

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 93.775 ACRES OF LAND, MORE OR LESS, LOCATED IN TRAVIS COUNTY, 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, is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owners of the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov't. Code*;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, 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 *Tex. Loc. Gov't. 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 incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** All portions of the following described properties (hereinafter referred to as the "Annexed Property"), not previously annexed into the City, including the abutting streets, roadways and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Tract One:

Being 59.765 acres of land, more or less, being a portion of that certain tract of land stated

to contain 60.292 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, as described in Distribution Deed recorded in Document No. 2020120760 Official Public Records, Travis County, Texas, and being the same land conveyed to the Carrillo Family Partnership in Document No. 2013001967, Official Public Records, Travis County, Texas, said 59.765 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Tract Two:

Being 30.580 acres of land, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, being a Western portion of that certain called 39.4 acre tract described in Deed recorded in Document No. 2004009801 Official Public Records, Travis County, Texas, said 30.580 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Tract Three:

Being 3.43 acres of land, more or less, situated in the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (ETJ), said 3.43 tract of land being more particularly described in Exhibit "A" 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 to be severable.

**SECTION 8.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. 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 public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

**PASSED AND APPROVED FIRST READING** on this 16<sup>th</sup> day of November 2022.

**FINALLY PASSED AND APPROVED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Lluvia T. Almaraz, City Secretary

\_\_\_\_\_  
Dr. Christopher Harvey, Mayor

**Exhibit "A"**

**ANNEXED PROPERTY DESCRIPTION  
+/- 93.775 Acres**

Tract One

EXHIBIT A (1 OF 12)



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**59.765 ACRES**  
**SUMNER BACON SURVEY No. 62, ABSTRACT No. 63**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 59.765 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 60.292 ACRES, MORE OR LESS, OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2020120760 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE CARRILLO FAMILY PARTNERSHIP IN DOCUMENT NO. 2013001967, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 59.765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way of Gregg Lane (variable width right-of-way), being the southeast corner of said 60.292 acre tract, and also the southwest corner of a 15.74 acre tract described in Document No. 2016051094 of the Official Public Records of Travis County, Texas, from which a TxDot Type II disk found in the north right-of-way of Gregg Lane, for the southeast corner of a 36.14 acre tract described in Document No. 2014113251 of the Official Public Records of Travis County, Texas bears South 62°01'41" East a distance of 1995.25 feet;

**THENCE** North 62°17'26" West, with the south line of the 60.292 acre tract, same being the north right-of-way line of Gregg Lane, a distance of 2133.10 feet to a calculated point in the approximate centerline of Wilbarger Creek;

**THENCE** with the approximate centerline of Wilbarger Creek, being the west line of said 60.292 acre tract, and the east line of an 85.796 acre tract described Document No. 2008118667 of the Official Public records of Travis County, Texas, the following thirty-two (32) courses:

1. North 73°18'55" East, a distance of 46.89 feet to a to a calculated point;
2. North 65°28'25" East, a distance of 50.67 feet to a to a calculated point;
3. North 51°10'42" East, a distance of 48.58 feet to a to a calculated point;
4. North 48°30'24" East, a distance of 46.23 feet to a to a calculated point;
5. North 49°14'49" East, a distance of 52.77 feet to a to a calculated point;

**EXHIBIT A (2 OF 12)**

6. North 45°14'55" East, a distance of 55.96 feet to a to a calculated point;
7. North 43°43'26" East, a distance of 52.86 feet to a to a calculated point;
8. North 41°05'22" East, a distance of 48.00 feet to a to a calculated point;
9. North 32°42'55" East, a distance of 42.39 feet to a to a calculated point;
10. North 36°20'34" East, a distance of 43.28 feet to a to a calculated point;
11. North 24°58'46" East, a distance of 45.09 feet to a to a calculated point;
12. North 20°50'58" East, a distance of 58.26 feet to a to a calculated point;
13. North 11°43'28" East, a distance of 55.36 feet to a to a calculated point;
14. North 12°03'40" East, a distance of 59.87 feet to a to a calculated point;
15. North 11°44'50" East, a distance of 49.40 feet to a to a calculated point;
16. North 20°31'26" East, a distance of 49.47 feet to a to a calculated point;
17. North 26°12'00" East, a distance of 48.98 feet to a to a calculated point;
18. North 19°47'54" East, a distance of 56.22 feet to a to a calculated point;
19. North 08°36'09" East, a distance of 45.62 feet to a to a calculated point;
20. North 32°55'35" East, a distance of 52.23 feet to a to a calculated point;
21. North 47°27'44" East, a distance of 55.81 feet to a to a calculated point;
22. North 45°04'59" East, a distance of 51.38 feet to a to a calculated point;
23. North 43°53'12" East, a distance of 32.75 feet to a to a calculated point;
24. North 08°50'46" East, a distance of 41.41 feet to a to a calculated point;
25. North 05°45'16" West, a distance of 32.84 feet to a to a calculated point;
26. North 01°15'08" East, a distance of 35.86 feet to a to a calculated point;
27. North 14°04'03" East, a distance of 26.74 feet to a to a calculated point;
28. North 34°11'10" East, a distance of 54.41 feet to a to a calculated point;

EXHIBIT A (3 OF 12)

- 29. North 26°59'21" East, a distance of 41.68 feet to a to a calculated point;
- 30. North 36°09'53" East, a distance of 43.97 feet to a to a calculated point;
- 31. North 25°00'27" East, a distance of 44.74 feet to a to a calculated point;
- 32. North 00°27'57" East, a distance of 24.90 feet to a to a calculated point for the northwest corner of the 60.292 acre tract, being the southwest corner of a 39.4 acre tract described in Document No. 2004009801 of the Official Public Records of Travis County, Texas ;

**THENCE** South 61°38'01" East with the south line of said 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar at 20.62 feet, and continuing for a total distance of 1100.33 feet to a 1/2 " rebar with 'Chaparral' cap set;

**THENCE** South 00°41'52" East, crossing the 60.292 acre tract a distance of 308.96 feet to a 1/2" rebar found for an interior corner of the 60.292 acre tract, same being the southernmost southwest corner of the 39.4 acre tract;

**THENCE** South 62°04'50" East with the north line of the 60.292 acre tract, same being the south line of the 39.4 acre tract, a distance of 551.18 feet to a 1/2" rebar found with plastic cap for the southeast corner of the 39.4 acre tract;

**THENCE** South 61°50'55" East, continuing with the north line of the 60.292 acre tract, a distance of 250.39 feet to a 2" iron pipe found in for the northeast corner of the 60.292 acre tract, same being the northwest corner of said 15.74 acre tract;

**THENCE** South 27°32'42" West, with the east line of the 60.292 acre tract, same being the west line of said 15.74 acre tract, a distance of 1131.13 feet to the **POINT OF BEGINNING**; containing 59.765 acres of land, more or less;

Surveyed on the ground on August 3, 2020.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

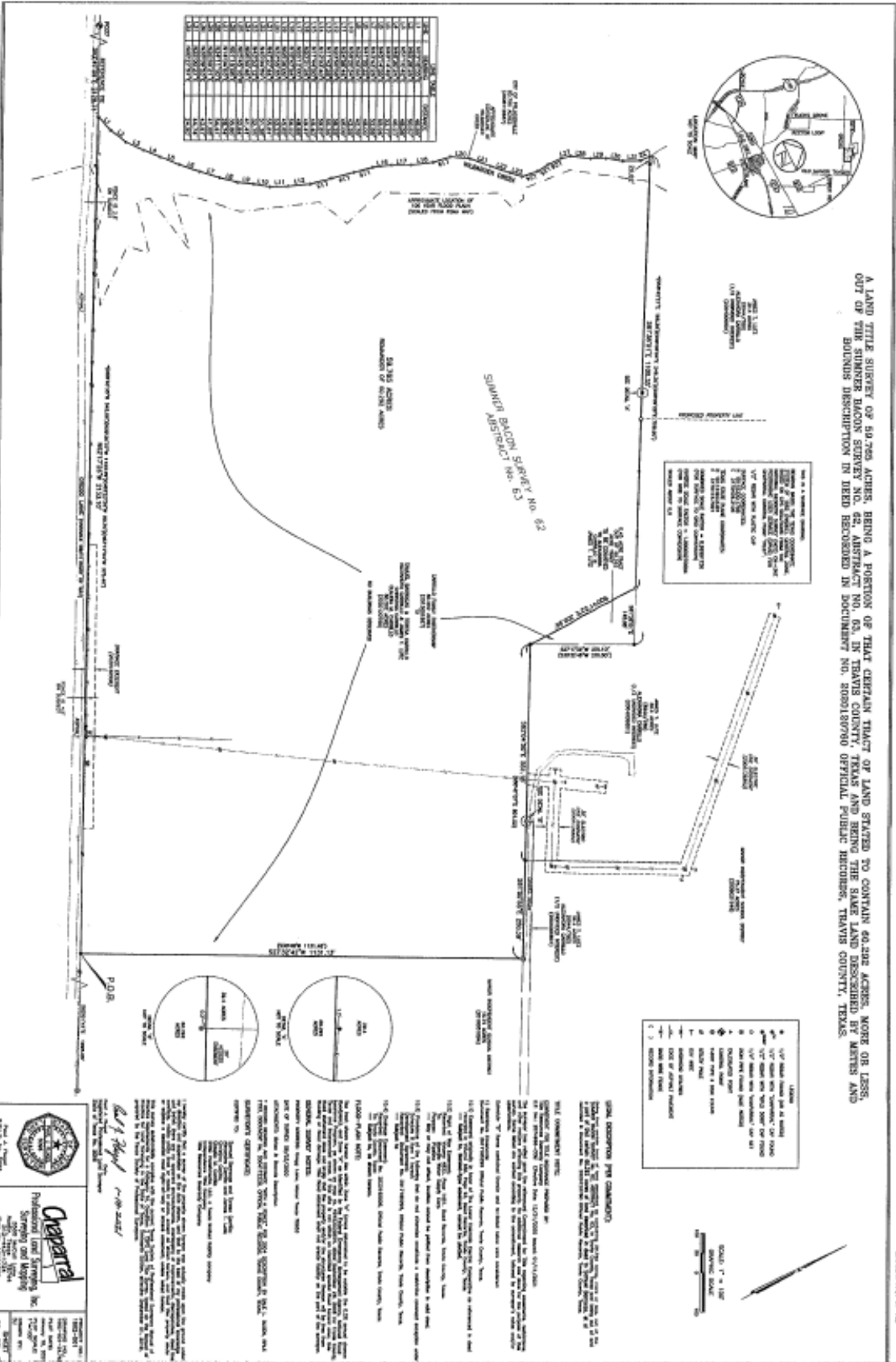
Attachments: Drawing 1662-001-59.765ac

*Paul J. Flugel* 1-18-2021

Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
TBPLS Firm No. 10124500



A LAND TITLE SURVEY OF 60.726 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 68.298 ACRES, MORE OR LESS, OUT OF THE SUMNER HAGON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AND BEING THE S.W. 1/4 AND S.W. 1/4 OF THE S.W. 1/4 OF SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND AND BEING THE S.W. 1/4 AND S.W. 1/4 OF SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.



TRACT	ACRES
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
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92	1.00
93	1.00
94	1.00
95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00

NOTE: THE SURVEY OF THE 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS, IS BEING MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE TRACT OF LAND BEING SURVEYED HEREON, AND THE SURVEY IS BEING MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 205, TEXAS CIVIL STATUTES ANN. § 52.001, ET SEQ., AS AMENDED.

- LEGEND
- 1. 1" = 40' SCALE
  - 2. 1" = 20' SCALE
  - 3. 1" = 10' SCALE
  - 4. 1" = 5' SCALE
  - 5. 1" = 2' SCALE
  - 6. 1" = 1' SCALE
  - 7. 1" = 0.5' SCALE
  - 8. 1" = 0.25' SCALE
  - 9. 1" = 0.125' SCALE
  - 10. 1" = 0.0625' SCALE
  - 11. 1" = 0.03125' SCALE
  - 12. 1" = 0.015625' SCALE
  - 13. 1" = 0.0078125' SCALE
  - 14. 1" = 0.00390625' SCALE
  - 15. 1" = 0.001953125' SCALE
  - 16. 1" = 0.0009765625' SCALE
  - 17. 1" = 0.00048828125' SCALE
  - 18. 1" = 0.000244140625' SCALE
  - 19. 1" = 0.0001220703125' SCALE
  - 20. 1" = 0.00006103515625' SCALE
  - 21. 1" = 0.000030517578125' SCALE
  - 22. 1" = 0.0000152587890625' SCALE
  - 23. 1" = 0.00000762939453125' SCALE
  - 24. 1" = 0.000003814697265625' SCALE
  - 25. 1" = 0.0000019073486328125' SCALE

**LEGAL DESCRIPTION AND COMMENTS:**  
 THIS SURVEY IS BEING MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE TRACT OF LAND BEING SURVEYED HEREON, AND THE SURVEY IS BEING MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 205, TEXAS CIVIL STATUTES ANN. § 52.001, ET SEQ., AS AMENDED.  
**THE SURVEY IS BEING MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE TRACT OF LAND BEING SURVEYED HEREON, AND THE SURVEY IS BEING MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC RECORDS ACT, CHAPTER 205, TEXAS CIVIL STATUTES ANN. § 52.001, ET SEQ., AS AMENDED.**

**LEGAL DESCRIPTION:**  
 1. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 2. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 3. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 4. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 5. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 6. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 7. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 8. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 9. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 10. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 11. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 12. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 13. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 14. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 15. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 16. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 17. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 18. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 19. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 20. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 21. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 22. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 23. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 24. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.  
 25. 1/4 SECTION 15, T-12N, R-10E, BEING MORE OR LESS AS SHOWN BY A SURVEY OF SAID TRACT OF LAND, TRAVIS COUNTY, TEXAS.

**Chaparral**  
 Professional Land Surveying, Inc.  
 Surveying and Mapping  
 1111 West Loop West, Suite 1100  
 Fort Worth, Texas 76104  
 Phone: (817) 336-1111  
 Fax: (817) 336-1112  
 Email: info@chaparral-survey.com  
 Website: www.chaparral-survey.com

*Surveyor's Signature*  
 11/11/2011



## Tract Two



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-380-0943

3500 McCall Lane  
Austin, Texas 78744

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**30.580 ACRES**  
**SUMNER BACON SURVEY No. 62, ABSTRACT No. 63**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 30.580 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 39.4 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2004009801 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with 'CHAPARRAL' cap set in the north line of a 60.292 acre tract described in Document No. 2013001967 of the Official Public Records of Travis County, Texas, same being the south line of said 39.4 acre tract, from which a 1/2" rebar found for the northernmost northeast corner of the 60.292, same being an angle point in the south line of the 39.4 acre tract, bears South 61°38'05" East a distance of 575.95 feet;

**THENCE** North 61°37'58" West with the south line of the 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar found at a distance of 648.82 feet, and continuing 20.62 feet, for total distance of 669.44 feet to a calculated point in the approximate centerline of Wilbarger Creek, also being the west line of the 39.4 acres and the being also the east line of an 85.769 acre tract described Document No. 2008118667 of the Official Public Records of Travis County, Texas;

**THENCE** with the approximate centerline of Wilbarger Creek, being the west line of the 39.4 acre tract and the east line of 85.796 acres described in Document No. 2008118667 of the Official Public Records of Travis County, Texas, the following forty (40) courses:

1. North 00°28'28" East, a distance of 9.07 feet to a to a calculated point;
2. North 05°17'24" West, a distance of 31.85 feet to a to a calculated point;
3. North 01°00'43" West, a distance of 39.99 feet to a to a calculated point;
4. North 13°37'54" West, a distance of 36.17 feet to a to a calculated point;
5. North 03°30'27" West, a distance of 43.17 feet to a to a calculated point;
6. North 10°14'35" West, a distance of 42.68 feet to a to a calculated point;

**EXHIBIT A (6 OF 12)**

7. North 22°31'57" West, a distance of 57.70 feet to a to a calculated point;
8. North 44°39'48" West, a distance of 45.77 feet to a to a calculated point;
9. North 54°56'29" West, a distance of 58.93 feet to a to a calculated point;
10. North 82°53'28" West, a distance of 51.24 feet to a to a calculated point;
11. South 71°16'10" West, a distance of 39.96 feet to a to a calculated point;
12. South 66°38'21" West, a distance of 51.94 feet to a to a calculated point;
13. North 89°22'53" West, a distance of 39.25 feet to a to a calculated point;
14. North 83°41'50" West, a distance of 51.08 feet to a to a calculated point;
15. North 89°13'01" West, a distance of 53.52 feet to a to a calculated point;
16. North 76°23'07" West, a distance of 54.75 feet to a to a calculated point;
17. North 76°02'03" West, a distance of 65.60 feet to a to a calculated point;
18. North 78°19'56" West, a distance of 54.07 feet to a to a calculated point;
19. South 73°52'38" West, a distance of 52.35 feet to a to a calculated point;
20. North 82°54'47" West, a distance of 58.96 feet to a to a calculated point;
21. North 48°39'03" West, a distance of 54.65 feet to a to a calculated point;
22. North 21°40'43" West, a distance of 61.82 feet to a to a calculated point;
23. North 00°14'42" East, a distance of 52.83 feet to a to a calculated point;
24. North 08°20'31" East, a distance of 53.76 feet to a to a calculated point;
25. North 08°21'04" East, a distance of 38.04 feet to a to a calculated point;
26. North 12°10'56" West, a distance of 48.92 feet to a to a calculated point;
27. North 26°26'40" West, a distance of 51.72 feet to a to a calculated point;
28. North 09°59'30" West, a distance of 51.78 feet to a to a calculated point;
29. North 09°26'58" West, a distance of 65.60 feet to a to a calculated point;

**EXHIBIT A (7 OF 12)**

30. North 23°17'46" East, a distance of 51.71 feet to a to a calculated point;
31. North 34°54'31" East, a distance of 42.87 feet to a to a calculated point;
32. North 48°43'04" East, a distance of 60.00 feet to a to a calculated point;
33. South 79°51'17" East, a distance of 39.39 feet to a to a calculated point;
34. South 58°38'03" East, a distance of 48.87 feet to a to a calculated point;
35. North 59°05'59" East, a distance of 54.70 feet to a to a calculated point;
36. North 00°19'10" East, a distance of 38.05 feet to a to a calculated point;
37. North 15°36'04" West, a distance of 56.41 feet to a to a calculated point;
38. North 06°24'18" East, a distance of 49.34 feet to a to a calculated point;
39. North 34°41'25" East, a distance of 55.35 feet to a to a calculated point;
40. North 08°45'25" West, a distance of 12.36 feet to a to a calculated point;

**THENCE** South 70°46'58" East, a distance of 13.00, to a 1/2" rebar found for an angle point in the west line of the 39.4 acres, same being the east line of the 85.796 acres;

**THENCE** North 22°06'01" East, a distance of 137.89 feet to a 1/2" rebar with 'CHAPARRAL' cap found for the northwest corner of the 39.4 acre tract, same being an interior corner of the 85.796 acre tract;

**THENCE** South 62°49'58" East, with the north line of the 39.4 acre tract, same being a south line of the 85.796 acre tract, a distance of 155.36 feet to a 1/2" rebar found for an angle point on the north line of the 39.4 acre tract, also being the southernmost northeast corner of the 85.796 acre tract, also being the southwest corner of a 170 acre tract described in Volume 8293, Page 104 of the Deed Records of Travis County, Texas;

**THENCE** South 62°31'16" East, continuing with the north line of the 39.4 acre tract, same being the south line of said 170 acre tract, being the south line of a 57.215 acre tract described in Document No. 2002251950 of the Official Public Records of Travis County, Texas; also being the south line of 39.00 acres described in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas; a distance of 1513.14 feet to a 1/2" iron pipe found in the south line of the 39.00 acre tract, for the most northernmost corner of the 39.4 acre tract, same being the northwest corner of a 3.56 acre tract described in Document No. 2009010572 of the Official Public Records of Travis County, Texas;

**EXHIBIT A (8 OF 12)**

**THENCE** South 27°51'31" West, with an east line of the 39.4 acre tract, same being the west line of said 3.56 acre tract, also being the west line of a 75.37 acre tract described in Document No. 2008031946 of the Official Public Records of Travis County, Texas, passing a 1/2" iron pipe found for the most westerly southwest corner of said 75.37 acre tract at a distance of 548.40 feet and continuing 321.78 feet, for a total distance of 870.18 feet to the **POINT OF BEGINNING**, containing 30.580 acres of land, more or less.

Surveyed on the ground on August 3, 2020.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

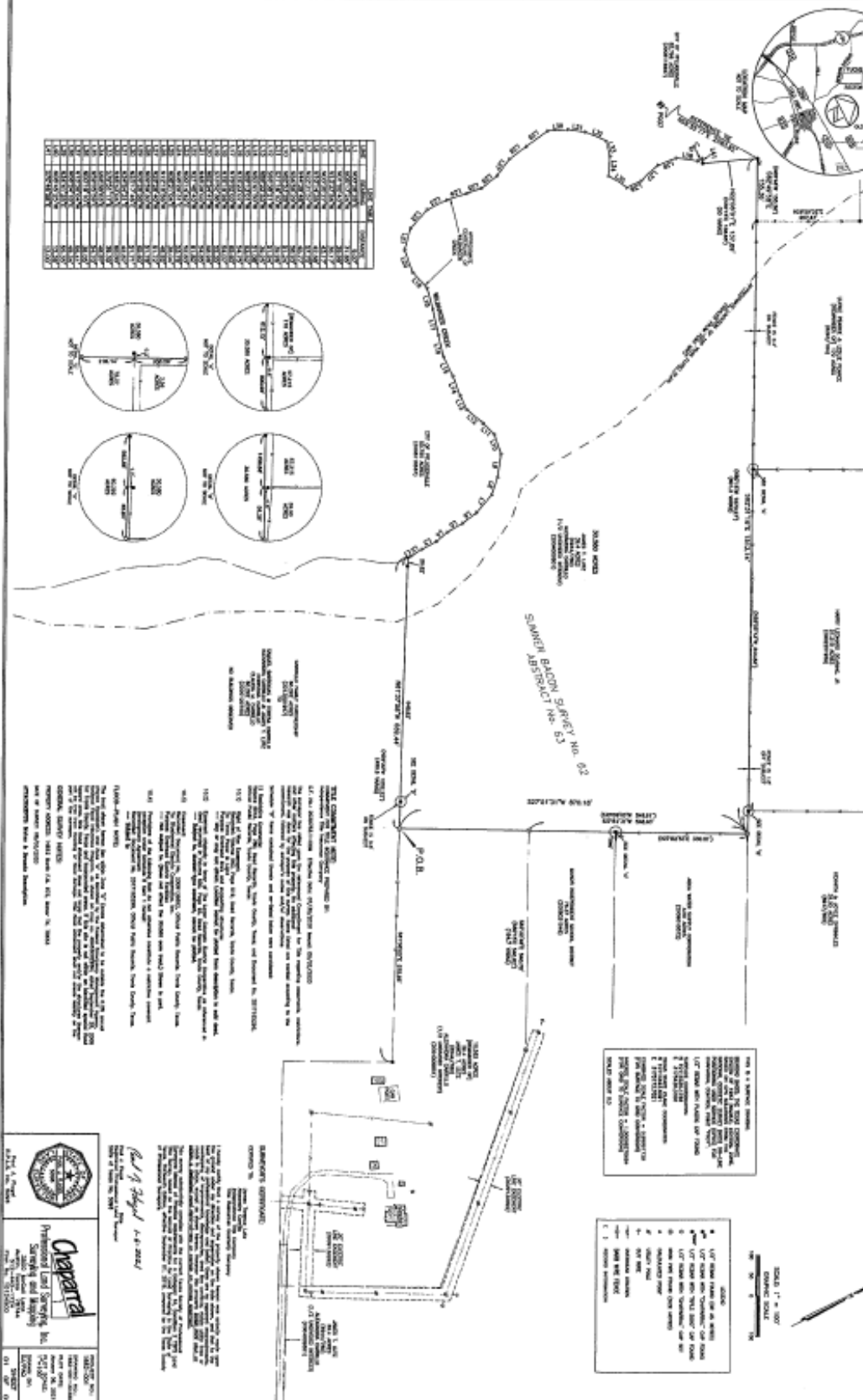
Attachments: Drawing 1662-001-30.580ac

*Paul J. Flugel* 1-6-2021

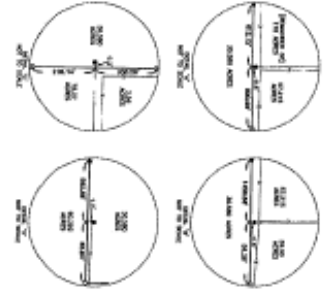
Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
TBPLS Firm No. 10124500



A LAND TITLE SURVEY OF 30.840 ACRES OUT OF THE SPURGEON BACON SURVEY No. 62, ABSTRACT 63 IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 30.4 ACRES TRACT DESCRIBED AND RECORDED IN DOCUMENT No. 200409800, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LINE	BEARING	DISTANCE	MARKER
1	N 89° 15' 00" E	100.00	IRON NAIL
2	S 89° 15' 00" W	100.00	IRON NAIL
3	S 00° 00' 00" W	100.00	IRON NAIL
4	N 89° 15' 00" E	100.00	IRON NAIL
5	N 00° 00' 00" E	100.00	IRON NAIL
6	N 89° 15' 00" E	100.00	IRON NAIL
7	S 89° 15' 00" W	100.00	IRON NAIL
8	S 00° 00' 00" W	100.00	IRON NAIL
9	N 89° 15' 00" E	100.00	IRON NAIL
10	N 00° 00' 00" E	100.00	IRON NAIL
11	N 89° 15' 00" E	100.00	IRON NAIL
12	S 89° 15' 00" W	100.00	IRON NAIL
13	S 00° 00' 00" W	100.00	IRON NAIL
14	N 89° 15' 00" E	100.00	IRON NAIL
15	N 00° 00' 00" E	100.00	IRON NAIL
16	N 89° 15' 00" E	100.00	IRON NAIL
17	S 89° 15' 00" W	100.00	IRON NAIL
18	S 00° 00' 00" W	100.00	IRON NAIL
19	N 89° 15' 00" E	100.00	IRON NAIL
20	N 00° 00' 00" E	100.00	IRON NAIL
21	N 89° 15' 00" E	100.00	IRON NAIL
22	S 89° 15' 00" W	100.00	IRON NAIL
23	S 00° 00' 00" W	100.00	IRON NAIL
24	N 89° 15' 00" E	100.00	IRON NAIL
25	N 00° 00' 00" E	100.00	IRON NAIL
26	N 89° 15' 00" E	100.00	IRON NAIL
27	S 89° 15' 00" W	100.00	IRON NAIL
28	S 00° 00' 00" W	100.00	IRON NAIL
29	N 89° 15' 00" E	100.00	IRON NAIL
30	N 00° 00' 00" E	100.00	IRON NAIL
31	N 89° 15' 00" E	100.00	IRON NAIL
32	S 89° 15' 00" W	100.00	IRON NAIL
33	S 00° 00' 00" W	100.00	IRON NAIL
34	N 89° 15' 00" E	100.00	IRON NAIL
35	N 00° 00' 00" E	100.00	IRON NAIL
36	N 89° 15' 00" E	100.00	IRON NAIL
37	S 89° 15' 00" W	100.00	IRON NAIL
38	S 00° 00' 00" W	100.00	IRON NAIL
39	N 89° 15' 00" E	100.00	IRON NAIL
40	N 00° 00' 00" E	100.00	IRON NAIL
41	N 89° 15' 00" E	100.00	IRON NAIL
42	S 89° 15' 00" W	100.00	IRON NAIL
43	S 00° 00' 00" W	100.00	IRON NAIL
44	N 89° 15' 00" E	100.00	IRON NAIL
45	N 00° 00' 00" E	100.00	IRON NAIL
46	N 89° 15' 00" E	100.00	IRON NAIL
47	S 89° 15' 00" W	100.00	IRON NAIL
48	S 00° 00' 00" W	100.00	IRON NAIL
49	N 89° 15' 00" E	100.00	IRON NAIL
50	N 00° 00' 00" E	100.00	IRON NAIL
51	N 89° 15' 00" E	100.00	IRON NAIL
52	S 89° 15' 00" W	100.00	IRON NAIL
53	S 00° 00' 00" W	100.00	IRON NAIL
54	N 89° 15' 00" E	100.00	IRON NAIL
55	N 00° 00' 00" E	100.00	IRON NAIL
56	N 89° 15' 00" E	100.00	IRON NAIL
57	S 89° 15' 00" W	100.00	IRON NAIL
58	S 00° 00' 00" W	100.00	IRON NAIL
59	N 89° 15' 00" E	100.00	IRON NAIL
60	N 00° 00' 00" E	100.00	IRON NAIL
61	N 89° 15' 00" E	100.00	IRON NAIL
62	S 89° 15' 00" W	100.00	IRON NAIL
63	S 00° 00' 00" W	100.00	IRON NAIL
64	N 89° 15' 00" E	100.00	IRON NAIL
65	N 00° 00' 00" E	100.00	IRON NAIL
66	N 89° 15' 00" E	100.00	IRON NAIL
67	S 89° 15' 00" W	100.00	IRON NAIL
68	S 00° 00' 00" W	100.00	IRON NAIL
69	N 89° 15' 00" E	100.00	IRON NAIL
70	N 00° 00' 00" E	100.00	IRON NAIL
71	N 89° 15' 00" E	100.00	IRON NAIL
72	S 89° 15' 00" W	100.00	IRON NAIL
73	S 00° 00' 00" W	100.00	IRON NAIL
74	N 89° 15' 00" E	100.00	IRON NAIL
75	N 00° 00' 00" E	100.00	IRON NAIL
76	N 89° 15' 00" E	100.00	IRON NAIL
77	S 89° 15' 00" W	100.00	IRON NAIL
78	S 00° 00' 00" W	100.00	IRON NAIL
79	N 89° 15' 00" E	100.00	IRON NAIL
80	N 00° 00' 00" E	100.00	IRON NAIL
81	N 89° 15' 00" E	100.00	IRON NAIL
82	S 89° 15' 00" W	100.00	IRON NAIL
83	S 00° 00' 00" W	100.00	IRON NAIL
84	N 89° 15' 00" E	100.00	IRON NAIL
85	N 00° 00' 00" E	100.00	IRON NAIL
86	N 89° 15' 00" E	100.00	IRON NAIL
87	S 89° 15' 00" W	100.00	IRON NAIL
88	S 00° 00' 00" W	100.00	IRON NAIL
89	N 89° 15' 00" E	100.00	IRON NAIL
90	N 00° 00' 00" E	100.00	IRON NAIL
91	N 89° 15' 00" E	100.00	IRON NAIL
92	S 89° 15' 00" W	100.00	IRON NAIL
93	S 00° 00' 00" W	100.00	IRON NAIL
94	N 89° 15' 00" E	100.00	IRON NAIL
95	N 00° 00' 00" E	100.00	IRON NAIL
96	N 89° 15' 00" E	100.00	IRON NAIL
97	S 89° 15' 00" W	100.00	IRON NAIL
98	S 00° 00' 00" W	100.00	IRON NAIL
99	N 89° 15' 00" E	100.00	IRON NAIL
100	N 00° 00' 00" E	100.00	IRON NAIL



**THE COMPASS** used in this survey was a **WILSON** model **100** and was checked and found to be correct by the **UNITED STATES COAST AND GEODETIC SURVEY** at **WASH DC** on **10/10/00**. The **UNITED STATES COAST AND GEODETIC SURVEY** also checked and found the **UNITED STATES COAST AND GEODETIC SURVEY** to be correct by the **UNITED STATES COAST AND GEODETIC SURVEY** at **WASH DC** on **10/10/00**.

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**Chartered**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
10000 N. Loop West, Suite 1000  
Houston, Texas 77037  
Phone: 713-865-1100  
Fax: 713-865-1101

## Tract Three

## EXHIBIT A (10 OF 12)



3100 Alvin Devane Blvd, Suite 150  
Austin, Texas 78741  
Tel: 512.441.9493  
Fax: 512.445.2286  
www.jonescarter.com

### GREGG LANE ANNEXATION

#### LEGAL DESCRIPTION

BEING 3.43-acres of land, more or less, situated in the Sumner Bacon Survey No. 62 Abstract No. 63 in Travis County, Texas; being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (E.T.J.); said 3.43-acre tract of land being more particularly described by metes and bounds as follows with bearings and coordinates referenced to the Texas Coordinate System of 1983, Central Zone:

**BEGINNING:** at a 5/8-inch iron rod (N = 10,113,364.790, E = 3,179,217.978) found on the northeastern right of way of said Gregg Lane, for the southeastern corner of a called 59.765-acre tract of land to Gregg Lane Dev., LLC as described in a Special Warranty Deed W/ Vendor's Lien in Document No. 2021051168 of the Official Public Records of Travis County, the southwestern corner of a called 15.74 acre tract of land to The Board of Trustees of the Manor Independent School District in a General Warranty Deed in Document No. 2016051094, the same being an approximate corner of the City of Manor Full Purpose City Limits;

**THENCE:** South 61°59'11" East a distance of 1049.87 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 15.74-acre tract, the southwestern line of a called 36.14-acre tract to the United States of America Department of Transportation Federal Aviation Administration as described in a General Warranty Deed in Document No. 2014113251 of the Official Public Records of Travis County, to a calculated point for a corner of the City of Manor Full Purpose City Limits;

**THENCE:** South 26°55'54" West a distance of 39.90 feet along a line of the City of Manor Full Purpose City Limits, across said Gregg Lane to a calculated point on the southwestern line of said Gregg Lane, the Northeastern line of the called remainder of a 146.75-acre tract to Enfield Partners, LLC et al as described in Document No. 2019013312 of the Official Public Records of Travis County, Texas, for a corner of the City of Manor Full Purpose City Limits;

**THENCE:** North 62°31'06" West a distance of 1218.23 feet along the southwestern line of said Gregg Lane, the northeastern line of the remainder of the said 146.75-acre tract of land to a calculated point for the northeastern corner of a called 2.630-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020123032 of the Official Public Records of Travis County, Texas;

**THENCE:** North 62°05'29" West a distance of 1895.89 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.630-acre tract to a calculated point for the northwestern corner of the said 2.630-acre tract, the northeastern corner of a called 2.341-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020165985 of the Official Public Records of Travis County, Texas;

**THENCE:** North 62°38'23" West a distance of 143.76 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.341-acre tract to a calculated point;

**THENCE:** North 86°45'39" East a distance of 86.71 feet across said Gregg Lane to a calculated point on the northeastern line of said Gregg Lane for the southwestern corner of the said 59.765-acre tract;

EXHIBIT A (11 OF 12)

**THENCE:** South 62°17'26" East a distance of 2133.10 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 59.765-acre tract to the **POINT OF BEGINNING** and CONTAINING an area of 3.43-acres of land, more or less.

*This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, 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.*



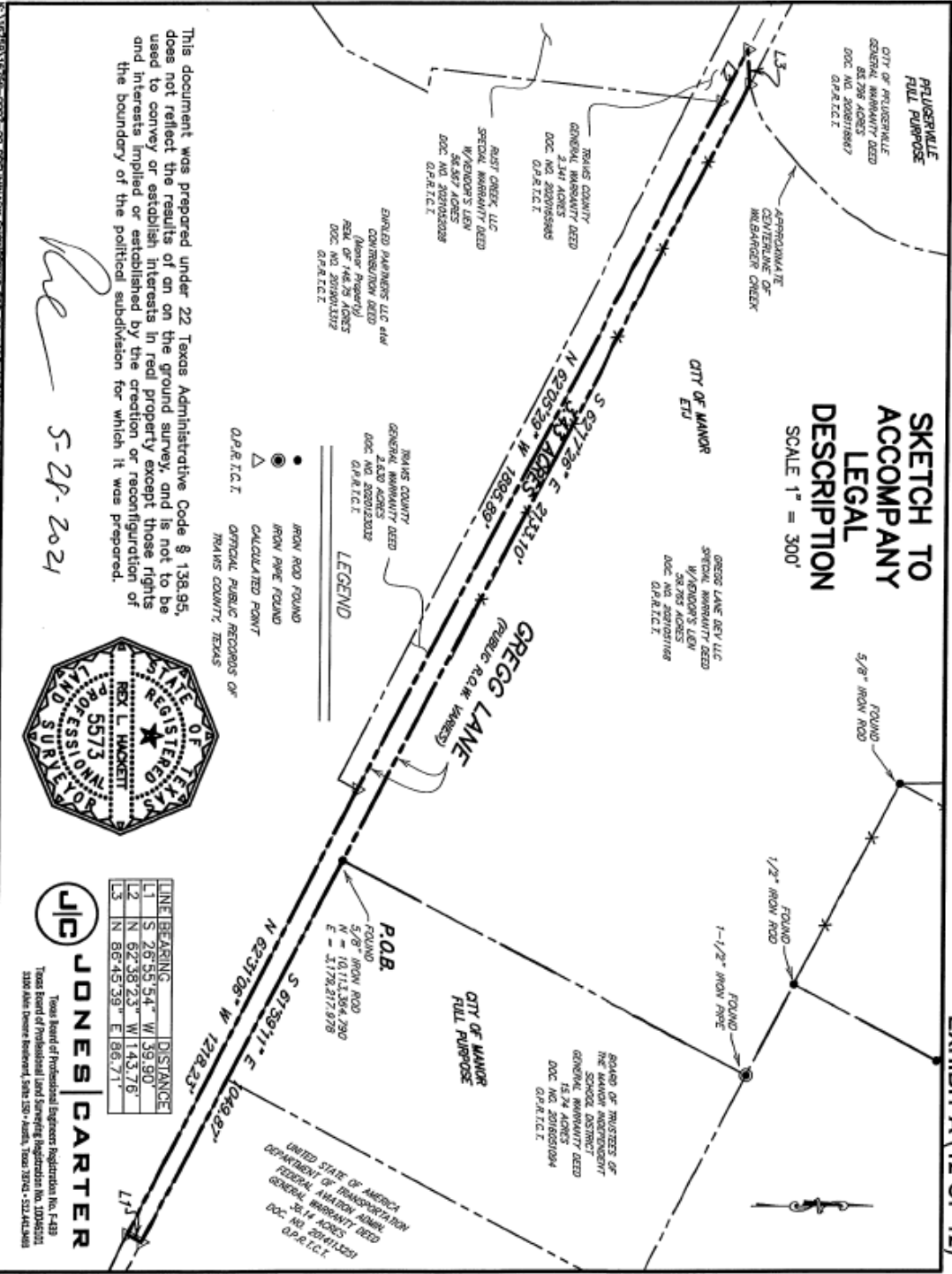
Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@ionescarter.com](mailto:rhackett@ionescarter.com)

05-28-2021  
Date:





**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
SCALE 1" = 300'



This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, 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.

*Re*  
5-28-2021



**J/C JONES CARTER**  
Texas Board of Professional Engineers Registration No. 1439  
Texas Board of Professional Land Surveying Registration No. 100426101  
1310 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.4444

LINE	BEARING	DISTANCE
1	S 26°55'5.4" W	39.90'
2	N 62°38'23" W	143.76'
3	N 86°45'59" E	186.71'

**Exhibit "B"**

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