

**CITY OF MANOR PURCHASE AGREEMENT**  
**Cottonwood Creek West Tributary Wastewater Project; Parcel 1**

**THE STATE OF TEXAS**  
**COUNTY OF TRAVIS**

THIS CONTRACT (hereinafter "Purchase Contract") WITNESSETH that **Tuan V. Nguyen and spouse, Nhieu T. Nguyen** hereinafter collectively referred to as "Owner"), for good and valuable consideration, the receipt of which is hereby acknowledged, and for the mutual promises contained herein, agree to grant, sell, and convey certain real property to the **City of Manor, Texas, a Texas home-rule municipality, situated in Travis County, Texas**, (hereinafter the "City"), or its assigns, and the City agrees to purchase, the following described certain real property for the consideration and subject to the terms herein stated, as follows:

*Wastewater Easement Parcel:* All that certain tract, piece or parcel of land consisting of 20,796 square feet, more or less, being situated in Travis County, Texas, and as more particularly described by metes and bounds and plat in Exhibits "A" and "C," attached hereto and made part hereof for all purposes.

*Temporary Construction Easement Parcel:* All that certain tract, piece or parcel of land consisting of 19,514 square feet, more or less, being situated in Travis County, Texas, and as more particularly described by metes and bounds and plat in Exhibits "B" and "C," attached hereto and made part hereof for all purposes.

**Total Price.** TWENTY THOUSAND AND NO/100'S DOLLARS (**\$20,000.00**) total, LESS all funds already disbursed to Owner pursuant to the recorded Possession and Use Agreement between the City and Owner, shall be paid by the City for a permanent and temporary easement to the Wastewater Easement Parcel and Temporary Construction Easement Parcel and for which no lien or encumbrances, expressed or implied, including current taxes, will be retained. The TOTAL PRICE shall be inclusive of all land and any improvements situated thereon.

**Closing.** Owner and the City will finalize this purchase by Closing on or before sixty (60) days after full execution of this Agreement (but not before all Other Interests have been satisfied by Owner as described below), which date is hereinafter referred to as the Closing or Closing date. The Closing shall occur at Longhorn Title Company, Inc., 3613 Williams Drive, Suite 204, Georgetown, Texas 78628.

**Title, Final Possession.** Owner agrees at Closing to convey to the City a wastewater easement and temporary construction easement to the tract described above for the consideration described. Owner agrees to surrender final possession of the above-described tract to the City at the time of closing.

**Other Interests.** Notwithstanding anything herein contained to the contrary, it is a condition precedent to Owner's obligations under this contract that all lienholders execute and

deliver a subordination or lender consent to easement covering the property hereinabove described on or before Closing. Also, it is a condition precedent to Owner's obligations under this contract that the interests of any parties in possession, easement holders, or any other interest holders or potential interest holders, including but not limited to Quynh Pham and Hong T. Nguyen, be satisfied by Owner such that said interests are released from the property hereinabove described on or before Closing.

**Wastewater Easement and Temporary Construction Easement.** Owner shall deliver to the City at Closing a duly executed and acknowledged Wastewater Easement and Temporary Construction Easement in substantially the form and substance as set out in Exhibit "B" attached hereto and incorporated herein. The City agrees to prepare the Wastewater Easement and Temporary Construction Easement in substantially the form set out in Exhibit "B" at no expense to Owner and to pay the costs of title insurance and any applicable Closing costs.

**Payment.** The City agrees to pay to Owner, upon delivery of the properly executed instruments of conveyance described herein, the above-described Total Price.

**Entire Agreement.** The Purchase Contract supersedes any and all other agreements either oral or written between Owner and the City with respect to the tract described above and any improvements located thereon.

**Imminence of Condemnation.** Owner and the City agree that the tract described above is being conveyed to the City under the imminence of condemnation, as that term is used in the United States Internal Revenue Code.

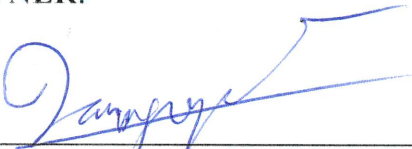
**Right of Re-Purchase if Public Use is Cancelled.** Pursuant to Tex. Prop. Code Sec. 21.023, the City hereby advises Owner, and Owner hereby acknowledges, of the following: should the City acquire Owner's property through eminent domain, (1) Owner or Owner's heirs, successors, or assigns may be entitled to: (A) repurchase the property pursuant to Tex. Prop. Code Secs. 21.101 – 21.103; or (B) request from the City certain information relating to the use of the property and any actual progress made toward that use; and (2) the repurchase price is the price paid to Owner at the time the City acquires the property through eminent domain.

**Compliance.** Owner agrees to comply with all terms of this Purchase Contract and agrees that the permanent and temporary easement rights to the above-described tract shall vest in the City and be effective from and after Closing.

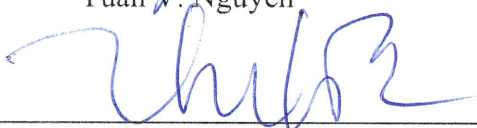
**Formal Approval.** Owner and the City agree that this contract is subject to approval by the City Council of the City of Manor.

**Effective Date.** This Purchase Contract shall be effective upon the last date indicated below.

**OWNER:**

  
\_\_\_\_\_  
Tuan V. Nguyen

03-22-24  
Date

  
\_\_\_\_\_  
Nhieu T. Nguyen

03-22-2024  
Date

**BUYER:**

**CITY OF MANOR, TEXAS**  
A Texas home-rule municipality

By: \_\_\_\_\_  
Dr. Christopher Harvey, Mayor  
City of Manor, Texas

\_\_\_\_\_  
Date

Parcel No. 1  
Project: Cottonwood Creek West Tributary Wastewater Project  
TCAD Tax ID: 460349

**FIELD NOTES FOR A 20,796 SQUARE FOOT SANITARY SEWER EASEMENT:**

A **20,796 Square Foot Sanitary Sewer Easement**, located in the Lemuel Kimbro Survey, Abstract No. 456, Travis County, Texas, being a portion of a called 13.502 Acre tract of land, described in Document No. 2022072304, Official Public Records of Travis County, Texas. Said 20,796 Square Foot Sanitary Sewer Easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the common line between said 13.502 Acre tract and Bois-D-Arc Road, a variable width Right of Way, from which a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the southeast line of said Bois-D-Arc Road, for the northerly most common corner of said 13.502 Acre tract and a called 15.20 Acre tract of land described in Document No. 2016064061, Official Public Records of Travis County, Texas, bears N 27° 13' 56" E, with said common line, a distance of 177.47 feet;

Thence: Over and across said 13.502 Acre tract, the following four (4) courses:

1. **S 63° 44' 14" E**, a distance of **169.65 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
2. **S 23° 55' 53" W**, a distance of **156.53 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
3. **S 14° 02' 15" E**, a distance of **327.33 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
4. **S 47° 24' 10" W**, a distance of **203.96 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the common line between said 13.502 Acre tract and Manor Heights South Phase 1, Section 1, a plat of record in Document No. 202100001, Official Public Records of Travis County, Texas, for corner, from which a set 1/2" iron rod with a pink cap stamped "GBA 10194808" for the common corner of said 13.502 Acre tract, said 15.20 Acre Tract, said Manor Heights South Phase 1, Section 1, and the remainder of a called 267.942 Acre tract of land described in Document No. 2019176020, Official Public Records of Travis County, Texas, bears S 62° 00' 02" E, with said common line, a distance of 762.85 feet;

Thence: **N 62° 00' 02" W**, with said common line, a distance of **26.51 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in said common line, for corner, from which a found 1/2" iron rod with a red cap stamped "KHA" in the southwest line of said 13.502 Acre tract, for the northwest corner of said Manor Heights South Phase 1, Section 1, bears N 62° 00' 02" W, with said common line, a distance of 272.74 feet;

Thence: Over and across said 13.502 Acre tract, the following four (4) courses:

1. **N 47° 24' 10" E**, a distance of **197.91 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
2. **N 14° 02' 15" W**, a distance of **321.08 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
3. **N 23° 55' 53" E**, a distance of **141.15 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
4. **N 63° 45' 12" W**, a distance of **146.07 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the common line between said 13.502 Acre tract and Bois-D-Arc Road, for corner;

Thence: **N 27° 13' 56" E**, with said common line, a distance of **25.02 feet** to the **POINT OF BEGINNING** and containing **20,796 Square Feet** of land, situated in Travis County, Texas.

NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



SCOTT F. AMMONS  
REGISTERED PUBLIC LAND SURVEYOR NO. 6550  
STATE OF TEXAS



2301 Double Creek Drive  
Building 1, Suite 110  
Round Rock, Texas 78664  
5 1 2 . 6 1 6 . 0 0 5 5  
www.gbateam.com  
TBPELS FIRM #10194808

PROJECT NUMBER  
15128.00  
DATE  
03/31/2023

Exhibit "A"  
Sanitary Sewer Easement  
Manor, Travis Co., TX

SHEET NUMBER  
**1 of 4**



**FIELD NOTES FOR A 19,514 SQUARE FOOT TEMPORARY CONSTRUCTION EASEMENT:**

A **19,514 Square Foot Temporary Construction Easement**, located in the Lemuel Kimbro Survey, Abstract No. 456, Travis County, Texas, being a portion of a called 13.502 Acre tract of land, described in Document No. 2022072304, Official Public Records of Travis County, Texas. Said 19,514 Square Foot Temporary Construction Easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the common line between said 13.502 Acre tract and Bois-D-Arc Road, a variable width Right of Way, from which a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the southeast line of said Bois-D-Arc Road, for the northerly most common corner of said 13.502 Acre tract and a called 15.20 Acre tract of land described in Document No. 2016064061, Official Public Records of Travis County, Texas, bears N 27° 13' 56" E, with said common line, a distance of 202.49 feet;

Thence: Over and across said 13.502 Acre tract, the following four (4) courses:

1. **S 63° 45' 12" E**, a distance of **146.07 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
2. **S 23° 55' 53" W**, a distance of **141.15 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
3. **S 14° 02' 15" E**, a distance of **321.08 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
4. **S 47° 24' 10" W**, a distance of **197.91 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the common line between said 13.502 Acre tract and Manor Heights South Phase 1, Section 1, a plat of record in Document No. 202100001, Official Public Records of Travis County, Texas, for corner, from which a set 1/2" iron rod with a pink cap stamped "GBA 10194808" for the common corner of said 13.502 Acre tract, said 15.20 Acre Tract, said Manor Heights South Phase 1, Section 1, and the remainder of a called 267.942 Acre tract of land described in Document No. 2019176020, Official Public Records of Travis County, Texas, bears S 62° 00' 02" E, with said common line, a distance of 789.36 feet;

Thence: **N 62° 00' 02" W**, with said common line, a distance of **26.51 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in said common line, for corner, from which a found 1/2" iron rod with a red cap stamped "KHA" in the southwest line of said 13.502 Acre tract, for the northwest corner of said Manor Heights South Phase 1, Section 1, bears N 62° 00' 02" W, with said common line, a distance of 246.23 feet;

Thence: Over and across said 13.502 Acre tract, the following four (4) courses:

1. **N 47° 24' 10" E**, a distance of **191.86 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
2. **N 14° 02' 15" W**, a distance of **314.82 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
3. **N 23° 55' 53" E**, a distance of **125.74 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
4. **N 63° 45' 12" W**, a distance of **122.49 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the common line between said 13.502 Acre tract and Bois-D-Arc Road, for corner;

Thence: **N 27° 13' 56" E**, with said common line, a distance of **25.00 feet** to the **POINT OF BEGINNING** and containing **19,514 Square Feet** of land, situated in Travis County, Texas.

NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



SCOTT F. AMMONS  
REGISTERED PUBLIC LAND SURVEYOR NO. 6550  
STATE OF TEXAS



**GBA**  
**architects**  
**engineers**

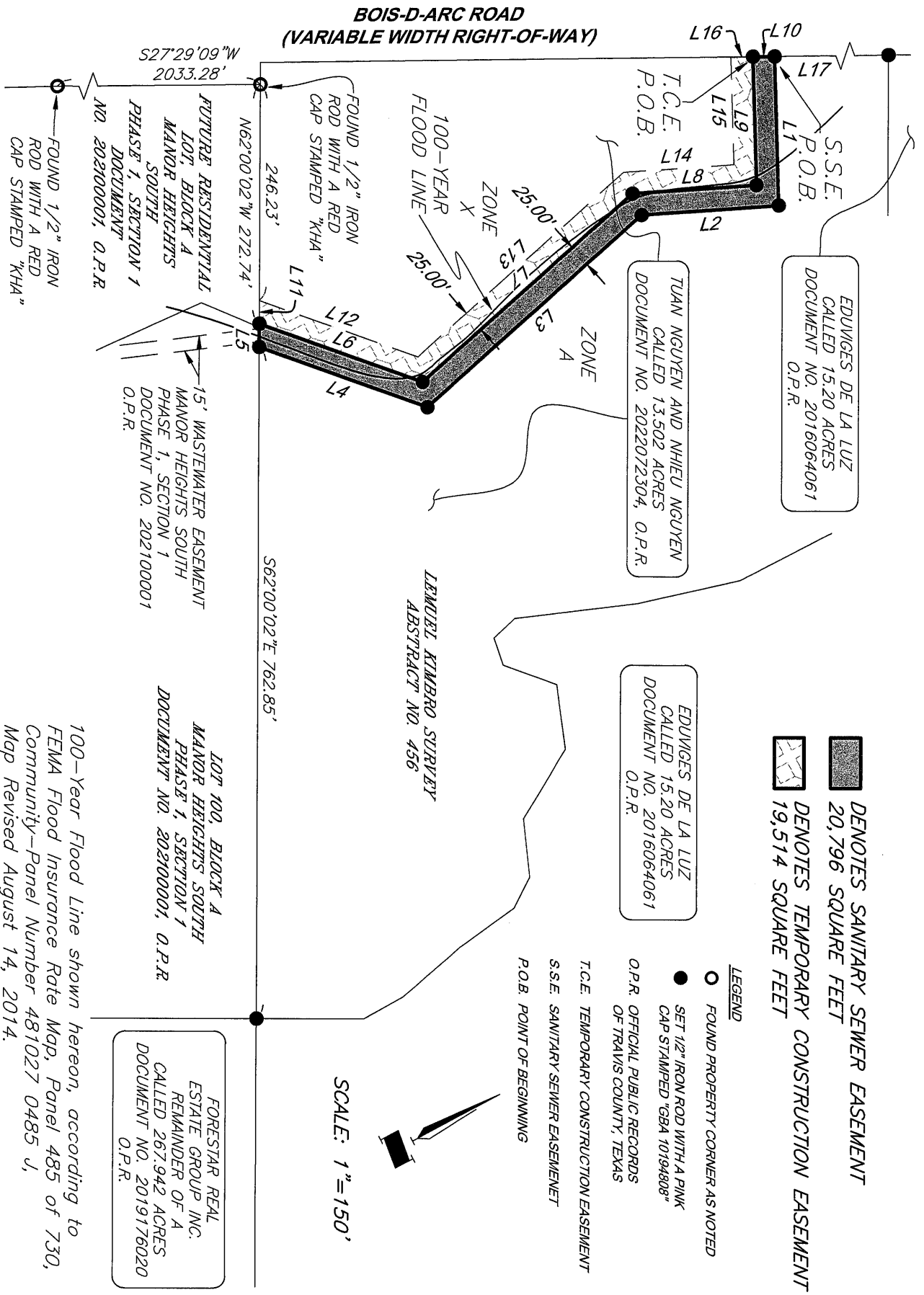
2301 Double Creek Drive  
 Building 1, Suite 110  
 Round Rock, Texas 78664  
 5 1 2 . 6 1 6 . 0 0 5 5  
 www.gbateam.com  
 George Butler Associates, Inc. 2023 TBPELS FIRM #10194808

PROJECT NUMBER  
 15128.00

DATE  
 03/31/2023

*Exhibit "C"*  
**Sanitary Sewer Easement &  
 Temporary Construction Easement**  
 Manor, Travis Co., TX

SHEET NUMBER  
**3 of 4**



100-Year Flood Line shown hereon, according to FEMA Flood Insurance Rate Map, Panel 485 of 730, Community—Panel Number 481027 0485 J, Map Revised August 14, 2014.

**GBA**  
**architects**  
**engineers**  
 2301 Double Creek Drive  
 Building 1, Suite 110  
 Round Rock, Texas 78664  
 512.616.0055  
 www.gbateam.com  
 GEORGE BUTLER ASSOCIATES, INC. 2023 TPBELS FIRM #10194808

PROJECT NUMBER  
 15128.00  
 DATE  
 03/31/2023

Exhibit "D"  
 Sanitary Sewer Easement &  
 Temporary Construction Easement  
 Manor, Travis Co., TX

SHEET NUMBER

4 of 4

*Handwritten signature*

- NOTES:  
 1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD83-US SURVEY FEET.

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.



Line Table		
Line #	Bearing	Distance
L1	S 63° 44' 14" E	169.65
L2	S 23° 55' 53" W	156.53
L3	S 14° 02' 15" E	327.33
L4	S 47° 24' 10" W	203.96
L5	N 62° 00' 02" W	26.51
L6	N 47° 24' 10" E	197.91
L7	N 14° 02' 15" W	321.08
L8	N 23° 55' 53" E	141.15
L9	N 63° 45' 12" W	146.07
L10	N 27° 13' 56" E	25.02
L11	S 62° 00' 02" E	26.51
L12	N 47° 24' 10" E	191.86
L13	N 14° 02' 15" W	314.82
L14	N 23° 55' 53" E	125.74
L15	N 63° 45' 12" W	122.49
L16	N 27° 13' 56" E	25.00
L17	N 27° 13' 56" E	177.47

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

**EXHIBIT "B"**

**WASTEWATER EASEMENT  
AND TEMPORARY WORKSPACE EASEMENT**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS                   §

That, **Tuan V. Nguyen and spouse, Nhieu T. Nguyen** ("**Grantor**"), whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to **Grantor** in hand paid by **City of Manor, Texas**, a Texas home-rule municipality situated in Travis County, Texas ("**Grantee**"), the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien or encumbrance, expressed or implied, is retained, has this day GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto **Grantee**, a permanent easement for purposes of construction, reconstruction, operation, maintenance, repair, upgrade, and/or removal of wastewater lines, facilities, connections therewith, manholes, vents, and all necessary appurtenances thereto (the "**Project**"), upon, across, under, and through all or any portion of the following described property:

A tract of land consisting of 20,796 square feet, more or less, being more particularly described by metes and bounds and sketch in the attached Exhibits "A" and "C," hereby incorporated by reference and made a part hereof for all purposes, with said 20,796 square foot parcel being referred to hereafter as the **Permanent Easement**.

In addition to the rights in the **Permanent Easement**, **Grantor** also hereby grants unto **Grantee** a **Temporary Workspace Easement** over that certain 25' wide strip of land abutting the Permanent Easement to the south and west being approximately 19,514 square feet in size, more or less, and being described by metes and bounds and plat on Exhibits "B" and "C" (both exhibits hereby incorporated by reference as if fully set forth), for any and all purposes incident to effectuating the **Project**, including but not limited to construction staging, equipment storage, temporary spoil storage, and access. The duration of said **Temporary Workspace Easement** shall not exceed twelve (12) months, commencing upon **Grantee's** commencement of excavation for the **Project** within the **Permanent Easement** and terminating upon the earlier of **Grantee's** completion of the **Project** or the expiration of twelve (12) months from **Grantee's** commencement of work,



whichever date first occurs. **Grantee** shall have the right to utilize all materials excavated from the **Permanent Easement** during the **Project** for uses incident to the **Project**.

The right to use the Easements shall belong to the **Grantee** and its agents, employees, designees, contractors, guests, invitees, successors and assigns, and all those acting by or on behalf of it for the purposes of installation, construction, operation, maintenance, monitoring, replacement, upgrading, repairing, or removing in whole or in part, a wastewater pipeline and appurtenances thereto.

**Grantee** shall have the right to unimpaired ingress and egress, entry and access in, to, through, on, over, under, and across the **Permanent Easement** and **Temporary Workspace Easement**. **Grantee** shall promptly repair any damage to any of **Grantor's** existing roads or surface caused by **Grantee** so as to maintain the roads or surface in as good as or better condition as existed prior to use by **Grantee**.

**Grantor** may use the Easements for any and all purposes not inconsistent with the purposes set forth in this Agreement, including but not limited to parking, access drives, landscaping, and lighting. **Grantor** may not erect permanent building structures within the **Permanent Easement**, however, and **Grantor** may not use any part of the Easements if such use may otherwise damage, destroy, injure, and/or interfere with **Grantee's** use of the Easements for the purposes for which the Easements are being sought by **Grantee**, in **Grantee's** sole determination.

**Grantor** shall retain all the oil, gas, and other minerals in, on and under the **Permanent Easement** and **Temporary Workspace Easement**.

**Grantee** shall have the right to remove any fence which now crosses or may cross the Easements during initial construction of the **Project**. **Grantee** shall replace all such fencing or gates with gates or fencing of the same or better quality, type, and dimension as existed prior to **Grantee's** work.

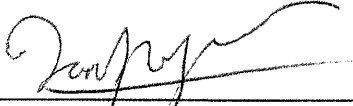
**Grantee** agrees that upon completion of construction of the **Project**, **Grantee** shall remove and dispose of all debris, trash, and litter resulting from construction. **Grantee** shall be obligated to restore the surface of the **Permanent Easement** and the **Temporary Workspace Easement** area at **Grantee's** sole cost and expense as nearly as reasonably possible in **Grantee's** sole determination to the same condition in which the surface was immediately before initial construction, including the restoration of any fencing, sidewalks, landscaping, or similar surface improvements located upon or adjacent to the **Permanent Easement** which may have been removed, relocated, altered, damaged, or destroyed as a result of the **Grantee's** initial use of the easements granted hereunder, except that **Grantee** shall not be obligated to replace trees or vegetation other than groundcover.

This Agreement shall be interpreted in accordance with the laws of the state of Texas and all applicable federal laws (without regard to any conflicts-of-law rule or principle that would require the application of same to the laws of another jurisdiction).

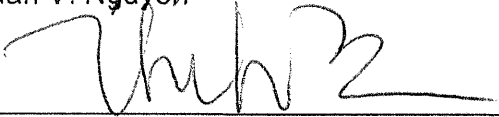
This Agreement contains the entire agreement and supersedes any and all prior oral understandings and/or agreements, if any, concerning the subject of the Agreement.

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto **Grantee**, and **Grantee's** heirs, executors, administrators, successors and assigns forever; and **Grantor** does hereby bind **Grantor**, their heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the easement unto **Grantee** and **Grantee's** heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof, together with the privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading and repairing said public wastewater utility lines, and for making connections therewith.

**GRANTOR:**

  
\_\_\_\_\_  
Tuan V. Nguyen

03-22-24  
Date

  
\_\_\_\_\_  
Nhieu T. Nguyen

03-22-2024  
Date

**ACCEPTED:**

**GRANTEE: City of Manor, Texas:**

\_\_\_\_\_  
By: Dr. Christopher Harvey, Mayor

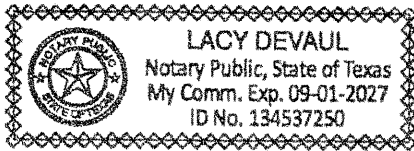
\*\*\*\*\* NOTARY ACKNOWLEDGEMENTS \*\*\*\*\*

THE STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

The foregoing instrument was executed before me by Tuan V. Nguyen and spouse, Nhieu T. Nguyen on this the 22 day of March, 2024.



Lacy Devaul  
Notary Public-State of Texas

THE STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this the \_\_\_\_\_ day of \_\_\_\_\_ 2024, personally appeared Dr. Christopher Harvey, Mayor of City of Manor, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
Notary Public-State of Texas

Project Name: Cottonwood Creek West Tributary Wastewater Project  
Parcel No. 1  
TCAD PID No.: 460349

**AFTER RECORDING RETURN TO:**  
City of Manor  
105 E. Eggleston  
Manor, Texas 78653

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4. **N 63° 45' 12" W**, a distance of **146.07 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the common line between said 13.502 Acre tract and Bois-D-Arc Road, for corner;

Thence: **N 27° 13' 56" E**, with said common line, a distance of **25.02 feet** to the **POINT OF BEGINNING** and containing **20,796 Square Feet** of land, situated in Travis County, Texas.

NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



SCOTT F. AMMONS  
REGISTERED PUBLIC LAND SURVEYOR NO. 6550  
STATE OF TEXAS





**FIELD NOTES FOR A 19,514 SQUARE FOOT TEMPORARY CONSTRUCTION EASEMENT:**

A **19,514 Square Foot Temporary Construction Easement**, located in the Lemuel Kimbro Survey, Abstract No. 456, Travis County, Texas, being a portion of a called 13.502 Acre tract of land, described in Document No. 2022072304, Official Public Records of Travis County, Texas. Said 19,514 Square Foot Temporary Construction Easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the common line between said 13.502 Acre tract and Bois-D-Arc Road, a variable width Right of Way, from which a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the southeast line of said Bois-D-Arc Road, for the northerly most common corner of said 13.502 Acre tract and a called 15.20 Acre tract of land described in Document No. 2016064061, Official Public Records of Travis County, Texas, bears N 27° 13' 56" E, with said common line, a distance of 202.49 feet;

Thence: Over and across said 13.502 Acre tract, the following four (4) courses:

1. **S 63° 45' 12" E**, a distance of **146.07 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
2. **S 23° 55' 53" W**, a distance of **141.15 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
3. **S 14° 02' 15" E**, a distance of **321.08 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
4. **S 47° 24' 10" W**, a distance of **197.91 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the common line between said 13.502 Acre tract and Manor Heights South Phase 1, Section 1, a plat of record in Document No. 202100001, Official Public Records of Travis County, Texas, for corner, from which a set 1/2" iron rod with a pink cap stamped "GBA 10194808" for the common corner of said 13.502 Acre tract, said 15.20 Acre Tract, said Manor Heights South Phase 1, Section 1, and the remainder of a called 267.942 Acre tract of land described in Document No. 2019176020, Official Public Records of Travis County, Texas, bears S 62° 00' 02" E, with said common line, a distance of 789.36 feet;

Thence: **N 62° 00' 02" W**, with said common line, a distance of **26.51 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in said common line, for corner, from which a found 1/2" iron rod with a red cap stamped "KHA" in the southwest line of said 13.502 Acre tract, for the northwest corner of said Manor Heights South Phase 1, Section 1, bears N 62° 00' 02" W, with said common line, a distance of 246.23 feet;

Thence: Over and across said 13.502 Acre tract, the following four (4) courses:

1. **N 47° 24' 10" E**, a distance of **191.86 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
2. **N 14° 02' 15" W**, a distance of **314.82 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
3. **N 23° 55' 53" E**, a distance of **125.74 feet**, to a set 1/2" iron rod with a pink cap stamped "GBA 10194808", for corner;
4. **N 63° 45' 12" W**, a distance of **122.49 feet** to a set 1/2" iron rod with a pink cap stamped "GBA 10194808" in the common line between said 13.502 Acre tract and Bois-D-Arc Road, for corner;

Thence: **N 27° 13' 56" E**, with said common line, a distance of **25.00 feet** to the **POINT OF BEGINNING** and containing **19,514 Square Feet** of land, situated in Travis County, Texas.

NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.

This is to certify that this real property legal description has been prepared by me or under my direct supervision.



SCOTT F. AMMONS  
REGISTERED PUBLIC LAND SURVEYOR NO. 6550  
STATE OF TEXAS





**GBA**  
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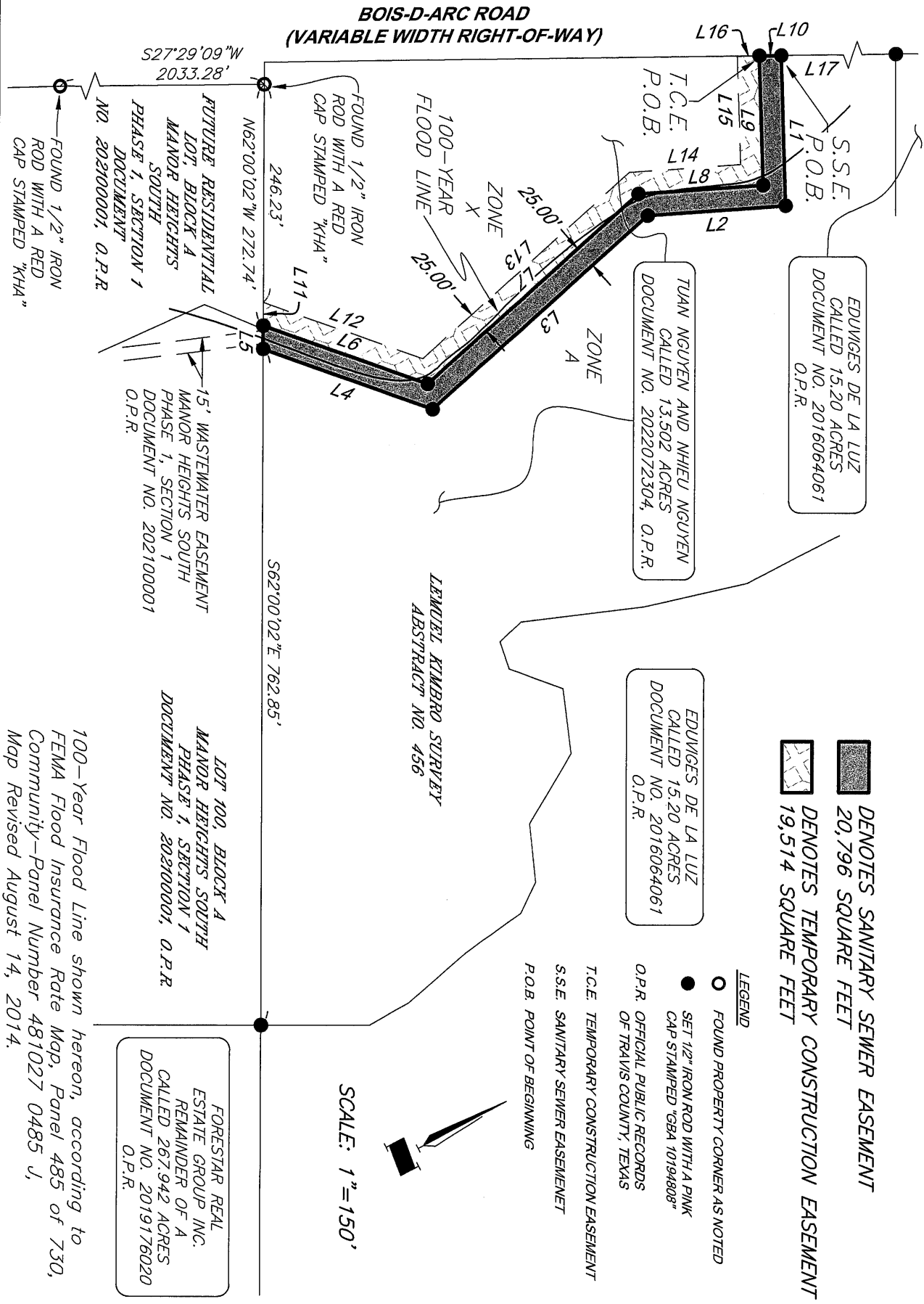
George Butler Associates, Inc. 2023 TBPEL'S FIRM #10194808

PROJECT NUMBER  
 15128.00

DATE  
 03/31/2023

*Exhibit "C"*  
**Sanitary Sewer Easement &  
 Temporary Construction Easement**  
 Manor, Travis Co., TX

SHEET NUMBER  
**3 of 4**



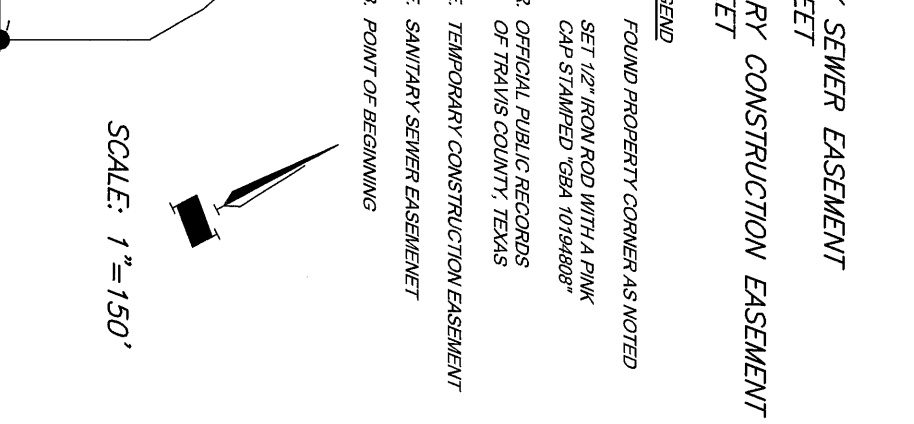
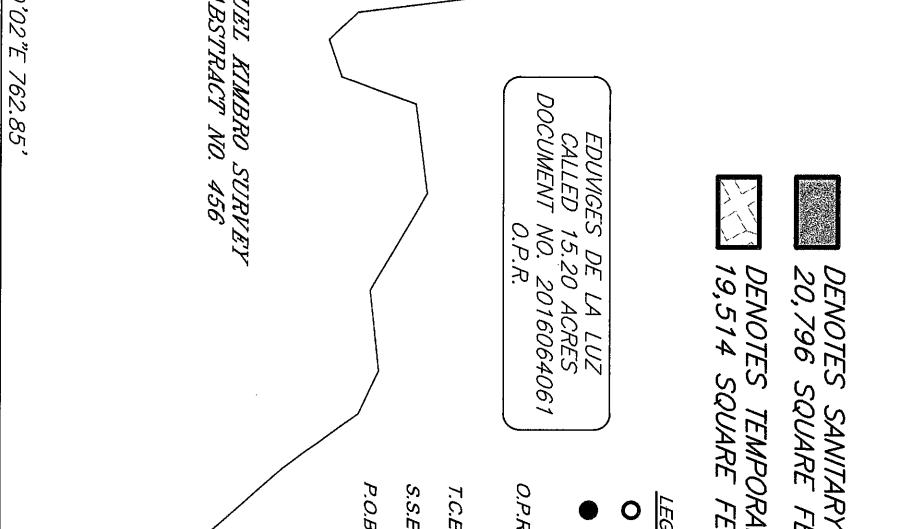
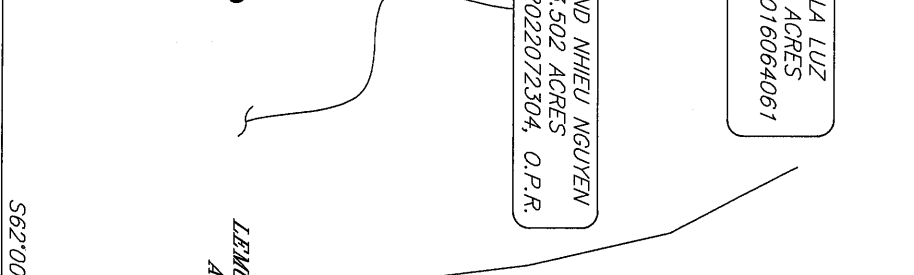
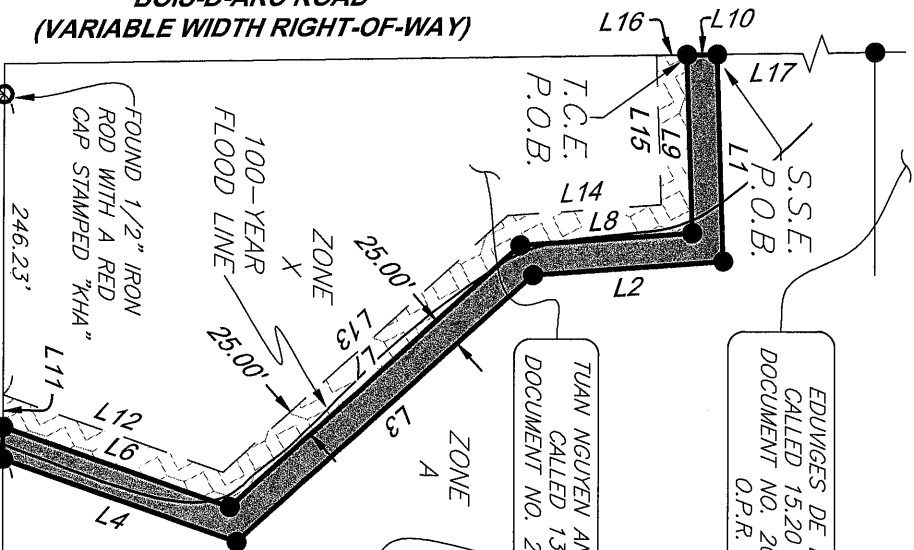
S27°29'09"W  
 2033.28'

N62°00'02"W 272.74'  
 246.23'

S62°00'02"E 762.85'

246.23'

246.23'



1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.

NOTES:

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.




Line Table		
Line #	Bearing	Distance
L1	S 63° 44' 14" E	169.65
L2	S 23° 55' 53" W	156.53
L3	S 14° 02' 15" E	327.33
L4	S 47° 24' 10" W	203.96
L5	N 62° 00' 02" W	26.51
L6	N 47° 24' 10" E	197.91
L7	N 14° 02' 15" W	321.08
L8	N 23° 55' 53" E	141.15
L9	N 63° 45' 12" W	146.07
L10	N 27° 13' 56" E	25.02
L11	S 62° 00' 02" E	26.51
L12	N 47° 24' 10" E	191.86
L13	N 14° 02' 15" W	314.82
L14	N 23° 55' 53" E	125.74
L15	N 63° 45' 12" W	122.49
L16	N 27° 13' 56" E	25.00
L17	N 27° 13' 56" E	177.47

**GBA**  
architects  
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TBP ELS FIRM #10194808

PROJECT NUMBER  
15128.00

DATE  
03/31/2023

Exhibit "D"  
Sanitary Sewer Easement &  
Temporary Construction Easement  
Manor, Travis Co., TX

SHEET NUMBER  
**4 of 4**