

STATE OF TEXAS §
 §
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:

Property Description

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 19 day of October, 2021, with the City Secretary of the City of Manor, Travis County, Texas.

Petitioners: Property Owner(s)

John Thurman Payne Sr
Name: JOHN THURMAN PAYNE, Sr.
Title: _____
Company (if applicable) _____

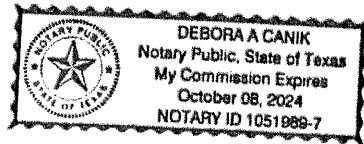
STATE OF TEXAS §
COUNTY OF Fayette §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John Thurman Payne Sr. (name), _____ (title), _____ (company) owner 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 17 day of September, 2021.

(SEAL)

Debora A. Canik



Notary Public-State of Texas


Name: MARTIN B. PAYNE
Title: _____
Company (if applicable) _____

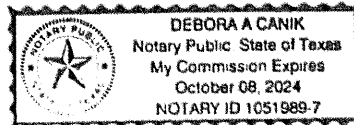
STATE OF TEXAS §
 §
COUNTY OF Fayette §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Martin B. Payne (name), _____ (title), _____ (company) owner 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 9th day of September 9, 2021.

(SEAL)

Debora A. Canik
Notary Public-State of Texas



Mary T. Reeves
Name: Mary T. Reeves
Title: Member
Company (if applicable) Enfield Partners, LLC

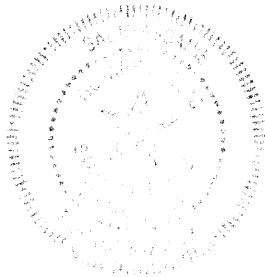
STATE OF TEXAS §
 §
COUNTY OF Dallas §


BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mary T. Reeves (name), member (title), Enfield Partners, LLC (company) owner 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 7 day of September, 2021

(SEAL)

[Signature]
Notary Public - State of Texas




Name: GLEN THURMAN
Title: Member
Company (if applicable): Exfield Partners, LLC

STATE OF TEXAS §
 §
COUNTY OF McLEOD §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared GLEN THURMAN (name), member (title), Exfield Partners, LLC (company) owner 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 17th day of September, 2021

(SEAL)



Elisha Smith
Notary Public-State of Texas

Name:
Title:
Company (if applicable):

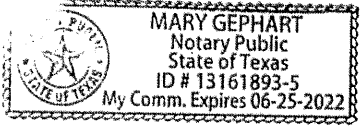
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared (name), (title), (company) owner 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 day of , 20

(SEAL)

Notary Public-State of Texas



Brian White
Name: Brian White
Title: Managing Partner
Company (if applicable): Birdrews, LLC

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 Brian White (name), Managing Partner (title), Birdrews LLC (company) owner 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 09 day of September, 2021.

(SEAL)

[Signature]
Notary Public - State of Texas

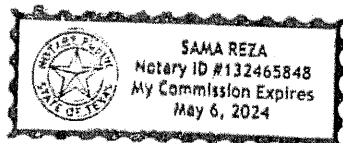
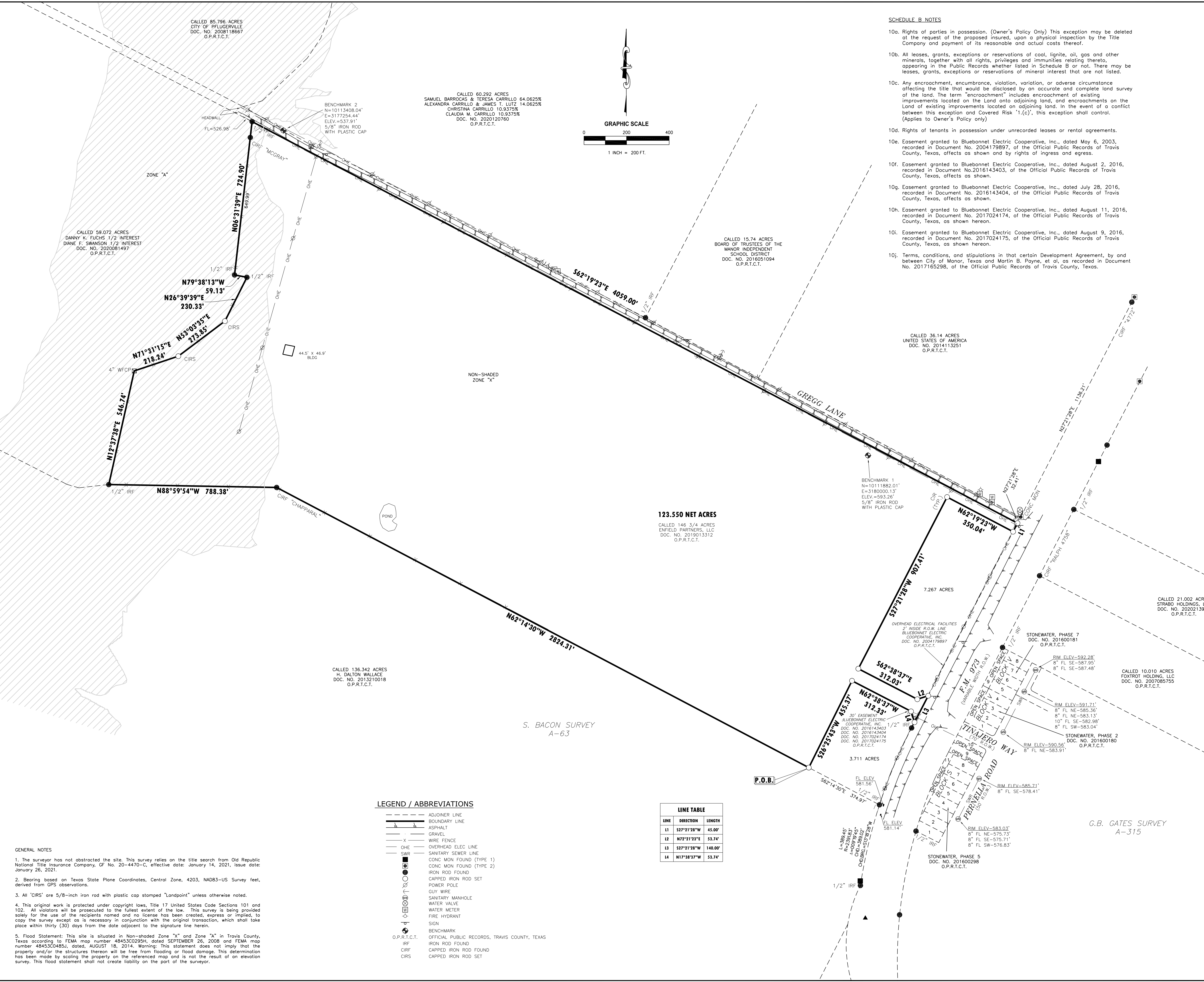


EXHIBIT "A"

Survey and Legal Lot Description



SCHEDULE B NOTES

- 10a. Rights of parties in possession. (Owner's Policy Only) This exception may be deleted at the request of the proposed insured, upon a physical inspection by the Title Company and payment of its reasonable and actual costs thereof.
- 10b. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 10c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachment of existing on the improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land. In the event of a conflict between this exception and Covered Risk '1.(c)', this exception shall control. (Applies to Owner's Policy only)
- 10d. Rights of tenants in possession under unrecorded leases or rental agreements.
- 10e. Easement granted to Bluebonnet Electric Cooperative, Inc., dated May 6, 2003, recorded in Document No. 2004179897, of the Official Public Records of Travis County, Texas, affects as shown and by rights of ingress and egress.
- 10f. Easement granted to Bluebonnet Electric Cooperative, Inc., dated August 2, 2016, recorded in Document No. 2016143403, of the Official Public Records of Travis County, Texas, affects as shown.
- 10g. Easement granted to Bluebonnet Electric Cooperative, Inc., dated July 28, 2016, recorded in Document No. 2016143404, of the Official Public Records of Travis County, Texas, affects as shown.
- 10h. Easement granted to Bluebonnet Electric Cooperative, Inc., dated August 11, 2016, recorded in Document No. 2017024174, of the Official Public Records of Travis County, Texas, as shown hereon.
- 10i. Easement granted to Bluebonnet Electric Cooperative, Inc., dated August 9, 2016, recorded in Document No. 2017024175, of the Official Public Records of Travis County, Texas, as shown hereon.
- 10j. Terms, conditions, and stipulations in that certain Development Agreement, by and between City of Manor, Texas and Martin B. Payne, et al, as recorded in Document No. 2017165288, of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION

Being all that certain tract or parcel of land situated in the S. Bacon Survey, Abstract No. 63, Travis County, Texas, being a portion of that certain called 146 3/4 acre tract of land described in the deed to Enfield Partners, LLC, recorded in Document No. 2019013312, Official Public Records, Travis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of the tract being described herein at a 5/8" iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) in the common line of said 136.342 acre tract of land described in the deed to H. Dalton Wallace, recorded in Document No. 2013210018, Official Public Records, Travis County, Texas, and said 146 3/4 acre tract of land, from which a 1/2-inch iron rod found in the Northwesterly right-of-way line of F.M. 973, some being the East corner of said 136.342 acre tract of land and the South corner of said 146 3/4 acre tract of land bears S62°14'30"E a distance of 374.97 feet;

THENCE with the common line of the 146 3/4 acre tract and 136.342 acre tract following Two (2) courses and distances:

N62°14'30"W, a distance of 2824.31 feet to a capped iron rod stamped "Chapparral" found for corner;

N88°59'54"W, a distance of 788.38 feet to a 1/2-inch iron rod found for the South corner of that certain called 59.072 acre tract of land described in the deed to Danny K. Fuchs and Diane F. Swanson, recorded in Document No. 2020081497, Official Public Records, Travis County, Texas and the West corner of said tract herein described;

THENCE with the East line of said 59.072 acre tract of land, same being the west line of said 146 3/4 acre tract of land, the following Six (6) courses and distances:

N12°37'38"E, a distance of 546.74 feet to a 4-inch wood fence corner post found for corner;

N71°31'15"E, a distance of 218.24 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) for corner;

N53°03'35"E, a distance of 273.85 feet to a capped iron rod set for corner;

N26°39'39"E, a distance of 230.33 feet to a 1/2-inch iron rod found for corner;

N79°38'13"W, a distance of 59.13 feet to a 1/2-inch iron rod found for corner;

N06°31'39"E, passing at a distance of 649.99 feet a capped iron rod stamped "McGray" found for corner and continuing on said course for a total distance of 724.90 feet to a 1/2-inch iron rod found in the Southwesterly line of Gregg Lane for the East corner of said 59.072 acre tract of land and the North corner of said tract herein described;

THENCE S62°19'23"E, with the Southwesterly line of said Gregg Lane, a distance of 4059.00 feet to a capped iron rod set in the Northwesterly right-of-way line of said F.M. 973 for the East corner of said 146 3/4 acre tract of land, from which a concrete monument found in the Northwesterly line of said Gregg Lane for the South corner of that certain called 36.14 acre tract of land described in the deed to the United States of America, recorded in Document No. 2014113251, Official Public Records, Travis County, Texas bears N27°21'28"E, a distance of 32.41 feet;

THENCE S27°21'28"W, with the Northwesterly right-of-way line of said F.M. 973 and the Southeasterly line of said 146 3/4 acre tract of land, a distance of 45.00 feet to a capped iron rod set for corner;

THENCE crossing through the 146 3/4 acre tract the following Four (4) courses and distances:

N62°19'23"W, a distance of 350.04 feet to a capped iron rod set for corner;

S27°21'28"W, a distance of 907.41 feet to a capped iron rod set for corner;

S62°38'37"E, a distance of 312.03 feet to a capped iron rod set for corner;

N72°21'23"E, a distance of 53.74 feet to a capped iron rod set in the Northwesterly right-of-way line of said F.M. 973 and the Southeasterly line of said 146 3/4 acre tract of land;

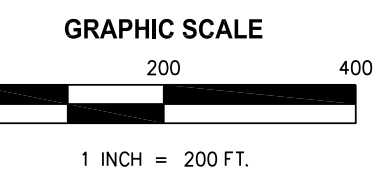
THENCE S27°21'28"W, with the Northwesterly right-of-way line of said F.M. 973 and the Southeasterly line of the 146 3/4 acre tract of land, a distance of 140.00 feet to a capped iron rod set for corner;

Thence crossing through said 146 3/4 acre tract of land, the following Three (3) courses and distances:

N17°38'37"W, a distance of 53.74 feet to a capped iron rod set for corner;

N62°38'37"W, a distance of 312.33 feet to a capped iron rod set for corner;

S26°25'43"W, a distance of 455.37 feet to the POINT OF BEGINNING and containing 123.550 acres of land.



123.550 NET ACRES
 CALLED 146 3/4 ACRES
 ENFIELD PARTNERS, LLC
 DOC. NO. 2019013312
 O.P.R.T.C.T.

**TITLE SURVEY OF
 123.550 ACRES IN THE
 S. BACON SURVEY, A-63
 TRAVIS COUNTY, TEXAS**

CERTIFICATION: Blackburn Homes, LLC, Birdview, LLC, Enfield Partners, LLC, John Thurman Payne and Martin Baxter Payne, Old Republic National Title Insurance Company, Corridor Title, LLC.

I, Robert Glen Moloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on March 3, 2021, that this plat correctly represents the facts found at the time of said survey.

Robert Glen Moloy
 Registered Professional Land Surveyor
 Texas Registration No. 6028

05/20/2021

GENERAL NOTES

- The surveyor has not obstructed the site. This survey relies on the title search from Old Republic National Title Insurance Company, of No. 20-4470-C, effective date: January 14, 2021, issue date: January 26, 2021.
- Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations.
- All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Non-shaded Zone "X" and Zone "A" in Travis County, Texas according to FEMA map number 48453C0295H, dated SEPTEMBER 26, 2008 and FEMA map number 48453C0485L, dated AUGUST 18, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- ASPHALT
- GRAVEL
- x- WIRE FENCE
- o- OVERHEAD ELEC LINE
- sw- SANITARY SEWER LINE
- CONC MON FOUND (TYPE 1)
- CONC MON FOUND (TYPE 2)
- IRON ROD FOUND
- CAPPED IRON ROD SET
- POWER POLE
- GUY WIRE
- SANITARY MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SIGN
- BENCHMARK
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S27°21'28"W	45.00'
L2	N72°21'23"E	53.74'
L3	S27°21'28"W	140.00'
L4	N17°38'37"W	53.74'

OWNER	FIELD BOOK	N/A
ENFIELD PARTNERS, LLC ETAL	FIELD WORK	WS
	DATE	03/03/2021
	DRAFTING	CJ
	DATE	05/19/2021
	CHECKED	ROM
	DATE	03/23/2021
	MTGE. CO.	N/A
	TITLE CO.	N/A
	G.F. NO.	N/A
	SCALE	1"=200'
	KEY MAP	N/A
	JOB NO.	21-0289

LANDPOINT
 INC.

6410 SOUTHWEST BLVD, STE. 127
 FORT WORTH, TX 76109
 (817) 554-1805
 www.landpoint.net
 TBPLS REG. NO. 10194220

SHEET 1 OF 1