

**CERTIFICATE FOR RESOLUTION**

THE STATE OF TEXAS  
FANNIN COUNTY  
CITY OF LEONARD

We, the undersigned officers of the City of Leonard, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a regular meeting on November 18, 2025, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Michael Pye, Mayor  
Al Stephens, Mayor Pro Tem  
Darrell Grintz

Billy Wayne Martin  
Charles Wrenn  
Bobby Hanson

and all of said persons were present, except None,  
thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD,  
TEXAS SETTING A PUBLIC HEARING UNDER SECTION 372.009 OF  
THE TEXAS LOCAL GOVERNMENT CODE TO BE HELD ON  
DECEMBER 16, 2025 ON THE ADVISABILITY OF THE CREATION OF  
A PUBLIC IMPROVEMENT DISTRICT AND IMPROVEMENTS WITHIN  
THE CITY OF LEONARD, TEXAS, TO BE KNOWN AS TIGER  
CROSSING PUBLIC IMPROVEMENT DISTRICT AND AUTHORIZING  
THE ISSUANCE OF NOTICE BY THE CITY SECRETARY REGARDING  
THE PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE**

was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried, with all members of the Council shown present above voting "Aye," except as noted below:

NAYS: Ø

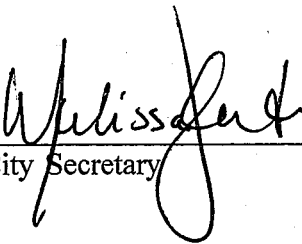
ABSTENTIONS: Ø

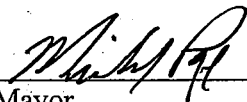
2. A true, full, and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

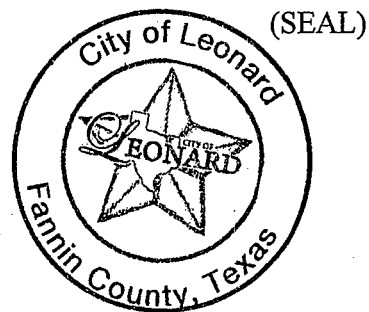
3. The Council has approved and hereby approves the Resolution; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON NOVEMBER 18, 2025.

ATTEST:

  
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
Mayor



Signature Page to a Certificate for  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS SETTING  
A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT  
CODE TO BE HELD ON DECEMBER 16, 2025 ON THE ADVISABILITY OF THE  
CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND IMPROVEMENTS WITHIN  
THE CITY OF LEONARD, TEXAS, TO BE KNOWN AS TIGER CROSSING PUBLIC  
IMPROVEMENT DISTRICT AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE  
CITY SECRETARY, REGARDING THE PUBLIC HEARING; AND PROVIDING AN  
EFFECTIVE DATE.

RESOLUTION NO. 25118-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS SETTING A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE HELD ON DECEMBER 16, 2025 ON THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND IMPROVEMENTS WITHIN THE CITY OF LEONARD, TEXAS, TO BE KNOWN AS TIGER CROSSING PUBLIC IMPROVEMENT DISTRICT AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY REGARDING THE PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Leonard, Texas, a Type A General Law Municipality, (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits and extraterritorial jurisdiction; and

**WHEREAS**, on September 25, 2025, Leonard Crossings Partners LP, a Texas limited partnership (the "Petitioner"), being the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitutes more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal, to be included within the corporate limits of the City, submitted and filed with the City Secretary of the City of Leonard (the "City Secretary") a petition ("Petition"), attached as **Exhibit A**, requesting the establishment of the Tiger Crossing Public Improvement District for approximately 45.1515 acres of property to be included within the corporate limits of the City (the "District"); and

**WHEREAS**, said petition described public improvements that the property desires to be made within the District; and

**WHEREAS**, the City Council of the City of Leonard (the "City Council") will hold a public hearing in accordance with Section 372.009 of the Act regarding the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; and

**WHEREAS**, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the municipality and in the part of the extraterritorial jurisdiction in which the district is to be located or in which the improvements are to be undertaken before the 15<sup>th</sup> day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

**WHEREAS**, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

**WHEREAS**, the City Council has determined to hold a public hearing on December 16, 2025 on the creation of the District; and

**WHEREAS**, the City Council finds that the passage of this Resolution is in the best interest of the citizens of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS:**

**Section 1:** All of the above recitals are hereby found to be true and correct factual determinations of the City Council and are hereby approved and incorporated by reference as though fully set forth herein.

**Section 2:** City Staff reviewed the Petition and determined that the same complied with the requirements of the Act and the City Council accepts the Petition.

**Section 3:** That a public hearing is hereby called for **December 16, 2025 at 6:30 p.m.** at Leonard City Hall, 111 W. Collins, Leonard, Texas for the purpose of hearing public testimony with respect to the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs.

**Section 4:** At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and the City Council may, within its sole discretion, consider the adoption of a resolution authorizing the creation of the proposed District.

**Section 5:** Attached hereto as **Exhibit A**, and incorporated herein, is the Petition for Creation of Tiger Crossing Public Improvement District, which includes a metes and bounds description for the District.

**Section 6:** Attached hereto as **Exhibit B**, and incorporated herein, is a form of the Notice of Public Hearing (the "Notice") the form and substance of which is hereby adopted and approved.

**Section 7:** Attached to and part of **Exhibit A** hereto, is a legal description of the 45.1515 acres of property to be included in the proposed District.

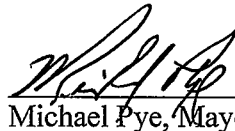
**Section 8:** The City Secretary is hereby authorized and directed to cause said Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to mail a copy of said Notice to all landowners to be included within the boundaries of the proposed District as required by law. The City Secretary shall provide Notice on or before the 15<sup>th</sup> day before the December 16, 2025 hearing.

**Section 9:** If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this resolution without the invalid provision.

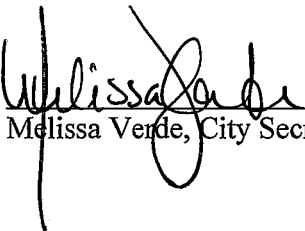
**Section 10:** This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 18TH DAY OF NOVEMBER, 2025.

APPROVED:

  
Michael Pye, Mayor

ATTEST:

  
Melissa Verde, City Secretary



**EXHIBIT A**

**Petition for Creation of Tiger Crossing Public Improvement District**

**PETITION FOR CREATION OF  
TIGER CROSSING PUBLIC IMPROVEMENT DISTRICT**

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF LEONARD, TEXAS:

COMES NOW LEONARD CROSSINGS PARTNERS LP, a Texas limited partnership, (hereinafter referred to as "Petitioner or "Owner"), the owner of certain taxable real property, and pursuant to Section 372.005 of the Texas Local Government Code (the "Act"), hereby petitions the City of Leonard, Texas ("City") to establish a public improvement district to be known as the "Tiger Crossing Public Improvement District" (the "District"). In support of same, Owner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit "A" attached hereto and incorporated by reference herein. Currently, all of the land within the proposed District is located in the corporate limits of the City.

II.

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 earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking, and rights-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, 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; (v) 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) 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; (viii) 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 (ix) 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.

III.

The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs, and eligible costs incurred in the establishment administration and operation of the District

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is \$8,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If the City allows an assessment 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 on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City with the assistance of a third-party administrator hired by the City and paid as part of the annual administrative cost of the District.

VII.

The persons or entities (through authorized representatives) signing this Petition request the establishment of the District.

VIII.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

IX.

The persons or entities (through authorized representatives) signing this Petition are (1) owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and (2) the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, or (b)



own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED this 25<sup>th</sup> day of September, 2025.

LEONARD CROSSINGS PARTNERS LP,  
a Texas limited partnership

By: [Signature]  
Name: NASEEM SHAH  
Title: General Partner

STATE OF TEXAS       §  
                                  §  
COUNTY OF Dallas   §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on September 25, 2025, personally appeared Naseem Shah, General Partner of Leonard Crossings Partners LP, a Texas limited partnership, and acknowledged that this person executed the foregoing document on behalf of said limited partnership.

[Signature]  
Notary Public in and for the State of Texas

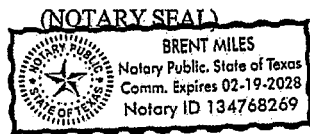


EXHIBIT A

BEING a 45.1515 acre tract of land situated in the Martin Moore Survey, Abstract Number 779, and the Martin Moore Survey, Abstract Number 785, in the City of Leonard, Fannin County, Texas, being a portion of Leonard Crossing Partners, LP, recorded in Document Number 2022005736, Official Public Records Fannin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" found for corner in the most northerly corner of said remainder of said Leonard Crossing tract, same being the most northwesterly corner of Jesse Owens recorded in Volume 800, Page 172, Official Public Records Fannin County, Texas, also being a point in the most southerly Right-of-Way line of State Highway 78 (100' Right-of-Way);

THENCE South 0 degrees 54 minutes 30 seconds West, departing from said State Highway, a distance of 448.40 feet to a point for corner in the most northeasterly corner of said portion of Leonard Crossing tract, same being a point in the most westerly line of said Jesse Owens tract, and being the POINT OF BEGINNING;

THENCE South 00 degrees 54 minutes 30 seconds West, along the most easterly line of said portion of Leonard Crossing tract, a distance of 1407.40 feet to a Cotton Spindle Found in the most southeasterly corner of said portion of Leonard Crossing tract, same being the most southwesterly corner of said Jesse Owens tract, also being the most northwesterly corner of Ellis Jason recorded in Document Number 2009-5803 Official Public Records Fannin County, Texas, also being the most northeasterly corner of City of Leonard recorded in Volume 372, Page 370, Official Public Records Fannin County, Texas, also being the center line of County Road 4860 (A roadway by prescription);

THENCE North 89 degrees 00 minutes 37 seconds West, along the most southerly line of said portion of Leonard Crossing tract, a distance of 1867.96 feet to a point for corner in the most southwesterly corner of said portion of Leonard Crossing tract, same being a point in the most northerly line of Ricky D. McCord Revocable Living Trust, Tract 1, recorded in Document Number 2023000724, Official Public Records Fanning County;

THENCE North 00 degrees 10 minutes 46 seconds East, along the most westerly line of said portion of Leonard Crossing tract, a distance of 337.07 feet to a point for corner in the most northwesterly corner of said portion of Leonard Crossing tract, same being a point in the most southerly Right-of-Way line of said State Highway, and being the start of a curve to the left;

THENCE over, across, and upon said State Highway and portion of Leonard Crossing tract the following two courses and distances:

In a northeasterly direction with said curve to the left, having an arc distance of 181.63 feet, a radius of 1959.86 feet and a delta angle of 05 degrees 18 minutes 36 seconds, to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" found for corner;  
North 51 degrees 54 minutes 43 seconds East, a distance of 1738.83 feet to a point for corner in the most northerly corner of said portion of Leonard Crossing tract;

THENCE South 68 degrees 44 minutes 41 seconds East, along the most northerly line of said portion of Leonard Crossing tract, a distance of 405.11 feet to the POINT OF BEGINNING and containing 45.1515 acres (1,966,800 sq. ft.) of land, more or less.

## **EXHIBIT B**

### **CITY OF LEONARD, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF TIGER CROSSING PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the City Council of the City of Leonard, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Leonard Crossings Partners LP, a Texas limited partnership (the "Petitioner"), requesting that the City create the Tiger Crossing Public Improvement District (the "District") to include property owned by the Petitioner and further described herein (the "Property").

**Time and Place of the Hearing.** The public hearing will start at 6:30 p.m. on December 16, 2025 at the Leonard City Hall, 111 W. Collins, Leonard, Texas.

**General Nature of the Proposed Authorized Improvements.** The proposed public improvements may include: (i) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking, and rights-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, 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; (v) 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) 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; (viii) 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 (ix) costs of establishing, administering, and operating the District (collectively, the "Authorized Improvements"). 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, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately \$8,000,000.

**Proposed District Boundaries.** The District is proposed to include approximately 45.1515 acres of land to be included within the corporate limits of the City and as more particularly described by

a metes and bounds description available for public inspection at the office of the City Secretary, 111 W. Collins, Leonard, Texas.

**Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the 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 the Authorized Improvements, except for assessments levied on real property within the District. No municipal property in the District shall be assessed. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.

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.