

ORDINANCE NO. 772

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AUTHORIZING THE RELEASE OF A PORTION OF THE OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANOR, TEXAS TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, TEXAS; ACCEPTING A PORTION OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, TEXAS TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANOR, TEXAS; ADJUSTING THE BOUNDARIES OF THE CITY OF MANOR, TEXAS PURSUANT TO CHAPTER 42, TEXAS LOCAL GOVERNMENT CODE; PROVIDING AN OPEN MEETINGS CLAUSE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Cities of Austin, Texas and Manor, Texas are located within Travis County Texas and are adjacent or otherwise share certain common boundaries of extraterritorial jurisdiction and corporate limits; and

WHEREAS, a tract of land consisting of approximately 147.935 acres is located within the extraterritorial jurisdictions of both the City of Austin, Texas and the City of Manor, Texas as more particularly depicted and described on Exhibit "A" attached hereto (the "**Property**"); and

WHEREAS, the owner of the Property desires to have the portion of the Property consisting of approximately 13.791 acres more particularly described on Exhibit "A" attached hereto (the "**Austin ETJ Tract**") be released from the City of Austin, Texas' extraterritorial jurisdiction and become a part of the extraterritorial jurisdiction of the City of Manor, Texas (the "**City**") in order to develop the Property as a whole under the rules and regulations of the City; and

WHEREAS, the owner of the Property desires to have the portion of the Property consisting of approximately 6.609 acres more particularly described on Exhibit "A" attached hereto (the "**Manor ETJ Tract**") be released from the City of Manor, Texas' extraterritorial jurisdiction and become a part of the extraterritorial jurisdiction of the City of Austin, Texas (the "**COA**") in order to develop the Property as a whole under the rules and regulations of the COA; and

WHEREAS, a release of Austin ETJ Tract from the COA and a release of the Manor ETJ Tract from the City are necessary in order to develop the Property; and

WHEREAS, the City Council of the City of Manor, Texas (the "**City Council**") has determined that it is in the best interest of the City to have an orderly development of the Property by accepting the released Austin ETJ Tract from the COA to the City's ETJ; authorizing the release of the Manor ETJ tract; adjust the extraterritorial jurisdiction of the City so that the Austin ETJ Tract becomes a part of the extraterritorial jurisdiction of the City; and adjust the extraterritorial jurisdiction of the City so that the Manor ETJ Tract becomes a part of the extraterritorial jurisdiction of the COA.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Release and Acceptance. The City Council of the City releases the Manor ETJ Tract to Austin. Such release shall become effective upon the duly approved and executed Austin’s Ordinance No. 20241212-078 releasing the Austin ETJ Tract to the City. The City further accepts the Austin ETJ Tract into the City of Manor’s extraterritorial jurisdiction upon the release becoming effective upon the duly approved and executed City of Austin’s Ordinance No. 20241212-078.

Section 3. ETJ Adjustment. For the purpose of accomplishing extraterritorial adjustments pursuant to Chapter 42, the City Council adjusts the City’s extraterritorial jurisdiction of the City so that the Manor ETJ Tract becomes a part of the extraterritorial jurisdiction of the Austin; and the Austin ETJ Tract becomes a part of the extraterritorial jurisdiction of the City.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code, and it is accordingly so ordained.

PASSED AND APPROVED on this 7th day of January 2025.

THE CITY OF MANOR, TEXAS

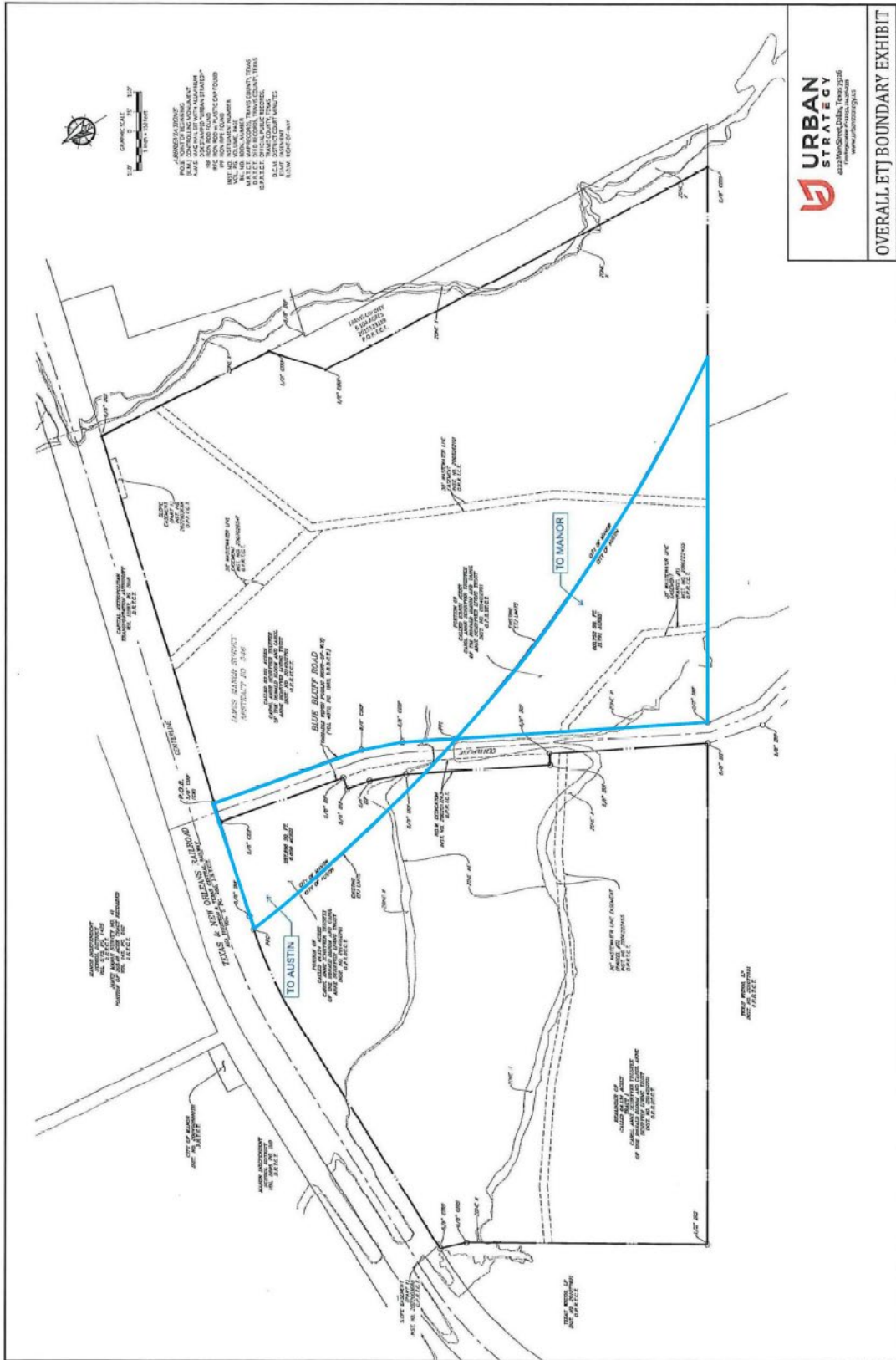
Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

Exhibit "A"

[see attached]



To be transferred to Manor

EXHIBIT A

BEING a portion of a called 83.801 Acre (3,655,514 square feet) tract of land situated in the James Manor Survey, Abstract Number 1280, Travis County, Texas; being a portion of a tract of land described in Special Warranty Deed to Carol Anne Schryver, Trustee of the Ronald Bloom and Carol Anne Schryver Living Trust Tract 2, recorded in Instrument Number 2014012701, Official Public Records, Travis County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of that tract of land conveyed to Heart of Manor L.P., by deed recorded in Instrument No. 200737703, O.P.R.T.C.T., same being the southwest corner of said Schryver Living Trust, Tract 2, and also being in the easterly line of Blue Bluff Road (a variable width public right-of-way, Volume 4871, Page 1883, along with a right-of-way dedication recorded in Instrument No. 2002017243, O.P.R.T.C.T.);

THENCE North 23 degrees 41 minutes 58 seconds East, along the easterly right-of-way line of said Blue Bluff Road, a distance of 969.86 feet to a point for corner, from which a 5/8 inch iron rod found for reference bears North 23 degrees 41 minutes 58 seconds East, a distance of 207.17 feet, and being the beginning of a non-tangent curve to the left, having a radius of 6169.06 feet, a central angle of 16 degrees 16 minutes 41 seconds, and a chord bearing and distance of South 28 degrees 55 minutes 47 seconds East, 1746.79 feet;

THENCE, departing the easterly right-of-way line of said Blue Bluff Road, over and across said Schryver Living Trust, Tract 2, with said curve to the left, an arc distance of 1752.68 feet to a point for corner, being on the northeast line of said Heart of Manor L.P. tract;

THENCE North 62 degrees 34 minutes 31 seconds West, along the northeast line of said Heart of Manor L.P. tract, a distance of 1391.16 feet to the POINT OF BEGINNING, and containing 600,753 square feet or 13.791 acres of land.

This document was prepared under 22 Texas Administrative Code §138.95, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This metes and bounds description is accompanied by an exhibit of even date.

Handwritten signature of David A. Minton and date 8/28/23.

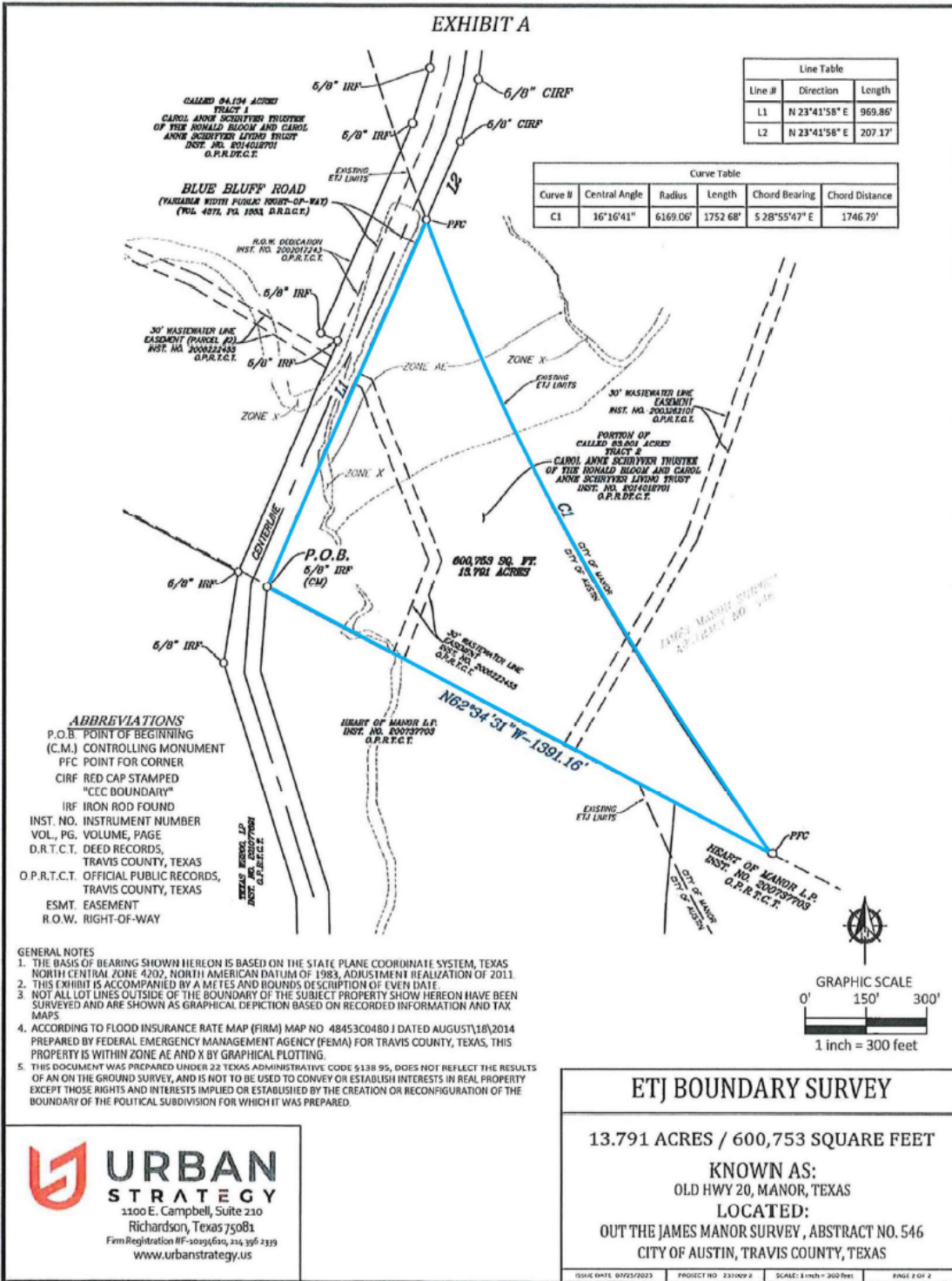
David A. Minton
Registered Professional Land Surveyor
Texas Registration No. 6233
Urban Strategy
TBPLS Firm No. 10194610



LAST MODIFIED ON: 8/25/2023 2:34 PM
PLOTTED ON: 8/28/2023 8:08 AM



ETJ BOUNDARY SURVEY		
13.791 ACRES / 600,753 SQUARE FEET		
KNOWN AS: OLD HWY 20, MANOR, TEXAS		
LOCATED: OUT THE JAMES MANOR SURVEY, ABSTRACT NO. 546 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS		
ISSUE DATE 07/25/2023	PROJECT NO 230002	PAGE 1 OF 2



LAST MODIFIED ON: 8/28/2023 8:51 AM
 PLOTTED ON: 8/28/2023 9:21 AM

URBAN STRATEGY
 1100 E. Campbell, Suite 210
 Richardson, Texas 75081
 Firm Registration #F-1093650, 214, 395-2339
 www.urbanstrategy.us

To be transferred to Austin

EXHIBIT B

BEING a portion of a 64.134 Acre (2,793,680 square feet) tract of land situated in the James Manor Survey, Abstract Number 1280, Travis County, Texas; said 64.134 acre tract being a portion of that certain tract of land described in Special Warranty Deed to Carol Anne Schryver, Trustee of the Ronald Bloom and Carol Anne Schryver Living Trust, Tract 1, recorded in Instrument Number 2014012701, Official Public Records, Travis County, Texas (O.P.R.T.C.T.), and being a portion of Blue Bluff Road, (a variable width public right-of-way, Volume 4871, Page 1883, along with a portion of a Right-of-Way (R.O.W.) dedication recorded in Instrument No. 2002017243, O.P.R.T.C.T.); and being more particularly described as follows:

BEGINNING at an 5/8 inch iron rod with red plastic cap stamped 'CEC Boundary' found for the northwest corner of an 83.801 acre tract of land described to said Carol Anne Schryver and Ronald Bloom Living Trust, Tract 2, and being at the intersection of the southerly right-of-way line of the Texas & New Orleans Railroad, (formerly known as Houston & Texas Central Railway), as recorded in Volume U, Page 452, Deed Records, Travis County, Texas (D.R.T.C.T.), and the easterly right-of-way line of said Blue Bluff Road;

THENCE with the said easterly right-of-way line of Blue Bluff Road, the following bearings and distances:

South 07 degrees 46 minutes 57seconds West, a distance of 601.24 feet to a 5/8 inch iron rod found for corner;

South 16 degrees 50 minutes 57seconds West, a distance of 159.12 feet to a 5/8 inch iron rod found for corner;

South 23 degrees 41 minutes 58seconds West, a distance of 207.17 feet to a point for corner, at the beginning of a non-tangent curve to the right, having a radius of 5,877.55 feet, a central angle of 10 degrees 24 minutes 38 seconds, and a chord bearing and distance of North 15 degrees 44 minutes 58 seconds West, 1,066.47 feet;

THENCE, departing the easterly R.O.W. line of said Blue Bluff Road, over and across said Schryver Living Trust, Tract 1, and said Blue Bluff Road the following bearings and distances:

With said curve to the right, an arc distance of 1,067.94 feet to a point for corner in the southerly R.O.W. line of said Texas & New Orleans Railroad, being the beginning of a non-tangent curve to the right, having a radius of 1,661.85 feet, a central angle of 01 degrees 46 minutes 30 seconds, and a chord bearing and distance of South 80 degrees 29 minutes 31 seconds East, 51.49 feet;

THENCE with the southerly right-of-way line of said Texas & New Orleans Railroad, the following courses:

With said curve to the right, an arc distance of 51.49 feet to a 5/8 inch iron rod found for corner;

South 79 degrees 52 minutes 43 seconds East, passing a 5/8 inch iron rod with cap stamped Stamped "CEC Boundary" found for reference for the northeast corner of said Schryver Living Trust, Tract 1, at a distance of 378.12 feet, and continuing a total distance of 456.61 feet to the POINT OF BEGINNING and containing 287,866 Square Feet, or 6.609 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This metes and bounds description is accompanied by an exhibit of even date.

Signature of David A. Minton and date 8/28/23

David A. Minton Registered Professional Land Surveyor Texas Registration No. 6233 Urban Strategy TBPLS Firm No. 10194610



ETJ BOUNDARY EXHIBIT

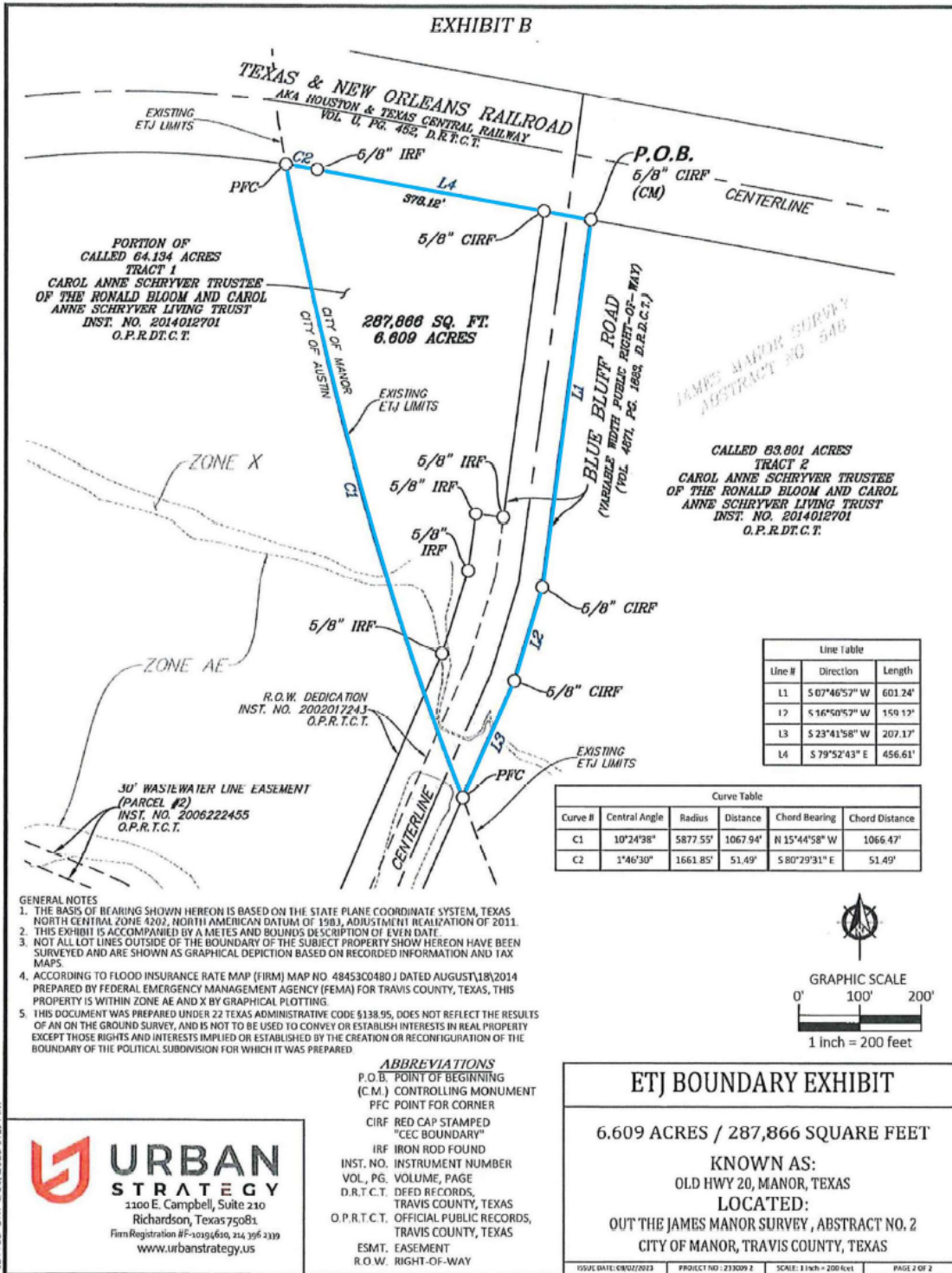
6.609 ACRES / 287,866 SQUARE FEET

KNOWN AS: OLD HWY 20, MANOR, TEXAS

LOCATED: OUT THE JAMES MANOR SURVEY, ABSTRACT NO. 2 CITY OF MANOR, TRAVIS COUNTY, TEXAS

LAST MODIFIED ON: 8/28/2023 8:02 AM PLOTTED ON: 8/28/2023 8:37 AM

DATE PLOTTED: 08/28/2023 PROJECT NO.: 2300094 PAGE: 1 OF 2



LAST MODIFIED ON: 8/28/2023 8:50 AM
PLOTTED ON: 8/28/2023 9:19 AM

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