

STATE OF TEXAS §
 §
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.

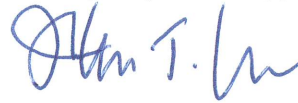
SECTION THREE: Acknowledge and represent having received, read and understood the attached “draft” Service Plan (proposed to be applicable to and adopted for the Subject Property) and that such “draft” Service Plan is wholly adequate and acceptable to the undersign who hereby request the City Council 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.

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 20th day of December, 2021, with the City Secretary of the City of Manor, Travis County, Texas.

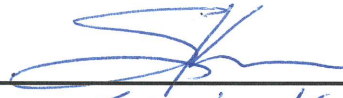
Petitioners: Property Owner(s)



Name: JOHN T. KERR

Title: _____

Company (if applicable) _____



Name: Sandy Kerr

Title: _____

Company (if applicable) _____

STATE OF TEXAS

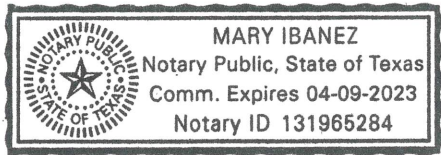
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COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JOHN T. KEAR (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 20th day of December, 2021.

(SEAL)



Mary Ibanez
Notary Public-State of Texas

STATE OF TEXAS

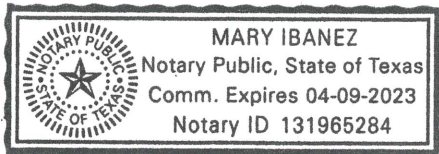
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COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sandy Kerr (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 20th day of December, 2021.

(SEAL)



Mary Ibanez
Notary Public-State of Texas

EXHIBIT “A”

Survey and Legal Lot Description



6

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: November 4, 2009

Grantor: MARY L. CHOATE a/k/a MARY LEE CHOATE

Grantor's Mailing Address: 310 Hidden Brook Lane - Round Rock, Tx 78665

Grantee: JOHN KERR and SANDY KERR

Grantee's Mailing Address: 1301 Lost Creek Blvd Austin TX 78746

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT ONE:

Being 2.899 acres of land, more or less, out of the GREENBURY GATES SURVEY NO. 63, Travis County, Texas, and being a part of that certain 58.1 acre tract described in contract of sale between Veterans Land Board of Texas and Robert I. Worley, as recorded in Volume 2970, Page 27, Travis County Deed Records, being more particularly described by metes and bounds in EXHIBIT "A" attached hereto.

TRACT TWO:

Being 2.897 acres of land, more or less, out of the GREENBURY GATES SURVEY NO. 63, Travis County, Texas, being part of a 5.796 acre tract as recorded in Volume 2970, Page 27, Travis County Deed Records, said 2.897 acres being more particularly described by metes and bounds in EXHIBIT "A" attached hereto.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, easements, rights of way, assessments, outstanding royalty and mineral reservations and interests, if any, affecting the above described property that are valid, existing and properly of record; standby fees, taxes, and assessments by any taxing authority for the year 2009 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership by Grantee after closing; and any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

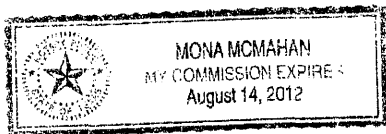
Mary L. Choate
MARY L. CHOATE a/k/a MARY LEE CHOATE

Acknowledgement

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on November 4, 2009, by MARY L. CHOATE a/k/a MARY LEE CHOATE.



Mmm
Notary Public, State of Texas
My commission expires: 8-14-2012

15/ITC
GF No. 0921583-MCM
TCAD No. 02-5170-0419-0000

AFTER RECORDING RETURN TO:



JOHN KERR and SANDY KERR

1301 Lost Creek Blvd

Austin TX 78746

EXHIBIT "A"

Exhibit A
Page 1 of 2

	WATSON SURVEYING	
	9501 CAPITAL OF TEXAS HWY.	
	SUITE 303 AUSTIN, TX 78769	
	346-8566 FAX 346-8568	



FIELD NOTES:

TRACT No. 1: 2.899 acres of land out of the Greenbury Gates Survey No. 63, Travis County, Texas, and being part of that certain 58.1 acre tract described in contract of sale between the Veterans Land Board of Texas and Robert I. Worley as recorded in Vol. 2970, page 27, Travis County Deed Records; described by metes and bounds as follows:

BEGINNING at a steel pin found at the intersection of the East ROW line of FM HWY 973 with the North line Arnham Lane;

THENCE with said East ROW line of said FM 973, N30°00'20"E 440.04 ft to pin found for northwest corner;

THENCE along a fence, S59°48'E 287.4 ft to pin found for northeast cor;

THENCE S30°03'27"W 439.5 ft to pin found for southeast corner;

THENCE with the north line of Arnham Lane, N59°54'30"W 287.0 ft to the place of BEGINNING, containing 2.899 acres.

Surveyed on the ground Feb. 20, 1996 by:

James J. Watson

James T. Watson, RPLS 290

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12628 0790

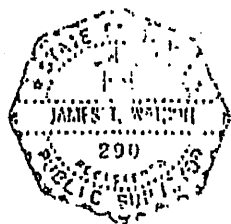


EXHIBIT "A"


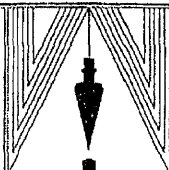
	WATSON SURVEYING 9501 CAPITAL OF TEXAS HWY. SUITE 303 AUSTIN, TX 78759 346-8566 FAX 346-8568	
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Exhibit A
Established
1946
Page 2 of 2

TRACT No. 2:

FIELD NOTES FOR 2.897 ACRES OF LAND, MORE OR LESS, OUT OF THE GREENBURY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS, BEING PART OF A 5.796 ACRE TRACT AS RECORDED IN VOLUME 2970, PAGE 27, TRAVIS COUNTY DEED RECORDS, SAID 2.897 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" steel pin found at the south corner of a 2.899 acre tract conveyed to Mary L, Choate by deed recorded in Volume 12628, Page 788, Travis County Deed Records, in the northeast ROW line of Arnham Lane, for the west or southwest corner hereof;

THENCE N30°03'27"E 439.50 feet along the southeast line of said 2.899 acres, to a ½" steel pin found in a fence, for the north or northwest corner hereof;

THENCE S59°48'E 287.60 feet generally following a fence along the southwest line of a 14.76 acre tract conveyed to Robert Nicholas by deed recorded in Volume 13026, Page 2181, to a ½" steel pipe found in the fence for the east or northeast corner hereof;

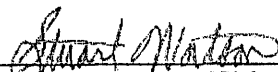
THENCE S30°08'09"W 438.95 feet along the south line of said 5.796 acres, to a ½" steel pin with orange cap set on the southwest side of a 3" steel galvanized fence post, in the northeast ROW line of Arnham Lane, for the south or southeast corner hereof;

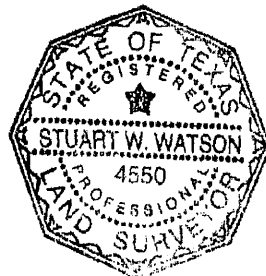
THENCE N59°54'30"W 287.00 feet with said ROW line and the south or southwest line of said 5.796 acre tract, to the POINT OF BEGINNING, containing 2.897 acres of land, more or less.

Bearing basis is east or southeast line of 5.796 acre tract (S30°08'09"W)

See survey map for more information

Surveyed 28 October 2009 by:


Stuart Watson, RPLS 4550



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2009 Nov 05 04:42 PM 2009185727

BENAVIDESV \$36.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS