

**RESOLUTION NO. 2026-07**

**A RESOLUTION OF THE CITY OF MANOR, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY IMPROVEMENT AREA #5 OF THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL; CALLING FOR NOTICE OF A PUBLIC HEARING FOR APRIL 15, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #5 OF THE MANOR HEIGHTS 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 November 7, 2018, the City Council conducted a public hearing to consider a petition received by the City on September 10, 2018, titled "Petition for the Creation of a Public Improvement District to Finance Improvements to Manor Heights," requesting the creation of a public improvement district; and

**WHEREAS**, on November 7, 2018, after due notice and a public hearing, the City Council approved Resolution No. 2018-10 (the "Authorization Resolution"), authorizing, establishing and creating the Manor Heights Public Improvement District (the "District") and determining the advisability of the improvement; and

**WHEREAS**, the City Council authorized additional land to be added to the boundaries of the District pursuant to Resolution No. 2020-11, adopted by the City Council on October 7, 2020; and

**WHEREAS**, the City authorized the creation of the District and the issuance of up to \$30,000,000.00 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**, on May 5, 2021, by Ordinance No. 609, the City Council approved a Service and Assessment Plan (the "Original Service and Assessment Plan") for the District and levied assessments within the Major Improvement Area and Improvement Area #1-2 of the District for the costs of certain public improvements as authorized by the Act; and

**WHEREAS**, the City Council now desires to levy an additional assessment in Improvement Area #5 of the District to finance the costs of the Authorized Improvements constructed for the benefit of Improvement Area #5 of the District (the Improvement Area #5 Improvements"); and

**WHEREAS**, the anticipated levy and assessment amount for the Improvement Area #5 Improvements is approximately \$820,000.00, as referenced in Exhibit C of the Preliminary SAP; and

**WHEREAS**, the City Council and the City staff have been presented a "Manor Heights Public Improvement District 2026 Preliminary Amended and Restated Service and Assessment Plan," including the proposed Improvement Area #5 Assessment Roll attached as Exhibit I-1 (the Proposed Assessment Roll") dated April 1, 2026 (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 #5, and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in Improvement Area #5 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 April 1, 2026, 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 #5 Improvements are set forth in Exhibit C of the Preliminary SAP, which costs do include the payment of expenses incurred in the administration of Improvement Area #5 of the District.

**SECTION 4.** The City Council's final determination and approval of the estimated costs of the Improvement Area #5 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final 2026 Amended and Restated Service and Assessment Plan which will include the final Improvement Area #5 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 #5 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 April 15, 2026 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 #5 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 April 15, 2026, in substantially the form attached hereto as **Exhibit B**, in the April 3, 2026 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 April 15, 2026, 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 April 15, 2026, 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 1st day of April 2026.

**CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Dr. Christopher Harvey, Mayor

**ATTEST**

\_\_\_\_\_  
Lluvia T. Almaraz, City Secretary

**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 #5 OF THE MANOR HEIGHTS 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 April 15, 2026, at 7:00 p.m., to consider proposed assessments to be levied against the assessable property located in Improvement Area #5 of the Manor Heights 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) the establishment of parks and open space, together with the design, construction, and maintenance of any ancillary structures, features, or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction, and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating Improvement Area #5 of the District (the “Authorized Improvements”). The Authorized Improvements for Improvement Area #5 of the District are anticipated to include the construction, and/or improvement of water, wastewater, drainage, and roadway improvements, and related facilities, as well as the payment of costs associated with the public improvements described herein (the “Improvement Area #5 Improvements”).

**Estimated Total Cost of Public Improvements:** The total cost of the public improvements to be funded by the District is approximately \$30,000,000, including issuance and required reserves related to the issuance of bonds to fund the construction of the public improvements. The total cost Improvement Area #5 Improvements to be funded by the District is estimated to be approximately \$820,000.00. The exact amount will be provided in the approved service and assessment plan.

**District Boundaries:** The boundaries of the District include approximately 602.9 acres located along Old Kimbro Road, north of US Highway 290 (the “Property”). Improvement Area #5, comprised of approximately 33.285 acres, is located within the Property, as generally depicted on Exhibit A attached hereto.

**Materials:** The field notes, a copy of the proposed service and assessment plan, and assessment roll 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.

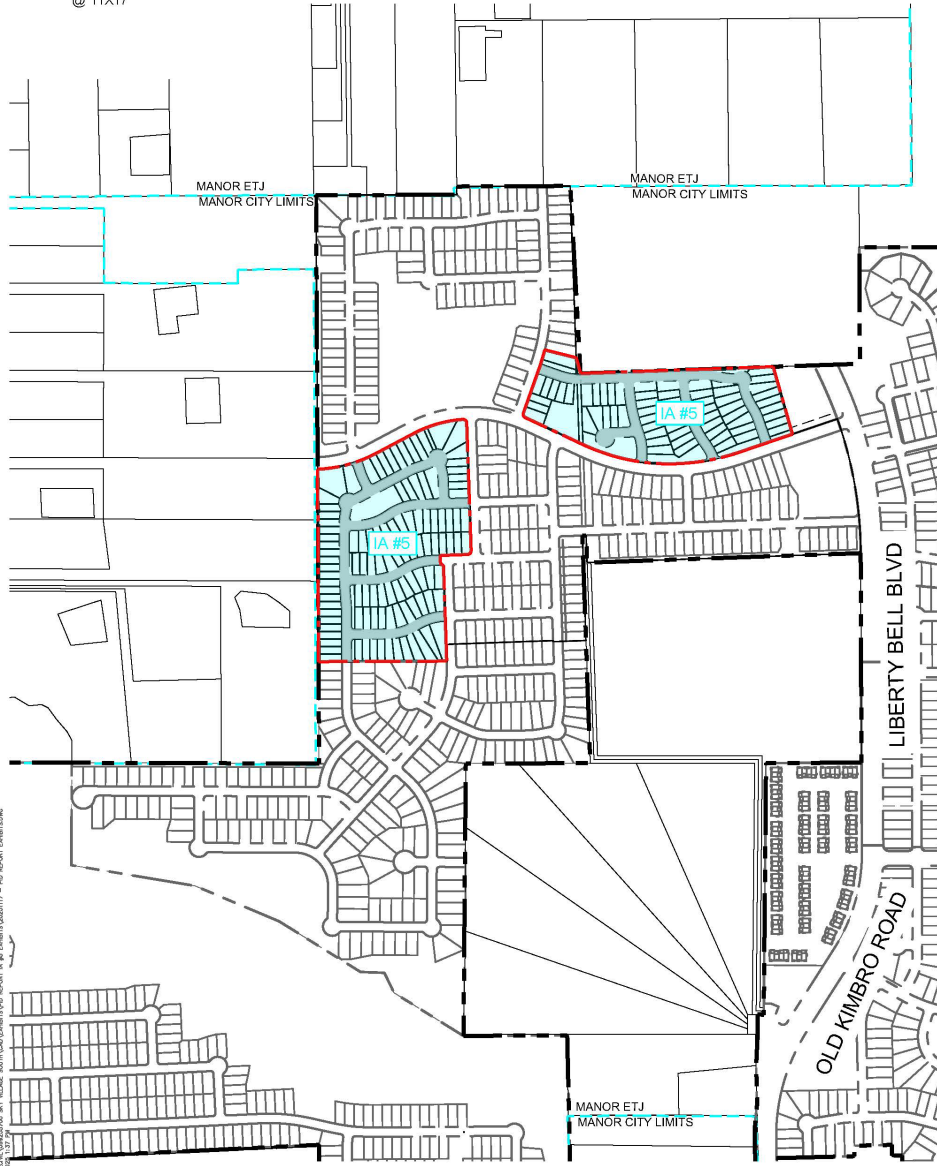
# EXHIBIT A



0 500' 1000'  
GRAPHIC SCALE 500'  
@ 11X17

## LEGEND

PROPERTY BOUNDARY	IMPROVEMENT AREA #5
IMPROVEMENT AREA #5 BOUNDARY	ROADWAY



BY: MANOR COUNTY, UTZ/2024.03.28 AM  
DATE: 2024.03.28 BY: TALLON BOUT/2024.03.28 AM  
PROJECT: W. OF COUNTRY/2024.03.28 AM - PD REPORT DRAFTING  
2024.03.28