

ORDINANCE NO. 803

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
MANOR, TEXAS APPROVING THE 2025 AMENDED AND
RESTATED SERVICE AND ASSESSMENT PLAN AND
ASSESSMENT ROLL FOR THE LAGOS PUBLIC IMPROVEMENT
DISTRICT INCLUDING THE COLLECTION OF THE 2025 ANNUAL
INSTALLMENTS.**

WHEREAS, on March 20, 2019, the City of Manor City Council (the “City Council”) passed and approved Resolution No. 2019-02 authorizing the creation of the Lagos Public Improvement District (the “District”) in accordance with the Public Improvement District Assessment Act (the “Act”), which authorization was effective upon publication as required by the Act; and

WHEREAS, the purpose of the District is to finance the actual costs of authorized improvements that confer a special benefit on approximately 173 acres located within the City of Manor, Texas (the “City”); and

WHEREAS, on October 2, 2019, the City Council adopted and approved Ordinance No. 556 which approved the 2019 Service and Assessment Plan (the “SAP”) and assessment roll for the District and levied assessments to finance the authorized improvements to be constructed for the benefit of the land within the District; and

WHEREAS, on December 18, 2019, the City Council adopted and approved Ordinance No. 563 which approved the December 2019 Annual Service Plan (the “December 2019 SAP”) for the District, which issued bonds for the major improvement area within the District; and

WHEREAS, on June 17, 2020, the City Council approved the 2020 Annual Service Plan Update for the District via certified minutes and updated the Assessment Roll for 2020; and

WHEREAS, on August 18, 2021, the City Council approved the 2021 Annual Service Plan Update for the District via certified minutes and updated the Assessment Roll for 2021; and

WHEREAS, on April 6, 2022, the City Council approved the 2022 Service and Assessment Plan by adopting Ordinance No. 642 (the “2022 SAP”), which served to amend and restate the 2019 Service and Assessment Plan in its entirety for the purposes of levying Improvement Area #1 assessments and updating the Assessment Roll for 2022; and

WHEREAS, on August 2, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 711 (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 Council approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 757 (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 2025 Amended and Restated Service and Assessment Plan, which serves to amend and restate the 2022 Service and Assessment Plan in its entirety for the purposes of issuing the City’s Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 Project) (the “Bonds”), and updating the Assessment Roll for 2025, 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 Lagos Public Improvement District 2025 Amended and Restated Service and Assessment Plan 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.

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PASSED AND APPROVED on this 1st day of October 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 Amended and Restated Service and Assessment Plan