

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.

**DRAINAGE EASEMENT IN EXTRATERRITORIAL JURISDICTION
WITH REQUIRED MAINTENANCE**

Date: April 29, 2024

Grantor: VAULT MANOR OPERATING COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantor's Address: 4203 YOAKUM BLVD., SUITE 200
HOUSTON, HARRIS County, TEXAS 77006

Grantee: CITY OF MANOR, TEXAS, a Texas home-rule municipal corporation situated in Travis County

Grantee's Address: 105 E. Eggleston Street
Manor, Travis County, Texas 78653

Governmental Unit: Travis County, Texas, a political subdivision of the State of Texas

Governmental Unit's Address: P.O. Box 1748
Austin, Travis County, Texas 78767-1748

Easement Tract: All those parcels of land situated in Travis County, Texas described in Exhibits A and shown on Exhibits B attached hereto as fully incorporated herein as if fully set forth.

Easement Duration: Perpetual

Easement Purpose: To access, install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission the Facilities

City Reviewer Initials

- Facilities:** Drainage channels, drainage conveyance structures, and detention and water quality controls with all associated roads, gates, bridges, culverts, erosion control structures, and other appurtenances
- Permitted Encumbrances:** Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date
- Non-Permitted Activity:** Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, or other similar improvement in the Easement Tract

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the Grantee a non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the Grantee under this instrument for the Easement Purpose as determined by the Grantee in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

TO HAVE AND TO HOLD the Easement to the Grantee and Grantee's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the Grantee under this Easement for the Easement Purpose as determined by Grantee in its reasonable discretion. **Grantor (i) shall be obligated to maintain to a good and functioning condition in accordance with the requirements of the Grantee as determined by the Grantee in its reasonable discretion the Facilities in the Easement Tract, (ii) is liable to the Grantee for such maintenance obligations, and (iii) in the event Grantor does not perform the required maintenance obligations, agrees to indemnify the Grantee for all Grantee costs necessary to maintain the Facilities.** Grantor may enter into an agreement with a third party regarding the maintenance obligations, but in no such event shall the agreement with the third party release Grantor from its obligations to Grantee under this Easement.

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Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the Grantee against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

So long as the Easement Tract is located in the Grantee's extra-territorial jurisdiction, Grantee hereby assigns its interest in this Easement to the Governmental Unit. At such time as the Easement Tract is annexed into the Grantee's full purpose jurisdiction, all rights and responsibilities hereunder shall revert to Grantee.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns*, *Grantee* includes *Grantee's employees, agents, consultants, contractors, successors, and assigns*, and *Governmental Unit* includes *Governmental Unit's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

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ACCEPTED:

GRANTEE: City of Manor, Texas:

By: Dr. Christopher Harvey, Mayor

THE 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 _____ 20____, 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

City Reviewer Initials

EXHIBIT A

3.976 ACRE DRAINAGE EASEMENT

PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS

3.976 ACRES (173,150 SQUARE FEET) OF LAND IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE A.C. CALDWELL SURVEY, ABSTRACT NO. 154, SAID 3.976 ACRES BEING A PART OF THAT CERTAIN LOT 9 OF THE KIMBRO ROAD ESTATES, A SUBDIVISION OF RECORD IN VOL. 79, PAGES 12-13 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PART OF THAT CERTAIN (TRACT 1) 18.94 ACRE TRACT OF LAND AND THAT CERTAIN (TRACT 2) 5.40 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM KOPKE & MAREK INVESTMENTS, LLC. TO VAULT MANOR OPERATING COMPANY, LLC. DATED NOVEMBER 17, 2021, AND RECORDED IN DOCUMENT NO. 2021254547, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.976 ACRES BEING A PART OF THAT CERTAIN LOT 8 OF SAID KIMBRO ROAD ESTATES, SAME BEING A PART OF THAT CERTAIN LOT 8 DESCRIBED IN A SPECIAL WARRANTY DEED FROM JASON COLE RODMAN AS THE INDEPENDENT EXECUTOR OF THE ESTATE OF JEFFERSON OKRAE RODMAN, DECEASED, UNDER CAUSE NO. C-1-PB-23-001402, TRAVIS COUNTY, TEXAS TO VAULT MANOR OPERATING COMPANY, LLC. DATED MARCH 5, 2024, AND RECORDED IN DOCUMENT NO. 2024024456, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 3.976 ACRE DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION (BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00010 AND THUS REPRESENT SURFACE MEASUREMENTS.)

COMMENCING AT THE EASTERLY CORNER OF THAT CERTAIN LOT 11 OF THE MANOR VILLA ESTATES A SUBDIVISION OF RECORD IN VOL. 83, PAGE 115C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAME BEING A PART OF THAT CERTAIN LOT 11 OF LAND DESCRIBED IN A WARRANTY DEED FROM ROBERT L. PUGH AND WIFE, NORMA B. PUGH TO DAVID A. PRICE AND WIFE, MARTI B. PRICE DATED AUGUST 29, 1995, AND RECORDED IN VOL. 12512, PG. 1594, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHERLY CORNER OF SAID LOT 9, KIMBRO ROAD ESTATES, SAME BEING THE SOUTHERLY CORNER OF SAID 18.94 ACRE TRACT FOR A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY LINE OF OLD KIMBRO ROAD (A 70-FOOT WIDE RIGHT-OF-WAY);

THENCE N 63°01'54" W 714.72' WITH THE COMMON LINE OF THE NORTHEASTERLY LINE OF SAID LOT 11 AND WITH THE SOUTHWESTERLY LINE OF SAID LOT 9 TO THE **POINT OF BEGINNING**;

THENCE N 63°01'54" W 10.00' WITH SAID COMMON LINE BETWEEN THE NORTHEASTERLY LINE OF SAID LOT 11 AND THE SOUTHWESTERLY LINE OF SAID LOT 9 TO A POINT IN SAID COMMON LINE;

THENCE, DEPARTING SAID COMMON LINE BETWEEN THE NORTHEASTERLY LINE OF SAID LOT 11 AND THE SOUTHWESTERLY LINE OF SAID LOT 9, TRAVERSING THROUGH SAID LOT 9, THE FOLLOWING **SEVEN (7) COURSES AND DISTANCES**:

- **N 26°58'03" E 246.05'** TO THE COMMON LINE OF THE SOUTHERNMOST NORTHEASTERLY LINE OF SAID TRACT 1 AND THE SOUTHWESTERLY LINE OF SAID TRACT 2;
- **N 26°58'03" E 114.99'**;
- **N 63°01'58" W 94.48'**;
- **N 63°01'54" W 147.45'** TO THE COMMON LINE OF THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID TRACT 1 AND THE NORTHWESTERLY LINE OF SAID TRACT 2;
- **N 63°01'54" W 173.12'**;
- **N 26°58'06" E 197.50'**;
- **S 63°01'54" E 174.01'** TO THE COMMON LINE OF THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID TRACT 1, SAME BEING THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID LOT 9 AND THE NORTHWESTERLY LINE OF SAID LOT 8;

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TBPLS FIRM REGISTRATION NO. LS-10074301



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LHR	REH	NONE	MAR. 2024	R0039691.02

3.976 ACRE DRAINAGE EASEMENT

LOCATED IN THE CITY OF MANOR
AND BEING OUT OF THE A.C.
CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS

PAGE 1 OF 4

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EXHIBIT A

3.976 ACRE DRAINAGE EASEMENT

PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS

THENCE, DEPARTING SAID COMMON LINE BETWEEN THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID TRACT 1, SAME BEING THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID LOT 9 AND THE NORTHWESTERLY LINE OF SAID LOT 8, TRAVERSING THROUGH SAID LOT 8, THE FOLLOWING **TWO (2) COURSES AND DISTANCES**:

- **S 63°01'54" E 938.35'**;
- **S 27°14'06" W 72.19'** TO THE COMMON LINE OF THE SOUTHERNMOST NORTHEASTERLY LINE OF SAID TRACT 2, SAME BEING THE SOUTHERNMOST NORTHEASTERLY LINE OF SAID LOT 9 AND THE SOUTHWESTERLY LINE OF SAID LOT 8;

THENCE, DEPARTING SAID COMMON LINE BETWEEN THE SOUTHERNMOST NORTHEASTERLY LINE OF SAID TRACT 2, SAME BEING THE SOUTHERNMOST NORTHEASTERLY LINE OF SAID LOT 9 AND THE SOUTHWESTERLY LINE OF SAID LOT 8, TRAVERSING THROUGH SAID LOT 9, THE FOLLOWING **SIX (6) COURSES AND DISTANCES**:

- **S 27°20'07" E 13.30'**;
- **N 63°01'54" W 446.87'**;
- **S 26°58'06" W 112.01'**;
- **N 63°01'54" W 240.02'**;
- **S 26°58'04" W 115.03'** TO THE COMMON LINE OF THE SOUTHERNMOST NORTHEASTERLY LINE OF SAID TRACT 1 AND THE SOUTHWESTERLY LINE OF SAID TRACT 2;
- **S 26°58'04" W 246.01'** TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED DRAINAGE EASEMENT CONTAINING **3.976 ACRES (173,185 SQUARE FEET)** OF LAND, MORE OR LESS AS SHOWN ON THE ACCOMPANYING PLAT.

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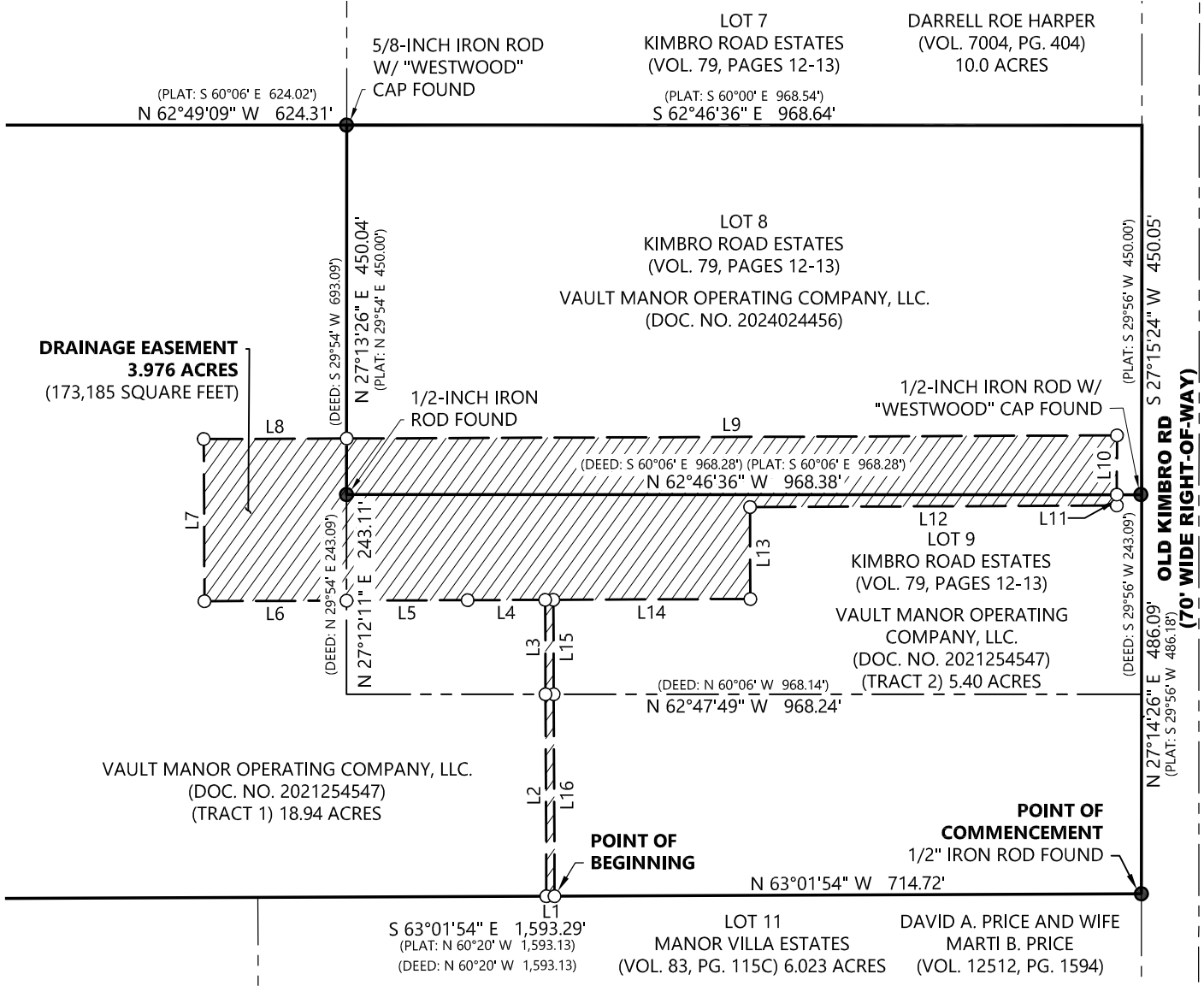
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LHR	REH	NONE	MAR. 2024	R0039691.02

3.976 ACRE DRAINAGE EASEMENT

LOCATED IN THE CITY OF MANOR
AND BEING OUT OF THE A.C.
CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS
PAGE 2 OF 4

EXHIBIT B 3.976 ACRE DRAINAGE EASEMENT

PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS



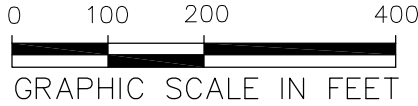
DRAINAGE EASEMENT
3.976 ACRES
(173,185 SQUARE FEET)

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE PLAT AND METES AND BOUNDS DESCRIPTION CONTAINED IN THIS EXHIBIT CONSTITUTE THE BOUNDARIES OF THE PROPOSED EASEMENT.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 3/25/24.

ROBERT E. HYSMITH DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5131



LEGEND	
	PROPERTY LINE
	OFF-SITE PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER FOUND MONUMENT

FOR LINE TABLE
SEE PAGE 4

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NOTES:

1. A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT OF SURVEY.
2. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS REFLECT THE APPLICATION OF THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00010.

3.976 ACRE DRAINAGE EASEMENT

LOCATED IN THE CITY OF MANOR
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CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS
PAGE 3 OF 4

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EXHIBIT B

3.976 ACRE DRAINAGE EASEMENT

PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 63°01'54" W	10.00'
L2	N 26°58'03" E	246.05'
L3	N 26°58'03" E	114.99'
L4	N 63°01'58" W	94.48'
L5	N 63°01'54" W	147.45'
L6	N 63°01'54" W	173.12'
L7	N 26°58'06" E	197.50'
L8	S 63°01'54" E	174.01'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S 63°01'54" E	938.35'
L10	S 27°14'06" W	72.19'
L11	S 27°20'07" W	13.30'
L12	N 63°01'54" W	446.87'
L13	S 26°58'06" W	112.01'
L14	N 63°01'54" W	240.02'
L15	S 26°58'04" W	115.03'
L16	S 26°58'04" W	246.01'

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LHR	REH	NONE	MAR. 2024
		<i>JOB NUMBER</i>	R0039691.02

**3.976 ACRE
DRAINAGE EASEMENT**

LOCATED IN THE CITY OF MANOR
AND BEING OUT OF THE A.C.
CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS

PAGE 4 OF 4

EXHIBIT A

0.602 ACRE DRAINAGE EASEMENT

PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS

0.602 ACRES (26,217 SQUARE FEET) OF LAND IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE A.C. CALDWELL SURVEY, ABSTRACT NO. 154, SAID 0.602 ACRES BEING A PART OF THAT CERTAIN LOT 9 OF THE KIMBRO ROAD ESTATES, A SUBDIVISION OF RECORD IN VOL. 79, PAGES 12-13 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PART OF THAT CERTAIN 18.94 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM KOPKE & MAREK INVESTMENTS, LLC. TO VAULT MANOR OPERATING COMPANY, LLC. DATED NOVEMBER 17, 2021, AND RECORDED IN DOCUMENT NO. 2021254547, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.602 ACRES BEING A PART OF THAT CERTAIN LOT 8 OF SAID KIMBRO ROAD ESTATES, SAME BEING A PART OF THAT CERTAIN LOT 8 DESCRIBED IN A SPECIAL WARRANTY DEED FROM JASON COLE RODMAN AS THE INDEPENDENT EXECUTOR OF THE ESTATE OF JEFFERSON OKRAE RODMAN, DECEASED, UNDER CAUSE NO. C-1-PB-23-001402, TRAVIS COUNTY, TEXAS TO VAULT MANOR OPERATING COMPANY, LLC. DATED MARCH 5, 2024, AND RECORDED IN DOCUMENT NO. 2024024456, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 0.602 ACRE DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION (BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00010 AND THUS REPRESENT SURFACE MEASUREMENTS.)

COMMENCING AT THE EASTERLY CORNER OF THAT CERTAIN LOT 11 OF THE MANOR VILLA ESTATES A SUBDIVISION OF RECORD IN VOL. 83, PAGE 115C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAME BEING A PART OF THAT CERTAIN LOT 11 OF LAND DESCRIBED IN A WARRANTY DEED FROM ROBERT L. PUGH AND WIFE, NORMA B. PUGH TO DAVID A. PRICE AND WIFE, MARTI B. PRICE DATED AUGUST 29, 1995, AND RECORDED IN VOL. 12512, PG. 1594, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHERLY CORNER OF SAID LOT 9, KIMBRO ROAD ESTATES, SAME BEING THE SOUTHERLY CORNER OF SAID 18.94 ACRE TRACT FOR A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY LINE OF OLD KIMBRO ROAD (A 70-FOOT WIDE RIGHT-OF-WAY);

THENCE N 63°01'54" W 729.73' WITH THE COMMON LINE OF THE NORTHEASTERLY LINE OF SAID LOT 11 AND WITH THE SOUTHWESTERLY LINE OF SAID LOT 9 TO THE **POINT OF BEGINNING**;

THENCE N 63°01'54" W 10.00' WITH SAID COMMON LINE BETWEEN THE NORTHEASTERLY LINE OF SAID LOT 11 AND THE SOUTHWESTERLY LINE OF SAID LOT 9 TO A POINT IN SAID COMMON LINE;

THENCE, DEPARTING SAID COMMON LINE BETWEEN THE NORTHEASTERLY LINE OF SAID LOT 11 AND THE SOUTHWESTERLY LINE OF SAID LOT 9, TRAVERSING THROUGH SAID LOT 9, THE FOLLOWING **EIGHT (8) COURSES AND DISTANCES**:

- **N 26°58'12" E 42.94'**;
- **N 18°01'48" W 2.93'**;
- **N 63°01'48" W 445.04'**;
- **N 18°01'51" W 11.21'**;
- **N 26°58'06" E 845.36'**;
- **N 72°53'43" E 18.06'**;
- **S 63°06'20" E 42.02'**;
- **S 62°47'53" E 175.59'** TO A POINT IN THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID LOT 9, SAME BEING THE NORTHWESTERLY LINE OF SAID LOT 8;

THENCE, DEPARTING SAID COMMON LINE BETWEEN THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID LOT 9 AND THE NORTHWESTERLY LINE OF SAID LOT 8, TRAVERSING THROUGH SAID LOT 8, THE FOLLOWING **TWO (2) COURSES AND DISTANCES**:

- **S 62°41'54" E 694.47'**;
- **N 27°18'06" E 31.18'** TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 8, SAME BEING THE SOUTHWESTERLY LINE OF THAT CERTAIN LOT 7 OF SAID KIMBRO ROAD ESTATES, SAME BEING THE SOUTHWESTERLY LINE OF THAT CERTAIN 10.0 ACRE TRACT OF LAND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM VETERANS LAND BOARD OF TEXAS TO DARRELL ROE HARPER DATED JUNE 5, 1980, AND RECORDED IN VOL. 7004, PG. 404, DEED RECORDS OF TRAVIS COUNTY, TEXAS;

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EXHIBIT A 0.602 ACRE DRAINAGE EASEMENT

PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS

THENCE S 62°41'54" E 25.00' WITH THE COMMON LINE OF THE SOUTHWESTERLY LINE OF SAID LOT 7 AND WITH THE NORTHEASTERLY LINE OF SAID LOT 8;

THENCE, DEPARTING SAID COMMON LINE BETWEEN THE SOUTHWESTERLY LINE OF SAID LOT 7 AND WITH THE NORTHEASTERLY LINE OF SAID LOT 8, TRAVERSING THROUGH SAID LOT 8, THE FOLLOWING **TWO (2) COURSES AND DISTANCES**:

- **S 27°18'06" W 31.21'**;
- **S 62°41'54" E 249.15'** TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 8, SAME BEING THE NORTHWESTERLY LINE OF SAID OLD KIMBRO ROAD;

THENCE S 27°15'24" W 10.00' WITH THE COMMON LINE OF THE SOUTHEASTERLY LINE OF SAID LOT 8 AND THE NORTHWESTERLY LINE OF SAID OLD KIMBRO ROAD TO A POINT IN SAID COMMON LINE;

THENCE N 62°41'54" W 968.61' DEPARTING SAID COMMON LINE BETWEEN THE SOUTHEASTERLY LINE OF SAID LOT AND THE NORTHWESTERLY LINE OF SAID OLD KIMBRO ROAD, TRAVERSING THROUGH SAID LOT 8 TO A POINT IN THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID LOT 9, SAME BEING THE NORTHWESTERLY LINE OF SAID LOT 8;

THENCE, DEPARTING SAID COMMON LINE BETWEEN THE NORTHERNMOST SOUTHEASTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY LINE OF SAID LOT 9, TRAVERSING THROUGH SAID LOT 9, THE FOLLOWING **EIGHT (8) COURSES AND DISTANCES**:

- **N 62°47'53" W 175.54'**;
- **N 63°06'19" W 37.98'**;
- **S 72°53'43" W 9.78'**;
- **S 26°58'06" W 836.98'**;
- **S 18°01'51" E 2.93'**;
- **S 63°01'48" E 445.04'**;
- **S 18°01'48" E 11.21'**;
- **S 26°58'12" W 47.08'** TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED DRAINAGE EASEMENT CONTAINING **0.602 ACRES (26,217 SQUARE FEET)** OF LAND, MORE OR LESS AS SHOWN ON THE ACCOMPANYING PLAT.

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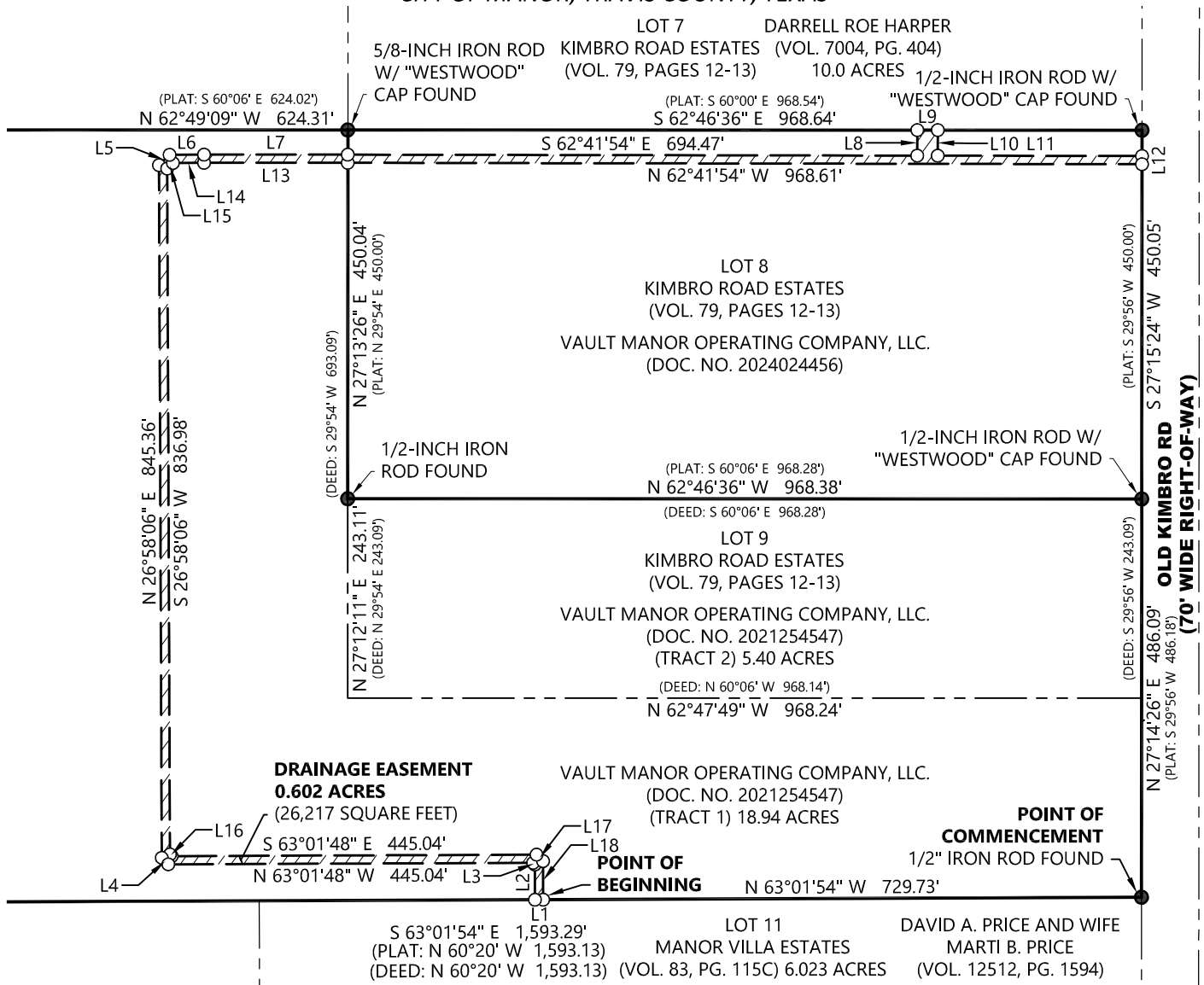
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PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS



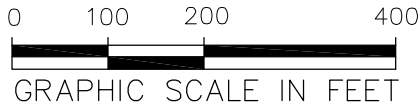
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3/25/2024 2:09 PM
LHERNANDEZRAYA

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE PLAT AND METES AND BOUNDS DESCRIPTION CONTAINED IN THIS EXHIBIT CONSTITUTE THE BOUNDARIES OF THE PROPOSED EASEMENT.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 3/25/24.

ROBERT E. HYSMITH DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5131



LEGEND	
	PROPERTY LINE
	OFF-SITE PROPERTY LINE
	EASEMENT LINE
	POINT FOR CORNER FOUND MONUMENT

FOR LINE TABLE
SEE PAGE 4

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

NOTES:

1. A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.
2. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS REFLECT THE APPLICATION OF THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00010.

0.602 ACRE DRAINAGE EASEMENT

LOCATED IN THE CITY OF MANOR
AND BEING OUT OF THE A.C.
CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS
PAGE 3 OF 4

Westwood

Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759 westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR	REH	1"=200'	MAR. 2024	R0039691.02

EXHIBIT B 0.602 ACRE DRAINAGE EASEMENT

PART OF A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
CITY OF MANOR, TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 63°01'54" W	10.00'
L2	N 26°58'12" E	42.94'
L3	N 18°01'48" W	2.93'
L4	N 18°01'51" W	11.21'
L5	N 72°53'43" E	18.06'
L6	S 63°06'20" E	42.02'
L7	S 62°47'53" E	175.59'
L8	N 27°18'06" E	31.18'
L9	S 62°46'36" E	25.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S 27°18'06" W	31.21'
L11	S 62°41'54" E	249.15'
L12	S 27°15'24" W	10.00'
L13	N 62°47'53" W	175.54'
L14	N 63°06'19" W	37.98'
L15	S 72°53'43" W	9.78'
L16	S 18°01'51" E	2.93'
L17	S 18°01'48" E	11.21'
L18	S 26°58'12" W	47.08'

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TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301



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Austin, TX 78759

Westwood Professional Services, Inc.

westwoodps.com

DRAWN BY LHR	CHECKED BY REH	SCALE NONE	DATE MAR. 2024
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JOB NUMBER
R0039691.02

**0.602 ACRE
DRAINAGE EASEMENT**
 LOCATED IN THE CITY OF MANOR
 AND BEING OUT OF THE A.C.
 CALDWELL SURVEY, ABSTRACT NO. 154,
 TRAVIS COUNTY, TEXAS
 PAGE 4 OF 4

AFFIDAVIT AS TO DEBTS AND LIENS

GF# NTS-100772-TX

State of Texas

County of Travis

BEFORE ME, the undersigned authority, on this day, personally appeared the undersigned (hereinafter called Affiant, whether one or more) and each on his/her oath, deposes and swears that the following statements are true and within the personal knowledge of Affiant:

1. Affiant is the owner of the following described property (hereinafter the "Property"):


Lot 8, KIMBRO ROAD ESTATES, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 79, Pages 12-13, Plat Records of Travis County, Texas

2. Affiant is desirous to enter into that certain 0.602 Acre Drainage Easement Agreement and that certain 3.976 Acre Drainage Easement with the CITY OF MANOR, TEXAS, a Texas home-rule municipal corporation situated in Travis County (hereinafter "City of Manor") for to access, install, construct, operate, use maintain repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission certain drainage facilities as applicable.
3. Affiant owes no past due Federal or State taxes and that there are no delinquent Federal assessments presently existing against Affiant or the Property, and that no Federal or State liens have been filed against Affiant or the Property.
4. There are no delinquent State, County, City, School District, Water District or other governmental agency taxes due or owing against the Property and that no tax suit has been filed by any State, County, Municipality, Water District or other governmental agency for taxes levied against the Property.
5. All labor and material used in the construction of improvements, repairs or renovations, if any, on the Property have been paid in full and there no unpaid labor or material claims against the improvements, repairs, or renovations, if any, on the Property. All sums of money due for the erection of improvements, repairs, or renovations if any, have been fully paid and satisfied and there are no Mechanic's or Materialman's liens against the Property.
6. No charges for assessments, improvements and services furnished by any governmental entity, including but not limited to assessments or liens for paving and/or mowing have been filed against the Property, and Affiant has no notice from a governmental agency that might result in future assessments or liens against the Property.
7. There are no liens or encumbrances including, but not limited to, mortgages, deeds of trust, judgment liens, tax liens, or unpaid to property owner association dues, known to me which affect the Property and are not being paid or satisfied in the current transaction.
8. There are no suits pending by or against Affiant in Federal or State Court, and Affiant is not aware of any law suit which may be filed against Affiant or that may affect the Property. There are no proceedings in bankruptcy or receivership currently instituted by or against Affiant.

[Signature to Follow]

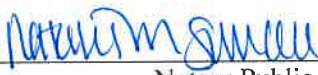
VAULT MANOR OPERATING COMPANY, LLC,
a Texas limited liability company

By: PPC Land, LLC,
a Delaware limited liability company,
Its Manager

By: 
Drew Carden, President

STATE OF TEXAS }
COUNTY OF HARRIS } ss
}

This instrument was sworn, subscribed, and acknowledged before me on this 29th day of April, 2024 by Drew Carden, President of PPC Land, LLC, a Delaware limited liability company, manager of Vault Manor Operating Company, LLC, a Texas limited liability company.


Notary Public State of Texas
Natalie M. Silva Ward

Notary Stamp

