

STATE OF TEXAS

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COUNTY OF TRAVIS

**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:

Approximately 94 acres out of the Sumner Bacon Survey No. 62, Abstract 63 (Exhibit "A")

**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

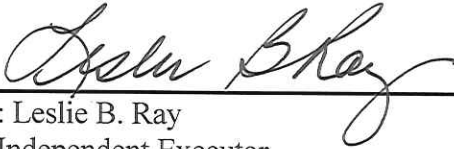
public hearings thereon, in accordance with the applicable laws of the State of Texas.

**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 23 day of June, 2021, with the City Secretary of the City of Manor, Travis County, Texas.

**Petitioners: ESTATE OF MARY RUTH ARNOLD HOLLEY**



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Name: Leslie B. Ray  
Title: Independent Executor

STATE OF TEXAS

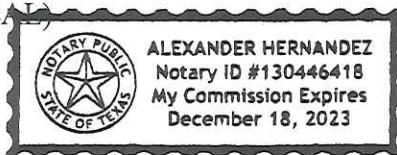
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COUNTY OF ~~TRAVIS~~ WILLIAMSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leslie B. Ray, Independent Executor of the Estate of Mary Ruth Holley 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 23 day of JUNE, 2021.

(SEAL)

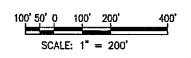
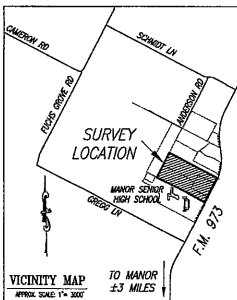


  
Notary Public - State of Texas

# **EXHIBIT “A”**

Survey and Legal Lot Description

**ALTA/NSPS SURVEY OF 93.983 ACRES (4,093,912 SQ. FT.) OF LAND, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT #63  
TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING THE REMAINDER OF A CALLED 39.135 ACRE TRACT (TRACT ONE), THE  
REMAINDER OF A CALLED 39.135 ACRE TRACT (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT (TRACT THREE),  
CONVEYED TO MARY RUTH HOLLEY IN DOCUMENTS 2009125123 AND 2009125124, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY  
TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY TEXAS.**



**LEGEND**

- OPEN SPACE (25%)
- OPEN SPACE (25%)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" COPPER IRON ROD SET (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- ▲ CUSTOM SPARKLE FOUND
- CALCULATED POINT
- GUY POLE
- POWER POLE
- LIGHT POLE
- IRON WIRE
- CLEAN CUT
- ICE FREE MOUND
- WATER METER
- BURIED FIBER OPTIC CABLE
- DRIVE PIEDestal
- IRONING RECORDING LINE
- WIRE FENCE
- WOOD FENCE
- FIRM ZONE 'X' IS ANNUAL CHANCE FLOODPLAIN

**FIELD NOTES**

BEING ALL OF THAT CERTAIN 53.983 ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT ONE), THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT OF LAND (TRACT THREE), CONVEYED TO MARY RUTH HOLLEY IN DOCUMENT NUMBER 2009125123 AND DOCUMENT NUMBER 2009125124, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, OFFICIAL DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 53.983 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING, A 1/2 INCH ALUMINUM CAPPED IRON ROD FOUND, STAMPED "1001" IN THE SOUTHWEST CORNER OF SAID 39.135 ACRE TRACT ONE, BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 873 (R.O.W. VARIES), SAME BEING THE INTERSECTION CORNER OF A CALLED 20.2 ACRES TRACT CONVEYED TO THE BOARD OF TRUSTEES OF MANOR INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2008031946 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "1002" IN THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 873, BEARS 314.69 DEGREES, A DISTANCE OF 302.09 FEET.

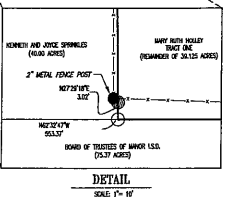
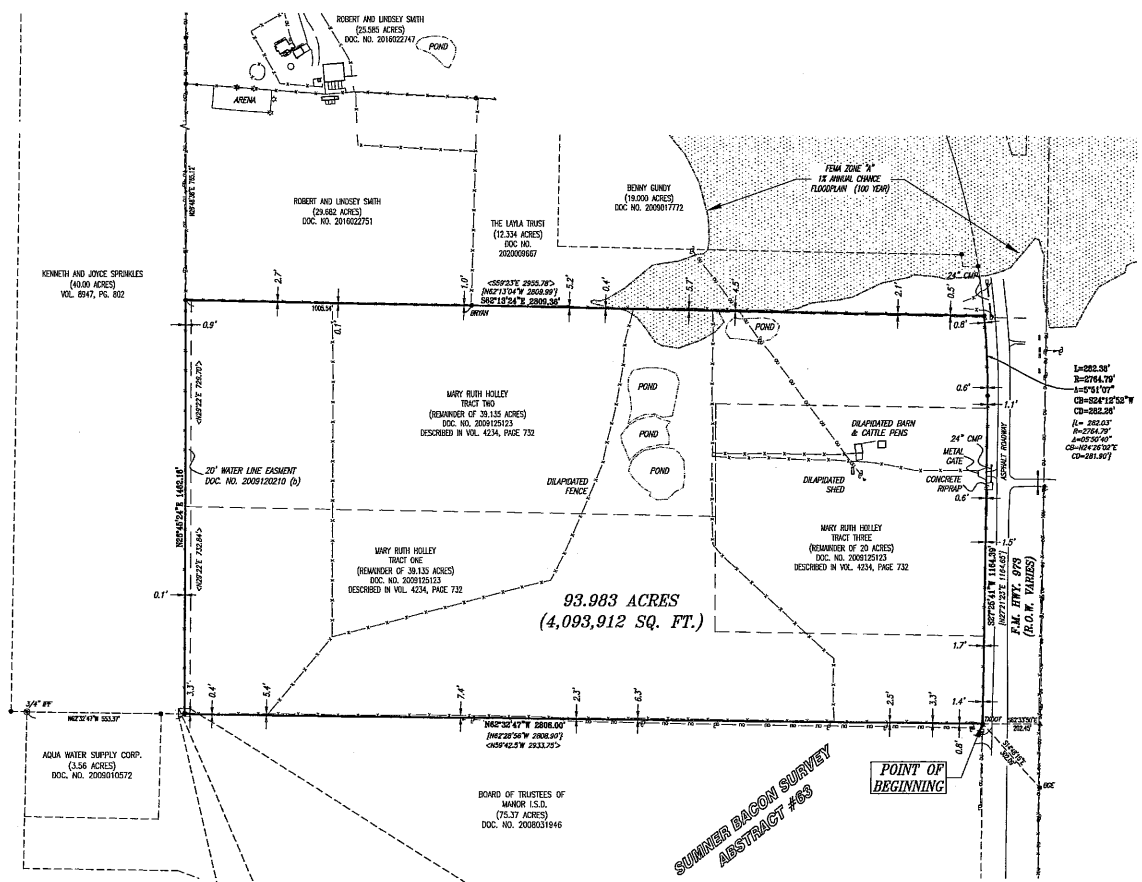
THENCE, WITH THE COMMON LINE OF SAID 39.135 ACRE TRACT ONE AND SAID 75.37 ACRE TRACT, N62°32'47"W, A DISTANCE OF 2808.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "200" SECTION, BEING IN THE NORTHEAST CORNER OF SAID 75.37 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 40.00 ACRE TRACT CONVEYED TO KENNETH AND JUDICE SPRINKLES IN VOLUME 8947, PAGE 802 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE WESTERmost CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 3/4 INCH IRON PIPE FOUND BEARS N62°32'47"W, A DISTANCE OF 565.37 FEET, BEING IN THE SOUTHWEST CORNER OF SAID 40.00 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF A 1.56 ACRE TRACT CONVEYED TO AQUA WATER SUPPLY COOPERATIVE IN DOCUMENT NUMBER 2009010572 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THENCE, WITH THE NORTHWEST LINE OF SAID 39.135 ACRE TRACT ONE, THE NORTHWEST LINE OF SAID 39.135 ACRE TRACT TWO, AND THE SOUTHWEST LINE OF SAID 40.00 ACRE TRACT, N62°47'24"W, PASSING AT A DISTANCE OF 3.02 FEET TO A 1/2 INCH IRON ROD FOUND, CONTAINING A TOTAL DISTANCE OF 1462.19 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE WESTERmost CORNER OF A 28.82 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE WESTERmost CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND, STAMPED "1001" BEING IN THE EASTERN LINE OF SAID 40.00 ACRE TRACT, ALSO BEING THE WESTERmost CORNER OF A 25.586 ACRE TRACT CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF SAID 75.82 ACRE TRACT, BEARS N62°47'24"W, A DISTANCE OF 755.12 FEET.

THENCE, CONTINUING WITH THE COMMON BOUNDARY LINE OF SAID 39.983 ACRE TRACT AND SAID 29.882 ACRE TRACT, S67°13'24"E, PASSING AT A DISTANCE OF 102.54 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID 29.882 ACRE TRACT, BEING AT THE WESTERmost CORNER OF A CALLED 12.334 ACRE TRACT CONVEYED TO THE LATA TRUST IN DOCUMENT NUMBER 200200667, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 2808.26 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 873 (R.O.W. VARIES), BEING AT THE SOUTHWEST CORNER OF SAID 12.334 ACRE TRACT OF LAND, SAME BEING AT THE BEGINNING OF A POINT OF CURVATURE TO THE RIGHT, FOR THE EASTERmost CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE, ALONG SAID CURVE TO THE RIGHT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 873 (R.O.W. VARIES) OVER AND ACROSS SAID 39.135 ACRE TRACT TWO, HAVING AN ARC LENGTH OF 292.38 FEET, A RADIUS OF 3746.79 FEET, AND WHOLE CHORD BEARS S27°12'52"W, A DISTANCE OF 282.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER.

THENCE, S27°45'41"W, WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 873, OVER AND ACROSS SAID 39.135 ACRE TRACT TWO, SAID 20 ACRE TRACT THREE, AND SAID 39.135 ACRE TRACT ONE, A DISTANCE OF 1164.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.983 ACRES OF LAND.



TO THE ESTATE OF MARY RUTH HOLLEY, NB HOME LOAN STAR, INC., FIRST AMERICAN TITLE INSURANCE COMPANY  
FILE NO.: 202102380 EFFECTIVE DATE: JUNE 15, 2021  
THE PROPERTY IS SUBJECT TO THE FOLLOWING:  
THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:  
a. AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO THE LOWER COLORADO POWER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED MAY 4, 1940, RECORDED IN VOLUME 446, PAGE 213 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
— is a bonded type easement.  
b. A WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY COOPERATIVE, BY INSTRUMENT DATED JULY 2, 2009, RECORDED UNDER DOCUMENT NO. 2009120210 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. — as shown on survey.  
c. THE TERMS, CONDITIONS AND SPECIFICATIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED NOVEMBER 9, 2017, RECORDED UNDER DOCUMENT NO. 201717055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**FLOOD NOTE:**  
A PORTION OF THE LEGALLY DESCRIBED PROPERTY FALLS WITHIN ZONE A AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 85132022E FOR TRAVIS COUNTY, TEXAS, DATED SEPT. 26, 2008.

TO THE ESTATE OF MARY RUTH HOLLEY, NB HOME LOAN STAR, INC., FIRST AMERICAN TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.  
THE FIELD WORK WAS COMPLETED ON JULY 16th, 2021.  
DATE OF MAP: JULY 23rd, 2021

*[Signature]*  
ARON V. THOMPSON, PLS 5214  
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5501 West Williams Street  
Austin, Texas 78749  
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\\VC3D\S329-057\dwg\ALTA - 93.983 AC HOLLEY TRACT