

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY OF PFLUGERVILLE, TEXAS,  
AUTHORIZING AND CREATING THE MARTIN TRACT PUBLIC  
IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372  
OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR  
RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City Council of the City (the “City Council”) of Pflugerville, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “District”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Travis County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal (the “Petitioners”); and

**WHEREAS**, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

**WHEREAS**, the boundaries of the proposed District are described in as Exhibit A attached hereto, said area for the District being within the boundaries and/or the extraterritorial jurisdiction of the City; and

**WHEREAS**, after providing all notices required by the Act, the City conducted a public hearing on the advisability of the improvements described in the Petition;

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

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

**SECTION 2.** The Petition submitted to the City was filed with the City Secretary and complies with Subchapter A 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 June 23, 2020 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) and to enter into an agreement with the developer should special assessments are not levied or the PID Bonds are not issued by the deadline set forth herein. The

Authorized Improvements are advisable and desirable Improvements for the District.

- (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 (the “Authorized Improvements”) that are necessary for the development of the Property, which Authorized Improvements 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, swimming pools, irrigation, walkways, lighting, benches, 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) 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. These Authorized Improvements shall promote the interests of the City and are of the nature that will confer a special benefit upon the Property by enhancing the value of such property within the District.
- (c) **Estimated Costs of the Authorized Improvements and Apportionment of Costs.** The estimated cost to design, acquire and construct the Authorized Improvements is \$6,000,000.00 (including issuance and other financing costs).
- (d) **Boundaries of the District.** The boundaries of the District are described in the legal description of the district in Exhibit A.
- (e) **Proposed Method of Assessment.** The City shall levy an assessment on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefitted. Any assessments may be paid in full at any time (including interest and principal), and, if not paid in full, 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 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 Martin Tract 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 and services for the District contained in this Resolution. The Authorized Improvements are authorized to be made in accordance with the service and assessment plan for the Martin Tract Public Improvement District and other agreements between the City and the Petitioner to be approved by the City Council at a future meeting.

**SECTION 5.** Notice of this Resolution authorizing the District shall be given by publishing such notice once in a newspaper of general circulation in the City. Effective upon the publication of such notice, the District shall be established.

**SECTION 6.** This Resolution shall take effect immediately from and after its passage and publication as required by law.

**APPROVED** this the 8<sup>th</sup> day of December, 2020.

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Victor Gonzales, Mayor

**ATTEST:**

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Karen Thompson, City Secretary

**APPROVED AS TO FORM:**

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Charles Zech, City Attorney  
Denton Navarro Rocha Bernal & Zech, PC

**EXHIBIT A**  
**LEGAL DESCRIPTION**