

NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS
REGARDING THE PROPOSED POINTE VISTA PROJECT PLAN

Pursuant to the Oklahoma Local Development Act, 62 O.S. §850 *et seq* (the "Act"), notice is hereby given to all interested persons that the Board of County Commissioners of Marshall County, Oklahoma will hold two public hearings regarding the Pointe Vista Project Plan (the "Project Plan") and the proposed Increment District No. 1, Marshall County, ("Increment District No. 1"), a sales tax increment district, Increment District No. 2, Marshall County, ("Increment District No. 2"), a property and lodging tax increment district, Increment District No. 3, Marshall County, (Increment District No. 3"), a sales tax increment district, Increment District No. 4, Marshall County, (Increment District No. 4"), a property and lodging tax increment district, Increment District No. 5, Marshall County, ("Increment District No. 5"), a sales tax increment district, and Increment District No. 6, Marshall County, (Increment District No. 6"), a property and lodging tax increment district (Increment Districts No. 1, No. 2, No. 3, No. 4, No. 5, and No. 6, collectively, the "Increment Districts").

The first hearing will be held at Large Expo, 11545 US-70, Madill OK 73446 and will begin no later than 6:00 PM on May 5, 2025. The purpose of the first hearing shall be to provide information and answer questions regarding the proposed Project Plan and Increment Districts. The second hearing will be held at Large Expo, 11545 US-70, Madill OK 73446 and will begin no later than 6:00 PM on May 19, 2025, and shall be for the purpose of giving members of the public an opportunity to be heard before any votes are taken concerning the proposed Project Plan and the Increment Districts.

The proposed Project Plan establishes the Increment Districts in support of a project by Marshall County to provide an economic structure and funding mechanism authorized by the Act for the local public investment and improvements necessary to stimulate private investment for a recreational and tourism development located in an unincorporated portion of Marshall County adjacent to Lake Texoma, which, if developed in accordance with the Project Plan, include residential, retail, hotel, rentable condo/villa residences, water features and water parks, family entertainment centers, a wastewater treatment and water treatment facilities and other recreational amenities. Public funding will be generated by the implementation of the Increment Districts and provision of assistance in development financing to the project. Incremental increases in sales tax, lodging tax, and property tax generated within the boundaries of the Increment District are the sole revenue source for financing the proposed development described in the Project Plan. The Increment Districts will not impose any new sales, lodging, or property taxes other than those currently in existence in Increment Districts. The Increment Districts will not increase any existing sales, lodging, or property taxes currently in existence in the Increment Districts. No bonds, notes, or other debt instruments of Marshall County will be issued in support of the Project Plan. No current general fund revenues will be used for assistance in development finance payments under the Project Plan.

A copy of this notice as well as a draft of the proposed Project Plan, which was unanimously approved by the Marshall County TIF Review Committee on April 7, 2025, may be reviewed by any person interested at the County Commissioners' Office located in the Marshall County Courthouse, 100 Plaza, Madill, Oklahoma 73446, during regular business hours or accessed online at <https://marshall.okcounties.org/>.

A map illustrating the boundaries of the proposed Project Area and each of the proposed Increment Districts and the legal descriptions of the same are depicted and described in the exhibits attached hereto.

olsson

NORTHEAST CORNER OF
THE NORTHWEST QUARTER OF
SECTION 10
T-5S, R-6E

TIF FUNDING
AREA

MARSHALL-BRYAN
COUNTY LINE

SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
SECTION 9
T-7-S, R-5-E

¹ David Ray Watson, a Licensed Professional Land Surveyor in the State of Oklahoma, certifies that the mathematical description is a true representation of the property described and meets the minimum technical standards for land surveying of the State of Oklahoma.

DISCLAIMER: This proposed boundary and associated description depend on this sketch as meant for informational purposes only and not for encumbrance of property as some lines may change due to current and future design projects. This sketch is not a boundary survey and does not meet the requirements for a property boundary survey in the State of Oklahoma and should not be used to locate or mark property lines or convey property. Any use of this sketch other than the above is the sole responsibility of that party and not the responsibility of the author.

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 Central Registry Bureau
 Date _____

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DATE: Apr 08, 2025, 3:08pm USER: mason

HEET
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OKLAHOMA	2025
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REVISIONS

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