

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 142.00 ACRES, MORE OR LESS, LOCATED IN TRAVIS COUNTY, TEXAS, INTO THE CORPORATE LIMITS OF THE CITY AT THE REQUEST OF THE PROPERTY OWNER(S); 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, are hereby annexed into the corporate limits of the City of Manor:

Being 142.00 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 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"
Subject Property Description
+/- 142.00 Acres

JAMES E. GARON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
2312 Western Trails Blvd., Bldg. D-404
Austin, Texas 78745
512 - 707 - 8087

LEGAL DESCRIPTION: BEING 142.00 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 142.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 1997:

BEGINNING at a 1/2" rebar found at the northwest corner of the said Manor Ranches, Ltd. tract, same being an inside ell corner of that certain called 111.87 acre tract or parcel of land conveyed to Charles W. Fritsch by deed recorded in Volume 12401, Page 1262 of said deed records, for the northwest corner of the herein described tract;

THENCE South 61°21'55" East a distance of 108.26 feet along the fenced common dividing line of the said Manor Ranches, Ltd. tract and the said Fritsch tract to a 60d nail found in a fence post at an outside ell corner of the said Fritsch tract, same being the southwest corner of that certain called 173.80 acre tract or parcel of land conveyed to Don A. Stewart by deed recorded in Volume 6952, Page 963 of said deed records, for an angle point of the herein described tract;

THENCE South 61°02'41" East a distance of 2285.09 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 northwest corner of a 161.49 acre tract previously surveyed out of the said Manor Ranches, Ltd. tract, for the northeast corner of the herein described tract;

THENCE through the interior of the said Manor Ranches, Ltd. tract along the west line of the said 161.49 acre tract the following four (4) courses:

- 1) South 19°46'24" West a distance of 4,281.18 feet to a 1/2" rebar found, for angle point;**
- 2) South 32°15'35" West a distance of 411.16 feet to a 1/2" rebar found, for angle point;**
- 3) South 81°48'22" West a distance of 207.36 feet to a 1/2" rebar found, for angle point;**

- 4) South $05^{\circ}45'37''$ East a distance of 189.57 feet to a 1/2" rebar found in the north right-of-way (50') line of Littig Road at the southwest corner of the said 161.49 acre tract, same being the south line of the said Manor Ranches, Ltd. tract, for the southeast corner of the herein described tract;

THENCE North $62^{\circ}02'45''$ West a distance of 408.55 feet along the north right-of-way (50') line of Littig Road, being the south line of the said Manor Ranches, Ltd. tract to a 1/2" rebar set at the southeast corner of a 118.76 acre tract also surveyed this day, for the southwest corner of the herein described tract;

THENCE through the interior of the said Manor Ranches, Ltd. tract along the common dividing line of the herein described tract and the said 118.76 acre tract the following () courses; -

- 1) North $28^{\circ}51'58''$ East a distance of 938.79 feet to a 1/2" rebar set, for angle point;
- 2) North $04^{\circ}18'00''$ East a distance of 1,236.79 feet to a 1/2" rebar set, for angle point;
- 3) North $14^{\circ}41'22''$ East a distance of 992.13 feet to a 1/2" rebar set, for angle point;
- 4) North $49^{\circ}16'43''$ West a distance of 84.18 feet to a 1/2" rebar set, for angle point;
- 5) North $04^{\circ}07'39''$ West a distance of 129.05 feet to a 1/2" rebar set, for angle point;
- 6) North $68^{\circ}28'07''$ West a distance of 45.24 feet to a 1/2" rebar set, for angle point;
- 7) South $14^{\circ}46'42''$ West a distance of 130.10 feet to a 1/2" rebar set, for angle point;
- 8) North $85^{\circ}45'30''$ West a distance of 137.61 feet to a 1/2" rebar set, for angle point;
- 9) North $29^{\circ}45'10''$ West a distance of 94.48 feet to a 1/2" rebar set, for angle point;

- 10) North 03°33'57" West a distance of 209.32 feet to a 1/2" rebar set, for angle point;
- 11) North 71°24'54" East a distance of 161.46 feet to a 1/2" rebar set, for angle point;
- 12) North 21°01'26" West a distance of 104.17 feet to a 1/2" rebar set, for angle point;
- 13) North 63°42'23" West a distance of 132.42 feet to a 1/2" rebar set, for angle point;
- 14) North 31°50'06" West a distance of 126.11 feet to a 1/2" rebar set, for angle point;
- 15) South 48°45'58" West a distance of 163.52 feet to a 1/2" rebar set, for angle point;
- 16) North 54°03'13" West a distance of 95.65 feet to a 1/2" rebar set, for angle point;
- 17) North 07°20'52" West a distance of 162.82 feet to a 1/2" rebar set, for angle point;
- 18) North 54°55'03" West a distance of 91.65 feet to a 1/2" rebar set, for angle point;
- 19) South 71°14'51" West a distance of 168.42 feet to a 1/2" rebar set, for angle point;
- 20) North 25°10'07" West a distance of 108.90 feet to a 1/2" rebar set, for angle point;
- 21) North 32°35'12" West a distance of 208.07 feet to a 1/2" rebar set, for angle point;
- 22) North 27°28'04" West a distance of 184.58 feet to a 1/2" rebar set, for angle point;
- 23) North 24°26'39" East a distance of 121.63 feet to a 1/2" rebar set, for angle point;

- 24) North 55°20'31" West a distance of 155.93 feet to a 1/2" rebar set, for angle point;
- 25) North 42°56'13" East a distance of 69.11 feet to a 1/2" rebar set, for angle point;
- 26) North 20°09'09" East a distance of 169.95 feet to a 1/2" rebar set, for angle point;
- 27) North 60°20'27" West a distance of 88.01 feet to a 1/2" rebar set in the west line of the said Manor Ranches, Ltd. tract, same being the east line that certain called 55.665 acre tract or parcel of land conveyed to Ann Weaver by deed recorded in Volume 11282, Page 1101 of said deed records, for an outside ell corner of the herein described tract;

THENCE North 29°39'33" East a distance of 254.76 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Weaver tract to a 1/2" rebar found at the northeast corner of the said Weaver tract, same being the southeast corner of the said aforementioned Fritsch tract, for an angle point of the said Manor Ranches, Ltd. tract and the herein described tract;

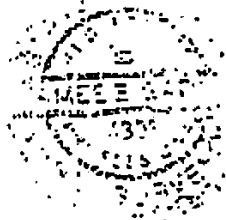
THENCE along the common dividing line of the said Manor Ranches, Ltd. tract and the said Fritsch tract the following two (2) courses;

- 1) North 29°15'39" East a distance of 308.67 feet to a 1/2" rebar found, for angle point;
- 2) North 28°47'39" East a distance of 470.69 feet to the Point of Beginning and containing 142.00 Acres of land, more or less, and as shown on map of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor No. 4303
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August 14, 1997

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