

ORDINANCE NO. 706

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, ACCEPTING CERTAIN PROPERTY RELEASED FROM THE EXTRATERRITORIAL JURISDICTION (“ETJ”) OF THE CITY OF AUSTIN INTO THE CITY OF MANOR’S ETJ; AND PROVIDING FOR RELATED MATTERS

WHEREAS, the City of Austin, Texas (“Austin”) released all of that certain real property within Austin’s extraterritorial jurisdiction (“ETJ”) that is an approximately 47.6 acre tract of land as further described and depicted on Exhibit A (the “Property”), attached hereto and incorporated herein for all purposes, into the City of Manor, Texas’s (“Manor”) ETJ, by Ordinance Number 20230420-047 passed and approved by the Austin City Council on April 20, 2023 and effective on May 1, 2023 (the “Ordinance”);

WHEREAS, the Manor City Council desires to accept into Manor’s ETJ all of the Property within Austin’s ETJ as of the effective date of the Ordinance that is adjacent and contiguous to the existing boundaries of Manor’s ETJ;

WHEREAS, Section 42.023 of the Texas Local Government Code allows municipalities to change the size of their extraterritorial jurisdiction if the governing body gives its consent by resolution or ordinance;

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

Section 1. Findings. 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 2. Acceptance of Property into Manor’s ETJ. All of that certain real property within Austin’s ETJ that is an approximately 47.6 acre tract of land as of the effective date of the Ordinance and that is adjacent and contiguous to the existing boundaries Manor’s ETJ (the “Property”) is hereby joined and incorporated into the ETJ of the City of Manor. The official map and boundaries of Manor’s ETJ, as heretofore adopted and amended, be and is hereby amended so as to add the Property from the ETJ of Austin to the ETJ of Manor.

Section 3. Open Meetings. 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 by the City Council on this the _____ day of _____,
2023.

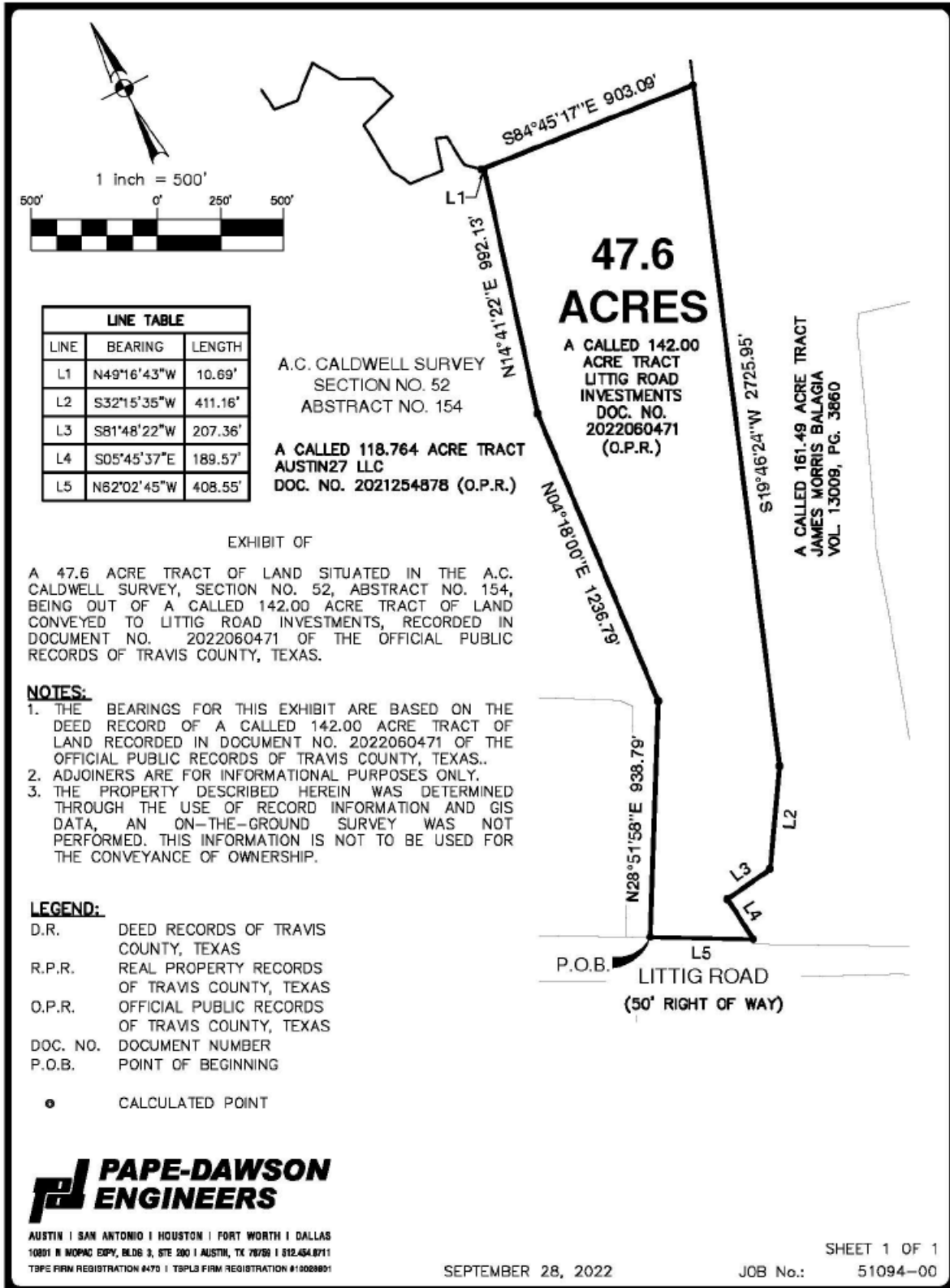
THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT A
Property Description



Date: Sep 28, 2022, 4:03pm User: jzuzumher
 File: H:\Survey\DWG\12842-01\Exhibits\EX12842-00_47.6Ac_FT08wp.dwg



FIELD NOTES
FOR

A 47.6 ACRE TRACT OF LAND SITUATED IN THE A.C. CALDWELL SURVEY, SECTION NO. 52, ABSTRACT NO. 154, BEING OUT OF A CALLED 142.00 ACRE TRACT OF LAND CONVEYED TO LITTIG ROAD INVESTMENTS, RECORDED IN DOCUMENT NO. 2022060471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 47.6 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE BEARINGS AS REFERENCED IN SAID 47.60 ACRE TRACT.

BEGINNING at a calculated point in the north right-of-way line of Littig Road, a 50-foot right-of-way, said point being the calculated southwest corner of said 142.00-acre tract, same being the southeast calculated corner of a called 118.764-acre tract conveyed to Austin27 LLC, recorded in Document No. 2021254878 of the Official Public Records of Travis County, Texas for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE departing the north right-of-way line of said Littig Road, with the west boundary line of said 142.00-acre tract, same being the east boundary line of said 118.764-acre tract, the following four (4) courses and distances:

1. **N 28°51'58" E**, a distance of **938.79 feet** to a calculated angle point hereof,
2. **N 04°18'00" E**, a distance of **1236.79 feet** to a calculated angle point hereof,
3. **N 14°41'22" E**, a distance of **992.13 feet** to a calculated angle point hereof, and
4. **N 49°16'43" W**, a distance of **10.69 feet** to a calculated point for the northwest corner hereof,

THENCE S 84°45'17" E, departing the east boundary line of said 118.764-acre tract, through the interior of said 142.00-acre tract, a distance of **903.09 feet** to a calculated point on the west boundary line of a called 161.49-acre tract conveyed to James Morris Balagia, recorded in Volume 13009, Page 3860 of the Real Property Records of Travis County, Texas for the calculated northeast corner hereof,

THENCE with the east boundary line of said 142.00-acre tract, same being the west boundary line of said 161.49-acre tract, the following four (4) courses and distances:

1. **S 19°46'24" W**, a distance of **2725.95 feet** to a calculated angle point hereof,
2. **S 32°15'35" W**, a distance of **411.16 feet** to a calculated angle point hereof,
3. **S 81°48'22" W**, a distance of **207.36 feet** to a calculated angle point hereof, and
4. **S 05°45'37" E**, a distance of **189.57 feet** to a calculated point in the north right-of-way line of said Littig Road, said point being the calculated corner of said 142.00-acre tract, same being the calculated southwest corner of said 161.49-acre tract for the southeast corner hereof,

47.6 Acres
Job No. 12642-00
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THENCE N 62°02'45" W, with the north right-of-way line of said Littig Road, same being the south boundary line of said 142.00-acre tract, a distance of **408.55 feet** to the **POINT OF BEGINNING** and containing 47.6 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 12642-00 by Pape-Dawson Engineers, Inc. This field note description and accompanying exhibit were determined using record information, an on-the-ground survey was not performed. This information is not to be used for the conveyance of ownership.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 28, 2022
JOB No.: 12642.00
DOC.ID.: H:\Survey\CIVIL\12642-01\Exhibits\Word\
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TBPE Firm Registration #470
TBPLS Firm Registration #100288-01