

RESOLUTION NO. 2025-04

A RESOLUTION OF THE CITY OF MANOR, TEXAS, INITIATING THE ANNEXATION OF 0.5601 OF ONE ACRE 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 City of Manor, Texas (herein the “City”) a Texas home-rule city, is the owner of certain property located within Travis County, Texas more particularly described herein (the “Subject Property”);

WHEREAS, the City wishes to annex 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, within the extraterritorial jurisdiction of the City;

WHEREAS, the City Council of the City of Manor, Texas (the “City Council”) finds that the Subject Property may be annexed pursuant to §43.003 of the Texas Local Government Code;

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 following described Subject Property, not previously annexed into the City is hereby accepted for annexation and the City shall initiate annexation:

Being 0.5601 of one acre (24,399 square feet) of land, more or less, situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, in Travis County, Texas, and being a portion of Lot 3, Kimbro Road Estates, a subdivision of record in Volume 79, Page 12 of the Plat Records of Travis County, Texas, as conveyed to Zalaram LLC in a Special Warranty Deed recorded in Document No., 2008011604 of the Official Public Records of Travis County, Texas; said 0.5601 of one acre tract being more particularly described in Exhibit “A.”

A public hearing is set for the date of February 19, 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 5th day of February 2025.

CITY OF MANOR, TEXAS:

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

Exhibit "A"
Subject Property Description
+/- 0.5601 of One Acre



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 0.5601 OF ONE ACRE (24,399 SQUARE FEET) OF LAND, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 3, KIMBRO ROAD ESTATES, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T), AS CONVEYED TO ZALARAM LLC IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008011604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument with 3 inch aluminum disc found in the Southeast line of Lot 7R, Block 5, LONE STAR ELECTRIC SUBDIVISION, a subdivision of record in Document No. 202400119 of said (O.P.R.T.C.T.), for the Northwest corner of said Lot 3 and the common Southwest corner of a called 21.152 acre tract of land described in a Special Warranty Deed to Juanita Nava, recorded in Document No. 2020095917 of said O.P.R.T.C.T.;

THENCE **South 62°40'16" East**, with the Northeast line of said Lot 3 and the common Southwest line of said 21.152 acre tract, a distance of **30.00** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, from which a concrete monument with 3 inch aluminum disc found for a Northeast corner of said Lot 3 and the common Northwest corner of Lot 2, said KIMBRO ROAD ESTATES, bears South 62°40'16" East a distance of 694.81 feet;

THENCE **South 27°15'02" West**, over and across said Lot 3, a distance of **813.25** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the Southwest line of said Lot 3 and the common Northeast line of Lot 5, said KIMBRO ROAD ESTATES;

THENCE **North 62°47'52" West**, with the Southwest line of said Lot 3 and the common Northeast line of said Lot 5, a distance of **30.00** feet to a 1/2-inch rebar found in the Southeast line of the remainder of Tract One described in a General Warranty Deed to Zalaram LLC, recorded in Document No. 2015078185 of said O.P.R.T.C.T., for the Southwest corner of said Lot 3 and the common Northwest corner of said Lot 5;



THENCE **North 27°15'02" East**, with the Northwest line of said Lot 3 and the common Southeast lines of the remainder of said Tract One, and then the common Southeast line of Lot 8R, Block 5, said LONE STAR ELECTRIC SUBDIVISION, and then the common Southeast line of said Lot 7R, a distance of **813.32** feet to the **POINT OF BEGINNING** and containing 0.5601 of one acre (24,399 Square Feet) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000531800.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date.

 11/19/2024

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 24-048
Attachments: "K:\2024\24048 - COM Zalam Tract\CAD\DWGs\30 Ft Fee ZALARAM.dwg"



