

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 98.286 ACRES OF LAND, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS AND ADJACENT TO THE CITY LIMITS INTO THE CORPORATE LIMITS OF THE CITY; 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 home rule municipality authorized by State law to annex territory lying adjacent to the City;

WHEREAS, the City is the owner of the property, as hereinafter described, and wishes to annex such property in compliance with the Texas Local Government Code;

WHEREAS, the property is adjacent to the present city limits;

WHEREAS, the City Council heard and has decided to annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the Texas Local Government Code;

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

WHEREAS, the City Council of the City of Manor, Texas (the “City Council”) finds that the property may be annexed pursuant to §43.003 and §43.014 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, is hereby annexed into the corporate limits of the City of Manor:

Being 98.286 acres of land, more or less, out of the Amos Alexander Survey No. 22, Abstract No. 1, in Travis County, Texas, and being a portion of that certain 671.170 acre tract conveyed to The City of Manor by General Warranty Deed dated October 25, 2006 recorded in Document No. 2006208605 of the Real Property Records of Travis County, Texas; said 98.286 acre tract being more particularly described in Exhibit "A."

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended are hereby amended so as to include the Annexed Property as part of the City of Manor.

SECTION 4. That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 5. 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 6. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

SECTION 7. 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, Texas Government Code.

PASSED AND APPROVED FIRST READING on this the _____ day of _____ 2026.

PASSED AND APPROVED SECOND AND FINAL READING on this the _____ day of _____ 2026.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Exhibit "A"
Subject Property Description
+/- 98.286 Acres

**PROFESSIONAL
LAND SURVEYORS**

1515 Chestnut Street (512) 303-0952
Bastrop, Texas 78621 Fax: (512) 332-0961

LEGAL DESCRIPTION

98.286 ACRES OF LAND OUT OF THE AMOS ALEXANDER SURVEY NO. 22, ABSTRACT NO. 1 IN TRAVIS COUNTY, TEXAS, COMPRISED OF A PORTION OF THAT TRACT CONVEYED AS 671.170 ACRES TO ROBERT GILFILLAN AND JACKI NELL GILFILLAN BY DEED RECORDED IN DOCUMENT 2003230144, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF C. RICHARD RALPH, R.P.L.S. NO. 4758 DURING SEPTEMBER, 2006:

BEGINNING at an iron rod found for the southeast corner hereof, the common east corner of said 671.170 acres and that tract conveyed as 30.874 acres to Thomas Walton West by deed recorded in Document 2002178982 of said Official Public Records same being the southeast corner of a 30' Access Easement out of said 671.170 acres of record in Document 2004104515 of said Official Public Records and a point along the west line of an unopened portion of Hibbs Lane;

THENCE N 59°31'52" W, 30.00 feet along the common line of said 671.170 acres and said 30.874 acres, same being the south line of said Easement to an iron rod found for the southwest corner hereof and the southeast corner of that tract out of said 671.170 acres conveyed as 80.000 acres to David F. Letourneau and Sara M. Letourneau by said deed recorded in Document 2004104515, same being the southwest corner of said Easement;

THENCE the following four courses along the common line hereof and of said 80.000 acres:

- 1) N 29°39'14" E, 566.69 feet along a line 30.00 feet west of and parallel to the east line of said 671.170 acres and the west line of the unopened portion of said Hibbs Lane, same being the west line of said Easement to an iron rod found for the northwest corner of said Easement;
- 2) N 59°57'13" W, 70.00 feet to an iron rod found;
- 3) N 29°39'14" E, 1251.69 feet along a line 100.00 feet west of and parallel to the east line of said 671.170 acres and the west line of the unopened portion of said Hibbs Lane to an iron rod found for the northeast corner of said 80.00 acres;
- 4) N 60°20'46" W, 494.80 feet to an iron rod found for an angle point along the north line of said 80.000 acres;

THENCE following seven (7) courses over and across the remainder portion of said 671.170 acres:

- 1) N 65°38'14" E, 56.06 feet to an iron rod set;
- 2) N 27°56'08" E, 313.57 feet to an iron rod set;
- 3) N 25°36'32" W, 294.71 feet to an iron rod set;
- 4) N 25°29'24" W, 92.19 feet to an iron rod set;
- 5) N 54°30'01" E, 453.92 feet to an iron rod set;
- 6) N 44°01'22" E, 754.43 feet to an iron rod set;
- 7) N 64°04'39" E, crossing Wilbarger Creek at approximately 650 to 675 feet, continue for a total of 695.37 feet to an iron rod set approximately 3' east of the current northerly edge of water of said Wilbarger Creek for the northwest corner hereof and a point along the south line of that tract out of said 671.170 acres conveyed as 28.567 acres to Homer Owens and Michella Owens by deed recorded in Document 2005230429 of said Official Records;

THENCE the following nineteen (19) courses continuing over and across said 671.170 acres along the south line of said 28.657 acres and the fenced west and south lines of that tract out of said 671.170 acres conveyed as 100.891 acres to Guy H. Brown and Candice Brown by deed recorded in Document 2006078029 of said Official Public Records:

- 1) S 61°41'46" E, 155.68 feet to an iron rod found for the common east corner of said 28.657 acres and that tract out of said 671.170 acres conveyed as 77.586 acres to Homer Owens and Michella Owens by deed recorded in Document 2005097796 of said Official Public Records and a point on the west line of said 100.891 acres, same being a point within the confines of a portion of said Hibbs Lane unused for more than 30 years;

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- 2) S 30°04'11" W, 89.91 feet, as fenced, within the confines of said unused Hibbs Lane, as fenced, to a 24" concrete filled metal pipe former bridge support column along the northern bank of said Wilbarger Creek;
- 3) S 33°17'12" W, 38.41 feet, as fenced, to a second 24" concrete filled metal pipe former bridge support column along the southern bank of said Wilbarger Creek;
- 4) S 34°09'59" W, 66.12 feet to a 2" iron pipe fence post found;
- 5) S 64°52'23" W, 28.34 feet to an iron rod found at a 10" cut telephone post fence corner for the southwest corner of said 100.891 acres;
- 6) S 37°58'09" E, 21.38 feet to a 2" iron pipe fence post found;
- 7) S 36°59'57" E, 251.95 feet to a 2" iron pipe fence post found;
- 8) S 39°05'33" E, 399.85 feet to a 2" iron pipe fence post found;
- 9) S 72°08'29" E, 122.94 feet to a 2" iron pipe fence post found;
- 10) S 22°51'38" E, 113.41 feet to a 2" iron pipe fence post found;
- 11) N 50°27'27" E, 85.87 feet to a 2" iron pipe fence post found;
- 12) S 52°28'28" E, 203.53 feet to a 2" iron pipe fence post found;
- 13) N 81°09'34" E, 145.59 feet to a 2" iron pipe fence post found;
- 14) N 60°03'46" E, 120.90 feet to a 2" iron pipe fence post found;
- 15) S 85°01'52" E, 118.65 feet to a 2" iron pipe fence post found;
- 16) S 55°59'47" E, 289.65 feet to a 2" iron pipe fence post found;
- 17) S 44°04'46" E, 52.40 feet to a 2" iron pipe fence post found;
- 18) S 47°15'50" E, 273.97 feet to a 2" iron pipe fence post found;
- 19) S 32°45'08" E, 82.92 feet to a 2" iron pipe fence post found for the northeast corner hereof, the southeast corner of said 100.891 acres and a point on the westerly line of that tract conveyed as 252.000 acres to Charles S. Nichols, Jr. by deed recorded in Document 2003230142 of said Official Public Records;

THENCE S 44°55'07" W, 1642.49 feet, generally as fenced along the common line of said 671.170 acres and said 252.000 acres to an iron rod found for the southeast corner hereof, the common south corner of said 671.170 acres and said 252.000 acres and a point on the north line of that tract conveyed as 93.02 acres to Mark S. Lafleur by deed recorded in Volume 12091, Page 653, Real Property Records of Travis County;

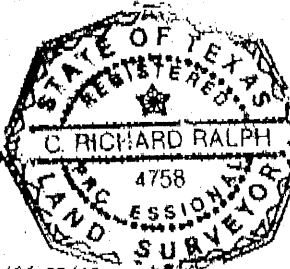
THENCE N 55°44'34" W, pass at 976.43 feet an iron rod found for the common north corner of said 93.02 acres and that tract conveyed as 22.251 acres to Michelle Enriquez and Danny Alba by deed recorded in Document 2001206059 of said Official Public Records, pass at 1594.13 feet an iron rod found for the northwest corner of said 22.521 acres, same being the east line of said Hibbs Lane at the intersection of the said unused portion with the said unopened portion, continue for a total of 1614.35 feet to an iron rod found for a point along the west line of said Hibbs Lane at said intersection of the unused and unopened portions, and S 29°39'14" W, 2309.37 feet along the west line of the said unopened portion of Hibbs Lane to the POINT OF BEGINNING, containing 98.286 acres of land, more or less, with 1.443 acres contained within the said unused portion of Hibbs Lane and shown on the survey map prepared herewith.

Surveyed by:

C. Richard Ralph

9-28-06

C. Richard Ralph
Registered Professional Land Surveyor No. 4758



September 26, 2006

Project No. 0218028.93A - 87/54;76/21;83/72;82/66;63/48

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYORS

