



EASEMENT

BEC internal use only

MAP REF. # 5727 098 013 017

W.O. # 81056002

S.L. # \_\_\_\_\_

THE STATE OF TEXAS
COUNTY OF TRAVIS

The undersigned City of Manor, Texas, a Texas home-rule municipal corporation, ("Grantor"), in good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto BLUEBONNET ELECTRIC COOPERATIVE, INC. ("Grantee"), whose post office address is P.O. Box 729, Bastrop, Texas 78602, and its legal representatives, successors and assigns, a non-exclusive, permanent and perpetual easement of access (the "Easement") in, upon, below or above Grantor's lands (the "Property"), situated in the County of Travis, State of Texas, as more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes.):

The area of the Easement for Overhead Electric Facilities shall be 15 feet on each side of the centerline of the initial line(s) as constructed by Grantee (the "Easement Area"), and the area of the Easement for Underground Electric Facilities shall be 10 feet either side of the initial line(s) as constructed by Grantee (the "Easement Area"). In addition, Grantee shall have the right to install guy and anchor arrangements inside and/or outside the Easement Area and where Grantee deems necessary; any area in which such guy and anchor arrangements are installed outside the Easement Area as defined above shall, while such items are in place, be included within the definition of the Easement Area. At such time that the initial construction of the Overhead Electric Facilities and Underground Electric Facilities (the "Facilities") is complete; the boundaries of the Easement Area will be reduced to be (twelve and half) 12 1/2 feet on either side of the Facilities, and the Easement Area will be twenty-five (25) feet in width. The GRANTOR and GRANTEE may further execute an amended easement instrument that includes a metes and bounds description of the reduced Easement Area at Grantor's expense.

The purpose and scope of this Easement shall be to place, construct, reconstruct, re-phase, operate, maintain, relocate, replace and remove in, upon, below or above the Easement Area an electric distribution line or system, telecommunications systems and equipment, or other services and systems, and related appurtenances and equipment, and to cut, trim, and/or remove any or all trees, brush, shrubbery or other obstructions within or outside the Easement Area to the extent necessary to keep the Easement Area clear, or which might otherwise endanger or interfere with the efficiency of the lines, including the removal of any dead, weak, leaning or dangerous trees that are tall enough to be in falling even if same are located outside the Easement Area. Non-use of the Easement shall not be deemed an abandonment; the Easement shall only be terminated by written instrument executed by Grantor and Grantee and recorded in the real property records of the county or counties in which the Easement Area is located. The purpose and scope of the Easement may not be changed, and Easement Area may not be relocated, without Grantor and Grantee's consent.

Grantor shall have the right of pedestrian, vehicular, and equipment ingress and egress over the Property, or any other of Grantor's adjacent lands, to and from the Easement Area for the purpose of placing, constructing, re-constructing, re-phasing, operating, maintaining, relocating, replacing and removing said lines and appurtenances, and may make use of such Property or other lands outside the Easement Area as is reasonably necessary for such activities, including the temporary placement and storage of vehicles and equipment. Grantee shall restore the ground surface area damaged by Grantee's operations, excluding trees, shrubs, other vegetation, and special ornamental landscape and/or concrete or asphalt placed within the easement to substantially the same condition as it existed on the date Grantee first begins to use and occupy the Easement area.

To have and to hold unto Grantee, its legal representatives, successors and assigns, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the rights herein to Grantee, its legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. This is an easement appurtenant and is a covenant running with the land.

Grantor may not construct or place any structures, devices, or obstacles in or on the Easement Area that may in Grantee's opinion constitute a hazard to the safe and reliable operation of the lines and appurtenances installed in the Easement Area or in the opinion of Grantee, a danger to Grantor or the general public. Notwithstanding the above, Grantor shall have the right to construct the infrastructure described in Exhibit "B" attached hereto which may or may not be in the Easement Area and use the Easement

Area for those purposes which do not conflict with Grantee's use, but shall keep the Easement Area free and clear of buildings, landscaping, trees, fences or walls.

Grantor warrants that Grantor is the legal owner of the Property and the undersigned has authority to grant this Easement and that the Property is free and clear of encumbrances and liens of whatsoever character except those held by the following:

\_\_\_\_\_

Grantor authorizes any employee, agent or other representative of Grantee to complete any blank space pertaining to the Property description above after this Easement has been executed by Grantor.

This written Easement represents the only agreement pertaining to said Easement.

The undersigned has executed this Easement to be effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**CITY OF MANOR, TEXAS**

a Texas home-rule municipal corporation

By: \_\_\_\_\_

Scott Moore  
City Manager

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

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§

This instrument was acknowledged by \_\_\_\_\_, 2026, by Scott Moore, City Manager of the CITY OF MANOR, TEXAS, a Texas home-rule municipal corporation on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public, State Of Texas

After recording  
Bluebonnet Electric Cooperative  
3198 East Main Street  
Giddens, Texas 78942

EXHIBIT "A"



912 S. Capital of Texas Hwy., Suite 300  
Austin, Texas 78746  
Tel: 512.441.9493  
www.quiddity.com

LEGAL DESCRIPTION

BEING 2.359-acres of land situated in the Sumner Bacon Survey No. 62 Abstract No. 100 in Travis County, Texas; being a portion of that certain tract of land called contain 59.765 acres to Gregg Lane Dev LLC as described in a Special Warranty Deed with Vendor's Lien in Document No. 2021051168 of the Official Public Records of Travis County, Texas; said 2.359-acre tract of land being more particularly described by metes and bounds as follows with bearings and coordinates referenced to the Texas Coordinate System of 1983, Central Zone:

**COMMENCING:** at a 5/8-inch iron rod found on the northeast right of way of said Gregg Lane (R.O.W. Varies), for the southeastern corner of the said 59.765-acre tract of land, the southwest corner of a called 15.74-acre tract of land to The Board of Trustees of the Manor Independent School District in a General Warranty Deed in Document No. 2016051094 of the Official Public Records of Travis County, Texas, for the southeastern corner of this herein described tract, from which a 1-1/2 inch iron pipe found for the northeastern corner of said 59.765-acre tract, for the northwestern corner of said 15.74-acre tract, on the southern line of a certain tract of land called to contain 75.37-acres to Board of Trustees of the Manor Independent School District as described in a Special Warranty Deed in Document No. 20051946 of the Official Public Records of Travis County, Texas bears North 27°32'06" East a distance of 1,131.40 feet from which a 1-1/2 inch iron pipe found bears South 03°19'25" West a distance of 0.97 feet;

**THENCE:** North 62°17'26" East a distance of 1713.03 feet along the southwestern line of the said 59.765-acre tract, the northeastern corner of said Gregg Lane to a calculated point;

**THENCE:** North 2°2'34" East a distance of 28.38 feet across said 59.765-acre tract to a calculated point and **POINT OF BEGINNING** for the southwestern corner of this herein described tract;

**THENCE:** Across said 59.765-acre tract the following seven (7) courses and distances;

1. North 62°17'26" West a distance of 351.03 feet to a calculated point, for the southwestern corner of this herein described tract;
2. North 49°14'45" East a distance of 189.91 feet to a calculated point, for a corner of this herein described tract;
3. North 5°14'55" East a distance of 56.92 feet to a calculated point, for a corner of this herein described tract;
4. North 8°43'26" East a distance of 59.17 feet to a calculated point, for the northwestern corner of this herein described tract;
5. North 77°07'00" East a distance of 184.24 feet to a calculated point, for a corner of this herein described tract;

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100

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6. South 16°38'21" East a distance of 14.14 feet to a calculated point, for a corner of this herein described tract;
7. South 61°38'21" East a distance of 124.71 feet to a calculated point, for the north eastern corner of this herein described tract;
8. With a non-tangent curve to the left with a Delta angle of 34°18'00", a Radius of 50.00 feet and an Arc length of 29.93 feet having a Chord bearing of South 12°12'01" East and a distance of 29.49 feet to a calculated point, for a corner of this herein described tract;
9. With a tangent curve to the right with a Delta angle of 56°51'41", a Radius of 25.00 feet and an Arc length of 24.81 feet having a Chord bearing of South 00°07'11" East and a distance of 23.80 feet to a calculated point, for a corner of this herein described tract;
10. South 27°30'40" West a distance of 25.28 feet to a calculated point, for a corner of this herein described tract;
11. With a tangent curve to the right with a Delta angle of 21°02'22", a Radius of 25.00 feet and an Arc length of 9.18 feet having a Chord bearing of South 38°01'51" West and a distance of 9.13 feet to a calculated point, for a corner of this herein described tract;
12. With a tangent curve to the left with a Delta angle of 21°02'22", a Radius of 50.00 feet and an Arc length of 21.10 feet having a Chord bearing of South 36°21'00" West and a distance of 20.95 feet to a calculated point, for a corner of this herein described tract;
13. North 65°38'01" West a distance of 103.98 feet to a calculated point, for a corner of this herein described tract;
14. South 55°10'46" West a distance of 103.98 feet to a calculated point, for a corner of this herein described tract;
15. South 27°42'34" West a distance of 28.00 feet to the **POINT OF BEGINNING** and containing 2.359-acre

*100*

\_\_\_\_\_  
Registered Professional Land Surveyor No. 5573  
rhackett@quiddity.com

07-09-2025  
Date: \_\_\_\_\_



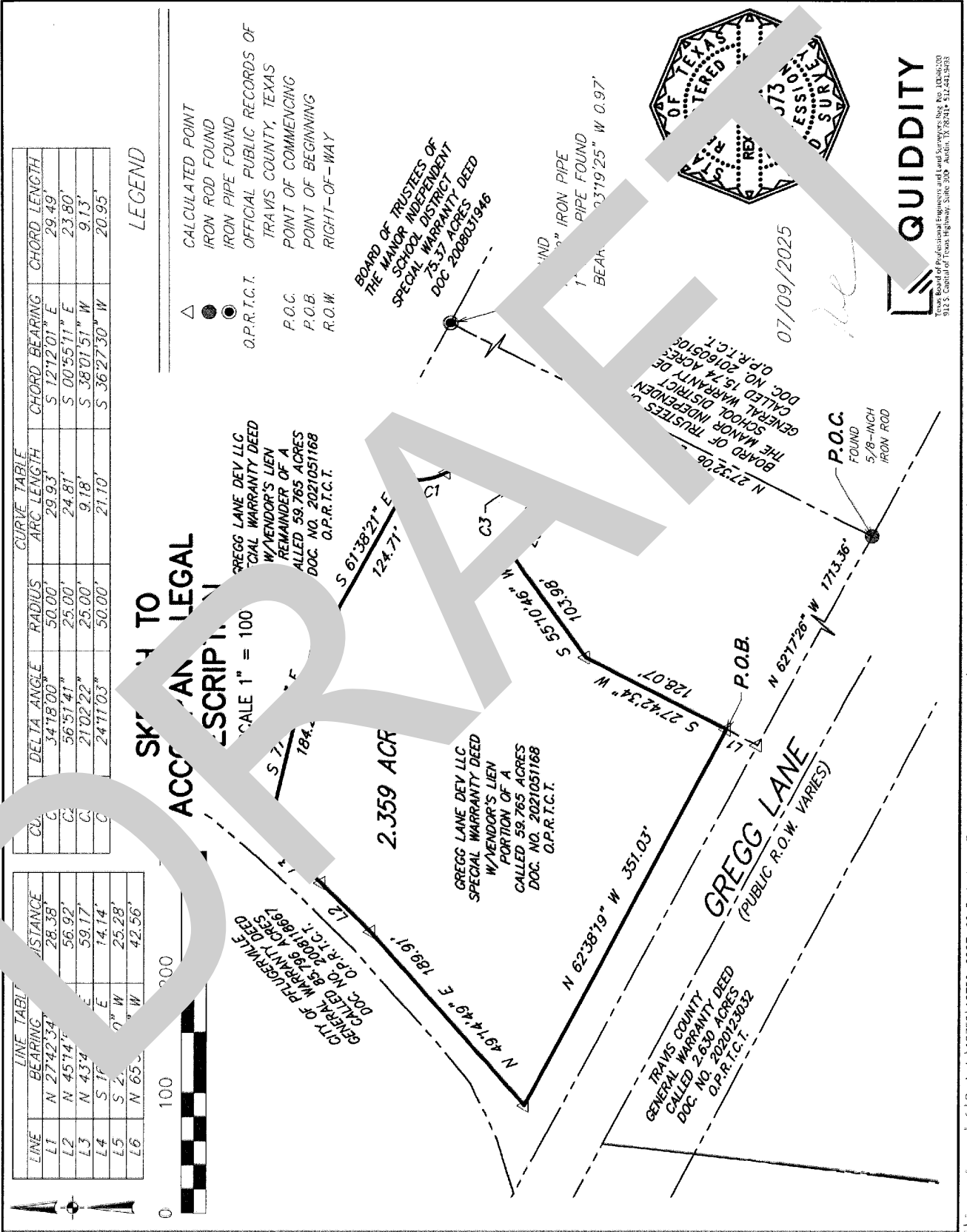
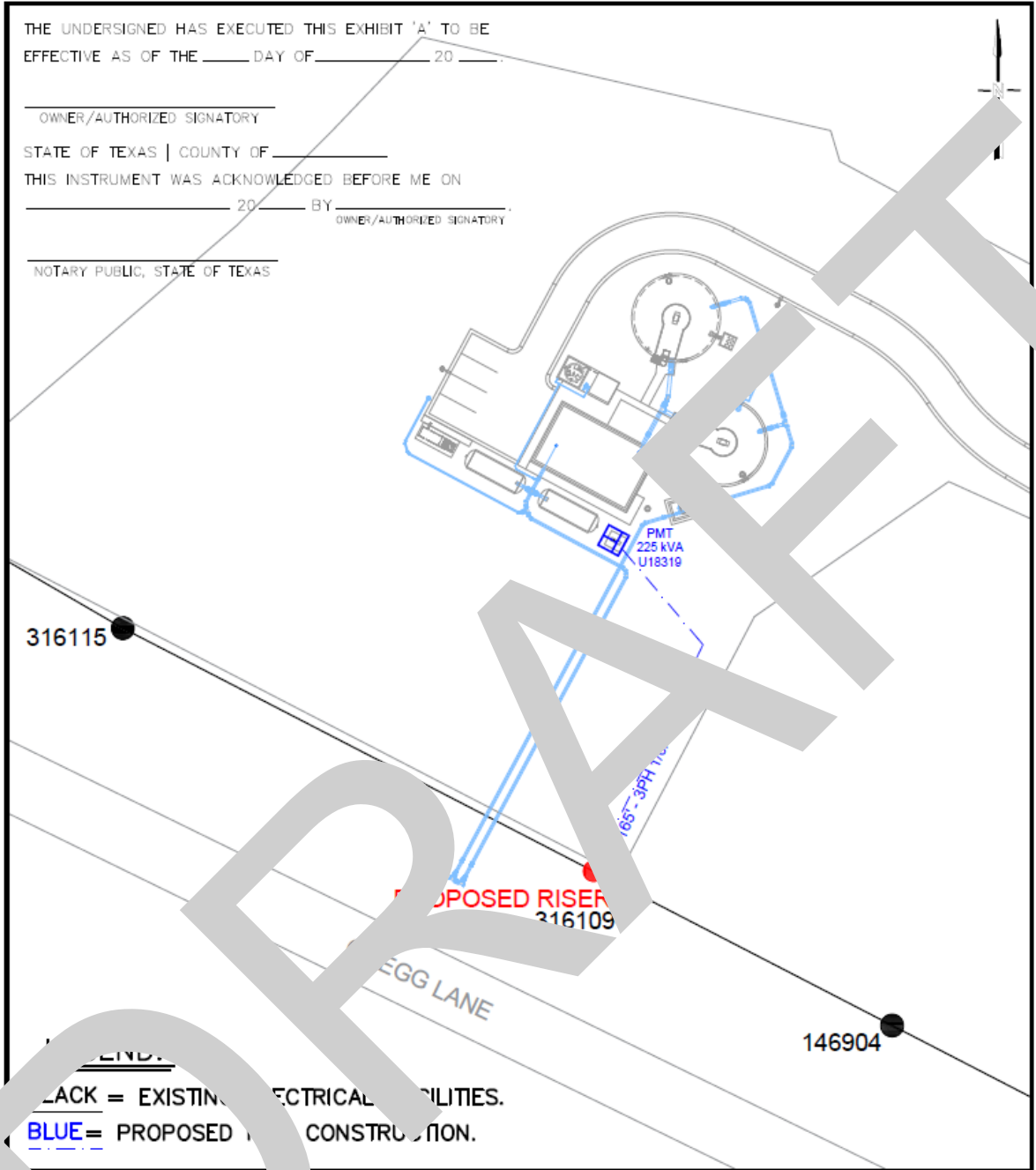


EXHIBIT "B"



BONNET ELECTRIC COOPERATIVE, INC.  
GIDDINGS, TEXAS

SCALE: \_\_\_\_\_ DATE: 2/11/26 BKL PROJECT: GREGG LANE GROUND STORAGE  
COUNTY: AVAM MAP REF: 5727 098 013 017 W.O.#: 81056002