

**RESOLUTION NO. 2025-43**

**A RESOLUTION OF THE CITY OF MANOR, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE MUSTANG VALLEY PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL; CALLING FOR NOTICE OF A PUBLIC HEARING FOR DECEMBER 3, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #1 OF THE MUSTANG VALLEY PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE SAID PROPOSED ASSESSMENT ROLL AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS RELATED TO THE FOREGOING**

**RECITALS**

**WHEREAS**, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Manor, Texas (the "City") to create a public improvement district within the City and its extraterritorial jurisdiction; and

**WHEREAS**, on June 7, 2023, the City Council conducted a public hearing to consider a petition received by the City on June 14, 2022, titled "Petition to Establish Public Improvement District," requesting the creation of a public improvement district; and

**WHEREAS**, on June 7, 2023, after due notice and a public hearing, the City Council approved Resolution No. 2023-22 (the "Authorization Resolution"), authorizing, establishing and creating the Mustang Valley Public Improvement District (the "District") and determining the advisability of the improvement; and

**WHEREAS**, the City authorized the creation of the District and the issuance of up to \$28,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

**WHEREAS**, the anticipated levy and assessment amount for the Improvement Area #1 Projects (as defined in the Preliminary SAP) is approximately \$2,366,000.00, as referenced in Exhibit F-1 of the Preliminary SAP; and

**WHEREAS**, the City Council and the City staff have been presented a "Mustang Valley Public Improvement District Preliminary Service and Assessment Plan," including the proposed Improvement Area #1 Assessment Roll attached as Exhibit F-1 (the "Proposed Assessment Roll"), dated November 19, 2025 (the "Preliminary SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

**WHEREAS**, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District for the development of Improvement Area #1, and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in Improvement Area #1 of the District as determined by the method of assessment and apportionment chosen by the City; and

**WHEREAS**, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

**WHEREAS**, the Act requires that a public hearing (the "Assessment Hearing") be called to consider the Preliminary SAP and proposed assessments and requires the City Council to hear and pass on any objections to the Preliminary SAP and proposed assessments at, or on the adjournment of, the Assessment Hearing; and

**WHEREAS**, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS AS FOLLOWS:**

**SECTION 1.** The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** The City Council does hereby accept the Preliminary SAP, dated November 19, 2025, for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

**SECTION 3.** The City Council hereby determines that the total estimated costs of the Improvement Area #1 Projects are set forth in Exhibit C of the Preliminary SAP, which costs do include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

**SECTION 4.** The City Council's final determination and approval of the estimated costs of the Improvement Area #1 Projects, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include the final Improvement Area #1 Assessment Roll, after the properly noticed and held Assessment Hearing.

**SECTION 5.** The Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in Improvement Area #1 of the District, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

**SECTION 6.** The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

**SECTION 7.** The City Council hereby authorizes and calls a meeting and a public hearing (the Assessment Hearing as defined above) to be held on December 3, 2025 at 7:00 p.m. at City Hall, 105 E. Eggleston Street, Manor, Texas 78653, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within Improvement Area #1 of the District (which ordinance shall specify the method of payment of the assessments).

**SECTION 8.** The City Council hereby approves of, without exception, the publication by the City Secretary of the Assessment Hearing to be held on December 3, 2025, in substantially the form attached hereto as **Exhibit B**, in the November 21, 2025 edition of *The Manor Journal*, and incorporated herein for all purposes, a newspaper of general circulation in the City, before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

**SECTION 9.** When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail, or cause to be mailed, to owners of property liable for assessment notice of the Assessment Hearing to be held on December 3, 2025, as required by Section 372.016(c) of the Act.

**SECTION 10.** City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the December 3, 2025, meeting of the City Council.

**SECTION 11.** This Resolution shall become effective from and after its date of passage in accordance with law.

*[Remainder of this page intentionally left blank.]*

**PASSED AND APPROVED** on this the 19th day of November 2025.

**CITY OF MANOR, TEXAS**

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Dr. Christopher Harvey, Mayor

**ATTEST:**

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Lluvia T. Almaraz, City Secretary

[SIGNATURE PAGE – COST DETERMINATION RESOLUTION]

**EXHIBIT A**

**PRELIMINARY**  
**SERVICE AND ASSESSMENT PLAN**

## EXHIBIT B

### **NOTICE OF PUBLIC HEARING TO CONSIDER PROPOSED ASSESSMENTS TO BE LEVIED AGAINST PROPERTY LOCATED IN IMPROVEMENT AREA #1 OF THE MUSTANG VALLEY PUBLIC IMPROVEMENT DISTRICT**

**Date, Time, and Place of the Hearing:** Notice is hereby given that the City Council of the City of Manor, Texas, will hold a public hearing in the Council Chambers at City of Manor – City Hall, 105 E. Eggleston St., Manor, Texas, 78653 on December 3, 2025, at 7:00 p.m., to consider proposed assessments to be levied against the assessable property located in Improvement Area #1 of the Mustang Valley Public Improvement District (the “District”) pursuant to the provisions of Chapter 372, Texas Local Government Code. The meeting may also be viewed electronically. Please visit [www.manortx.gov](http://www.manortx.gov) for more detailed instructions on how to live-stream the meeting.

**General Nature of Public Improvements:** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) landscaping; (ii) erection of fountains, distinctive lighting, and signs; (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (iv) construction or improvement of pedestrian malls; (v) acquisition and installation of pieces of art; (vi) acquisition, construction or improvement of off-street parking facilities; (vii) acquisition, construction or improvement of water, wastewater or drainage facilities or improvements; (viii) the establishment or improvement of parks; (ix) projects similar to those listed in subsections (i) – (viii) above; (x) acquisition, by purchase or otherwise, of real property or contract rights in connection with an authorized improvement; (xi) special supplemental and maintenance services for improvement and promotion of the district, including services related to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (xii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (xi) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”). Improvement Area #1 is anticipated to include the acquisition, construction, and/or improvement of street, drainage, water and wastewater improvements, and related facilities, as well as the payment of costs associated with the public improvements described herein (the “Improvement Area #1 Projects”).

**Estimated Total Cost of Public Improvements:** The total cost of the public improvements to be funded by the District is approximately \$28,000,000.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the Authorized Improvements. The total estimated cost of the Improvement Area #1 Projects is expected to be \$7,025,972.00, including issuance and required reserves related to the proposed issuance of bonds, to fund the construction of the Improvement Area #1 Projects.

**District Boundaries:** The boundaries of the District include approximately 136.904 acres located in the city limits of the City of Manor, and situated in the northeast portion of Travis County along the western portion of FM 973, north of US Highway 290, approximately 18 miles northeast of the downtown central business district of Austin, Texas, as more particularly described by a metes and bounds description

available at Manor City Hall located at 105 E. Eggleston Street, Manor, Texas 78653 and available for public inspection and as generally depicted on Exhibit A attached hereto.

**Materials:** The field notes, a copy of the proposed service and assessment plan, and assessment rolls are available for inspection at Manor City Hall at 105 E. Eggleston St., Manor, Texas 78653.

All written and oral objections will be considered at the hearing.

## EXHIBIT A

