

ORDINANCE NO. 335

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 1001' STRIP OF LAND, BEING 100.046 ACRES, MORE OR LESS, AND A 166.71 ACRE TRACT, MORE OR LESS, THAT ARE ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY; APPROVING A SERVICE PLAN FOR THE ANNEXED AREAS; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Manor, Texas ("the City") is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the properties are adjacent to the present city limits and contiguous with the city limits;

WHEREAS, the City Council heard arguments with respect to such annexations and has decided to grant the request;

WHEREAS, two separate public hearings were conducted prior to consideration of this Ordinance in accordance with § 43.063 of the *Tex. Loc. Gov't. Code*;

WHEREAS, the hearings were conducted and held not more than forty (40) nor less than twenty (20) days prior to the institution of annexation proceedings;

WHEREAS, notice of the public hearings was published in a newspaper of general circulation in the City and the territory proposed to be annexed not more than twenty (20) nor less than ten (10) days prior to the public hearings;

WHEREAS, the City intends to provide services to the properties to be annexed according to the Service Plan attached hereto as Exhibit "D".

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

SECTION 1. 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 herein in their entirety.

SECTION 2. That the following described properties (hereinafter referred to as the "Annexed Properties") are hereby annexed into the corporate limits of the City of Manor, including the abutting streets, roadways, and rights-of-way, save and except for Sparks Road:

- (a) All that certain tract or parcel of land containing being 100.046 acres, more or less, being a 1001' wide strip of land, located in Travis County, Texas, being more particularly described and shown in Exhibits "A" and "B"

attached hereto and incorporated herein for all purposes.

- (b) All that certain tract or parcel of land being 166.71 acres, more or less, located in Travis County, Texas, being more particularly shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

SECTION 3. That the Service Plan submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "D".

SECTION 4. That the future owners and inhabitants of the Annexed Properties shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto as Exhibit "D", 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 District "R-1" as provided in the City Zoning Ordinance, until permanent zoning is established therefor.

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. Pursuant to section 43.055(a)(4) of the Tex. Local Gov't. Code, a 13.583 acre, more or less, tract comprising a portion of the 166.71 acres, more or less, mentioned above in Section 2, part (b) shall not be including in determining the total area annexed in a calendar year. The property owner has requested the tract to be annexed into the City.

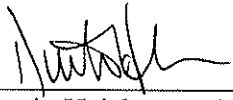
SECTION 9. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 10. 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 the 30th day of January, 2008.

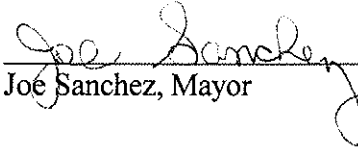
FINALLY PASSED AND APPROVED on this the 6TH day of FEBRUARY, 2008.

ATTEST:



Dustin Haisler, Acting City Secretary

THE CITY OF MANOR, TEXAS



Joe Sanchez, Mayor



STATE OF TEXAS

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COUNTY OF TRAVIS

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF MANOR
FOR ANNEXATION OF SPARSELY OCCUPIED PROPERTY**

WHEREAS, the undersigned is the owner of certain property located within Travis County, Texas, such property being more particularly described hereinafter by true and correct legal description (referred to herein as the "subject property");

WHEREAS, the undersigned has sought the annexation of the subject property by the City of Manor, Texas, (hereinafter sometimes referred to as "City") in order to obtain the benefits of City services to the subject property by the City;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City; and,

WHEREAS, the undersigned agrees and consents to the annexation of the subject property by the City and further agrees 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, the undersigned by this Petition and Request:

SECTION ONE: Request the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Manor, Texas, the subject property described as follows, including the abutting streets, roadways, and rights-of-way:

All that certain tract or parcel of land being 13.583 acres, more or less, located in Travis County, Texas, as recorded by deed in Document No. TR2002145481 of the Official Records of Travis County, Texas, and being more particularly shown in Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION TWO: Request that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, wastewater, and general governmental services.

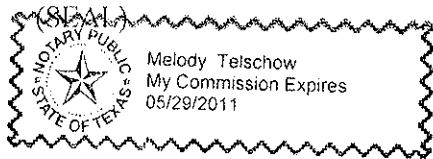
SECTION THREE: Acknowledges and represents having received, read and understood the attached "draft" Service Plan (proposed to be applicable to and adopted for the subject property) and that such "draft" Service Plan, attached as Exhibit "B", is wholly adequate and acceptable to the undersigned who hereby request the City Council to proceed with the annexation and preparation of a final Service Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledges that the undersigned understand and agree that all city

STATE OF TEXAS §
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COUNTY OF Travis §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dian Riemer, Owner of subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of January 2008.



Melody Tetschow
Notary Public-State of Texas

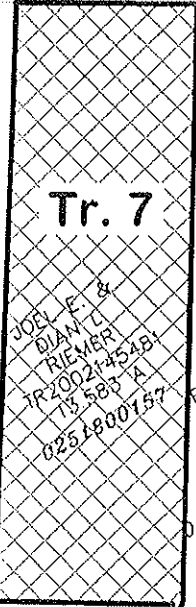
Exhibit "A"

Property description of 13.583 acre tract

30
J11641
105 A
700435

MICHAEL C. &
MARGARET W.
TAYLOR
TR 1999075513
9.292 A

THOMAS H. &
MARIBETH E.
HAMILTON
TR2000029881
9.326 A



JOEL E. &
DIAN L.
RIEMER
TR2002145481
13.583 A
0251800157

RICHARD A.
PERSHAU
TR1999085418
10.797 A

RICHARD A.
PERSHAU
13341/1282
12.927 A
0251800156

0251800108

JRC
REALTY,
INC.
13070/86
12.556 A

ALTON L.
SCOTT (VLB)
TR 1999068844
7.272 A

ALTON L. SCOTT
TR200166427
1.000 A
0251700453

SANTIAGO
RIOJAS JR.
13133/216
8.263 A

0251700444

MILTON II
& JOAN E
RIEMER
TR2002163623
5.450 A
0251700448

JUAN TRETO
13133/185
5.272 A
0251800154

JAMES W.
LAHM ETAL
TR2000027443
5.341 A

0251800155

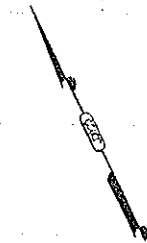
13107/1406
13.69 A

700443

JOHNSON ROAD

BOIS D'ARC ROAD

BOIS D'ARC



scale: 1" = 400'

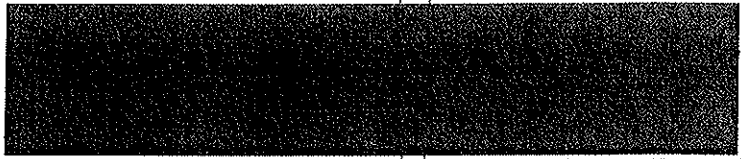


Exhibit "B"

NEGOTIATED MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

WHEREAS, the City of Manor, Texas (the "City") intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the "subject property");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the owners of the subject property and the City have negotiated the terms of municipal services to be provided to the property;

WHEREAS, the owners of the subject property agree the infrastructure provided for herein and existing infrastructure are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City;

WHEREAS, the owners of the subject property agree they will benefit from the City's development restrictions and zoning requirements, as well as other municipal services provided by the City, which are good and valuable consideration for this service plan; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City.

NOW, THEREFORE, the City agrees to provide the following services for the subject property on the effective date of annexation:

(1) **General Municipal Services.** The subject property is located within the City's extraterritorial jurisdiction and is more particularly described in the Resolution or Ordinance to which this service plan is attached. Pursuant to this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD's present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the

limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the regulatory and zoning jurisdiction of the City shall be extended to include the annexed area. The subject property therein shall be grandfathered and subject to the City's police power regulations as set forth in duly adopted ordinances. Upon annexation of the subject property into the City limits, existing use(s) shall be permitted to continue, to the extent permitted or required by law. If the subject property is proposed for a different use or conveyed, the subject property owner shall be deemed to have abandoned any grandfathered use of the subject property recognized. This shall constitute an agreement pursuant to section 43.035 of the Local Gov't Code allowing for the continued use of the subject property for agricultural purposes, including the raising of livestock. Subject to the current owner retaining ownership, the following uses are recognized: (1) the at large status for canines used for agricultural or ranching purposes shall be permitted continued and (2) the discharging of fireworks and firearms shall be permitted to continue so long as the use does not create a health and safety risk to the public.

The subject property shall be temporarily zoned "R-1" with the intent to rezone the property upon request of the landowner(s) or staff and after adhering to all notice and public hearing requirements established by applicable City and State laws. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowners or authorized city staff.

(2) **Scheduled Municipal Services.** Depending on the subject property plans and planned development of the subject property or redevelopment of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as requested in compliance with applicable City ordinances, rules and regulations for providing such services:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the rules and regulations for water service extension, water service will be provided by the utility holding a water certificate of convenience and necessity ("CCN") for the subject property (the "CCN holder") and the utility providing wholesale or retail water service to said the CCN holder, or absent a utility holding a CCN, in whose jurisdiction the subject property is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's system, the subject property owner shall construct the internal water lines and pay all costs associated with line extension and necessary facilities to service the subject property as required in City ordinances at the time of the request and in conjunction with Chapter 395 of the Local Gov't Code. As the subject property develops and water services are sought from the CCN holder or from the utility that has jurisdiction over the subject property, that the City's ordinances, policies, or agreements between the City and the subject property owner shall govern the extension of water services to the subject property and the City shall have no obligation to service in another CCN, except as provided by agreement between the City and the CCN holder. The continued use of any preexisting water well servicing the subject property shall be permitted and such continued use shall be permitted until the subject property owner requests and is able to connect to a water service provider.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) Wastewater services are available to the area proposed for annexation in the same manner, terms and costs, as they are available in other similar locations within the City or, if not readily available, an onsite wastewater system will be required for qualifying sites. The continued use of a preexisting septic system servicing the subject property shall be permitted and such continued use shall be permitted until the subject property owner request and is able to connect to wastewater service. The subject property owner shall construct the internal wastewater lines and pay the costs of line extension and facilities as required in City ordinances and in conjunction with Chapter 395 of the Local Gov't Code. Upon acceptance of the wastewater lines within the subject property, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on streets off-site of the subject property that are

finally accepted by the City. The maintenance of the streets and roads will be limited to public roadways as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.;

(B) Routine maintenance as presently performed by the City; and

(C) The subject property owner(s) will be required to develop any roadways required as a result of property owner's subdivision or other development of the property.

(ii) Following installation of the roadways and acceptance of the improvements by the City, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain the public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowners will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Ordinance and any exhibits thereto to which this Service Plan is attached.

STATE OF TEXAS §
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COUNTY OF TRAVIS §

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF MANOR
FOR ANNEXATION OF SPARSELY OCCUPIED PROPERTY**

WHEREAS, the undersigned is the owner of certain property located within Travis County, Texas, such property being more particularly described hereinafter by true and correct legal description (referred to herein as the “subject property”);

WHEREAS, the undersigned has sought the annexation of the subject property by the City of Manor, Texas, (hereinafter sometimes referred to as “City”) in order to obtain the benefits of City services to the subject property by the City;

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City; and,

WHEREAS, the undersigned agrees and consents to the annexation of the subject property by the City and further agrees 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, the undersigned by this Petition and Request:

SECTION ONE: Request the City Council of the City to commence annexation proceedings and to annex into the corporate limits of the City of Manor, Texas, the subject property described as follows, including the abutting streets, roadways, and rights-of-way:

All that certain tract or parcel of land being 13.69 acres, more or less, located in Travis County, Texas, as conveyed to Gerald and Kristen Schmalzried by deed as recorded in Volume 12819, Page 1105, of the Official Records of Travis County, Texas and being more particularly shown in Exhibit “A” attached hereto and incorporated herein for all purposes.

SECTION TWO: Request that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, wastewater, and general governmental services.

SECTION THREE: Acknowledges and represents having received, read and understood the attached “draft” Service Plan (proposed to be applicable to and adopted for the subject property) and that such “draft” Service Plan, attached as Exhibit “B”, is wholly adequate and acceptable to the undersigned who hereby request the City Council to proceed with the annexation and preparation of a final Service Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

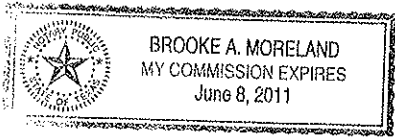
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owner of subject property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10 day of February 2008.

(SEAL)

Brooke A. Moreland
Notary Public-State of Texas



LORRAINE
KAYSER
12863/2198
17.175 A
0151700438

DAVID J. BOLLES JR.
TR2001164781
18.105 A
0251700435

ROBERT E. & KAY H. GOFF
TR2001167092
13.69 A

Tr. 14
GERALD & KRISTEN SCHMALZRIED
12819/1905 (8,306 A)
TOTAL 13.59 A

BRUCE & MARY J. MILLIGAN
13107/1406
13.69 A

MICHAEL C. &
MARGARET W.
TAYLOR
TR 1999075513
9.292 A

THOMAS H. &
MARIBETH E.
HAMILTON
TR2000029881
9.326 A

JOEL E. &
DIAN L.
RIEMER
TR2002145481
13.583 A
0251800157

RICHARD A.
PERSHAU
TR1999085418
10.797 A
0251800158

RICHARD A.
PERSHAU
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12.927 A
0251800159

ALTON L.
SCOTT (VLB)
TR 1999068844
7.272 A
0251700449

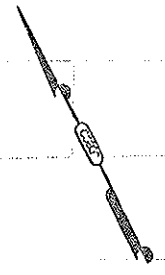
SANTIAGO
RIOJAS JR.
13133/216
8.263 A
0251700444

MILTON II
& JOAN E
RIEMER
TR2002163623
5.450 A
0251700448

JUAN TRETO
13133/185
5.272 A
0251800154

JAMES W.
LAHM ETAL
TR2000027443
5.341 A
0251800155

JOHNSON ROAD



scale: 1"=400'

Jbeco
Jay Engineering Company, Inc.
P. O. Box 1229
Leander, Texas 76646-1220
Tel: (512) 259-2482 Fax: (512) 259-6916

TRACT 14

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11 - 27 - 07	JJD	100-900-10	1 OF 1

C:\maps\MANOR\TCAD-tax-Accad-Files\Exh-Misc-Dwgs\2007\Nov\Manor-exh-112607-8x11.dwg November 28 2007 5:23pm By:joed

Exhibit "B"

NEGOTIATED MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

WHEREAS, the City of Manor, Texas (the "City") intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the "subject property");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the owners of the subject property and the City have negotiated the terms of municipal services to be provided to the property;

WHEREAS, the owners of the subject property agree the infrastructure provided for herein and existing infrastructure are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City;

WHEREAS, the owners of the subject property agree they will benefit from the City's development restrictions and zoning requirements, as well as other municipal services provided by the City, which are good and valuable consideration for this service plan; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City.

NOW, THEREFORE, the City agrees to provide the following services for the subject property on the effective date of annexation:

(1) **General Municipal Services.** The subject property is located within the City's extraterritorial jurisdiction and is more particularly described in the Resolution or Ordinance to which this service plan is attached. Pursuant to this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD's present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the rules and regulations for water service extension, water service will be provided by the utility holding a water certificate of convenience and necessity ("CCN") for the subject property (the "CCN holder") and the utility providing wholesale or retail water service to said CCN holder, or absent a utility holding a CCN, in whose jurisdiction the subject property is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's system, the subject property owner shall construct the internal water lines and pay all costs associated with line extension and necessary facilities to service the subject property as required in City ordinances at the time of the request and in conjunction with Chapter 395 of the Local Gov't Code. As the subject property develops and water services are sought from the CCN holder or from the utility that has jurisdiction over the subject property, that the City's ordinances, policies, or agreements between the City and the subject property owner shall govern the extension of water services to the subject property and the City shall have no obligation to service in another CCN, except as provided by agreement between the City and the CCN holder. The continued use of any preexisting water well servicing the subject property shall be permitted and such continued use shall be permitted until the subject property owner requests and is able to connect to a water service provider.

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(ii) Wastewater services are available to the area proposed for annexation in the same manner, terms and costs, as they are available in other similar locations within the City or, if not readily available, an onsite wastewater system will be required for qualifying sites. The continued use of a preexisting septic system servicing the subject property shall be permitted and such continued use shall be permitted until the subject property owner request and is able to connect to wastewater service. The subject property owner shall construct the internal wastewater lines and pay the costs of line extension and facilities as required in City ordinances and in conjunction with Chapter 395 of the Local Gov't Code. Upon acceptance of the wastewater lines within the subject property, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on streets off-site of the subject property that are

limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the regulatory and zoning jurisdiction of the City shall be extended to include the annexed area. The subject property therein shall be grandfathered and subject to the City's police power regulations as set forth in duly adopted ordinances. Upon annexation of the subject property into the City limits, existing use(s) shall be permitted to continue, to the extent permitted or required by law. If the subject property is proposed for a different use or conveyed, the subject property owner shall be deemed to have abandoned any grandfathered use of the subject property recognized. This shall constitute an agreement pursuant to section 43.035 of the Local Gov.'t Code allowing for the continued use of the subject property for agricultural purposes, including the raising of livestock. Subject to the current owner retaining ownership, the following uses are recognized: (1) the at large status for canines used for agricultural or ranching purposes shall be permitted continued and (2) the discharging of fireworks and firearms shall be permitted to continue so long as the use does not create a health and safety risk to the public.

The subject property shall be temporarily zoned "R-1" with the intent to rezone the property upon request of the landowner(s) or staff and after adhering to all notice and public hearing requirements established by applicable City and State laws. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowners or authorized city staff.

(2) **Scheduled Municipal Services.** Depending on the subject property plans and planned development of the subject property or redevelopment of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as requested in compliance with applicable City ordinances, rules and regulations for providing such services:

finally accepted by the City. The maintenance of the streets and roads will be limited to public roadways as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.;

(B) Routine maintenance as presently performed by the City; and

(C) The subject property owner(s) will be required to develop any roadways required as a result of property owner's subdivision or other development of the property.

(ii) Following installation of the roadways and acceptance of the improvements by the City, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain the public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowners will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Ordinance and any exhibits thereto to which this Service Plan is attached.

0251700458 TST357216
8.263 A

0251700444 MILTON II
& JOAN E
RIEMER
TR2002163623
5.450 A

0251700448 JUAN
131
5.
02518

JOHNSON ROAD

JOHNSON ROAD

P.O.B.


Tr. 3
100.00
Ac.

JAMES & HELEN BOSWELL
11603/212
100.846 A
0242750264

BOIS D'ARC ROAD



scale: 1"=500'

	Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 255-3532 Fax: (512) 255-4016				TRACT 3	
	ENGINEER FRANK T. PHELAN, P.E.	DATE 11 - 27 - 07	DRAWN BY JJD	PROJECT NO. 100-900-10	DRAWING NO. 1 OF 1	

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11647
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MICHAEL C. &
MARGARET W.
TAYLOR
TR 1999075513
9.292 A

0251700450

THOMAS H. &
MARIBETH E.
HAMILTON
TR2000029881
9.326 A

0251700451

JOEL E. &
DIAN L.
RIEMER
TR2002145481
13.583 A

RICHARD A.
PERSHAU
TR1999085418
10.797 A

0251800157

RICHARD A.
PERSHAU
13341/1282
12.927 A

0251800156

JRC
REALTY,
INC.
13070/86
12.556 A

0251800108

13107/1406
13.69 A

ALTON L.
SCOTT (VLB)
TR 1999068844
7.272 A

0251700449

SANTIAGO
RIOJAS JR.
13133/216
8.263 A

0251700444

MILTON II
& JOAN E
RIEMER
TR2002163623
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JUAN TREJO
13133/135
5.272 A

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LAHM ETAL
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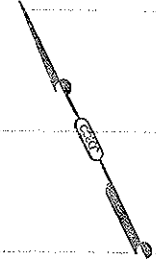
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700443

JOHNSON ROAD

BOIS D'ARC ROAD

BOIS D'ARC



scale: 1" = 400'

jeeco
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78648-1220
Tel: (512) 255-0832 Fax: (512) 255-6016

TRACT 4

ENGINEER FRANK T. PHELAN, P.E.	DATE 11 - 27 - 07	DRAWN BY JJD	PROJECT NO. 100-900-10	DRAWING NO. 1 OF 1
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THOMAS H. &
MARIBETH E.
HAMILTON
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JOEL E. &
DIAN L.
RIEMER
TR2002145481
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Tr. 5

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RICHARD A.
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0251800108

JRC
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INC.
13070/86
12.556 A

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ALTON L. SCOTT
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8.263 A
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MILTON II
& JOAN E
RIEMER
TR2002163623
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JUAN TRETO
13133/185
5.272 A
0251800154

JAMES W.
LAHM ETAL
TR2000027443
5.341 A
0251800155

13107/1406
13.69 A

00443

JOHNSON ROAD

BOIS D'ARC ROAD

BOIS D'ARC

scale: 1"=400'



Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas 78646-4220
Tel: (512) 259-0552 Fax: (512) 259-2016

TRACT 5

ENGINEER
FRANK T. PHELAN, P.E.

DATE
11 - 27 - 07

DRAWN BY
JJD

PROJECT NO.
100-900-10

DRAWING NO.
1 OF 1

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&
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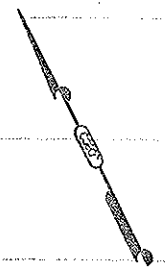
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00443

JOHNSON ROAD

BOIS D'ARC ROAD

BOIS D'ARC ROAD



scale: 1"=400'

jeo Jay Engineering Company, Inc.
P. O. Box 1220
Lubbock, Texas 79405-1220
Tel: (817) 769-3889 Fax: (817) 759-8216

TRACT 6

ENGINEER FRANK T. PHELAN, P.E.	DATE 11 - 27 - 07	DRAWN BY JJD	PROJECT NO. 100-900-10	DRAWING NO. 1 OF 1
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MARIBETH E.
HAMILTON
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Tr. 7

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SCOTT (VLB)
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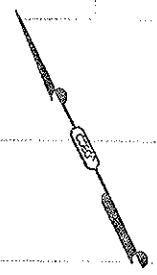
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BOIS D'ARC

JOHNSON ROAD

BOIS D'ARC ROAD



scale: 1"=400'

JECO Jay Engineering Company, Inc
P. O. Box 1220
Leander, Texas 78646-1220
Tel: (512) 259-3562 Fax: (512) 259-2016

TRACT 7

ENGINEER FRANK T. PHELAN, P.E.	DATE 11 - 27 - 07	DRAWN BY JJD	PROJECT NO. 100-900-10	DRAWING NO. 1 OF 1
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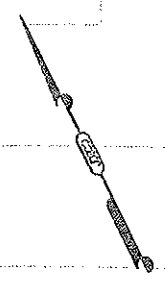
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BOIS D'ARC

JOHNSON ROAD

BOIS D'ARC ROAD



scale: 1"=400'

 Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 259-3882 Fax: (512) 259-0016		TRACT 8		
ENGINEER FRANK T. PHELAN, P.E.	DATE 11 - 27 - 07	DRAWN BY JJD	PROJECT NO. 100-900-10	DRAWING NO. 1 OF 1

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SCOTT (VLB)
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ALTON L. SCOTT
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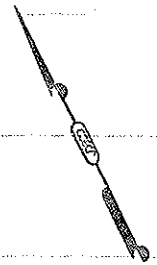
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LAHM ETAL
TR2000027443
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BOIS D'ARC

JOHNSON ROAD

BOIS D'ARC ROAD



scale: 1"=400'

 Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 259-3887 Fax: (512) 259-8316		TRACT 9		
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FRANK T. PHELAN, P.E.	11 - 27 - 07	JJD	100-900-10	1 OF 1

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Tr. 10
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MARGARET W.
TAYLOR
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THOMAS H. &
MARIBETH E.
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REALTY,
INC.
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SCOTT (VLB)
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13133/216
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& JOAN E
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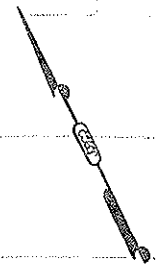
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JAMES W.
LAHM ETAL
TR2000027443
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BOIS D'ARC

JOHNSON ROAD

BOIS D'ARC ROAD



scale: 1" = 400'

		Jay Engineering Company, Inc. P. O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 259-3612 Fax: (512) 259-8016		TRACT 10	
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.	
FRANK T. PHELAN, P.E.	11 - 27 - 07	JJD	100-900-10	1 OF 1	

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TAYLOR
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THOMAS H. &
MARIBETH E.
HAMILTON
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JOEL E. &
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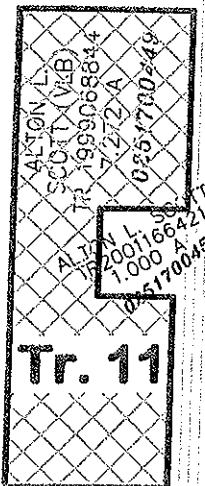
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MILTON II
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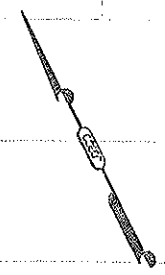
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BOIS D'ARC

JOHNSON ROAD

BOIS D'ARC ROAD



scale: 1"=400'

 Joy Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78645-1220 Tel: (512) 259-3582 Fax: (512) 259-6016		TRACT 11		
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11 - 27 - 07	JJD	100-900-10	1 OF 1

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MARGARET W.
TAYLOR
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THOMAS H. &
MARIBETH E.
HAMILTON
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JOEL E. &
DIAN L.
RIEMER
TR2002145481
13.583 A
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RICHARD A.
PERSHAU
TR1999085418
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RICHARD A.
PERSHAU
13341/1282
12.927 A
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0251800108

JRC
REALTY,
INC.
13070/86
12.556 A

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0251700451

ALTON L.
SCOTT (VLB)
TR 1999068844
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SANTIAGO
RIOJAS JR.
13133/216
8.263 A

MILTON II
& JOAN E.
RIEMER
TR2002163623
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JUAN TRETO
13133/185
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LAHM ETAL
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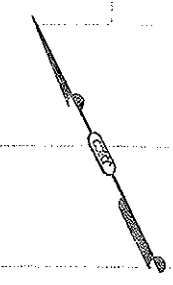
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Tr. 12

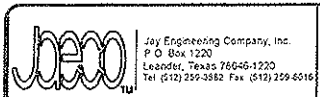
BOIS D'ARC

JOHNSON ROAD

BOIS D'ARC ROAD



scale: 1"=400'



JRC Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 76646-1220
Tel (512) 259-3882 Fax (512) 259-6516

TRACT 12

ENGINEER FRANK T. PHELAN, P.E.	DATE 11 - 27 - 07	DRAWN BY JJD	PROJECT NO. 100-900-10	DRAWING NO. 1 OF 1
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LORRAINE
KAYSER
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17.175 A
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DAVID J. BOLLES JR.
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025

(5.384 A)

Tr. 13

MICHAEL C. &
MARGARET W.
TAYLOR
TR 1999075513
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THOMAS H. &
MARI BETH E.
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TR2000029881
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JOEL E. &
DIAN L.
RIEMER
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RICHARD A.
PERSHAU
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RICHARD A.
PERSHAU
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BRUCE & MARY V. MILEGAN
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ALTON L.
SCOTT (VLB)
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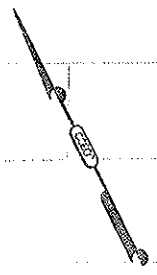
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JUAN TRETO
13133/185
5.272 A
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JAMES W.
LAHM ETAL
TR2000027443
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0251800155

JOHNSON ROAD



scale: 1" = 400'

		TRACT 13			
ENGINEER FRANK T. PHELAN, P.E.	DATE 11 - 27 - 07	DRAWN BY JJD	PROJECT NO. 100-900-10	DRAWING NO. 1 OF 1	

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LORRAINE
KAYSER
12863/2198
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0151700438

DAVID J. BOLLES JR.
TR2001164781
18.105 A
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C:\mops\MANOR\ICAD-tax-Acad-Files\Exh-Misc-Dwgs\2007\Nov\Manor-exh-112607-8x11.dwg November 28 2007 5:23pm By:joed

ROBERT E. & KAY H. GOFF
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Tr. 14

GERALD & KRISTEN SCHMALZRIED
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ALTON L.
SCOTT (VLB)
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THOMAS H. &
MARIBETH E.
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SANTIAGO
RIOJAS JR.
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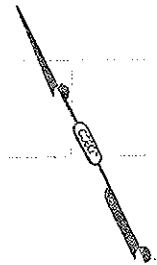
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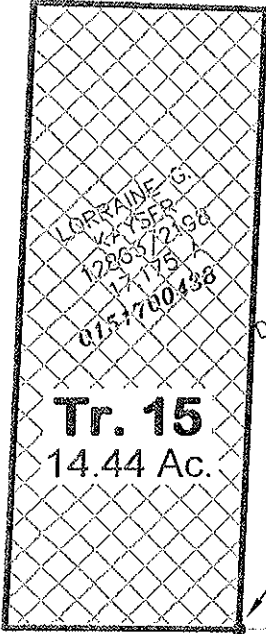
JOHNSON ROAD



scale: 1"=400'

 Jay Engineering Company, Inc P.O. Box 1223 Leander, Texas 78046-1220 Tel: (512) 259-3682 Fax: (512) 259-8010		TRACT 14		
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11-27-07	JJD	100-900-10	1 OF 1

SPARKS ROAD

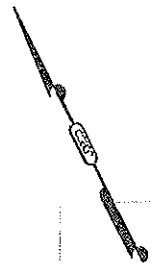


LORRAINE G.
WATSON
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DAVID J. BOLLES JR.
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KENNETH W. SEEKER
TR 1999090457
102.750 A
0251800146

CHARLES A. & ELAINE
GRABOWSKI
TR2000107395
22.36 A
0251800117



scale: 1" = 400'

(5.384 A)

ROBERT E. & KAY H. GOFF
TR2001167092
13.69 A

0251700437

GERALD & KRISTEN SCHWALZRIED
12819/1105 (8.306 A)
TOTAL 13.69 A

0251700436

BRUCE & MARY J. MILLIGAN
13107/1406
13.69 A

0251700443

MICHAEL C. &
MARGARET W.
TAYLOR
TR 1999075513
9.292 A

0251700450

ALTON L.
SCOTT (VLB)
TR 1999068844
7.272 A

0251700449

ALTON L. SCOTT
TR2001166421
1.000 A

0251700453

THOMAS H. &
MARIETH E.
HAMILTON
TR2000029881
9.326 A

0251700451

SANTIAGO
RIOJAS JR.
13133/216
8.263 A

0251700444

JOEL E. &
DIAN L.
RIEMER
TR2002145481
13.583 A

0251800157

MILTON II
& JOAN E
RIEMER
TR2002163623
5.450 A

0251700448

RICHARD A.
PERSHAU
TR1999085418
10.797 A

0251800158

JUAN TRETO
13133/185
5.272 A

0251800154


RICHARD A.
PERSHAU
13341/128
12.927 A

0251800155

JAMES W.
LAHM ETAL
TR2000027443
5.341 A

0251800155

JOHNSON ROAD

		Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 256-3662 Fax: (512) 256-8016		<h3>TRACT 15</h3>	
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.	
FRANK T. PHELAN, P.E.	11 - 27 - 07	JJD	100-900-10	1 OF 1	

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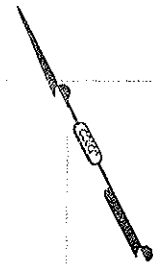
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DAVID J. BOLLES JR.
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KENNETH W. SEEKER
TR 1999090457
102.750 A
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CHARLES A. & ELAINE
GRABOWSKI
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scale: 1" = 400'

(5.384 A)

ROBERT E. & KAY H. GOFF
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GERALD & KRISTEN SCHMALZRIED
12819/1105 (8.306 A)
TOTAL 13.69 A

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BRUCE & MARY J. MILLIGAN
13107/1406
13.69 A

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MICHAEL C. & MARGARET W. TAYLOR
TR 1999075513
9.292 A

0251700450

ALTON L. SCOTT (VLB)
TR 1999068844
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ALTON L. SCOTT
TR 2001166421
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THOMAS H. & MARI BETH E. HAMILTON
TR 2000029881
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SANTIAGO RIOJAS JR.
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MILTON II & JOAN E. RIEMER
TR 2002163623
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JOEL E. & DIAN L. RIEMER
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RICHARD A. PERSHAU
TR 1999085418
10.797 A

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RICHARD A. PERSHAU
13341/1287
12.927 A

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JUAN TRETO
13133/185
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0251800154

JAMES W. LAHM ETAL
TR 2000027443
5.341 A

0251800155

JOHNSON ROAD



Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Tel: (512) 259-3887 Fax: (512) 259-0016

TRACT 16

ENGINEER
FRANK T. PHELAN, P.E.

DATE
11 - 27 - 07

DRAWN BY
JJD

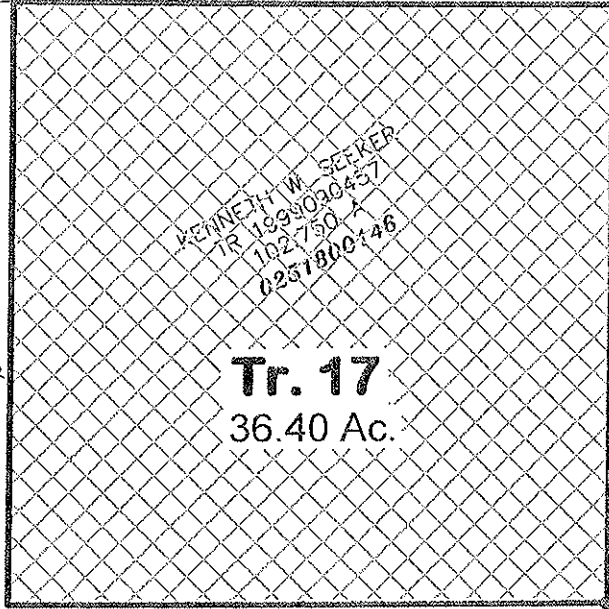
PROJECT NO.
100-900-10

DRAWING NO.
1 OF 1

SPARKS ROAD

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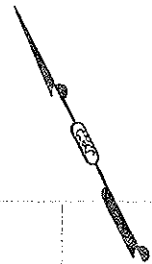
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KENNETH W. SEKER
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CHARLES A. & ELAINE
GRABOWSKI
TR2000107395
22.36 A
0251800117

Tr. 17
36.40 Ac.



P.O.B.

scale: 1" = 400'

(5.384 A)

ROBERT E. & KAY H. GOFF
TR2001167092
13.69 A

GERALD & KRISTEN SCHMALZRIED
12819/1105 (8.306 A)
TOTAL 13.69 A

BRUCE & MARY J. MILLIGAN
13107/1406
13.69 A

MICHAEL C. & MARGARET W. TAYLOR
TR 1999075513
9.292 A

THOMAS H. & MARIBETH F. HAMILTON
TR2000029881
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JOEL E. & DIAN L. RIEMER
TR2002145481
13.583 A

RICHARD A. PERSHAU
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RICHARD A. PERSHAU
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ALTON L. SCOTT (VLB)
TR 1999068844
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SANTIAGO RIOJAS JR.
13133/216
8.263 A

MILTON II & JOAN E. RIEMER
TR2002163623
5.450 A

JUAN TRETO
13133/185
5.272 A

JAMES W. LAHM ETAL
TR2000027443
5.341 A

ALTON L. SCOTT
TR2001166421
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0251700444

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0251800154

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0251700437

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0251700450

0251700451

0251800157

0251800158

JOHNSON ROAD



Jay Engineering Company, Inc.
P.O. Box 1220
Llano, Texas 78646-1220
Tel: (512) 259-3822 Fax: (512) 259-0910

TRACT 17

ENGINEER
FRANK T. PHELAN, P.E.

DATE
11 - 27 - 07

DRAWN BY
JJD

PROJECT NO.
100-900-10

DRAWING NO.
1 OF 1

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