

**CITY OF CRANDALL, TEXAS  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Crandall, Texas on *February 18, 2025 at 7:00 p.m. at City of Crandall Court Chambers, 104 East Trunk, Crandall, Texas 75114*. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Improvement Area #2 of the River Ridge Public Improvement District (the “District”) pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the “Act”).

The general nature of the proposed public improvements (collectively, the “Authorized Improvements”) may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar offsite projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The total costs of the Improvement Area #2 Improvements, including soft costs, the costs of creating the District and contingency costs, is approximately \$15,265,592.

The boundaries of Improvement Area #2 of the District include approximately 82.795 acres of land generally located North of Highway 175 and East of FM 741, located within the City, and as more particularly described by a metes and bounds description available at Crandall City Hall located 110 South Main Street, Crandall, Texas 75114 and available for public inspection.

All written or oral objections on the proposed assessment within the District will be considered at the public hearing.

A copy of the Improvement Area #2 Assessment which includes the assessments to be levied against each parcel in Improvement Area #2 of the District for the Improvement Area #2 Improvements, is available for public inspection at the office of the City Secretary, 110 South Main Street, Crandall, Texas 75114.