

**NOTICE OF PUBLIC HEARING TO CONSIDER PROPOSED ASSESSMENTS TO BE  
LEVIED AGAINST PROPERTY LOCATED IN IMPROVEMENT AREA #4 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 May 1, 2024, at 7:00 p.m., to consider proposed assessments to be levied against the assessable property located in Improvement Area #4 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 the District (the “Authorized Improvements”). Improvement Area #4 is anticipated to include the acquisition, construction, and/or improvement of roadways, water, wastewater, and drainage improvements, and related facilities, as well as the payment of costs associated with the public improvements described herein (the “Improvement Area #4 Improvements”).

**Estimated Total Cost of Public Improvements:** The total cost of the public improvements to be funded by the District is approximately \$30,000,000.00, 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 #4 Improvements is expected to be \$15,326,390.00, including issuance and required reserves related to the proposed issuance of bonds, to fund the construction of the Improvement Area #4 Improvements.

**District Boundaries:** The District includes approximately 602.9 acres located along Old Kimbro Road, north of US Highway 290 (the “Property”). Improvement Area #4, comprised of approximately 138.163 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

