

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 1.222 ACRES OF LAND, MORE OR LESS; BEING LOCATED IN TRAVIS COUNTY, TEXAS AND ADJACENT AND CONTIGUOUS TO THE CITY LIMITS; 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 Texas home-rule municipality authorized by State law to annex road rights-of-way that are adjacent and contiguous to the City;

WHEREAS, the subject road right-of-way property, as hereinafter described, located within Travis County is adjacent and contiguous to the City;

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

WHEREAS, notice of the public hearings were published not more than twenty (20) nor less than ten (10) days prior to each public hearing;

WHEREAS, after review and consideration of the subject road right-of-way property, the City Council of the City of Manor, Texas (the “City Council”) finds that the subject road right-of-way property may be annexed pursuant to §43.1055 of the Texas Local Government Code.

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, are hereby annexed into the corporate limits of the City of Manor:

Being 1.222 acres of land, more or less, out of the A.C. Caldwell Survey, Abstract No. 154, and the Green Berry Gates Survey, Abstract No. 315, both in Travis County, Texas, and being a portion of both United States Highway 290 Right-of-Way, a variable width Right-of-Way, as shown on CSJ No. 114-3-18 and an abandoned county road as referenced in Document No. 2019179489 of the Official Public Records of Travis County, Texas, said 1.222 acre tract of land being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

SECTION 3. 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 4. 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 5. 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 6. 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, Tex Gov't Code*.

PASSED AND APPROVED FIRST READING on this the 18th day of June 2024.

PASSED AND APPROVED SECOND AND FINAL READING on this the _____ day of _____ 2024.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Exhibit "A"
Subject Property Description
+/- 1.222 Acres

LEGAL DESCRIPTION:
1.222 ACRES

BEING A 1.222 ACRES TRACT OF LAND SITUATED IN THE A.C. CALDWELL SURVEY, ABSTRACT 154 AND THE GREEN BERRY GATES SURVEY, ABSTRACT 315, BOTH IN TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF BOTH UNITED STATES HIGHWAY 290 RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON CSJ NO. 114-3-18 AND AN ABANDONED COUNTY ROAD AS REFERENCED IN DOCUMENT NO. 2019179489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CORE 6657" FOUND, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID UNITED STATES HIGHWAY 290, FOR THE NORTHWEST CORNER OF A CALLED 82.5124 ACRES TRACT OF LAND DESCRIBED TO MANOR 290 OZ REAL ESTATE LP, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022056842, O.P.R.T.C.T.;

THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 290, WITH THE WEST BOUNDARY LINE OF SAID 82.5124 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 56°26'17" WEST, A DISTANCE OF 175.33 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE I MONUMENT FOUND, FOR AN ANGLE CORNER OF SAID 82.5124 ACRES TRACT;
2. SOUTH 27°58'35" WEST, AT 1,911.73 FEET PASSING A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "4WARD BOUNDARY" FOUND, CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 82.5124 ACRES TRACT, IN ALL A DISTANCE OF 2,246.80 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "4WARD BOUNDARY" FOUND, IN SAID WEST BOUNDARY LINE OF THE 82.5124 ACRES TRACT, FOR THE SOUTHEAST CORNER OF A CALLED 24.0681 ACRES TRACT OF LAND DESCRIBED TO LANDMARK AT MANOR PROP HOLDINGS, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022116632, O.P.R.T.C.T., SAME BEING THE NORTHEAST CORNER OF LOT 22, BLOCK I, AMENDED PLAT OF BELL FARMS PHASE TWO-A FINAL PLAT, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 200700061, O.P.R.T.C.T.;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE 82.5124 ACRES TRACT, WITH THE EAST BOUNDARY LINE OF SAID 24.0681 ACRES TRACT AND THE EAST BOUNDARY LINE OF THE REMAINDER OF A CALLED 30.8643 ACRES TRACT OF LAND DESCRIBED TO MANOR RV PARK, LLC, AS SHOWN ON INSTRUMENT RECORDED IN SAID DOCUMENT NO. 2019179489, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 27°14'03" EAST, A DISTANCE OF 2,126.20 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 61°51'38" WEST, A DISTANCE OF 29.98 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE I MONUMENT FOUND;
3. NORTH 03°56'56" WEST, A DISTANCE OF 159.09 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE I MONUMENT FOUND, IN SAID SOUTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 290, FOR THE NORTHEAST CORNER OF SAID REMAINDER OF THE 30.8643 ACRES TRACT;

THENCE, NORTH 86°08'45" EAST, OVER AND ACROSS SAID RIGHT-OF-WAY OF UNITED STATES HIGHWAY 290, A DISTANCE OF 265.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.222 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00010. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



MICHAEL A. MONTGOMERY II, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6890



ANNEXATION EXHIBIT
1.222 ACRES
 BEING A PORTION OF THE
 A.C. CALDWELL SURVEY, ABSTRACT 154 &
 GREEN BERRY GATES SURVEY, ABSTRACT 315
 TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
 TPPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMI	4/16/2024	069405303	1 OF 4

