

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 PUBLIC WATER QUALITY 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, Travis County, Texas 78653 (hereinafter called the “Declarant”), being the owner of that certain 200.38 acre tract of land out of the William Standerford Survey No. 70 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 Water Quality 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 0.432 acre strip 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 water quality 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 water quality easement herein granted and agrees to do nothing which would materially impair use of, or would damage, or destroy the water quality 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 water quality easement purposes, including but not limited to, buildings, fences, or landscaping that obstructs or

impairs use of the water quality 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 home owners' 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**DECLARANT:**

**THE CITY OF MANOR**

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

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Dr. Christopher Harvey, Mayor 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

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

**EXHIBIT A**

**BEING** a 0.432 acre (18,812 square feet) strip of land situated in the William Sanderford Survey No. 70, Abstract No. 743, in Travis County, Texas; being a portion of a called 200.38 acres tract of land described to the City of Manor as shown on instrument recorded 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 plastic surveyor's cap stamped "KHA" set in the westerly boundary line of said 6.102 acres "Tract 2", at an east angle corner of a called 6.102 "Tract 2" described to PHAU - Shadowglen 22, LLC, as shown on instrument recorded in Document No. 2023079821 of the Official Public Records of Travis County;

**THENCE**, North 41°15'38" East, 15.90 feet along the common boundary line between said 6.102 acres "Tract 2" and said 200.38 acres tract to the **POINT OF BEGINNING**;

**THENCE**, departing said common line and crossing said 200.38 acres tract the following five (5) courses and distances:

1. North 17°07'34" East, 122.29 feet to a point for corner;
2. North 41°15'38" East, 47.52 feet to a point for corner;
3. North 27°59'50" East, 168.10 feet to a point for corner;
4. North 37°32'03" East, 129.62 feet to a point for corner;
5. South 52°27'57" East, 28.92 feet to a point for corner in the west line of Lot 1, Block A of the Shadowglen Phase 2 Subdivision, plat of which is shown on instrument recorded in Document No. 202000049 of the Official Public Records of Travis County;

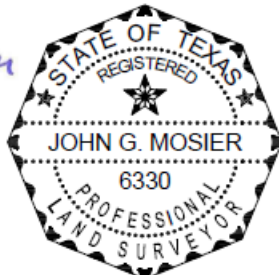
**THENCE**, South 27°59'50" West, with the west line of said Lot 1, Block A, 127.21 feet to a 1/2-inch iron rod with plastic surveyor's cap stamped "KHA" set for the south corner of said Lot 1, Block A and an angle corner of said 6.102 Acres "Tract 2";

**THENCE**, South 27°59'50" West, continuing with said west line of Lot 1, Block A, and the east line of said 200.38 acres tract, 169.74 FEET to a 1/2-inch iron rod with plastic surveyor's cap stamped "KHA" set for an angle corner;

**THENCE**, South 41°15'38" West, 164.93 feet to the **POINT OF BEGINNING**, and containing 0.432 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).

*John G. Mosier*

JOHN G. MOSIER  
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11/14/2023

**WATER QUALITY EASEMENT**  
0.432 ACRE  
WILLIAM SANDERFORD SURVEY  
NO.70, ABSTRACT NO. 743  
TRAVIS COUNTY, TEXAS

**Kimley»Horn**

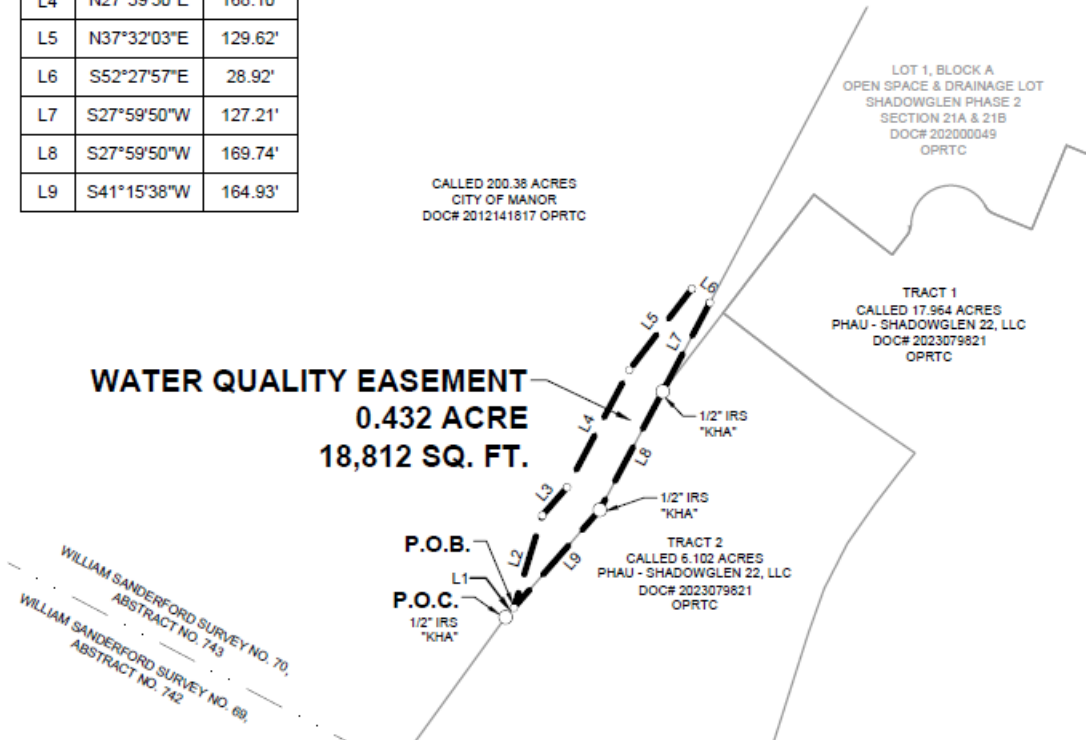
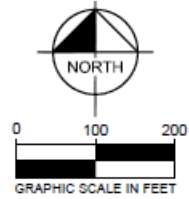
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJM	JGM	11/14/2023	069254501	1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N41°15'38"E	15.90'
L2	N17°07'34"E	122.29'
L3	N41°15'38"E	47.52'
L4	N27°59'50"E	168.10'
L5	N37°32'03"E	129.62'
L6	S52°27'57"E	28.92'
L7	S27°59'50"W	127.21'
L8	S27°59'50"W	169.74'
L9	S41°15'38"W	164.93'

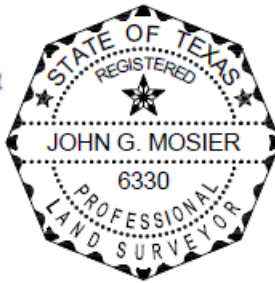
**LEGEND:**  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
OPRTC. = OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY, TEXAS

**EXHIBIT A**



**SURVEYORS CERTIFICATION:** THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY.  
**GEODETIC NOTE:** THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

*John G. Mosier*  
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**WATER QUALITY EASEMENT**  
0.432 ACRE  
WILLIAM SANDERFORD SURVEY  
NO.70, ABSTRACT NO. 743  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MJM	JSM	11/14/2023	069254501	2 OF 2

MCLAUGHLIN, MICHAEL 11/14/2023 3:48 PM \\SNAFP01\TX\_SNA\ISNA\_SURVEY\SHADOWGLEN DEVELOPMENT\069254501-SHADOWGLEN 18-28\DWG\EXHIBITS\10.431 AC PWQC EASEMENT.DWG