

RESOLUTION NO. 2025-24

A RESOLUTION OF THE CITY OF MANOR, TEXAS, ACCEPTING THE PETITION FOR VOLUNTARY ANNEXATION OF 142.00 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 voluntary 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, 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 §43.0671 of the Texas Local Government Code;

WHEREAS, pursuant to §43.0672, Texas Local Government Code, the City and the undersigned have negotiated and entered into a written agreement for the provision of services to the Subject Property, said agreement being attached hereto as Exhibit “B” and is incorporated herein for all purposes; and

WHEREAS, the petitioner has agreed and consented to the annexation of the Subject Property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

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 voluntary annexation of the following described Subject Property, including abutting streets, roadways, and rights of way, not previously annexed into the City and the draft agreement for the provision of services shown in Exhibit “B”, are hereby accepted:

Being 142.00 acres of land, more or less, lying in and being situated out of the A.C. Caldwell Survey No. 52, Abstract 154 in Travis County, Texas, and being a portion of that certain 531.88 acre tract or parcel of land conveyed to Manor Ranches, LTD. by Deed recorded in Volume 12864, Page 1807 of the Travis County, Texas Deed Records and being more particularly described in Exhibit "A."

A public hearing is set for the date of June 4, 2025. Notice of such hearing shall be published and posted in accordance with §43.0673, 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 21st day of May 2025.

CITY OF MANOR, TEXAS:

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

Exhibit "A"
Subject Property Description
+/- 142.00 Acres

JAMES E. GARON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
2312 Western Trails Blvd., Bldg. D-404
Austin, Texas 78745
512 - 707 - 8067

LEGAL DESCRIPTION: BEING 142.00 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE A. C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 531.88 ACRE TRACT OR PARCEL OF LAND CONVEYED TO MANOR RANCHES, LTD. BY DEED RECORDED IN VOLUME 12864, PAGE 1807 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS; SAID 142.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 1997:

BEGINNING at a 1/2" rebar found at the northwest corner of the said Manor Ranches, Ltd. tract, same being an inside ell corner of that certain called 111.87 acre tract or parcel of land conveyed to Charles W. Fritsch by deed recorded in Volume 12401, Page 1262 of said deed records, for the northwest corner of the herein described tract;

THENCE South 61°21'55" East a distance of 108.26 feet along the fenced common dividing line of the said Manor Ranches, Ltd. tract and the said Fritsch tract to a 60d nail found in a fence post at an outside ell corner of the said Fritsch tract, same being the southwest corner of that certain called 173.80 acre tract or parcel of land conveyed to Don A. Stewart by deed recorded in Volume 6952, Page 963 of said deed records, for an angle point of the herein described tract;

THENCE South 61°02'41" East a distance of 2285.09 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Stewart tract to a 1/2" rebar found at the northwest corner of a 161.49 acre tract previously surveyed out of the said Manor Ranches, Ltd. tract, for the northeast corner of the herein described tract;

THENCE through the interior of the said Manor Ranches, Ltd. tract along the west line of the said 161.49 acre tract the following four (4) courses:

- 1) South 19°46'24" West a distance of 4,281.18 feet to a 1/2" rebar found, for angle point;**
- 2) South 32°15'35" West a distance of 411.16 feet to a 1/2" rebar found, for angle point;**
- 3) South 81°48'22" West a distance of 207.36 feet to a 1/2" rebar found, for angle point;**

- 4) South $05^{\circ}45'37''$ East a distance of 189.57 feet to a 1/2" rebar found in the north right-of-way (50') line of Littig Road at the southwest corner of the said 161.49 acre tract, same being the south line of the said Manor Ranches, Ltd. tract, for the southeast corner of the herein described tract;

THENCE North $62^{\circ}02'45''$ West a distance of 408.55 feet along the north right-of-way (50') line of Littig Road, being the south line of the said Manor Ranches, Ltd. tract to a 1/2" rebar set at the southeast corner of a 118.76 acre tract also surveyed this day, for the southwest corner of the herein described tract;

THENCE through the interior of the said Manor Ranches, Ltd. tract along the common dividing line of the herein described tract and the said 118.76 acre tract the following () courses; -

- 1) North $28^{\circ}51'58''$ East a distance of 938.79 feet to a 1/2" rebar set, for angle point;
- 2) North $04^{\circ}18'00''$ East a distance of 1,236.79 feet to a 1/2" rebar set, for angle point;
- 3) North $14^{\circ}41'22''$ East a distance of 992.13 feet to a 1/2" rebar set, for angle point;
- 4) North $49^{\circ}16'43''$ West a distance of 84.18 feet to a 1/2" rebar set, for angle point;
- 5) North $04^{\circ}07'39''$ West a distance of 129.05 feet to a 1/2" rebar set, for angle point;
- 6) North $68^{\circ}28'07''$ West a distance of 45.24 feet to a 1/2" rebar set, for angle point;
- 7) South $14^{\circ}46'42''$ West a distance of 130.10 feet to a 1/2" rebar set, for angle point;
- 8) North $85^{\circ}45'30''$ West a distance of 137.61 feet to a 1/2" rebar set, for angle point;
- 9) North $29^{\circ}45'10''$ West a distance of 94.48 feet to a 1/2" rebar set, for angle point;

- 10) North 03°33'57" West a distance of 209.32 feet to a 1/2" rebar set, for angle point;
- 11) North 71°24'54" East a distance of 161.46 feet to a 1/2" rebar set, for angle point;
- 12) North 21°01'26" West a distance of 104.17 feet to a 1/2" rebar set, for angle point;
- 13) North 63°42'23" West a distance of 132.42 feet to a 1/2" rebar set, for angle point;
- 14) North 31°50'06" West a distance of 126.11 feet to a 1/2" rebar set, for angle point;
- 15) South 48°45'58" West a distance of 163.52 feet to a 1/2" rebar set, for angle point;
- 16) North 54°03'13" West a distance of 95.65 feet to a 1/2" rebar set, for angle point;
- 17) North 07°20'52" West a distance of 162.82 feet to a 1/2" rebar set, for angle point;
- 18) North 54°55'03" West a distance of 91.65 feet to a 1/2" rebar set, for angle point;
- 19) South 71°14'51" West a distance of 168.42 feet to a 1/2" rebar set, for angle point;
- 20) North 25°10'07" West a distance of 108.90 feet to a 1/2" rebar set, for angle point;
- 21) North 32°35'12" West a distance of 208.07 feet to a 1/2" rebar set, for angle point;
- 22) North 27°28'04" West a distance of 184.58 feet to a 1/2" rebar set, for angle point;
- 23) North 24°26'39" East a distance of 121.63 feet to a 1/2" rebar set, for angle point;

- 24) North 55°20'31" West a distance of 155.93 feet to a 1/2" rebar set, for angle point;
- 25) North 42°56'13" East a distance of 69.11 feet to a 1/2" rebar set, for angle point;
- 26) North 20°09'09" East a distance of 169.95 feet to a 1/2" rebar set, for angle point;
- 27) North 60°20'27" West a distance of 88.01 feet to a 1/2" rebar set in the west line of the said Manor Ranches, Ltd. tract, same being the east line that certain called 55.665 acre tract or parcel of land conveyed to Ann Weaver by deed recorded in Volume 11282, Page 1101 of said deed records, for an outside ell corner of the herein described tract;

THENCE North 29°39'33" East a distance of 254.76 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Weaver tract to a 1/2" rebar found at the northeast corner of the said Weaver tract, same being the southeast corner of the said aforementioned Fritsch tract, for an angle point of the said Manor Ranches, Ltd. tract and the herein described tract;

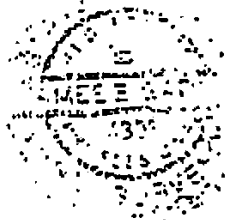
THENCE along the common dividing line of the said Manor Ranches, Ltd. tract and the said Fritsch tract the following two (2) courses:

- 1) North 29°15'39" East a distance of 308.67 feet to a 1/2" rebar found, for angle point;
- 2) North 28°47'39" East a distance of 470.69 feet to the Point of Beginning and containing 142.00 Acres of land, more or less, and as shown on map of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor No. 4303
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August 14, 1997

Exhibit “B”
Agreement Regarding Post-Annexation Provision of Services
For Property to be Annexed into the City of Manor