

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE CITY OF MANOR, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF 8.517 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 8.517 acres of land, more or less, situated in the A.C. Caldwell Survey, Abstract No. 154, Travis County, Texas; said tract being all of Lots 6 and 7, 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 the tract of land described in Special Warranty Deed to the Easy Jet Drive, LP, recorded in Document No. 2021214226 of the Official Public Records of Travis County, Texas; said 8.517 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  
+/- 8.517 Acres**

**DESCRIPTION** of a 8.517 acre tract of land situated in the A.C. Caldwell Survey, Abstract No. 154, Travis County, Texas; said tract being all of Lots 6 and 7, 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 tract of land described in Special Warranty Deed to the Easy Jet Drive, LP, recorded in Document No. 2021214226 of the said Official Public Records; said 8.517 acre tract being more particularly described as follows:

**BEGINNING**, at a 1/2- inch iron rod with "CARDINAL SURVEY" cap found in the north right-of-way line of Easy Jet Street (80-foot right-of-way) and in the south corner of Lot 5 of said Manor Commercial Park III and the west corner of said Lot 6;

**THENCE**, North 27 degrees, 15 minutes, 32 seconds East, departing the said north line of Easy Jet Street and along the east line of said Lot 5 and the west line of said Lot 6, a distance of 478.82 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap found in the south line of a tract of land described in Special Warranty Deed to Minnie Mae Harbers Vrazel recorded in Document No. 2020146894 of the said Official Public Records; said point also being the east corner of said Lot 5 and the north corner of said Lot 6;

**THENCE**, South 63 degrees, 23 minutes, 50 seconds East, along the north line of said Lots 6 and 7 and the said south line of Minnie Mae Harbers Vrazel tract, a distance of 773.80 feet to a 5/8-inch iron pipe found; said point being the east corner of said Lot 7 and the north corner of a tract of land described in Special Warranty Deed to Juanita Nava recorded in Document No. 2020095917 of the said Official Public Records;

**THENCE**, South 27 degrees, 18 minutes, 30 seconds West, departing the said south line of Minnie Mae Harbers Vrazel tract and along the east line of said Lot 7 and the west line of said Juanita Nava tract, a distance of 325.01 feet to a 2-inch Brass Monument found; said point being the west corner of said Juanita Nava tract and the north corner of Lot 3, Kimbro Road Estates, an addition to the City of Manor, Texas according to the plat recorded in of recorded in Volume 79, Page 12 of the Map Records of Travis County, Texas;

**THENCE**, South 27 degrees, 14 minutes, 32 seconds West, along the east line of said Lot 7 and the west line of said Lot 3, Kimbro Road Estates a distance of 162.20 feet to a 1/2-inch iron rod found; said point being the south corner of said Lot 7 and the east corner of Lot 8 of said Manor Commercial Park III;

**THENCE**, North 62 degrees, 06 minutes, 28 seconds West, departing the said west line of Lot 3, Kimbro Road Estates, along the south line of said Lot 7 and the north line of said Lot 8, a distance of 410.08 feet to a MAG Nail found; in the northerly line of the cul-de-sac of said Easy Jet Street and also being the southwest corner of said Lot 7 and the north corner of said Lot 8 and said point being the beginning of a non-tangent curve to the left;

**THENCE**, along the said northerly line of said cul-de-sac of Easy Jet Street and the southerly line of said Lots 6 and 7, the following three (3) calls:

Along said curve, having a central angle of 88 degrees, 24 minutes, 04 seconds, a radius of 64.00 feet, a chord bearing and distance of North 61 degrees, 37 minutes, 34 seconds West, 89.24 feet, an arc distance of 98.75 feet to a 1/2- inch iron rod found at the end of said curve; said point being the beginning of a non-tangent curve to the right;

Along said curve having a central angle of 43 degrees, 05 minutes, 10 seconds, a radius of 25.00 feet, a chord bearing and distance of North 84 degrees, 17 minutes, 02 seconds West, 18.36 feet, an arc distance of 18.80 feet to a 5/8- inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

North 62 degrees, 44 minutes, 28 seconds West, a distance of 257.16 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 371,031 square feet or 8.517 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**