

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

**PETITION & REQUEST FOR THE ACCEPTANCE OF LAND INTO THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANOR**

Whereas, the undersigned is the owner(s) of that certain lot, tract or parcel of land in Travis County, Texas, as particularly described hereinafter in Section Two (the "Property");

Whereas, the Property to be included is not within the extraterritorial jurisdiction ("ETJ") of any other City;

Whereas, pursuant to §42.022(b)&(c), *Tex. Loc. Gov't. Code*, the undersigned seek to have the Property included within the ETJ of the City of Manor, Texas ("Manor"); and

Whereas, the undersigned petition and request that the Property be included within the ETJ of Manor;

NOW THEREFORE, the undersigned by this Petition and Request:

Section One. Requests the City Council of Manor to adopt such ordinance or resolution, or to take such other action as is necessary in its judgment, to accept and incorporate the Property into and as part of the ETJ of Manor, effective as of the earliest date deemed legally permissible, i.e. the date this petition is filed with Manor, the date this petition is filed with a public official on behalf of Manor, or the date this petition and request is accepted and granted by the City Council of Manor, whichever date is earliest.

Section Two. Requests the City Council of Manor to adopt an ordinance or resolution, or to take such other action as is necessary in its judgment, to incorporate and include the following described property (the "Property") within the ETJ of Manor, to-wit:

All that certain lot, tract or parcel of land, including the abutting roads, streets and rights-of-way within Travis County, Texas, described or shown in Exhibit "A" attached hereto and incorporated herein for all purposes.

Section Three. Acknowledges that the undersigned understands and agrees that after Manor accepts the Property as part of Manor's ETJ, the Property will be subject to the rules, regulations and ordinances of Manor that are applicable in its ETJ; and that all future city services to the Property, if any, will be provided by Manor on the same terms and conditions as provided to other similarly situated areas within Manor's ETJ and, if subsequently annexed by Manor, as provided in a Service Agreement entered into at the time of such annexation.

Section Four. Agrees that copies of this Petition and Request may be filed of record in the Real Property Records of Travis County, Texas, in the office of the County Judge of

Travis County, Texas, and the offices of the City of Manor; that any true and correct copy of this Petition and Request shall be effective as an original; and that the original or any legible copy of this Petition and Request shall be notice to and binding upon all persons or entities now or hereafter having any interest in the Property.

Executed and Effective on this 31 day of May, 2023.

Littig Road Investments, LLC, a Texas limited liability company

By: [Signature]
Name: Limbadri Swamy Devuni
Title: Manager
Number of Acres: 47.6

ILLINOIS
THE STATE OF ~~TEXAS~~ §
COUNTY OF Lake §

THIS INSTRUMENT is acknowledged before me on this 31 day of May, 2023, by Limbadri Swamy Devuni, as Manager of Littig Road Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.

[SEAL]

[Signature]
Notary Public, State of Texas

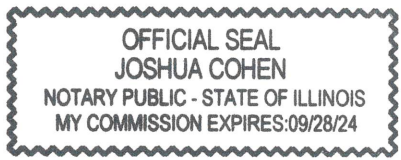
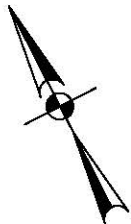
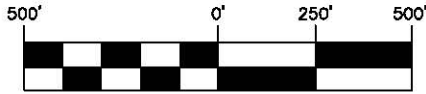


Exhibit A



1 inch = 500'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°16'43"W	10.69'
L2	S32°15'35"W	411.16'
L3	S81°48'22"W	207.36'
L4	S05°45'37"E	189.57'
L5	N62°02'45"W	408.55'

A.C. CALDWELL SURVEY
SECTION NO. 52
ABSTRACT NO. 154

A CALLED 118.764 ACRE TRACT
AUSTIN27 LLC
DOC. NO. 2021254878 (O.P.R.)

**47.6
ACRES**

A CALLED 142.00
ACRE TRACT
LITTIG ROAD
INVESTMENTS
DOC. NO.
2022060471
(O.P.R.)

A CALLED 161.49 ACRE TRACT
JAMES MORRIS BALAGIA
VOL. 13009, PG. 3860

EXHIBIT OF

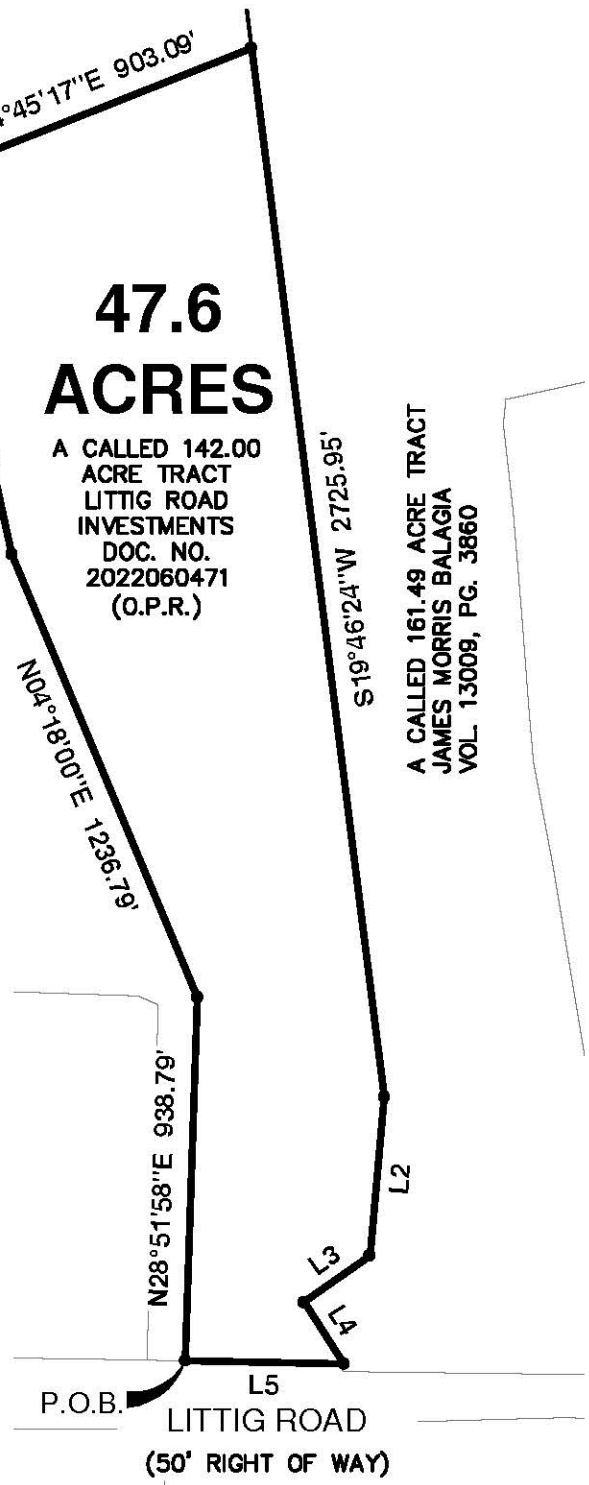
A 47.6 ACRE TRACT OF LAND SITUATED IN THE A.C. CALDWELL SURVEY, SECTION NO. 52, ABSTRACT NO. 154, BEING OUT OF A CALLED 142.00 ACRE TRACT OF LAND CONVEYED TO LITTIG ROAD INVESTMENTS, RECORDED IN DOCUMENT NO. 2022060471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

1. THE BEARINGS FOR THIS EXHIBIT ARE BASED ON THE DEED RECORD OF A CALLED 142.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022060471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS..
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION AND GIS DATA, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.

LEGEND:

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- ⊙ CALCULATED POINT



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028801

SEPTEMBER 28, 2022

JOB No.:

SHEET 1 OF 1

51094-00

FIELD NOTES
FOR

A 47.6 ACRE TRACT OF LAND SITUATED IN THE A.C. CALDWELL SURVEY, SECTION NO. 52, ABSTRACT NO. 154, BEING OUT OF A CALLED 142.00 ACRE TRACT OF LAND CONVEYED TO LITTIG ROAD INVESTMENTS, RECORDED IN DOCUMENT NO. 2022060471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 47.6 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE BEARINGS AS REFERENCED IN SAID 47.60 ACRE TRACT.

BEGINNING at a calculated point in the north right-of-way line of Littig Road, a 50-foot right-of-way, said point being the calculated southwest corner of said 142.00-acre tract, same being the southeast calculated corner of a called 118.764-acre tract conveyed to Austin27 LLC, recorded in Document No. 2021254878 of the Official Public Records of Travis County, Texas for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE departing the north right-of-way line of said Littig Road, with the west boundary line of said 142.00-acre tract, same being the east boundary line of said 118.764-acre tract, the following four (4) courses and distances:

1. **N 28°51'58" E**, a distance of **938.79 feet** to a calculated angle point hereof,
2. **N 04°18'00" E**, a distance of **1236.79 feet** to a calculated angle point hereof,
3. **N 14°41'22" E**, a distance of **992.13 feet** to a calculated angle point hereof, and
4. **N 49°16'43" W**, a distance of **10.69 feet** to a calculated point for the northwest corner hereof,

THENCE S 84°45'17" E, departing the east boundary line of said 118.764-acre tract, through the interior of said 142.00-acre tract, a distance of **903.09 feet** to a calculated point on the west boundary line of a called 161.49-acre tract conveyed co James Morris Balagia, recorded in Volume 13009, Page 3860 of the Real Property Records of Travis County, Texas for the calculated northeast corner hereof,

THENCE with the east boundary line of said 142.00-acre tract, same being the west boundary line of said 161.49-acre tract, the following four (4) courses and distances:

1. **S 19°46'24" W**, a distance of **2725.95 feet** to a calculated angle point hereof,
2. **S 32°15'35" W**, a distance of **411.16 feet** to a calculated angle point hereof,
3. **S 81°48'22" W**, a distance of **207.36 feet** to a calculated angle point hereof, and
4. **S 05°45'37" E**, a distance of **189.57 feet** to a calculated point in the north right-of-way line of said Littig Road, said point being the calculated corner of said 142.00-acre tract, same being the calculated southwest corner of said 161.49-acre tract for the southeast corner hereof,

47.6 Acres
Job No. 12642-00
Page 2 of 2

THENCE N 62°02'45" W, with the north right-of-way line of said Littig Road, same being the south boundary line of said 142.00-acre tract, a distance of **408.55 feet** to the **POINT OF BEGINNING** and containing 47.6 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 12642-00 by Pape-Dawson Engineers, Inc. This field note description and accompanying exhibit were determined using record information, an on-the-ground survey was not performed. This information is not to be used for the conveyance of ownership.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 28, 2022
JOB No.: 12642.00
DOC.ID.: H:\Survey\CIVIL\12642-01\Exhibits\Word\
FN12642-01_47.6Ac_ETJSwap.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01