

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 EASEMENT

For Las Entradas North Section 4

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

DATE: _____, 2024

GRANTOR: **LAS ENTRADAS DEVELOPMENT CORPORATION**
a Texas corporation

GRANTOR'S MAILING ADDRESS: 9900 US Highway 290 East
Manor, Travis County, Texas 78653

GRANTEE: **CITY OF MANOR, TEXAS**
a Texas home rule municipal corporation

GRANTEE'S MAILING ADDRESS: Attn: City Manager
105 E. Eggleston Street
Manor, Travis County, Texas 78653

LIENHOLDER: **BANK OZK**
an Arkansas banking corporation

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

EASEMENT PROPERTY:

A 0.687 acre (29,936 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas, being a portion of the remainder of that certain 105.107 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County, and being more particularly described in **Exhibit A** attached hereto and incorporated herein as if fully transcribed herein.

GRANTOR, for the **CONSIDERATION** paid to **GRANTOR** and the agreements, terms, conditions and covenants herein set forth, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, an exclusive, perpetual wastewater easement (the "Easement") in, upon, over, under, through and across the **EASEMENT PROPERTY**, subject to the following agreements, terms, conditions and covenants.

1. Purpose of Easement. The Easement expressly granted herein is for the purpose of operation, use, maintenance, repair, inspection, replacement, and restoration of wastewater facilities, including without limitation wastewater lines and other related fixtures, appurtenances, equipment, and fittings incidental thereto, that are installed, constructed or placed within the **EASEMENT PROPERTY** by **GRANTOR** (collectively, the “Facilities”), together with a right of ingress and egress to and from same, in, over, under, through and across the **EASEMENT PROPERTY**.

2. Duration of Easement. The Easement is permanent in nature, shall run with the land, be binding upon and inure to the benefit of **GRANTOR, GRANTEE** and their respective successors and assigns, and shall forever encumber the **EASEMENT PROPERTY** unless and until the following event occurs: execution by **GRANTOR** and acceptance by **GRANTEE**, or their respective successors and assigns, of a conveyance deed transferring the **EASEMENT PROPERTY** and Facilities to **GRANTEE** or **GRANTEE**'s successor and assigns.

3. Grantee's Rights and Obligations. **GRANTEE**, and **GRANTEE**'s successors and assigns, shall have the following rights and obligations with respect to the Easement, the Facilities and the **EASEMENT PROPERTY**:

(a) **GRANTEE** shall be responsible for operation, use, maintenance, repair, inspection, replacement, and restoration of the Facilities;

(b) **GRANTEE** shall have the right to prevent construction or maintenance of any structures or improvements within the **EASEMENT PROPERTY** that may endanger or materially interfere with the efficiency, safety, or operation of the Facilities, or otherwise unreasonably interfere with the use of the Easement by **GRANTEE** or **GRANTEE**'s authorized agents or contractors. This provision shall not be construed to limit or restrict construction or maintenance of improvements that will not endanger or materially interfere with the efficiency, safety, or operation of the Facilities, and **GRANTOR** is expressly authorized to construct and install streets, roads, curbs and gutters within the **EASEMENT PROPERTY**;

(c) **GRANTEE** shall have the right to reasonably trim trees or other vegetation within the **EASEMENT PROPERTY** to the extent that **GRANTEE**, in its reasonable judgment, deems necessary to prevent interference with or hazard to the operation of the Facilities; and

(d) **GRANTEE** and its contractors, agents, and employees shall have free and unrestricted access to the Facilities and every part of the **EASEMENT PROPERTY**, at all times for the purpose of exercising any rights hereunder, including but not limited to, maintenance and repair of the Facilities. To the extent that it becomes necessary for **GRANTEE** in the exercise of any rights hereunder to disturb, excavate or otherwise damage any streets, roads, curbs, gutters or other surface improvements as required by City of Manor Ordinances within the **EASEMENT PROPERTY**, **GRANTEE** shall be solely responsible for restoration of such surface improvements. **GRANTOR** shall have no obligation to restore any surface improvements within the **EASEMENT PROPERTY**, except to the extent of any damages thereto that are directly caused by the negligence or willful misconduct of **GRANTOR**.

4. Grantor's Rights and Obligations. **GRANTOR**, **GRANTOR's** successors and assigns, shall have the following rights and obligations with respect to the Easement, the Facilities and the **EASEMENT PROPERTY**:

(a) **GRANTOR** shall have the right, and be obligated, to construct the Facilities; and

(b) Subject to the agreements, terms, conditions and covenants herein set forth, **GRANTOR** reserves and shall have the right to use the **EASEMENT PROPERTY** for any and all purposes that do not materially interfere with the efficiency, safety, or operation of the Facilities, or otherwise materially interfere with the use of the Easement by **GRANTEE**.

5. Permitted Encumbrances. The Easement is expressly granted subject to all encumbrances, restrictions, liens, covenants, easements and other matters of record in the county where the Easement is located, and all matters visible or apparent on the ground that a true and correct survey would reveal, to the extent that the same are in existence as of the date hereof.

6. Abandonment. In the event of abandonment of the Easement by **GRANTEE** or **GRANTEE's** successors and assigns, neither **GRANTOR** nor any of **GRANTOR's** successors and assigns shall have any obligation to restore the **EASEMENT PROPERTY** disturbed by the exercise of the rights granted herein, and in particular shall have no obligation to operate, maintain or remove any of the Facilities.

7. Assignment. The Easement and the rights of **GRANTEE** hereunder may be assigned only to a political subdivision of the State of Texas or other Texas government entity. Any such assignment of the Easement and the rights of **GRANTEE** hereunder must include an express assumption by the assignee of the obligations set forth herein.

8. Amendment or Modification. Any amendment or modification of this instrument must be in writing and duly executed and delivered by **GRANTOR** and **GRANTEE**, or their respective 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 Easement and the rights herein granted unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under **GRANTOR**, but not otherwise.

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.

GRANTOR:

LAS ENTRADAS DEVELOPMENT CORPORATION
a Texas corporation

By: _____
Name: Peter A. Dwyer
Title: President
Date: _____

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

THIS INSTRUMENT was acknowledged before me on this _____ day of _____, 2024, by Peter A. Dwyer, as President of LAS ENTRADAS DEVELOPMENT CORPORATION, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

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 _____ 2024, 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

CONSENT OF LIENHOLDER

THE UNDERSIGNED, is the owner and holder of certain indebtedness and obligations all or a portion of which is secured by the real property described in **Exhibit "A"**, incorporated into the foregoing Wastewater Easement hereby consents to the foregoing Wastewater Easement and agrees that its lien is subject and subordinate to the Wastewater Easement, and that the undersigned has authority to execute and deliver this Consent of Lienholder, and that all necessary acts necessary to bind the undersigned lienholder have been taken.

LIENHOLDER:

BANK OZK,
an Arkansas banking corporation

By: _____

Name: _____

Title: _____

Date: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Lienholder herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of _____ 2024.

(SEAL)

Notary Public-State of _____

Easement Property
[attached]

EXHIBIT "A"

**A METES AND BOUNDS
DESCRIPTION OF A
0.687 ACRE TRACT OF LAND**

BEING a 0.687 acre (29,936 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas; being a portion of the remainder of that certain 105.170 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (with plastic cap stamped Abraham Dashner, RPLS 5901) found on the southeasterly right-of-way line of U.S Highway 290 (variable width public right-of-way), from which the northwest corner of said 105.170 acre tract bears South 74°02'48" West, 1230.22 feet.

THENCE, North 74°01'57" East, 11.32 feet along the southeasterly right-of-way line of said U.S. Highway 290 to a point for corner;

THENCE, crossing said 105.170 acre tract, the following fifteen (15) courses and distances:

1. South 15°56'15" East, 85.14 feet to a point for corner;
2. South 24°46'18" East, 183.87 feet to a point for corner;
3. South 29°14'02" East, 134.06 feet to a point for corner;
4. South 36°22'59" East, 118.81 feet to a point for corner;
5. South 51°11'36" East, 125.25 feet to a point for corner;
6. South 66°08'14" East, 120.46 feet to a point for corner;
7. South 81°48'06" East, 137.52 feet to a point for corner;
8. North 88°59'54" East, 388.04 feet to a point for corner;
9. South 77°18'45" East, 146.30 feet to a point for corner;
10. South 61°25'31" East, 111.60 feet to a point for corner;
11. South 51°16'26" East, 122.39 feet to a point for corner;
12. South 23°49'48" West, 144.23 feet to a point for corner;
13. South 66°10'12" East, 91.67 feet to a point for corner;
14. South 09°58'20" East, 79.66 feet to a point for corner;
15. South 36°20'06" East, 10.90 feet to a point on the northerly boundary of a called 6.018 acre tract described in instrument to Lions Club of Manor Inc., in Document No. 2012084132 of the Official Public Records of Travis County;

THENCE, North 80°21'22" West, 21.06 feet along the northerly boundary of said 6.018 acre tract to a point for corner;

THENCE, crossing the aforesaid 105.170 acre tract the following fourteen (14) courses and distances:

1. North 09°58'20" West, 74.35 feet to a point for corner;
2. North 66°10'12" West, 98.66 feet to a point for corner;
3. North 23°49'48" East, 147.70 feet to a point for corner;
4. North 51°16'28" West, 109.53 feet to a point for corner;
5. North 61°25'31" West, 108.18 feet to a point for corner;
6. North 77°18'45" West, 142.40 feet to a point for corner;
7. South 88°59'54" West, 387.45 feet to a point for corner;
8. North 81°48'06" West, 140.79 feet to a point for corner;
9. North 66°08'14" West, 124.49 feet to a point for corner;
10. North 51°11'36" West, 129.16 feet to a point for corner;
11. North 36°22'59" West, 121.69 feet to a point for corner;
12. North 29°14'02" West, 135.58 feet to a point for corner;
13. North 24°46'18" West, 185.62 feet to a point for corner;
14. North 15°56'15" West, 86.30 feet to a point for corner on the southeasterly right-of-way line of aforesaid U.S. Highway 290;

THENCE, North 74°05'26" East, 3.68 feet along the southeasterly right-of-way line of U.S. Highway 290 to the POINT OF BEGINNING, and containing 0.687 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.00007662706 This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



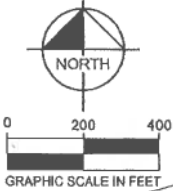
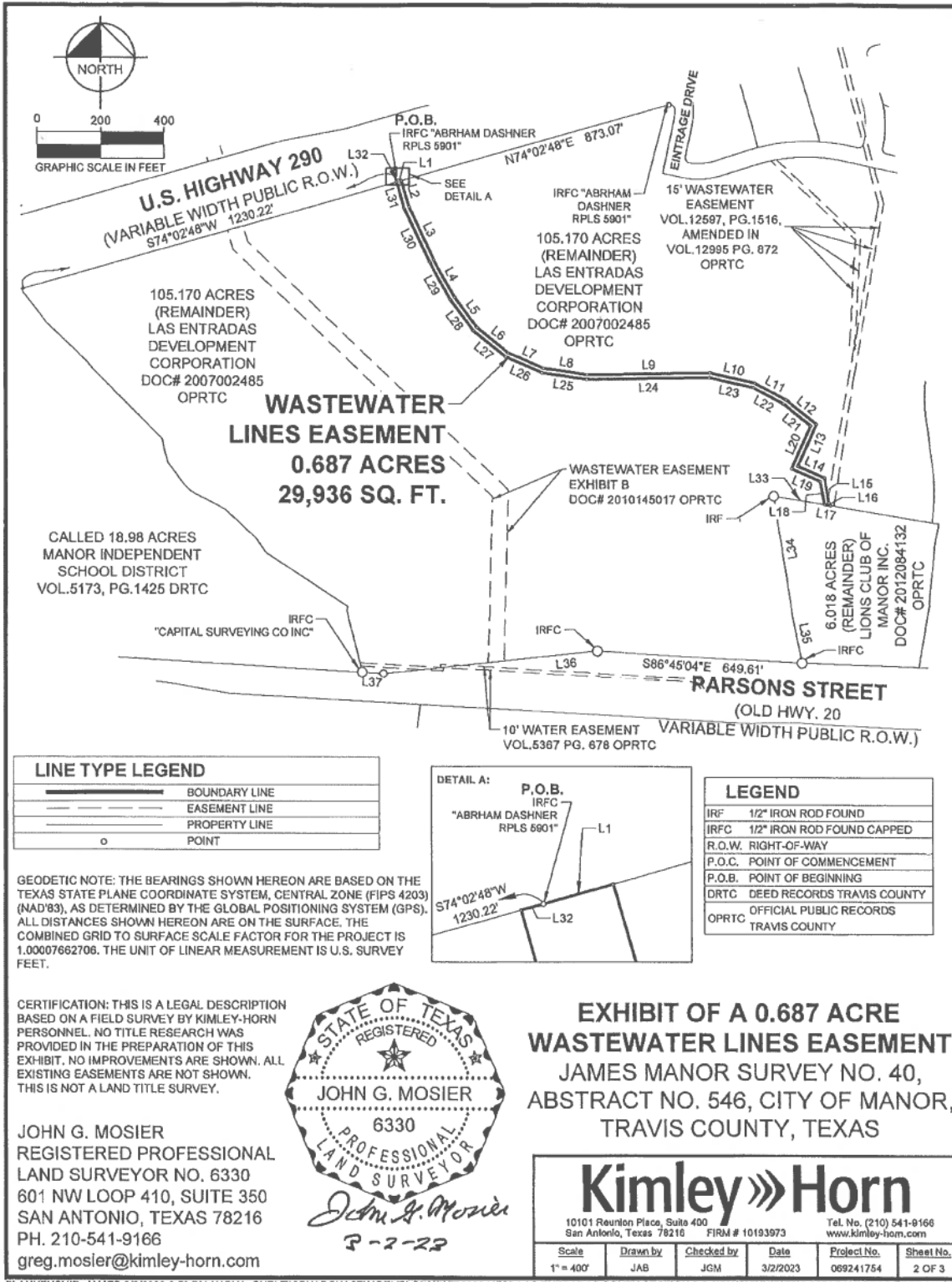
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

**EXHIBIT OF A 0.687 ACRE
WASTEWATER LINES EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546, CITY OF MANOR,
TRAVIS COUNTY, TEXAS**

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
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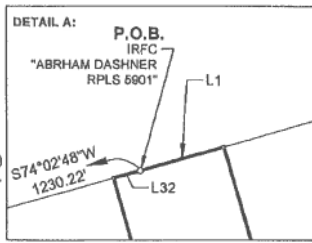
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	3/2/2023	069241754	1 OF 3



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	POINT

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007662706. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND CAPPED
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DRTC	DEED RECORDS TRAVIS COUNTY
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

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 ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.

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**EXHIBIT OF A 0.687 ACRE
 WASTEWATER LINES EASEMENT
 JAMES MANOR SURVEY NO. 40,
 ABSTRACT NO. 546, CITY OF MANOR,
 TRAVIS COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	JAB	JGM	3/2/2023	069241754	2 OF 3

9\ANKENSHIP, JAMES 3/2/2023 2:53 PM KISNA_SURVEY\SHADOWVIEW DEVELOPMENT\069241753-LAS ENTRADAS SOUTH SECTION 2 & 3\DWG\EXHIBITS\0.687AC WASTEWATER LINES EASEMENT.DWG

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N74°01'57"E	11.32'	L21	N51°16'26"W	109.53'
L2	S15°56'15"E	85.14'	L22	N61°25'31"W	108.18'
L3	S24°46'18"E	183.87'	L23	N77°18'45"W	142.40'
L4	S29°14'02"E	134.06'	L24	S88°59'54"W	387.45'
L5	S36°22'59"E	118.81'	L25	N81°48'06"W	140.79'
L6	S51°11'36"E	125.25'	L26	N66°08'14"W	124.49'
L7	S66°08'14"E	120.46'	L27	N51°11'36"W	129.16'
L8	S81°48'06"E	137.52'	L28	N36°22'59"W	121.69'
L9	N88°59'54"E	388.04'	L29	N29°14'02"W	135.58'
L10	S77°18'45"E	146.30'	L30	N24°46'18"W	185.62'
L11	S61°25'31"E	111.60'	L31	N15°56'15"W	86.30'
L12	S51°16'26"E	122.39'	L32	N74°05'26"E	3.68'
L13	S23°49'48"W	144.23'	L34	N08°48'40"W	372.59'
L14	S66°10'12"E	91.67'	L35	N11°31'13"W	160.49'
L15	S09°58'20"E	79.66'	L36	N83°51'51"E	672.07'
L16	S36°20'06"E	10.90'	L37	S86°48'29"E	67.28'
L17	N80°21'22"W	21.06'			
L18	N09°58'20"W	74.35'			
L19	N66°10'12"W	98.66'			
L20	N23°49'48"E	147.70'			

GEODETTIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007662706. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



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**EXHIBIT OF A 0.687 ACRE
 WASTEWATER LINES EASEMENT
 JAMES MANOR SURVEY NO. 40,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	3/2/2023	069241754	3 OF 3

BLANKENSHIP, JAMES 3/2/2023 2:53 PM K:\SNA_SURVEY\SHADOWVIEW DEVELOPMENT\069241753-LAS ENTRADAS SOUTH SECTION 2 & 3\DWG\EXHIBITS\0.687AC WASTEWATER LINES EASEMENT.DWG

**A METES AND BOUNDS
DESCRIPTION OF A
0.107 ACRE WASTEWATER LINES EASEMENT**

BEING a 0.107 acre (4,653 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas; and being a portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation, recorded in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (with illegible plastic cap) found on the northwesterly right-of-way line of U.S. Highway 290 (variable width public right-of-way) and marking the southwest corner of that certain 2.020 acre tract described in instrument to Travis County in Volume 779, Page 343 of the Official Public Records of Travis County;

THENCE, South 74°07'57" West, 140.59 feet along the northwesterly right-of-way line of said Highway 290 to a point for corner marking the southwesterly corner of the westerly line of proposed Entrada Boulevard, a 90 foot wide public right-of-way shown on Las Entradas North Section 4A, plat pending, not yet of record;

THENCE, North 15°53'05" West, 15.00 feet along the westerly right-of-way line of said proposed Entrada Boulevard to the **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the westerly right-of-way line of said proposed Entrada Boulevard and crossing aforesaid 104.825 acre tract the following twelve (12) courses and distances:

1. South 74°07'57" West, 235.25 feet to a point for corner;
2. South 15°53'05" East, 15.00 feet to a point on the northwesterly right-of-way line of said Highway 290;
3. South 74°07'57" West, 15.00 feet along the northwesterly right-of-way line of said Highway 290 to a point for corner;
4. North 15°53'05" West, 15.00 feet to a point for corner;
5. South 74°07'57" West, 22.50 feet to a point for corner;
6. North 15°53'05" West, 15.00 feet to a point for corner;
7. North 74°07'57" East, 22.50 feet to a point for corner;
8. North 15°53'05" West, 22.50 feet to a point for corner;
9. North 74°07'57" East, 15.00 feet to a point for corner;
10. South 15°53'05" East, 22.50 feet to a point for corner;
11. North 74°07'57" East, 235.25 feet to a point on the southwesterly right-of-way line of aforesaid proposed Entrada Boulevard;
12. South 15°53'05" East, 15.00 feet along the southwesterly right-of-way line of proposed Entrada Boulevard to the **POINT OF BEGINNING** and containing 0.107 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Surface to Grid scale factor is 0.99992337881. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

**EXHIBIT OF A 0.107 ACRE
WASTEWATER
LINES EASEMENT
J. MANOR SURVEY 40,
ABSTRACT NO. 546
CITY OF MANOR,
TRAVIS COUNTY, TEXAS**

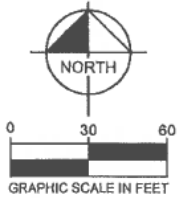


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	2/27/2023	069241754	1 OF 2



LEGEND:

Δ = CENTRAL ANGLE
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD FOUND (W/ CAP STAMPED "____")
 OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

104.825 ACRES
 LAS ENTRADAS DEVELOPMENT
 CORPORATION
 DOC# 2007002485 OPRTC
 (REMAINDER)

**WASTEWATER
 LINES EASEMENT
 0.107 ACRES
 4,653 SQ. FT.**

CONCRETE
 MONUMENT

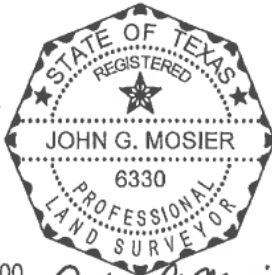


U.S. HIGHWAY 290
 (204' WIDTH AT THIS LOCATION,
 PUBLIC R.O.W.)

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.99992337881. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 089241754 FOR ADDITIONAL INFORMATION.

JOHN G. MOSIER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6330
 10101 REUNION PLACE, SUITE 400
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 greg.mosier@kimley-horn.com



John G. Mosier
 3-2-23

PROPOSED ENTRADA BOULEVARD
 (90' R.O.W.)

104.825 ACRES
 LAS ENTRADAS
 DEVELOPMENT
 CORPORATION
 DOC# 2007002485
 OPRTC
 (REMAINDER)

1/2" IRFC
 CALLED 2.020
 ACRES
 TRAVIS COUNTY,
 TEXAS
 VOL. 779, PG. 343
 DRTC
 (REMAINDER)

P.O.B.

140.59' 1/2" IRFC
 P.O.C.

N74°07'57"E 235.25'
 S74°07'57"W 235.25'
 S74°07'57"W 235.25'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N15°53'05"W	15.00'	L7	N74°07'57"E	22.50'
L2	S15°53'05"E	15.00'	L8	N15°53'05"W	22.50'
L3	S74°07'57"W	15.00'	L9	N74°07'57"E	15.00'
L4	N15°53'05"W	15.00'	L10	S15°53'05"E	22.50'
L5	S74°07'57"W	22.50'	L11	S15°53'05"E	15.00'
L6	N15°53'05"W	15.00'			

**EXHIBIT OF A 0.107 ACRE
 WASTEWATER
 LINES EASEMENT
 J. MANOR SURVEY 40,
 ABSTRACT NO. 546
 CITY OF MANOR,
 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 1" = 60'	Drawn by JAB	Checked by JGM	Date 2/27/2023	Project No. 06924754	Sheet No. 2 OF 2
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