the area within the
District, as authorized by law. The total costs of the Authorized Improvements shall be paid from any revenues or assessments lawfully available to the City, anticipating that the costs of acquisition of the Authorized Improvements will be paid pursuant to a contractual reimbursement obligation or the issuance of bonds secured by and payable from a special assessment levied on all property within the District’s boundaries for the Authorized Improvements.

III.

The boundaries of the proposed District are fully described in Exhibit "A", attached hereto and made a part hereof for all purposes.

IV.

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. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed to property on the basis of special benefit received by the property from the Authorized Improvements.

V.

All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed improvements except from assessments generated by property within the District.

VI.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

VII.

The individuals executing this Petition are duly authorized to execute this Petition, and the Petitioners requests the establishment of the District.

VIII.

An Advisory Board may be established to develop and recommend an improvement plan to the City Council of the City of Sinton (the “Council”). The Petitioners requests that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioners or their designees.
IX.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A, representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the San Patricio County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City. The Petitioners own 75% of the property to be located in the District and liable for assessment.

WHEREFORE, PREMISES CONSIDERED, Petitioners prays that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed Authorized Improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City of Sinton are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the Authorized Improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners shall show itself to be entitled.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
IN WITNESS WHEREOF, this Petition has been executed by the individual Petitioner, on the 27 day of November, 2023.

JAMES H. ODEM

STATE OF TEXAS

COUNTY OF San Patricio

This instrument was acknowledged before me on November 27, 2023 by James H. Odem.

TERESA GIBSON
Notary Public, State of Texas

(SEAL)
IN WITNESS WHEREOF, this Petition has been executed by the individual Petitioner, on the 27th day of November, 2023.

JAMES H. ODEM AS EXECUTOR OF THE DAVID ODEM ESTATE

STATE OF TEXAS
COUNTY OF San Patrício

This instrument was acknowledged before me on November 27, 2023 by James H. Odem.

TERESA GIBSON
Notary Public, State of Texas
Comm. Expires 04-23-2024
Notary ID 8207348

(SEAL)

Notary Public, State of Texas
IN WITNESS WHEREOF, this Petition has been executed by the individual Petitioner, on the 20 day of November, 2023.

By: Jacob Bailey, VP Specialty Asset Manager

BOKF NA, DBA BANK OF TEXAS SUCCESSOR TRUSTEE OF THE NAN McGLOIN GRANDCHILDREN'S TRUST

STATE OF OK

COUNTY OF OK

This instrument was acknowledged before me on November 20, 2023 by BOKF, NA dba Bank of Texas Successor Trustee of the Nan McGloin Grandchildren's Trust.

Kathy Crane
Notary Public

(SEAL)
IN WITNESS WHEREOF, this Petition has been executed by the individual Petitioner, on the 27th day of November, 2023.

MONICA FRITTER

STATE OF Texas
COUNTY OF Guadalupe

This instrument was acknowledged before me on November 27, 2023 by Monica Fritter.
Debra Barrett, Power of Attorney.

Notary Public

(SEAL)

DEBBIE BURT
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 129385627
IN WITNESS WHEREOF, this Petition has been executed by the individual Petitioner, on the 20 day of November, 2023.

SOMERSET LAND DEVELOPMENT, LLC

Wiley McIlwain

STATE OF TEXAS $§$

COUNTY OF San Patricio §§

This instrument was acknowledged before me on November 20, 2023 by Wiley McIlwain.

TERESA GIBSON
Notary Public, State of Texas

(SEAL)
EXHIBIT A

LEGAL DESCRIPTION OF THE 501.528 ACRE TRACT

Fieldnotes, for a 501.528 Acre Tract of Land, being comprised of portions of a 514.98 Acre Tract, a 415 Acre Tract, a 305.7 Acre Tract, as described by deed recorded in Volume 109, Page 35, and Volume 109, Page 435, of the Deed Records of San Patricio County, Texas, and a 130.909 Acre Tract described as Tract A in a Warranty Deed, recorded in Document Number 730650, of the said Deed Records; said 501.528 Acre Tract more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, on the South Right-of-Way line of Texas Highway 188 (U.S. Highway 181), a public roadway commonly called East Sinton Street, being the common Northeast corner of the said 130.909 Acre Tract, and a 32.71 Acre Tract, as described in a Special Warranty Deed from Somerset Land Company LLC to San Patricio County, Texas, recorded in Document Number 730658, of the said Deed Records, for a corner of this Tract;

Thence, South 89°43'09" East, with the said South Right-of-Way line, 1656.45 Feet, to a TXDOT Type II Monument Found, for a corner of this Tract;

Thence, South 57°18'59" East, 253.29 Feet, to a TXDOT Type II Monument Found, on the West Right-of-Way line of Texas Highway 89, U.S. Highway 181 Relief Route, a variable width public roadway;

Thence, with the said West Right-of-Way Line and for the boundary of this Tract as follows:

- South 24°54'49" East, 419.38 Feet, to a TXDOT Type II Monument Found, for an angle point of this Tract;
- South 32°40'27" East, 1192.74 Feet, to a TXDOT Type II Monument Found, for an angle point of this Tract;
- South 34°34'21" East, 471.81 Feet, to TXDOT Type II Monument Found, for an angle point of this Tract;
- South 34°34'54" East, 547.90 Feet, to a 5/8 Inch Iron Rod with a plastic cap stamped “RPLS 1907” Found, for an angle point of this Tract;
- South 33°33'43" East, 2530.97 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, for an angle point of this Tract;
- South 31°48'45" East, 500.22 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, for an angle point of this Tract;
- South 33°30'23" East, at 1408.78 Feet, pass a 5/8 Inch Iron Rod Found, in all 1484.23 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, for a Southeast corner of this Tract;
- South 01°07'59" West, 68.16 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX” Found, being the North corner of a 7.143 Acre triangular Tract of land granted to the State of Texas, and recorded in Volume 123, Pages 250-251, of the said Deed Records, for a Southeast corner of this Tract;
Thence, South 75°41'21" West, with the Northwest boundary line of the said 7.143 Acre Tract, a distance of 915.77 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX" Set, on the Northeast Right-of-Way line of County Road 1172, a 60 Foot wide public roadway, for the South corner of this Tract;

Thence, North 60°03'40" West, with the said Northeast Right-of-Way line, at 5600.26 Feet, pass a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX" Found, being the South corner of the said 130.909 Acre Tract, in all a distance of 7141.56 Feet, to the Southeast corner of a 3.00 Acre Tract, from the estate of Eugene Smith Webb Sr., to Eugene Smith Webb Jr., as recorded in Document Number 527408, of the Official Public Records of San Patricio County, Texas, for a corner of the said 130.909 Acre Tract and this Tract, from Whence, a TXDOT Type II monument Found, bears South 00°56'54" East, 2.59 Feet;

Thence, with the said 3.00 Acre Tract, the said 130.909 Acre Tract, and with the boundary of this Tract as follows:

- North 00°03'40" West, 362.93 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped “URBAN ENGR CCTX" Found, being the Northeast corner of the said 3.00 Acre Tract, for an inner ell corner of the said 130.909 Acre Tract and this Tract;
- North 59°30'20" West, with a Northeast boundary line of the said 2.77 Acre Tract, 231.82 Feet, to a 5/8 Inch Iron Rod with a plastic cap stamped “RPLS 1907” Found, for a corner of the said 2.77 Acre Tract and a 2.76 Acre Tract, as described in a General Warranty Deed with Vendor’s Lien from Thomas B. Owen Jr., Co-Independent Executor of the Estate of Alta May Owen, et al., to Eugene Smith Webb Jr., recorded in Document Number 555199 of the Real Property Records of San Patricio County, Texas, for a corner of the said 130.909 Acre Tract and this Tract;

Thence, North 59°30'20" West, with a Northeast boundary line of the said 2.77 Acre Tract, 231.82 Feet, to a 5/8 Inch Iron Rod Found, for the Northeast corner of the said 2.76 Acre Tract and for an inner ell corner of the said 130.909 Acre Tract and this Tract;

Thence, North 00°07'10" East, with the East boundary line of the said 2.76 Acre Tract, 161.27 Feet, to a 5/8 Inch Iron Rod Found, for the Northeast corner of the said 2.76 Acre Tract and for an inner ell corner of the said 130.909 Acre Tract and this Tract;

Thence, South 89°52'02" West, with the North boundary line of the said 2.76 Acre Tract, at 304.34 Feet, pass a 5/8 Inch Iron Rod Found, being the Northwest corner of the said 2.76 Acre Tract, the Northeast corner of a 0.94 Acre Tract, as described in a Warranty Deed from Frank Mordente to Enedina N. Alanis and Jose R. Alanis, and recorded in Document Number 607339, of the said Official Public Records, in all a distance of 435.18 Feet, to a 3/4 Inch Iron Pipe Found, being the Northwest corner of the said 0.94 Acre Tract, for an inner ell corner of the said 130.909 Acre Tract and this Tract;

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Thence, South 00°23'28" West, with the West boundary line of the said 0.94 Acre Tract, 273.90 Feet, to a 3/4 Inch Iron Pipe Found, on the said Northeast Right-of-Way line, being the Southwest corner of the said 0.94 Acre Tract, for a corner of the said 130.909 Acre Tract and this Tract;

Thence, North 60°03'40" West, with the said Northeast Right-of-Way line and the South boundary line of the said 130.909 Acre Tract, 494.38 Feet, to a 5/8 Inch Iron Rod Found, at the intersection of the said Northeast Right-of-Way line and the East Right-of-Way line of Pirate Boulevard, a 70 Foot wide public roadway, for a Southwest corner of the said 130.909 Acre Tract and this Tract;

Thence, North 00°07'26" West, with the said East Right-of-Way line, the West boundary line of the said 130.909 Acre Tract, 883.52 Feet, to a 5/8 Inch Iron Rod with a plastic cap stamped "RPLS 6493" Found, at the intersection of the said East Right-of-Way line and the South Right-of-Way line of Elizabeth Street, a 60 foot wide public roadway, for a corner of the said 130.909 Acre Tract and this Tract;

Thence, North 89°54'09" East, with the said South Right-of-Way line and a North boundary line of the said 130.909 Acre Tract, 153.06 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for a corner of the said 130.909 Acre Tract and this Tract;

Thence, South 00°09'31" East, 150.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for an inner ell corner of the said 130.909 Acre Tract and this Tract;

Thence, North 89°54'09" East, with a North boundary line of the said 130.909 Acre Tract and with the South boundary line of Block 1, Odem Subdivision Unit 6, a map of which is recorded in Envelope A-26, of the said Map Records, at 145.00 Feet, pass a 5/8 Inch Iron Rod Found, at 229.76 Feet, pass a 5/8 Inch Iron Rod Found, at 314.77 Feet, pass a 5/8 Inch Iron Rod Found, at 399.89 Feet, pass a 5/8 Inch Iron Rod Found, at 484.94 Feet, pass a 5/8 Inch Iron Rod Found, at 654.73 Feet, pass a 5/8 Inch Iron Rod Found, at 740.32 Feet, pass a 5/8 Inch Iron Rod Found, at 825.31 Feet, pass a 5/8 Inch Iron Rod Found, at 910.07 Feet, pass a 5/8 Inch Iron Rod Found, at 994.95 Feet pass a 1 Inch Iron Pipe Found, in all a distance of 1055.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for an inner ell corner of the said 130.909 Acre Tract and this Tract, from Whence, a 5/8 Inch Iron Rod with a plastic cap stamped "RPLS 6493" Found, bears South 89°58'43" East, 149.36 Feet;

Thence, North 00°09'31" West, 149.74 Feet, to a 5/8 Inch Iron Rod Found, at the intersection of the South Right-of-Way line of the said Elizabeth Street, and the East Right-of-Way line of Saint Anthony Drive, a 60 Foot wide public roadway, for a corner of the said 130.909 Acre Tract and this Tract;

Thence, North 89°54'42" East, 150.33 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for a corner of the said 130.909 Acre Tract and this Tract;

Thence, North 00°08'58" West, with a West boundary line of the said 130.909 Acre Tract and with the East line of Block 2, of the said Odem Subdivision Unit 6, at 60.13 Feet, pass a 5/8 Inch Iron Rod Found, at 144.88 Feet, pass a 5/8 Inch Iron Rod Found, at 229.94 Feet, pass a 5/8 Inch Iron Rod Found, at 315.00 Feet, pass a 5/8 Inch Iron Rod Found, 399.98 Feet, pass a 5/8 Inch Iron Rod Found,
485.22 Feet, pass a 5/8 Inch Iron Rod Found, at 569.97 Feet, pass a 5/8 Inch Iron Rod Found, at 655.24 Feet, pass a 5/8 Inch Iron Rod Found, at 780.11 Feet, pass a 5/8 Inch Iron Rod Found, at 910.22 Feet, pass a 1/2 Inch Iron Rod Found, in all a distance of 1208.76 Feet, to a 1 Inch Iron Pipe Found, on the South Right-of-Way line of the said East Sinton Street, being the Northeast corner of Block 2, of the Odem Subdivision Unit 6, a map of which is recorded in Envelope A-26, of the Map Records of San Patricio County, Texas, for a North corner of the said 130.909 Acre Tract and this Tract;

Thence, with the said South Right-of-Way line, the North boundary line of the said 130.909 Acre Tract, and with the boundary of this Tract as follows:

- South 89°43'06" East, 136.90 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, and for the beginning of a circular curve to the Right, having a delta of 5°17'55", a radius of 2804.79 Feet, an arc length of 259.38 Feet, and a chord which bears South 87°30'27" East, 259.28 Feet;
- with the said circular curve to the Right, 259.38 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found;
- South 89°43'10" East, 204.10 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, being the Northwest corner of the said 32.71 Acre Tract, for a corner this Tract;

Thence, departing said South Right-of-Way line, over and across the said 130.909 Acre Tract, with the boundary of the said 32.71 Acre Tract and with the boundary of this Tract as follows:

- South 00°08'58" East, 1900.01 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, being the Southwest corner of the said 32.71 Acre Tract, for an inner ell corner of this Tract;
- South 89°43'09" East, 750.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, being the Southeast corner of the said 32.71 Acre Tract, for an inner ell corner of this Tract;

Thence, North 00°08'58" West, 1900.02 Feet, to the Point of Beginning, containing 501.528 Acres (21,846,548 SqFt) of Land, more or less.

EXHIBIT B

CITY OF SINTON, 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 (the "Act"), notice is hereby given that the City Council of the City of Sinton, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by James H. Odem, James H. Odem as Executor of the David Odem Estate, Monica Fritter, BOKF NA, dba Bank of Texas Successor Trustee of the Nan McGloin Grandchildren's Trust, and Somerset Land Development, LLC (collectively, the "Petitioners"), requesting that the City create the Somerset Public Improvement District No. 2 (the "District") to include property owned by the Petitioners and further described herein (the "Property").

Time and Place of the Hearing. The public hearing will start at 6:00 p.m. on February 13, 2024 at the Sinton City Hall located at 301 East Market, Sinton, Texas, 78387.

General Nature of the Proposed Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (a) acquisition, construction and improvements, and maintenance of the improvements, consisting of (1) landscaping; (2) erection of fountains, distinctive lighting, and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) construction or improvement of pedestrian malls; (5) acquisition and installation of pieces of art; (6) acquisition, construction, or improvement of off-street parking facilities; (7) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (8) the establishment or improvement of parks; (9) projects similar to those listed in (1)-(8); (10) acquisition, by purchase or otherwise, of real property or contract rights in connection with an authorized improvement; (11) special supplemental and maintenance services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, including maintenance costs, costs of issuance, funding debt service and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is not to exceed $95,000,000.

Proposed District Boundaries. The District is proposed to include approximately 501.528 acres of land generally located near the intersection of State Highway 89 (US 181) and County Road 1172, being situated southwest of and bounded by State Highway 89, and northeast of and bounded by County Road 1172, located within the corporate limits of the City and as more particularly described by a metes and bounds description available for public inspection at the office of the City Secretary, 301 E. Market St., Sinton, TX 78387.
**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. 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). 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 assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

**Proposed Apportionment of Cost between the District and the City.** The City will not be obligated to provide any funds to finance the Authorized Improvements, except for assessments levied on real property within the District and possible tax reinvestment zone revenue. No municipal property in the District shall be assessed. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.
EXHIBIT C

Legal Description of Somerset Public Improvement District No. 2

(approx. 501.528 acres)

[see Exhibit A to Petition]