

STATE OF TEXAS

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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.

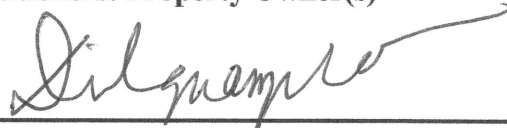
CD, KP

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 17th day of November, 2020 with the City Secretary of the City of Manor, Travis County, Texas.

Petitioners: Property Owner(s)



Name: CHIAU QUANG DINH
Title: OWNER
Company (if applicable) _____



Name: ANII KIM PHAM
Title: OWNER
Company (if applicable) _____

EXHIBIT "A"

Survey and Legal Lot Description

CD, KP

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austin.rr.com

January 18, 2017

LEGAL DESCRIPTION: BEING 52.019 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE A. C. CALDWELL SURVEY NO. 52, ABSTRACT 154 AND THE L. KIMBRO SURVEY NO. 64, ABSTRACT 456 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.449 ACRE TRACT OR PARCEL OF LAND AND A PORTION OF THAT CERTAIN 61.73 ACRE TRACT OR PARCEL OF LAND CONVEYED TO ANH KIM PHAM AND CHAU DINH BY CORRECTION DEED RECORDED IN DOCUMENT #2014039510 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 52.019 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED BY JAMES E. GARON & ASSOCIATES IN OCTOBER, 2016:

BEGINNING at a 2" iron pipe found on the northerly right-of-way line of U.S. Highway 290 as conveyed by deed recorded in Volume 11187, Page 148 of said real property records for the southeasterly corner hereof and the southwesterly corner of the remainder of that certain 2.285 acre tract or parcel of land conveyed to Timmermann Properties, Inc. by deed recorded in Volume 11765, Page 1984 of said real property records;

THENCE along said right-of-way line the following four (4) calls:

1. S 87°33'45" W a distance of 1382.06 feet to a concrete right-of-way monument found for angle point;
2. N 81°11'56" W a distance of 203.75 feet to a concrete right-of-way monument found for angle point;
3. S 87°26'27" W a distance of 294.46 feet to a concrete right-of-way monument found for angle point;
4. S 82°25'53" W a distance of 16.73 feet to a 5/8" iron rod found for the southwest corner hereof and the southeasterly corner of the remainder of that certain tract of land conveyed to Erskine E. Fiebig and Alice Fiebig by deed recorded in Volume 5017, Page 556 of said real property records;

THENCE N 29°10'58" E a distance of 383.10 feet to a 1/2" iron rod with cap stamped "Lenz & Assoc." found for the northeasterly corner of said Fiebig Tract;

THENCE N 29°19'28" E a distance of 1775.58 feet continuing along the westerly line hereof, common with that certain 149.27 acre tract of land conveyed to Alma Juanita Meier by deed recorded in Volume 11376, Page 676 of said real property records to a calculated point on the south margin of Old Kimbro Road for the northwest corner hereof and said 61.73 acre tract;

THENCE along Old Kimbro Road, S 85°40'20" E a distance of 73.92 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for angle point and S 86°00'20" E a distance of 498.63 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the northeast corner hereof and said 61.73 acre tract and a corner of the remainder of that certain 100 acre tract of land conveyed to Don Ray Swenson and as described in Volume 660, Page 151 of said real property records;

THENCE S 21°21'24" W a distance of 208.93 feet to a 1/2" iron rod found for a southwesterly corner of said Swenson 100 acre tract of land ;

THENCE crossing said 61.73 acre tract of land the following four (4) calls:

1. S 19°27'38" W a distance of 251.09 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for angle point;
2. S 64°21'02" E a distance of 209.00 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for angle point;
3. S 17°45'20" E a distance of 199.75 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for angle point;
4. S 81°53'02" E a distance of 71.45 feet to a 1/2" iron rod found for the northwest corner of that certain 1.469 acre tract of land conveyed to Orlando Valdez Aguilar and Rosaura Fernanda Chavez by deed recorded in Document #2014186584 of said real property records;

THENCE S 11°47'14" W a distance of 139.91 feet to a 1/2" iron rod found for the southwest corner of said Aguilar and Chavez 1.469 acre tract and the northwest corner of that certain 4.531 acre tract of land conveyed to Ynacio Tabarez and Rosa Tabarez by deed recorded in Volume 13215, Page 2805 of said real property records;

THENCE S 11°23'19" W a distance of 417.45 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the southwest corner of said Tabarez 4.531 acre tract;

THENCE S 84°33'38" E a distance of 414.34 feet to a 60D nail found for the northwest corner of said Timmermann 2.285 acre tract;

THENCE S 21°46'26" W a distance of 529.44 feet to the **POINT OF BEGINNING**, containing 52.019 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Server; co\Travis\surveys\AC Caldwell\57016

