

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING A 25.245 ACRE TRACT OF LAND AND A 45.838 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 25.245 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 45.838 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
+/- 25.245 Acres

TRACT 1:

BEING 20.235 ACRES OF LAND, MORE OR LESS, OUT OF THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO MATHEN MATHEN AND ANNAMMA MATHEN AND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2012006009, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2:

LOT 1, BLOCK A, THE TRAILER MAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201000164, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT CONTAINING 9.145.89 SQUARE FEET OF LAND, MORE OR LESS, OUT OT THE A.C. CALDWELL SURVEY NO. 52, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 111.87 ACRE TRACT CONVEYED TO DANA TETENS AND MARK LOW DOIG BY DEED RECORDED IN VOLUME 13140, PAGE 2304, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

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

BEING 45.838 ACRES OF LAND, MORE OR LESS, OUT OF THE REMAINDER OF THAT CALLED 111.87 ACRE TRACT OF LAND CONVEYED TO DANA TETENS AND MARK LOW DOOIG IN VOLUME 13140, PAGE 2304, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID TRACT BEING IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" capped rebar found at the southeasterly corner of that called 62.8431 acre tract of land conveyed to Fidencio Castillo and Rebecca Ramos Castillo in Document Number 2001013875, Official Public Records of said County; said point being in the northerly line of that called 56,652 acre tract of land conveyed to Horsefeathers Farm, Inc. in Document Number 2002167747, Official Public Records of said County and being the southwesterly corner of said 111.87 acre tract and the tract hereof for the **PLACE OF BEGINNING** hereof;

THENCE, with the common boundary line of said Castillo tract and the tract hereof, the following six (6) calls:

- 1.) N 29°21'10" E, a distance of 330.60 feet to a ½" capped rebar set for an angle point hereof;
- 2.) N 29°19'45" E, a distance of 243.98 feet to a ½" capped rebar set for an angle point hereof;
- 3.) N 29°05'30" E, a distance of 143.94 feet to a ½" capped rebar set for an angle point hereof;
- 4.) N 30°17'30" E, a distance of 105.84 feet to a ¼" capped rebar set for an angle point hereof;
- 5.) N 29°50'13" E, a distance of 191.48 feet to a ½" rebar found for an angle point hereof;
- 6.) N 32°00'02" E, a distance of 79.97 feet to a 60d Nail set in a Mesquite tree for the northwesterly corner hereof;

THENCE, N 83°28'52" E running through said 111.87 acre tract, a distance of 1374.71 feet to a ½" capped rebar found in the westerly line of Lot 3, Block 1, Unicorn Equestrian Center, a Subdivision recorded in Document Number 200100239, Official Public Records of said County for the northeasterly corner hereof;

THENCE with the common boundary line of said Lot 3 and the tract hereof, the following three (3) calls:

- 1.) S 20°28'12" E, a distance of 315.77 feet to a ½" capped rebar found for an angle point hereof;
- 2.) S 38°36'51" E, a distance of 74.48 feet to a ½" capped rebar found for an angle point hereof;

- 3.) S 15°36'50" W, a distance of 231.12 feet to a ½" capped rebar set for the eastern most corner hereof;

THENCE, running through said 111.87 acre tract the following two (2) calls:

- 1.) S 81°27'33" W, a distance of 472.52 feet to a ½" capped rebar set for an interior angle point hereof;
- 2.) S 15°09'06" W, a distance of 1195.48 feet to a ½" capped rebar found in the aforementioned northerly line of said Horsefeathers Farm, Inc. for the southeasterly corner hereof; from which a ½" capped rebar found bears S 58°31'37" E, a distance of 211.45 feet;

THENCE, with the said northerly line, being the agreed upon boundary line between said Horsefeathers Farm, Inc. tract, said 111.87 acre tract and the tract hereof, in Volume 11737, Page 744 Real Property Records of said County, the following six (6) calls;

- 1.) N 60°03'13" W, a distance of 467.71 feet to a ½" rebar found for an angle point hereof;
- 2.) N 59°45'02" W, a distance of 23.07 feet to a ½" capped rebar found for an angle point hereof;
- 3.) N 68°24'02" W, a distance of 10.50 feet to a ½" capped rebar found for an angle point hereof;
- 4.) N 59°10'16" W, a distance of 93.48 feet to the center of a 36 inch multi-stem Elm tree for an angle point hereof;
- 5.) N 74°36'08" W, a distance of 15.86 feet to the center of a 12 inch Elm tree for an angle point hereof;
- 6.) N 60°31'23" W, a distance of 795.85 feet to the **PLACE OF BEGINNING** hereof and containing 45.838 acres of land, more or less.

**THIS DESCRIPTION TO BE USED WITH THE ACCOMPANY SURVEY
DRAWING ONLY.**


MICHAEL LANCASTER, R.P.L.S. 5529

05/03/2011
DATE

B&G Land Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756

REF #:B0405711_46AC

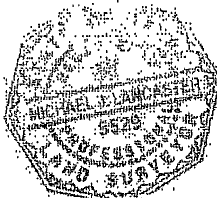


Exhibit "B"
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR