

**RESOLUTION NO. 2023-31**

**A RESOLUTION OF THE CITY OF MANOR, TEXAS AUTHORIZING THE CLOSING AND PURCHASE OF REAL PROPERTY AND AUTHORIZING THE MAYOR OR THE CITY MANAGER TO EXECUTE ANY AND ALL AGREEMENTS AND DOCUMENTS NECESSARY TO CLOSE ON THE PURCHASE OF THE PROPERTY IDENTIFIED HEREIN; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the City Council of the City of Manor, Texas (the “City”) desires to purchase the property located at 15317 US HWY 290 E, Manor, Texas, and more particularly described in Exhibit A to the attached Real Estate Contract (the “Property”) and to authorize the Mayor or the City Manager (the “Authorized Signatory”) to sign any agreements and documents related to the purchase of the Property as provided herein; and

**WHEREAS**, the Mayor is Dr. Christopher Harvey and the City Manager is Scott Moore;

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

**SECTION 1.** The foregoing recitals are all true and correct and are hereby approved and adopted.

**SECTION 2.** The approval and execution of the Real Estate Sales Contract by and among Greenfield OZ Real Estate, LP, a Texas limited partnership, PV Interstate, LLC, a Texas limited liability company (collectively the “Seller”) and the City (the “Real Estate Contract”) providing for the purchase of the Property for the purchase price of \$20,800,000 (the “Purchase Price”) is hereby confirmed, ratified, and approved. The City Council hereby authorizes the purchase of the Property for the Purchase Price, plus closing costs as authorized in the Real Estate Contract, and the Authorized Signatory is authorized and directed, in the name and on behalf of the City, to make, execute, and deliver as Authorized Signatory, any and all ancillary documents and instruments and do and perform any and all acts that the Authorized Signatory deems necessary or appropriate to carry out the City’s acquisition of the Property consistent with the Real Estate Contract, which such ancillary documents, instruments and actions are hereby approved, adopted and ratified, and deemed acceptable to and authorized by the City Council.

**SECTION 3.** It is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 11<sup>th</sup> day of September 2023.

**ATTEST:**

**CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Lluvia Almaraz, City Secretary

\_\_\_\_\_  
Dr. Christopher Harvey, Mayor

**Exhibit A  
Legal Description**

Exhibit "A"

FOREST SURVEYING AND MAPPING CO.  
1002 Ash St.  
Georgetown, Tx. 78626

DESCRIPTION FOR D.A. AND M.J. STEWART  
CAPITOL AREA YOUTH SOCCER ASSO.

BEING 242.07 ac. of the A.C. Caldwell Survey # 52, in Travis County, Texas; including three tracts which were conveyed to D.A. & M.J. Stewart in Vol. 9142, Pg. 733 (178.80 acres); in Vol. 9142, Pg. 747 (42.662 ac.); and in Vol. 9142, Pg. 756 (20.10 ac.) of the Real Property Records of Travis County, Texas. Surveyed on the ground in November of 1999, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847.

BEGINNING at a 1/2 inch iron pin which was found at the Southeast fence corner of the said 20.10 acre tract.

THENCE along an existing fence; N 60 deg. 11 min. 15 sec. W 399.35 feet to a 1/2 inch iron pin found at the common South corner of the said 20.10 acre tract and the said 42.662 acre tract; N 60 deg. 48 min. 48 sec. W 411.32 feet to a 1/2 inch iron pin found at the common South corner between the 42.662 acre tract and the said 178.80 acre tract; N 59 deg. 37 min 44 sec. W 122.11 feet to a 1/2 inch iron pin found at the corner of a fence which extends Southerly; and N 59 deg. 41 min. 11 sec. W 2284.96 feet to a concrete nail found in the top of a 15 inch fence corner post.

THENCE along an existing fence, N 30 deg. 02 min. 34 sec. E 2710.33 feet to a 1/2 inch iron pin set at a fence corner.

THENCE along an existing fence, S 60 deg. 26 min. 08 sec. E 1609.46 feet to a 1/2 inch iron pin found at a fence corner.

THENCE along an existing fence, N 30 deg. 04 min. 41 sec. E 1313.85 feet to a 3/4 inch pipe found at a fence corner.

THENCE along the fenced South line of U.S. Highway 290, N 89 deg. 33 min. 45 sec. E 932.89 feet to a 3/4 inch pipe found; N 89 deg. 57 min. 04 sec. E 164.65 feet to a concrete monument found.

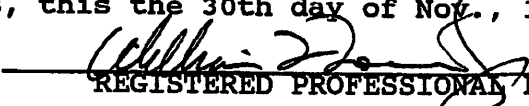
THENCE along the fenced South line of Voelker Lane, S 59 deg. 00 min. 10 sec. E 257.58 feet to a 1/2 inch iron pin set at a fence corner.

THENCE along an existing fence; S 29 deg. 59 min. 29 sec. W 2394.28 feet to a 1/2 inch iron pin set at a fence corner; S 58 deg. 06 min. 40 sec. E 399.05 feet to a 1/2 inch iron pin set at a fence corner; and S 29 deg. 58 min. 40 sec. W 2185.69 feet to the POINT OF BEGINNING.

STATE OF TEXAS :  
: KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON :

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon and is correct and that there are no significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements, except as shown on the attached plat, and that said property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 30th day of Nov., 1999, A.D. File: wp22:caysa2.

  
WM.F. FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

