

**RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE CITY OF MANOR, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF 5.470 ACRES OF LAND, MORE OR LESS; BEING LOCATED IN TRAVIS COUNTY, TEXAS AND ADJACENT AND CONTIGUOUS TO THE CITY LIMITS; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.**

**WHEREAS**, the owner(s) of certain property located within Travis County, Texas have petitioned the City of Manor, Texas (herein the “City”) a Texas home-rule city, for annexation of said property, more particularly described herein (the “Subject Property”) into the corporate limits of the City;

**WHEREAS**, the Subject Property is contiguous and adjacent to the corporate limits of the City, within the extraterritorial jurisdiction of the City and the owner(s) have made application for annexation;

**WHEREAS**, after review and consideration of such requests and petition for annexation from the owner(s) of the Subject Property, the City Council of the City of Manor, Texas (the “City Council”) finds that the Subject Property may be annexed pursuant to §43.0671 of the Texas Local Government Code;

**WHEREAS**, pursuant to §43.0672, Texas Local Government Code, the City and the undersigned have negotiated and entered into a written agreement for the provision of services to the Subject Property, said agreement being attached hereto as Exhibit “B” and is incorporated herein for all purposes; and,

**WHEREAS**, the petitioner has agreed and consented to the annexation of the Subject Property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted;

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

**SECTION ONE:** 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 TWO:** The petition for annexation of the following described Subject Property, including abutting streets, roadways, and rights of way, not previously annexed into the City and the draft agreement for the provision of services shown in Exhibit “B”, are hereby accepted:

Being a 5.470 acre tract of land, more or less, situated in the A.C. Caldwell Survey,

Abstract No. 154, Travis County, Texas, said tract being all of Lots 8, Block 5, Manor Commercial Park III, an Addition to the City of Manor, Texas according to the plat recorded in Document No. 200500033 of the Official Public Records of Travis County, Texas, said tract also being all of a 3.550 acre tract of land described in a deed recorded in Document No. 2021214229 of the Official Public Records of Travis County, Texas; said 5.470 acre tract being more particularly described in Exhibit "A."

A public hearing is set for the date of March 1, 2023. Notice of such hearing shall be published and posted in accordance with §43.0673, Texas Local Government Code, and the hearing shall be open to the public to accept public comment on the annexation request. In the event of a conflict between the Subject Property description contained herein, Exhibit "A" shall control.

**SECTION THREE:** Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared severable.

**SECTION FOUR:** It is hereby officially found and determined that the meeting at which this Resolution 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 Government Code.

**PASSED AND APPROVED** this the 15<sup>th</sup> day of February 2023.

**ATTEST:**

**CITY OF MANOR, TEXAS:**

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Lluvia T. Almaraz, City Secretary

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Dr. Christopher Harvey, Mayor

**Exhibit “A”  
Subject Property Description  
+/- 5.470 Acres**

DESCRIPTION OF A 5.470 ACRE TRACT OF LAND SITUATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 8 BLOCK 5 MANOR COMMERCIAL PARK III, AN ADDITION TO THE CITY OF MANOR, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200500033 OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT ALSO BEING ALL OF A 3.550 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2021214229 OF THE SAID OFFICIAL PUBLIC RECORDS; SAID 5.470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 3.550 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 8, BLOCK 5, MANOR COMMERCIAL PARK III, AN ADDITION TO THE CITY OF MANOR, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200500033 OF SAID OFFICIAL PUBLIC RECORDS,

THENCE, SOUTH 27 DEGREES, 16 MINUTES, 24 SECONDS WEST, ALONG THE EAST LINE OF SAID 3.550 ACRE TRACT, A DISTANCE OF 366.20 FEET TO THE SOUTHEAST CORNER OF SAID 3.550 ACRE TRACT;

THENCE, NORTH 62 DEGREES, 47 MINUTES, 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 3.550 ACRE TRACT, A DISTANCE OF 421.37 FEET TO THE SOUTHWEST CORNER OF SAID 3.550 ACRE TRACT;

THENCE, NORTH 27 DEGREES, 53 MINUTES, 25 SECONDS EAST, ALONG THE WEST LINE OF SAID 3.550 ACRE TRACT, A DISTANCE OF 425.61 FEET PASSING A TERMINUS POINT OF SAID EASY JET STREET AND CONTINUING IN ALL A TOTAL DISTANCE OF 469.88 FEET TO A 1/2-INCH IRON ROD WITH YELLOW "CARDINAL SURVEY" CAP FOUND; SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT AND BEING ALONG THE EASTERLY LINE OF THE CUL-DE-SAC OF SAID EASY JET STREET;

THENCE, ALONG THE EASTERLY LINE OF THE CUL-DE-SAC OF SAID EASY JET STREET AND THE WESTERLY LINE OF SAID LOT 8 THE FOLLOWING TWO (2) CALLS:

ALONG SAID CURVE BEING THE EASTERLY LINE OF THE CUL-DE-SAC OF SAID EASY JET STREET, HAVING A CENTRAL ANGLE OF 43 DEGREES, 05 MINUTES, 10 SECONDS, A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES, 25 MINUTES, 59 SECONDS EAST, 18.36 FEET, AN ARC DISTANCE OF 18.80 FEET TO A 1/2-INCH IRON ROD WITH YELLOW "CARDINAL SURVEY" CAP FOUND AT THE END OF SAID CURVE; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 13 DEGREES, 38 MINUTES, 53 SECONDS, A RADIUS OF 64.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES, 56 MINUTES, 49 SECONDS WEST, 15.21 FEET, AN ARC DISTANCE OF 15.25 FEET TO THE END OF SAID CURVE, AND THE NORTHWEST CORNER OF SAID LOT 8;

THENCE, SOUTH 62 DEGREES, 06 MINUTES, 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 410.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 27 DEGREES, 14 MINUTES, 32 SECONDS WEST, A DISTANCE OF 205.01 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING; CONTAINING: 238,276 SQUARE FEET OR 5.470 ACRES OF LAND, MORE OR LESS.

**Exhibit “B”**  
**Agreement Regarding Post-Annexation Provision of Services**  
**For Property to be Annexed into the City of Manor**