



**MANOR CITY COUNCIL
REGULAR MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
JULY 06, 2016 · 7:00 P.M.**

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE CITY COUNCIL DURING PUBLIC COMMENTS.***

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the June 15, 2016, City Council Regular Meeting.
2. Consideration, discussion, and possible action to accept the resignation of Council Member, Place 4 Sharon Snowden.
3. Recognition of outgoing Council Member - Ms. Sharon Snowden.

EXECUTIVE SESSION

The City Council will now conduct a Closed Executive Session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

Section 551.074 Personnel Matter – City Council Member, Place 4 vacancy

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action on item(s) discussed during Closed Executive Session:

4. The appointment of a Council Member to serve on the City of Manor City Council.
5. Administer oath of office for appointed City Council Member, Place 4.
6. Consideration, discussion, and possible action on a waiver from Ordinance 185 Article II, Section 20(j) Chart 1 for lots 1 -3 & West ½ of lot 4, Block 57 Town of Manor, locally know as 501 East Wheeler Street, to allow for 0-foot setback on the rear setback (north property boundary).
7. Consideration, discussion, and possible action to approve a resolution, accepting the petition, for annexation of property, from Kimbro Road Estates, LP to add 159.52 acres more or less, into the corporate limits of the City of Manor, Texas.
8. Consideration, discussion, and possible action to approve the annexation schedule of Kimbro Estates, LP to add 159.52 acres more or less, into the corporate limits of the City of Manor, Texas.

ADJOURNMENT

**City Council Regular Meeting Agenda
July 06, 2016**

In addition to any executive session already listed above, the City Council for the City of Manor reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor City Council Meeting was posted on this 1st day of July, 2016 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.

Frances M. Aguilar, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2016 at _____ am/pm by _____.
City Secretary's Office
City of Manor, Texas



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July, 06, 2016

PREPARED BY: Frances Aguilar

DEPARTMENT: City Secretary's Office

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for the June 15, 2016 City Council Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Minutes from June 15, 2016 City Council Regular Meeting

STAFF RECOMMENDATION:

It is City staff's recommendation, that the City Council approve the minutes for the June 15, 2016 City Council Regular Meeting.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



**MANOR CITY COUNCIL
REGULAR MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
JUNE 15, 2016 · 7:00 P.M.**

COUNCIL MEMBERS

PRESENT:

Mayor, Rita Jonse
Place 1, Gene Kruppa
Place 2, Gil Burrell, Mayor Pro-Tem
Place 3, Todd Shaner
Place 4, Sharon Snowden
Place 5, Rebecca Davies

ABSENT:

Place 6, Jeff Turner

CITY STAFF PRESENT:

Thomas Bolt, City Manager
Lluvia Tijerina, Administrative Assistant
Scott Dunlop, Planning Coordinator
Lydia Collins, Finance Director
Ryan Phipps, Police Chief
Mike Tuley, Public Works Director

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The Manor City Council met in regular session on Wednesday, June 15, 2016, in the City Council Chambers at 105 E. Eggleston Street. Mayor Rita Jonse announced that a quorum was present and the meeting was called to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

At the request of Mayor Rita Jonse, Finance Director Lydia Collins gave the Pledge of Allegiance.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the June 1, 2016, City Council Regular Meeting.

A motion to correct and approve minutes vote count on item no. 3, should read Vote: 4 For – 2 Against, Council Member Shaner and Mayor Pro-Tem Burrell voted against, was made by Council Member Davies, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

2. Consideration, discussion, and possible action on a second reading of an ordinance, amending the Zoning Ordinance, rezoning the Lagos Final PUD site plan, 146 acres at the SE corner FM 973 and Brenham St; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37; from single family residential (R-1) district zoning to Planned Unit Development (PUD) district zoning.

A motion to approve the ordinance was made by Council Member Davies, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

3. Consideration, discussion, and possible action on acceptance of the May, 2016 Departmental Reports:
 - Development Services
 - Police
 - Municipal Court
 - Public Works

Planning Coordinator Scott Dunlop discussed the meeting held on June 14, 2016, regarding the Planning Grant Program and informed Council on outcome and attendance. There was no further discussion.

A motion to accept the May, 2016 Department Reports as presented was made by Council Member Davies, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

PUBLIC HEARING

4. Conduct a second public hearing on the water and wastewater rates for the City of Manor residential and commercial customers.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

REGULAR AGENDA

5. Consideration, discussion, and possible action on acceptance of the unaudited May, 2016 Monthly Financial Report.

Finance Director Lydia Collins discussed monthly finance report to Council. There was no further discussion on this item.

A motion to accept the unaudited May, 2016 monthly finance report as presented, was made by Council Member Davies, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against

6. Consideration, discussion and possible action on award of engineering services agreements to Jay Engineering Company, Inc. for the 2016 Series Certificate of Obligation funded capital improvements projects.

City Manager Tom Bolt, discussed agreement and explained project to Council. There was no further discussion on this item.

A motion to approve the award the engineering services agreements to Jay Engineering Company was made by Council Member Snowden, seconded by Council Member Kruppa. The motion carried by the following vote:

Vote: 6 For – 0 Against

7. Consideration, discussion and possible action on award of engineering services agreement to Jay Engineering Company, Inc. for 2014-2016 funded CapMetro funded roadway repair project.

City Engineer Frank Phelan discussed funds and explained agreement to Council. No further discussion on this item.

A motion to approve the award the engineering services agreements to Jay Engineering Company was made by Council Member Shaner, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against

8. Consideration, discussion, and possible action upon a first reading of an ordinance, amending the Zoning Ordinance, rezoning Cottonwood Commercial South Lot 7B 2 Block A, locally known as 11401 US Hwy 290 East from light commercial (C-1) district zoning to medium commercial (C-2) district zoning.

City Manager Tom Bolt discussed zoning issues on property, item was postponed to the July 20, 2016, Council meeting. Council Member Davies stated that P&Z did not have a recommendation on this item. There was no further discussion on this item.

A motion to postpone item to the July 20th Council meeting was made by Council Member Davies, second by Mayor Pro-Tem Burrell. The motion carried by the following vote:

Vote: 6 For – 0 Against

9. Consideration, discussion, and possible action on a concept plan for Lagos master planned community; 146 acres at the SE corner of FM 973 and Brenham Street; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37.

A motion to approve a concept plan for Lagos master planned community was made by Council Member Mayor Pro-Tem Burrell, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against

10. Consideration, discussion, and possible action to accept the petition request for the annexation of property being approximately 6.12 acres of land, located at 12211 and 12219 US Hwy 290 and accept an annexation schedule.

City Manager Tom Bolt discussed and explained petition to Council, discussion with Mayor Pro Tem Burrell explaining reason for approval on petition. There was no further discussion on this item.

A motion to accept the petition as presented was made by Council Member Davies, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

ADJOURNMENT

There being no further business, a motion to adjourn was made by Council Member Shaner, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against

Meeting was adjourned at 7:20 P.M.

APPROVED:

ATTEST:

Rita G. Jonse, Mayor

Frances M. Aguilar, City Secretary



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July, 06, 2016

PREPARED BY: Frances Aguilar

DEPARTMENT: City Secretary's Office

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to accept the resignation of Council Member, Place 3 Sharon Snowden.

BACKGROUND/SUMMARY:

PRESENTATION: ☐YES ☒NO

ATTACHMENTS: ☒YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☒NO

STAFF RECOMMENDATION:

It is City staff's recommendation, that the City Council accept the resignation of Council Member, Place 3 Sharon Snowden.

PLANNING & ZONING COMMISSION: ☐RECOMMENDED APPROVAL ☐DISAPPROVAL ☐NONE



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 6, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a waiver from Ordinance 185 Article II, Section 20(j) Chart 1 for lots 1 -3 & West ½ of lot 4, Block 57 Town of Manor, locally know as 501 East Wheeler Street, to allow for 0 foot setback on the rear setback (north property boundary).

BACKGROUND/SUMMARY:

A pre-existing driveway is on the property and the owner would like to construct a garage at the end of the driveway. The driveway was built on the north property line so in order for the garage to be in line with the driveway it must also be built on the property line. There is a 20' alley between this property and the property to the north.

PRESENTATION: ☐YES ☒NO

ATTACHMENTS: ☒YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Waiver request

Property image

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council not approve the wavier from ordinance as presented.

PLANNING & ZONING COMMISSION: ☐RECOMMENDED APPROVAL ☐DISAPPROVAL ☒NONE

To whom it may concern,

We would like to build a garage on our existing driveway that was recently repaved and passed inspection from the city.

Currently there is a 25' setback on the North side at the alley behind the property. We are asking for a variance of this restriction to the setback of 20' (0' from property line) at the alleyway.

...

We have lived and owned in Manor and our taxes have supported Manor ISD for over 20 years. This is our retirement house and property and would love to have what we need on each lot. Mainly flowers and plants, but storage is an issue.

Community friends, please hear our plea and grant us our request.

God bless,
Alan + Martha Stochton
501 E. Wheeler St.
Manor, TX 78653

To Whom it may concern,

We would like to build a garage on our existing driveway that was recently repaved and passed inspection from the city.

Currently there is a 25' setback on the North side at the alley behind property. We are asking for a variance of this restriction to the setback of 20' at the alleyway.

Furthermore, there was an existing utility building on the 3rd lot of property that was grandfathered into easement (less than 20'), which became a health hazard to our surrounding community and ourselves. There was so much standing water that there was an enormous amount of mosquitos that required us to disassemble the structure.

We need a utility building because now all our things are just in the yard covered up in tarps, and is really an eyesore for us and everyone else. We love to plant and keep our yard clean.

We are asking permission to build a new structure on the northeast corner of the 2nd lot, behind requested garage.

We have lived and owned in Manor and
our taxes have supported Manor ISD for over
20 years. This is our retirement house and
property and would love to have what we need
on each lot. Mainly flowers + plants, but
storage is an issue.

Community friends, please hear our plea
and grant us our requests.

God Bless

Alan + Martha
Stockton

501 E. Wheeler St.
Manor, TX. 78653



N Lockhart St



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 6, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve a resolution, accepting the petition, for annexation of property, from Kimbro Road Estates, LP to add 159.52 acres more or less, into the corporate limits of the City of Manor, Texas.

BACKGROUND/SUMMARY:

The applicant is seeking to begin the annexation process for a proposed subdivision

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Annexation petition

Metes and bounds description of properties

Property map

Closure checks

Resolution (not included in packet)

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the resolution as presented.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☒ NONE

STATE OF TEXAS

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§

COUNTY OF TRAVIS

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**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF MANOR
FOR ANNEXATION OF PROPERTY**

WHEREAS, the undersigns are the owners of a certain tract of property located within Travis County, Texas, such property more particularly described hereinafter by true and correct legal description in Section One below (referred to herein as the "Subject Property");

WHEREAS, the undersigns have sought the annexation of the Subject Property by the City of Manor, Texas, (hereinafter sometimes referred to as "City"), in order to obtain the benefits of City services to the Subject Property by the City;

WHEREAS, the Subject Property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the City, pursuant to *Chapter 43, Tex. Loc. Gov't. Code* and the request of the property owner, is authorized to annex the Subject Property; and,

WHEREAS, the undersigns agree and consent to the annexation of the Subject Property by the City and further agree 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, the undersigned by this Petition and Request:

SECTION ONE: Request the City Council of the City to commence annexation proceedings and to annex all portions of the Subject Property not already within the corporate limits of the City of Manor, Texas, including the abutting streets, roadways, and rights-of-way thereto, described as follows:

Property Description

SECTION TWO: Request that after annexation, the City provide such services as are legally permissible and provided by the City, including sanitation, wastewater and general governmental services as set forth in the municipal services plan.

SECTION THREE: Acknowledge and represent having received, read and understood the attached "draft" Service Plan (proposed to be applicable to and adopted for the Subject Property) and that such "draft" Service Plan is wholly adequate and acceptable to the undersign who hereby request the City Council to proceed with the annexation and preparation of a final Municipal Service Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledge that the undersigns understand and agree that all City services to the Subject Property will be provided by the City on the same terms and conditions as provided to other similarly situated areas of the City and as provided in the Municipal Service Plan.

SECTION FIVE: Agree that a copy of this Petition and Request may be filed of record in the offices of the City of Manor and in the real property records of Travis County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the Subject Property.

FILED, this 11 day of January, 2016 with the City Secretary of the City of Manor, Travis County, Texas.

Petitioners: Property Owner(s)

Kimbro Road Estates, LP

Name: S. K. M Spadden

Title: Pres.

Company (if applicable)

GM New Adventures, Inc.
DB General Partner

S. K. M Spadden

Name: _____

Title: _____

Company (if applicable) _____

STATE OF TEXAS

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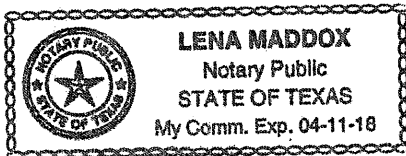
COUNTY OF TRAVIS

§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared S. McSpadden (name), Pres. Gm New Adventures, Inc. Kimbro Rd. Estates (company) owner of Subject Property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had authority to bind the entity and that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of January, 2016.

(SEAL)



Lena Maddox
Notary Public-State of Texas

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ (name), _____ (title), _____ (company) owner of Subject Property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had authority to bind the entity and that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20__.

(SEAL)

Notary Public-State of Texas

EXHIBIT “A”

Survey or Legal Lot Description



4/ 2512003505/SH/Mopac

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Date: August 19, 2005

Grantor: JOHN SABOL and spouse, PRISCILLA BOHOT

Grantor's Mailing Address: (include county)

P.O. Box 81365, Austin, TX 78708

Grantee: Kimbro Road Estates, LP

Grantee's Mailing Address: (include county)

C/O Sam McSpadden, 2525 W. Anderson Ln. #140
Austin, TX 78757

Consideration:

Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged

Property (including any improvements):

TRACT 1: Approximately 29.992 acres of land, more or less, out of the A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, in TRAVIS County, Texas, being 31.492 acres of land described in Deed recorded in Volume 12093, Page 142 of the Real Property Records of TRAVIS County, Texas; SAVE AND EXCEPT 1.50 acres of land described in Deed recorded in Volume 13276, Page 353 of the Real Property Records of TRAVIS County, Texas, and also being the same property conveyed to John Sabol and spouse, Priscilla Bohot in Warranty Deed recorded in Document No. 2000123422 of the Official Public Records of TRAVIS County, Texas. Said 29.992 acres being more particularly described in Exhibit "A" attached hereto.

TRACT 2: 126.528 acres of land, more or less, out of the LEMUEL KIMBRO LEAGUE SURVEY NO. 64, ABSTRACT NO. 456, in TRAVIS County, Texas, being the same property conveyed to John Sabol and spouse Priscilla Bohot in Warranty Deed recorded in Volume 13246, Page 2462 of the Real Property Records of TRAVIS County, Texas. Said

126.528 acres being more particularly described in Exhibit "B" attached hereto.

TRACT 3: 1.50 acres of land, more or less, out of the A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, in TRAVIS County, Texas, being a portion of 31.492 acre tract described in Deed recorded in Volume 12093, Page 142 of the Real Property Records of TRAVIS County, Texas, and also being the same property conveyed to John Sabol and Priscilla Bohot in Warranty Deed recorded in Volume 13276, Page 353 of the Real Property Records of TRAVIS County, Texas. Said 1.50 acre tract being more particularly described in Exhibit "C" attached hereto.

Reservations from Conveyance:


None

Exceptions to Conveyance and Warranty:

Subject to the easements, assessments, restrictions, mineral interests, covenants and conditions of record against the hereinbefore described property, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.



JOHN SABOL



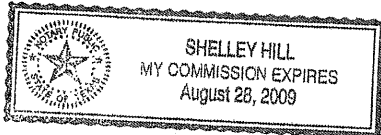
PRISCILLA BOHOT

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19 day of August, 2005 by JOHN SABOL and PRISCILLA BOHOT.

(seal)





Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

Wilson, Sterling & Russell, L.L.P.
9951 Anderson Mill Road, Suite 200
Austin, Texas 78750
8600-1239
2512003505

AFTER RECORDING RETURN TO:

EXHIBIT "A"

All of that certain tract or parcel of land out of the A C Caldwell Survey No 52 in Travis County, Texas, being that same tract of land as conveyed to John T Stokes, et ux, by deed recorded in Volume 7378, Page 318 of the deed records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows

BEGINNING at an iron pin found in concrete at the most Westerly Southwest corner of the said Stokes Tract, being in the East line of that certain 10 0 acre tract of land as conveyed to Lee Roy Abrahamson by Deed recorded in Volume 1799, Page 148 of the Deed Records of Travis County, Texas, being in the North line of the Old Kimbro Road, for the most Westerly Southwest corner hereof,

THENCE along the West line of the said Stokes Tract, N 28° 01' E for a distance of 1281 20 feet to an iron pin found in concrete at the Northwest corner of the said Stokes Tract, being at the Northeast corner of the certain 96 75 acre tract of land conveyed to Lee Roy Abrahamson by Deed recorded in Volume 1409, Page 294 of the Deed Records of Travis County, Texas, for the Northwest corner hereof,

THENCE along the North line of the said Stokes Tract, S 62° 47' E for a distance of 2099 40 feet to a fence corner post and S 62° 42' 30" E for a distance of 389 24 feet to an iron pin set at the most Easterly corner of the said Stokes Tract, being in the North line of the Old Kimbro Road for the most Easterly corner hereof,

THENCE along the South line of the said Stokes Tract, being the North line of the Old Kimbro Road, for the following courses

N 86° 14' 55" W for a distance of 2285 56 feet to a concrete monument found at a point of curve

Along a curve to the left whose radius is 1407 07 feet and whose chord bears N 89° 48' 30" W for a distance of 175 89 feet to an iron pin found at a point of compound curve

Along a curve to the left whose radius is 613 14 feet and whose chord bears S 68° 17' 30" W for a distance of 385 46 feet to the PLACE OF BEGINNING and containing 31 492 acres of land, more or less

SAVE AND EXCEPT

All that certain tract or parcel of land in the A C Caldwell Survey No 52 in Travis County, Texas and being a part of a 31 492 acre tract of land conveyed to John T Stokes et ux by deed recorded in Volume 12093, Page 142 of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds as follows

BEGINNING at an iron pin found on the Northeast line of Old Kimbro Road, on the Southwest line of a 125 acre tract conveyed to Francis Michael Nagle by deed recorded in Volume 441, Page 155 of the above mentioned Deed Records, in the East corner of the above mentioned 31 492 acre tract for the East corner of this tract

THENCE N 83° 42' 35" W with the Northeast line of Old Kimbro Road 547 66 feet to an iron set for the Southwest corner of this tract

THENCE N 06° 17' 25" E 238 38 feet to an iron pin set on the Northeast line of the said 31 492 acre tract and the Southwest line of the said 125 acre tract for the Northwest corner of this tract

THENCE S 60° 14' 40" E with the Northeast line of the said 31 492 acre tract 208 79 feet to an iron pin set at a fence corners' post fenced for an angle point of the said 31 492 acre tract and an angle point of this tract

THENCE S 60° 09' 23" E 389 00 feet to the POINT OF BEGINNING containing 1 50 acres of land, more or less

EXHIBIT "B"

FIELD NOTES FOR 126.528 ACRES

All that certain tract or parcel of land in the Larned Kimbro Survey No. 64 in Travis County, Texas and being all of a 125 acre tract of land conveyed to Francis Michael Nagle by deed recorded in Volume 441, Page 155 of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "T" post found on the Northwest line of a 100 acre tract conveyed to Ivar Swenson by deed recorded in Volume 660, Page 151 of the said Deed Records, in an old corner of a 114.836 acre tract conveyed to Shirley Hooten by deed recorded in Volume 12273, Page 333 of the said Deed Records, for the East corner of the above mentioned 125 acre tract and the East corner of this tract.

THENCE S 30°00'00" W with the Northwest line of the said Swenson tract 2710.43 feet to an iron pin set on the Northeast line of Old Kimbro Road for the South corner of the said 125 acre tract and the South corner of this tract from which iron pin an iron pin found on the South line of Old Kimbro Road bears S 83°42'33" E 674.86 and S 06°17'23" W 79.93 feet.

THENCE N 83°42'36" W with the Northeast line of Old Kimbro Road 84.56 feet to an iron pin found in the East corner of a 31.492 acre tract of land conveyed to J.T. Strick et ux by deed recorded in Volume 12093, Page 142 of the said Deed Records for an angle point of this tract.

THENCE N 60°09'23" W with the Northeast line of the said 31.492 acre tract 389.00 feet to an iron pin set at a fence corner post found in an angle point of the said 31.492 acre tract for an angle point of this tract.

THENCE N 60°14'40" W with the Northeast line of the said 31.492 acre tract 1535.78 feet to an iron pin set for the West corner of the said 125 acre tract and the West corner of this tract from which iron pin a fence post found in the South corner of a 100 acre tract described in Volume 2451, Page 415 of the said Deed Records bears N 60°14'40" W 55.0 feet.

THENCE N 29°45'16" E with the Northwest line of the said 125 acre tract 2747.01 feet to an iron pin set for the North corner of the said 125 acre tract and the North corner of this tract from which iron pin a "T" post found on the Southeast line of the last mentioned 100 acre tract and the West corner of the above mentioned 114.836 acre tract bears N 60°08'39" W 55.0 feet.

THENCE S 60°08'39" E 2013.97 feet to the POINT OF BEGINNING containing 126.528 acres of land, more or less.

EXHIBIT "C"

All that certain tract or parcel of land in the A C Caldwell Survey No 52 in Travis County, Texas and being a part of a 31 492 acre tract of land conveyed to John T Stokes et ux by deed recorded in Volume 12093, Page 142 of the Deed Records of Travis County, Texas and being more particularly described by metes and bounds as follows

BEGINNING at an iron pin found on the Northeast line of Old Kimbro Road, on the Southwest line of a 125 acre tract conveyed to Francis Michael Nagle by deed recorded in Volume 441, Page 155 of the above mentioned Deed Records, in the East corner of the above mentioned 31 492 acre tract for the East corner of this tract

THENCE N 83° 42' 35" W with the Northeast line of Old Kimbro Road 547.66 feet to an iron set for the Southwest corner of this tract

THENCE N 06° 17' 25" E 238 38 feet to an iron pin set on the Northeast line of the said 31.492 acre tract and the Southwest line of the said 125 acre tract for the Northwest corner of this tract

THENCE S 60° 14' 40" E with the Northeast line of the said 31 492 acre tract 208 79 feet to an iron pin set at a fence corners' post fenced for an angle point of the said 31.492 acre tract and an angle point of this tract

THENCE S 60° 09' 23" E 389 00 feet to the POINT OF BEGINNING containing 1.50 acres of land, more or less

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Aug 23 12:57 PM 2005154974

WILLIAMS L \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



City of Manor Annexation

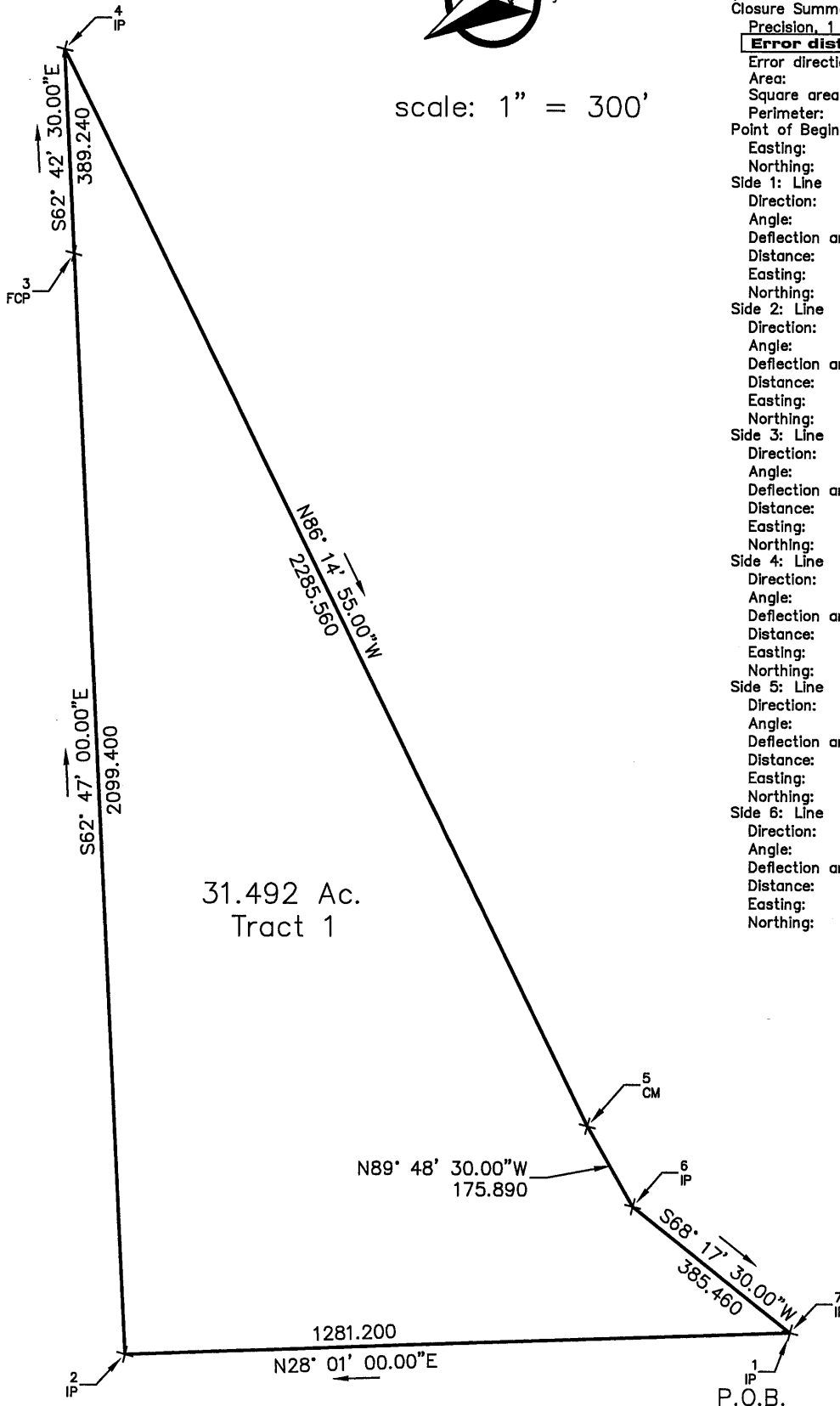
159.52 Acres on Old Kimbro Road



1:10,000

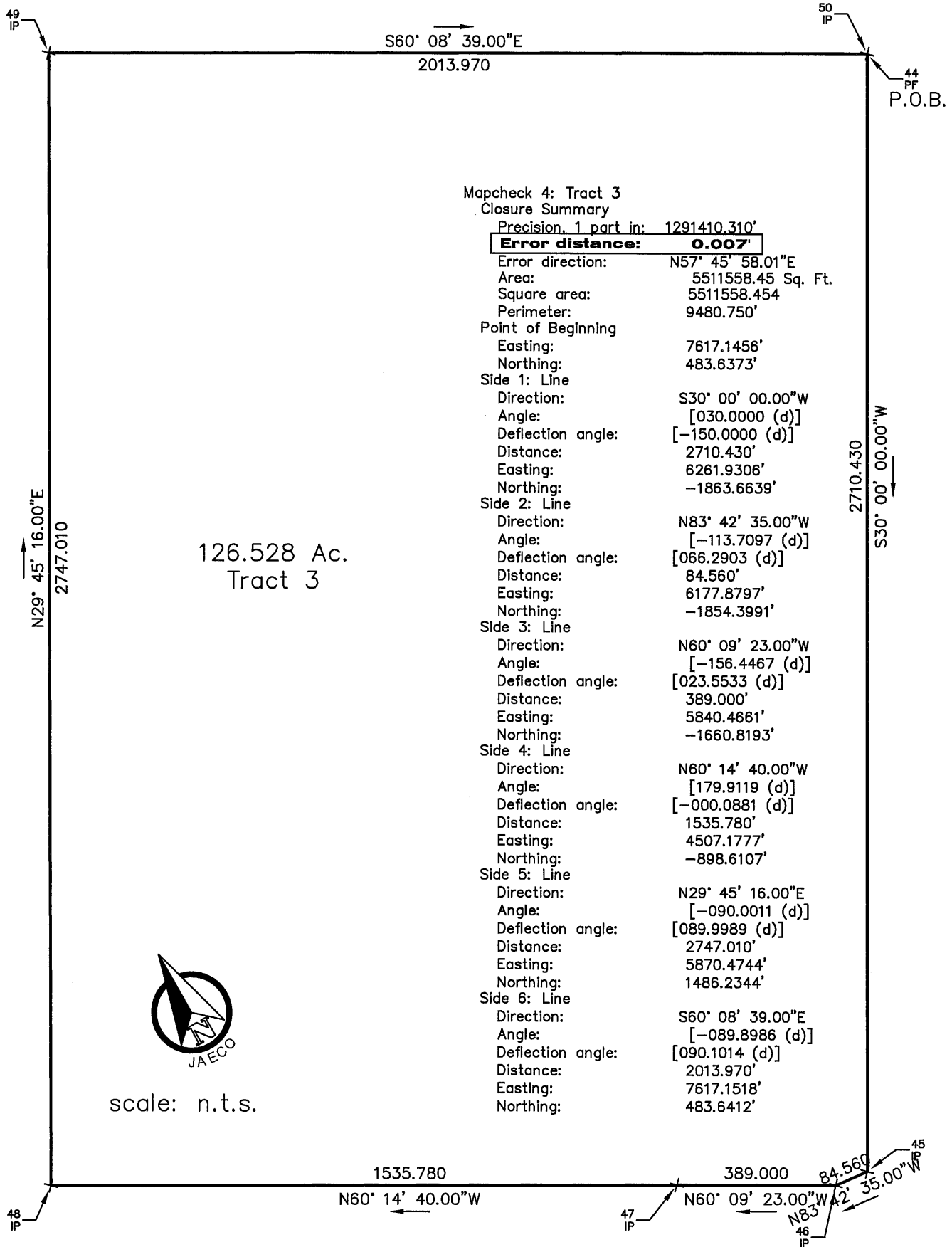


scale: 1" = 300'



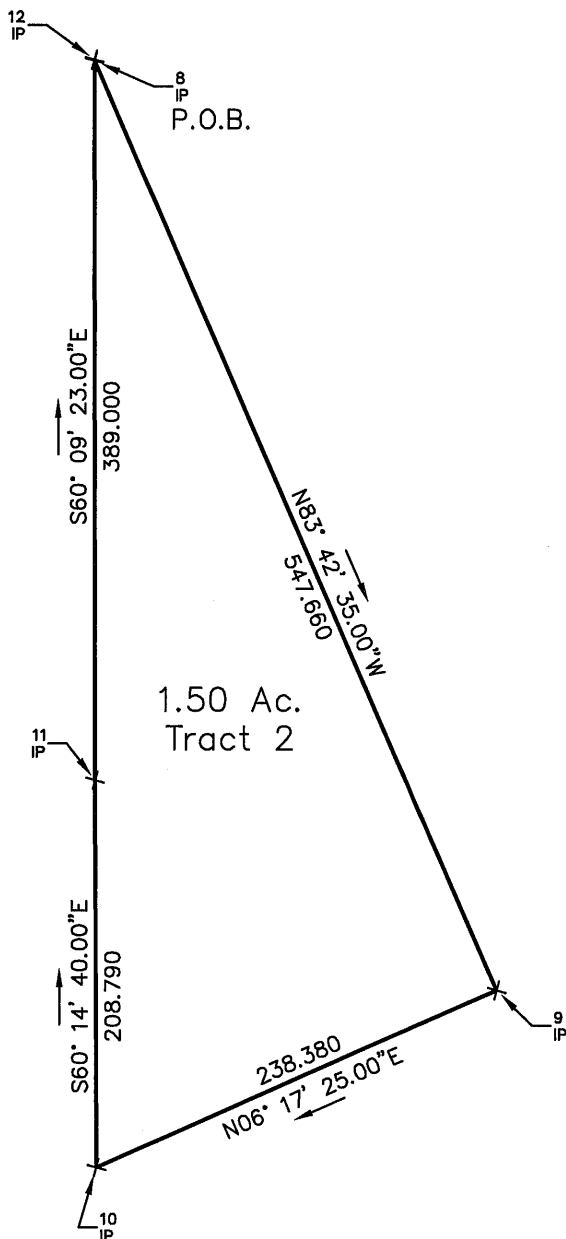
Mapcheck 2: Tract 1 Closure Summary

Precision, 1 part in:	156692.330'
Error distance:	0.042'
Error direction:	S19° 48' 07.62"E
Area:	1380179.45 Sq. Ft.
Square area:	1380179.450
Perimeter:	6616.750'
Point of Beginning	
Easting:	1854.1444'
Northing:	1409.9124'
Side 1: Line	
Direction:	N28° 01' 00.00"E
Angle:	[-151.9833 (d)]
Deflection angle:	[028.0167 (d)]
Distance:	1281.200'
Easting:	2455.9604'
Northing:	2540.9698'
Side 2: Line	
Direction:	S62° 47' 00.00"E
Angle:	[-090.8000 (d)]
Deflection angle:	[089.2000 (d)]
Distance:	2099.400'
Easting:	4322.9219'
Northing:	1580.7953'
Side 3: Line	
Direction:	S62° 42' 30.00"E
Angle:	[-179.9250 (d)]
Deflection angle:	[000.0750 (d)]
Distance:	389.240'
Easting:	4668.8332'
Northing:	1402.3209'
Side 4: Line	
Direction:	N86° 14' 55.00"W
Angle:	[-023.5403 (d)]
Deflection angle:	[156.4597 (d)]
Distance:	2285.560'
Easting:	2388.1704'
Northing:	1551.8589'
Side 5: Line	
Direction:	N89° 48' 30.00"W
Angle:	[176.4403 (d)]
Deflection angle:	[-003.5597 (d)]
Distance:	175.890'
Easting:	2212.2814'
Northing:	1552.4473'
Side 6: Line	
Direction:	S68° 17' 30.00"W
Angle:	[158.1000 (d)]
Deflection angle:	[-021.9000 (d)]
Distance:	385.460'
Easting:	1854.1587'
Northing:	1409.8726'





scale: 1" = 100'



Mapcheck 3: Tract 2

Closure Summary

Precision, 1 part in: 2773.749'

Error distance: 0.499'

Error direction: S59° 33' 17.59"E

Area: 65336.36 Sq. Ft.

Square area: 65336.361

Perimeter: 1383.830'

Point of Beginning

Easting: 5456.1365'

Northing: 2976.5187'

Side 1: Line

Direction: N83° 42' 35.00"W

Angle: [096.2903 (d)]

Deflection angle: [-083.7097 (d)]

Distance: 547.660'

Easting: 4911.7737'

Northing: 3036.5235'

Side 2: Line

Direction: N06° 17' 25.00"E

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 238.380'

Easting: 4937.8919'

Northing: 3273.4683'

Side 3: Line

Direction: S60° 14' 40.00"E

Angle: [-066.5347 (d)]

Deflection angle: [113.4653 (d)]

Distance: 208.790'

Easting: 5119.1531'

Northing: 3169.8457'

Side 4: Line

Direction: S60° 09' 23.00"E

Angle: [-179.9119 (d)]

Deflection angle: [000.0881 (d)]

Distance: 389.000'

Easting: 5456.5666'

Northing: 2976.2659'



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. ⁸_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 6, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the annexation schedule of Kimbro Estates, LP to add 159.52 acres more or less, into the corporate limits of the City of Manor, Texas.

BACKGROUND/SUMMARY:

The applicant is seeking to begin the annexation process for a proposed subdivision. This is the schedule.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☒ NO

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the schedule as presented.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☒ NONE