

**ORDINANCE NO. 640**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 5.796 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 2.899 acres of land, more or less, out of the Greenbury Gates Survey No. 63, Travis County, Texas, and being a part of that certain 58.1 acre tract described in contract of sale between Veterans Land Board of Texas and Robert I. Worley, as recorded in Volume 2970, Page 27, Travis County Deed Records and as further described in that General Warranty Deed between Mary L. Choate a/k/a Mary Lee Choate and John Kerr and Sandy Kerr, as recorded in

Document No. 2009185727 of the Official Public Records of Travis County, Texas, said 2.899 tract of land being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

Tract Two:

Being 2.897 acres of land, more or less, out of the Greenbury Gates Survey No. 63, Travis County, Texas, and being part of a 5.796 acre tract as recorded in Volume 2970, Page 27, Travis County Deed Records and as further described in that General Warranty Deed between Mary L. Choate a/k/a Mary Lee Choate and John Kerr and Sandy Kerr, as recorded in Document No. 2009185727 of the Official Public Records of Travis County, Texas, said 2.897 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** on First Reading this 1<sup>st</sup> day of March 2022.

**FINALLY PASSED AND APPROVED** on this 16<sup>th</sup> day of March 2022.

**CITY OF MANOR, TEXAS:**

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

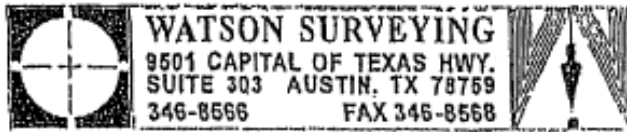
**ATTEST:**

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

**Exhibit "A"**

**ANNEXED PROPERTY DESCRIPTION  
+/- 5.796 Acres**

## EXHIBIT "A"

Exhibit A  
Page 1 of 2

## FIELD NOTES:

TRACT No. 1: 2.899 acres of land out of the Greenbury Gates Survey No. 63, Travis County, Texas, and being part of that certain 58.1 acre tract described in contract of sale between the Veterans Land Board of Texas and Robert I. Worley as recorded in Vol. 2970, page 27, Travis County Deed Records; described by metes and bounds as follows:

BEGINNING at a steel pin found at the intersection of the East ROW line of FM HWY 973 with the North line Arnhann Lane;

THENCE with said East ROW line of said FM 973, N30°00'20"E 440.04 ft to pin found for northwest corner;

THENCE along a fence, S59°48'E 287.4 ft to pin found for northeast cor;

THENCE S30°03'27"W 439.5 ft to pin found for southeast corner;

THENCE with the north line of Arnhann Lane, N59°54'30"W 287.0 ft to the place of BEGINNING, containing 2.899 acres.

Surveyed on the ground Feb. 20, 1998 by: James J. Watson

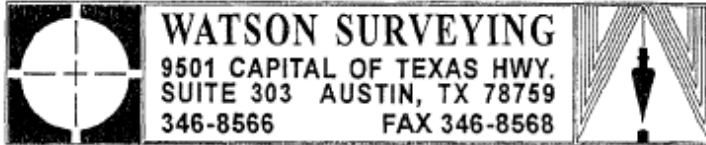
James T. Watson, RPLS 290

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12628 0790



## EXHIBIT "A"



## TRACT No. 2:

FIELD NOTES FOR 2.897 ACRES OF LAND, MORE OR LESS, OUT OF THE GREENBURY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS, BEING PART OF A 5.796 ACRE TRACT AS RECORDED IN VOLUME 2970, PAGE 27, TRAVIS COUNTY DEED RECORDS, SAID 2.897 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a  $\frac{1}{2}$ " steel pin found at the south corner of a 2.899 acre tract conveyed to Mary L. Choate by deed recorded in Volume 12628, Page 788, Travis County Deed Records, in the northeast ROW line of Arnham Lane, for the west or southwest corner hereof;

THENCE N30°03'27"E 439.50 feet along the southeast line of said 2.899 acres, to a  $\frac{1}{2}$ " steel pin found in a fence, for the north or northwest corner hereof;

THENCE S59°48'E 287.60 feet generally following a fence along the southwest line of a 14.76 acre tract conveyed to Robert Nicholas by deed recorded in Volume 13026, Page 2181, to a  $\frac{1}{2}$ " steel pipe found in the fence for the east or northeast corner hereof;

THENCE S30°08'09"W 438.95 feet along the south line of said 5.796 acres, to a  $\frac{1}{2}$ " steel pin with orange cap set on the southwest side of a 3" steel galvanized fence post, in the northeast ROW line of Arnham Lane, for the south or southeast corner hereof;

THENCE N59°54'30"W 287.00 feet with said ROW line and the south or southwest line of said 5.796 acre tract, to the POINT OF BEGINNING, containing 2.897 acres of land, more or less.

Bearing basis is east or southeast line of 5.796 acre tract (S30°08'09"W)

See survey map for more information

Surveyed 28 October 2009 by:

  
Stuart Watson, RPLS 4550



**Exhibit “B”**

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