

## 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 10.01 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: 

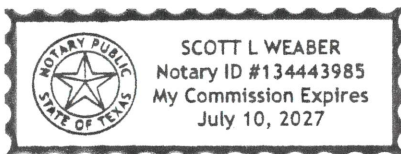
By: 13419 Highway 290 AGV, LLC a Texas Limited Partnership  
Name: Daniel Walker  
Title: Manager

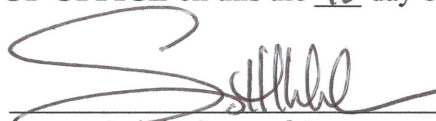
STATE OF TEXAS                   §  
   §  
COUNTY OF Travis       §

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Walker, Manager of 13419 Highway 290 AGV, 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 12<sup>th</sup> day of September, 2025.


(SEAL)



  
Notary Public-State of Texas

**FILED**, this 18<sup>th</sup> day of September, 2025, with the City Secretary of the City of Manor, Travis County, Texas.

Attest:

  
Luvia T. Almaraz, TRMC  
City Secretary



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

EXHIBIT "A"

PROFESSIONAL  
LAND SURVEYORS

116 Tahitian Drive  
Bastrop, Texas 78602

(512) 393-0952  
proflndsur@aol.com

METES AND BOUNDS DESCRIPTION

10.010 ACRES OF LAND OUT OF THE A. C. CALDWELL SURVEY, ABSTRACT 49 IN TRAVIS COUNTY, TEXAS, COMPRISED OF THE 8.231 ACRE REMAINDER OF THAT TRACT CONVEYED AS 10.010 ACRES TO MANOR BUSINESS CENTER, LTD. PER DOCUMENT 2004090959 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND ALL OF THAT TRACT CONVEYED AS 1.779 ACRES TO MANOR BUSINESS CENTER PER DOCUMENT 2006143219 OF SAID OFFICIAL PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS PER SURVEY DURING JUNE, 2016:

BEGINNING at an iron rod found for the northeast corner hereof, the common north corner of said 10.010 acres and Lot 4, Block 2, Manor Commercial Park, a Subdivision of record in Volume 87, Page 167B, Plat records of Travis County and a point on the south right-of-way line of U. S. Highway 290 (240' R.O.W.);

THENCE S 27°49'22" W, (bearing basis for this survey per said Document 2004090959), pass at 275.49 feet an iron rod found, pass at 459.40 feet 0.77' easterly of an iron pipe found near the common west corner of Lots 4 and 3 of said Block 2, pass at 1190.00 feet 0.29 feet easterly of an iron rod found, pass at 1282.74 feet 0.46 feet westerly of an iron rod found near the common west corner of Lots 3 and 2 of said Block 2, pass at 1417.55 feet 0.30 feet westerly of an iron rod found near the common west corner of Lots 2 and 1 of said Block 2, pass at 1632.50 feet an iron rod found near the southwest corner of said Lot 1 and said Block 2, same being the north corner at the west termination of Viking Jack Street (80' R.O.W.), in all 1671.94 feet along the common line of said 10.010 acres and said Subdivision to an iron rod found for the southeast corner hereof and the northeast corner of that tract out of said 10.010 acres conveyed as 1.779 acres to Dorothy Ginsel per Document 2006224758 of said Official Public Records;

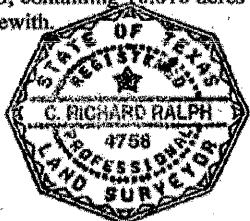
THENCE N 59°52'50" W, pass at 213.64 feet an iron rod found for the northwest corner of said Ginsel 1.779 acres, same being the southeast corner of said Manor Business Center 1.779 acres, same being an ell corner along the east line of a remainder portion of that tract conveyed as 159.96 acres to Gilbert Ginsel and Dorothy Ginsel per Volume 3120, Page 698, Deed Records of Travis County, in all 273.68 feet to an iron rod found for the southwest corner hereof and said Manor Business Center 1.779 acres, same being a second ell corner along the east line of the remainder of said 159.95 acres;

THENCE N 27°44'04" E, 1500.37 feet to an iron rod found for the northwest corner hereof, the common north corner of said Manor Business Center 1.779 acres and the remainder of said 159.96 acres, same being on the south line of said U. S. Highway 290;

THENCE N 85°57'54" E, pass at 4.68 feet an iron rod found for the common north corner of first said 1.779 acres and said 10.010 acres, continue for a total of 324.94 feet along the south line of said U. S. Highway 290 to the POINT OF BEGINNING, containing 10.010 acres of land, more or less and shown on the survey map prepared to accompany herewith.

Surveyed by:

  
C. Richard Ralph  
Registered Professional Land Surveyor 4758  
Project 411006-8 - 59/73;70/5;73/26;149/71



June 24, 2016

State of Texas Registered Professional Land Surveyors

Exhibit "A"

Page 1 of 1

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