

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.

ACCESS EASEMENT

DATE: _____, 2025

GRANTOR: **West Elgin Development Corporation, a Texas corporation**

GRANTOR'S MAILING ADDRESS (including County):

**9900 US Highway 290 East
Manor, Travis County, Texas 78653-9720**

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

GRANTEE'S MAILING ADDRESS (including County):

105 Eggleston Drive, Leander, 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 2,269 square foot access easement tract of land situated in Travis County, Texas, being a portion of Lot 2, Block KK, Presidential Glen, Phase 1A, a plat of record in Document No. 200700238, of the Official Public Records of Travis County Texas, with such 2,269 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 free and uninterrupted access and the right of ingress and egress over and across the Easement Property for emergency vehicles.



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 Williamson County, Texas, or apparent on the ground.

Notwithstanding anything herein to the contrary, Grantee shall (a) restore Grantor's property, real or otherwise, damaged by Grantee as a result of Grantee's negligence, and (b) restore the property adjacent to the Easement 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 Access 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 easements 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.

[Signature pages follow this page]

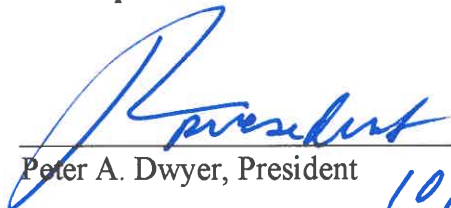


IN WITNESS WHEREOF, this instrument is executed on the date first provided above.

GRANTOR:

**West Elgin Development Corporation
a Texas corporation**

By: _____


Peter A. Dwyer, President 10/9/2025

ACCEPTED:

GRANTEE: City of Manor, Texas:

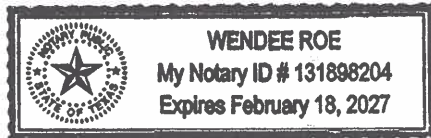
By: Dr. Christopher Harvey, Mayor

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Peter A. Dwyer, President of West Elgin Development Corporation, a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he has authority to bind the entity named herein and that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

October **GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 9 day of _____, 2025.

(SEAL)



Wendee Roe
Notary Public-State of Texas

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 _____, 2025, 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.

Notary Public-State of Texas

Project: Presidential Glen Lift Station #7
Parcel No. 1
TCAD ID No.: 756082

AFTER RECORDING PLEASE RETURN TO:
City of Manor
105 Eggleston
Manor, Texas 78653

FIELD NOTES FOR A 2,269 SQUARE FOOT ACCESS EASEMENT:

Being a **2,269 square foot** tract of land out of Lot 2, Block KK, Presidential Glen, Phase 1A, a plat of record in Document No. 200700238, of the Official Public Records of Travis County, Texas. Said 2,269 square foot tract as shown hereon being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the common line between Lot 3, Block KK, said Presidential Glen, Phase 1A, and said Lot 2, and being the northwest corner hereof, from which a found 1/2" iron rod with a yellow cap stamped "BURY & PARTNERS" for the common corner of Lot 19, Block B, said Presidential Glen, Phase 1A, and said Lots 2 and 3 bears N 04° 06' 55" W, with said common line, a distance of 205.25 feet;

THENCE: crossing into said Lot 2, the following two (2) courses:

1. **N 85° 57' 27" E**, a distance of **35.00 feet**, to a calculated point for the northeast corner hereof,
2. **S 04° 06' 55" E**, a distance of **72.75 feet**, to a calculated point in the common line of U.S. Highway No. 290, a variable width right-of-way recorded in Volume 622, Page 450 of the Deed Records of Travis County, Texas, and said Lot 2, for the southeast corner hereof,

THENCE: **S 85° 57' 27" W**, with said common line, a distance of **16.50 feet**, to a calculated point for corner, from which a found 1/2" iron rod in the north line of said U.S. Highway No. 290, for the southerly most common corner of said Lots 2 and 3, bears S 85° 57' 27" W, with said common line, a distance of 18.50 feet;

THENCE: crossing into said Lot 2, the following two (2) courses:

1. **N 04° 06' 55" W**, a distance of **15.00 feet**, to a calculated point for an interior angle corner hereof,
2. **S 85° 57' 27" W**, a distance of **18.50 feet**, to a calculated point in the common line of said Lots 2 and 3, from which a found 1/2" iron rod in the north line of said U.S. Highway No. 290, for the southerly most common corner of said Lots 2 and 3, bears S 04° 06' 55" E, with said common line, a distance of 15.00 feet;

THENCE: **N 04° 06' 55" W**, with said common line, a distance of **57.75 feet**, to the **POINT OF BEGINNING** and containing **2,269 square feet** of land, more or less.

Bearings are based on the State Plane Coordinate System of the Texas, Central Zone (4203), North American Datum of 1983. Field work was completed on December 13, 2023.

1/2" IRON ROD
WITH YELLOW CAP STAMPED
"BURY & PARTNERS"

LOT 19, BLOCK B
PRESIDENTIAL GLEN,
PHASE 1A
DOCUMENT NO. 200700238
O.P.R.T.C.T.

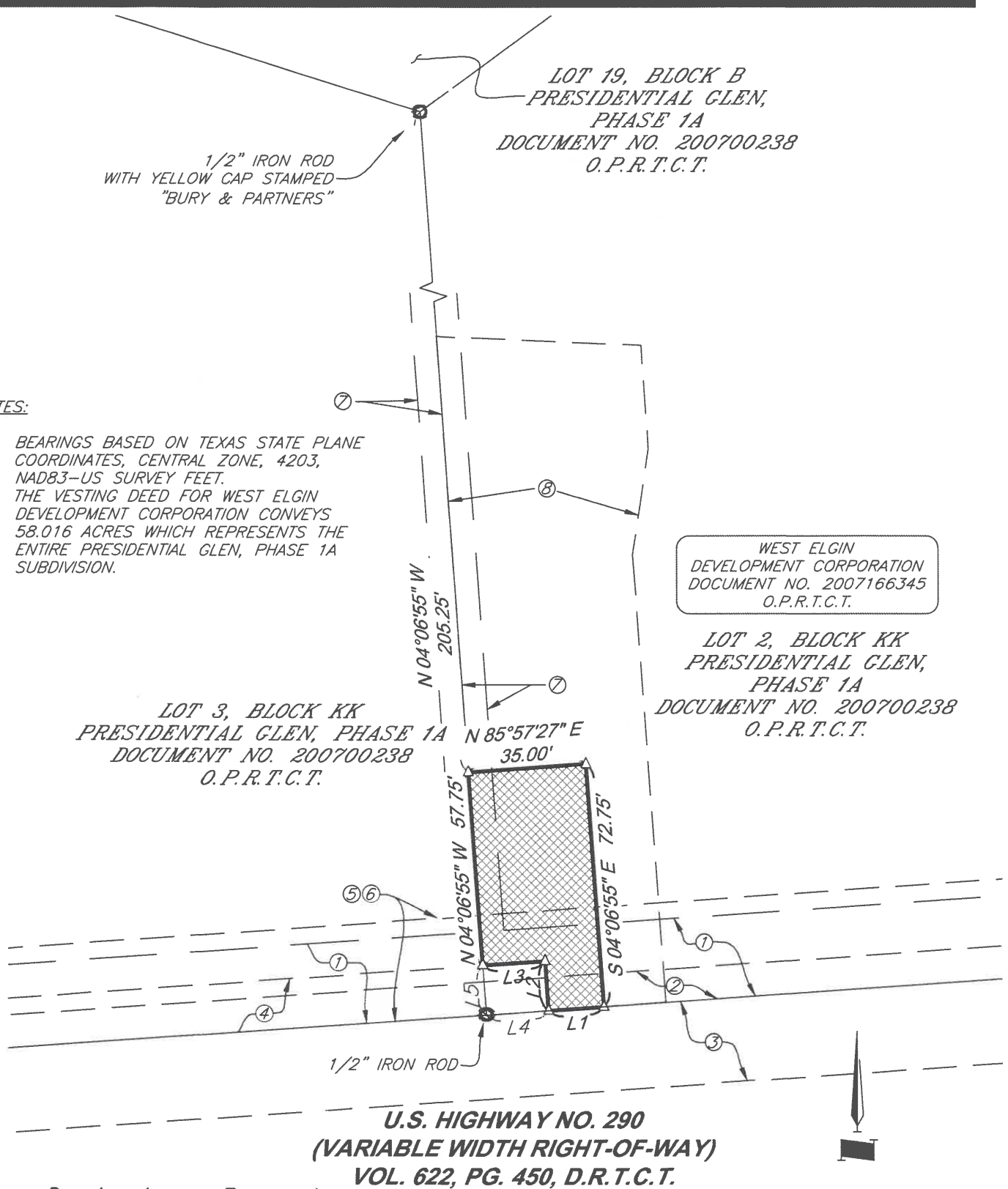
NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.
2. THE VESTING DEED FOR WEST ELGIN DEVELOPMENT CORPORATION CONVEYS 58.016 ACRES WHICH REPRESENTS THE ENTIRE PRESIDENTIAL GLEN, PHASE 1A SUBDIVISION.

WEST ELGIN
DEVELOPMENT CORPORATION
DOCUMENT NO. 2007166345
O.P.R.T.C.T.

LOT 2, BLOCK KK
PRESIDENTIAL GLEN,
PHASE 1A
DOCUMENT NO. 200700238
O.P.R.T.C.T.

LOT 3, BLOCK KK
PRESIDENTIAL GLEN, PHASE 1A
DOCUMENT NO. 200700238
O.P.R.T.C.T.



Denotes Access Easement
2,269 Square Feet

Scale : 1"=40'

GBA
architects
engineers
© George Butler Associates, Inc.
2025

2301 Double Creek Drive
Building 1, Suite 110
Round Rock, Texas 78664
512.616.0055
www.gbateam.com
TBPELS FIRM #10194808

PROJECT NUMBER
15110.02

DATE
08/01/2025

TITLE
Exhibit "A"
Access Easement
Manor, Travis Co., TX

SHEET NUMBER
2 of 3

P

LEGEND

○	PROPERTY CORNER FOUND AS NOTED
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
E.N.P.C.T.I.	ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V., TELEPHONE, AND INTERNET
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS

Line Table		
Line #	Bearing	Distance
L1	S 85° 57' 27" W	16.50'
L2	N 04° 06' 55" W	15.00'
L3	S 85° 57' 27" W	18.50'
L4	S 85° 57' 27" W	18.50'
L5	S 04° 06' 55" E	15.00'

EASEMENT TABLE

- ① 25' COMMERCIAL SETBACK
DOCUMENT NO. 200700238, O.P.R.T.C.T.
- ② 10' E.N.P.C.T.I. EASEMENT
DOCUMENT NO. 200700238, O.P.R.T.C.T.
- ③ 25' WATERLINE & WASTEWATER LINE EASEMENT
VOL. 11596. PG. 451, R.P.R.T.C.T.
- ④ 15' ACCESS EASEMENT
DOCUMENT NO. 200700238, O.P.R.T.C.T.
- ⑤ 1.130 AC UTILITY EASEMENT
DOCUMENT NO. 2021234535, O.P.R.T.C.T.
- ⑥ 0.955 AC UTILITY EASEMENT
DOCUMENT NO. 2021064634, O.P.R.T.C.T.
- ⑦ 7' COMMERCIAL SETBACK
DOCUMENT NO. 200700238, O.P.R.T.C.T.
- ⑧ 0.254 AC ACCESS EASEMENT
DOCUMENT NO. 2024048267

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.



JASON E. PARKER 08/01/2025
REGISTERED PUBLIC LAND SURVEYOR NO. 6643
STATE OF TEXAS

This survey was updated on 08-01-2025 to depict a newly recorded easement (See Easement Table item 8).

