

**ORDINANCE NO. 796**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR,  
TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE  
AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE ROSE  
HILL PUBLIC IMPROVEMENT DISTRICT INCLUDING THE  
COLLECTION OF THE 2025 ANNUAL INSTALLMENTS.**

**WHEREAS**, on June 25, 2003, the City of Manor City Council (the “City Council”) passed and approved Resolution No. 2003-15 (the “Original Creation Resolution”) authorizing the creation of the Rose Hill Public Improvement District (the “District”) in accordance with the Public Improvement District Assessment Act (the “Act”); and

**WHEREAS**, on July 16, 2003, the City Council adopted Ordinance No. 227 (“Original Assessment Ordinance”), which levied assessments on property located within the District to finance the authorized improvements for the benefit of the property in the District; and

**WHEREAS**, on September 20, 2006, the City adopted Resolution No. 2006-14 (the “Amended Resolution”) which added a certain 53.17 acres of land to the District and recalculated and established the assessment against lots located within the District; and

**WHEREAS**, on October 21, 2009, the City adopted and approved Ordinance No. 378 which reassessed the payment of Assessments regarding the addition of land to the PID, including an Assessment Roll, and levied Assessments on property within the PID to finance the Authorized Improvements for the benefit of such property; and

**WHEREAS**, On August 18, 2021, the City Council adopted and approved the Amended and Restated Service and Assessment Plan (the “SAP”) which updated the Assessment Roll for 2021; and

**WHEREAS**, On August 17, 2022, the City Council approved the 2022 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 669, which served to amend and restate the 2021 Service and Assessment Plan (the “2022 SAP”) and which updated the Assessment Roll for 2022; and

**WHEREAS**, On August 2, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 712 (the “2023 SAP”) which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll for 2023; and

**WHEREAS**, On September 4, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 758 (the “2024 SAP”) which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll for 2024; and

**WHEREAS**, the 2024 SAP identified the authorized improvements to be constructed for the benefit of the assessed property within the District, set forth the costs of the authorized improvements, the indebtedness to be incurred for such authorized improvements, and the manner of assessing the property in the District for the costs of such authorized improvements based on the benefit provided to the assessed property in the District; and

**WHEREAS**, the 2024 SAP and assessment roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Act; and

**WHEREAS**, the City Council now desires to proceed with the adoption of this Ordinance for the annual updated 2025 Service and Assessment Plan and the updated assessment roll attached thereto, in conformity with the requirements of the Act; and

**WHEREAS**, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Manor, Texas.

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

**SECTION 1:** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2:** That the Rose Hill Public Improvement District 2025 Annual Service Plan Update and updated Assessment Roll attached hereto as Exhibit A are hereby accepted as provided.

**SECTION 3:** If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 4:** That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

**SECTION 5:** This Ordinance shall take effect immediately from and after its passage and in accordance with the provisions of the Act, and it is accordingly so ordained.

**SECTION 6:** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

*[The remainder of this page intentionally left blank.]*

**PASSED AND APPROVED** on this \_\_\_\_\_ day of August 2025.

**THE CITY OF MANOR, TEXAS**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Veronica Rivera, Assistant City Attorney

**AFTER RECORDING RETURN TO:**

City of Manor  
Attn: City Secretary  
105 E. Eggleston Street  
Manor, TX 78653

**Exhibit A**

**2025 Annual Service Plan Update**