

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING A 56.652 ACRE TRACT OF LAND AND A 118.76 ACRE TRACT OF LAND, 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 collectively 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:

Tract 1: Being 56.652 acres of land, more or less, located in Travis County, Texas, and being more particularly described in Exhibit “A-1” attached hereto and incorporated herein for all purposes.

Tract 2: Being 118.76 acres of land, more or less, located in Travis County, Texas, and being more particularly described in Exhibit “A-2” attached hereto and incorporated herein for all purposes.

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 4th 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-1"
Subject Property Description
+/- 56.652 Acres

Being 55.538 acres of land, being a part of Lot No. 5 of the Subdivision of the J.W. Bitting's tract of land, out of the A. C. Caldwell Survey No. 52, Abstract No. 154 in Travis County, Texas and being all of that certain 56.652 acre tract described Doc. #2002187747 of the Official Public Records of said Travis County, Texas; Said 55.538 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in November 2021:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of Kimbro Avenue, for the southwest corner of that certain 62.8431 acre tract described in Document No. 2008096315, of the said Official Records, for the northwest corner of said 56.652 acre tract, for the northwest corner hereof, from which a 4 inch pipe fence post bears North 61°22'23" West, a distance of 2.21 feet;

THENCE South 62°38'33" East, along an existing fence for the common line of said 62.8431 acre tract and said 56.652 acre tract, the north line hereof, a distance of 1938.72 feet to a 1/2 inch iron rod with cap at a 12 inch pine fence post found for the southeast corner of said 62.8431 acre tract, the southwest corner of that certain 45.838 acre tract described in Document No. 2011066143 of the said Official Records, in the north line of said 56.652 acre tract, for an angle point in the north line hereof, from which a 1/2 inch iron rod with cap found in the common line of said 62.8431 acre tract and said 45.838 acre tract bears North 26°47'25" East, a distance of 330.43 feet;

THENCE along the common line of said 56.652 acre tract and said 45.838 acre tract, the north line hereof, the following six (6) courses and distances:

1. South 63°06'25" East, a distance of 795.85 feet to a point;
2. South 76°57'25" East, a distance of 15.59 feet to a point;
3. South 61°45'17" East, a distance of 93.48 feet to a 1/2 inch iron rod with cap;
4. South 70°14'42" East, a distance of 10.75 feet to a point;
5. South 62°20'03" East, a distance of 23.07 feet to a 1/2 inch iron rod;
6. South 62°38'31" East, a distance of 467.53 feet to a 1/2 inch iron rod with cap found for the southeast corner of said 45.838 acre tract, the southwest corner of that certain 10.01 acre tract described in Document No. 2011066803 of the said Official Records, for an angle point in the north line hereof;

THENCE South 61°46'07" East, along an existing fence for the common line of the said 10.01 acre tract and said 56.652 acre tract, the north line hereof, a distance of 617.38 feet to a 6 inch cedar fence post found in the west line of that certain 142.00 acre tract described in Document No. 1999015114, of the said Official Records, for the southeast corner of the said 10.01 acre tract, the northeast corner of said 56.652 acre tract, for the northeast corner hereof;

THENCE South 27°22'58" West, along an existing fence for the east line of said 56.652 acre tract, the west line of said 142.00 acre tract and the west line of that certain 118.76 acre tract described

in Document No. 2002213357 of the said Official Records, a distance of 605.41 feet to a 1/2 inch iron rod with cap at a fence corner post found in the west line of said 118.76 acre tract, for the southeast corner of said 56.652 acre tract, the northeast corner of that certain 251.470 acre tract described in Volume 12986, Page 409, of the Real Property Records of Travis County, Texas, for the southeast corner hereof;

THENCE North 62°38'15" West, along the north line of said 251.470 acre tract, the south line of said 56.652 acre tract, the south line hereof, at a distance of 933.43 feet passing a 1/2 inch iron rod found in an existing fence line, in all a distance of 1369.71 feet to an angle point in the north line of said 251.470 acre tract, the south line of said 56.652 acre tract, for an angle point in the south line hereof;

THENCE North 62°54'09" West, along the north line of said 251.470 acre tract, the south line of said 56.652 acre tract, the south line hereof, a distance of 1344.69 feet to a 1 inch iron pipe at a 6 inch cedar fence post found in the south line of said 56.652 acre tract, for the northwest corner of said 251.470 acre tract, the northeast corner of that certain 7.79 acre tract described in Volume 13195, Page 2886, of the said Real Property Records, for an angle point in the south line hereof;

THENCE North 62°38'45" West, along the north line of said 7.79 acre tract, the south line of said 56.652 acre tract, the south line hereof, a distance of 1248.21 feet to a 1/2 inch iron rod at a 6 inch pipe fence post found in the east right-of-way line of said Kimbro Avenue, for the northwest corner of said 7.79 acre tract, the southwest corner of said 56.652 acre tract, for the southwest corner hereof;

THENCE North 27°28'06" East, along the east right-of-way line of said Kimbro Avenue, the west line of said 56.652 acre tract, the west line hereof, a distance of 610.74 feet to the **POINT OF BEGINNING**, and containing 55.538 acres, more or less.

Exhibit "A-2"
Subject Property Description
+/- 45.838 Acres

JAMES E. GARON
& ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

185 McAllister
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austin.rr.com

September 16, 2021

EXHIBIT "A"

LEGAL DESCRIPTION: BEING A 118.764 ACRE TRACT OF LAND, LYING IN AND BEING SITUATED OUT OF THE A. C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 118.76 ACRE TRACT OF LAND CONVEYED TO ROBERT D. KIZER BY DEED RECORDED IN DOCUMENT #2002213357 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 118.764 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED BY JAMES E. GARON & ASSOCIATES IN SEPTEMBER, 2021:

BEGINNING at a 1" iron pipe found in the northerly right-of-way (50') line of Littig Road for the southeasterly corner of that certain 60.56 acre tract or parcel of land conveyed to Ben F. Vaughan, III by deed recorded in Volume 4709, Page 1365 of said real property records;

THENCE along the common line hereof with said Vaughan 60.56 acre tract the following three (3) calls:

1. N 27°28'19" E a distance of 917.77 feet to a 3/4" iron pipe found for angle point;
2. N 41°26'09" W a distance of 57.72 feet to a 1/2" iron pipe found for angle point;
3. N 62°31'47" W a distance of 2440.29 feet to a 1" iron pipe found in the easterly line of that certain 251.47 acre tract of land conveyed to Joseph Larry Drayer and Anna Lee Drayer by deed recorded in Volume 12986, Page 409 of said real property records for the northwesterly corner of said Vaughan 60.56 acre tract;

THENCE along the westerly line hereof, common with said Drayer 251.47 acre tract the following five (5) calls:

1. N 27°41'25" E a distance of 759.55 feet to a 1/2" iron rod found for angle point;
2. N 27°53'50" E a distance of 679.20 feet to a 1/2" iron rod found for angle point;
3. N 27°23'41" E a distance of 788.11 feet to a 1/2" iron rod found for angle point;

4. N 27°08'58" E a distance of 375.66 feet to a point for the common corner of said Drayer 251.47 acre tract and that certain 56.652 acre tract of land conveyed to Horsefeather Farms, LLC by deed recorded in Document #2002187747 of said real property records;
5. N 28°15'49" E a distance of 354.34 feet to a point in a creek branch for corner, common with that certain 142.00 acre tract of land conveyed to Kenneth W. League and Janet L. King by deed recorded in Document #1999015114 of said real property records;

THENCE generally with said creek branch and 142.00 acre tract the following twenty-four (24) calls:

1. S 61°44'11" E a distance of 88.01 feet;
2. S 18°45'25" W a distance of 169.95 feet;
3. S 41°32'30" W a distance of 69.11 feet;
4. S 56°44'14" E a distance of 155.93 feet;
5. S 23°02'56" W a distance of 121.63 feet;
6. S 28°51'47" E a distance of 184.58 feet;
7. S 33°58'56" E a distance of 208.07 feet;
8. S 26°33'51" E a distance of 108.90 feet;
9. N 69°51'07" E a distance of 168.42 feet;
10. S 56°18'46" E a distance of 91.65 feet;
11. S 08°44'35" E a distance of 162.82 feet;
12. S 85°26'56" E a distance of 95.65 feet;
13. N 47°22'15" E a distance of 163.52 feet;
14. S 33°13'50" E a distance of 126.11 feet;
15. S 65°06'06" E a distance of 132.42 feet;
16. S 22°25'10" E a distance of 104.17 feet;
17. S 70°01'11" W a distance of 161.46 feet;
18. S 04°57'40" E a distance of 209.32 feet;
19. S 31°08'54" E a distance of 94.48 feet;
20. S 87°09'13" E a distance of 137.61 feet;
21. N 13°22'58" E a distance of 130.10 feet;
22. S 69°51'50" E a distance of 45.24 feet;
23. S 05°31'22" E a distance of 129.05 feet;
24. S 50°40'26" E a distance of 84.18 feet;

THENCE continuing with the easterly line hereof, common with said 142.00 acre tract the following three (3) calls:

1. S 13°17'06" W a distance of 990.26 feet to a 1/2" iron rod found for angle point;
2. S 02°55'36" W a distance of 1238.60 feet to a 1/2" iron rod found for angle point;

● Page 3

September 16, 2021

3. S 27°28'15" W a distance of 938.79 feet to a point for corner
in the north line of Littig Road;

THENCE N 63°06'20" W a distance of 99.99 feet along Littig Road
to the **POINT OF BEGINNING**, containing 118.764 acres of land,
more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
co\Travis\surveys\AC Caldwell\77821 legal

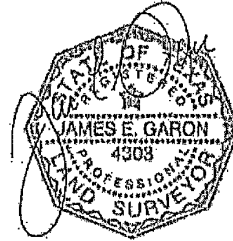


Exhibit "B"
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR