

RESOLUTION NO. 2025-23

A RESOLUTION OF THE CITY OF MANOR, TEXAS, ACCEPTING THE PETITION FOR VOLUNTARY ANNEXATION OF 161.49 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 161.49 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
+/- 161.49 Acres

BEING 161.49 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 161.49 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 1997:

BEGINNING at a ½" iron pipe found at the northeast corner of the said Manor Ranches, Ltd. tract, same being at an inside ell corner of that certain called 110.7 acre tract or parcel of land conveyed to Grier H. Raggio by deed recorded in Volume 7920, Page 455 of said deed records, for the northeast corner of the herein described tract;

THENCE South 29°41'28" West a distance of 289.93 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Raggio tract to a ½" rebar found at the most southerly southwest corner of the said Raggio tract, same being the northwest corner of that certain called 19.98 acre tract or parcel of land conveyed to Hugh Bennett Rankin, II by deed recorded in Volume 12470, Page 451 of said deed records, for an angle point of the herein described tract;

THENCE South 29°19'37" West a distance of 913.70 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Rankin tract to a 1/2" rebar found at the southwest corner of the said Rankin tract, same being the northwest corner of that certain called 22.41 acre tract or parcel of land conveyed to Rodney C. Presto by deed recorded in Volume 11982, Page 1786 of said deed records, for an angle point of the herein described tract;

THENCE South 28°05'33" West a distance of 592.94 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Presto tract to a 1/2" rebar found at the northeast corner of that certain called 32.00 acre tract or parcel of land conveyed to Craig A. Smith by deed recorded in Volume 12912, Page 1433 of said deed records, for an outside ell corner of the herein described tract;

THENCE through the interior of the said Manor Ranches, Ltd, tract the following seven (7) courses:

- 1) North 61°13'10" West a distance of 478.86 feet along the north line of the said Smith tract to a ½" rebar found of the northwest corner of the said Smith tract, for an angle point of the herein described tract;
- 2) North 71°34'52" West a distance of 519.31 feet to a ½" rebar set, for an angle point of the herein described tract;
- 3) South 27°09'27" West a distance of 306.87 feet to a ½" rebar set, for an angle point of the herein described tract;
- 4) North 75°30'04" West a distance of 919.53 feet to a ½" rebar set, for an angle point of the

herein described tract;

5) South 22°31'47" West a distance of 1,249.67 feet to a cedar fence post found, for an angle point of the herein described tract;

6) South 15°42'10" West a distance of 965.73 feet to a ½" rebar set, for an angle point of the herein described tract;

7) South 35°00'18" West a distance of 305.61 feet to a 1/2" rebar set in the curving north right-of-way (50') line of Littig Road, same being in the north line of the said Manor Ranches, Ltd, tract, same being the north line of that certain called 275.64 acre tract or parcel of land conveyed to Manor Ranches, Ltd by deed recorded in Volume 12864, Page 1807 of said deed records, for the southeast corner of the herein described tract;

THENCE along the north right-of-way (50') line of Littig Road and the common dividing line of the said Manor Ranches, Ltd., tracts the following two (2) courses:

1) a length of 136.94 feet along the arc of a curve to the right having a radius of 5,588.79 feet and a chord bearing of North 62°38'22" West a distance of 136.94 feet to a 1/2" rebar found at a point of tangency;

2) North 62°02'45" West a distance of 534.79 feet to a 1/2" rebar set, for the southwest corner of the herein described tract, from which point the most southerly southwest corner of the said Manor Ranches, Ltd. 531.88 acre tract bears North 62°02'45" West a distance of 508.55 feet;

THENCE through the Interior of the said Manor Ranches, Ltd, tract the following four (4) courses:

1) North 05°45'37" West a distance of 189.57 feet to a 1/2" rebar set, for an angle point of the herein described tract;

2) North 81°48'22" East a distance of 207.36 feet to a 1/2" rebar set, for an angle point of the herein described tract;

3) North 32°15'35" East a distance of 411.16 feet to a 1/2" rebar set, for an angle point of the herein described tract;

4) North 19°46'24" East a distance of 4,281.18 feet to a 1/2" rebar set in the north line of the said Manor Ranches, Ltd. tract, same being the south line of that certain called 178.80 acre tract or parcel of land conveyed to Don A. Stewart, Inc. by deed recorded in Volume 6952, Page 963 of said deed records, for the northwest corner of the herein described tract;

THENCE South 61°02'41" East a distance of 112.12 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 southeast corner of the said Stewart 178.80 acre tract same being the southwest corner of that certain called 42.662 acre tract or parcel of land conveyed to Don A. Stewart, Inc. by deed recorded in Volume 7405, Page 197 of said deed records, for an angle point of the herein described tract;

THENCE South 62°09'16" East a distance of 411.39 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 southeast corner of the said Stewart 42.662 acre tract, same being the southwest corner of that certain called 20.1 acre tract or parcel of land conveyed to Don A. Stewart, Inc. by deed recorded in Volume 7372, Page 164 of said deed records, for an angle point of the herein described tract;

THENCE South 61°30'03" East a distance of 399.17 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Stewart tract to a 1/2" rebar found of the southeast corner of the said Stewart 20.1 acre tract, same being the southwest corner of that certain called 52.466 acre tract or parcel of land conveyed to Eric Carl Lof by deed recorded in Volume 7587, Page 3 of said deed records, for an angle point of the herein described tract;

THENCE South 60°53'06" East a distance of 498.16 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said of tract a 1/2" rebar found at the southeast corner of the said of tract, same being the southwest corner of that certain catted 22.186 acre tract or parcel of land conveyed to the Charles J. and Virginia C. McMordie Trust by deed recorded in Volume 12562, Page 179 of said deed records, for an angle point of the herein described tract;

THENCE South 60°49'28" East a distance of 964.82 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said McMordie tract to a 1" iron pipe found at the southeast corner of the said McMordie tract, same being the most westerly southwest corner of the said Reggio tract, for an angle point of the herein described tract;

THENCE South 61°36'40" East a distance of 420.07 feet along the common dividing line of the said Manor Ranches, Ltd. tract and the said Reggio tract to the Point of Beginning and containing 161.49 Acres of land, more or less.

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