

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.

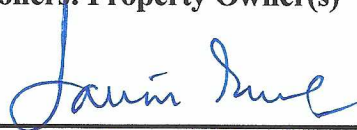
SECTION THREE: Acknowledge and represent having received, read and understood the attached “draft” Service Plan (proposed to be applicable to and adopted for the Subject Property) and that such “draft” Service Plan is wholly adequate and acceptable to the undersign who hereby request the City Council 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 ___ day of _____, 20___, with the City Secretary of the City of Manor, Travis County, Texas.

Petitioners: Property Owner(s)



Name: SANTOSH ENUKONDA

Title: GENERAL PARTNER

Company (if applicable) _____

MANOR 290 OZ REAL ESTATE LP

Name: _____

Title: _____


Company (if applicable) _____

STATE OF TEXAS NJ §
§
COUNTY OF TRAVIS Monmouth §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SANTOSH ENUKUNDA (name), GENERAL PARTNER (title), MANOR 250 02 Real Estate (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 February, 2022

(SEAL)


ANITHA S. MUKUNDAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50045407
My Commission Expires 09/07/2025
Notary Public

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

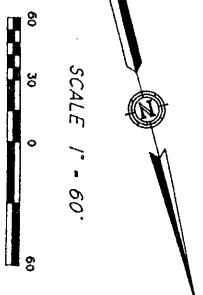
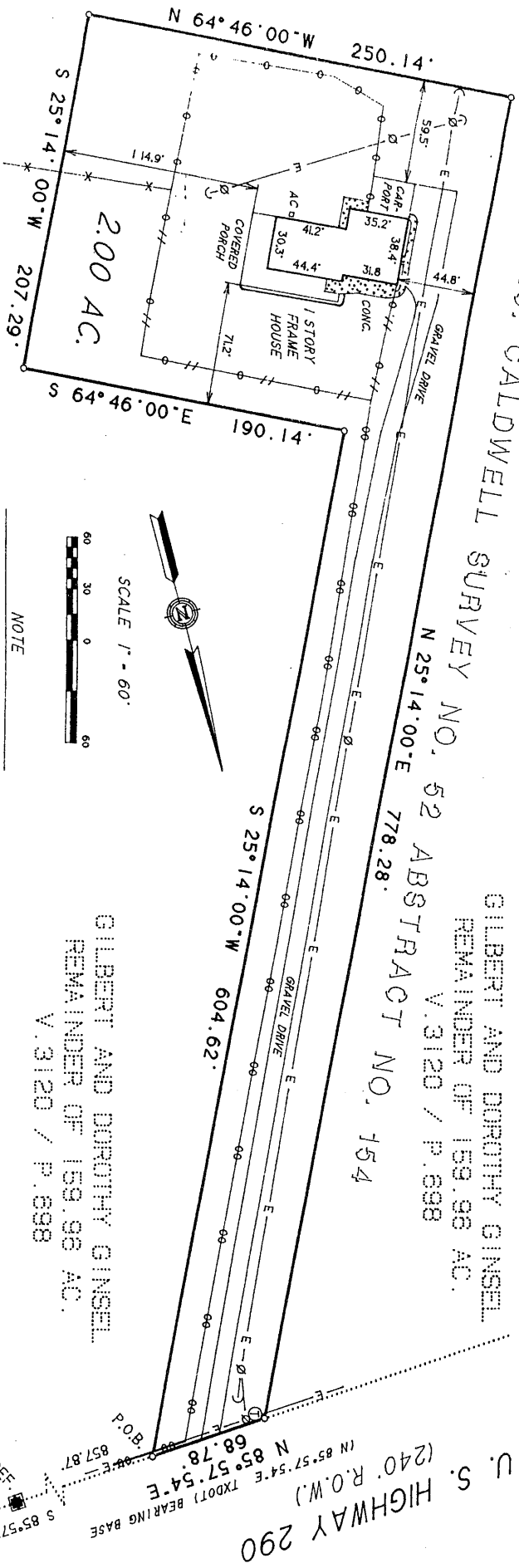
EXHIBIT “A”

Survey and Legal Lot Description

SURVEY PLAT

LEGAL DESCRIPTION: 2.00 ACRES OF LAND OUT OF A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 159.98 ACRES DESCRIBED IN A DEED TO GILBERT AND DOROTHY GINSEL RECORDED IN VOLUME 3120, PAGE 698, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

A.C. CALDWELL SURVEY NO. 52 ABSTRACT NO. 154
 GILBERT AND DOROTHY GINSEL
 REMAINDER OF 159.98 AC.
 V. 3120 / P. 698
 V. 3120 / P. 698
 ABSTRACT NO. 154



NOTE
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ADDITIONAL ENCUMBRANCES MAY APPLY.

MAY 2, 1996

EXCLUSIVELY TO GILBERT GINSEL AND DOROTHY GINSEL AND TO THE LIEN HOLDERS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON THAT THERE ARE NO APPARENT ENCUMBRANCES, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE TO THE SURVEYOR. UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A PUBLIC ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4845300055 E DATED JUNE 16, 1993.

ROBERT M. BARCOOMB
 STATE OF TEXAS
 COUNTY OF TRAVIS
 SURVEYOR
 No. 4772

GILBERT AND DOROTHY GINSEL
 REMAINDER OF 159.98 AC.
 V. 3120 / P. 698

- LEGEND**
- 1/2" IRON PIPE FOUND
 - ◻ CONC. MONUMENT FOUND
 - 1/2" IRON PIN SET
 - ① TELEPHONE RISER
 - //— WOOD FENCE
 - X— CHAIN LINK FENCE
 - X— SMOOTH WIRE FENCE
 - X— BARBED WIRE FENCE
 - X— UTILITY POLE
 - E— AERIAL UTIL. LINES
 - A— GUY ANCHOR
 - () RECORD COURSES

APPRENTICES
 PROFESSIONAL SURVEYING

8101 CAMERON ROAD, SUITE 108
 AUSTIN, TEXAS 78754
 (512) 832-1232

U. S. HIGHWAY 290
 (240' R.O.W.)
 N 85° 57' 54" E (TX001) BEARING BASE
 68.78'
 S 85° 57' 54" W
 REF. 214.75'
 REF. 857.87'
 N.E. CORNER OF 159.98 AC. TR.

Exhibit "B"

FIELD NOTES

Being 2.00 acres of land out of the A. C. Caldwell Survey No. 52. Abstract No. 154 in Travis County, Texas, and also being out of that certain tract called 159.96 acres described in a deed to Gilbert and Dorothy Ginsel recorded in Volume 3120, Page 698. Deed Records, Travis County, Texas, as shown on accompanying survey plat, and being more particularly described as follows:

Commencing for reference at a 1/2" iron pipe found in the south line of U. S. Highway 290 (240' R.O.W.) at the northeast corner of said 159.96 acre tract.

THENCE, with the south line of U. S. Highway 290 and the north line of said 159.96 acre tract, S 85°57'54" W, 214.75', to a concrete monument found.

THENCE, continuing with the south line of U. S. Highway 290 and the north line of said 159.96 acre tract, S 85°57'54" W, 857.87', to a 1/2" iron pin set for the true PLACE OF BEGINNING of this tract.

THENCE, through the interior of said 159.96 acre tract, S 25°14'00" W, 604.62', to a 1/2" iron pin set at an interior ell corner in this tract.

THENCE, S 64°46'00" E, 190.14', to a 1/2" iron pin set for a corner.

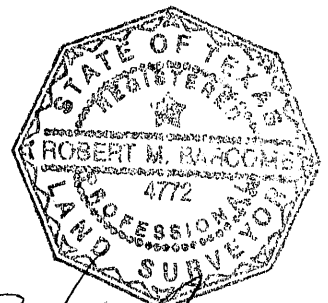
THENCE, S 25°14'00" W, 207.29', to a 1/2" iron pin set for a corner.

THENCE, N 64°46'00" W, 250.14', to a 1/2" iron pin set for a corner.

THENCE, N 25°14'00" E, 778.28', to a 1/2" iron pin set in the south line of U. S. Highway 290 and the north line of said 159.96 acre tract.

THENCE, with the south line of said U. S. Highway 290 and the north line of said 159.96 acre tract, N 85°57'54" E, 68.78', to the PLACE OF BEGINNING and containing 2.00 acres of land, more or less.

Prepared from a survey made on the ground on May 2, 1996, by:
Arpenteurs Professional Surveying
8101 Cameron Road, Suite 108
Austin, Texas 78754
(512) 832-1232



Robert M. Barcomb
Robert M. Barcomb
R.P.L.S. No. 4772

SURVEY PLAT

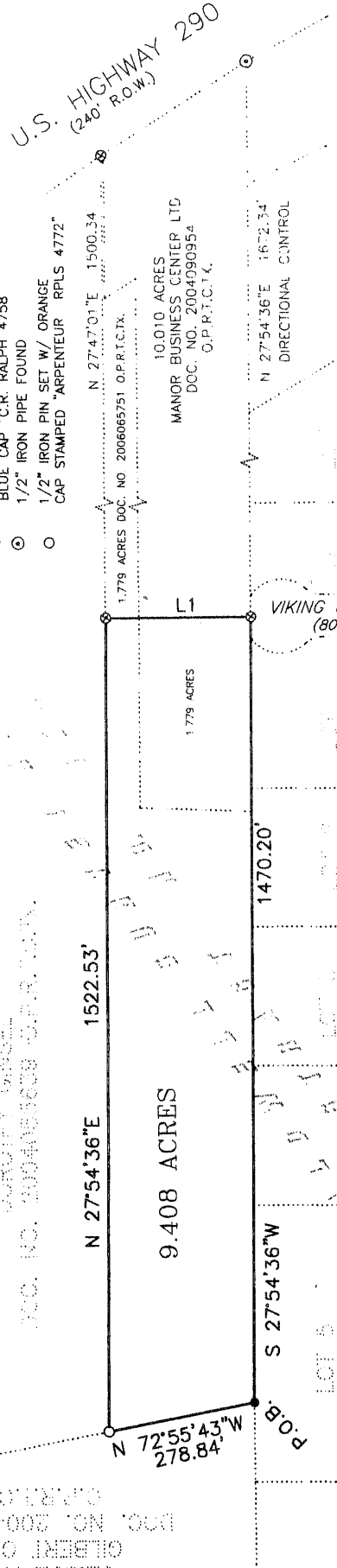
LEGAL DESCRIPTION: BEING 9.408 ACRES OUT OF THE A.C. CALDWELL SURVEY NO. 52 ABSTRACT NO. 154 IN TRAVIS COUNTY, TEXAS.
 PART OF A TRACT CALLED 94.339 ACRES TRACT 1 IN A PARTITION DEED TO DOROTHY GINSEL RECORDED IN DOC. NO. 2004055639 C.P.R.T.C.T.,
 ADDITIONALLY DESCRIBED IN ACCOMPANYING FIELD NOTES

TRACT 2
 92.889 ACRES
 DEED TO GINSEL
 DOC. NO. 2004055639

TRACT 1
 REMAINDER OF 94.339 ACRES
 DOROTHY GINSEL
 DOC. NO. 2004055639 C.P.R.T.C.T.

LEGEND

- 1/2" IRON PIN FOUND W/
CAP STAMPED "ARPELLEUR"
- ⊗ 1/2" IRON PIN FOUND W/
BLUE CAP "C.R. RALPH 4758"
- 1/2" IRON PIPE FOUND
- 1/2" IRON PIN SET W/ ORANGE
CAP STAMPED "ARPELLEUR RPLS 4772"

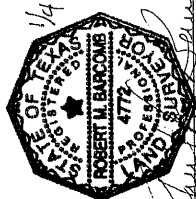


BEARING BASIS NOTE
 BEARING BASIS FOR THIS SURVEY
 OBTAINED FROM VOL. 87, PG. 167B
 P.R.T.C.T.X.

LINE TABLE
 L1
 S 62°06'01"E
 273.87'

ARPELLEURS
 PROFESSIONAL SURVEYING

8906 WALL STREET
 SUITE 302
 AUSTIN, TEXAS 78754
 (512) 832-1232



Robert M. Barcomb
 ROBERT M. BARCOMB, R.P.L.S. NO. 4772

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, SURVEYOR HAS NOT BEEN PROVIDED WITH A TITLE REPORT OR ABSTRACTORS REPORT AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.

SURVEYED: JAN. 24, 2006
 EXCLUSIVELY TO STANLEY GINSEL

© 2006 ALL RIGHTS RESERVED

CAD BY J.M

Exhibit "C"

FIELD NOTES

Being 9.408 acres of land out of the A. C. Caldwell Survey No. 52, Abstract No. 154, in Travis County, Texas, part of a tract called 94.339 acres, "Tract 1", in a Partition Deed to Dorothy Ginsel, recorded in Document No. 2004055639, Official Public Records, Travis County, Texas, as shown on accompanying survey plat and being more particularly described as follows: (Bearing basis for this survey obtained from Volume 87, Page 167B, Plat Records, Travis County, Texas.)

BEGINNING at a ½" iron pin found with orange cap stamped "ARPENTEUR RPLS 4772" (set in August 2003), in the west line of Manor Commercial Park, a subdivision of record in Volume 87, Page 167B, Plat Records, Travis County, Texas, at the northeast corner of a tract called 62.892 acres, "Tract 2", in said Partition Deed, and the southeast corner of said 94.339 acre tract, for the southeast corner of this tract.

THENCE, with the north line of said 62.892 acre tract, the south line of said 94.339 acre tract, and the south line of this tract, N 72°55'43" W, 278.84', to a ½" iron pin set with orange cap stamped "ARPENTEUR RPLS 4772", for the southwest corner of this tract.

THENCE, through the interior of said 94.339 acre tract, with the west line of this tract, N 27°54'36" E, 1522.53', to a ½" iron pin found with blue cap stamped "C R RALPH 4758", at the southwest corner of a tract called 1.779 acres in a document recorded in Document No. 2006065751, Official Public Records, Travis County, Texas, for the northwest corner of this tract, from said point, a ½" iron pin found with blue cap stamped "C R RALPH 4758", in the south line of U. S. Highway 290 (240' R.O.W.), at the northwest corner of said 1.779 acre tract, bears, N 27°47'01" E, 1500.34'.

THENCE, with the south line of said 1.779 acre tract and through the interior of a tract called 10.010 acres in a deed to Manor Business Center, Ltd., recorded in Document No. 2004090959, Official Public Records, Travis County, Texas, S 62° 06'01" E, 273.87', to a ½" iron pin found with blue cap stamped "C R RALPH 4758", in the west line of said Manor Commercial Park, the west line of Viking Jack Street (80' R.O.W.), and the east line of said 94.339 acre tract, for the northeast corner of this tract, from said point, a ½" iron pipe found in the south line of U. S. Highway 290, at the northwest corner of said subdivision and the northeast corner of said 10.010 acre tract, bears, N 27°54'36" E, said course constitutes directional control for this survey, 1672.34'.

THENCE, with the west line of said subdivision, the east line of said 94.339 acre tract, and the east line of this tract, S 27°54'36" W, 1470.20', to the **PLACE OF BEGINNING** and containing 9.408 acres of land, more or less.

Prepared from a survey made on the ground in January, 2006, by:

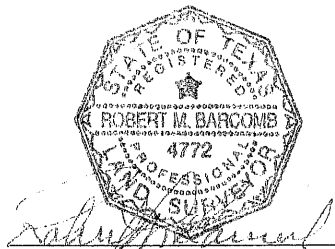
Arpenteurs Professional Surveying

8906 Wall Street, Suite 302

Austin, Texas 78754

(512) 832-1232

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Robert M. Barcomb
R.P.L.S. No 4772