

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 2.54 ACRES 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 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 2.54 acres of land, more or less, out of the Calvin Barker Survey Number 38, Abstract Number 58 in Travis County, Texas, being all of that certain Riche Capital Management LP 2.54 Acres Tract as recorded in Document Number 2016212352, Official Public Records, Travis County, Texas and being more particularly described in Exhibit "A", attached hereto and incorporated herein as if fully set forth.

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 _____ day of July 2026.

PASSED AND APPROVED SECOND AND FINAL READING on this the _____ day of _____ 2026.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Draft

Exhibit "A"
Subject Property Description
+/- 2.54 Acres

EXHIBIT A

BEING 2.54 ACRES OF LAND OUT OF THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN RICE CAPITAL MANAGEMENT LP 2.54 ACRES TRACT AS RECORDED IN DOCUMENT NUMBER 2016212352, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.54 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the easterly right-of-way line of Smith Lane, being the northwest corner of that certain Kelly Casey 4.101 acres tract as recorded in Document Number 2002180472, Official Public Records, Travis County, Texas, same being the southwest corner of said 2.54 acres tract and the southwest corner hereof;

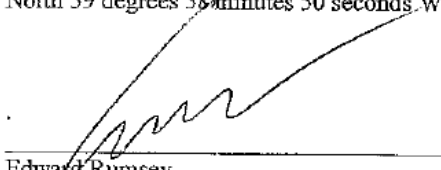
THENCE North 27 degrees 33 minutes 18 seconds East, along said right-of-way line and said 2.54 acres tract westerly line, 245.42 feet to an 60D nail found at the southwest corner of that certain ISHV Investments, LLC 22.264 acres tract, called Tract 6 in Document Number 2012080453, Official Public Records, Travis County, Texas, same the northwest corner of said 2.54 acres tract and the northwest corner hereof;

THENCE, along said 22.264 acres tract southerly line and said 2.54 acres tract northerly and easterly lines the following three courses:

1. South 61 degrees 49 minutes 44 seconds East, 273.65 feet to an iron rod found;
2. South 61 degrees 50 minutes 18 seconds East, 208.91 feet to an iron rod found for an angle point in said 22.264 acres tract southerly line, also being the northeast corner of said 2.54 acres tract and the northeast corner hereof;
3. South 27 degrees 14 minutes 15 seconds West, 187.33 feet to an iron pipe found on the northerly line of said 4.101 acres tract, at an angle corner in the southerly line of said 22.264 acre tract, same being the southeast corner of said 2.54 acres tract and the southeast corner hereof;

THENCE along said 4.101 acres tract northerly line and said 2.54 acres tract southerly line the following three courses:

1. North 61 degrees 46 minutes 42 seconds West, 163.24 feet to an iron pipe found;
2. South 25 degrees 31 minutes 43 seconds West, 68.77 feet to an iron bolt found;
3. North 59 degrees 58 minutes 50 seconds West, 323.07 feet POINT OF BEGINNING.



Edward Rumsey
TX R.P.L.S #5729
Job # A0219918
2.54 ACRES

03/09/2018

Date

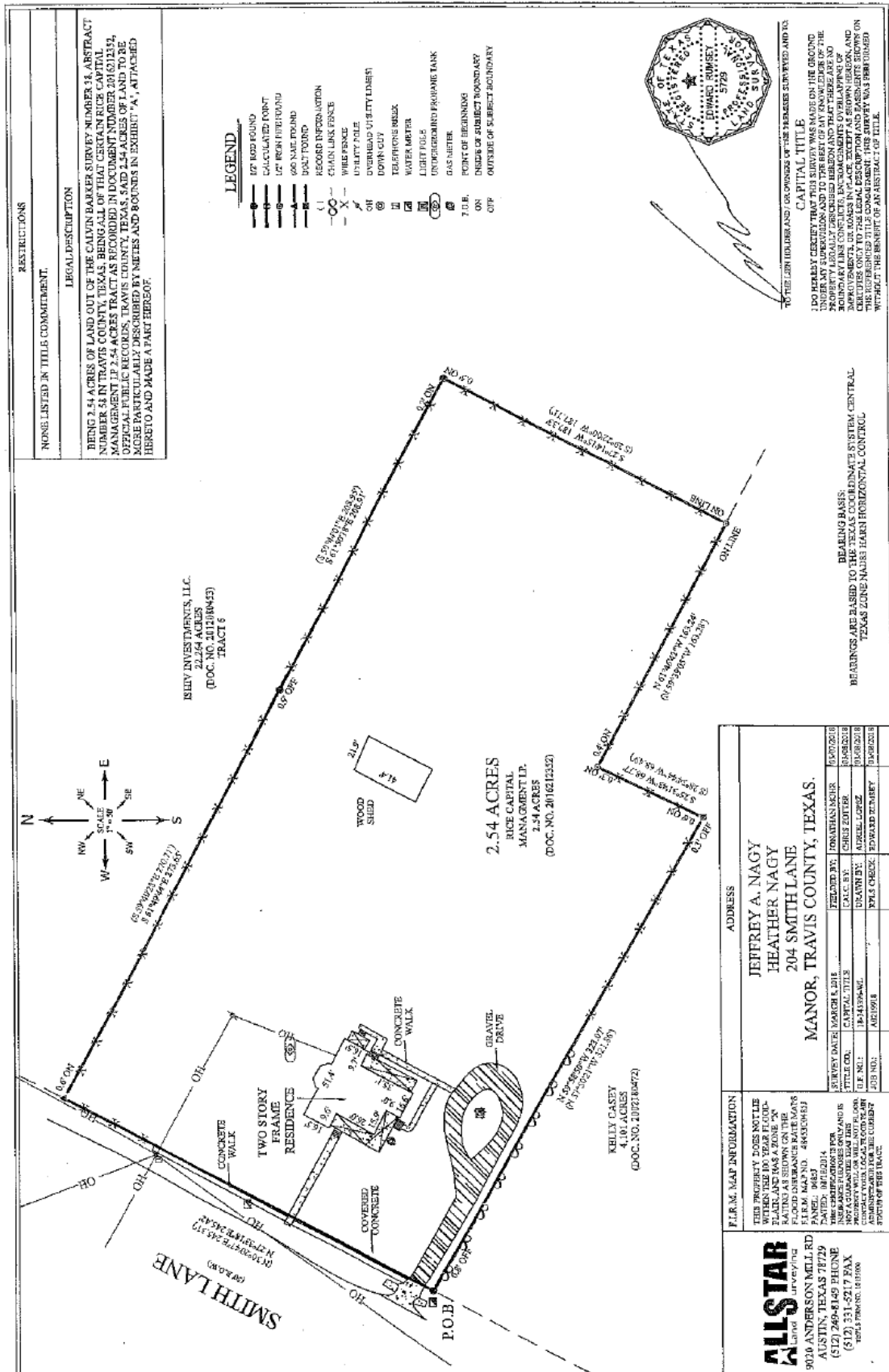


Exhibit "B"
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

Draft