

## **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 Niederwald, Texas (the "City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by MJD Endeavors, LLC, a Texas limited liability company (the "Petitioner"), requesting that the City create the Paloma Meadows Public Improvement District (the "District") to include property owned by the Petitioner located within the City's extraterritorial jurisdiction.

**Time and Place of Public Hearing.** The public hearing will start at or 7:00 P.M. on Tuesday, January 7, 2024, in the regular meeting place of the City Council in City Hall located at 8807 Niederwald Strasse, Niederwald, Texas 78640.

**General Nature of the Proposed Authorized Improvements.** The general nature of the proposed public improvements are: (i) acquisition, construction, and improvement of street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) acquisition, construction, and improvement of water, wastewater, and drainage improvements and facilities; (iii) establishment and improvement of parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (v) acquisition of real property by purchase or otherwise in connection with an Authorized Improvement (as defined below); (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement related to the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the "Authorized Improvements").

**Estimated Cost of the Authorized Improvements.** The estimated total cost of the proposed Authorized Improvements is \$30,000,000, including issuance and other financing costs.

**Proposed District Boundaries.** The District is proposed to include approximately 94.298 acres of land as shown in the map attached hereto and as more particularly described by a metes and bounds description available at the City Secretary's office located at 8807 Niederwald Strasse, Niederwald, Texas 78640, and available for public inspection during regular business hours.

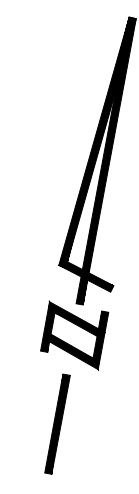
**Proposed Method of Assessment.** The City shall levy an assessment on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including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

**Proposed Apportionment of Cost between the District and City.** The City will 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 developer of the property within the District. The City will pay none of the costs of the proposed Authorized Improvements and no municipal property in the proposed District shall be assessed.

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.

# PALOMA MEADOWS LAND PLAN

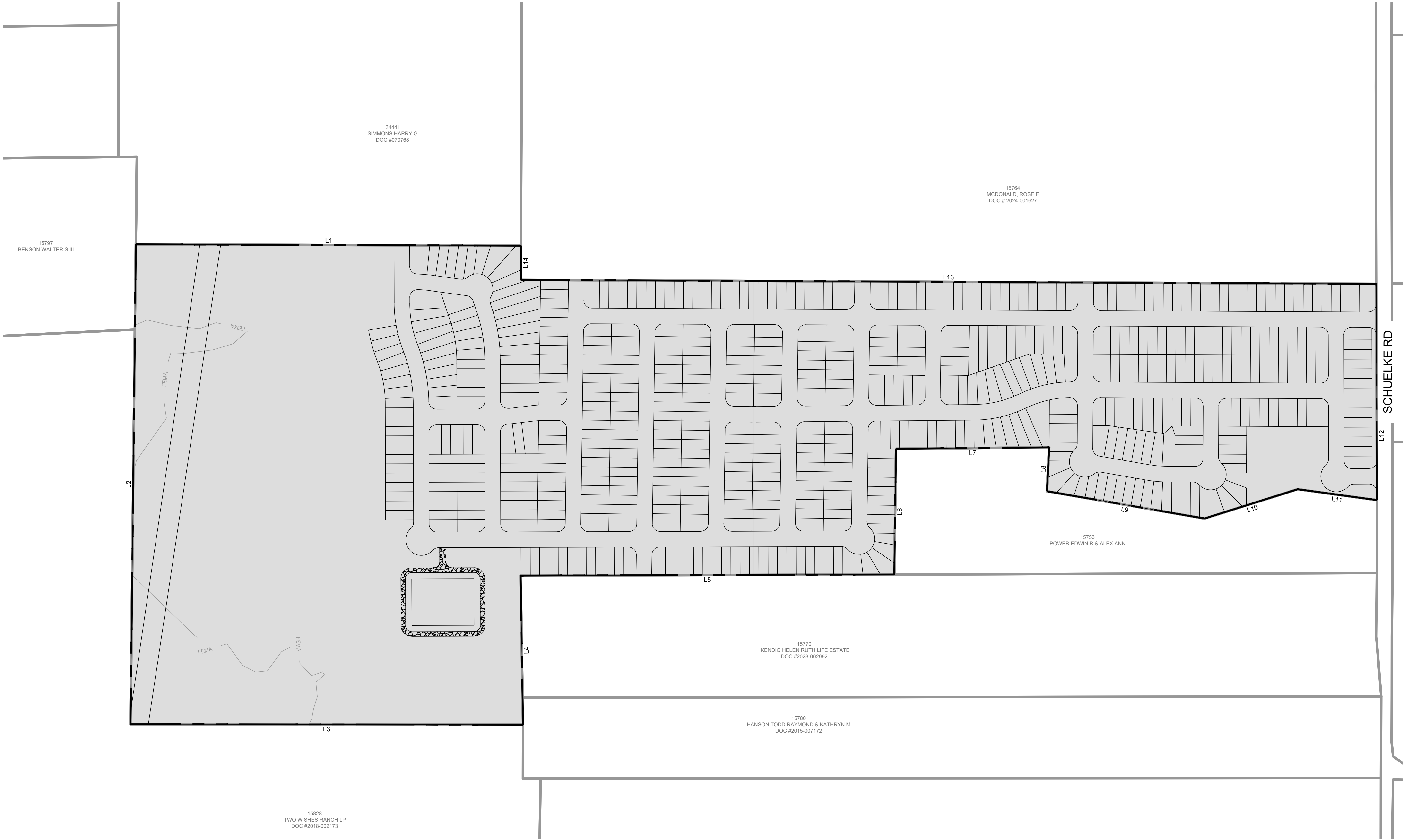
## 94.298 ACRES



SCALE: 1" = 150'  
GRAPHIC SCALE IN FEET

### LEGEND

PUBLIC IMPROVEMENT DISTRICT



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N79°40'54.31"E	1238.18
L2	N6°52'19.69"W	1542.94
L3	S79°33'00.64"W	1261.80
L4	S11°25'39.29"E	479.22
L5	S79°18'59.95"W	1201.35
L6	S9°43'10.89"E	404.16
L7	S78°57'17.14"W	492.63
L8	N7°31'28.27"W	141.28
L9	S89°18'36.73"W	514.29
L10	S62°01'37.56"W	313.93
L11	S87°19'20.62"W	257.14
L12	S10°39'32.47"E	695.35
L13	N79°45'24.88"E	2750.40
L14	S10°21'54.12"E	109.98

PROJECT NO. 11778	DRAWN BY: KEL
DATE: 07/30/2024	CHECKED BY: RR

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