

CITY OF SEGUIN
STATE OF TEXAS

RESOLUTION NO. _____

RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CORPORATE LIMITS OF THE CITY OF SEGUIN, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF SEGUIN, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A TAX INCREMENT REINVESTMENT ZONE PRELIMINARY PROJECT AND FINANCING PLAN.

WHEREAS, the City of Seguin, Texas (the “City”), is authorized under Chapter 311 of the Texas Tax Code, as amended (the “Act”), to create a tax increment reinvestment zone within its corporate limits and within its extraterritorial jurisdiction; and

WHEREAS, the City Council of the City (the “City Council”) wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the “Zone”) with the boundaries being described in the metes and bounds and depictions attached as Exhibit A hereto; and

WHEREAS, a certain approximately 544 acres of the land included in Exhibit A is currently within the corporate limits of the City; and

WHEREAS, the City Council has determined to hold a public hearing on Monday, October 6,

NOW THEREFORE, BE IT RESOLVED by the City Council of Seguin, Texas:

SECTION ONE. That a public hearing is hereby called for Monday, October 6, 2025 at 5:30 p.m. in the Seguin City Hall, 210 E. Gonzales Street, Seguin, Texas 78155, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone.

SECTION TWO. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the creation of the Zone.

SECTION THREE. Attached hereto as Exhibit B is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

SECTION FOUR. The City Secretary is hereby authorized and directed, on or before September 9, 2025, in accordance with the Act, to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City.

SECTION FIVE. Before the October 6, 2025, hearing concerning the Zone, the City shall prepare a tax increment reinvestment zone preliminary project and financing plan.

SECTION SIX. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED this 16th day of September 2025.

**DONNA DODGEN
MAYOR**

ATTEST:

**KRISTIN MUELLER
CITY SECRETARY**

EXHIBIT A
BOUNDARY DESCRIPTION

TIRZ #3 consists of approximately 544 acres located within the city limits of the City of Seguin. The zone is contiguous and includes Property ID 136699, a 10 acre tract legally described as ABS: 11 SUR: J D CLEMENTS 10.00 AC, as well as a 533.619 acre tract described in detail below.

533.619 acres of land in the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas

A FIELD NOTE DESCRIPTION of 533.619 acres of land in the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas; said 533.619 acre tract being all of Lots 1-3, Block 1 of the Project Green Subdivision, according to the map or plat recorded in Volume 7, Pages 263-264 of the Guadalupe County Map Records, conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File Nos. 07-022168 and 07-022173, being the remainder of an 87.9012 acre tract of land conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File No. 08- 013115 and being all of a 4.6132 acre tract of land conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File No. 202599011082; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a smooth 5/8-inch iron rod found in the northwest right-of-way line of Interstate Highway 10 (right-of-way varies) for the southwest corner of said Lot 3, for the southeast corner of said 87.9012 acre tract and for an angle point of this tract;

THENCE, South 68° 42' 28" West - 710.50 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said 87.9012 acre tract to a 60d nail in concrete found for an angle point of this tract;

THENCE, South 58° 05' 50" West- 215.79 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said 87.9012 acre tract to a 1/2-inch iron rod with cap stamped 'B&A' found for a southwest corner of said 87.9012 acre tract and for a southwest corner of this tract;

THENCE, North 01° 31' 26" West - 3,279.16 feet with the east line of a 40 acre tract of land conveyed to Robin R. Rector Harrel, as recorded in Volume 1528, Page 234 of Guadalupe County Deed Records and with a west line of said 87.9012 acre tract to a point for the southwest corner a 10.0000 acre tract of land conveyed to John T. Montgomery, Rob Killen, Kathy Ambrose, Terry Journey and Jessica Burks, as recorded in Guadalupe County Clerk's File No. 09-011277 and for a northwest corner of this tract;

THENCE, North 88° 28' 34" East - 660.00 feet with the south line of said 10.0000 are tract to a point for the southeast corner of said 10.0000 acre tract and for an interior corner of this tract;

THENCE, North 01° 31' 26" West - 660.00 feet with the east line of said 10.0000 acre tract to a point for the northeast corner of said 10.000 acre tract and for an interior corner of this tract;

THENCE, South 88° 28' 34" West - 660.00 feet with the north line of said 10.0000 acre tract to a point in the east line of said 40 acre tract and in the west line of said 87.9012 acre tract for the northwest corner of said 10.0000 acre tract and for a southwest corner of this tract;

THENCE, North 01° 31' 26" West – 200.01 feet with the east line of said 40 acre tract and with the west line of said 87.9012 acre tract to a 1/2-inch iron rod with cap found for the northeast corner of said 40 acre tract, for an interior corner of said 87.9012 acre tract and for an interior corner of this tract;

THENCE, South 89° 03' 44" West - 536.71 feet with the north line of said 40 acre tract and with a south line of said 87.9012 acre tract to a 1/2-inch iron pipe found for the northwest corner of said 40 acre tract, for the northeast corner of a 27.44 acre tract of land conveyed to William Hallberg and Nancy Hallberg, as recorded in Volume 2854, Page 125 of the Guadalupe County Deed Records and for an angle point of this tract;

THENCE, South 88° 21' 42" West - 60.21 feet with the north line of said 27.44 acre tract and with a south line of said 87.9012 acre tract to a 4-inch metal pole found for the southeast corner of a 2.935 acre tract of land conveyed to Strata Ferrous, Inc., as recorded in Volume 1504, Page 468 of the Guadalupe County Deed Records, for a southwest corner of said 87.9012 acre tract and for a southwest corner of this tract;

THENCE, North 01° 07' 53" West - 495.80 feet with the east line of said 2.935 acre tract and with a west line of said 87.9012 acre tract to a metal fence post found in the southwest right-of-way line of Friesenhahn Road (Youngs Ford Road, right-of-way varies) for the northeast corner of said 2.935 acre tract, for a northwest corner of said 87.9012 acre tract and for a northwest corner of this tract;

THENCE, South 76° 37' 07" East - 1,503.28 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said 87.9012 acre tract to a 10-inch x10-inch concrete fence post found for the northeast corner of said 87.9012 acre tract, for the northwest corner of said Lot 3 and for an angle point of this tract;

THENCE, South 75° 48' 22" East - 622.44 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said Lot 3 to a 10-inch x10-inch concrete fence post found for an angle point of this tract;

THENCE, South 76° 34' 50" East - 1,425.29 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said Lot 3 to a 1/2-inch iron rod with cap found in the northwest line of said Lot 2 for a northeast corner of said Lot 3 and for an interior corner of this tract; from which a 1/2-inch iron rod found bears North 74° 17' 36" East - 0.33 feet;

THENCE, North 20° 52' 10" East - 84.74 feet with the northwest line of said Lot 2 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of said Lot 1 and for an interior corner of this tract;

THENCE, North 76° 54' 03" West - 682.88 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 1/2-inch iron rod with cap found for an interior corner of this tract;

THENCE, South 12° 54' 49" West - 9.69 feet with a jog in the northeast right-of-way line of said Friesenhahn Road to a 10-inch x10-inch concrete fence post found for a south corner of this tract;

THENCE, North 76° 24' 13" West - 936.14 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a west corner of this tract;

THENCE, North 14° 03' 37" East - 10.20 feet with a jog in the northeast right-of-way line of said Friesenhahn Road to a 1/2-inch iron rod found for an interior corner of this tract;

THENCE, North 75° 11' 12" West - 503.39 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 1/2-inch iron rod found for the southeast corner of a 19.21 acre tract of land conveyed to O.J. Riedel, Trustee, as recorded in Volume 724, Page 541 of the Guadalupe County Deed Records, for a southwest corner of said Lot 1 and for a southwest corner of this tract;

THENCE, North 01° 08' 08" West - 848.44 feet with the east line of said 19.21 acre tract and with the west line of said Lot 1 to a 1/2-inch iron rod found for the northeast corner of said 19.21 acre tract, for the southeast corner of Westgate Subdivision, according to the map or plat recorded in Volume 4, Page 96 of the Guadalupe County Map Records, for an angle point of said Lot 1 and for an angle point of this tract;

THENCE, North 01° 28' 34" West - 551.15 feet with the east line of said Westgate Subdivision and with the west line of said Lot 1 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of said Lot 1 and for an angle point of this tract;

THENCE, North 01° 22' 32" West - 1,262.61 feet with the east line of said Westgate Subdivision and with the west line of said Lot 1 to a concrete monument disk found in the southwest right-of-way line of F.M. Highway 78 (right-of-way varies) for the northeast corner of said Westgate Subdivision, for the northwest corner of said Lot 1 and for a northwest corner of this tract;

THENCE, South 76° 33' 09" East - 1,256.79 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 1 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the northwest corner of an 11.684 acre tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 476, Page 679 of the Guadalupe County Deed Records, for a northeast corner of said Lot 1 and for a northeast corner of this tract; from which a metal fence post bears South 00° 50' 29" East - 0.91 feet;

THENCE, South 00° 50' 29" East - 741.45 feet with the west line of said 11.684 acre tract and with an east line of said Lot 1 to a 10-inch x 10-inch concrete fence post found for the southwest corner of said 11.684 acre tract, for an interior corner of said Lot 1 and for an interior corner of this tract;

THENCE, South 76° 36' 44" East with the northeast line of said Lot 1 and with the southwest line of said 11.684 acre tract, with the southwest line of a tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 1000, Page 572 of the Guadalupe County Deed Records, and with the southwest line of a 13.730 acre tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 476, Page 679 of the Guadalupe County Deed Records, at a distance of 1,604.24 feet pass a 1/2-inch iron rod in concrete found for a northeast corner of said Lot 1 and for a northwest corner of said Lot 2 and continuing for a total distance of 1,893.61 feet to a 10-inch x 10-inch concrete fence post found for the southeast corner of said 13.730 acre tract, for an interior corner of said Lot 2 and for an interior corner of this tract;

THENCE, North 01° 09' 52" West - 747.68 feet with the east line of said 13.730 acre tract and with a west line of said Lot 2 to a concrete monument found in the southwest right-of-way line of said F.M. Highway 78 for a northeast corner of said 13.730 acre tract, for a northwest corner of said Lot 2 and for a northwest corner of this tract;

THENCE, South 78° 44' 39" East - 972.43 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 2 to a concrete monument found for an angle point of this tract;

THENCE, South 76° 37' 15" East - 737.62 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 2 to a 2-inch iron pipe found for the northwest corner of an 8.521 acre tract of land conveyed to Superior Energy Group, Ltd., as recorded in Volume 732, Page 1301 of the

Guadalupe County Deed Records, for a northeast corner of said Lot 2 and for a northeast corner of this tract;

THENCE, South 01° 17' 10" East - 1,097.52 feet with the west line of said 8.521 acre tract and with the east line of said Lot 2 to a 1/2-inch iron rod found in the north line of a called 26.5 acre tract of land conveyed to Mount Vernon, LLC, as recorded in Guadalupe County Clerk's File No. 202299008845 for a southwest corner of said 8.521 acre tract, for a southeast corner of said Lot 2 and for a southeast corner of this tract;

THENCE, South 87° 34' 00" West - 711.09 feet with the north line of said 26.5 acre tract and with a south line of said Lot 2 to a 1/2-inch iron rod with cap in concrete found for an interior corner of said Lot 2 and for an interior corner of this tract; from which a bent 1-inch iron pipe bears South 87° 34' 10" West - 2.83 feet;

THENCE, South 01° 22' 58" East - 1,116.97 feet with the east line of said Lot 2 to a 6 foot chain link fence corner found for an angle point of this tract;

THENCE, South 00° 15' 22" East - 290.39 feet with the east line of said Lot 2 to a 1/2-inch iron rod with cap stamped 'Kling' found in the northeast right-of-way line of Friesenhahn Road (Youngs Ford Road) (width varies), as recorded in Volume 321, Page 58 and Volume 322, Page 220 of the Guadalupe County Deed Records for a southeast corner of said Lot 2 and for a southeast corner of this tract;

THENCE, North 76° 54' 03" West - 62.59 feet with the northeast right-of-way line of said Friesenhahn Road and with a southwest line of said Lot 2 to a 5/8-inch iron rod found for an interior corner of said Lot 2 and for an interior corner of this tract;

THENCE, South 01° 04' 17" East - 82.51 feet with the east line of said Lot 2 to a 5/8-inch iron rod with cap stamped "McKim & Creed" set in the southwest right-of-way of said Friesenhahn Road for the northwest corner of said 4.6132 acre tract and for an interior corner of this tract;

THENCE, South 78° 34' 40" East - 557.92 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said 4.6132 acre tract to a TXDOT disc found at the north end of a cutback corner at intersection of the southwest right-of-way line of said Friesenhahn Road with the northwest right-of-way line of said Interstate Highway No. 10 for the northeast corner of said 4.6132 acre tract and for a northeast corner of this tract;

THENCE, South 12° 50' 11" East - 86.78 feet with said cutback corner and with an east line of said 4.6132 acre tract to a TXDOT disc found at the south end of said cutback corner for the southeast corner of said 4.6132 acre tract and for the southeast corner of this tract;

THENCE, South 51° 29' 46" West with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said 4.6132 acre tract, at a distance of 708.25 feet pass a TXDOT disc found for a southeast corner of said Lot 2 and for the southwest corner of said 4.6132 acre tract and continuing with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said Lot 2, at a distance of 1,198.17 feet pass a 1/2-inch iron rod with cap stamped 'B&A' found for a southeast corner of said Lot 2 and for a northeast corner of said Lot 3 and continuing with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said Lot 3 for a total distance of 1,578.36 feet to a brass monument disk found for an angle point of this tract;

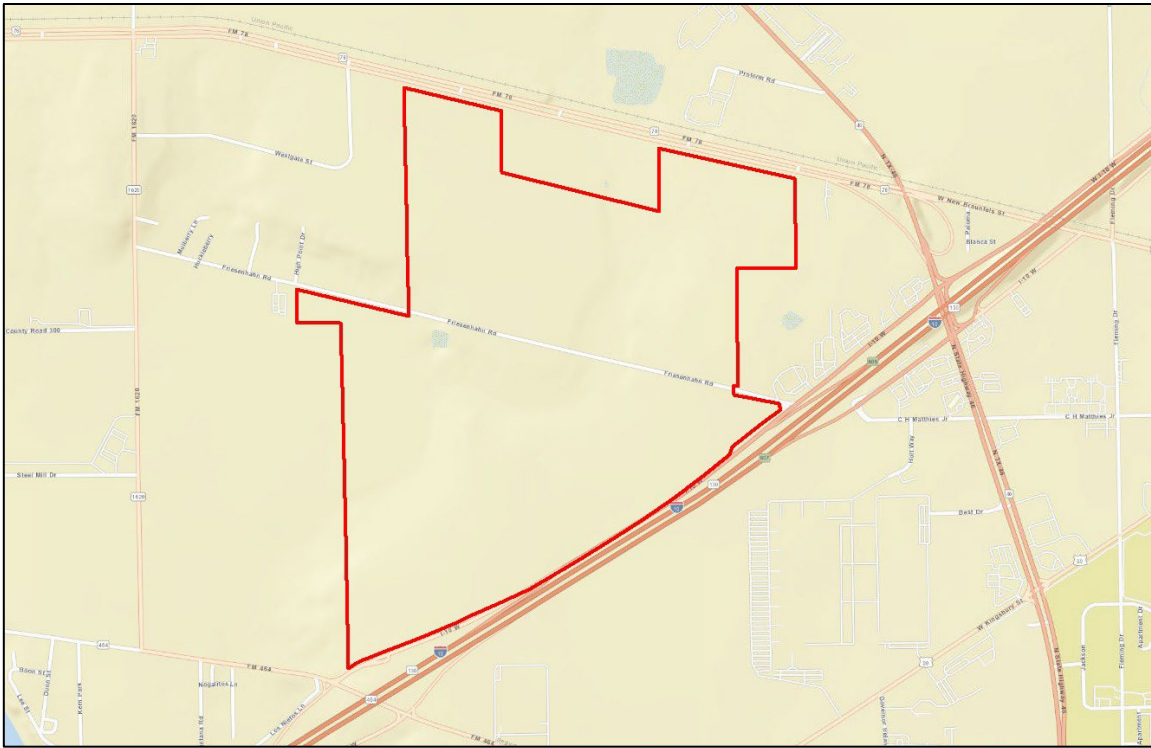
THENCE, South 54° 44' 17" West - 652.94 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a brass monument disk found for an angle point of this tract;

THENCE, South 58° 04' 52" West - 1,419.28 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a 3/4-inch square bar found for an angle point of this tract;

THENCE, South 61° 55' 18" West - 999.03 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a 1/2-inch iron rod with cap stamped 'Kling' found for an angle point of this tract;

THENCE, South 69° 00' 37" West - 561.36 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to the POINT OF BEGINNING and containing 533.619 acres of land.

BOUNDARY MAP

 - TIRZ Boundary