

RESOLUTION NO. 2023-07

A RESOLUTION OF THE CITY OF MANOR, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF 2.942 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 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, within the extraterritorial jurisdiction 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 §43.1055 of the Texas Local Government Code; and

WHEREAS, the petitioner has agreed and consented to the annexation of the Subject Property by the City;

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 annexation of the following described Subject Property is hereby accepted:

Being 2.942 acres of land, more or less, out of the S. Bacon Survey, Abstract No. 63, in Travis County, Texas, and being a part of Gregg Lane, a variable width right-of-way, said 2.942 acre tract of land being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

Public hearings are set for the dates of April 5, 2023 and April 19, 2023. Notice of such hearing shall be published and posted in accordance with §43.063, 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 15th day of March 2023.

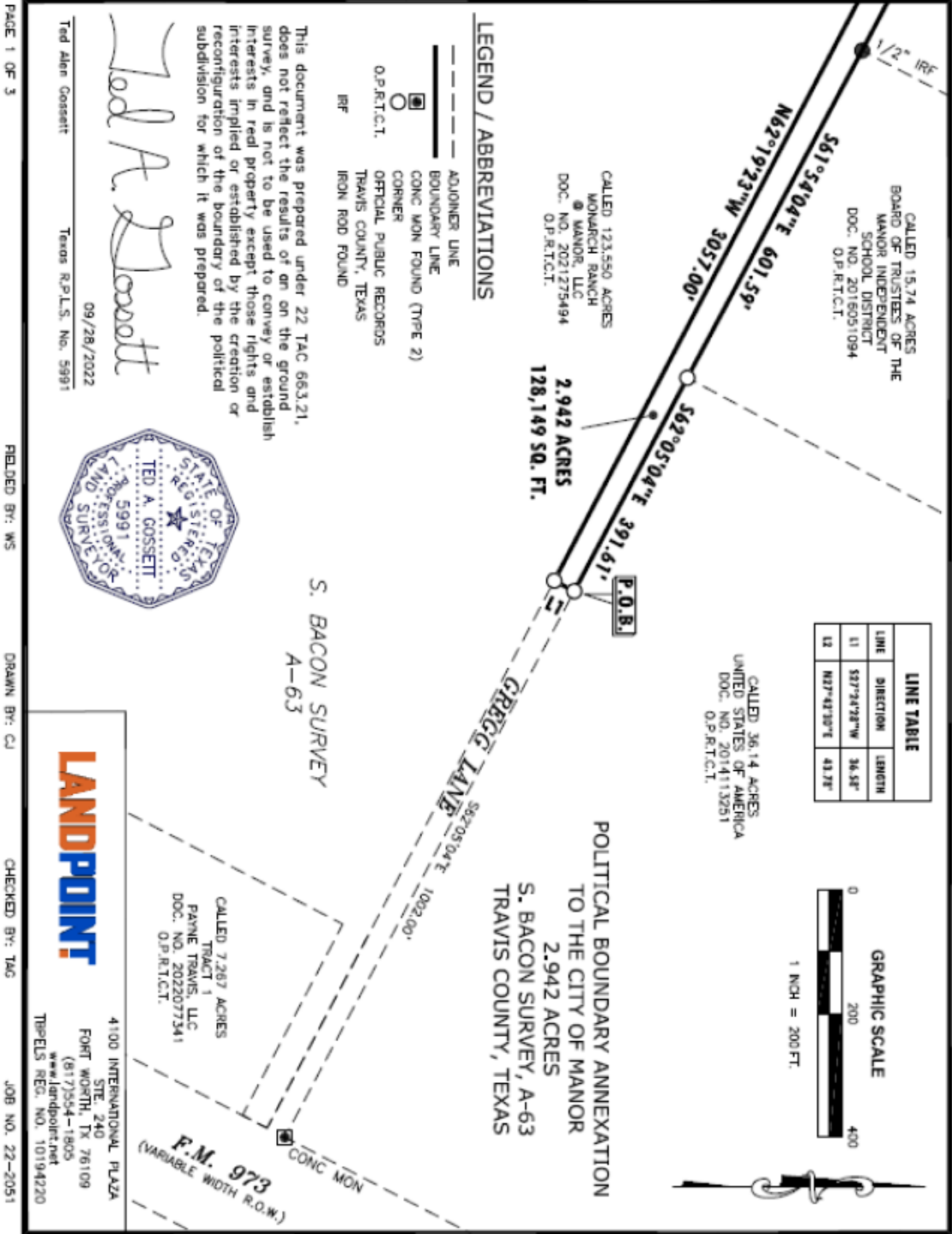
ATTEST:

CITY OF MANOR, TEXAS:

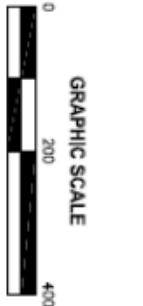
Lluvia T. Almaraz, City Secretary

Dr. Christopher Harvey, Mayor

Exhibit "A"
Subject Property Description
+/- 2.942 Acres



LINE TABLE		
LINE	DIRECTION	LENGTH
11	S87°24'28"W	36.58'
12	N27°47'30"E	43.78'



LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- CONC MON FOUND (TYPE 2)
- CORNER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
- O.P.R.T.C.T. TRAVIS COUNTY, TEXAS
- RFP IRON ROD FOUND

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

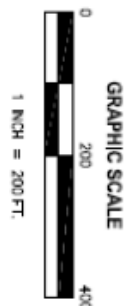
Ted A. Gossett
 Ted Allen Gossett
 Texas R.P.L.S. No. 5991
 09/28/2022



4100 INTERNATIONAL PLAZA
 STE. 240
 FORT WORTH, TX 76109
 (817)354-1805
 www.landpoint.net
 TPELS REG. NO. 10194220

CALLED 85.766 ACRES
CITY OF Pflugerville
DOC. NO. 2008118667
O.P.R.T.C.T.

LINE TABLE			
LINE	DIRECTION	LENGTH	
L1	S27°24'22"W	56.52'	
L2	N37°42'30"E	43.28'	



CALLED 59.766 ACRES
GREGG LANE DEV LLC
DOC. NO. 2021091168
O.P.R.T.C.T.

2,942 ACRES
128,149 SQ. FT.

POLITICAL BOUNDARY ANNEXATION
TO THE CITY OF MANOR
2,942 ACRES
S. BACON SURVEY, A-63
TRAVIS COUNTY, TEXAS

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- ◻ CONC MON FOUND (TYPE 2)
- CORNER
- OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY, TEXAS
- IRF IRON ROD FOUND

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

CALLED 123,590 ACRES
MONARCH RANCH
MANOR, LLC
DOC. NO. 2021275494
O.P.R.T.C.T.

CALLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094
O.P.R.T.C.T.

Ted A. Gossett
Ted Alan Gossett
09/28/2022
Texas R.P.L.S. No. 5991



S. BACON SURVEY
A-63



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)254-1805
www.landpoint.net
TB#ELS REG. NO. 10194220

LEGAL DESCRIPTION

Being all that certain tract or parcel of land situated in the S. Bacon Survey, Abstract No. 63, Travis County, Texas, being a part of Gregg Lane, a variable width right-of-way and being more particularly described by mete and bounds and follows:

BEGINNING at the East corner of said tract being described herein at a point in the Northeasterly right-of-way line of said Gregg Lane and the Southeasterly line of that certain called 36.14 acre tract of land described in the deed to the United States of America, recorded in Document No. 2014113251, Official Public Records, Travis County, Texas, from which a concrete monument found in the Northwesterly right-of-way line of F.M. 973 for the South corner of said 36.14 acre tract of land bears S62°05'04"E, a distance of 1002.00 feet;

THENCE S27°24'28"W, over and across said Gregg Lane, a distance of 36.58 feet to a point in the Southwesterly line of said Gregg lane and the Northeasterly line of that certain called 123.550 acre tract of land described in the deed to Monarch Ranch @ Manor, LLC, recorded in Document No. 2021275494, Official Public Records, Travis County, Texas for the South corner of said tract herein described;

THENCE N62°19'23"W, with the Southwesterly right-of-way line of said Gregg Lane and the Northeasterly line of said 123.550 acre tract of land, a distance of 3057.00 feet to a 1/2-inch iron rod found for the North corner of said 123.550 acre tract of land and the West corner of said tract herein described;

THENCE N27°42'30"E, over and across said Gregg Lane, a distance of 43.78 feet to a point in the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of that certain called 59.765 acre tract of land described in the deed to Gregg Lane Dev LLC, recorded in Document No. 2021051168, Official Public Records, Travis County, Texas for the North corner of said tract herein described;

THENCE S62°17'30"E, with the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of said 59.765 acre tract of land, a distance of 2063.63 feet to a 1/2-inch iron rod found for the South corner of said 59.765 acre tract of land and the West corner of that certain called 15.74 acre tract of land described in the deed to Board of Trustees of the Manor Independent School District, recorded in Document No. 2016051094, Official Public Records, Travis County, Texas;

THENCE S61°54'04"E, continuing with the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of said 15.74 acre tract of land, a distance of 601.59 feet to a point for the South corner of said 15.74 acre tract of land and the West corner of said 36.14 acre tract of land;

THENCE S62°05'04"E, continuing with the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of said 36.14 acre tract of land, a distance of 391.61 feet to the POINT OF BEGINNING and containing 2.942 acres of land.

X:\2022\22-2051\Survey\DWG\22-2051 GREGG LANE ANNEXATION.dwg

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Ted A. Gossett

09/28/2022

Ted Alen Gossett Texas R.P.L.S. No. 5991



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

