



DAVID L. EARL
ATTORNEY AT LAW/SHAREHOLDER
JOHNATHAN L. EARL
ATTORNEY AT LAW/SHAREHOLDER
JEFFREY L. EARL
ATTORNEY AT LAW/SHAREHOLDER

September __, 2024

City of Corpus Christi, Texas
1201 Leopard St.
Corpus Christi, Texas 78401

RE: Application for a new public improvement district to be called the “Mirabella Public Improvement District”

Dear Honorable Mayor and City Council Members of the City of Corpus Christi, Texas,

Attached please find an application for a new public improvement district to be called the “Mirabella Public Improvement District” (“PID”) to encompass approximately 297.148 acres, more or less, of property currently located in the extraterritorial jurisdiction of the City of Corpus Christi, Texas (“Subject Property”)(“City”). Petitioner(s) are seeking to further development of the Subject Property with the benefit(s) of a PID and in doing so, hope to benefit the community, allow for the construction of public infrastructure, and assist in a coordinated effort to increase the availability of housing within the City and Nueces County. This PID application is likewise accompanied by relevant documentation required by the City’s PID Policy.

We greatly appreciate your review of the following and should you have any questions or requests for clarification regarding the application, please feel free to contact me at the information provided below or by email at jeff@earl-law.com.

Respectfully,

EARL & ASSOCIATES, P.C.

By: *Jeffrey L. Earl*
Printed Name: Jeffrey L. Earl, Attorney at Law



APPLICATION FOR A NEW PUBLIC IMPROVEMENT DISTRICT
TO BE CALLED

MIRABELLA PUBLIC IMPROVEMENT DISTRICT

Prepared By:

Earl & Associates, P.C.
10007 Huebner Road, Suite 303
San Antonio, Texas 78240
Tel: (210) 868-6500

September 2024

PID APPLICATION FOR THE MIRABELLA PUBLIC IMPROVEMENT DISTRICT

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Attachment “A” – PID Petition

Attachment “B” – Copy of Preliminary Financing Plan and Additional Information

Attachment “C” – Copy of Feasibility Study

ATTACHMENT A
PID PETITION

ATTACHMENT B
PRELIMINARY FINANCING PLAN

ATTACHMENT C
FEASIBILITY STUDY