

RESOLUTION NO. 2024-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, GRANTING CONSENT FOR WILBARGER CREEK MUNICIPAL UTILITY DISTRICT NO. 1 TO SERVE WATER TO AN AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF MANOR, TEXAS.

WHEREAS, the City of Manor, Texas (the “City”) is the service provider of water and wastewater for areas within its corporate limits; and

WHEREAS, the Wilbarger Creek Municipal Utility District No. 1 (the “MUD”) is a service provider of water and wastewater within the boundaries of the MUD; and

WHEREAS, a tract of land consisting of approximately 136.342 acres is located within the corporate limits of the City as more particularly described and depicted on Exhibit “A” attached hereto (the “**Property**”); and

WHEREAS, the owner of the Property desires to have the Property temporarily served water by the MUD; and

WHEREAS, the MUD is not opposed to temporarily serving water to the Property; and

WHEREAS, City Council of the City of Manor, Texas (the “**City Council**”) has determined that it is in the best interest of the City to have the development of the Property proceed by the MUD temporarily serving water to the Property.

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

SECTION 1. The City Council hereby approves the recitals contained in the preamble of this Resolution and finds that all the recitals are true and correct and incorporate the same in the body of this Resolution as findings of fact.

SECTION 2. The City Council hereby grants consent to the Wilbarger Creek Municipal Utility District No. 1 to temporarily serve water to the Property in accordance with Section 49.215(a) of the Texas Water Code.

SECTION 3. If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

PASSED AND ADOPTED by the City Council of Manor, Texas, at a regular meeting on the 5th day of June 2024, at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary
City of Manor, Texas

Exhibit "A"
Property



3100 Alvin Devan Blvd, Suite 150
Austin, Texas 78745
Tel: 512.441.9493
www.quiddity.com

LEGAL DESCRIPTION

BEING a 113.415-acre tract of land out of the Sumner Bacon Survey No. 62, Abstract No. 63, City of Manor, Travis County, Texas, being a portion of that certain tract of land called to contain 136.342-acres of land as described in a Special Warranty Deed with Vendor's Lien to Okra Land Incorporated recorded in Document No. 2022173856 of the Official Public Records of Travis County, Texas; said 113.415-acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch iron rod found on the western right-of-way line of FM 973 (R.O.W. Varies) as shown on a State of Texas Department of Transportation Right of Way Project recorded in CSJ No. 1200-02-022, being a 0.455 acre tract as described in a Deed in Document No. 2000169315 of the Official Public Records of Travis County, Texas, for the southeastern corner of a 3.711-acre tract of land (Tract 2) as described in a Special Warranty Deed to MP 973, LLC recorded in Document No. 2022077336 of the Official Public Records of Travis County, Texas, for the northeastern corner of said 136.342-acre tract, for the northeastern corner of this herein described tract, from which a 4-inch aluminum disk in concrete bears North 59°26'39" East a distance of 255.81 feet;

THENCE: Along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 9°19'52", a Radius of 2391.83 feet, an Arc length of 389.53 feet and a Chord bearing of South 13°16'25" West a distance of 389.10 feet to a 1/2-inch iron rod found for a corner on the western right-of-way line of said FM 973, a corner of said 136.342-acre tract, for a corner of this herein described tract;

THENCE: Continuing along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 17°51'33", a Radius of 612.86 feet, an Arc length of 191.03 feet and a Chord bearing of South 18°02'28" West a distance of 190.26 feet to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set on the western right-of-way line of said FM 973, for a corner of said 136.342-acre tract, for the northern corner of a 0.78-acre tract of land as described in a Special Warranty Deed to Henrietta B. Velasquez recorded in Document No. 2003002504 of the Official Public Records of Travis County, Texas, on the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and Sumner Bacon Survey No. 62, Abstract No. 63, for a corner of this herein described tract;

THENCE: South 27°03'13" West a distance of 738.92 feet continuing along the southeastern line of the said 136.342-acre tract, the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and the Sumner Bacon Survey No. 62, Abstract No. 63, being the approximate centerline of Manor and Taylor Lane (R.O.W. Width Not Specified) recorded in the Travis County Road Book, Precinct 1, Page 72, the northwestern line of said 0.78-acre tract, and continuing along the northwestern line of a 1.00-acre tract of land as described in a Special Warranty Deed to Frank Velasquez recorded in Volume 12592, Page 1305 of the Real Property Records of Travis County, Texas to a 1/2-inch iron rod found for the southeastern corner of said 136.342-acre tract, the southwestern corner of said 1.00-acre tract, a corner of a Portion of Abandoned County Road referred to in Document Nos. 2000046321, 2001205199 and 202100182 of the Official Public Records of Travis County, Texas, a corner of a 32.950-acre tract of land as described in a Special Warranty Deed to Timmerman Commercial Developments, LP recorded in Document No. 2020230923 of the Official Public Records of Travis County, Texas, for the southeastern corner of this herein described tract;



3100 Alvin Devan Blvd, Suite 150
 Austin, Texas 78745
 Tel: 512.441.9493
 www.quiddity.com

THENCE: North 63°22'48" West a distance of 25.82 feet along the southwestern line of said 136.342-acre tract, the northeastern line of a portion of the said Abandoned County Road to a 3-inch pipe fence post found for a corner of said 136.342-acre tract, the northeastern corner of the Shadowglen Phase 2 Section 25-26 subdivision as shown on a plat recorded in Document No. 202100182 of the Official Public Records of Travis County, Texas, for a corner of this herein described tract;

THENCE: North 62°07'14" West a distance of 4004.94 feet along the southwestern line of said 136.342-acre tract, the northeastern line of said Shadowglen Phase 2 Section 25-26 subdivision, the northeastern line of Shadowglen Phase 2 Section 28 subdivision as shown on a plat recorded in Document No. 202100181 of the Official Public Records of Travis County, Texas, the northeastern line of Shadowglen Phase 2 Section 27A-27B subdivision as shown on a plat recorded in Document No. 202100183 of the Official Public Records of Travis County, Texas, and along the northeastern line of a 200.38-acre tract of land as described in a Special Warranty Deed to City of Manor, Texas recorded in Document No. 2012141817 of the Official Public Records of Travis County, Texas, to a calculated point of the approximate center line of Wilbarger Creek, for the southwestern corner of this herein described tract;

THENCE: Across said 136.342-acre tract, along the meanders of an approximate center line of Wilbarger Creek with the following courses and distances:

1. North 81°31'45" East a distance of 24.47 feet to a calculated point;
2. North 59°31'17" East a distance of 154.72 feet to a calculated point;
3. North 24°13'41" East a distance of 45.69 feet to a calculated point;
4. North 55°47'03" East a distance of 21.00 feet to a calculated point;
5. North 79°17'12" East a distance of 26.15 feet to a calculated point;
6. North 45°17'07" East a distance of 98.71 feet to a calculated point;
7. North 31°43'45" East a distance of 106.97 feet to a calculated point;
8. North 46°36'22" East a distance of 52.57 feet to a calculated point;
9. North 69°08'44" East a distance of 46.82 feet to a calculated point;
10. North 48°39'08" East a distance of 23.13 feet to a calculated point;
11. North 21°26'53" East a distance of 20.89 feet to a calculated point;
12. North 44°59'59" East a distance of 60.89 feet to a calculated point;
13. North 58°23'35" East a distance of 31.80 feet to a calculated point;
14. North 88°18'54" East a distance of 23.62 feet to a calculated point;
15. North 58°23'32" East a distance of 42.40 feet to a calculated point;
16. North 43°31'54" East a distance of 19.16 feet to a calculated point;
17. North 22°29'47" East a distance of 74.42 feet to a calculated point;
18. North 16°45'20" East a distance of 52.54 feet to a calculated point;
19. North 12°04'54" West a distance of 29.48 feet to a calculated point;
20. North 34°09'35" West a distance of 35.25 feet to a calculated point;
21. North 54°01'40" West a distance of 79.81 feet to a calculated point;
22. North 68°52'29" West a distance of 24.57 feet to a calculated point;
23. North 83°12'38" West a distance of 22.03 feet to a calculated point;
24. South 63°59'48" West a distance of 47.52 feet to a calculated point;
25. North 87°00'48" West a distance of 59.98 feet to a calculated point;
26. North 74°52'32" West a distance of 39.93 feet to a calculated point;



3100 Alvin Devan Blvd, Suite 150
Austin, Texas 78745
Tel: 512.441.9493
www.quiddity.com

- 27. North 48°21'59" West a distance of 37.63 feet to a calculated point;
- 28. North 25°51'28" West a distance of 94.35 feet to a calculated point;
- 29. North 75°22'45" West a distance of 24.76 feet to a calculated point;
- 30. South 87°47'48" West a distance of 27.11 feet to a calculated point;
- 31. North 69°33'00" West a distance of 32.80 feet to a calculated point;
- 32. North 41°33'10" West a distance of 30.63 feet to a calculated point;
- 33. North 05°54'22" West a distance of 2.49 feet to a calculated point on a northwestern line of said 136.342-acre tract, a southeastern line of a 56.567-acre tract of land as described in a Special Warranty Deed with Vendor's Lien to Rust Creek, LLC recorded in Document No. 2021052028 of the Official Public Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 87°57'38" East a distance of 1026.12 feet along a northwestern line of said 136.342-acre tract, a southeastern line of the said 56.567-acre tract, and the southeastern line of a 123.550-acre tract of land as described in a Special Warranty Deed to Monach Ranch At Manor, LLC recorded in Document No. 2021275494 of the Official Public Records of Travis County, Texas, to a 1/2-inch iron rod with cap stamped "Chaparral" found for a common corner of said 136.342-acre tract and said 123.550-acre tract, for a corner of this herein described tract;

THENCE: South 62°14'30" East a distance of 3198.93 feet along a northeastern line of said 136.342-acre tract, a southwestern line of said 123.550-acre tract and a southwestern line of the said 3.711 acres (Tract 2) to the POINT OF BEGINNING and CONTAINING an area of 113.415-acres of land.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Email: rhackett@quiddity.com

2-6-2023

Date



Geographic ID: 0242600204
TCAD Property ID: 248031
Map: T31, U31



3100 Alvin Devan Blvd, Suite 150
 Austin, Texas 78745
 Tel: 512.441.9493
 www.quiddity.com

LEGAL DESCRIPTION

BEING a 22.927-acre tract of land out of the Sumner Bacon Survey No. 62, Abstract No. 63, City of Manor, Travis County, Texas, being a portion of that certain tract of land called to contain 136.342-acres of land as described in a Special Warranty Deed with Vendor's Lien to Okra Land Incorporated recorded in Document No. 2022173856 of the Official Public Records of Travis County, Texas; said 22.927-acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch iron rod with cap stamped "Chaparral" found on the southeastern line of a 350.759-acre tract of land as described in a Special Warranty Deed to Meritage Homes of Texas, LLC recorded in Document No. 2020148949 of the Official Public Records of Travis County, Texas for the southwestern corner of the said 136.342-acre tract, the northwestern corner of a 200.38-acre tract of land as described in a Special Warranty Deed to City of Manor, Texas recorded in Document No. 2012141817 of the Official Public Records of Travis County, Texas, for the southwestern corner of this herein described tract;

THENCE: North 27°13'30" East a distance of 837.25 feet along the westernmost line of the said 136.342-acre tract, an eastern line of the said 350.759-acre tract, and continuing along a southeastern line of a 157.945-acre tract of land as described in a Warranty Deed to Kermit R. & Emmagene Weiss recorded in Volume 12467, Page 177 of the Real Property Records of Travis County, Texas to a 1/2-inch iron rod found for the northwestern corner of said 350.759-acre tract, for a corner of the said 157.945-acre tract, on a southwestern line of a 56.567-acre tract of land as described in a Special Warranty Deed with Vendor's Lien to Rust Creek, LLC recorded in Document No. 2021052028 of the Official Public Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 62°47'00" East along a northeastern line of said 136.342-acre tract, a southwestern line of said 56.567-acre tract, at a distance of 738.67 feet pass a 1/2-inch iron rod with cap stamped "Chaparral" found on the common line of said 136.342-acre tract and said 56.567-acre tract, a distance in all of 772.64 feet to a calculated corner for a corner of said 136.342-acre tract and said 56.567-acre tract, for a corner of this herein described tract;

THENCE: South 87°57'38" East a distance of 7.52 feet continuing along a northern line of said 136.342-acre tract, a southern line of the said 56.567-acre tract to a calculated point of the approximate center line of Wilbarger Creek, for the northeastern corner of this herein described tract;

THENCE: Across said 136.342-acre tract, along the meanders of an approximate centerline of Wilbarger Creek with the following courses and distances:

1. South 05°54'22" East a distance of 2.49 feet to a calculated point;
2. South 41°33'10" East a distance of 30.63 feet to a calculated point;
3. South 69°33'00" East a distance of 32.80 feet to a calculated point;
4. North 87°47'48" East a distance of 27.11 feet to a calculated point;
5. South 75°22'45" East a distance of 24.76 feet to a calculated point;
6. South 25°51'28" East a distance of 94.35 feet to a calculated point;
7. South 48°21'59" East a distance of 37.63 feet to a calculated point;
8. South 74°52'32" East a distance of 39.93 feet to a calculated point;



3100 Alvin Devan Blvd, Suite 150
Austin, Texas 78745
Tel: 512.441.9493
www.quiddity.com

- 9. South 87°00'48" East a distance of 59.98 feet to a calculated point;
- 10. North 63°59'48" East a distance of 47.52 feet to a calculated point;
- 11. South 83°12'38" East a distance of 22.03 feet to a calculated point;
- 12. South 68°52'29" East a distance of 24.57 feet to a calculated point;
- 13. South 54°01'40" East a distance of 79.81 feet to a calculated point;
- 14. South 34°09'35" East a distance of 35.25 feet to a calculated point;
- 15. South 12°04'54" East a distance of 29.48 feet to a calculated point;
- 16. South 16°45'20" West a distance of 52.54 feet to a calculated point;
- 17. South 22°29'47" West a distance of 74.42 feet to a calculated point;
- 18. South 43°31'54" West a distance of 19.16 feet to a calculated point;
- 19. South 58°23'32" West a distance of 42.40 feet to a calculated point;
- 20. South 88°18'54" West a distance of 23.62 feet to a calculated point;
- 21. South 58°23'35" West a distance of 31.80 feet to a calculated point;
- 22. South 44°59'59" West a distance of 60.89 feet to a calculated point;
- 23. South 21°26'53" West a distance of 20.89 feet to a calculated point;
- 24. South 48°39'08" West a distance of 23.13 feet to a calculated point;
- 25. South 69°08'44" West a distance of 46.82 feet to a calculated point;
- 26. South 46°36'22" West a distance of 52.57 feet to a calculated point;
- 27. South 31°43'45" West a distance of 106.97 feet to a calculated point;
- 28. South 45°17'07" West a distance of 98.71 feet to a calculated point;
- 29. South 79°17'12" West a distance of 26.15 feet to a calculated point;
- 30. South 55°47'03" West a distance of 21.00 feet to a calculated point;
- 31. South 24°13'41" West a distance of 45.69 feet to a calculated point;
- 32. South 59°31'17" West a distance of 154.72 feet to a calculated point;
- 33. South 81°31'45" West a distance of 24.47 feet to a calculated point on the southwestern line of the said 136.342-acre tract and the northeastern line of the said 200.38-acre tract, for the southeastern corner of this herein described tract;

THENCE: North 62°07'14" West a distance of 1002.75 feet along the southwestern line of the said 136.342-acre tract, the northeastern line of the said 200.38-acre tract to the POINT OF BEGINNING and CONTAINING an area of 22.927-acres of land.


 Rex L. Hackett
 Registered Professional Land Surveyor No. 5573
 Email: rhackett@quiddity.com

2-6-2023
 Date



Geographic ID: 0242600204
 TCAD Property ID: 248031
 Map: T31

