

Affidavit of Pedro Mendoza Lopez  
In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Pedro Mendoza Lopez, who being duly sworn by me did on their oath, depose and say that:

My name is Pedro Mendoza Lopez, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

Tract 1: Lot 3, Block 35, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 4, Block 35, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the 21 day of March, 2024, under the authority of the City Zoning Ordinance, Article 14.02, Division II, Section 14.02.007(c)(3) and/or City Zoning Ordinance, Article 14.02, Division III, Section 14.02.020(c)(4), approved the request to recognize the above referenced Lots as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.

Pedro Mendoza  
Owner

STATE OF TEXAS §

COUNTY OF Travis §

**BEFORE ME** the undersigned authority on this day personally appeared Pedro Mendoza, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 21 day of March, 2024.

[Signature]  
Notary Public - State of Texas



**APPROVED AND AGREED:**

\_\_\_\_\_  
Planning and Zoning Chairperson, City of Manor

**After recording return to:**

City of Manor  
City Secretary  
P.O. Box 387  
Manor, TX 78653