

### **EXHIBIT 3**

#### **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 March 4, 2024 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 Public Improvement District No. 2 (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) design, construction and other allowed costs related to street and roadway improvements, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to water, wastewater and drainage (including storm drainage and detention) improvements and facilities, (iii) design, construction and other allowed costs related to parks, open space and recreational improvements, including trails and landscaping related thereto; (iv) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iii) above authorized by the Act, including similar off-site projects that provide a benefit to the Property; (v) acquisition, by purchase or otherwise of real property in connection with an Authorized Improvement; (vi) payment of expenses incurred in the establishment, administration, and operation of the PID and (vii) 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 PID. 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 \$9,986,652

**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 32.35 acres of land within the City of Mansfield, Tarrant County, Texas, said property being generally located east of Main Street and south of Ravenwood Court. 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