

August 15, 2025

**Administration**

285 Uptown Blvd.

Cedar Hill, TX 75104

O. 972-291-5100

F. 972-291-5199

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

According to our tax rolls you own property within the Cedar Hill Public Improvement District No. 4, also known as Windsor Park PID, established in August 2017. Notice is hereby given that the Cedar Hill City Council will hold a Public Hearing in the T. W. "Turk" Cannady/Cedar Hill Room located at the Cedar Hill Government Center, 285 Uptown Blvd., Bldg. 100, Cedar Hill, Texas, 75104 on Tuesday, September 2, 2025, at 5:00 p.m., to receive public comment on the proposed assessment rate for the:

**Cedar Hill Public Improvement District No. 4  
(Windsor Park Maintenance PID)**

The Public Improvement District will provide funding through a special assessment against property within the District for the following improvements and special services: repairing and maintaining existing landscaping, fencing and lighting, future parks and landscaped entryways, restoration or installation of irrigation systems in public rights-of-way, installation of new fencing, and supplemental services, operating expenses, and costs of administration.

The estimated cost of maintenance and improvements of the District for fiscal year 2025-2026 is anticipated to be \$293,935. The boundaries of the assessment are shown on the map located on the back of this notice and labeled as "Exhibit C". Please reference "Exhibit C" for the general location of the affected properties.

Annual cost of the improvements and special services will be assessed against real property within the District based on the taxable appraised value of each property within the Public Improvement District, as established by the current tax roll of the Dallas Central Appraisal District. The assessment rate for the District, to be considered by the City Council, is proposed to be \$0.10 per \$100 of the taxable appraised value of the real property within the District. The appraised value of each parcel of land in the District is available online at [dallascad.org](http://dallascad.org) or at the Office of the City Secretary located at the Cedar Hill Government Center, 285 Uptown Blvd., Bldg. 100, Cedar Hill, Texas 75104. A five-year service plan, to be adopted by the City Council, will define the nature and projected cost of the improvements to be funded by the assessment.

The cost of improvements and special services will be assessed totally against properties within the District, and no costs of the improvements or special services will be borne by the City. The City; however, will continue to provide services to properties within the District, including repairs and maintenance costs, at current levels of service.

Citizens may present written or oral comments at the Public Hearing. The Public Hearing is not limited to those persons receiving this notice. If you know any affected property owners who did not receive this notice, please share the information concerning the Public Hearing.

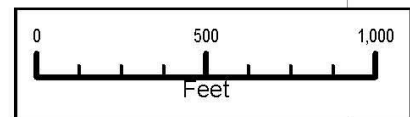
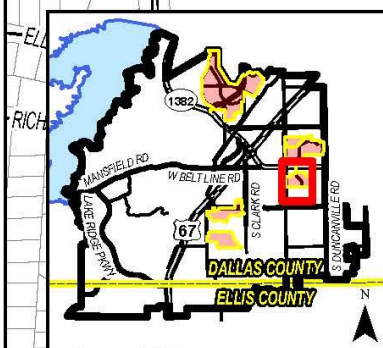
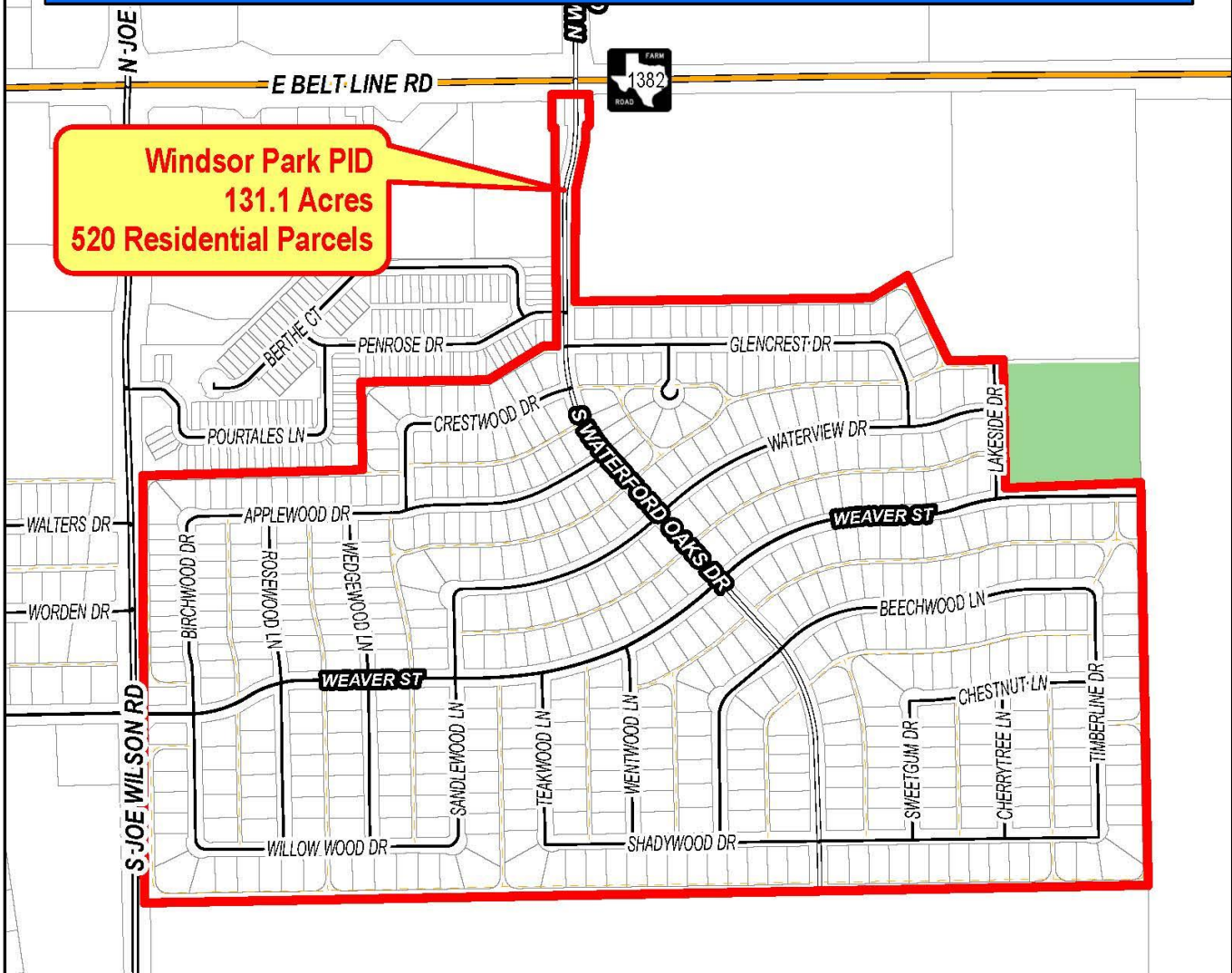
Belinda Berg  
City Secretary



EXHIBIT C

**CEDAR HILL PUBLIC IMPROVEMENT DISTRICT  
PID NO. 4 - WINDSOR PARK**

**Windsor Park PID  
131.1 Acres  
520 Residential Parcels**



1 inch equals 500 feet