

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.

**WASTEWATER UTILITY EASEMENT**

DATE:

September 18, 2025

GRANTOR:

**Manor Independent School District, a Texas independent public school district**

GRANTOR'S MAILING ADDRESS:

**14832 North FM 973,  
Manor, Travis County, Texas 78653**

GRANTEE:

**City of Manor, Texas, a Texas home-rule municipality**

GRANTEE'S MAILING ADDRESS:

**105 E. Eggleston Street  
Manor, Travis County, Texas 78653**

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

PROPERTY:

A twenty foot (20') wide wastewater utility easement shown in Exhibit "A" attached hereto and incorporated herein as if fully transcribed herein.

**GRANTOR**, for the **CONSIDERATION** paid to **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, a non-exclusive, perpetual easement for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed a wastewater force main in, upon, under and across the **PROPERTY** more fully described and as shown in Exhibit "A" attached hereto (the "Wastewater Utility Easement"). Grantor reserves the right to enter upon and use any portion of the Wastewater Utility Easement, but in no event shall Grantor enter upon or use any portion of the Wastewater Utility Easement in any manner that interferes in any material way or is inconsistent with the rights granted to the **GRANTEE** under this Wastewater Utility Easement for the easement purpose as determined by **GRANTEE** in its reasonable discretion.

**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

unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject, however, to any easements, liens, encumbrances, and other matters of record in the real property records of Travis County, Texas that are valid, existing, and affect the Wastewater Utility Easement as of the Date.

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

Dated as of the date first written above but acknowledged as of the dates set forth below.

[Signatures on following pages]

**GRANTOR:**

## **Manor Independent School District, a Texas independent public school district,**

By: Ana Cortez  
Name: Ana cortez  
Title: Boys & President

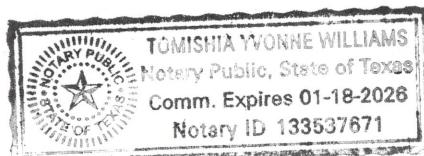
Title: Board President

Herr: Boare President

STATE OF TEXAS §  
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Ana Carter, Board President of Manor Independent School District, a Texas independent public school district, known to me to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on the 18 day of September,  
2025.



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 \_\_\_\_\_, 2025, personally appeared Dr. Christopher Harvey, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

(SEAL)

Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

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

**Exhibit "A"**  
**Description of Wastewater Utility Easement**  
**[attached]**

**LEGAL DESCRIPTION:****FORCEMAIN EASEMENT - 0.2931 ACRE**

**BEING** A 0.2931 ACRE (12,767 SQ. FT.) TRACT OF LAND SITUATED IN THE S. BACON SURVEY, ABSTRACT 63, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 6.5063 ACRES TRACT OF LAND DESCRIBED TO MANOR INDEPENDENT SCHOOL DISTRICT, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 12597, PAGE 1548 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND A PORTION OF A CALLED 24.8354 ACRES TRACT OF LAND DESCRIBED TO MANOR INDEPENDENT SCHOOL DISTRICT, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 12597, PAGE 1543, R.P.R.T.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND, IN THE NORTH RIGHT-OF-WAY LINE OF HILL LANE, VARIABLE WIDTH RIGHT-OF-WAY, NO RECORDING INFORMATION FOUND, FOR THE SOUTHWEST CORNER OF SAID 6.5063 ACRES TRACT;

**THENCE**, WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, SAME BEING THE WEST BOUNDARY LINE OF SAID 6.5063 ACRES TRACT, NORTH 27°05'37" EAST, AT A DISTANCE OF 7.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF A CALLED 24.7833 ACRES TRACT OF LAND DESCRIBED TO THE MOST REVEREND JOHN McCARTHY, BISHOP OF THE DIOCESE OF AUSTIN AND HIS SUCCESSORS, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 13327, PAGE 702, R.P.R.T.C.T., CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 6.5063 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 24.7833 ACRES TRACT, A TOTAL DISTANCE OF 20.00 FEET TO A CALCULATED POINT;

**THENCE**, DEPARTING SAID WEST BOUNDARY LINE OF THE 6.5063 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 24.7833 ACRES TRACT, OVER AND ACROSS SAID 6.5063 ACRES TRACT AND SAID 24.8354 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 63°44'07" EAST, A DISTANCE OF 171.29 FEET TO A CALCULATED POINT;
2. SOUTH 63°09'22" EAST, A DISTANCE OF 467.07 FEET TO A CALCULATED POINT;
3. SOUTH 26°42'33" WEST, A DISTANCE OF 20.00 FEET TO A CALCULATED POINT, IN SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 24.8354 ACRES TRACT;

**THENCE**, WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE AND SAID SOUTH BOUNDARY LINE OF THE 24.8354 ACRES TRACT, NORTH 63°09'22" WEST, A DISTANCE OF 467.02 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE SOUTHWEST CORNER OF SAID 24.8354 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 6.5063 ACRES TRACT;

**THENCE**, WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 6.5063 ACRES TRACT, NORTH 63°44'07" WEST, A DISTANCE OF 171.47 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.2931 ACRE OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

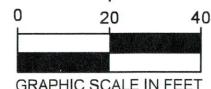
MICHAEL A. MONTGOMERY II, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6890



**LEGAL DESCRIPTION**  
**FORCEMAIN EASEMENT**  
**0.2931 ACRE**  
BEING A PORTION OF THE  
S. BACON SURVEY, ABSTRACT 63  
TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759						TEL. NO. (512) 418-1771 WWW.KIMLEY-HORN.COM
TBPELS FIRM # 10194624						
SCALE N/A	DRAWN BY MSB	CHECKED BY MMII	DATE 9/26/2025	PROJECT NO. 068728007	SHEET NO. 1 OF 3	



GRAPHIC SCALE IN FEET

24.7833 ACRES  
THE MOST REVEREND JOHN  
MCCARTHY, BISHOP OF THE DIOCESE  
OF AUSTIN AND HIS SUCCESSORS  
VOL. 13327, PG. 702 R.P.R.T.C.T.

CALLED 6.5063 ACRES  
MANOR INDEPENDENT  
SCHOOL DISTRICT  
VOL. 12597, PG. 1548  
R.P.R.T.C.T.

CALLED 24.8354 ACRES  
MANOR INDEPENDENT  
SCHOOL DISTRICT  
VOL. 12597, PG. 1543  
R.P.R.T.C.T.

L1  
13.00'  
7.00'  
P.O.B.

S63°44'07"E 171.29'  
N63°44'07"W 171.47'

HILL LANE  
(VARIABLE WIDTH RIGHT-OF-WAY)

S63°09'22"E 467.07'  
N63°09'22"W 467.02'

**FORCEMAIN EASEMENT**  
**0.2931 ACRE**  
**(12,767 SQ. FT.)**

MATCH LINE SHEET 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°05'37"E	20.00'
L2	S26°42'33"W	20.00'

LEGEND	
●	= 1/2-INCH IRON ROD FOUND
○	= 1/2-INCH IRON ROD W/CAP STAMPED "KHA" SET
△	= CALCULATED POINT
P.O.B.	= POINT OF BEGINNING
R.P.R.T.C.T.	= REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

LINETYPE LEGEND	
EASEMENT BOUNDARY LINE	
PROPERTY LINE	

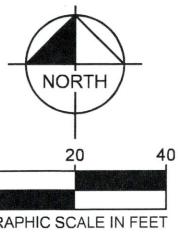
**EASEMENT BOUNDARY EXHIBIT**  
**FORCEMAIN EASEMENT**  
**0.2931 ACRE**  
BEING A PORTION OF THE  
S. BACON SURVEY, ABSTRACT 63  
TRAVIS COUNTY, TEXAS

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983,  
CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN  
HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S.  
SURVEY FEET.

<b>Kimley » Horn</b>					
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 TEL. NO. (512) 418-1771 WWW.KIMLEY-HORN.COM					
SCALE 1" = 40'	DRAWN BY MSB	CHECKED BY MMII	DATE 9/26/2025	PROJECT NO. 068728007	SHEET NO. 2 OF 3

MATCH LINE SHEET 2



CALLED 24.8354 ACRES  
MANOR INDEPENDENT  
SCHOOL DISTRICT  
VOL. 12597, PG. 1543  
R.P.R.T.C.T.

HILL LANE  
(VARIABLE WIDTH RIGHT-OF-WAY)

S63°09'22"E 467.07'

N63°09'22"W 467.02'

**FORCEMAIN EASEMENT**  
**0.2931 ACRE**  
**(12,767 SQ. FT.)**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°05'37"E	20.00'
L2	S26°42'33"W	20.00'

**LEGEND**

●	= 1/2-INCH IRON ROD FOUND
○	= 1/2-INCH IRON ROD W/CAP STAMPED "KHA" SET
△	= CALCULATED POINT
P.O.B.	= POINT OF BEGINNING
R.P.R.T.C.T.	= REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

**LINETYPE LEGEND**

—	EASEMENT BOUNDARY LINE
—	PROPERTY LINE

**EASEMENT BOUNDARY EXHIBIT**  
**FORCEMAIN EASEMENT**  
**0.2931 ACRE**  
BEING A PORTION OF THE  
S. BACON SURVEY, ABSTRACT 63  
TRAVIS COUNTY, TEXAS

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**Kimley»Horn**

10814 JOLLYVILLE ROAD, CAMPUS IV  
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 40'	MSB	MMII	9/26/2025	068728007	3 OF 3

**AFFIDAVIT OF NO LIENS**  
[OWNERSHIP TYPE - ENTITY]

**Date:** September 18, 2025

**Affiant:** Robert Sormani

**Affiant Title:** Superintendent of Manor Independent School District, a Texas independent school district

**Owner:** The person or entity in the Grant Document that is the holder of title to the Property.

**Grant Document:** The document to which this Affidavit of No Liens is attached and referred to.

**Property:** The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. In my capacity listed above as Affiant Title, I am authorized by the Owner to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. Owner holds title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of Owner, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;

5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against the Owner that would affect the Property; and
6. the Owner is not a debtor in bankruptcy.

Executed effective the Date first above stated.

**MANOR INDEPENDENT SCHOOL DISTRICT,  
A TEXAS INDEPENDENT SCHOOL DISTRICT**

By: Robert Sorman

Name: Robert Sorman

Title: Superintendent

**STATE OF TEXAS**

§

**COUNTY OF TRAVIS**

§

Before me, the undersigned notary, on this day personally appeared Robert Sorman, Superintendent of Manor Independent School District, a Texas independent school district, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on September 18, 2026.  
[Seal]

Timothy J. Williams

Notary Public, State of Texas

