

**ANNEXATION PETITION**

**STATE OF TEXAS**                   §  
   §  
**COUNTY OF TRAVIS**           §

**REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF MANOR FOR VOLUNTARY ANNEXATION OF PROPERTY**

**WHEREAS**, the undersigned is the owner of a certain tract of property located within Travis County, Texas, such property more particularly described hereinafter by true and correct legal description (referred to herein as the "Subject Property");

**WHEREAS**, the undersigned has sought the voluntary annexation of the Subject Property by the City of Manor, Texas (hereinafter sometimes referred to as "City"), 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 §43.021, *Tex. Loc. Gov't. Code* and the voluntary request of the property owner, is authorized to annex the Subject Property; and

**WHEREAS**, the undersigned agrees and consents to the voluntary annexation of the Subject Property by the City and further agrees 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 Request and Petition:

**SECTION ONE:** Requests the City Council of the City to commence voluntary annexation proceedings and to annex into the corporate limits of the City of Manor, Texas, of all portions of the Subject Property, including the abutting streets, roadways, and rights-of-way, not previously annexed into the City and further described as follows:

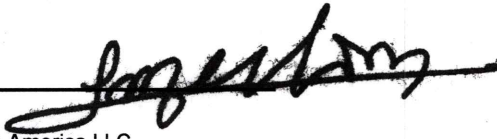
All that certain tract or parcel of land, located in Travis County, Texas, being 23.809 acres, more or less, and more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

**SECTION TWO:** Requests that after annexation the City provide such services as are legally permissible and provided by the City, including sanitation, water and general governmental services as set forth in the Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed Into the City of Manor (the "Services Agreement").

**SECTION THREE:** Acknowledges and represents having received, read and understood the attached "draft" Services Agreement, attached hereto as Exhibit "B," (proposed to be applicable to and adopted for the subject property) and that such "draft" Services Agreement is wholly adequate and acceptable to the undersigned who hereby request the City Council to proceed with the voluntary annexation and preparation of a final Services Agreement and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

**SECTION FOUR:** Acknowledges that the undersigned understands and agrees 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 Services Agreement.

**SECTION FIVE:** Agrees that a copy of this Request and Petition 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.

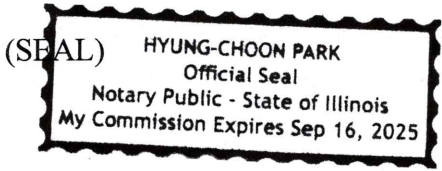
Petitioner:  

By: Wonik Materials North America LLC  
Name: Moo Chan Lee  
Title: CFO

STATE OF WISCONSIN §  
COUNTY OF Washington §  
§

BEFORE ME, the undersigned authority, a Notary Public in Wisconsin, on this day personally appeared Moo Chan Lee, CFO of Wonik Materials North America LLC and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they had authority to bind the entity and that they executed the same for the purposes therein expressed and in the capacity therein stated.

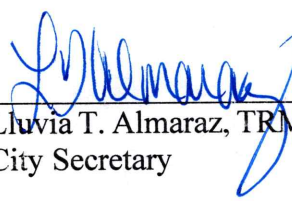
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22<sup>nd</sup> day of August 2024.



  
Notary Public-State of Wisconsin

FILED, this 9<sup>th</sup> day of September 2024 with the City Secretary of the City of Manor, Travis County, Texas.

Attest:

  
Lluvia T. Almaraz, TRMC  
City Secretary

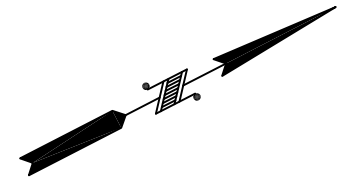


**EXHIBIT "A" TO ANNEXATION PETITION  
PROPERTY DESCRIPTION  
[FOLLOWS THIS PAGE]**

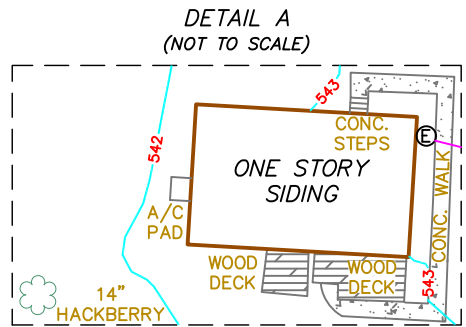
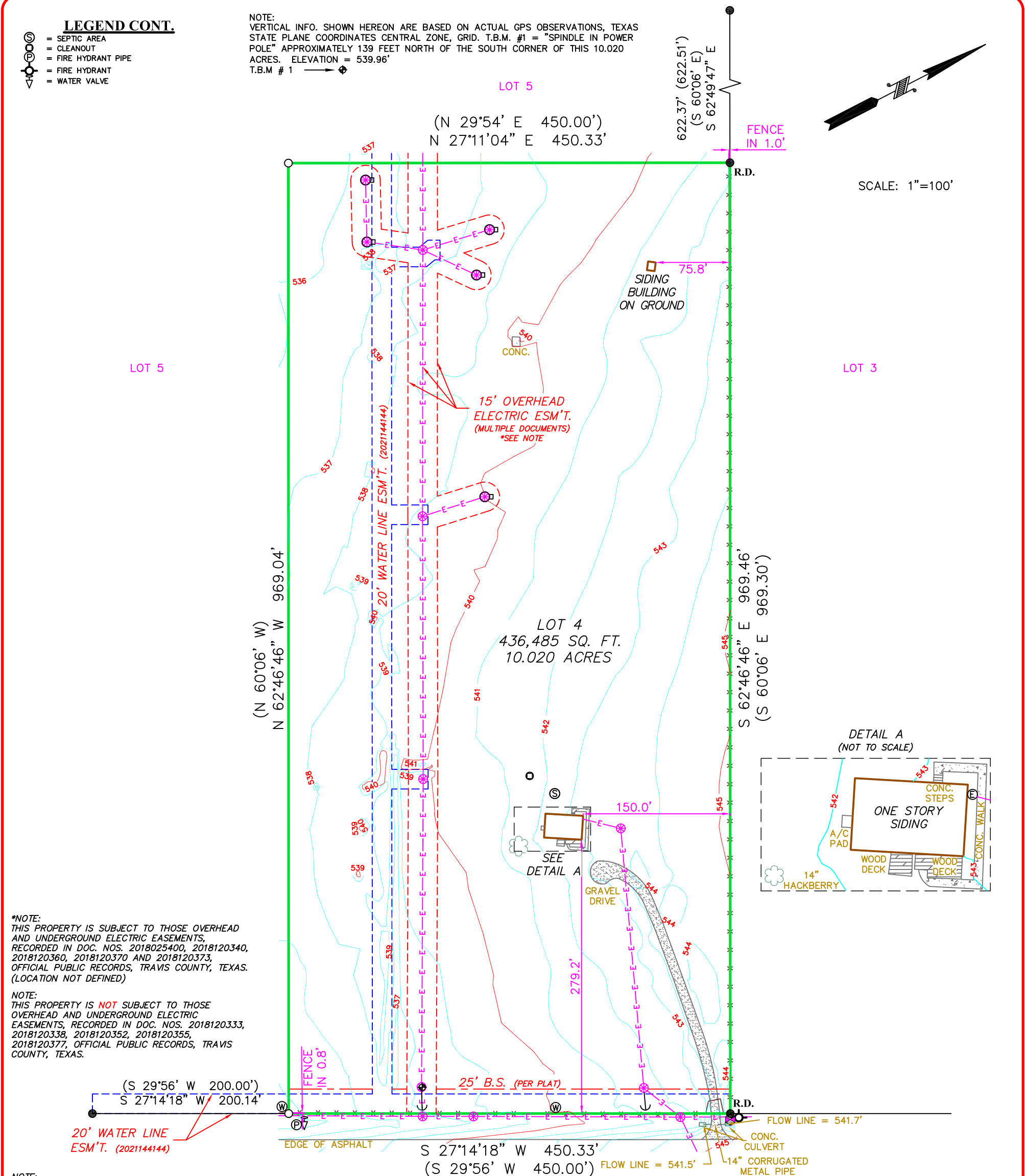


- LEGEND CONT.**
- ⊙ = SEPTIC AREA
  - ⊖ = CLEANOUT
  - ⊕ = FIRE HYDRANT PIPE
  - ⊕ = FIRE HYDRANT
  - ⊕ = WATER VALVE

NOTE:  
VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES CENTRAL ZONE, GRID. T.B.M. #1 = "SPINDLE IN POWER POLE" APPROXIMATELY 139 FEET NORTH OF THE SOUTH CORNER OF THIS 10.020 ACRES. ELEVATION = 539.96'  
T.B.M. # 1 → ⊕



SCALE: 1"=100'



\*NOTE:  
THIS PROPERTY IS SUBJECT TO THOSE OVERHEAD AND UNDERGROUND ELECTRIC EASEMENTS, RECORDED IN DOC. NOS. 2018025400, 2018120340, 2018120360, 2018120370 AND 2018120373, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (LOCATION NOT DEFINED)

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO THOSE OVERHEAD AND UNDERGROUND ELECTRIC EASEMENTS, RECORDED IN DOC. NOS. 2018120333, 2018120338, 2018120352, 2018120355, 2018120377, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

NOTE:  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 79, PGS. 12-13, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**KIMBRO ROAD**  
(OLD HWY. NO. 20 PER PLAT) (70' R.O.W.)

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0485 J, which is Dated 08/18/2014. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

**Property Address:**  
12542 KIMBRO ROAD (OLD HWY. NO. 20 PER PLAT)  
**Property Description:**  
LOT 4, KIMBRO ROAD ESTATES, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 79, PAGES 12 & 13, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**Owner:**  
T.B.D.  
I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.



RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388

FIRM REGISTRATION NO. 1011700

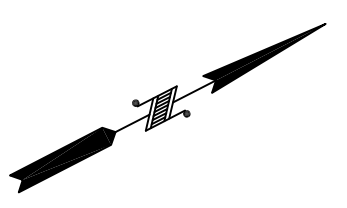
**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ⊙ = FOUND 1/2" IRON ROD
  - ⊖ = SET 1/2" IRON ROD CAPPED WALLS
  - ⊕ = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - R.D. = RECORD DIGNITY MONUMENT
  - ⊕ = POWER POLE
  - ⊕ = OVERHEAD ELECTRIC
  - ⊕ = POWER POLE W/METER
  - ⊕ = GUY WIRE
  - ⊕ = ELECTRIC METER
  - ⊕ = CABLE TELEVISION
  - ⊕ = WATER METER
  - ⊕ = WIRE FENCE

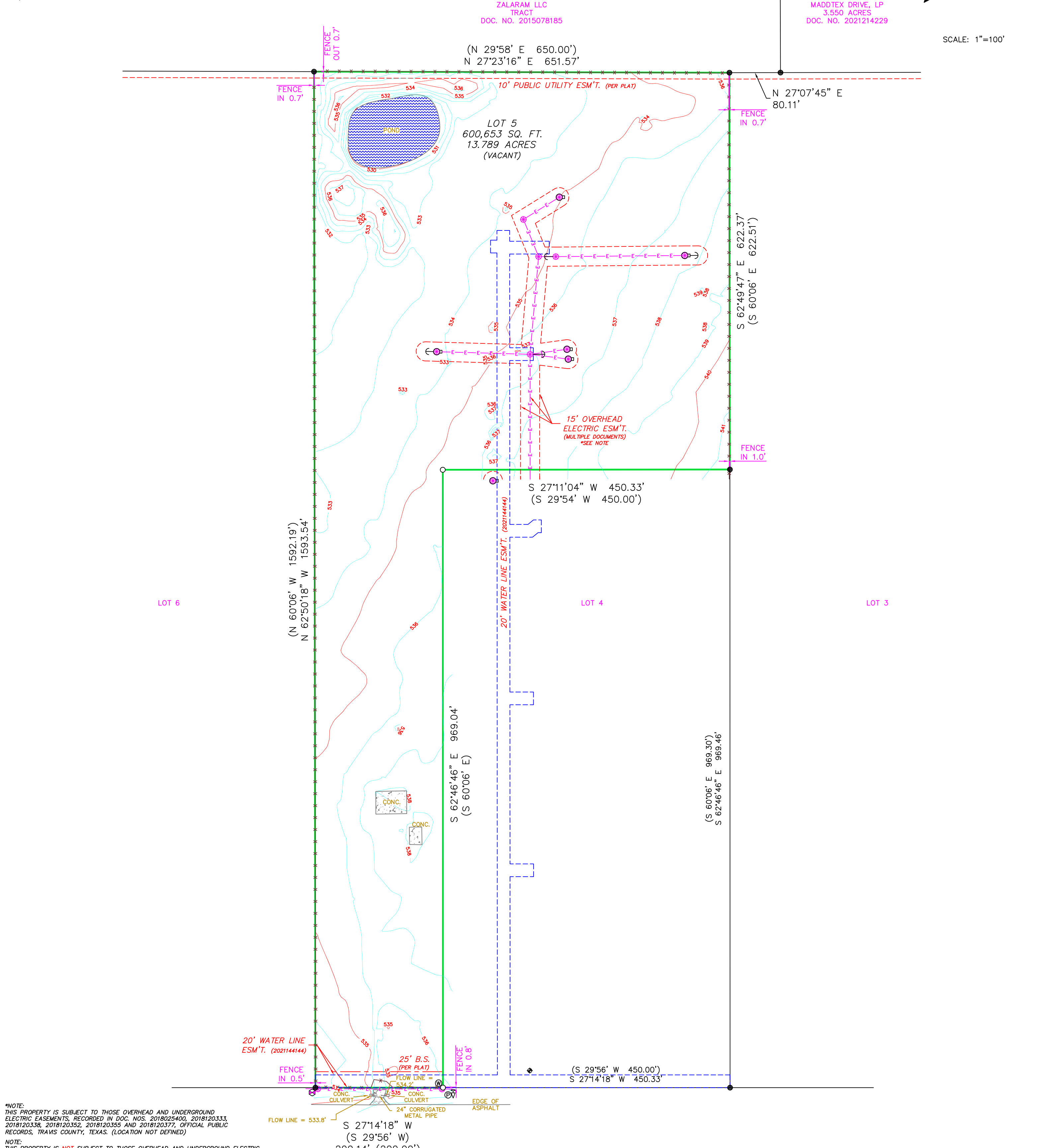
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NOTE: VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES CENTRAL ZONE, GRID. T.B.M. #1 = "SPINDLE IN POWER POLE" APPROXIMATELY 139 FEET NORTH OF THE UPPER SOUTHEAST CORNER OF THIS 13.789 ACRES. ELEVATION = 539.96' T.B.M. # 1

**LEGEND CONT.**  
 ○ = FIRE HYDRANT  
 ∇ = WATER VALVE



SCALE: 1"=100'



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FIRM REGISTRATION NO. 10111700

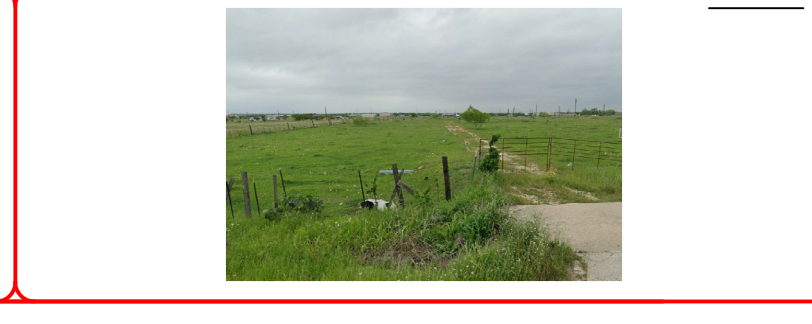
**Westar Alamo**  
 LAND SURVEYORS, LLC.  
 P.O. BOX 1645 BOERNE, TEXAS 78006  
 PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD CAPPED WALLS
  - = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - R.D. = RECORD DIGNITY MONUMENT
  - = POWER POLE
  - = OVERHEAD ELECTRIC
  - = POWER POLE W/METER
  - = GUY WIRE
  - = CABLE TELEVISION
  - ⊗ = FIRE HYDRANT PIPE
  - ⊗ = WIRE FENCE

Property Address:  
 12522 KIMBRO ROAD (OLD HWY. NO. 20 PER PLAT)

Property Description:  
 LOT 5, KIMBRO ROAD ESTATES, TRAVIS COUNTY, TEXAS,  
 ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED  
 IN VOLUME 79, PAGES 12 & 13, PLAT RECORDS,  
 TRAVIS COUNTY, TEXAS.

Owner:  
 T.B.D.



ACCEPTED BY: \_\_\_\_\_

DATE: 12/27/2023

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

*Rudolf J. Pata, Jr.*

RUDOLF J. PATA, JR.  
 Registered Professional Land Surveyor  
 Texas Registration No. 5388



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATIONS OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property owner is the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 68453, Panel No. 20010, which is dated 08/18/2015. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at: <http://www.fema.gov/index.shtm>.

SCALE: 1"=60'

| TREE LEGEND |                       |       |                       |       |                       |
|-------------|-----------------------|-------|-----------------------|-------|-----------------------|
| POINT       | TREE (SIZE IN INCHES) | POINT | TREE (SIZE IN INCHES) | POINT | TREE (SIZE IN INCHES) |
| 1           | SUGARBERRY 17M        | 49    | SUGARBERRY 8          | 77    | SUGARBERRY 13         |
| 4           | SUGARBERRY 12         | 50    | SUGARBERRY 17.5M      | 78    | SUGARBERRY 9.5        |
| 6           | SUGARBERRY 10         | 51    | SUGARBERRY 14         | 79    | MESQUITE 14.5         |
| 7           | SUGARBERRY 20         | 52    | SUGARBERRY 10.5       | 80    | SUGARBERRY 9.5        |
| 8           | SUGARBERRY 16         | 53    | SUGARBERRY 11.5       | 81    | SUGARBERRY 9          |
| 11          | SUGARBERRY 14         | 54    | SUGARBERRY 15.5M      | 82    | SUGARBERRY 8          |
| 14          | SUGARBERRY 8          | 55    | SUGARBERRY 18.5M      | 83    | SUGARBERRY 9.5        |
| 15          | SUGARBERRY 10.5       | 56    | SUGARBERRY 18.5M      | 84    | OAK 8                 |
| 17          | SUGARBERRY 10         | 57    | SUGARBERRY 13M        | 85    | SUGARBERRY 11         |
| 20          | SUGARBERRY 12.5M      | 58    | SUGARBERRY 11M        | 86    | SUGARBERRY 8.5        |
| 21          | SUGARBERRY 9          | 59    | SUGARBERRY 9          | 87    | SUGARBERRY 8          |
| 22          | SUGARBERRY 8          | 60    | SUGARBERRY 9          | 88    | SUGARBERRY 12         |
| 24          | SUGARBERRY 17         | 61    | SUGARBERRY 12         | 89    | SUGARBERRY 14         |
| 26          | SUGARBERRY 8          | 62    | SUGARBERRY 8          | 90    | SUGARBERRY 10         |
| 27          | SUGARBERRY 8.5        | 63    | SUGARBERRY 14         | 91    | SUGARBERRY 10         |
| 29          | SUGARBERRY 9M         | 64    | SUGARBERRY 11.5M      | 92    | SUGARBERRY 9          |
| 31          | SUGARBERRY 9.5M       | 65    | SUGARBERRY 16         | 93    | ELM 13.5              |
| 32          | ELM 10M               | 66    | ELM 8                 | 94    | SUGARBERRY 8.5        |
| 35          | SUGARBERRY 19.5M      | 67    | ELM 17                | 95    | SUGARBERRY 8.5        |
| 36          | SUGARBERRY 14M        | 68    | WILLOW 19.5M          | 96    | SUGARBERRY 8.5        |
| 40          | SUGARBERRY 8          | 69    | SUGARBERRY 11.5       | 97    | SUGARBERRY 9          |
| 42          | SUGARBERRY 12         | 70    | SUGARBERRY 13         | 98    | SUGARBERRY 9          |
| 43          | ELM 8                 | 71    | SUGARBERRY 11         | 99    | SUGARBERRY 8.5        |
| 44          | SUGARBERRY 10.5       | 72    | SUGARBERRY 12         | 100   | SUGARBERRY 19         |
| 45          | MESQUITE 9.5          | 73    | SUGARBERRY 12.5       | 101   | SUGARBERRY 18         |
| 46          | SUGARBERRY 13.5       | 74    | SUGARBERRY 15.5       | 102   | ELM 17                |
| 47          | SUGARBERRY 9.5        | 75    | SUGARBERRY 9          |       |                       |
| 48          | ELM 9.5               | 76    | SUGARBERRY 12         |       |                       |



**WESTAR ALAMO**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

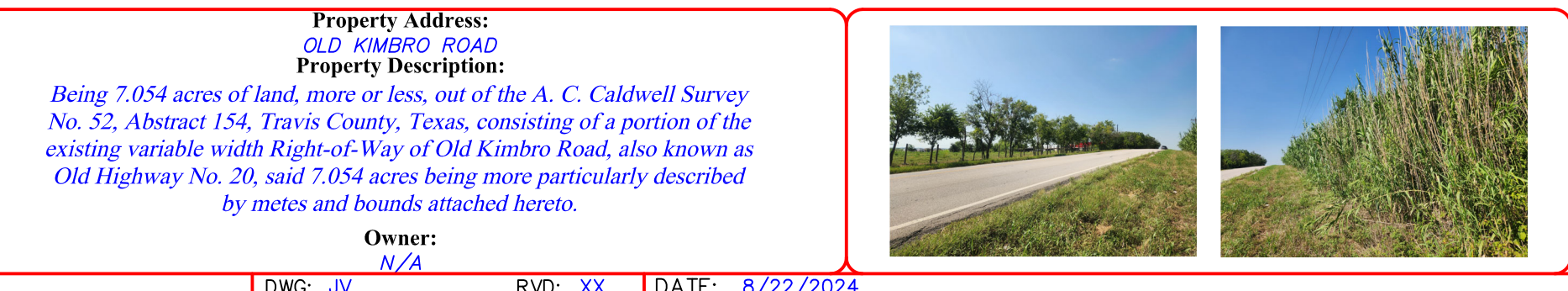
**LEGEND**

- ▲ CALCULATED POINT
- FOUND 1/2" IRON ROD
- FOUND CONC. MONUMENT
- FOUND 3/4" IRON PIPE
- RECORD IDENTITY MONUMENT
- POWER POLE
- OVERHEAD ELECTRIC
- CITY WIRE
- TELEPHONE PEDESTAL
- TELECOMMUNICATIONS BOX
- AT&T WARNING MARKER
- TELECOMMUNICATIONS MANHOLE
- STREET SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE

**Property Address:**  
OLD KIMBRO ROAD  
**Property Description:**  
Being 7.054 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
N/A

**Job No.:** 126713 **Title Company:** N/A **DWG:** JV **RVD:** XX **DATE:** 8/22/2024



**NOTE:**  
VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES CENTRAL ZONE, GRID, T.B.M. #1 = "SPINDLE IN POWER POLE" APPROXIMATELY 139 FEET NORTH OF THE SOUTH CORNER OF LOT 4, KIMBRO ROAD ESTATES (VOL. 79, PG. 12), = 539.90'  
T.B.M. #1 =

**NOTE:**  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

**NOTE:**  
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

**STATE OF TEXAS**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
MARK J. EWALD  
5095

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear hereon, to the best of my knowledge and belief.

**MARK J. EWALD**  
Registered Professional Land Surveyor  
Texas Registration No. 5095

## METES AND BOUNDS

Being 7.054 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the upper southwest corner of this 7.054 acres, same being the southeast corner of Lot 5 and the East corner of Lot 6, Kimbro Road Estates (Volume 79, Page 12), same also being on the northwest Right-of-Way line of said Old Kimbro Road and the **POINT OF BEGINNING**;

**THENCE** along the northwest Right-of-Way line of said Old Kimbro Road the following courses and distances:

North 27 degrees 14 minutes 18 seconds East, at a distance of 200.14 feet pass a 1/2 inch iron rod found for the East corner of said Lot 5 and the South corner of Lot 4 of said Kimbro Road Estates, and continuing for a total distance of 650.47 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 4 and the southeast corner of Lot 3 of said Kimbro Road Estates;

North 27 degrees 25 minutes 33 seconds East, a distance of 199.68 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 3 and the southeast corner of Lot 2 of said Kimbro Road Estates;

North 27 degrees 13 minutes 22 seconds East, a distance of 610.15 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of Lot 1 of said Kimbro Road Estates and the southeast corner of the Juanita Nava 21.152 acres (Document Number 2020095917);

North 27 degrees 36 minutes 08 seconds East, a distance of 813.95 feet to a point for an angle corner, same being the East corner of the Cypress Bluff LLC 5.235 acres (Document Number 2016137944)

North 62 degrees 48 minutes 22 seconds West, a distance of 0.95 feet to a point for an angle corner; same being the southeast corner of Lot 7, Kimbro Business Park (Volume 86, Page 187D);

North 27 degrees 18 minutes 09 seconds East, a distance of 266.44 feet to a point for an angle corner, same being the East corner of said Lot 7;

North 72 degrees 13 minutes 04 seconds West, a distance of 5.06 feet to a point for an angle corner, same being the southeast corner of Lot 6, Replat of Lots 3,4,5 and 6, Kimbro Business Park (Volume 93, Page 17);

North 26 degrees 28 minutes 07 seconds East, a distance of 245.24 feet to a 5/8 inch iron rod found for the East corner of said Lot 6 and the southeast corner of said Lot 5;

North 26 degrees 06 minutes 45 seconds East, a distance of 25.36 feet to a 1/2 inch iron rod found for an angle corner;

North 26 degrees 25 minutes 53 seconds East, a distance of 284.53 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 5 and the southeast corner of said Lot 4;

North 26 degrees 27 minutes 44 seconds East, a distance of 497.03 feet to a point for an angle corner;

North 09 degrees 27 minutes 54 seconds West, a distance of 150.32 feet to a point for the lower northeast corner of this 7.054 acres, same being the East corner of said Lot 4 and the intersection of the northwest Right-of-Way line of said Old Kimbro Road and the South Right-of-Way line of U.S. Highway No. 290 East;

**THENCE** along the South Right-of-Way line of said Highway 290, North 85 degrees 56 minutes 05 seconds East, a distance of 198.34 feet to a 1/2 inch iron rod found for the upper northeast corner of this



7.054 acres, same being the intersection of the South Right-of-Way line of said Highway 290 and the southeast Right-of-Way line of said Old Kimbro Road, same also being the North corner of the Jefferson Triangle Marine, L.P. 62.8431 acres (Document Number 2008096315) and the West corner of the Auspro Enterprises, L.P. 4.382 acres (Document Number 2019013915);

**THENCE** along the southeast Right-of-Way line of said Old Kimbro Road the following courses and distances:

South 26 degrees 27 minutes 30 seconds West, at a distance of 1172.70 feet pass a 1/2 inch iron pipe found to the right 0.51 feet, and continuing for a total distance of 1403.27 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Jefferson 62.8431 acres and the North corner of the Austin27 LLC 55.538 acres (Document Number 2022000290);

South 27 degrees 28 minutes 03 seconds West, a distance of 610.94 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Austin27 55.538 acres and the North corner of the Cecil Ballard, Jr., et ux 7.79 acres (Volume 13195, Page 2886)

South 27 degrees 34 minutes 20 seconds West, a distance of 271.54 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 7.79 acres and the North corner of the Samantha Ballard 10.003 acres (Document Number 2003249855);

South 27 degrees 37 minutes 26 seconds West, a distance of 348.79 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 10.003 acres and the North corner of the MBM Lara Investment, LLC 10.009 acres (Document Number 2022007447);


South 27 degrees 32 minutes 22 seconds West, a distance of 183.76 feet to a concrete monument found for an angle corner;

South 27 degrees 23 minutes 23 seconds West, a distance of 857.45 feet to a 3/8 inch iron rod found for an angle corner, same being the West corner of Tract 2, Balli's Subdivision (Document Number 200100109) and the North corner of the H.G. Green River Property, LP 10.015 acres (Document Number 2013112198);

South 27 degrees 17 minutes 43 seconds West, a distance of 139.94 feet to a point for the lower southwest corner of this 7.054 acres, from which a 1/2 inch iron rod found for the West corner of said Green River 10.015 acres bears South 27 degrees 17 minutes 43 seconds West, a distance of 206.09 feet;

**THENCE** crossing the existing Right-of-Way of said Old Kimbro Road, North 62 degrees 42 minutes 17 seconds West, a distance of 74.47 feet to the **POINT OF BEGINNING**, and containing 7.054 acres of land, more or less.

**I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.**

  
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**Mark J. Ewald**  
**Registered Professional Land Surveyor**  
**Texas Registration No. 5095**  
**August 22, 2024**





**EXHIBIT "B" TO ANNEXATION PETITION  
DRAFT SERVICE AGREEMENT  
[FOLLOWS THIS PAGE]**