

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:

GRANTOR: **Manor Downs East, LLC**

GRANTOR'S MAILING ADDRESS: **300 Bowie Street, Suite 106A,  
Austin, Travis County, TX 78703**

GRANTEE: **City of Manor, Texas**

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

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 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 reserves the right to enter upon and use any portion of the Wastewater Utility Easement, but in no event shall Grantor enter upon or use any portion of the Wastewater Utility Easement in any manner that interferes in any material way or is inconsistent with the rights granted the City under this Wastewater Utility Easement for the easement purpose as determined by City in its reasonable discretion.

The Wastewater Utility Easement is granted subject to a prior wastewater easement granted to the City of Austin (the "Austin Wastewater Easement"). All improvements installed within the

Wastewater Utility Easement and lying within the Austin Wastewater Easement shall be constructed within an area the cross-section of which is shown on Exhibit "B" attached hereto.

**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, subject, however, to any easements, liens, encumbrances, and other matters of record in the real property records of Travis County, Texas that are valid, existing, and affect the Wastewater Utility Easement as of the Date.

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.

[Signatures on following pages]

**GRANTOR:**

**Manor Downs East, LLC**  
a Texas limited liability company,  
General Partner

By: \_\_\_\_\_  
Name: Colin Armstrong  
Title: Manager

Date: \_\_\_\_\_

State of \_\_\_\_\_ §  
County of \_\_\_\_\_ §

Before me, the undersigned notary, on this day personally appeared Colin Armstrong, Manager of Manor Downs East, LLC, a Texas limited liability company, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

—

**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

**APPROVED AS TO FORM:**

CITY OF AUSTIN, TEXAS  
LAW DEPARTMENT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant City Attorney

**REVIEWED AND APPROVED:**

CITY OF AUSTIN, TEXAS  
AUSTIN WATER UTILITY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit "A"**

**Description of Wastewater Utility Easement**

**[attached]**

**LEGAL DESCRIPTION:**

**FORCEMAIN EASEMENT - 0.3284 ACRE**

BEING A 0.3284 ACRE (14,305 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMMER BACON SURVEY, ABSTRACT 63, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 25.08 ACRES TRACT OF LAND DESCRIBED TO MANOR DOWNS EAST, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021159620 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 25.08 ACRES TRACT BEING FURTHER DESCRIBED IN VOLUME 10884, PAGE 862 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 0.560 ACRE TRACT OF LAND DESCRIBED TO MANOR DOWNS EAST, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2024046271, O.P.R.T.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1 1/2-INCH IRON ROD FOUND, IN THE NORTH RIGHT-OF-WAY OF HILL LANE, VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID 25.08 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.560 ACRE TRACT;

**THENCE**, WITH SAID NORTH RIGHT-OF-WAY OF HILL LANE, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 0.560 ACRE TRACT, NORTH 62°46'03" WEST, A DISTANCE OF 22.77 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF SAID 0.560 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 10.656 ACRES TRACT OF LAND DESCRIBED TO DG MANOR DOWNS PROPERTY OWNER, L.P., AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021159617, O.P.R.T.C.T.;

**THENCE**, DEPARTING SAID NORTH RIGHT-OF-WAY OF HILL LANE AND SAID SOUTH BOUNDARY LINE OF THE 10.656 ACRES TRACT, WITH THE WEST BOUNDARY LINE OF SAID 0.560 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE REMAINDER OF SAID 10.656 ACRES TRACT, NORTH 27°13'57" EAST, A DISTANCE OF 33.74 FEET TO THE **POINT OF BEGINNING**;

**THENCE**, CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 0.560 ACRE TRACT AND SAID EAST BOUNDARY LINE OF THE REMAINDER OF THE 10.656 ACRES TRACT, NORTH 27°13'57" EAST, A DISTANCE OF 15.00 FEET TO A CALCULATED POINT;

**THENCE**, DEPARTING SAID WEST BOUNDARY LINE OF THE 0.560 ACRE TRACT AND SAID EAST BOUNDARY LINE OF THE REMAINDER OF THE 10.656 ACRES TRACT, OVER AND ACROSS SAID 0.560 ACRE TRACT AND SAID 25.08 ACRES TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1. SOUTH 62°17'59" EAST, A DISTANCE OF 33.58 FEET TO A CALCULATED POINT;
- 2. SOUTH 17°06'04" EAST, A DISTANCE OF 32.04 FEET TO A CALCULATED POINT;
- 3. SOUTH 62°06'04" EAST, A DISTANCE OF 862.06 FEET TO A CALCULATED POINT;
- 4. SOUTH 17°41'34" EAST, A DISTANCE OF 6.39 FEET TO A CALCULATED POINT;
- 5. SOUTH 62°41'34" EAST, A DISTANCE OF 19.74 FEET TO A CALCULATED POINT, IN THE EAST BOUNDARY LINE OF SAID 25.08 ACRES TRACT, SAME BEING THE WEST BOUNDARY LINE OF LOT 1, BLOCK 1, 9910 HILL LANE, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 202200136, O.P.R.T.C.T.;

**THENCE**, WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, SAID EAST BOUNDARY LINE OF THE 25.08 ACRES TRACT AND SAID WEST BOUNDARY LINE OF LOT 1, SOUTH 27°30'47" WEST, A DISTANCE OF 15.00 FEET TO A CALCULATED POINT, AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG" FOUND, IN SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, FOR THE SOUTHEAST CORNER OF SAID 25.08 ACRES TRACT, BEARS SOUTH 27°30'47" WEST, A DISTANCE OF 9.43 FEET;

**THENCE**, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE AND SAID EAST BOUNDARY LINE OF THE 25.08 ACRES TRACT, OVER AND ACROSS SAID 25.08 ACRES TRACT AND SAID 0.560 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1. NORTH 62°41'34" WEST, A DISTANCE OF 25.89 FEET TO A CALCULATED POINT;
- 2. NORTH 17°41'34" WEST, A DISTANCE OF 6.48 FEET TO A CALCULATED POINT;
- 3. NORTH 62°06'04" WEST, A DISTANCE OF 862.15 FEET TO A CALCULATED POINT;
- 4. NORTH 17°06'04" WEST, A DISTANCE OF 32.01 FEET TO A CALCULATED POINT;
- 5. NORTH 62°17'59" WEST, A DISTANCE OF 27.22 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.3284 ACRE OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

**SURVEYOR'S NOTES:**


BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



MICHAEL A. MONTGOMERY II, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6890



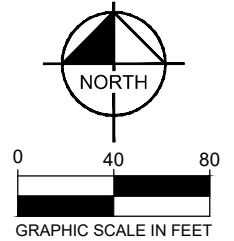
**LEGAL DESCRIPTION**  
**FORCEMAIN EASEMENT**  
**0.3284 ACRE**  
BEING A PORTION OF THE  
SUMMER BACON SURVEY, ABSTRACT 63  
TRAVIS COUNTY, TEXAS



10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMII	3/6/2025	068728007	1 OF 3

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N62°46'03"W	22.77'	L8	S27°30'47"W	15.00'
L2	N27°13'57"E	33.74'	L9	N62°41'34"W	25.89'
L3	N27°13'57"E	15.00'	L10	N17°41'34"W	6.48'
L4	S62°17'59"E	33.58'	L11	N17°06'04"W	32.01'
L5	S17°06'04"E	32.04'	L12	N62°17'59"W	27.22'
L6	S17°41'34"E	6.39'	L13	S27°30'47"W	9.43'
L7	S62°41'34"E	19.74'			



(REMAINDER OF)  
CALLED 10.656 ACRES  
DG MANOR DOWNS  
PROPERTY OWNER, L.P.  
DOC. NO. 2021159617  
O.P.R.T.C.T.

CALLED 0.560 ACRE  
MANOR DOWNS EAST, LLC  
DOC. NO. 2024046271  
O.P.R.T.C.T.

**FORCEMAIN EASEMENT**  
**0.3284 ACRE**  
**(14,305 SQ. FT.)**

CALLED 25.08 ACRES  
MANOR DOWNS EAST, LLC  
DOC. NO. 2021159620  
O.P.R.T.C.T.  
(DESCRIBED IN)  
VOL. 10884, PG. 862  
R.P.R.T.C.T.

S62°06'04"E 862.06'  
N62°06'04"W 862.15'  
**HILL LANE**  
(VARIABLE WIDTH RIGHT-OF-WAY)

LINETYPE LEGEND	
	EASEMENT BOUNDARY LINE
	PROPERTY LINE

LEGEND	
	= 1/2" IRON ROD FOUND (CAP/SIZE NOTED)
	= CALCULATED POINT
<b>P.O.C.</b>	= POINT OF COMMENCEMENT
<b>P.O.B.</b>	= POINT OF BEGINNING
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	= REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

**EASEMENT BOUNDARY EXHIBIT**  
**FORCEMAIN EASEMENT**  
**0.3284 ACRE**  
BEING A PORTION OF THE  
**SUMMER BACON SURVEY, ABSTRACT 63**  
**TRAVIS COUNTY, TEXAS**

**SURVEYOR'S NOTES:**

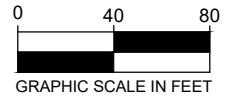
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**Kimley»Horn**

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

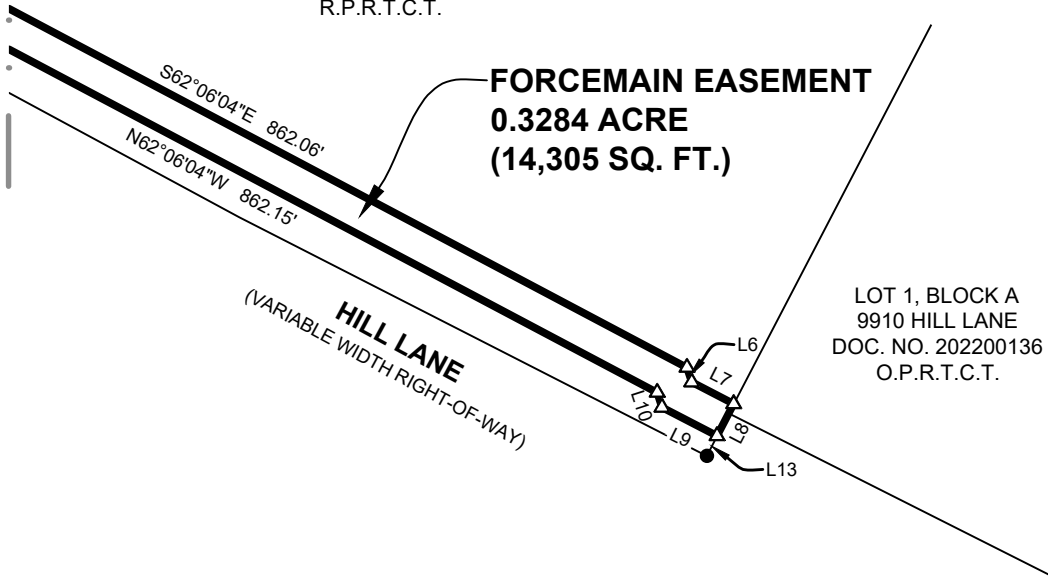
SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 80'	MSB	MMII	3/6/2025	068728007	2 OF 3





CALLED 25.08 ACRES  
 MANOR DOWNS EAST, LLC  
 DOC. NO. 2021159620  
 O.P.R.T.C.T.  
 (DESCRIBED IN)  
 VOL. 10884, PG. 862  
 R.P.R.T.C.T.

MATCH LINE SHEET 2



LOT 1, BLOCK A  
 9910 HILL LANE  
 DOC. NO. 202200136  
 O.P.R.T.C.T.

LINETYPE LEGEND	
	EASEMENT BOUNDARY LINE
	PROPERTY LINE

LEGEND	
	= 1/2" IRON ROD FOUND (CAP/SIZE NOTED)
	= CALCULATED POINT
	= POINT OF COMMENCEMENT
	= POINT OF BEGINNING
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	
R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS	

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
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L5	S17°06'04"E	32.04'	L12	N62°17'59"W	27.22'
L6	S17°41'34"E	6.39'	L13	S27°30'47"W	9.43'
L7	S62°41'34"E	19.74'			

**EASEMENT BOUNDARY EXHIBIT**  
**FORCEMAIN EASEMENT**  
**0.3284 ACRE**  
 BEING A PORTION OF THE  
**SUMMER BACON SURVEY, ABSTRACT 63**  
**TRAVIS COUNTY, TEXAS**

**SURVEYOR'S NOTES:**

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 CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN  
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 SURVEY FEET.

Kimley»Horn

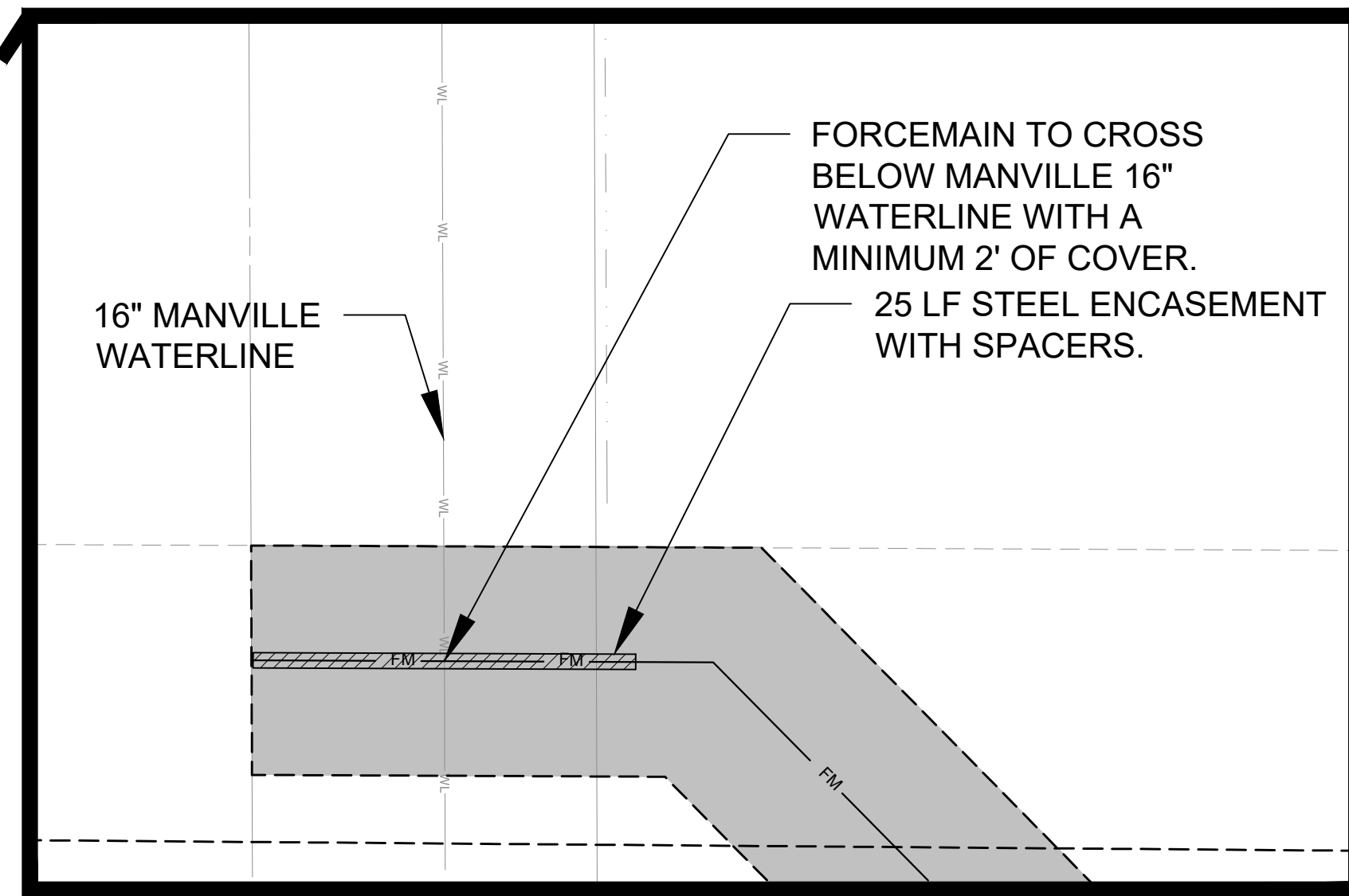
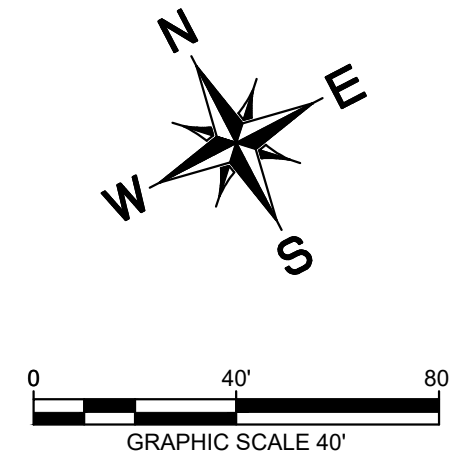
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759      TEL. NO. (512) 418-1771  
 TBPELS FIRM # 10194624      WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 80'	MSB	MMII	3/6/2025	068728007	3 OF 3

**Exhibit “B”**

**Permitted Location of Improvements within Wastewater Utility Easement**

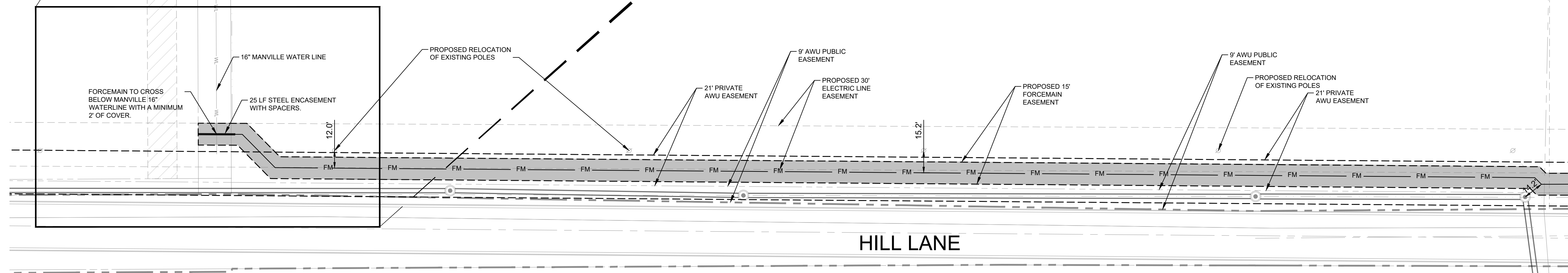
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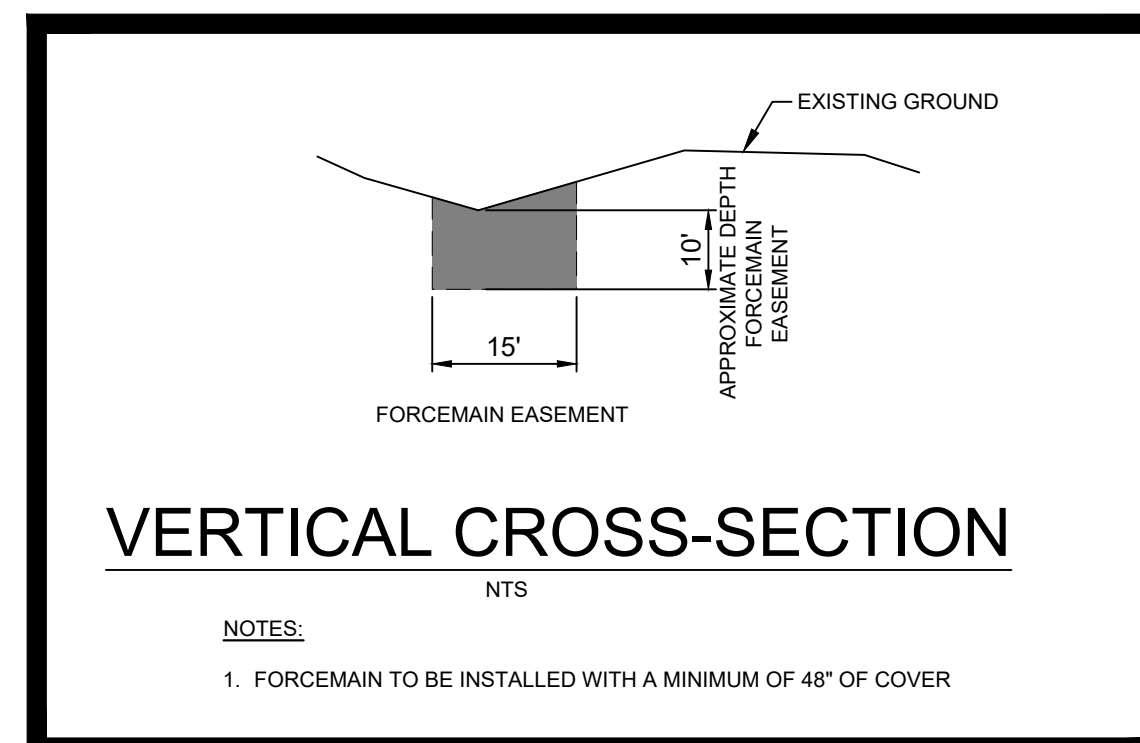
SCALE: 1"=10'

OWNER:  
MANOR DOWNS EAST LLC  
DOC# 2021159620  
OPRTC

CALLED 24.811 ACRES  
9 SUNNY PARTNERS, LP  
DOC# 2006189066, OPRTC



CALLED 10.00 ACRES  
BUTLER FAMILY PARTNERSHIP LTD  
VOL. 2021 148 872  
P.P.A.T.C.T.  
LAND USE: AGRICULTURE



# Dalfen Offsite Forcemain

## Manor Downs East Offsite Forcemain

Manor, Texas  
February 2025



501 S. Austin Ave.  
Suite 1310  
Georgetown, TX 78626  
512-520-0768  
State of Texas Registration No. F-928

FORCEMAIN EASEMENT