

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.

**DECLARATION OF DRAINAGE EASEMENT**

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

That the City of Manor, Texas, a Texas home-rule municipal corporation, whose mailing address is 105 E. Eggleston Street, Manor, Texas 78653 (hereinafter called the “Declarant”), being the owner of that certain 200.38 acre tract of land out of the William Sanderford Survey No. 70 and the Summer Bacon Survey No. 62, situated in Travis County, Texas, pursuant to that certain deed of record in Document No. 2012141817 of the Official Public Records of Travis County, Texas, has executed this Declaration of Public Drainage Easement (the “Easement”) for the purpose of establishing the following non-exclusive easement to use a portion of said land for the Easement Purpose, as herein defined, in, under, upon, and across the following described property (the “Easement Tract”), to-wit:

All that 0.018-acre tract of land out of the William Standerford Survey No. 70, Abstract No. 743, situated in Travis County, Texas, being more particularly described by metes and bounds in Exhibit A, which is attached hereto and made a part hereof.

Also see “Sketch to accompany Field Notes” made a part of Exhibit A.

The Easement, rights, and privileges hereby created shall be used solely for the purpose of the installation, construction, operation, use, maintenance and repair of drainage facilities (the “Easement Purpose”). Except as otherwise stated, the Easement and other rights and privileges hereby created shall be perpetual.

Declarant further covenants and agrees:

- 1) to use the Easement Tract only in those ways consistent with the drainage easement herein granted and agrees to do nothing which would materially impair use of, or would damage, or destroy the drainage facilities within the Easement Tract, and it is further understood and agreed that the covenants and agreements set forth herein shall be considered covenants running with the land, fully binding upon Declarant and its successors and assigns;
- 2) no objects that would interfere in any material way or are inconsistent with the rights granted under this instrument for drainage easement purposes, including but

not limited to, buildings, fences, or landscaping that obstructs or impairs use of the drainage facilities for the purposes granted herein, shall be allowed on the Easement Tract;

- 3) the subject Easement shall be maintained by the developer, or its assigns, which may include a municipal utility district, property management company, or homeowners' association through a license agreement; and
- 4) Declarant or its assigns shall provide for access to the subject Easement as may be reasonably necessary and shall not prohibit access for inspection or maintenance of said Easement.

The benefits and obligations of the Easement created herein shall constitute benefits and servitudes running with the land.

EXECUTED THIS THE 17<sup>th</sup> DAY OF APRIL 2023.

**DECLARANT:  
THE CITY OF MANOR**

By: \_\_\_\_\_  
Scott Moore, City Manager

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by Scott Moore, City Manager for the City of Manor, Texas, on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City of Manor  
Attn: City Secretary  
105 E. Eggleston Street  
Manor, Texas 78653

EXHIBIT A

**A METES AND BOUNDS  
DESCRIPTION OF A  
0.018 ACRE STRIP OF LAND**

**BEING** a 0.018 acre (800 square feet) strip of land situated in the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas; being a portion of a called 200.38 acre tract of land described in instrument to the City of Manor in Document No. 2012141817 of the Official Public Records of Travis County; and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod with a plastic cap stamped "KHA" found marking the northwest corner of Lot 12, Block G of Shadowglen Phase 2, Section 17, plat of which is recorded in Document No. 201900191 of the Official Public Records of Travis County, on the southerly line of Lot 1, Block A of Shadowglen Phase 2, Section 21A & 21B, plat of which is recorded in Document No. 202000049 of the Official Public Records of Travis County;

**THENCE**, North 70°09'42" West, 912.04 feet, departing the northwest corner of said Lot 12 and the southerly line of said Lot 1 to the **POINT OF BEGINNING** of the herein described tract on the common line between said 200.38 acre tract and said Lot 1;

**THENCE**, South 27°59'50" West, 40.00 feet along said common line to a point for corner;

**THENCE**, departing said common line and crossing said 200.38 acre tract the following three (3) courses and distances:

1. North 82°00'10" West, 20.00 feet to a point for corner;
2. North 27°59'50" East, 40.00 feet to a point for corner;
3. South 82°00'10" East, 20.00 feet to the **POINT OF BEGINNING**, and containing 0.018 acre of land in Travis County, Texas. All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS).

**DRAINAGE EASEMENT  
0.018 ACRE  
WILLIAM SANDERFORD SURVEY  
NO. 70, ABSTRACT NO. 743  
TRAVIS COUNTY, TEXAS**

ABEL P. STENDAHL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6754  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78218  
PH. 210-541-9166  
abel.stendahl@kimley-horn.com



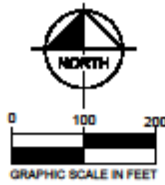
**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78218 FIRM # 10193873 Tel. No. (210) 541-9166 www.kimley-horn.com

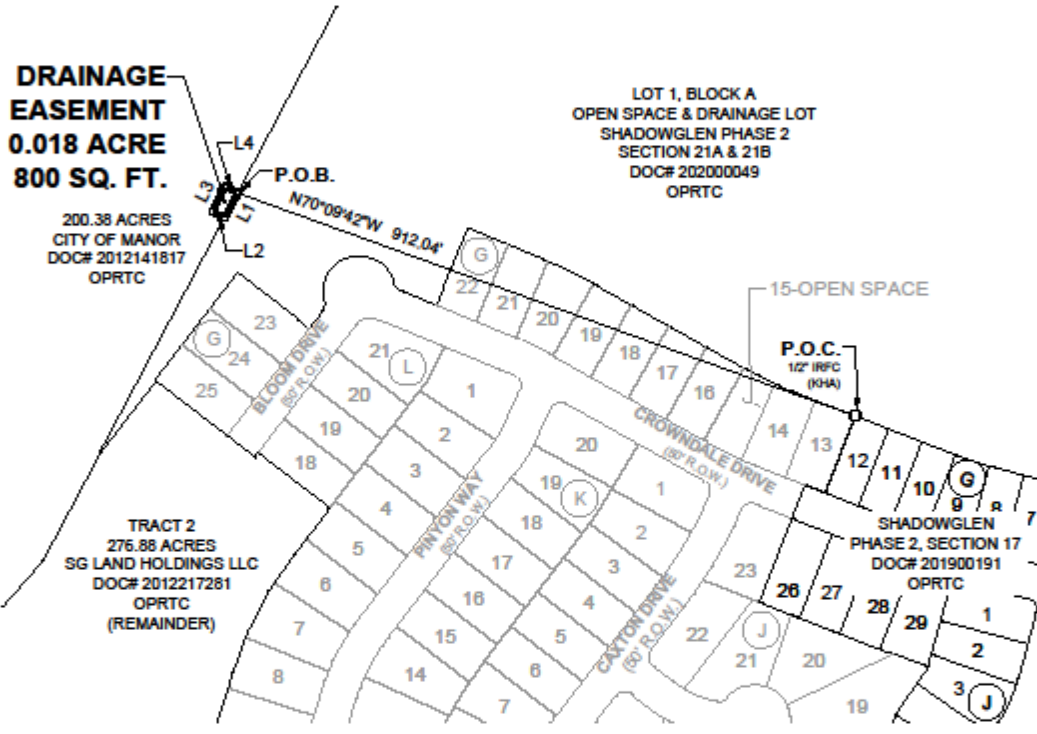
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	DJG	APS	09/21/2020	060254601	1 OF 2

GONZALEZ, DAVID 10/21/2020 9:18 AM \\SNAFF01\DATA\PROJECTS\SNA\_SURVEY\SHADOWGLEN DEVELOPMENT\060254501-SHADOWGLEN 18-2R\DWG\EXHIBIT 01\SHADOWGLEN 18A

EXHIBIT A



LINE TABLE		
NO.	BEARING	LENGTH
L1	S27°59'50"W	40.00'
L2	N62°00'10"W	20.00'
L3	N27°59'50"E	40.00'
L4	S62°00'10"E	20.00'



**DRAINAGE EASEMENT**  
**0.018 ACRE**  
**800 SQ. FT.**

200.38 ACRES  
 CITY OF MANOR  
 DOC# 2012141817  
 OPRTC

LOT 1, BLOCK A  
 OPEN SPACE & DRAINAGE LOT  
 SHADOWGLEN PHASE 2  
 SECTION 21A & 21B  
 DOC# 20200049  
 OPRTC

TRACT 2  
 276.88 ACRES  
 SG LAND HOLDINGS LLC  
 DOC# 2012217281  
 OPRTC  
 (REMAINDER)

P.O.C.  
 1/2" IRFC  
 (KHA)

**LEGEND:**  
 P.O.C. - POINT OF COMMENCING  
 P.O.B. - POINT OF BEGINNING  
 IRFC - IRON ROD W/CAP FOUND  
 OPRTC. - OFFICIAL PUBLIC RECORDS,  
 TRAVIS COUNTY, TEXAS

**NOTES:**  
 GEODETIC BASIS STATEMENT: The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

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 abel.stendahl@kimley-horn.com



**DRAINAGE EASEMENT**  
 0.018 ACRE  
 WILLIAM SANDERFORD SURVEY  
 NO. 70, ABSTRACT NO. 743  
 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	DJG	APS	09/21/2020	060254801	2 OF 2

GONZALEZ, DAVID 10/21/2020 9:18 AM \\SNAFF01\DATA\PROJECTS\SNA\_SURVEY\SHADOWGLEN DEVELOPMENT\060254501-SHADOWGLEN 18-2RD\DWG\EXHIBIT 01SHADOWGLEN 18A