

STATE OF TEXAS

§

COUNTY OF TRAVIS

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**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 28 day of September, 2021, with the City Secretary of the City of Manor, Travis County, Texas.

Petitioners: Property Owner(s)



Name: Rafiq Kareediya

Title: Managing Member

Company: Platinum 973, LLC

8868 Research Blvd. #308

Austin, Texas 78759

STATE OF TEXAS

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COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Rafiq Karediya, Managing Member, Platinum 973, LLC, a Texas limited liability 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 24th day of September, 2021.

(SEAL)

Michelle Baran

Notary Public-State of Texas

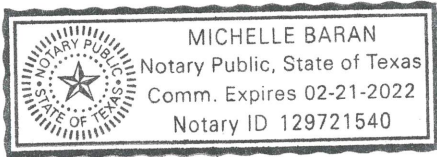


EXHIBIT “A”

Survey and Legal Lot Description

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOC.
111 W. Main St.
P.O. Box 74
Llano, TX 78643
(325) 247-4510
llanosurvey.com
FIRM Registration #: 100502-00



LEGEND	
●	1/2" IRON ROD FOUND
○	CAPPED IRON ROD FOUND
△	TYPE II TXDOT R.O.W. MON
▲	60D NAIL SET
⊙	UTILITY POLE
⊕	WATER METER
—E—	ELEC. LINES
—T—	TELE. LINES
P.O.B.	POINT OF BEGINNING
RECORD INFORMATION	
()	DOC. #2000046322 T.C.O.P.R.
[]	DOC. #2002241427 T.C.O.P.R.
{ }	DOC. #2005010269 T.C.O.P.R.

TITLE SURVEY

GF#: 2113996-WIM
TITLE CO.: INDEPENDENCE TITLE COMPANY
OWNER: CLIDE R. NICHOLS aka CLIDE RAY NICHOLS
BUYER: FM 973, LLC

SCH B, 10.)

- Subject to Easement to Manville Water Supply Corporation in Vol. 4963, Pg. 1571, T.C.D.R., pipeline easement 15' in width centered on existing pipe (no visible evidence found), together with ingress/egress over adjacent lands.
- Subject to Affidavit to the Public Re. Wastewater Design Flow Rates for Evapotranspiration Septic Systems in Doc. No. 2000104885 T.C.O.P.R.
- Subject to Affidavit of Exemption From Platting Requirements in Doc. No. 2005010269, T.C.O.P.R.
- Subject to Development Agreement in Vol. 2017197854, T.C.O.P.R.
- Subject to mineral rights in Vol. 8903, Pg. 979, T.C.R.P.R.
- Vol. 244, Pg. 204, T.C.D.R. Lease between Victor Anderson, lessor, and Bauer Brothers, lessee.
- Vol. 556, Pg. 42, Lease between Mrs. Victor Anderson, lessor, and Farmer's and Ginner's Cotton Oil Company, lessee.
- As to item f.) and g.) Property description on the face of the documents is insufficient to locate.

PHYSICAL ADDRESS: F.M. 973, MANOR, TEXAS, 78725.
LEGAL DESCRIPTION: 3.398 ACRES SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, OUT OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 15.00 ACRES IN DEED TO CLIDE R. NICHOLS, OF RECORD IN DOCUMENT NO. 2000046322, T.C.O.P.R., AND BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT ONE, 3.404 ACRES IN DOCUMENT NO. 2005010269, T.C.O.P.R., SAID 3.398 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO, AND MADE A PART HEREOF.
FIELD: 3/22/2021 CREW: YC&DH DRAFTED: 4/14/2021 BY: JAA
JOB#: 21030401

GREENBURY GATES

TEXAS F.M. HIGHWAY NO. 973
(PARCEL BB 1.853 ACRE, DOC. #2002241427 T.C.O.P.R.)
(200' R.O.W.)

ABSTRACT NO. 315
N 62°13'08" W 343.61'
[N 62°19'57" W 344.10']
(N 59°37'17" W 344.04')
P.O.B.

109.5069 ACRES, TRACT 1 (REMAINDER)
COTTONWOOD HOLDINGS, LTD
DOC. #1999115220, T.C.O.P.R.

3.398 ACRES
OUT OF 15.00 ACRES
CLIDE R. NICHOLS
DOC. #2000046322, T.C.O.P.R.
DESCRIBED AS TRACT ONE,
3.404 ACRES IN
DOC. #2005010269 T.C.O.P.R.

IDEA PUBLIC SCHOOLS
13.189 ACRES
DOC. #2017062033 T.C.O.P.R.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED
HEREON DOES NOT LIE WITHIN
A SPECIAL FLOOD HAZARD
AREA, AND IS DESIGNATED
ZONE "X"
AS SHOWN ON F.E.M.A.'S FLOOD
INSURANCE RATE MAP No.
48453C0485J
EFFECTIVE DATE: AUGUST 18, 2014



SCALE: 1"=100'
BASIS OF BEARING IS STATE
PLANE COORDINATE SYSTEM
TEXAS CENTRAL ZONE
(4203) NAD83
DISTANCE ARE GRID
C.S.F.=0.9999211178



I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 102100, HEREBY CERTIFY EXCLUSIVELY TO INDEPENDENCE TITLE COMPANY, FM 973 LLC, & CLIDE R. NICHOLS THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 22ND DAY OF MARCH, 2021, WITH MY HAND AND SEAL, THIS THE 14th DAY OF APRIL, 2021.

JOHN A. ABLES P.P.L.S. #6102

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOCIATES

P. O. BOX 74 LLANO, TEXAS 78643-0074

325-247-4510 info@LlanoSurvey.com

FIRM Registration #: 100502-00

(Page 2 of 2)

FIELD NOTES DESCRIBING 3.398 ACRES OF LAND IN TRAVIS COUNTY, TEXAS

BEING A 3.398 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, OUT OF THAT CERTAIN TRACT OF LAND CALLED 15.00 ACRES IN DEED TO CLIDE R. NICHOLS OF RECORD IN DOCUMENT NO. 2000046322, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (T.C.O.P.R.), AND BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT ONE, 3.404 ACRES IN DOCUMENT NO. 2005010269 T.C.O.P.R., SAID 3.398 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the northwest right of way of Suncrest Road (Old Texas State F.M. Highway No. 973), an 80 foot wide right of way of record in Volume 1022, Page 484, Travis County Deed Records (T.C.D.R.), for the northeast corner of that certain tract of land described as 109.5069 acres, Tract 1, in deed to Cottonwood Holdings, LTD, of record in Document No. 1999115220, T.C.O.P.R., the southeast corner of said Nichols tract, the southeast corner of said 3.404 acre Tract One, the southeast corner, and **POINT OF BEGINNING** hereof;

THENCE with the northeast line of said Cottonwood Holdings Tract 1, being the southwest line of said Nichols tract, and the southwest line of said 3.404 acre Tract One, **N 62°13'08" W 343.81 feet** to a ½" iron rod found with aluminum cap inscribed "TXDOT", in the east right of way of Texas State F.M. Highway No. 973, a 200 foot wide right of way of record in Document No. 2002241427 T.C.O.P.R., for the southwest corner of said 3.404 acres Tract One, and the southwest corner hereof;

THENCE with the east line of said F.M. 973, the west line of said 3.404 acre Tract One, over and across said Nichols Tract, **N 01°18'50" E**, at 210.23 feet pass a Type II TxDOT right of way monument found opposite Sta. 43+500.000, and continuing for a total distance of **402.94 feet** to a ½" iron rod found with yellow plastic cap inscribed "PAPE-DAWSON" in the northeast line of said Nichols tract, for the southwest corner of that certain tract of land described as 13.189 acres in deed to Idea Public Schools, of record in Doc. No. 2017062033, T.C.O.P.R., the northwest corner of said 3.404 acre Tract One, and the northwest corner hereof;

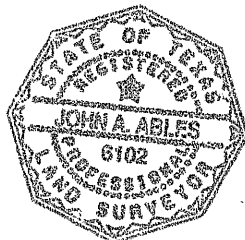
THENCE with the northeast line of said Nichols tract, the southwest line of said Idea Public Schools tract, and the northeast line of said 3.404 acre Tract One, **S 62°19'39" E 475.60 feet** to a ½" iron rod found with yellow plastic cap inscribed "RPLS 1753 PROP COR" in the northwest right of way of Suncrest Rd. (Old F.M. 973), for the southeast corner of said Idea Public Schools tract, the northeast corner of said Nichols tract, the northeast corner of said 3.404 acre Tract One, and the northeast corner hereof, from which a ½" iron rod found with red plastic cap inscribed "TRAVERSE" bears **S 12°08'16" E 42.11 feet**;

THENCE with the northwest line of said Suncrest Rd. (Old F.M. 973), the southeast line of said Nichols tract, and the southeast line of said 3.404 acre Tract One, **S 20°15'09" W 364.75 feet** to the **POINT OF BEGINNING** hereof and containing an area of 3.398 acres of land as surveyed by Llano Surveying & Mapping, L.L.C., under the supervision of John A. Ables R.P.L.S. No. 6102.

Basis of Bearing for this tract is State Plane Coordinate System, Texas Central Zone 4203. Distances are Grid. CSF=0.9999211178.

This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 22nd day of March, 2021. Witness my hand and seal this the 14th day of April, 2021.



John A. Ables R.P.L.S. #6102
P. O. Box 74, Llano, TX 78643

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jul 22, 2021 02:52 PM Fee: \$38.00

2021163741

Electronically Recorded

15/ITC/ALI/ 243996 -WIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: July 19, 2021

Grantor: Clide R. Nichols a/k/a Clide Ray Nichols

Grantor's Mailing Address (including county):

415 Honeycomb Circle
Driftwood, Texas 78619
Hays County

Grantee: Platinum 973, LLC, a Texas limited liability company

Grantee's Mailing Address (including County):

8868 Research Blvd. #308
Austin, Texas 78759
Travis County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of THREE HUNDRED NINETY THOUSAND AND 00/100 (\$390,000.00) DOLLARS and is executed by Grantee, payable to the order of FIRST NATIONAL BANK OF BASTROP. The note is secured by a vendor's lien retained in favor of FIRST NATIONAL BANK OF BASTROP in this deed and by a deed of trust of even date, from Grantee to John N. Gambrell, Trustee.

FIRST NATIONAL BANK OF BASTROP at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of FIRST NATIONAL BANK OF BASTROP and are transferred to FIRST NATIONAL BANK OF BASTROP without recourse on Grantor.

Property (including any improvements):

Being a 3.398 acre tract of land, situated in Travis County, Texas, out of the GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315; out of that certain tract of land called 15.00 acres in deed to Clide R. Nichols of record in Document No. 2000046322, Official Public Records, Travis County, Texas; and being that same tract of land described as Tract One, 3.404

acres in Document No. 2005010269, Official Public Records, Travis County, Texas. Said 3.398 acres, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations From and Exceptions to Conveyance and Warranty:

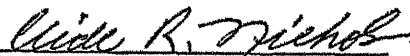
This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

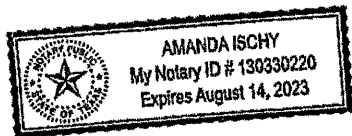

Clide R. Nichols

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on this ^{19th day} ~~20th~~ day of July 2021 by Clide R. Nichols.



A Ischy
Notary Public, State of Texas

EXHIBIT A**LLANO SURVEYING & MAPPING, L.L.C.**

FRED L. THOMPSON & ASSOCIATES
 P. O. BOX 74 LLANO, TEXAS 78643-0074
 325-247-4510 info@LlanoSurvey.com
 FIRM Registration #: 100502-00

(Page 2 of 2)

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I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 22nd day of March, 2021. Witness my hand and seal this the 14th day of April, 2021.



John A. Ables
 John A. Ables R.P.L.S. #6102
 P. O. Box 74, Llano, TX 78643

21030401
 COPYRIGHT 2021
 LLANO SURVEYING & MAPPING