

CITY OF LUBBOCK  
NOTICE OF PUBLIC HEARING FOR THE PROPOSED  
HIGHLAND OAKS PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, (the “Act”), notice is hereby given that the City Council of the City of Lubbock, Texas, will hold a public hearing to accept public comments and discuss a Petition filed by certain owners of taxable real property (the “Petitioner”) within the area proposed for the District (as defined below), requesting that the City create the Highland Oaks Public Improvement District (the “District”) to include property owned by the Petitioner.

**Time and Place of Hearing:** The public hearing will be held on August 26, 2025, at 2:00 P.M., in the City Council Chamber of Citizens Tower at 1314 Avenue K, Lubbock, Texas 79401.

**General Nature of the Authorized Improvements:** The general nature of the proposed public improvements (collectively, the “Authorized Improvements”) may include: (a) the acquisition, construction, and improvement of water infrastructure facilities, including engineering and procurement related thereto (the “Public Improvements”); and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, and developing and financing the public improvements listed in (a), including costs of issuance, funding debt service reserves, capitalized interest, and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the property within the District.

**Estimated Costs of the Authorized Improvements:** The presently estimated costs of the Public Improvements are approximately \$7,099,665. The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each Authorized Improvement, is presently estimated to be a total of approximately \$8,484,000, based on the estimated current and future costs of the Authorized Improvements to serve the area within the District, as authorized by law.

**Proposed District Boundary:** The proposed District is approximately 374.74 acres, all of which is located in the City of Lubbock corporate limits, and is generally bounded by 146th Street to the north, Slide Road to the east, Woodrow Road to the south, and Frankford Avenue to the west. A map and full description of the boundaries of the proposed District is available at the City Council Chamber of Citizens Tower at 1314 Avenue K, Lubbock, Texas 79401.

**Proposed Method of Assessment:** The levy of assessments on each parcel within the District will be in a manner that results in imposing equal shares of the costs of the Authorized Improvements, including any maintenance costs, on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

**Proposed Apportionment of Cost between the District and the City:** The City will not be obligated to provide any funds to finance or maintain the Authorized Improvements, other than from assessments levied

on the property in the District. No municipal property in the District shall be assessed. Certain cost of the Authorized Improvements may be paid from funds available to the developer of the District, if any.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District. Written or oral objections will be considered. The hearing may be adjourned from time to time until the City Council makes findings by ordinance as to the advisability of the District.

Public hearings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at 806-775-2025 or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the public hearing.

Any questions concerning the matters described in this notice should be directed to: Brianna Brown, City of Lubbock Business Development Department at 806-775-3082.

The above referenced NOTICE OF MEETING was posted outside the South entrance of Citizens Tower, 1314 Avenue K, Lubbock, Texas, on the \_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ A.M./P.M.

---