

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 8.517 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 owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with *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 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 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."

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 *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 the 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 the 1st day of March 2023.

PASSED AND APPROVED SECOND AND FINAL READING on this the _____ day of _____ 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

DRAFT

Exhibit "A"
Subject Property Description
+/- 8.517 Acres

DRAFT

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, L.P, 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

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