

**ORDINANCE NO. 795**

**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  
MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT INCLUDING  
THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS.**

**WHEREAS**, on November 7, 2018, the City of Manor, Texas City Council (the “City Council”) passed and approved Resolution No. 2018-10 (the “Original Creation Resolution”) authorizing the creation of the Manor Heights Public Improvement District (the “District”) in accordance with the Public Improvement District Assessment Act (the “Act”); and

**WHEREAS**, on October 7, 2020, the City of Manor, Texas (the “City”) adopted Resolution No. 20202-11 (the “Amended Creation Resolution”) which authorized additional land to the District; and

**WHEREAS**, the purpose of the District is to finance the actual costs of authorized improvements that confer a special benefit on approximately 602.9 acres located within the City; and

**WHEREAS**, on May 5, 2021, the City Council adopted Ordinance No. 609 (“Original Assessment Ordinance”), which approved the 2021 Service and Assessment Plan (the “2021 SAP”) and levied assessments on property located within the District; and

**WHEREAS**, on August 17, 2022, the City adopted Ordinance No. 668 which approved the 2022 Annual Service Plan update (the “2022 SAP”) as well as updating the Assessment Rolls for 2022; and

**WHEREAS**, On June 21, 2023, the City Council adopted and approved the 2023 Amended and Restated Service and Assessment Plan (the “2023 SAP”) by adopting Ordinance No 708, which levied assessments on Improvement Area #3, incorporated provisions relating to the City’s issuance of the Improvement Area #3 Bonds, and updated the Assessment Rolls for 2023; and

**WHEREAS**, On May 15, 2024, the City Council approved the 2024 Amended and Restated Service and Assessment Plan (the “2024 SAP”) by adopting Ordinance No. 739, which levied assessments on Improvement Area #4, incorporated provisions relating to the City’s issuance of the Improvement Area #4 Bonds, and updated the Assessment Rolls 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 Manor Heights 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**