

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:**

**HILL LANE RIGHT-OF-WAY DEDICATION**

DATE: February 27<sup>th</sup>, 2023

**GRANTOR:** Manor Lodging Development LLC, a Texas Limited Liability Company including its successors and assigns

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

29711 S Legends Village Ct  
Spring, Tx 77386  
Harris 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:** \_\_\_\_\_

**LIENHOLDER'S MAILING ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ County

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

**EASEMENT PROPERTY:**

A \_\_\_\_\_ acre right-of-way 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 right-of-way easement shall be dedicated to the public and used for the purpose of constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed facilities or improvements reasonably necessary and useful for a public right-of-way for streets, drives, drainage, public utilities, utility services, public places and other public uses (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, conveys and dedicates unto Grantee and Grantee's successors and assigns a permanent, public right-of-way easement (the "Easement") in upon, over, on, under, above and across the Easement Property for the Easement Purpose, subject to the continuing and future control and regulation of the use of such public right-of-way by the City of Manor.

**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 and Temporary Construction 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 easements 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:**

Manor Lodging Development LLC,  
a Texas Limited Liability Company

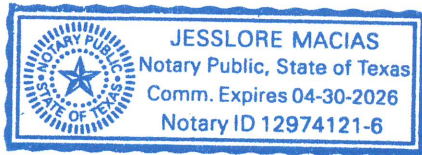
By: Kishan Bechar  
Name: Kishan Bechar  
Title: Manager

THE STATE OF TEXAS

§  
§  
§

COUNTY OF Montgomery

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this the 2<sup>th</sup> day of February 2023, personally appeared Kishan Bechar, Grantor 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.



[Signature]  
Notary Public - State of Texas

**ACCEPTED:**

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

By: \_\_\_\_\_  
Scott Moore, City Manager

**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 Scott Moore, City Manager, 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:**

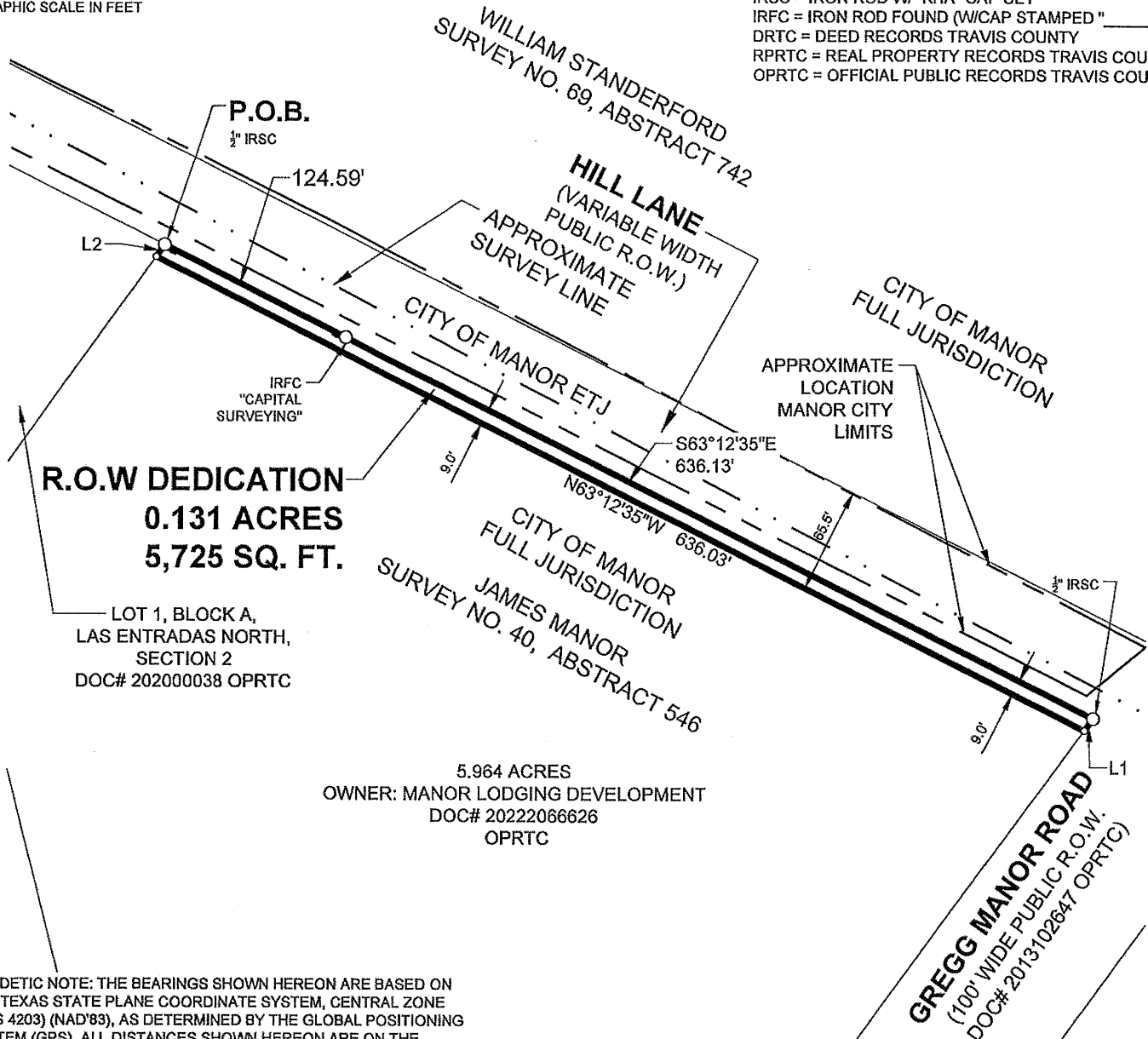
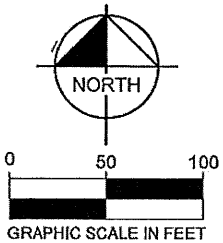
City of Manor  
Attn: City Secretary  
105 E. Eggleston Street  
Manor, Texas 78653

**Exhibit "A"**  
**Legal Description and Sketch of the Right-of-Way Easement Property**

**[ATTACHED]**

21.5801 ACRES  
 MANOR INDEPENDENT  
 SCHOOL DISTRICT  
 VOL.12597, PG.1548  
 OPRTC

**LEGEND:**  
 POB = POINT OF BEGINNING  
 IRSC = IRON ROD W/ "KHA" CAP SET  
 IRFC = IRON ROD FOUND (W/CAP STAMPED "\_\_\_\_")  
 DRTC = DEED RECORDS TRAVIS COUNTY  
 RPRTC = REAL PROPERTY RECORDS TRAVIS COUNTY  
 OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



**R.O.W DEDICATION**  
**0.131 ACRES**  
**5,725 SQ. FT.**

LOT 1, BLOCK A,  
 LAS ENTRADAS NORTH,  
 SECTION 2  
 DOC# 202000038 OPRTC

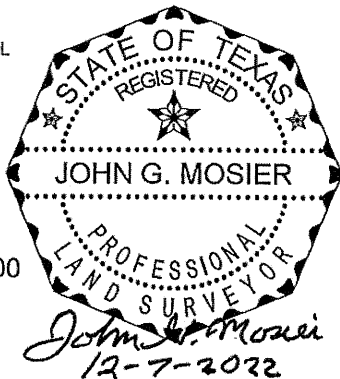
5.964 ACRES  
 OWNER: MANOR LODGING DEVELOPMENT  
 DOC# 20222066626  
 OPRTC

**GREGG MANOR ROAD**  
 (100' WIDE PUBLIC R.O.W.)  
 DOC# 2013102647 OPRTC)

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 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 ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 069241754 FOR ADDITIONAL INFORMATION.

JOHN G. MOSIER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6330  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-541-9166  
 greg.mosier@kimley-horn.com



**EXHIBIT OF A**  
**0.131 ACRE**  
**9' WIDE R.O.W. DEDICATION**  
**JAMES MANOR SURVEY NO. 40,**  
**ABSTRACT NO. 546 CITY OF**  
**MANOR, TRAVIS COUNTY, TEXAS**

**Kimley»Horn**  
 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale 1" = 100'	Drawn by BB	Checked by JGM	Date 11/22/2022	Project No. 069241754	Sheet No. 2 OF 2
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