Van Alstyne
PROUD PAST | BRIGHT FUTURE

NOTICE OF PUBLIC HEARING

Van Alstyne City Council

Tuesday, October 13, 2026 6:30 PM Van Alstyne City Hall, 152 N Main Drive

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Van Alstyne, Texas on *October 13, 2026 at 6:30 p.m.at the Van Alstyne City Hall, 152 N Main Drive, Van Alstyne, Texas 75495*. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Lone Tree 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) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility construction and relocation, signalization, landscaping, lighting, signage, entry monumentation, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, artwork, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (iv) design, construction, and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (vii) special supplemental services for improvement and promotion of the District; (viii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) – (v) above; (ix) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) – (v) above, which may include but are not limited to, costs associated with the issuance of revenue bonds secured by assessments levied against the Property within the District; and (x) 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 in the District.

The total costs of the Phase #1 Projects, including the costs of creating the District and issuing the bonds, are approximately $17,256,422.

The boundaries of the District include approximately 106.58 acres of land located within the city limits of the City and as more particularly described by a metes and bounds description attached to this notice and available for public inspection at the office of the City Secretary, 152 N Main Drive, Van Alstyne, Texas 75495.

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

A copy of the Phase #1 Assessment Roll (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each parcel of assessable property in Phase #1 of the District for the Authorized Improvements within Phase #1, is attached to this notice and available for public inspection at the office of the City Secretary, 152 N Main Drive, Van Alstyne, Texas 75495.

PID Boundary
Phase 1 Assessment Roll

The meeting shown above is open to the public. You will have the right to speak for or against the proposed request during the public hearing portion of the meeting. For additional information contact Susan Coffer at scoffer@cityofvanalstyne.us. A "Request to Address Council" form should be submitted to the City Secretary no later than the conclusion of Agenda Item 1 (Call to Order). Using the link above, you may also download, complete and email to scoffer@cityofvanalstyne.us no later than **4:00PM the day of the meeting.**

EXHIBIT "A"

106.58 ACRES

BEING a tract of land situated in the Asbury Cartwright Survey, Abstract No. 251, and being a part of that tract of land conveyed to Wattman Holding, LLC, according to the document filed of record in Volume 5357, Page 291, Deed Records Grayson County, Texas (D.R.G.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "JVC" set for an interior 'ell" corner of said Wattman Holding tract, and the common northwest corner of that tract of land conveyed to Van Alstyne Independent School District, according to the document filed of record in Instrument Number 2019-7168 (D.R.G.C.T.).

THENCE, S 0° 33' 34" E, leaving said common corner, with the west line of said Van Alstyne Independent School District tract, same being common with the east line of said Wattman Holding tract, a distance of 1449.57 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4488" found for the southwest corner of said Van Alstyne Independent School District tract, same being common with the northwest corner of that tract of land conveyed to Van Alstyne I.S.D., according to the document filed of record in Instrument Number 2019-9053 (D.R.G.C.T.) and being a common corner of this tract.

THENCE, S 0° 33' 32" E, leaving said common corner, with the west line of said Van Alstyne I.S.D. tract, remaining common with the east line of said Wattman Holding tract, passing the southwest corner of said I.S.D. tract, same being the common northwest corner of that tract of land conveyed to Risland Mantua, LLC, according to the document filed of record in Instrument Number 2018-14251, (D.R.G.C.T.) a distance of 2020.98 feet to a PK-Nail set in the north line of that tract of land conveyed to James M & Suzanna E Dixon, according to the document filed of record in Instrument Number 2019-17754 (D.R.G.C.T.), also being located in Cartwright Road for the southwest corner of said Risland Mantua tract and common southeast corner of this tract.

THENCE, along said Cartwright Road with the south lines of said Wattman Holding tract and common north lines of said Dixon tract, that tract of land conveyed to Anitha Yeruva, Volume 5760, Page 859, that tract of land conveyed to Jeronimo A. Barroso and Maria V Alvarez, Instrument Number 2022-25933, that

tract of land conveyed to Joseph Dane and Nancy D. Losh, Volume 2276, Page 373 and Volume 2393, Page 36, that tract of land conveyed to S. Phromkharanourak, Volume 2138, Page 314 and the above-mentioned Risland Mantua tract the following four (4) courses and distances:

S 89° 21' 54" W, a distance of 285.74 feet to a 1/2" iron rod found for common corner.

S 89° 09' 52" W, a distance of 148.37 feet to a PK-Nail set for common corner.

S 89° 09' 52" W, a distance of 369.28 feet to a PK-Nail set for common corner.

S 88° 40' 22" W, a distance of 308.94 feet to a 1/2" iron rod found in a northerly line of the above-mentioned Risland Mantua tract, for the southwest corner of the above-mentioned Wattman Holding tract, same being the common southwest corner of this tract.

THENCE, N 1° 51' 50" W, leaving said common corner, with an easterly line of said Risland Mantua tract and common west line of said Wattman Holding tract and this tract, a distance of 306.88 feet to a 1/2" iron rod found for the southeast corner of that tract of land conveyed to John R. and Sara A. Watson according to the document filed of record in Volume 5715, Page 278 (D.R.G.C.T.).

THENCE, with the east lines of said Watson tract, same being common with the west lines of said Wattman Holding tract, and this tract, the following three (3) courses and distances:

N 0° 24' 15" W, a distance of 309.97 feet to an angle point for a corner, from which a 1/2" iron rod found for reference to said corner bears S 57° 14' 47" W, 0.57 feet.

N 1° 36' 36" W, a distance of 778.23 feet to an angle point for a corner, from which a 1/2" iron rod found for reference to said corner bears S 84° 05' 26" E, 1.35 feet.

N 1° 37' 55" W, a distance of 204.76 feet to the southeast corner of that tract of land conveyed to Bryan D. and Raymona L. Powell, according to the document filed of record in Volume 5262, Page 549, (D.R.G.C.T.) from which a 2-inch pipe post found for reference to said corner bears S 5° 07' 34" E, 1.91 feet.

THENCE, N 1° 22' 22" W, with the east line of said Powell tract, same being common with the west line of the above-mentioned Wattman Holding tract and this tract, a distance of 581.92 feet to a 1/2" iron rod found for the southeast corner of that tract of land conveyed to Michael P. and Sharon Malone, according to the document filed of record in Volume 2671, Page 230 (D.R.G.C.T.) and being the common northeast corner of said Powell tract and common corner of said Wattman Holding tract and this tract.

THENCE, with east lines of said Malone tract, same being common with the west line of said Wattman Holding tract and this tract the following three (3) courses and distances:

N 1° 23' 23" W, leaving said common corner, a distance of 212.96 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for common corner.

N 58° 39' 05" W, a distance of 357.56 feet to a 1/2" iron rod found for a corner of this tract.

N 3° 03' 09" W, a distance of 119.79 feet to a 1/2" iron rod found for the southeast corner of that tract of land conveyed to Randy D. and Rendi R. Black, according to the document filed of record in Instrument Number 2018-24421 (D.R.G.C.T.) and being common with a corner of said Wattman Holding tract and this tract.

THENCE, N 0° 38' 15" W, with the common line of said tracts, a distance of 906.68 feet to a 1/2" iron rod found for the southeast corner of that tract of land conveyed to Nanci Mc Casland, according to the document filed of record in Volume 2473, Page 504, (D.R.G.C.T.) and being common with a corner of said Wattman Holding tract and this tract.

THENCE, N 0° 40' 08" W, with the common line of said tracts, a distance of 449.53 feet to the southeast corner of that tract of land conveyed to Curtis III and Susan Coburn, according to the document filed of record in Volume 5508, Page 132, (D.R.G.C.T.) and being common with a corner of said Wattman Holding tract and this tract, from which a 1/2" iron rod found for reference to said corner bears N 00° 40' 08" W, 0.21 feet.

THENCE, N 0° 25' 31" E, with the common line of said tracts, a distance of 370.26 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Tammy I Fincher, according to the

document filed of record in Instrument Number 2018-11658 (D.R.G.C.T.) for the northeast corner of said Coburn tract, the common northwesterly, exterior corner of the above-mentioned Wattman Holding tract and the common north corner of this tract.

THENCE, leaving said common corner and south line, over and across said Wattman Holding tract the following two (2) courses and distances.

S 40° 52' 27" E, a distance of 1225.36 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 02' 00" E, a distance of 659.82 feet to the **POINT OF BEGINNING**, containing 4,642,548 square feet or 106.58 acres of land.

VII. THE ASSESSMENT ROLL

A. PHASE #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Phase #1 (based on numerous factors such as the applicable zoning for development area, the use of proposed Homeowner Associated Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Phase #1.

The Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Projects. Table VII-A summarizes the $15,383,269 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Projects, a portion of the costs of the PID formation. The par amount of the Phase #1 PID Bonds is $11,272,000, which is less than the benefit received by the Phase #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is $11,272,000 plus annual Administrative Expenses. The Assessment for each Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phase #1 Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary- Phase #1 Projects

Special Benefit	Total Cost
Total Authorized Improvements[1]	$12,861,269
Bond Issuance Costs:	
Debt Service Reserve Fund	$826,461
Administrative Expenses	$80,000
Capitalized Interest	$557,964
Cost of Issuance	$719,415
Underwriter's Discount	$338,160
Subtotal Bond Issuance Costs	*$2,522,000*
Total Special Benefit	**$15,383,269**
Special Benefit:	
Total Special Benefit	$15,383,269
Projected Assessment	$11,272,000
Excess Benefit	**$4,111,269**

[1]See Table III-B for details.

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