

ANNEXATION PETITION

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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

WHEREAS, the undersigned is the owner of a certain tract of property located within Travis County, Texas, such property more particularly described hereinafter by true and correct legal description (referred to herein as the “Subject Property”);

WHEREAS, the undersigned has sought the voluntary annexation of the Subject Property by the City of Manor, Texas (hereinafter sometimes referred to as “City”), 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 §43.021, *Tex. Loc. Gov’t. Code* and the voluntary request of the property owner, is authorized to annex the Subject Property; and

WHEREAS, the undersigned agrees and consents to the voluntary annexation of the Subject Property by the City and further agrees 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 Request and Petition:

SECTION ONE: Requests the City Council of the City to commence voluntary annexation proceedings and to annex into the corporate limits of the City of Manor, Texas, of all portions of the Subject Property, including the abutting streets, roadways, and rights-of-way, not previously annexed into the City and further described as follows:

All that certain tract or parcel of land, located in Travis County, Texas, being 25.245 acres, more or less, and more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

SECTION TWO: Requests that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, water and general governmental services as set forth in the Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed Into the City of Manor (the “Services Agreement”).

SECTION THREE: Acknowledges and represents having received, read and understood the attached “draft” Services Agreement, attached hereto as Exhibit “B,” (proposed to be applicable to and adopted for the subject property) and that such “draft” Services Agreement is wholly adequate and acceptable to the undersigned who hereby request the City Council to proceed with the voluntary annexation and preparation of a final Services Agreement and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledges that the undersigned understands and agrees 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 Services Agreement.

SECTION FIVE: Agrees that a copy of this Request and Petition 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.

Petitioner: Austin 21 LLC

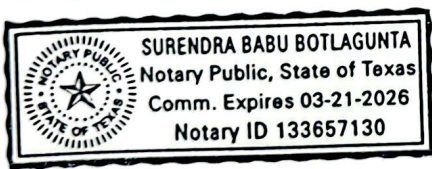
By: [Signature]
Name: Swamy Devuni
Title: Manager

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 Swamy Devuni, Manager of Austin 21, LLC, and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had authority to bind the entity and that they 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 4th day of March 2025

(SEAL)



B. Surendra Babu
Notary Public-State of Texas

FILED, this ___ day of _____ 20___, with the City Secretary of the City of Manor, Travis County, Texas.

Attest:

Lluvia T. Almaraz, TRMC
City Secretary

**EXHIBIT “A” TO ANNEXATION PETITION
PROPERTY DESCRIPTION
[FOLLOWS THIS PAGE]**

TRACT 1:

BEING 20.235 ACRES OF LAND, MORE OR LESS, OUT OF THE A. C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO MATHEN MATHEN AND ANNAMMA MATHEN AND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2012006009, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2:

LOT 1, BLOCK A, THE TRAILER MAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201000164, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT CONTAINING 9,145.89 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE A.C. CALDWELL SURVEY NO. 52, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 111.87 ACRE TRACT CONVEYED TO DANA TETENS AND MARK LOW DOIG BY DEED RECORDED IN VOLUME 13140, PAGE 2304, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. SAID 9,145.89 SQUARE.

**EXHIBIT “B” TO ANNEXATION PETITION
DRAFT SERVICE AGREEMENT
[FOLLOWS THIS PAGE]**