

## **EXHIBIT 2**

### **NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF MANSFIELD TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE CITY.**

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of Mansfield, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at 6:00 P.M. on February 24, 2025 in the Council Chambers of Mansfield City Hall, 1200 E. Broad St., Mansfield, Texas 76063 for the purpose of considering the establishment by the City of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Council has received a petition (the “Petition”) from a certain property owner within the City (the “Petitioner”), that requests the creation of the City of Mansfield Staybolt Public Improvement District (the “PID”) to include property owned by the Petitioner. The Petition and the legal description of the property to be included in the PID (“Property”) are on file and open for public inspection in the office of the City Secretary at Mansfield City Hall, 1200 E. Broad St., Mansfield, Texas 76063. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

**GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS:** The proposed public improvements (collectively, the “Authorized Improvements”) include: (i) landscaping; (ii) erection of fountains, distinctive lighting, and signs; (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iv) construction or improvement of pedestrian malls; (v) acquisition and installation of pieces of art; (vi) acquisition, construction, or improvement of libraries; (vii) acquisition, construction, or improvement of off-street parking facilities; (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities; (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (x) the establishment or improvement of parks; (xi) projects similar to those listed in Subdivisions (i)-(x); (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (xiv) payment of expenses incurred in the establishment, administration, and operation of the district; (xv) the development, rehabilitation, or expansion of affordable housing; and (xvi) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District. 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 is \$40,000,000.

**PROPOSED METHOD OF ASSESSMENT:** The City shall levy assessments on each lot or parcel within the PID in a manner that results in imposing equal shares of the costs on property similarly benefitted.

**PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID:** The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds, if any, available to the Petitioner.

**BOUNDARIES OF THE PROPOSED PID:** Approximately 134.3 acres of land within the City of Mansfield, Tarrant County, Texas, said property being generally located east of Hwy Texas 360 Toll, west of Lakeview Dr., and south of Lone Star Rd. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given, and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF MANSFIELD, TEXAS