

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

**PETITION FOR VOLUNTARY ANNEXATION
OF PROPERTY INTO THE CITY LIMITS
OF THE CITY OF MANOR, TEXAS**

To the Mayor and City Council of the City of Manor, Texas:

The undersigned owner or agent of a tract of land being a portion of the right-of-way of Gregg Lane in Travis County do hereby request and petition the City of Manor (“City”), pursuant to the Texas Local Government Code, to extend the present corporate limits of the City and annex the right-of-way more fully described in Exhibit A, which description is attached and incorporated herein for all purposes.

I/We certify and swear that:

1. Travis County is the owner or agent of the road right-of-way described in Exhibit A; and
2. This request for annexation of the tract by Manor is made voluntarily.

Travis County

By:


DocuSigned by:

C21317DB291D47D...
 Name County Judge
 Address: 700 Lavaca St, 2nd Floor
 Austin, TX 78701
 Date : 2/3/2023 | 1:51 PM PST

EXHIBIT A
Right of Way Legal Description

X:\2022\22-2051\Survey\DWG\22-2051 GREGG LANE ANNEXATION.dwg

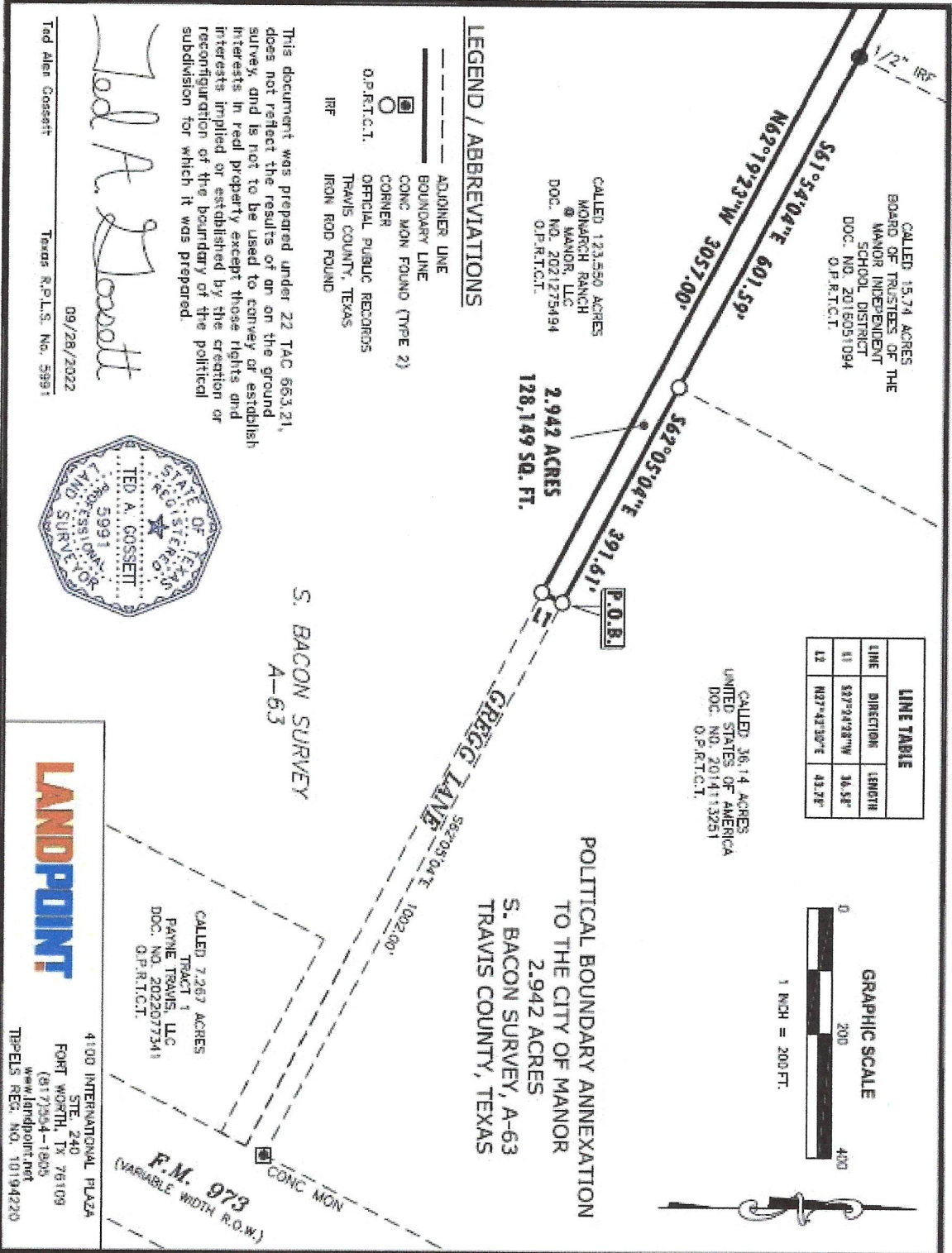
PAGE 1 OF 3

FILED BY: WS

DRAWN BY: CJ

CHECKED BY: TAG

JOB NO. 22-2051



LINE TABLE		
LINE	DIRECTION	LENGTH
11	S37°24'28\"/>	



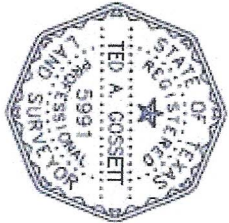
LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- CONC MON FOUND (TYPE 2)
- CORNER
- OFFICIAL PUBLIC RECORDS
- O.P.R.T.C.T.
- IRON ROD FOUND

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Ted A. Cossett

Ted Allen Cossett
Texas R.P.L.S. No. 5991
09/28/2022



LANDPOINT

4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817) 254-1805
www.landpoint.net
TPELS REG. NO. 101194220

F.M. 973
(VARIABLE WIDTH R.O.W.)

POLITICAL BOUNDARY ANNEXATION
TO THE CITY OF MANOR
2.942 ACRES
S. BACON SURVEY, A-63
TRAVIS COUNTY, TEXAS

CALLLED 7.267 ACRES
TRACT 1
PAYNE TRAVIS, LLC
DOC. NO. 2022077341
O.P.R.T.C.T.

CALLLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.

CALLLED 123.550 ACRES
MONARCH RANCH
© MANOR, LLC
DOC. NO. 2021275494
O.P.R.T.C.T.

CALLLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094
O.P.R.T.C.T.

X:\2022\22-2051\Survey\DWG\22-2051 GREGG LANE ANNEXATION.dwg

CALLED 89.766 ACRES
CITY OF FRUGGERSVILLE
DOC. NO. 2008118667
O.P.R.T.C.T.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S27°24'22"W	38.58'
L2	N37°42'30"E	43.78'



2.942 ACRES
128,149 SQ. FT.

CALLED 99.765 ACRES
GREGG LANE DEV LLC
DOC. NO. 2021051158
O.P.R.T.C.T.

POLITICAL BOUNDARY ANNEXATION
TO THE CITY OF MANOR
2.942 ACRES
S. BACON SURVEY, A-63
TRAVIS COUNTY, TEXAS

LEGEND / ABBREVIATIONS

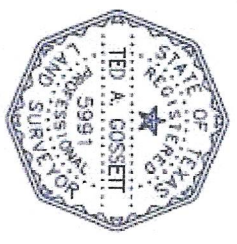
- ADJOINER LINE
- BOUNDARY LINE
- CONC. MAN FOUND (TYPE 2)
- CORNER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
- IRP IRON ROD FOUND

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

CALLED 123,550 ACRES
MONARCH RANCH
MANOR, LLC
DOC. NO. 2021275494
O.P.R.T.C.T.

CALLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094
O.P.R.T.C.T.

Ted A. Gossett
Ted Allen Gossett
09/28/2022
Texas R.P.L.S. No. 5991



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817) 255-1805
www.landpoint.net
TPELS REG. NO. 10194220

PAGE 2 OF 3

FILED BY: WIS

DRAWN BY: CJ

CHECKED BY: TAO

JOB NO. 22-2051

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 part of Gregg Lane, a variable width right-of-way and being more particularly described by mete and bounds and follows:

BEGINNING at the East corner of said tract being described herein at a point in the Northeasterly right-of-way line of said Gregg Lane and the Southeasterly line 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, from which a concrete monument found in the Northwesterly right-of-way line of F.M. 973 for the South corner of said 36.14 acre tract of land bears S62°05'04"E, a distance of 1002.00 feet;

THENCE S27°24'28"W, over and across said Gregg Lane, a distance of 36.58 feet to a point in the Southwesterly line of said Gregg Lane and the Northeasterly line of that certain called 123.550 acre tract of land described in the deed to Monarch Ranch @ Manor, LLC, recorded in Document No. 2021275494, Official Public Records, Travis County, Texas for the South corner of said tract herein described;

THENCE N62°19'23"W, with the Southwesterly right-of-way line of said Gregg Lane and the Northeasterly line of said 123.550 acre tract of land, a distance of 3057.00 feet to a 1/2-inch iron rod found for the North corner of said 123.550 acre tract of land and the West corner of said tract herein described;

THENCE N27°42'30"E, over and across said Gregg Lane, a distance of 43.78 feet to a point in the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of that certain called 59.765 acre tract of land described in the deed to Gregg Lane Dev LLC, recorded in Document No. 2021051168, Official Public Records, Travis County, Texas for the North corner of said tract herein described;

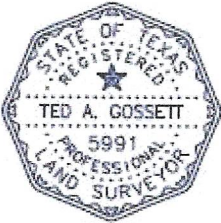
THENCE S62°17'30"E, with the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of said 59.765 acre tract of land, a distance of 2063.63 feet to a 1/2-inch iron rod found for the South corner of said 59.765 acre tract of land and the West corner of that certain called 15.74 acre tract of land described in the deed to Board of Trustees of the Manor Independent School District, recorded in Document No. 2016051094, Official Public Records, Travis County, Texas;

THENCE S61°54'04"E, continuing with the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of said 15.74 acre tract of land, a distance of 601.59 feet to a point for the South corner of said 15.74 acre tract of land and the West corner of said 36.14 acre tract of land;

THENCE S62°05'04"E, continuing with the Northeasterly right-of-way line of said Gregg Lane and the Southwesterly line of said 36.14 acre tract of land, a distance of 391.61 feet to the POINT OF BEGINNING and containing 2.942 acres of land.

X:\2022\22-2051\Survey\DWG\22-2051 GREGG LANE ANNEXATION.dwg

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Ted A. Gossett

09/28/2022

Ted Allen Gossett Texas R.P.L.S. No. 5991



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220