

## EXHIBIT "B"

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

### WATER LINE EASEMENT

DATE: \_\_\_\_\_, 2026

GRANTOR: **H. Dalton Wallace**

GRANTOR'S MAILING ADDRESS (including County):

**9505 Johnny Morris Rd  
Austin, Travis County, TX 78742**

GRANTEE: **City of Manor, a Texas municipal corporation**

GRANTEE'S MAILING ADDRESS (including County):

**105 E Eggleston St.  
Manor, Travis County, TX 78653**

LIENHOLDER: \_\_\_\_\_

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

#### EASEMENT PROPERTY:

A 17,911 square foot tract of land situated in Travis County, Texas, being a portion of a called 5.208 acre tract of land described in a general warranty deed to H. Dalton Wallace recorded in document No. 2010160070 of the official public records of Travis County, Texas, with such 17,911 square foot tract of land described with particularity by metes and bounds and sketch in Exhibit "A," attached hereto and incorporated by reference as if fully set out (the "Easement Property").

EASEMENT PURPOSE: The easement shall be used for the purpose of installation, operation, use, maintenance, repair, inspection, replacement, and restoration of water facilities, including without limitation water lines and other related fixtures, appurtenances, equipment, and fittings incidental thereto, that are installed, constructed or placed within the EASEMENT PROPERTY by GRANTOR (collectively, the "Facilities"), together with a right of ingress and egress to and from same, in, over, under, through and across the EASEMENT PROPERTY.

**GRANT OF EASEMENT:** Grantor, for the Consideration paid to Grantor, does hereby grants, sells and conveys unto Grantee and Grantee's successors and assigns a perpetual access easement in upon, over, on, under, above and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement").

**COVENANTS AND CONDITIONS:** The Easement granted is subject to the following covenants and conditions:

1. Grantor reserves the right to place, construct, operate, repair, replace and maintain driveways and utility lines ("authorized improvements") on, over and across the Easement Property, so long as such use does not unreasonably interfere with or prevent Grantee's use of the Easement Property as provided herein and provided that Grantor complies with all applicable local, state, and federal regulations in installing and maintaining authorized improvements. But, Grantor may not construct any buildings, obstructions, or similar improvements on the Easement Property. Grantor shall be responsible for the cost of replacing such unauthorized improvements, but Grantee shall be responsible for the cost of replacing any authorized improvements in the event the Grantee removes or alters said authorized improvements to exercise Grantee's rights hereunder.
2. This Easement is granted and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions, encumbrances, mineral reservations and royalty reservations, if any, relating to the Easement Property to the extent and only to the extent, that the same may still be in force and effect, and either shown of record in the Office of the County Clerk of Travis County, Texas, or apparent on the ground.

Grantee shall restore the surface of Grantor's property to its previous physical condition to the extent reasonably feasible in Grantee's sole determination if changed by use of the rights granted herein.

The covenants, terms and conditions of this Water Line Easement are covenants running with the land, and inure to the benefit of, and are binding upon, Grantor, Grantee, and their respective legal representatives, successors and assigns.

**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 successors and assigns forever; and **GRANTOR** does hereby binds itself, its heirs, executors, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement herein granted, unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the easement or any part thereof.

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

IN WITNESS WHEREOF, this instrument is executed on the date first provided above.

**GRANTOR:**

H. DALTON WALLACE

**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 H. Dalton Wallace, 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.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of  
\_\_\_\_\_, 2026.**

(SEAL)

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

**ACCEPTED:**

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

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By: Dr. Christopher Harvey, Mayor

**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 2026, 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.

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Notary Public-State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

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

EXHIBIT “A”



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

#### EXHIBIT "A"

#### WATER LINE EASEMENT METES AND BOUNDS DESCRIPTION

BEING 0.4112 OF ONE ACRE (17,911 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE SUMNER BACON SURVEY NO. 62 IN TRAVIS COUNTY, TEXAS BEING A PORTION OF A CALLED 5.208 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO H. DALTON WALLACE RECORDED IN DOCUMENT NO. 2010160070 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch rebar found at the intersection of the curving existing Easterly Right-of-Way line of Farm-to-Market Road 973 (FM 973) (200' wide Right-of-Way) and the existing Northerly Right-of-Way line of Schmidt Loop (80' wide Right-of-Way) for the Southwesterly corner of said 5.208 acre tract;

THENCE South 62°33'11" East, with the Southerly line of said 5.208 acre tract, common with the existing Northerly Right-of-Way line of said Schmidt Loop, a distance of 37.19 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE **North 27°29'46"** East over and across said 5.208 acre tract, a distance of **895.58** feet to a Calculated Point in the Northerly line of said 5.208 acre tract, common with the Southerly line of Lot 2, Block A, VICTOR GARCIA SUBDIVISION a subdivision of record in Document No. 202200135 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found in the Northerly line of said 5.208 acre tract being the Northwest corner of said Lot 2, common with the Southeast corner of Lot 3, Block A, said VICTOR GARCIA SUBDIVISION, bears North 62°32'21" West, a distance of 264.41 feet;

THENCE **South 62°32'21"** East with the Northerly line of said 5.208 acre tract, common with the Southerly line with said Lot 2, a distance of **20.00** feet to a TxDOT Type I monument found in the existing Westerly Right-of-Way line of said Schmidt Loop, for the Northeast corner of said 5.208 acre tract, common with the Southeast corner of said Lot 2;

THENCE **South 27°29'46"** West with the Easterly line of said 5.208 acre tract, common with the existing Westerly Right-of-Way line of said Schmidt Loop, a distance of **895.57** feet to a Calculated Point at a reentrant corner of the Westerly Right-of-Way line of said Schmidt Loop, being the Southeast corner of said 5.208 acre tract;



THENCE North **62°33'11"** West with the Southerly line of said 5.208 acre tract, common with the existing Northerly Right-of-Way line of said Schmidt Loop, a distance of **20.00** feet to the **POINT OF BEGINNING** and containing 0.4112 of one acre (17,911 Square Feet) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are grid values represented in U.S. Survey Feet.

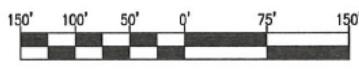
This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed In September 2025.

  
\_\_\_\_\_  
10-17-2025  
Ethan Scott Hopkin  
Registered Professional Land Surveyor  
State of Texas No. 7048



Job Number: 25-046

Attachments: "K:\12025\25046 - COM Dalton WL Easement\CAD\DWGs\25046 COM DALTON WL EASEMENT.dwg "



GRAPHIC SCALE

LEGEND

- TXDOT TYPE I MONUMENT FOUND
- 1/2-INCH REBAR FOUND
- △ CALCULATED POINT NOT SET
- ◎ 1/2-INCH REBAR WITH CAP STAMPED "FOREST RPLS 1847" FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINDER BOUNDARY LINE
- DOC. NO. DOCUMENT NUMBER

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S62°32'21"E	20.00'
L2	N62°33'11"W	20.00'

FARM-TO-MARKET ROAD 973  
(FM 973)  
(200' WIDE RIGHT-OF-WAY)

S62°33'11"E 37.19'

POINT OF COMMENCING

POINT OF BEGINNING L2

VICTOR GARCIA  
SUBDIVISION  
DOC. NO. 202200135  
O.P.R.T.C.T.

LOT 2  
BLOCK A

N62°32'21"W

264.47' L1

SUMNER BACON  
SURVEY NO. 62

H. DALTON WALLACE  
CALLED 5.208 ACRES  
DOC. NO. 2010160070  
O.P.R.T.C.T.

N27°29'46"E 895.58'  
S27°29'46"W 895.57'



10-17-2025

SCHMIDT LOOP  
(80' WIDE RIGHT-OF-WAY)

WATERLINE EASEMENT  
0.4112 OF ONE ACRE  
(17,911 SQUARE FEET)

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

JOB NUMBER: 25-046

DATE: 10-17-2025

PROJECT NAME: COM DALTON WL EASEMENT

DRAWING NAME: 25046 COM DALTON WL EASEMENT

DRAWING FILE PATH: K:\!2025\25046 - COM Dalton WL  
Easement\CAD\DWGs

METES AND BOUNDS FILE PATH: K:\!2025\25046 - COM Dalton WL  
Easement\Descriptions

RPLS: ESH TECH: TN PARTY CHIEF: KD CHK BY: FWF

SHEET 03 of 03 FIELDBOOKS 499 SCALE: 1"=150'

**LSI LANDDESIGN SERVICES, INC.**

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

TBPELS FIRM NO. 10001800

512-238-7901