



ORDINANCE NO. 2024-O0125

AN ORDINANCE REVIEWING CLASSIFICATIONS FOR THE METHODS OF ASSESSING SPECIAL BENEFITS FOR THE SERVICES AND IMPROVEMENTS OF PROPERTY IN THE VALENCIA PUBLIC IMPROVEMENT DISTRICT; APPROVING, ADOPTING AND FILING WITH THE CITY SECRETARY THE ASSESSMENT ROLL; CLOSING THE HEARING AND LEVYING 2024 ASSESSMENTS FOR THE COST OF CERTAIN SERVICES AND IMPROVEMENTS TO BE PROVIDED IN THE DISTRICT DURING FY 2024-25; FIXING CHARGES AND LIENS AGAINST THE PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; AND PROVIDING FOR THE COLLECTION OF THE ASSESSMENT.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, On July 14, 2011 the City Council passed Resolution No.2011-R0310, attached hereto and incorporated herein as "Exhibit A", which made certain findings concerning the advisability of creating the Valencia Public Improvement District (the "District"), authorized and created the District as a public improvement district under the Act, and designated the Lubbock City Council as the entity responsible for the management of and provision of services and improvements to the District; and

WHEREAS, On August 11, 2011, the City Council passed Resolution No. 2011-R0342, approving the Service and Assessment Plan (the "Plan"), which will be reviewed and revised each year when necessary. The revised Plan for the District is attached hereto and incorporated as "Exhibit B"; and

WHEREAS, the Act requires that the City Council review the Plan; prepare a proposed Roll and file it with the City Secretary; and schedule a public hearing to consider the proposed assessments and receive public comment on an annual basis; and

WHEREAS, after published and mailed notice of the hearing, pursuant to the Act, a public hearing was held August 27, 2024, to consider objections to the proposed assessments. The City Council closed the public hearing after receiving property owner's concerns and comments (both oral and written) on proposed 2024 assessments within the District and acted on any objections to proposed assessments for particular parcels; and

WHEREAS, the City desired by the calling and holding of such public hearing to provide a reasonable opportunity for any owner of property located in the District to speak for or against the 2024 assessment rate for a special assessment against real property and real property improvements exclusive of public rights-of-way, to provide funding for the District for the purpose of supplemental services and improvements; and

WHEREAS, the City Council desires to review classifications and formulas for the apportionment of the costs for the services and improvements of the property in the District, and

approve, adopt, and file with the City Secretary the proposed assessment roll (the "Roll"), attached hereto and incorporated herein as "Exhibit C"; and

WHEREAS, the City Council finds after review that the revised service plan and assessment plan are feasible and sound and will serve the needs and desires of the property owners and that the assessment rate of \$0.18 per \$100 value for years 2024 through 2028, as determined by the Lubbock Central Appraisal District, of the property or improvements to the property located in the District; are reasonable and adequate; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK, TEXAS:

SECTION 1: That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2: That the City Council after review of the Plan approves the method of assessing special benefits of services and improvements in the Plan. Terms relating to property taxes in this ordinance shall be used as defined in Section 1.04 of the Texas Property Tax Code. In accordance with the Plan, each property owner in the District identified for assessments in 2024 receives the same amount of service for the assessment provided. The proposed method of assessment, which specifies included or excluded classes of assessable property, is based on the net taxable value of the real property and real property improvements as determined by the Lubbock Central Appraisal District in accordance with Chapter 25 of the Texas Property Tax Code. Public rights-of-way are exempt from assessment.

SECTION 3: The City Council hereby approves, adopts and files with the City Secretary the Roll attached to the Plan. The Roll states an estimate of the assessment against each parcel of land in the District, as determined by the method of assessment set forth in the Plan and this Ordinance. The City Secretary shall file the Roll in the official City records. The Roll shall be subject to public inspection.

SECTION 4: That the City Council finds that the notice of the City Council's intention to consider the proposed assessments at a public hearing on August 27, 2024 at 2:00 p.m. in the City Council Chamber, 1314 Avenue K, Lubbock, Texas was published in the official newspaper of the City of Lubbock, Texas before the 10th day before the date of the hearing. The notice stated: (1) the date, time and place of the hearing; (2) the general nature of the services and improvements; (3) the cost of the services and improvements; (4) the boundaries of the District; and, (5) that written or oral objections will be considered at the hearing.

SECTION 5: That the City Council finds that City staff mailed to the owners of property liable for assessment, notice of the hearing as the ownership appears on the City tax roll. The notice contained the information required by the Act. The notice was mailed before the 10th day before the date of the hearing to the last known address of the property owner on the City tax roll. The failure of the property owner to receive notice does not invalidate the proceeding.

SECTION 6: That the City Council finds that the assessments should be made and levied against the respective parcels of property within the District and against the owners thereof, and are substantially in proportion to the benefits to the respective parcels of property by means of the services and improvements in the District for which such assessments are levied, and further finds that in each case the property assessed is specially benefited by means of the said services and improvements of the District, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State and in the proceedings of the City heretofore had with reference to the formation of the District and the imposition of assessments for said services and improvements are in all respects valid and regular.

SECTION 7: That there shall be and is hereby levied and assessed against the parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money calculated by applying the assessment rate to the final 2024 city net taxable value in the manner described in the assessment, attached hereto as "Exhibit B" and "Exhibit C" shown opposite the description of the respective parcels of property, and the several amounts assessed against the same, and the owners thereof.

SECTION 8: That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate per annum established in Section 9 together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for ad valorem taxes and is a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien shall attach on January 1 of each year to the property to secure the payment of all assessments, penalties, and interest ultimately imposed for the year on the property, whether or not the assessments are imposed in the year the lien attaches and shall be effective until the assessment is paid. The lien is perfected on attachment and perfection requires no further action by the governing body.

SECTION 9: That the assessments levied herein shall be due and payable in full on receipt of the assessment bill and are delinquent if not paid by January 31, 2025 except as provided in Sections 31.02(b), 31.03, and 31.04 of the Texas Property Tax Code. A delinquent assessment incurs a penalty of six percent (6%) of the amount of the assessment for the first calendar month it is delinquent plus one percent for each additional month or portion of a month the assessment remains unpaid prior to July 1 of the year in which it becomes delinquent. However, an assessment delinquent on July 1 incurs a total penalty of twelve percent of the amount of the delinquent assessment without regard to the number of months the assessment has been delinquent. A delinquent assessment continues to incur the penalty provided by this section as long as the assessment remains unpaid, regardless of whether a judgment for the delinquent assessment has been rendered. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof, including costs and attorney's fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the governing body under Chapters 31, 32, and 33 of the Texas Property Tax Code. The owner of the assessed property may pay at

any time the entire assessment on any lot or parcel, along with any interest and penalty that has accrued on the assessment.

SECTION 10: That all assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 11: That the assessments herein levied are made and levied under and by virtue of the terms powers and provisions of the Act, as amended.

SECTION 12: That the City may contract with the Lubbock Central Appraisal District and any competent attorney to collect the assessments and to represent the District to enforce the collection of delinquent assessments. The attorney's compensation shall be set in the contract, but the total amount of compensation provided may not exceed twenty percent (20%) of the amount of delinquent assessment, penalty, and interest collected, as required in Section 6.03 of the Texas Property Tax Code.

AND IT IS SO ORDERED.

Passed by the City Council on first reading on August 27, 2024.

Passed by the City Council on second reading on September 10, 2024.




MARK W. MCBRAYER, MAYOR

ATTEST:



Courtney Paz, City Secretary

APPROVED AS TO CONTENT:



Cheryl Brock, Interim Chief Financial Officer

APPROVED AS TO FORM:



Kelli Leisure, Senior Assistant City Attorney

Ord. Valencia PID Assessment Ordinance 2024
August 27, 2024

RESOLUTION

WHEREAS, a petition has been received from the record owners of taxable real property representing more than 50 percent of the appraised value (as determined by the most recent certified appraisal roll of the Lubbock Central Appraisal District) of an area within the City of Lubbock generally bounded by generally bounded by 85th Street on the north, 88th Place on the south, Iola Avenue on the east, and Milwaukee Avenue on the west, AND owners of not less than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal; requesting establishment of a Valencia Public Improvement District under Chapter 372 of the Texas Local Government Code for the purpose of maintaining Parks and greens together with any ancillary structures, features or amenities such as playgrounds, athletic facilities, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein along with all necessary grading, drainage, and similar infrastructure involved in the maintenance of such parks and greens; landscaping, hardscape and irrigation; including costs of establishing, administering and operating the District; and

WHEREAS, the petition, a copy of which has been attached as Exhibit "1," was examined, verified, found to meet the requirements of Section 372.005(b) of the Texas Local Government Code, and accepted by the City Council of the City of Lubbock, Texas (the "City"); and

WHEREAS, the boundaries of the proposed Valencia Public Improvement District within the city limits of the City of Lubbock are described in the attachment designated as Exhibit "2" and shown on the map attached hereto as Exhibit "3"; and

WHEREAS, the City has called a public hearing to hear public comments on the advisability of the proposed public improvement district and its benefits to the City and to the property within the boundaries of the proposed public improvement district; and

WHEREAS, notice of such public hearing was published in the Lubbock Avalanche-Journal, a daily paper of general circulation in the City, such publication date being before the 15th day before the date of the public hearing stating the time and place of the hearing, the general nature of the services, the estimated cost of the services, the proposed boundaries of the proposed Valencia Public Improvement District, the method of assessment, and the apportionment of cost between the improvement district and the city as a whole; and

WHEREAS, written notice containing the information in the published notice was mailed before the 15th day before the date of the hearing to the current addresses of the owners, as reflected on the tax rolls, of property subject to assessment under the proposed public improvement district; and

EXHIBIT A

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, on the 14th day of July, 2011, at 9:30 o'clock a.m., in the Council Chambers of the City of Lubbock, Texas; and

WHEREAS, the City, at such hearing, invited any interest person, or his/her representative, to appear and speak for or against the authorization of the Valencia Public Improvement District, the boundaries of the proposed public improvement district, whether all or a part of the territory which is described in Exhibit "2" attached hereto and depicted on the map attached hereto as Exhibit "3" should be included in such proposed Valencia Public Improvement District, the advisability of the proposed improvements, the nature of the improvements, the estimated costs of the improvements; the method of assessment, and the apportionment of costs between the district and the city as a whole; and

WHEREAS, all owners of property located with the proposed Valencia Public Improvement District and all other taxing units and other interested persons were given a reasonable opportunity at such public hearing to protest the authorization of the Valencia Public Improvement District and/or the inclusion of their property in such District; and

WHEREAS, the proponents of the Valencia Public Improvement District offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the Valencia Public Improvement District, and opponents of the Valencia Public Improvement District were given the opportunity to appear to contest authorization of the district, after which the hearing was closed; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK, TEXAS:

SECTION 1: That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2: That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on the advisability of authorizing the Valencia Public Improvement District has been properly called, held and conducted and that notice of such hearing has been published and mailed as required by law and delivered to the current address of the owners of property subject to assessment under the proposed public improvement district.
- (b) That authorization of the proposed Valencia Public Improvement District with boundaries as described in Exhibits "2" and "3" for the purpose of maintaining Parks and greens together with any ancillary structures, features or amenities such as playgrounds, athletic facilities, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located

therein along with all necessary grading, drainage, and similar infrastructure involved in the maintenance of such parks and greens; landscaping, hardscape and irrigation; including costs of establishing, administering and operating the District is advisable and will result in benefits to the City, its residents and property owners in the Valencia Public Improvement District.

- (c) That the total estimated cost of services and improvements proposed to be provided by the District is approximately \$56,829 over the next five (5) years, and that the estimated annual cost rises from \$4,500 in year two to \$19,149 in year five (5). Services anticipated are maintenance of 87th Street park and median, electric costs for lights, and operational and administrative costs.
- (d) That the costs are based on a proposed assessment rate of \$0.11 per \$100.00 of valuation through year 2019.
- (e) That as to apportionment of cost between the proposed District and the City, all costs for proposed improvements will be paid by the District through assessments.

SECTION 3: That the City hereby authorizes under Sections 372.006, 372.010, and 372.041 of the Act, a public improvement district over the area described in Exhibit 2 attached hereto and depicted in the map attached hereto as Exhibit 3 and such public improvement district shall hereafter be identified as the Valencia Public Improvement District, City of Lubbock, Texas.

SECTION 4: That the City Council shall be the governing board for the Valencia Public Improvement District. The City Council may appoint an Advisory Board for management of the District in the future.

SECTION 5: That the notice of this authorization for the Valencia Public Improvement District shall be published in a newspaper of general circulation in the city.

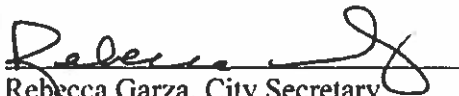
SECTION 6: That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

EXHIBIT A


Passed by the City Council on July 14, 2011.


TOM MARTIN, MAYOR


ATTEST:


Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:


Andy Burcham
Chief Financial Officer

APPROVED AS TO FORM:


Linda L. Chamales,
Economic Development Attorney

as/cityatt/Linda/Valencia PID Establishment
May 18, 2011

CITY OF LUBBOCK §
COUNTY OF LUBBOCK §
STATE OF TEXAS §

CERTIFICATE OF PUBLIC RECORD

I hereby certify, in the performance of the functions of my office, that one signature on the attached document has been verified and that the same constitutes record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the property (as determined by the current roll of the Appraisal District, January 1, 2011) in the area known as Valencia, as shown on that attached map, AND owners of more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal as required by Section 372.005(b) of the Texas Local Government Code; the one petitioner owns 100% of land; said documents appear of record in my office and that said documents are an official record from the public office of the City Secretary of the City of Lubbock, Lubbock County, State of Texas, and is kept in said office.

I further certify that I am the City Secretary of the City of Lubbock, that I have legal custody of said record, and that I am a lawful possessor and keeper and have legal custody of the records in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of said office this 16th day of May, 2011.

(City Seal)

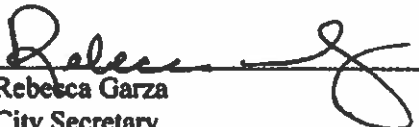

Rebecca Garza
City Secretary
City of Lubbock
Lubbock County, State of Texas

EXHIBIT A
Exhibit "I"



May 5, 2011

To: Becky Garza, City Secretary
Cheryl Brock, Senior Financial Analyst
Rob Allison, Assistant City Manager

From: Sally Still Abbe, GIS Manager

Re: Valencia Petition

Recently, the City Of Lubbock received a petition dated April 8, 2011 from Drew Wegman, Vice-President of Real Property Resources, Inc., requesting that the City of Lubbock establish a Public Improvement District (PID) for the proposed Valencia development shown on the attached map. PID establishment can only be initiated by a petition of property owners who meet two tests outlined in the state statute. There is only one owner of land within the PID boundary, and the vice-president of this company signed the petition.

The first test is that the petition is sufficient if signed by the owners of taxable real property representing more than 50% of the appraised value of the taxable real property liable for assessment by the current roll of the appraisal district (January 1, 2011). Since the petitioners own 100% of the property within the boundary, the petition easily passes the value test.

The second test is that the petition must be signed by the record owners of property that constitute more than 50% of the number of record owners or the record owners of more than 50% of the area within the PID. There is only one owner in the PID, who signed the petition. Real Property Resources, Inc. owns 100% of the land, so the petition passes both tests even though it is required to pass only one.

The notarized signature on the Valencia petition was validated by a visual review.

EXHIBIT A
Exhibit "I"

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO FINANCE
IMPROVEMENTS TO VALENCIA**

THE STATE OF TEXAS §
 §
CITY OF LUBBOCK §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF LUBBOCK:

The undersigned petitioners (the "Petitioners"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), request that the City of Lubbock create a public improvement district (the "District") in the territory described in Exhibit A attached hereto (the "Land") within the City of Lubbock, Texas (the "City"), and in support of this petition the Petitioners would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current roll of the Lubbock Central Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal.

Section 2. General nature of the proposed maintenance of the public improvements. The general nature of the proposed public improvements is: (i) maintenance of Parks and greens together with any ancillary structures, features or amenities such as playgrounds, athletic facilities, pavilions, community facilities, irrigation, walkways, lighting, fences, benches, trash receptacles and any similar items located therein along with all necessary grading, drainage, and similar infrastructure involved in the maintenance of such parks and greens; landscaping, hardscape and irrigation; and (ii) costs of establishing, administering and operating the District. The improvements associated with the Public Improvement District are a benefit to the affected property and to the City of Lubbock because they visually enhance the area as well as provide a common area for residents to enjoy increasing the overall quality of life in the affected area.

Section 3. Estimated cost of the maintenance of the proposed public improvements:
Annual maintenance costs - \$18,000.

Section 4. Boundaries. The proposed boundaries of the District are described in Exhibit A.

Section 5. Method of assessment. An assessment methodology has been prepared that will address (i) how the costs of the public improvements paid for with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to

EXHIBIT A
Exhibit "1"

property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

In assessing the maintenance of the public improvements, property will be classified based on the net taxable value of the property.

The assessment methodology will result in each parcel paying its fair share of the costs of maintaining the public improvements based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

The annual budget is subject to review by City of Lubbock staff and final approval by the City Council. The annual assessments may be adjusted as a result of the City of Lubbock staff review and City Council approval.

Section 6. Apportionment of Cost between the City and the District. The City will not be obligated to provide any funds to finance the proposed public improvements or maintain the public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the developer of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory board. An advisory board may be established to develop and recommend an improvement plan to the City Council of the City (the "City Council").

The signers of this petition request the establishment of the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

[Signature on following page]

EXHIBIT A
Exhibit "I"

PETITIONERS:

Real Property Resources, Inc.


Drew Wegman, Vice-President of Real Property Resources, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

On this, the 8th day of April, 2011, before me, the undersigned Notary Public, personally appeared Drew Wegman who acknowledged that he is Vice-President of Real Property Resources, Inc., and that he, in such capacity, being duly authorized so to do, executed the foregoing petition for the purposes therein contained by signing his name in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




Notary Public Signature

EXHIBIT A
Exhibit "I"

EXHIBIT A

The Land

METES AND BOUNDS DESCRIPTION:

A 39.941 ACRE TRACT OF LAND SITUATED IN THAT CERTAIN 199.832 ACRE TRACT OF LAND RECORDED IN VOLUME 6937, PAGE 174 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, INCLUDING LOT 4B OF SPECTRA LUBBOCK SOUTHWEST, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT AND DEDICATION NO. 2006044435 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, AND LOCATED IN SECTION 28, BLOCK AK, LUBBOCK COUNTY, TEXAS, SAID 39.941 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN THE EAST LINE OF LOT 4A, SPECTRA LUBBOCK SOUTHWEST, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT AND DEDICATION NO. 2006044435 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, AND S. 01° 49' 05" W. A DISTANCE OF 175.00 FEET FROM THE SOUTHWEST CORNER OF TRACT A-1, A REPLAT OF TRACT A, MONTEREY CHURCH OF CHRIST ADDITION, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10299, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE NORTHWEST CORNER OF THIS TRACT, HAVING COORDINATES OF NORTHING: 7,252,079.842 AND EASTING: 916,426.179, TEXAS COORDINATE SYSTEM, TXNCR ZONE 4202, NAD 83 (CORS 96), WHENCE THE NORTHWEST CORNER OF SECTION 28 BEARS N. 01° 49' 05" E. A DISTANCE OF 1001.91 FEET, N. 01° 54' 20" E. A DISTANCE OF 55.00 FEET AND N. 88° 05' 40" W. A DISTANCE OF 1360.47 FEET, PER CALLED DISTANCES IN SAID PLAT OF TRACT A-1 AND IN PREVIOUS WARRANTY DEEDS RECORDED IN VOLUME 6937, PAGES 174 AND 178 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY;

THENCE S. 88° 11' 01" E., PARALLEL WITH THE SOUTH LINE OF SAID TRACT A-1 (PREVIOUS RECORD CALL: EAST), AT A DISTANCE OF 1250.20 FEET PASS A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 1282.20 FEET TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN THE EAST LINE OF SAID 199.832 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 01° 45' 05" W., ALONG THE EAST LINE OF SAID 199.832 ACRE TRACT (PREVIOUS RECORD CALL: S. 00° 02' 50" E.) AND THE CENTERLINE OF IOLA AVENUE AS DEDICATED BY THE PLATS OF REGAL PARK, ACCORDING TO THE MAPS OR PLATS THEREOF RECORDED IN VOLUME 8405, PAGE 286 AND VOLUME 10114, PAGE 58 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, A DISTANCE OF 992.97 FEET TO A PK NAIL AND WASHER FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUBBOCK LAND INVESTMENTS I, LP RECORDED IN VOLUME 10469, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 88° 10' 05" W., ALONG THE NORTH LINE OF SAID LUBBOCK LAND INVESTMENTS I, LP TRACT, AT A DISTANCE OF 32.00 FEET PASS A 1/2" IRON ROD WITH CAP MARKED "H. REED & ASSOCS" FOUND, CONTINUING FOR A TOTAL DISTANCE OF 1118.38 FEET (PREVIOUS RECORD CALL: N. 88° 09' 50" W., 1118.38 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "H. REED & ASSOCS" FOUND FOR A CORNER OF THIS TRACT;

THENCE N. 01° 48' 45" E., ALONG A PORTION OF THE NORTH LINE OF SAID LUBBOCK LAND INVESTMENTS I, LP TRACT, A DISTANCE OF 146.21 FEET (PREVIOUS RECORD CALL: N. 01° 48' 13" E., 146.21 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "H. REED & ASSOCS" FOUND FOR A CORNER OF THIS TRACT;

THENCE N. 88° 09' 49" W., ALONG THE NORTH LINE OF SAID LUBBOCK LAND INVESTMENTS I, LP TRACT, A DISTANCE OF 1468.08 FEET (PREVIOUS RECORD CALL: N. 88° 10' 43" W., 1467.86 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN THE EAST RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS DESCRIBED IN DEED RECORDED IN VOLUME 9735, PAGE 349 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 01° 43' 17" E., ALONG THE EAST RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE (PREVIOUS RECORD CALL: N. 01° 43' 58" E.), A DISTANCE OF 292.00 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF TRACT A, WALMART SUPERCENTER, AN ADDITION TO THE CITY OF LUBBOCK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT AND DEDICATION NO. 2006024909 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

EXHIBIT A
Exhibit "I"

THENCE S. 88° 09' 54" E., ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 915.02 FEET (PREVIOUS RECORD CALL: S. 88° 10' 10" E., 914.93 FEET) TO A 5/8" IRON ROD WITH CAP MARKED "DUNAWAY ASSOC, INC" FOUND AT THE SOUTHEAST CORNER OF SAID TRACT A AND THE SOUTHWEST CORNER OF LOT 4B OF SAID SPECTRA LUBBOCK SOUTHWEST, FOR A CORNER OF THIS TRACT;

THENCE N. 01° 49' 50" E., ALONG THE COMMON LINE OF SAID TRACT A AND LOT 4B, A DISTANCE OF 282.59 FEET (PREVIOUS RECORD CALL: N. 01° 49' 50" E., 282.78 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET AT THE WEST COMMON CORNER OF SAID LOTS 4A AND 4B FOR A CORNER OF THIS TRACT;

THENCE S. 88° 10' 10" E., ALONG THE COMMON LINE OF SAID LOTS 4A AND 4B, A DISTANCE OF 388.52 FEET (PREVIOUS RECORD CALL: S. 88° 10' 10" E., 388.47 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET AT THE EAST COMMON CORNER OF SAID LOTS 4A AND 4B FOR A CORNER OF THIS TRACT;

THENCE N. 01° 49' 05" E., ALONG THE EAST LINE OF SAID LOT 4A (PREVIOUS RECORD CALL: N. 01° 49' 14" E.), A DISTANCE OF 271.71 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
Exhibit "I"



BETENBOUGH
—HOMES—

April 8, 2011

Cheryl Brock
City of Lubbock, TX
1625 13th Street
Lubbock, TX 79457

Re: Valencia, Public Improvement District

Dear Honorable Mayor and City Council;

Valencia is a residential development within the city limits of the City of Lubbock bound on the west by Milwaukee Avenue, the east by Iola Avenue, the north by Monterey Church of Christ, and the south by The Trails at Regal Park. We are proposing to create a Public Improvement District "PID" to maintain the public improvements for Valencia.

In order to comply with the "Public Improvement District Policies and Guidelines", we are providing information as required in Section III. "Guidelines", b. "Petition Requirements". We are providing information regarding items 5-16, as follow:

5. If there is sufficient support to petition to dissolve the Public Improvement District certain requirements in addition to sufficient support must be met in order to dissolve the PID. Those requirements include arrangements to transfer ownership and maintenance of the City owned and PID maintained property. These arrangements are to be made by the Advisory Board and with funds available to the Advisory Board.
6. Map of the area is attached to this email to be added to the petition.
7. In regards to the procedure for the nomination of the PID Advisory Board, the process shall be consistent with the bylaws for Public Improvement Districts for the City of Lubbock.
8. Addressed in Section 2 of the petition.
9. City owned land in the distinct will be "Tract A & Tract B, Valencia, an addition to the City of Lubbock".
10. General description of proposed improvements in Section 2 of the petition.
11. The estimated total cost of the improvements is \$200,000.00 and will be paid by developer with no desire for any reimbursement. The estimated cost of the maintenance is \$18,000 per year and is to be paid for by the PID as soon as the funds are available.
12. Budget is attached in the service plan.


EXHIBIT A
Exhibit "1"



BETENBOUGH
HOMES

13. Method of assessment will be base on the net taxable value of the affected properties and will be assessed at \$.11 per \$100.00 valuation.
14. Documentation of liability insurance will be attached to this letter
15. Addressed in Section 6 of the petition
16. Addressed in Section 5 of the petition

Hopefully this will provide all of the information requested to continue with the creation of the PID. Please let me know if you have any questions or require any additional information.


Drew Wegman
Community Development
Bettenbough Homes

METES & BOUNDS DESCRIPTIONS ON SEPARATE DOCUMENTS

[illegible][illegible]

800 887-1000 4310 CONDO SUITE A
 800 441-5151 10000 72 70430
 REQUESTED FOR BIDDING QOT

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Resolution No. 2011-R0310

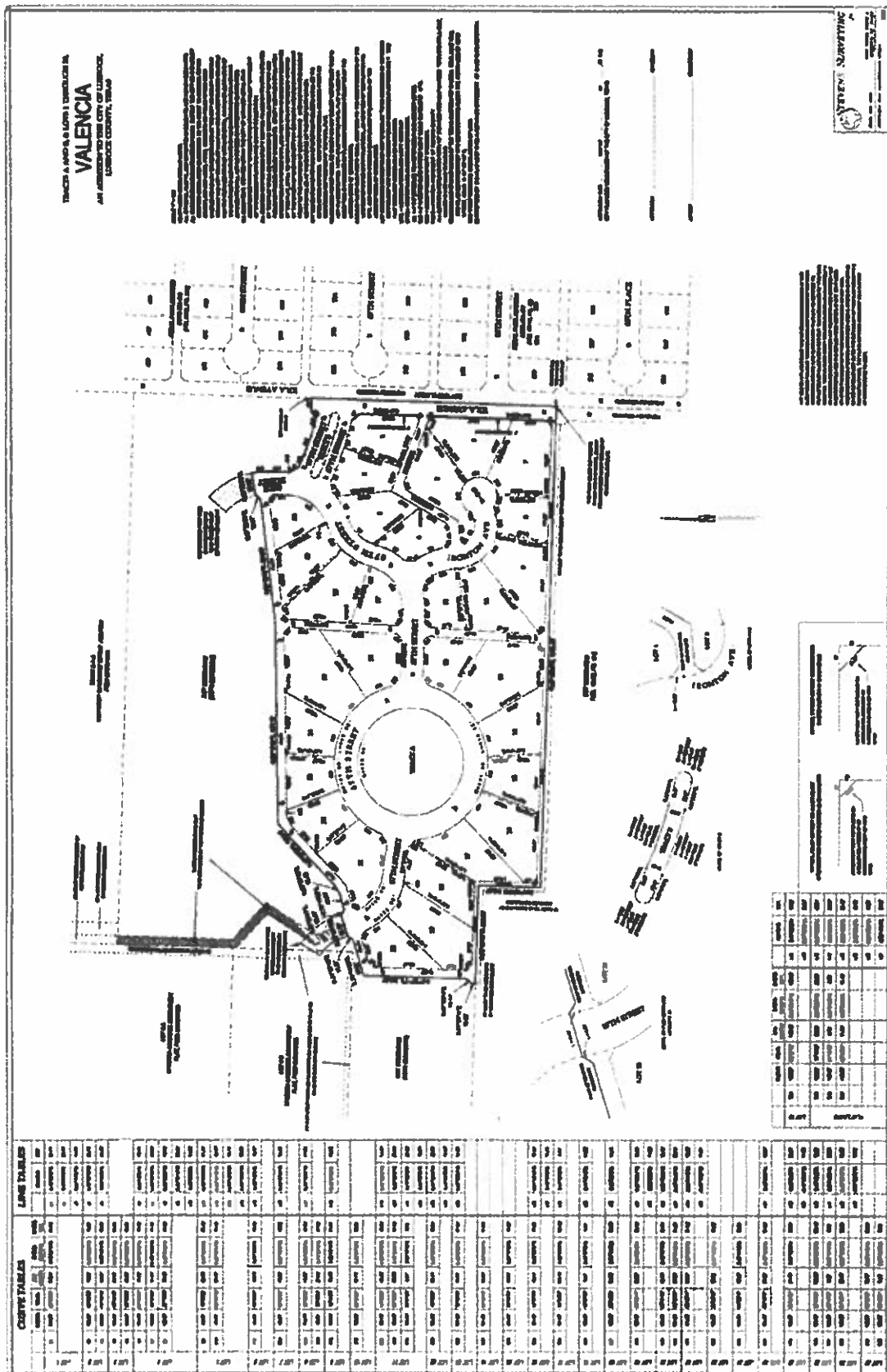


Exhibit "2"**The Land****METES AND BOUNDS DESCRIPTION:**

A 39.941 ACRE TRACT OF LAND SITUATED IN THAT CERTAIN 199.832 ACRE TRACT OF LAND RECORDED IN VOLUME 6937, PAGE 174 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, INCLUDING LOT 4B OF SPECTRA LUBBOCK SOUTHWEST, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT AND DEDICATION NO. 2006044435 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, AND LOCATED IN SECTION 28, BLOCK AK, LUBBOCK COUNTY, TEXAS, SAID 39.941 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN THE EAST LINE OF LOT 4A, SPECTRA LUBBOCK SOUTHWEST, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT AND DEDICATION NO. 2006044435 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, AND S. 01° 49' 05" W. A DISTANCE OF 175.00 FEET FROM THE SOUTHWEST CORNER OF TRACT A-1, A REPLAT OF TRACT A, MONTEREY CHURCH OF CHRIST ADDITION, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10299, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE NORTHWEST CORNER OF THIS TRACT, HAVING COORDINATES OF NORTHING: 7,252,079.842 AND EASTING: 916,426.179, TEXAS COORDINATE SYSTEM, TXNCR ZONE 4202, NAD 83 (CORS 96), WHENCE THE NORTHWEST CORNER OF SECTION 28 BEARS N. 01° 49' 05" E. A DISTANCE OF 1001.91 FEET, N. 01° 54' 20" E. A DISTANCE OF 55.00 FEET AND N. 88° 05' 40" W. A DISTANCE OF 1360.47 FEET, PER CALLED DISTANCES IN SAID PLAT OF TRACT A-1 AND IN PREVIOUS WARRANTY DEEDS RECORDED IN VOLUME 6937, PAGES 174 AND 178 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY;

THENCE S. 88° 11' 01" E., PARALLEL WITH THE SOUTH LINE OF SAID TRACT A-1 (PREVIOUS RECORD CALL: EAST), AT A DISTANCE OF 1250.20 FEET PASS A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 1282.20 FEET TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN THE EAST LINE OF SAID 199.832 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 01° 45' 05" W., ALONG THE EAST LINE OF SAID 199.832 ACRE TRACT (PREVIOUS RECORD CALL: S. 00° 02' 50" E.) AND THE CENTERLINE OF IOLA AVENUE AS DEDICATED BY THE PLATS OF REGAL PARK, ACCORDING TO THE MAPS OR PLATS THEREOF RECORDED IN VOLUME 8405, PAGE 286 AND VOLUME 10114, PAGE 58 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, A DISTANCE OF 992.97 FEET TO A PK NAIL AND WASHER FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUBBOCK LAND INVESTMENTS I, LP RECORDED IN VOLUME 10469, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 88° 10' 05" W., ALONG THE NORTH LINE OF SAID LUBBOCK LAND INVESTMENTS I, LP TRACT, AT A DISTANCE OF 32.00 FEET PASS A 1/2" IRON ROD WITH CAP MARKED "H. REED & ASSOCS" FOUND, CONTINUING FOR A TOTAL DISTANCE OF 1118.38 FEET (PREVIOUS RECORD CALL: N. 88° 09' 50" W., 1118.38 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "H. REED & ASSOCS" FOUND FOR A CORNER OF THIS TRACT;

THENCE N. 01° 48' 45" E., ALONG A PORTION OF THE NORTH LINE OF SAID LUBBOCK LAND INVESTMENTS I, LP TRACT, A DISTANCE OF 146.21 FEET (PREVIOUS RECORD CALL: N. 01° 48' 13" E., 146.21 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "H. REED & ASSOCS" FOUND FOR A CORNER OF THIS TRACT;

THENCE N. 88° 09' 49" W., ALONG THE NORTH LINE OF SAID LUBBOCK LAND INVESTMENTS I, LP TRACT, A DISTANCE OF 1468.08 FEET (PREVIOUS RECORD CALL: N. 88° 10' 43" W., 1467.86 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET IN THE EAST RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE, AS DESCRIBED IN DEED RECORDED IN VOLUME 9735, PAGE 349 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 01° 43' 17" E., ALONG THE EAST RIGHT-OF-WAY LINE OF MILWAUKEE AVENUE (PREVIOUS RECORD CALL: N. 01° 43' 58" E.), A DISTANCE OF 292.00 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF TRACT A, WALMART SUPERCENTER, AN ADDITION TO THE CITY OF LUBBOCK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT AND DEDICATION NO. 2006024909 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

EXHIBIT A

THENCE S. 88° 09' 54" E., ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 915.02 FEET (PREVIOUS RECORD CALL: S. 88° 10' 10" E., 914.93 FEET) TO A 5/8" IRON ROD WITH CAP MARKED "DUNAWAY ASSOC, INC" FOUND AT THE SOUTHEAST CORNER OF SAID TRACT A AND THE SOUTHWEST CORNER OF LOT 4B OF SAID SPECTRA LUBBOCK SOUTHWEST, FOR A CORNER OF THIS TRACT;

THENCE N. 01° 49' 50" E., ALONG THE COMMON LINE OF SAID TRACT A AND LOT 4B, A DISTANCE OF 282.59 FEET (PREVIOUS RECORD CALL: N. 01° 49' 50" E., 282.78 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET AT THE WEST COMMON CORNER OF SAID LOTS 4A AND 4B FOR A CORNER OF THIS TRACT;

THENCE S. 88° 10' 10" E., ALONG THE COMMON LINE OF SAID LOTS 4A AND 4B, A DISTANCE OF 388.52 FEET (PREVIOUS RECORD CALL: S. 88° 10' 10" E., 388.47 FEET) TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET AT THE EAST COMMON CORNER OF SAID LOTS 4A AND 4B FOR A CORNER OF THIS TRACT;

THENCE N. 01° 49' 05" E., ALONG THE EAST LINE OF SAID LOT 4A (PREVIOUS RECORD CALL: N. 01° 49' 14" E.), A DISTANCE OF 271.71 FEET TO THE POINT OF BEGINNING.

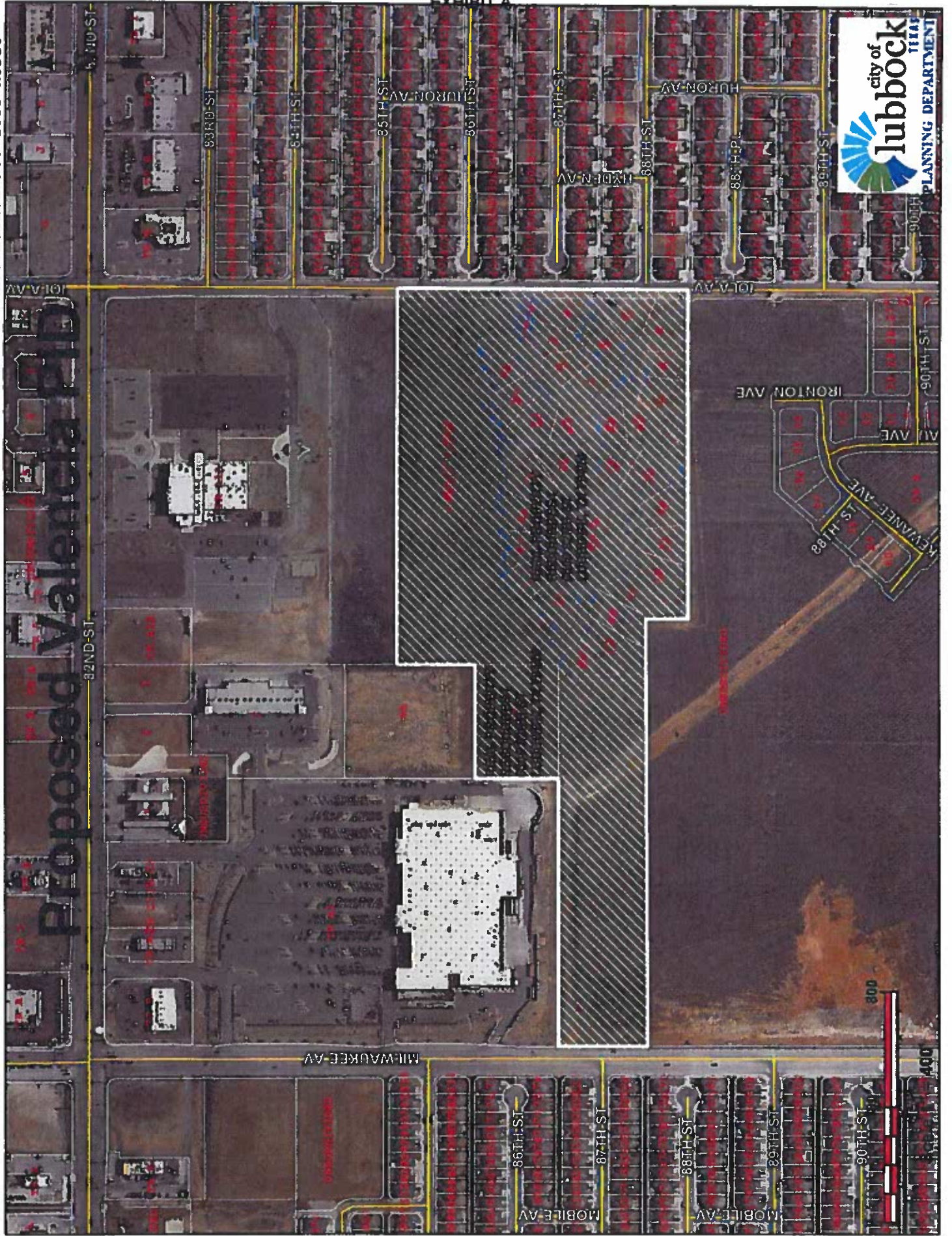


EXHIBIT A

Exhibit B
City of Lubbock, TX
Finance Department
Valencia Public Improvement District
Proposed 2024 Service and Assessment Plan

Method of Assessment

- * Properties will be assessed based on the City's 2024 "net taxable value" as established by the Lubbock Central Appraisal District and submitted to the City under Tax Code Section 26.04.
- * Assessment rate will be \$0.18/\$100 valuation.
- * All property will be assessed based on the final 2024 "net taxable value".

Service Plan

	Adopted Budget	Proposed Budget	Projected				Totals
			2024	2025	2026	2027	2028
Tax Year							
Property Values (Taxable Values)	40,481,949	43,932,242		44,854,819	45,796,770	46,758,502	47,740,431
Discounted Property Values (95%)	38,457,852	41,735,630		42,612,078	43,506,932	44,420,577	45,353,409
	2023-24	2024-25		2025-26	2026-27	2027-28	2028-29
Fiscal Year Revenues							
Interest Earnings	\$ 3,037	3,397		3,407	3,418	3,429	3,442
Assessment @ \$0.18	69,224	75,124		76,702	78,312	79,957	81,636
Total	\$ 72,261	78,521		80,109	81,730	83,386	85,078
							Totals
							\$ 20,130
							460,956
							\$ 481,085
Expense							
Park & Entrance Maintenance	\$ 31,930	35,000		35,700	36,414	37,142	37,885
Repairs	5,000	5,000		5,100	5,202	5,306	5,412
Public Improvement Projects	10,000	13,000		13,260	13,525	13,796	14,072
Park Equipment Maintenance	1,600	1,600		1,632	1,665	1,698	1,732
Electric Costs	3,500	2,500		2,550	2,601	2,653	2,706
Water Cost	3,080	2,500		2,550	2,601	2,653	2,706
Administrative Costs	12,338	12,091		12,333	12,579	12,831	13,088
Annual Operation Cost	7,163	6,550		6,681	6,815	6,951	7,090
Total	\$ 74,611	78,241		79,806	81,402	83,030	84,691
							\$ 41,249
							\$ 481,780
Cash Reserve							
	\$ 97,064	97,344		97,647	97,976	98,332	98,719
							\$ 98,719

- * Property Value growth rate = 2.1% annually
- **Expense growth rate = 2% annually

Assessment Information for \$100,000 Home = \$180

Exhibit C
Lubbock, TX
Finance Department
Valencia PID
Tax Year 2024 Preliminary Assessment Roll

Property ID	Owner Name	Owner Address	Property Address	Property Legal Description	Prel. Taxable Value	Estimated 2024 Assessment
R319343	RITCHIE KERRY & STEPHANIE	6101 87TH ST LUBBOCK, TX 79424	6101 87TH ST, LUBBOCK, TX 79424	VALENCIA L 1	616,074	1,108.93
R319344	WILSON LIVING TRUST	WILSON BILL J & COY B CO TRUSTEES 6103 87TH ST LUBBOCK, TX 79424	6103 87TH ST, LUBBOCK, TX 79424	VALENCIA L 2	561,087	1,009.96
R319345	DENZER, CARL	6105 87TH ST LUBBOCK, TX 79424-5507	6105 87TH ST, LUBBOCK, TX 79424	VALENCIA L 3	658,923	1,186.06
R319346	BETENBOUGH RON & CONNIE	6107 87TH ST LUBBOCK, TX 79424-5507	6107 87TH ST, LUBBOCK, TX 79424	VALENCIA L 4	533,743	960.74
R319347	ANDERSON L E & DIANA P	8714 IRONTON AVE LUBBOCK, TX 79424	8714 IRONTON AVE, LUBBOCK, TX 79424	VALENCIA L 5	607,165	1,092.90
R319348	RHOADES SHANNON & WENDEE	8712 IRONTON AVE LUBBOCK, TX 79424-5803	8712 IRONTON AVE, LUBBOCK, TX 79424	VALENCIA L 6	593,297	1,067.93
R319349	LUSK COREY A & ROXANN	8710 IRONTON AVE LUBBOCK, TX 79424	8710 IRONTON AVE, LUBBOCK, TX 79424	VALENCIA L 7	618,373	1,113.07
R319350	WINTERS GEORGE W & CAROLYN K	8708 IRONTON AVE LUBBOCK, TX 79424	8708 IRONTON AVE, LUBBOCK, TX 79424	VALENCIA L 8	493,130	887.63
R319351	MC DANIEL MICHAEL & ROXANNE	8706 IRONTON AVE LUBBOCK, TX 79424-5803	8706 IRONTON AVE, LUBBOCK, TX 79424	VALENCIA L 9	535,330	963.59
R319352	JOHNSTON JEFFREY & KALEE	8704 IRONTON AVE LUBBOCK, TX 79424	8704 IRONTON AVE, LUBBOCK, TX 79424	VALENCIA L 10	618,712	1,113.68
R319353	TULLIS RODNEY D & DEBORA	8702 IRONTON AVE LUBBOCK, TX 79424	8702 IRONTON AVE, LUBBOCK, TX 79424	VALENCIA L 11	593,719	1,068.69
R319354	CORDOVA RICARDO & JULIANA	6113 87TH ST LUBBOCK, TX 79424	6113 87TH ST, LUBBOCK, TX 79424	VALENCIA L 13	716,944	1,290.50
R319355	JORDAN JAMES R & YVETTE	6115 87TH ST LUBBOCK, TX 79424	6115 87TH ST, LUBBOCK, TX 79424	VALENCIA L 14	531,026	955.85
R319356	LANCET, WILLIAM H & RITA	6117 87TH ST LUBBOCK, TX 79424	6117 87TH ST, LUBBOCK, TX 79424	VALENCIA L 15	557,682	1,003.83
R319357	BABB FRANKLYN C & JANET R	6119 87TH ST LUBBOCK, TX 79424	6119 87TH ST, LUBBOCK, TX 79424	VALENCIA L 16	624,584	1,124.25
R319358	BHENDE, KISHOR	12708 SUNSET RIDGE PL NE ALBUQUERQUE, NM 87111	6121 87TH ST, LUBBOCK, TX 79424	VALENCIA L 17	86,190	155.14
R319359	BURNS JOHN E III & MARIANNE	6123 87th ST LUBBOCK, TX 79424	6123 87TH ST, LUBBOCK, TX 79424	VALENCIA L 18	676,163	1,217.09
R319360	SHENG JAMES J & YING ZHANG	6125 87TH ST LUBBOCK, TX 79424	6125 87TH ST, LUBBOCK, TX 79424	VALENCIA L 19	534,710	962.48
R319361	LEHMAN ROBIN & GREGGORY	6127 87TH ST LUBBOCK, TX 79424	6127 87TH ST, LUBBOCK, TX 79424	VALENCIA L 20	512,576	922.64
R319362	JOHIL REALTY PARTNERSHIP LTD	5607 109TH ST LUBBOCK, TX 79427	6122 87TH ST, LUBBOCK, TX 79424	VALENCIA L 21	98,220	176.80
R319363	NEITSCH ROGER G (TOD) & CYNTHIA A (TOD)	6120 87TH ST LUBBOCK, TX 79424	6120 87TH ST, LUBBOCK, TX 79424	VALENCIA L 22	487,483	877.47
R319364	HARTMAN ROWDY C & ELIZABETH N	6118 87TH ST LUBBOCK, TX 79424	6118 87TH ST, LUBBOCK, TX 79424	VALENCIA L 23	548,963	988.13
R319365	XU, KE TOM	6116 87TH ST LUBBOCK, TX 79424	6116 87TH ST, LUBBOCK, TX 79424	VALENCIA L 24	634,936	1,142.88
R319366	JACKSON JONATHAN A & AMANDA L	6114 87TH ST LUBBOCK, TX 79424	6114 87TH ST, LUBBOCK, TX 79424	VALENCIA L 25	697,253	1,255.06
R319367	KUEHLER RONALD & APRIL	6112 87TH ST LUBBOCK, TX 79424	6112 87TH ST, LUBBOCK, TX 79424	VALENCIA L 26	517,641	931.75
R319368	SKEENS SHANE & LISA	6108 87TH ST LUBBOCK, TX 79424	6108 87TH ST, LUBBOCK, TX 79424	VALENCIA L 27	531,385	956.49
R319369	FOY, JAMES CHARLES	6106 87TH ST LUBBOCK, TX 79424	6106 87TH ST, LUBBOCK, TX 79424	VALENCIA L 28	582,798	1,049.04
R319370	DEVULT, TERRY	6104 87TH ST LUBBOCK, TX 79424	6104 87TH ST, LUBBOCK, TX 79424	VALENCIA L 29	585,215	1,053.39
R319371	FREEMAN RICKY & KIMBERLY	6102 87TH ST LUBBOCK, TX 79424	6102 87TH ST, LUBBOCK, TX 79424	VALENCIA L 30	561,149	1,010.07
R319372	MADHAVARAM, SREEDHAR	6111 87TH ST LUBBOCK, TX 79424	6111 87TH ST, LUBBOCK, TX 79424	VALENCIA L 12	550,448	990.81
R320815	BETENBOUGH HOMES LLC	6305 82ND ST LUBBOCK, TX 79424-3681	6124 87TH ST, LUBBOCK, TX 79424	VALENCIA TR A	24,544	44.18
R320816	BETENBOUGH HOMES LLC	6305 82ND ST LUBBOCK, TX 79424-3681	8602 IOLA AVE, LUBBOCK, TX 79424	VALENCIA TR B	627	1.13

Exhibit C
Lubbock, TX
Finance Department
Valencia PID
Tax Year 2024 Preliminary Assessment Roll

Property ID	Owner Name	Owner Address	Property Address	Property Legal Description	Prel. Taxable Value	Estimated 2024 Assessment
R323451	HATCHETT, WILLIAM G	5124 82ND ST LUBBOCK, TX 79424	8605 MILWAUKEE AVE, LUBBOCK, TX 79424	VALENCIA OFFICE PA	848,642	1,527.56
R323452	LEONARDO P B HOLDINGS LLC	2204 ITHACA AVE LUBBOCK, TX 79410	MILWAUKEE AVE, LUBBOCK, TX 79424	VALENCIA OFFICE PA	168,000	302.40
R323453	THIRTEEN IS LUCKY FOR ME LLC	8705 MILWAUKEE AVE LUBBOCK, TX 79424-0940	8705 MILWAUKEE AVE, LUBBOCK, TX 79424	VALENCIA OFFICE PA	930,201	1,674.36
R327440	BLACKWELL DANNY CRAIG & MARY C	6102 86TH ST LUBBOCK, TX 79424-6864	6102 86TH ST, LUBBOCK, TX 79424	VALENCIA L 31	375,281	675.51
R327441	ALFARO JOSE & AMPARO	6104 86TH ST LUBBOCK, TX 79424	6104 86TH ST, LUBBOCK, TX 79424	VALENCIA L 32	468,109	842.60
R327442	JOHNSON RYANN & HOLLY	6106 86TH ST LUBBOCK, TX 79424	6106 86TH ST, LUBBOCK, TX 79424	VALENCIA L 33	411,805	741.25
R327443	FLEEMAN, SHANE	6108 86TH ST LUBBOCK, TX 79424	6108 86TH ST, LUBBOCK, TX 79424	VALENCIA L 34	639,390	1,150.90
R327444	LEAMON ALEXANDER M & MORGANN E	6110 86TH ST LUBBOCK, TX 79424	6110 86TH ST, LUBBOCK, TX 79424	VALENCIA L 35	377,143	678.86
R327445	STERLING, RILEY WARREN	6112 86TH ST LUBBOCK, TX 79424	6112 86TH ST, LUBBOCK, TX 79424	VALENCIA L 36	388,967	700.14
R327446	CAMPBELL JAMES & BRENDA	6114 86TH ST LUBBOCK, TX 79424	6114 86TH ST, LUBBOCK, TX 79424	VALENCIA L 37	344,357	619.84
R327447	BONHAM, SUSAN	6116 86TH ST LUBBOCK, TX 79424-6864	6116 86TH ST, LUBBOCK, TX 79424	VALENCIA L 38	361,793	651.23
R327448	GREENLEE ERIC T & LINDSAY R	6118 86TH ST LUBBOCK, TX 79424-6864	6118 86TH ST, LUBBOCK, TX 79424	VALENCIA L 39	333,897	601.01
R327449	THOMSON SYLVIA & CARROL	6120 86TH ST LUBBOCK, TX 79424	6120 86TH ST, LUBBOCK, TX 79424	VALENCIA L 40	332,755	598.96
R327450	BRODIE BLAKE M & JORDYN LYN	6122 86TH ST LUBBOCK, TX 79424	6122 86TH ST, LUBBOCK, TX 79424	VALENCIA L 41	371,102	667.98
R327451	BORDOVSKY, JASON	6124 86TH ST LUBBOCK, TX 79424	6124 86TH ST, LUBBOCK, TX 79424	VALENCIA L 42	345,200	621.36
R327452	VAN DEN ACRE LISA J & WILLIAM R	6126 86TH ST LUBBOCK, TX 79424	6126 86TH ST, LUBBOCK, TX 79424	VALENCIA L 43	350,027	630.05
R327453	KIRK BRANDON & BRITTNI	6128 86TH ST LUBBOCK, TX 79424	6128 86TH ST, LUBBOCK, TX 79424	VALENCIA L 44	353,938	637.09
R327454	ARANT RUVAL D & BECKY	6130 86TH ST LUBBOCK, TX 79424	6130 86TH ST, LUBBOCK, TX 79424	VALENCIA L 45	336,773	606.19
R327455	CLEMMONS DORIS A & JIMMY R	6132 86TH ST LUBBOCK, TX 79424	6132 86TH ST, LUBBOCK, TX 79424	VALENCIA L 46	336,628	605.93
R327456	BROOKS LESLEY JO & JENNIFER LYNNE	6134 86TH ST LUBBOCK, TX 79424	6134 86TH ST, LUBBOCK, TX 79424	VALENCIA L 47	430,547	774.98
R327457	TUCKER WESTIN WADE & MEGAN	6136 86TH ST LUBBOCK, TX 79424-6864	6136 86TH ST, LUBBOCK, TX 79424	VALENCIA L 48	489,428	880.97
R327458	DEWEY MATTHEW & DESIREE	6138 86TH ST LUBBOCK, TX 79424	6138 86TH ST, LUBBOCK, TX 79424	VALENCIA L 49	698,685	1,257.63
R327459	THARNISH TONY A & ANGELA VALDERAZ	6140 86TH ST LUBBOCK, TX 79424	6140 86TH ST, LUBBOCK, TX 79424	VALENCIA L 50	457,135	822.84
R327460	BURKHARDT JEFFREY H & ELIZABETH C	8602 KIRBY AVE LUBBOCK, TX 79424	8602 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 51	484,953	872.92
R327461	MASSIE SHAWN & JENA	8604 KIRBY AVE LUBBOCK, TX 79424	8604 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 52	455,578	820.04
R327462	HOWARD, KATEY LOREN	8606 KIRBY AVE LUBBOCK, TX 79424	8606 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 53	397,050	714.69
R327463	WASHBURN NATHANIEL & KAYTLAN	8608 KIRBY AVE LUBBOCK, TX 79424	8608 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 54	408,557	735.40
R327464	CANO BRENDA & ESTATE OF ZENON CANO	8610 KIRBY AVE LUBBOCK, TX 79424	8610 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 55	515,487	927.88
R327465	OSBORNE CONNER & JANNIN MACIAS	8612 KIRBY AVE LUBBOCK, TX 79424	8612 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 56	501,001	901.80
R327466	GOMEZ GEORGIA ANN & ADAN R JR	6302 87TH ST LUBBOCK, TX 79424-5065	6302 87TH ST, LUBBOCK, TX 79424	VALENCIA L 57	393,905	709.03
R327467	SCHWARTZ WILLIAM C & DEANNA E	6304 87TH ST LUBBOCK, TX 79424	6304 87TH ST, LUBBOCK, TX 79424	VALENCIA L 58	312,619	562.71
R327468	MORENO, PEDRO P	6306 87TH ST LUBBOCK, TX 79424	6306 87TH ST, LUBBOCK, TX 79424	VALENCIA L 59	326,953	588.52

Exhibit C
Lubbock, TX
Finance Department
Valencia PID
Tax Year 2024 Preliminary Assessment Roll

Property ID	Owner Name	Owner Address	Property Address	Property Legal Description	Prel. Taxable Value	Estimated 2024 Assessment
R327469	WILLIAMS KALLIE K & KEN D	6308 87TH ST LUBBOCK, TX 79424	6308 87TH ST, LUBBOCK, TX 79424	VALENCIA L 60	330,462	594.83
R327470	MAXSON, TROY	6310 87TH ST LUBBOCK, TX 79424	6310 87TH ST, LUBBOCK, TX 79424	VALENCIA L 61	306,797	552.23
R327471	ANDERSON SCOTT A & TERI L	6312 87TH ST LUBBOCK, TX 79424	6312 87TH ST, LUBBOCK, TX 79424	VALENCIA L 62	368,614	663.51
R327472	SINGH, SUKHBIR	6314 87TH ST LUBBOCK, TX 79424	6314 87TH ST, LUBBOCK, TX 79424	VALENCIA L 63	330,185	594.33
R327473	SANDERS, DENISE	6316 87TH ST LUBBOCK, TX 79424	6316 87TH ST, LUBBOCK, TX 79424	VALENCIA L 64	331,393	596.51
R327474	MARTIN MICHAEL E & JOELLA L	6318 87TH ST LUBBOCK, TX 79424	6318 87TH ST, LUBBOCK, TX 79424	VALENCIA L 65	369,124	664.42
R327475	YAN, YING	6320 87TH ST LUBBOCK, TX 79424	6320 87TH ST, LUBBOCK, TX 79424	VALENCIA L 66	321,878	579.38
R327476	SHORT JEFFREY & LESLIE	6322 87TH ST LUBBOCK, TX 79424	6322 87TH ST, LUBBOCK, TX 79424	VALENCIA L 67	331,988	597.58
R327477	ZHOU, WENXU	6321 87TH ST LUBBOCK, TX 79424	6321 87TH ST, LUBBOCK, TX 79424	VALENCIA L 68	371,088	667.96
R327478	SANCHEZ, MIRIAM	6319 87TH ST LUBBOCK, TX 79424	6319 87TH ST, LUBBOCK, TX 79424	VALENCIA L 69	327,875	590.18
R327479	MONTGOMERY, AUGUST	6317 87TH ST LUBBOCK, TX 79424	6317 87TH ST, LUBBOCK, TX 79424	VALENCIA L 70	338,084	608.55
R327480	TIVIS, TIM	6315 87TH ST LUBBOCK, TX 79424	6315 87TH ST, LUBBOCK, TX 79424	VALENCIA L 71	335,287	603.52
R327481	GILL JAMES T & BETTY J	6313 87TH ST LUBBOCK, TX 79424	6313 87TH ST, LUBBOCK, TX 79424	VALENCIA L 72	368,597	663.47
R327482	ZHANG, RAN	6311 87TH ST LUBBOCK, TX 79424	6311 87TH ST, LUBBOCK, TX 79424	VALENCIA L 73	337,318	607.17
R327483	ROPER MICHAEL LEE & BRITTANY	6309 87TH ST LUBBOCK, TX 79424	6309 87TH ST, LUBBOCK, TX 79424	VALENCIA L 74	341,030	613.85
R327484	VAUGHN, TONI	6307 87th ST LUBBOCK, TX 79424	6307 87TH ST, LUBBOCK, TX 79424	VALENCIA L 75	323,706	582.67
R327485	GRIGGS, JONI	6305 87TH ST LUBBOCK, TX 79424-5066	6305 87TH ST, LUBBOCK, TX 79424	VALENCIA L 76	312,357	562.24
R327486	DIXON, GREGORY LYNN	6303 87TH ST LUBBOCK, TX 79424	6303 87TH ST, LUBBOCK, TX 79424	VALENCIA L 77	400,621	721.12
R327487	ZHAO TI & YUJIAO ZU	6301 87TH ST LUBBOCK, TX 79424	6301 87TH ST, LUBBOCK, TX 79424	VALENCIA L 78	344,323	619.78
R327488	RHOADS RICHARD G & LYNETTE TRUST	RICHARD G & JENNIE L RHOADS TRUSTEES PO BOX 2899 ROSWELL, NM 88202-2899	8611 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 79	325,363	585.65
R327489	MCGEE ZACHARY & MEAGAN	8609 KIRBY AVE LUBBOCK, TX 79424	8609 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 80	440,867	793.56
R327490	GARRETT JASON R & RAQUEL R	8607 KIRBY AVE LUBBOCK, TX 79424	8607 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 81	487,505	877.51
R327491	DAWODU MICHAEL &	CAISHA DARTHARD-DAWODU 8605 KIRBY AVE LUBBOCK, TX 79424	8605 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 82	359,531	647.16
R327492	LEWIS ROLAND C III & APRIL M	8603 KIRBY AVE LUBBOCK, TX 79424	8603 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 83	365,709	658.28
R327493	IVEY MICHAEL & JENNY	8601 KIRBY AVE LUBBOCK, TX 79424	8601 KIRBY AVE, LUBBOCK, TX 79424	VALENCIA L 84	572,463	1,030.43
R327494	DREW RICHARD I & ROWENA R	6131 86TH ST LUBBOCK, TX 79424	6131 86TH ST, LUBBOCK, TX 79424	VALENCIA L 85	352,984	635.37
R327495	WINDHAM MCCLINTON & ALEXANDRA	6129 86TH ST LUBBOCK, TX 79424	6129 86TH ST, LUBBOCK, TX 79424	VALENCIA L 86	378,399	681.12
R327496	OCANAS ROCKY & JESSICA	6127 86TH ST LUBBOCK, TX 79423	6127 86TH ST, LUBBOCK, TX 79424	VALENCIA L 87	371,266	668.28
R327497	LEAMON MICHAEL W & SHERI L	1700 COUNTY ROAD 1106 ATHENS, TX 75751	6125 86TH ST, LUBBOCK, TX 79424	VALENCIA L 88	427,978	770.36
R327498	CASTRO, ABEL, Jr	6123 86TH ST LUBBOCK, TX 79424	6123 86TH ST, LUBBOCK, TX 79424	VALENCIA L 89	434,545	782.18
R327499	MIDGETT ANDREW SCOTT & SHELLY JO	6121 86TH ST LUBBOCK, TX 79424	6121 86TH ST, LUBBOCK, TX 79424	VALENCIA L 90	460,462	828.83

Exhibit C
Lubbock, TX
Finance Department
Valencia PID
Tax Year 2024 Preliminary Assessment Roll

Property ID	Owner Name	Owner Address	Property Address	Property Legal Description	Prel. Taxable Value	Estimated 2024 Assessment
R327500	DAUGHTRY ROBIN & KIMBERLY MILLER	6119 86TH ST LUBBOCK, TX 79424	6119 86TH ST, LUBBOCK, TX 79424	VALENCIA L 91	373,576	672.44
R327501	DOAN JENNIFER & PHAN N NGUYEN	6117 86TH ST LUBBOCK, TX 79424	6117 86TH ST, LUBBOCK, TX 79424	VALENCIA L 92	393,631	708.54
R327502	RANDALL DAVID & JENNIFER	6115 86TH ST LUBBOCK, TX 79424	6115 86TH ST, LUBBOCK, TX 79424	VALENCIA L 93	378,122	680.62
R327503	LOWRY REBECCA & KATIE	6113 86TH ST LUBBOCK, TX 79424	6113 86TH ST, LUBBOCK, TX 79424	VALENCIA L 94	335,828	604.49
R327504	RIEKEN, KASEY	6111 86TH ST LUBBOCK, TX 79424	6111 86TH ST, LUBBOCK, TX 79424	VALENCIA L 95	322,671	580.81
R327505	LILLEY JASON & MICHELLE	6109 86TH ST LUBBOCK, TX 79424	6109 86TH ST, LUBBOCK, TX 79424	VALENCIA L 96	353,555	636.40
R327506	LARSON ROBERT & DEBRA	6107 86TH ST LUBBOCK, TX 79424	6107 86TH ST, LUBBOCK, TX 79424	VALENCIA L 97	410,467	738.84
R327507	SUGGS BILLY & IRENE	6105 86TH ST LUBBOCK, TX 79424	6105 86TH ST, LUBBOCK, TX 79424	VALENCIA L 98	348,753	627.76
R327508	GARNETT JOHN EDWARD ESTATE TR & GRACIE	FAIRY GRACE GARNETT TRUSTEE 6103 86TH STREET LUBBOCK, TX 79424	6103 86TH ST, LUBBOCK, TX 79424	VALENCIA L 99	351,213	632.18
R327509	FREE-BROWN, STEPHANIE	6101 86TH ST LUBBOCK, TX 79424-6865	6101 86TH ST, LUBBOCK, TX 79424	VALENCIA L 100	462,970	833.35
					45,635,081	82,142.25

Valencia Public Improvement District
Public Hearing for the Review of the Assessment Rate
August 27, 2024 | 2:00 P.M.

Citizens Tower Council Chamber | 1314 Avenue K, Lubbock, TX 79401

Please take notice that on August 27, 2024, at 2:00 P.M., the City Council of Lubbock, Texas, will conduct a public hearing in the City Council Chamber of Citizens Tower at 1314 Avenue K, Lubbock, TX 79401. The purpose of this hearing is to consider the 2024 assessment rate for property owners in the Valencia Public Improvement District ("District") pursuant to Chapter 372 of the Texas Local Government Code (The "Act").

All interested persons will be given the opportunity to appear and be heard at such public hearing. Written or oral objections will be considered. The Assessment Roll will be available for viewing in the Business Development Department on the 9th Floor of Citizens Tower after August 8, 2024.

The following information is hereby provided concerning the matters to be considered at such hearing:

Nature of the Services and Improvements: The general nature of the proposed public improvements is: (i) the design, construction and maintenance of Parks and greens together with any ancillary structures, features or amenities such as playgrounds, athletic facilities, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein along with all necessary grading, drainage, and similar infrastructure involved in the maintenance of such parks and greens; landscaping, hardscape and irrigation; and (ii) costs of establishing, administering and operating the District. The District is to supplement and enhance services within the District, but not replace or supplant existing City services provided within the District.

Estimated Cost of the Services and Improvements: The total estimated cost of services provided by the District is estimated at \$407,170 over the next five years. The estimated annual cost rises from \$78,241 in FY 2024-25 to \$84,691 in FY 2028-29. The District shall not incur bonded indebtedness. The costs are based on a proposed assessment rate of \$0.18 per \$100.00 of valuation through tax year 2028.

Boundaries: The District is located wholly within the City of Lubbock, Texas. The Valencia Public Improvement generally covers a portion of an area in the City of Lubbock, Lubbock County, Texas, generally bounded by 85th Street on the north, 88th Place on the south, Iola Avenue on the east, and Milwaukee Avenue on the west. A detailed map of the District and a legal description, as well as the Assessment Roll, is available in the Business Development Department on the 9th Floor of Citizens Tower.

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.**

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/12/2024 11:52 AM
FEE: \$137.00
2024036991