

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.

**THE STATE OF TEXAS**                    §  
   §  
**COUNTY OF TRAVIS**                   §     **KNOW ALL PERSONS BY THESE PRESENTS:**

**WASTEWATER EASEMENT**

**DATE:** \_\_\_\_\_, 2024

**GRANTOR:** Frank Velasquez, an individual, including his successors and assigns

**GRANTOR'S MAILING ADDRESS (including county):**

Frank Velasquez  
14301 Old Manor Taylor Road  
Manor, Texas 78653  
Travis County

**GRANTEE:** City of Manor, a Texas municipal corporation, including its successors and assigns

**GRANTEE'S MAILING ADDRESS (including county):**

City of Manor  
105 E. Eggleston Street  
Manor, Texas 78653  
Travis County

**LIENHOLDER:** None

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

**EASEMENT PROPERTY:**

A 0.006 acre wastewater easement tract located in Travis County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein as if fully transcribed herein.

See "Sketch" attached hereto and made a part of Exhibit "A" for all intents and purposes hereunto and in any wise pertaining, showing such Easement Property.

**EASEMENT PURPOSE:** The wastewater easement shall be used 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 structures or improvements reasonably necessary and useful for wastewater mains, lines and pipes, and for the supplying of wastewater service in, upon, under and across the Easement Property (the "Facilities").

**EXCEPTIONS TO WARRANTY:** This conveyance is made and accepted subject to any and all restrictions, conditions, covenants, easements, rights-of-way, encumbrances, mineral or royalty reservations or interests or other matters affecting the Easement Property and appearing of record in the Official Public Records of Travis County, Texas, to the extent that the same are in effect and validly enforceable against the Easement Property.

**GRANT OF EASEMENT:** Grantor, for the Consideration, and subject to the Exceptions to Warranty, does hereby grants, sells, and conveys unto Grantee and Grantee's successors and assigns a permanent, wastewater easement (the "Easement") in upon, over, on, under, above and across the Easement Property for the Easement Purpose.

**Covenants and Conditions:** The Easement granted is subject to the following covenants and conditions:

1. The Easement and the rights granted herein are exclusive, subject to all of the terms hereof.
2. The duration of the Easement is perpetual.

The covenants, terms and conditions of this 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 same Easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and its successors and assigns forever. Grantor does hereby binds itself and its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the easements or any part thereof.

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

*[Signature pages follow this page.]*

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

**GRANTOR:**

\_\_\_\_\_  
Frank Velasquez

**THE STATE OF TEXAS**

§

**COUNTY OF \_\_\_\_\_**

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§

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this the \_\_\_\_\_ day of \_\_\_\_\_ 2024, personally appeared Frank Velasquez, Grantor 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.

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

**ACCEPTED:**

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

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 \_\_\_\_\_ 2024, personally appeared Dr. Christopher Harvey, Mayor, on behalf of the City of Manor, Texas, as 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.

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

**AFTER RECORDING RETURN TO:**

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

**Exhibit "A"**  
**Legal Description and Sketch of the Wastewater Easement Property**

**[ATTACHED]**