

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 161.49 ACRES, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.**

**WHEREAS**, the City of Manor, Texas (the “City”) is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

**WHEREAS**, the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with Texas Local Government Code;

**WHEREAS**, the property is adjacent and contiguous to the present city limits;

**WHEREAS**, the City Council of the City (the “City Council”) heard and has decided to grant the owners’ request that the City annex said property;

**WHEREAS**, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the Texas Local Government Code;

**WHEREAS**, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

**WHEREAS**, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit “B”.

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

**SECTION 1.** That all of the above premises and findings of fact are found to be true and correct and are hereby incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** All portions of the following described property (hereinafter referred to as the “Annexed Property”), not previously annexed into the City, including abutting streets, roadways, and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Being 161.49 acres of land, more or less, lying in and being situated out of the A.C. Caldwell Survey, No. 52 Abstract 154 in Travis County, Texas and being a portion of that certain 531.88 acre tract or parcel of land conveyed to Manor Ranches, LTD. by Deed recorded in Volume 12864, Page 1807 of the Travis County, Texas Deed Records and being more particularly described in Exhibit "A."

**SECTION 3.** That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

**SECTION 4.** That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

**SECTION 5.** That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

**SECTION 6.** That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

**SECTION 7.** That 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 severable.

**SECTION 8.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

**SECTION 9.** That 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 the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

**PASSED AND APPROVED FIRST READING** on this the 4<sup>th</sup> day of June 2025.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the \_\_\_\_\_ day  
of \_\_\_\_\_ 2025.

**THE CITY OF MANOR, TEXAS**

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

**ATTEST:**

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

**Exhibit "A"**  
**Subject Property Description**  
**+/- 161.49 Acres**

BEING 161.49 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE A.C. CALDWELL SURVEY NO. 52 ABSTRACT 154 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 531.88 ACRE TRACT OR PARCEL OF LAND CONVEYED TO MANOR RANCHES, LTD. BY DEED RECORDED IN VOLUME 12864, PAGE 1807 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS: SAID 161.49 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 1997:

BEGINNING at a ½" iron pipe found at the northeast corner of the said Manor Ranches, Ltd. tract, same being at an inside ell corner of that certain called 110.7 acre tract or parcel of land conveyed to Grier H. Raggio by deed recorded in Volume 7920, Page 455 of said deed records, for the northeast corner of the herein described tract;

THENCE South 29°41'28" West a distance of 289.93 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Raggio tract to a ½" rebar found at the most southerly southwest corner of the said Raggio tract, same being the northwest corner of that certain called 19.98 acre tract or parcel of land conveyed to Hugh Bennett Rankin, II by deed recorded in Volume 12470, Page 451 of said deed records, for an angle point of the herein described tract;

THENCE South 29°19'37" West a distance of 913.70 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Rankin tract to a 1/2" rebar found at the southwest corner of the said Rankin tract, same being the northwest corner of that certain called 22.41 acre tract or parcel of land conveyed to Rodney C. Presto by deed recorded in Volume 11982, Page 1786 of said deed records, for an angle point of the herein described tract;

THENCE South 28°05'33" West a distance of 592.94 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Presto tract to a 1/2" rebar found at the northeast corner of that certain called 32.00 acre tract or parcel of land conveyed to Craig A. Smith by deed recorded in Volume 12912, Page 1433 of said deed records, for an outside ell corner of the herein described tract;

THENCE through the interior of the said Manor Ranches, Ltd, tract the following seven (7) courses:

- 1) North 61°13'10" West a distance of 478.86 feet along the north line of the said Smith tract to a ½" rebar found at the northwest corner of the said Smith tract, for an angle point of the herein described tract;
- 2) North 71°34'52" West a distance of 519.31 feet to a ½" rebar set, for an angle point of the herein described tract;
- 3) South 27°09'27" West a distance of 306.87 feet to a ½" rebar set, for an angle point of the herein described tract;
- 4) North 75°30'04" West a distance of 919.53 feet to a ½" rebar set, for an angle point of the

herein described tract;

5) South 22°31'47" West a distance of 1,249.67 feet to a cedar fence post found, for an angle point of the herein described tract;

6) South 15°42'10" West a distance of 965.73 feet to a ½" rebar set, for an angle point of the herein described tract;

7) South 35°00'18" West a distance of 305.61 feet to a 1/2" rebar set in the curving north right-of-way (50') line of Littig Road, same being in the north line of the said Manor Ranches, Ltd, tract, same being the north line of that certain called 275.64 acre tract or parcel of land conveyed to Manor Ranches, Ltd by deed recorded in Volume 12864, Page 1807 of said deed records, for the southeast corner of the herein described tract;

THENCE along the north right-of-way (50') line of Littig Road and the common dividing line of the said Manor Ranches, Ltd., tracts the following two (2) courses:

1) a length of 136.94 feet along the arc of a curve to the right having a radius of 5,588.79 feet and a chord bearing of North 62°38'22" West a distance of 136.94 feet to a 1/2" rebar found at a point of tangency;

2) North 62°02'45" West a distance of 534.79 feet to a 1/2" rebar set, for the southwest corner of the herein described tract, from which point the most southerly southwest corner of the said Manor Ranches, Ltd. 531.88 acre tract bears North 62°02'45" West a distance of 508.55 feet;

THENCE through the Interior of the said Manor Ranches, Ltd, tract the following four (4) courses:

1) North 05°45'37" West a distance of 189.57 feet to a 1/2" rebar set, for an angle point of the herein described tract;

2) North 81°48'22" East a distance of 207.36 feet to a 1/2" rebar set, for an angle point of the herein described tract;

3) North 32°15'35" East a distance of 411.16 feet to a 1/2" rebar set, for an angle point of the herein described tract;

4) North 19°46'24" East a distance of 4,281.18 feet to a 1/2" rebar set in the north line of the said Manor Ranches, Ltd. tract, same being the south line of that certain called 178.80 acre tract or parcel of land conveyed to Don A. Stewart, Inc. by deed recorded in Volume 6952, Page 963 of said deed records, for the northwest corner of the herein described tract;

THENCE South 61°02'41" East a distance of 112.12 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Stewart tract to a 1/2" rebar found at the southeast corner of the said Stewart 178.80 acre tract same being the southwest corner of that certain called 42.662 acre tract or parcel of land conveyed to Don A. Stewart, Inc. by deed recorded in Volume 7405, Page 197 of said deed records, for an angle point of the herein described tract;

THENCE South 62°09'16" East a distance of 411.39 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Stewart tract to a 1/2" rebar found at the southeast corner of the said Stewart 42.662 acre tract, same being the southwest corner of that certain called 20.1 acre tract or parcel of land conveyed to Don A. Stewart, Inc. by deed recorded in Volume 7372, Page 164 of said deed records, for an angle point of the herein described tract;

THENCE South 61°30'03" East a distance of 399.17 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Stewart tract to a 1/2" rebar found of the southeast corner of the said Stewart 20.1 acre tract, same being the southwest corner of that certain called 52.466 acre tract or parcel of land conveyed to Eric Carl Lof by deed recorded in Volume 7587, Page 3 of said deed records, for an angle point of the herein described tract;

THENCE South 60°53'06" East a distance of 498.16 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said of tract a 1/2" rebar found at the southeast corner of the said of tract, same being the southwest corner of that certain catted 22.186 acre tract or parcel of land conveyed to the Charles J. and Virginia C. McMordie Trust by deed recorded in Volume 12562, Page 179 of said deed records, for an angle point of the herein described tract;

THENCE South 60°49'28" East a distance of 964.82 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said McMordie tract to a 1" iron pipe found at the southeast corner of the said McMordie tract, same being the most westerly southwest corner of the said Reggio tract, for an angle point of the herein described tract;

THENCE South 61°36'40" East a distance of 420.07 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Reggio tract to the Point of Beginning and containing 161.49 Acres of land, more or less.

**Exhibit "B"**  
**AGREEMENT REGARDING POST-ANNEXATION**  
**PROVISION OF SERVICES**  
**FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR**