

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 10.01 ACRES OF LAND, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS, 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 (the “City”) is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with Texas Local Government Code;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council of the City (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 Texas Local Government 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 hereby incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described property (hereinafter referred to as the “Annexed Property”), not previously annexed into the City, including abutting streets, roadways, and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Being 10.01 acres of land, more or less, out of the A.C. Caldwell survey, Abstract 49 in Travis County, Texas, comprised of the 8.231-acre remainder of that tract conveyed as 10.01 acres to Manor Business Center, LTD, per document 2004090959 official public record of Travis County and all of that tract conveyed as 1.779 acres to Manor Business Center per document 2006143219 of said official public records and being more particularly described in Exhibit "A."

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 severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government 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 the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

PASSED AND APPROVED FIRST READING on this the _____ day of November 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this the _____ day of 2025.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

DRAFT

Exhibit "A"
Subject Property Description
+- 10.010 Acres

EXHIBIT "A"

**PROFESSIONAL
LAND SURVEYORS**

116 Tahitian Drive
Bastrop, Texas 78602
(512) 393-0952
proflndsur@aol.com

METES AND BOUNDS DESCRIPTION

10.010 ACRES OF LAND OUT OF THE A. C. CALDWELL SURVEY, ABSTRACT 49 IN TRAVIS COUNTY, TEXAS, COMPRISED OF THE 8.231 ACRE REMAINDER OF THAT TRACT CONVEYED AS 10.010 ACRES TO MANOR BUSINESS CENTER, LTD. PER DOCUMENT 2004090959 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND ALL OF THAT TRACT CONVEYED AS 1.779 ACRES TO MANOR BUSINESS CENTER PER DOCUMENT 2006143219 OF SAID OFFICIAL PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS PER SURVEY DURING JUNE, 2016:

BEGINNING at an iron rod found for the northeast corner hereof, the common north corner of said 10.010 acres and Lot 4, Block 2, Manor Commercial Park, a Subdivision of record in Volume 87, Page 167B, Plat records of Travis County and a point on the south right-of-way line of U. S. Highway 290 (240' R.O.W.);

THENCE S 27°49'22" W., (bearing basis for this survey per said Document 2004090959), pass at 275.49 feet an iron rod found, pass at 459.40 feet 0.77' easterly of an iron pipe found near the common west corner of Lots 4 and 3 of said Block 2, pass at 1190.00 feet 0.29 feet easterly of an iron rod found, pass at 1282.74 feet 0.46 feet westerly of an iron rod found near the common west corner of Lots 3 and 2 of said Block 2, pass at 1417.55 feet 0.30 feet westerly of an iron rod found near the common west corner of Lots 2 and 1 of said Block 2, pass at 1632.50 feet an iron rod found near the southwest corner of said Lot 1 and said Block 2, same being the north corner at the west termination of Viking Jack Street (80' R.O.W.), in all 1671.94 feet along the common line of said 10.010 acres and said Subdivision to an iron rod found for the southeast corner hereof and the northeast corner of that tract out of said 10.010 acres conveyed as 1.779 acres to Dorothy Ginsel per Document 2006224758 of said Official Public Records;

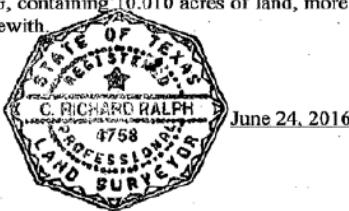
THENCE N 59°52'50" W., pass at 213.64 feet an iron rod found for the northwest corner of said Ginsel 1.779 acres, same being the southeast corner of said Manor Business Center 1.779 acres, same being an ell corner along the east line of a remainder portion of that tract conveyed as 159.96 acres to Gilbert Ginsel and Dorothy Ginsel per Volume 3120, Page 698, Deed Records of Travis County, in all 273.68 feet to an iron rod found for the southwest corner hereof and said Manor Business Center 1.779 acres, same being a second ell corner along the east line of the remainder of said 159.95 acres;

THENCE N 27°44'04" E., 1500.37 feet to an iron rod found for the northwest corner hereof, the common north corner of said Manor Business Center 1.779 acres and the remainder of said 159.96 acres, same being on the south line of said U. S. Highway 290;

THENCE N 85°57'54" E., pass at 4.68 feet an iron rod found for the common north corner of first said 1.779 acres and said 10.010 acres, continue for a total of 324.94 feet along the south line of said U. S. Highway 290 to the POINT OF BEGINNING, containing 10.010 acres of land, more or less and shown on the survey map prepared to accompany herewith.

Surveyed by:

C. Richard Ralph
C. Richard Ralph
Registered Professional Land Surveyor 4758
Project 411006-8 - 59/73;70/5;73/26,149/71



State of Texas Registered Professional Land Surveyors

Exhibit "A"
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Exhibit "B"
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

DRAFT