

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: December 11, 2024

GRANTOR: **Venkata Chaitnya Buddharaju and Jesse Raven Mamuhewa**

GRANTOR'S MAILING ADDRESS: **14215 Suncrest Road
Manor, Travis County, Texas 78653**

GRANTEE: **City of Manor, Texas**

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

LIENHOLDER: **Palladius Income Fund REIT, LLC**

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

PROPERTY:

A fifteen-foot (15') wide wastewater utility easement being a portion of that certain real property located in the City of Manor, County of Travis, Texas, as more particularly 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, an 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 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 **PROPERTY** more fully described and as shown in Exhibit "A" attached hereto (the "Wastewater Utility Easement").

GRANTOR, expressly makes this grant subject to all prior easements and/or rights-of-way, the rights of parties in possession, and all prior encumbrances and other matters (i) of record with the local governmental agency responsible therefore and/or (ii) visible and on the ground and that a correct survey would reveal, to the full extent the same exist and affect the Wastewater Utility

Easement herein granted.

GRANTEE will maintain such Wastewater Utility Easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's premises. Notwithstanding the foregoing, **GRANTEE** shall restore the surface of the Wastewater Utility Easement described above as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Wastewater Utility Easement described above that were removed as a result of such work.

This Wastewater Utility Easement together with other provisions granted shall constitute a covenant running with the land for the benefit of the **GRANTEE**, its 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 unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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:

B.V. Chaitanya Varma
Venkata Chaitnya Buddharaju

Jesse Raven Mamuhewa

THE STATE OF FLORIDA
COUNTY OF DADE

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BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Venkata Chaitnya Buddharaju, 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 30 day of October, 2024
2024.

(SEAL)

Suraidy P.
Notary Public - State of ~~Texas~~ FLORIDA




Jesse Raveen Mamuhewa

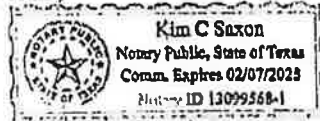
THE STATE OF TEXAS

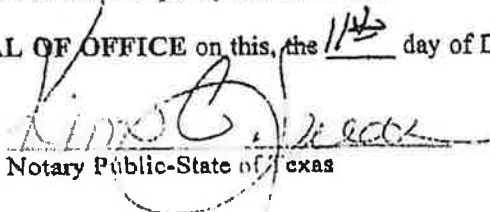
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jesse Raveen Mamuhewa, 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 11th day of December, 2024.

(SEAL)




Notary Public-State of Texas


Wastewater Utility Easement

CONSENT OF LIENHOLDER

THE UNDERSIGNED, being holder of Vendor's Lien retained in Special Warranty Deed dated as of April 13, 2023, recorded on April 18, 2023 as Document No. 2023040807, Official Public Records of Travis County, Texas, executed by KST PROPERTIES, LTD., a Texas limited partnership, to VENKATA CHAITANYA BUDDHARAJU AND JESSE RAVEEN MAMUHEWA, securing payment of one note of even date therewith in the principal amount of \$4,042,500.00, payable to PALLADIUS INCOME REIT, LLC, a Delaware limited liability company, formerly known as Palladius Income Fund SPE, LLC, a Delaware limited liability company, and said note being additionally secured by Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement of even date therewith to Tolesoaz Corp., d/b/a Total Lender Solutions, Trustee, said Deed of Trust filed for record in the Official Public Records of Travis County, Texas on April 18, 2023, under Clerk's File No. 2023040808, as affected by Correction Affidavit Instrument recorded on April 19, 2023 as Document No. 2023041594, Official Public Records, Travis County, Texas, hereby consents to the foregoing Wastewater Utility Easement and agrees that its lien is subject and subordinate to the Wastewater Utility 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.

NAME OF LIENHOLDER:

**PALLADIUS INCOME FUND REIT, LLC,
a Delaware limited liability company, formerly
known as Palladius Income Fund SPE, LLC, a
Delaware limited liability company**

By: 
Name: Nitin Cheval
Title: Authorized Signatory

ACCEPTED:

GRANTEE: City of Manor, Texas:

By: Dr. Christopher Harvey, Mayor

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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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 Dr. Christopher Harvey, Grantee 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.

(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”
[attached]

Exhibit A



15' SANITARY SEWER EASEMENT – TRACT 1 DESCRIPTION – 0.209 ACRE

BEING a tract of land situated in the Greenbury Gates Survey, Abstract No. 315, City of Manor, Travis County, Texas and being a portion of a called 5.187 acre tract of land conveyed to Venkata Chaitanya Buddharaju and Jesse Raveen Mamuhewa by deed recorded in Instrument No. 2023040807, Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 5.187 acre tract, for the southwest corner of a called 15.4217 acre tract of land conveyed to Kenneth R. Tumlinson and Suanna M. Tumlinson by deed recorded in Instrument No. 2023004432, O.P.R.T.C.T., and being in the north right-of-way line of Tower Road, a variable width right-of-way;

THENCE North 61°03'50" West, with the south line of said 5.187 acre tract, and north right-of-way line of Tower Road and Suncrest Road, a variable width right-of-way, 608.03 feet to a 1/2-inch iron rod found capped (stamped "Traverse Station") for the southwest corner of said 5.187 acre tract, for the southeast corner of Block A, Lot 2 of KST/Voelker Tract, according to the final plat recorded in Instrument No. 201200170, O.P.R.T.C.T., from which a concrete monument found bears North 50°50'58" West, 4.33 feet, and a 1/2-inch iron rod found capped (stamped "Traverse Station") for the southwest corner of said Lot 2, bears North 62°08'35" West, 165.97 feet;

THENCE North 27°16'21" East, with the west line of said 5.187 acre tract and east line of said Lot 2, 15.00 feet to a 1/2-inch iron rod set capped (stamped "KHA"), from which a 1/2-inch iron rod found for an interior corner of said 5.187 acre tract bears, North 27°16'21" East, 490.23 feet;

THENCE South 61°03'52" East, over said 5.187 acre tract, 608.11 feet to a 1/2-inch iron rod set capped (stamped "KHA") in the east line of said 5.187 acre tract and west line of said 15.4217 acre tract, from which a 1/2-inch iron rod found capped (stamped "Traverse Station") for a northeast corner of said 5.187 acre tract, interior corner of said 15.4217 acre tract, bears North 27°35'08" East, 218.09 feet;

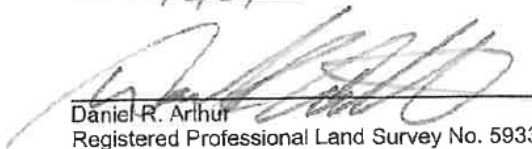
THENCE South 27°35'08" West, with the east line of said 5.187 acre tract and west line of said 15.4217 acre tract, 15.00 feet to the **POINT OF BEGINNING** and containing 9,119 square feet or 0.209 acre of land.

Surveyed on the ground August 2, 2024.

Bearing Basis: Grid bearings are based on the Texas Coordinate System of 1983, Central Zone (4203), US Survey feet, based on GPS solutions from a Real Time Network (RTN).

Exhibit Attached: 069264311-Buddharaju & Mamuhewa 15' SSWR Easement-Tract 1

Date: 8/8/24


Daniel R. Arthur
Registered Professional Land Survey No. 5933
Kimley-Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2172
Survey Firm No. 10194503



