

ORDINANCE NO. 777

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 0.5601 OF ONE ACRE OF LAND, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS AND ADJACENT AND CONTIGUOUS 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 and contiguous 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 and contiguous 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 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 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.”

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are 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 19th day of February 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this 5th day of March 2025.

THE 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"

