

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

**RESOLUTION OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING AND CREATING THE SOUTH POINTE PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF MANSFIELD PURSUANT TO CHAPTER 372 TEXAS LOCAL GOVERNMENT CODE**

**WHEREAS**, the City Council of the City (the “City Council”) of Mansfield, 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 Johnson 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; 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 Exhibit A attached hereto, said area for the District being within the boundaries of the City; and

**WHEREAS**, after providing all notices required by the Act, the City, on January 11, 2016, conducted a public hearing on the advisability of the improvements and services described in the Petition.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, 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, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on January 11, 2016, hereby finds and declares:

- (a) Advisability of the Proposed Improvements. It is advisable to create the District to provide services that enhance the lifestyle, personal pride, enjoyment and property values within the District.
- (b) General Nature of District Services. The District will provide services that enhance the lifestyle, personal pride, enjoyment and property values within the District including, but no limited to, the services set forth as “Exhibit A” , for the amenities described on “Exhibit A-1” and depicted on “Exhibit A-2”.
- (c) Estimated Cost of District Services. The Applicant estimates that the District’s first year budget starting March 2016 will be approximately \$211,006. This budget approximation will increase each year depending upon the amount of homes and number of multifamily units being developed within the District.
- (d) Boundaries. The proposed District contains approximately 873 acres more particularly described by the legal description on the attached “Exhibit B” and shown on the map attached as “Exhibit C”.
- (e) Proposed Method of Assessment. City Council will consider levying an assessment against real properties in the PID based on appraised value of the properties or in other manner that results in imposing equal shares of the cost on property similarly benefitted. Assessments will be collected through the same systems used to collect ad valorem property tax.
- (f) Apportionment of Cost between the City and the District. All costs of the District will be apportioned to the District, and no City property within the District will be liable for assessment.

#### **SECTION 4.**

The South Pointe Public Improvement District is hereby authorized and created as a Public Improvement District under the Act in accordance with the findings as to the advisability of the Authorized Improvements contained in this Resolution.

#### **SECTION 5.**

The City Secretary is directed to give notice of the authorization for the establishment of the South Pointe Public Improvement District by publishing a copy of this Resolution once in a newspaper of general circulation within the City. Such authorization shall take effect and the South Pointe Public Improvement District shall be deemed to be established effective upon the publication of such notice. The South Pointe Public Improvement District shall exist until dissolved or terminated as provided by law.

#### **SECTION 6.**

This Resolution shall take effect immediately from and after its passage.

DULY RESOLVED by the City Council of the City of Mansfield, Texas on the \_\_\_\_\_  
day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**David L. Cook, Mayor**

ATTEST:

\_\_\_\_\_  
**Jeanne Heard, City Secretary**