

RESOLUTION NO. 2025-05

A RESOLUTION OF THE CITY OF MANOR, TEXAS, ACCEPTING THE PETITION FOR VOLUNTARY ANNEXATION OF 23.809 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 voluntary 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, 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 voluntary 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 23.809 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width

Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds in instrument recorded in Volume 79, Page 12 of the Plat Records of Travis County, Texas, said (7.054 acre) tract, being a portion of the certain (11.05 acre) tract of land as conveyed to Natalino Camilleri by deed recorded in Volume 10123, Page 582, Real Property Records of Travis County, Texas, being more particularly described in Exhibit “A.”

A public hearing is set for the date of February 5, 2025. 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 5th day of February 2025.

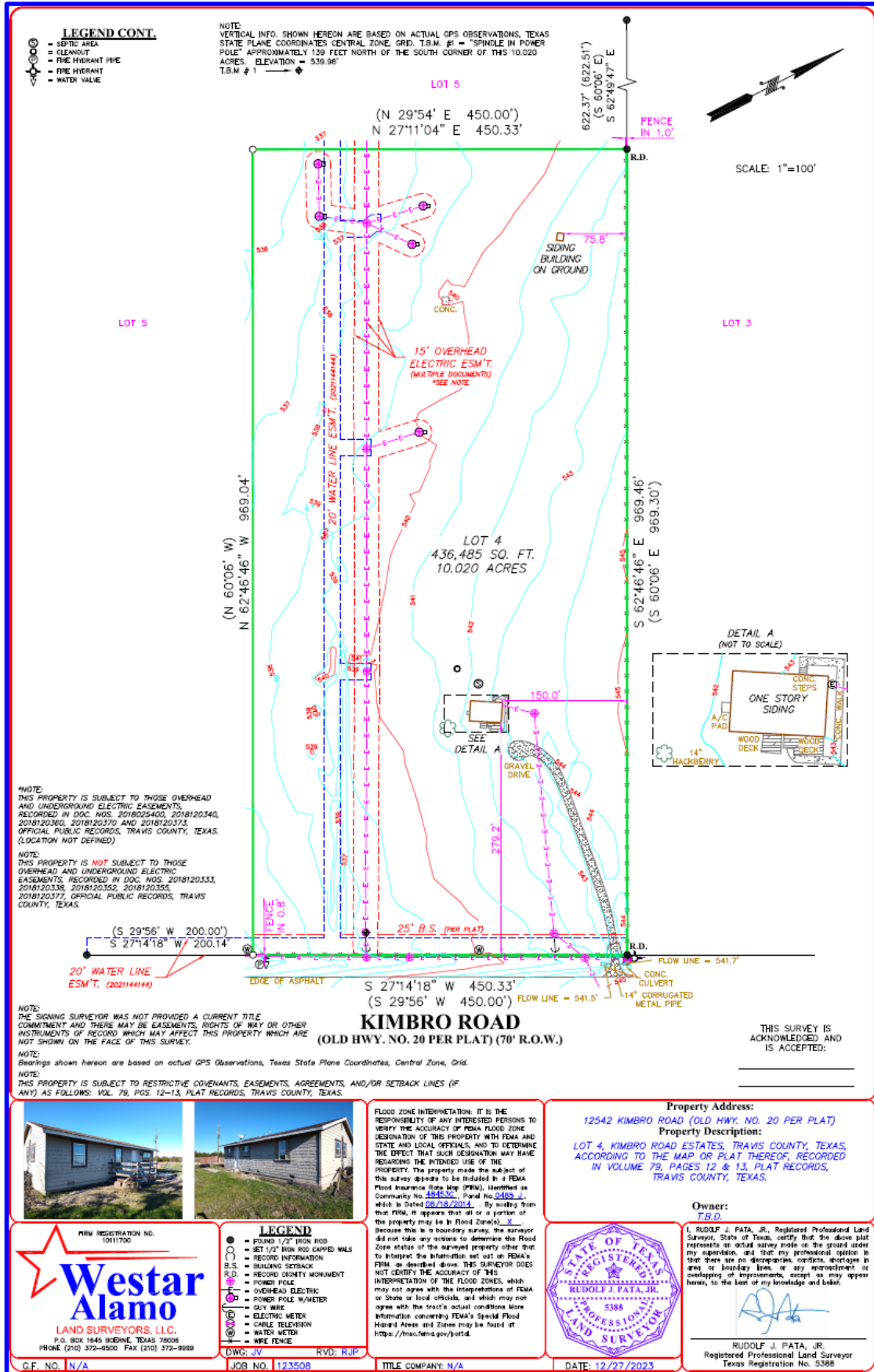
CITY OF MANOR, TEXAS:

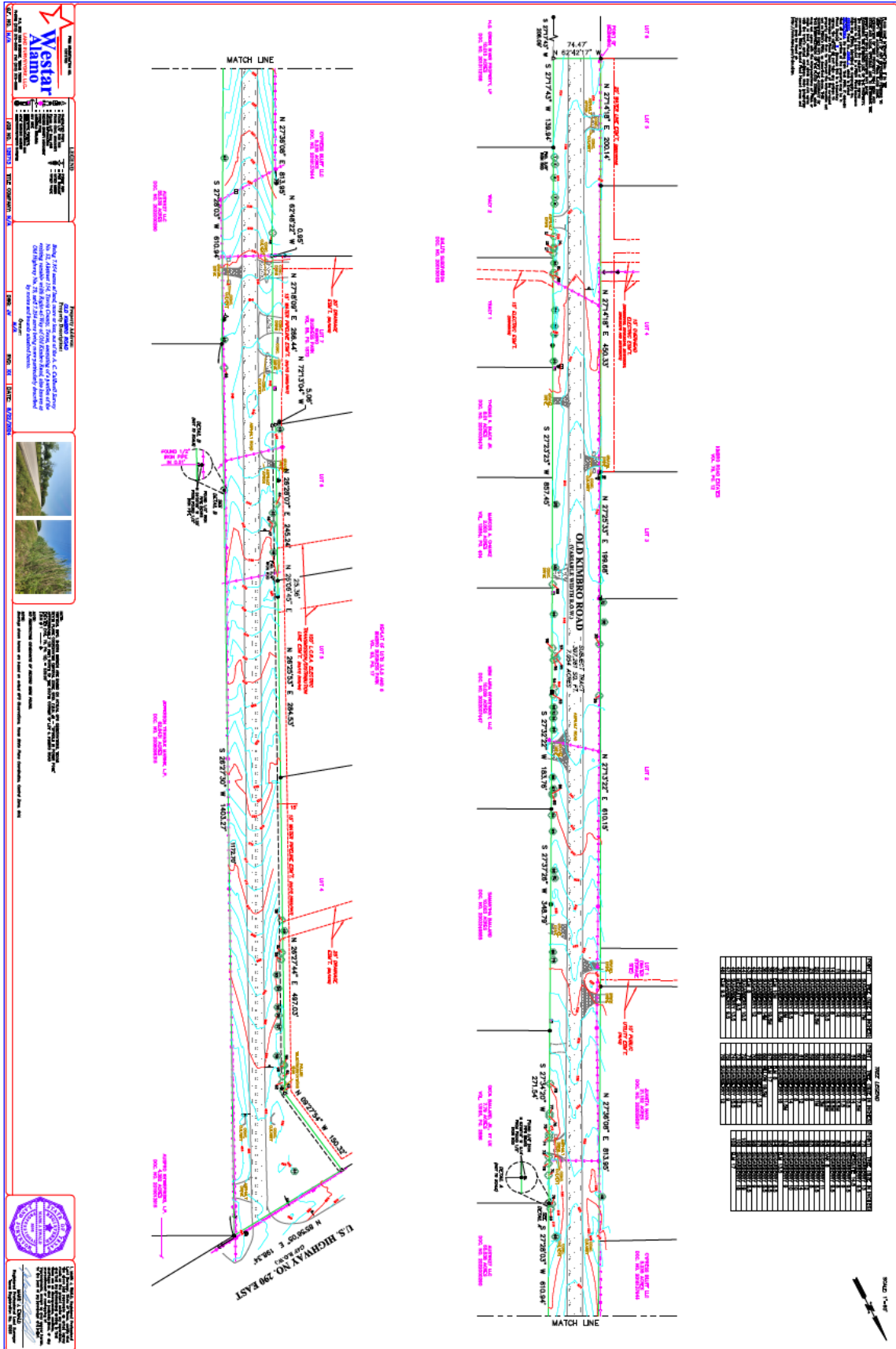
Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

Exhibit "A"
Subject Property Description
+/- 23.809 Acres





METES AND BOUNDS

Being 7.054 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the upper southwest corner of this 7.054 acres, same being the southeast corner of Lot 5 and the East corner of Lot 6, Kimbro Road Estates (Volume 79, Page 12), same also being on the northwest Right-of-Way line of said Old Kimbro Road and the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way line of said Old Kimbro Road the following courses and distances:

North 27 degrees 14 minutes 18 seconds East, at a distance of 200.14 feet pass a 1/2 inch iron rod found for the East corner of said Lot 5 and the South corner of Lot 4 of said Kimbro Road Estates, and continuing for a total distance of 650.47 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 4 and the southeast corner of Lot 3 of said Kimbro Road Estates;

North 27 degrees 25 minutes 33 seconds East, a distance of 199.68 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 3 and the southeast corner of Lot 2 of said Kimbro Road Estates;

North 27 degrees 13 minutes 22 seconds East, a distance of 610.15 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of Lot 1 of said Kimbro Road Estates and the southeast corner of the Juanita Nava 21.152 acres (Document Number 2020095917);

North 27 degrees 36 minutes 08 seconds East, a distance of 813.95 feet to a point for an angle corner, same being the East corner of the Cypress Bluff LLC 5.235 acres (Document Number 2016137944)

North 62 degrees 48 minutes 22 seconds West, a distance of 0.95 feet to a point for an angle corner; same being the southeast corner of Lot 7, Kimbro Business Park (Volume 86, Page 187D);

North 27 degrees 18 minutes 09 seconds East, a distance of 266.44 feet to a point for an angle corner, same being the East corner of said Lot 7;

North 72 degrees 13 minutes 04 seconds West, a distance of 5.06 feet to a point for an angle corner, same being the southeast corner of Lot 6, Replat of Lots 3,4,5 and 6, Kimbro Business Park (Volume 93, Page 17);

North 26 degrees 28 minutes 07 seconds East, a distance of 245.24 feet to a 5/8 inch iron rod found for the East corner of said Lot 6 and the southeast corner of said Lot 5;

North 26 degrees 06 minutes 45 seconds East, a distance of 25.36 feet to a 1/2 inch iron rod found for an angle corner;

North 26 degrees 25 minutes 53 seconds East, a distance of 284.53 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 5 and the southeast corner of said Lot 4;

North 26 degrees 27 minutes 44 seconds East, a distance of 497.03 feet to a point for an angle corner;

North 09 degrees 27 minutes 54 seconds West, a distance of 150.32 feet to a point for the lower northeast corner of this 7.054 acres, same being the East corner of said Lot 4 and the intersection of the northwest Right-of-Way line of said Old Kimbro Road and the South Right-of-Way line of U.S. Highway No. 290 East;

THENCE along the South Right-of-Way line of said Highway 290, North 85 degrees 56 minutes 05 seconds East, a distance of 198.34 feet to a 1/2 inch iron rod found for the upper northeast corner of this

7.054 acres, same being the intersection of the South Right-of-Way line of said Highway 290 and the southeast Right-of-Way line of said Old Kimbro Road, same also being the North corner of the Jefferson Triangle Marine, L.P. 62.8431 acres (Document Number 2008096315) and the West corner of the Auspro Enterprises, L.P. 4.382 acres (Document Number 2019013915);

THENCE along the southeast Right-of-Way line of said Old Kimbro Road the following courses and distances:

South 26 degrees 27 minutes 30 seconds West, at a distance of 1172.70 feet pass a 1/2 inch iron pipe found to the right 0.51 feet, and continuing for a total distance of 1403.27 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Jefferson 62.8431 acres and the North corner of the Austin27 LLC 55.538 acres (Document Number 2022000290);

South 27 degrees 28 minutes 03 seconds West, a distance of 610.94 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Austin27 55.538 acres and the North corner of the Cecil Ballard, Jr., et ux 7.79 acres (Volume 13195, Page 2886)

South 27 degrees 34 minutes 20 seconds West, a distance of 271.54 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 7.79 acres and the North corner of the Samantha Ballard 10.003 acres (Document Number 2003249855);

South 27 degrees 37 minutes 26 seconds West, a distance of 348.79 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 10.003 acres and the North corner of the MBM Lara Investment, LLC 10.009 acres (Document Number 2022007447);

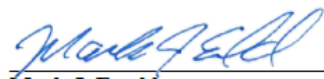
South 27 degrees 32 minutes 22 seconds West, a distance of 183.76 feet to a concrete monument found for an angle corner;

South 27 degrees 23 minutes 23 seconds West, a distance of 857.45 feet to a 3/8 inch iron rod found for an angle corner, same being the West corner of Tract 2, Balli's Subdivision (Document Number 200100109) and the North corner of the H.G. Green River Property, LP 10.015 acres (Document Number 2013112198);

South 27 degrees 17 minutes 43 seconds West, a distance of 139.94 feet to a point for the lower southwest corner of this 7.054 acres, from which a 1/2 inch iron rod found for the West corner of said Green River 10.015 acres bears South 27 degrees 17 minutes 43 seconds West, a distance of 206.09 feet;

THENCE crossing the existing Right-of-Way of said Old Kimbro Road, North 62 degrees 42 minutes 17 seconds West, a distance of 74.47 feet to the **POINT OF BEGINNING**, and containing 7.054 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.



 Mark J. Ewald
 Registered Professional Land Surveyor
 Texas Registration No. 5095
 August 22, 2024



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