

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.

**WATER UTILITY EASEMENT**

DATE: \_\_\_\_\_

GRANTOR: **Byron A.W. Monroe as to a Life Estate, and Marilyn Monroe Hall, Randy Gilbert Monroe, and Mary Ann Monroe, as Trustees of The Ozie Monroe Sr. Family Trust.**

GRANTOR'S MAILING ADDRESS: **13407 FM 973 North  
Manor, TX 78653**

GRANTEE: **City of Manor, Texas**

GRANTEE'S MAILING ADDRESS: **105 E. Eggleston Street  
Manor, 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 water utility easement being a portion of that certain 27.4-acre, more or less, tract lying and situated in the Green Berry Gates Survey Abstract 315, Travis County, Texas, being a portion of a called 27.4 Acre tract of land recorded in Volume 5278, Page 1904, of the Official Public Records of Travis County, 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, a non-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 water utility mains, lines and pipes, and for the supplying of water utility service in, upon, under and across the **PROPERTY** more fully described and as shown in Exhibit "A" attached hereto (the "Water Utility Easement"). Grantor reserves the right to enter upon and use the Property, but in no event shall Grantor use the Property in any manner which interferes in any material way or is inconsistent with the rights granted herein.

Grantee will maintain such non-exclusive 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 land 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 land described above that were removed as a result of such work. This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

**GRANTOR**, for the consideration above, grants, sells and conveys to Grantee the easement, without warranty of any kind, whether express, implied, statutory or otherwise, and is expressly made 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 Easement herein granted.

When the context requires, singular nouns and pronouns include the plural.

*[Signature Page Follows]*



**GRANTOR:**

\_\_\_\_\_  
Randy Gilbert Monroe, Trustee of the Ozzie Monroe Sr. Family Trust.

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024 by Randy Gilbert Monroe, as a trustee of the Ozzie Monroe Sr. Family Trust.

\_\_\_\_\_

**GRANTOR:**

\_\_\_\_\_  
Mary Ann Monroe, Trustee of the Ozzie Monroe Sr. Family Trust

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024 by Mary Ann Monroe, as a trustee of the Ozzie Monroe Sr. Family Trust.

\_\_\_\_\_  
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

**EXHIBIT A**  
**[SEE ATTACHMENT]**

**FIELD NOTES FOR A 6,171 SQUARE FOOT WATERLINE EASEMENT:**

A **6,171 Square Foot Waterline Easement**, located in the Green Berry Gates Survey, Abstract No. 315, Travis County, Texas, being a portion of a called 27.4 Acre tract of land recorded in Volume 5278, Page 1904, of the Official Public Records of Travis County, Texas. Said 6,171 Square Foot Waterline Easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the southeast line of F.M. 973, a variable width right-of-way, as depicted on State Department of Transportation, Plan of Proposed Right of Way Project, Account Number 8014-2-10, CSJ Number 1200-02-022, for the westerly most common corner between said 27.4 Acre tract and a called 11.781 Acre tract of land recorded in Document No. 2022196885, of the Official Public Records of Travis County, Texas, from which a found 1/2" iron rod in the common line between said F.M. 973 and said 11.781 Acre tract, bears N 27° 42' 44" E, with said common line, a distance of 443.26 feet;

**THENCE: S 62° 17' 16" E**, with the common line of said 27.4 Acre tract and said 11.781 Acre tract, a distance of **15.00 feet**, to a point for corner;

**THENCE:** Over and across said 27.4 Acre tract, the following three (3) courses:

1. **S 27° 42' 44" W**, a distance of **178.18 feet**, to a point for corner;
2. **S 27° 45' 44" W**, a distance of **233.23 feet**, to a point for corner;
3. **N 62° 14' 16" W**, a distance of **15.00 feet**, to a point in the common line between said 27.4 Acre tract and said F.M. 973, for corner;


**THENCE:** With said common line, the following two (2) courses:

1. **N 27° 45' 44" E**, a distance of **233.22 feet**, to a point for corner;
2. **N 27° 42' 44" E**, a distance of **178.17 feet**, to the **POINT OF BEGINNING** and containing **6,171 Square Feet** of land, situated in Travis County, Texas.

Bearings are based on the State Plane Coordinate System of the Texas, Central Zone (4203), North American Datum of 1983. A survey plat was prepared by a separate document. Field work was completed on June 22, 2023.



*Scott F. Ammons*

 <p>©George Butler Associates, Inc. 2023</p>	2301 Double Creek Drive Building 1, Suite 110 Round Rock, Texas 78664 5 1 2 . 6 1 6 . 0 0 5 5 www.gbateam.com TBPELS FIRM #10194808	<b>PROJECT NUMBER</b> 15416.00	<b>TITLE</b> Exhibit "A" Waterline Easement Manor, Travis Co., TX	<b>SHEET NUMBER</b> 1 of 4
		<b>DATE</b> 08/04/2023		

**FIELD NOTES FOR A 11,285 SQUARE FOOT TEMPORARY CONSTRUCTION EASEMENT:**

A **11,285 Square Foot Temporary Construction Easement**, located in the Green Berry Gates Survey, Abstract No. 315, Travis County, Texas, being a portion of a called 27.4 Acre tract of land recorded in Volume 5278, Page 1904, of the Official Public Records of Travis County, Texas. Said 11,285 Square Foot Temporary Construction Easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the common line between said 27.4 Acre tract and a called 11.781 Acre tract of land recorded in Document No. 2022196885, of the Official Public Records of Travis County, Texas, from which a point in the southeast line of F.M. 973, a variable width right-of-way, as depicted on State Department of Transportation, Plan of Proposed Right of Way Project, Account Number 8014-2-10, CSJ Number 1200-02-022, for the westerly most common corner between said 27.4 Acre tract and said 11.781 Acre tract, bears N 62° 17' 16" W, with said common line, a distance of 15.00 feet, from said point a 1/2" iron rod in the common line of said F.M. 973 and said 11.781 Acre tract, bears N 27° 42' 44" E, with said common line, a distance of 443.26 feet;

**THENCE:** S 62° 17' 16" E, with the common line between said 27.4 Acre tract and said 11.781 Acre tract, a distance of **25.00 feet**, to a point for corner;

**THENCE:** Over and across said 27.4 Acre tract, the following three (3) courses:

1. S 27° 42' 44" W, a distance of **178.19 feet**, to a point for corner;
2. S 27° 45' 44" W, a distance of **258.24 feet**, to a point for corner;
3. N 62° 14' 16" W, a distance of **40.00 feet**, to a point in the common line between said F.M. 973 and said 27.4 Acre tract, for corner;

**THENCE:** N 27° 45' 44" E, with said common line, a distance of **25.00 feet**, to a point for corner;


**THENCE:** Over and across said 27.4 Acre tract, the following three (3) courses:

1. S 62° 14' 16" E, a distance of **15.00 feet**, to a point for corner;
2. N 27° 45' 44" E, a distance of **233.23 feet**, to a point for corner;
3. N 27° 42' 44" E, a distance of **178.18 feet**, to the **POINT OF BEGINNING** and containing **11,285 Square Feet** of land, situated in Travis County, Texas.

Bearings are based on the State Plane Coordinate System of the Texas, Central Zone (4203), North American Datum of 1983. A survey plat was prepared by a separate document. Field work was completed on June 22, 2023.



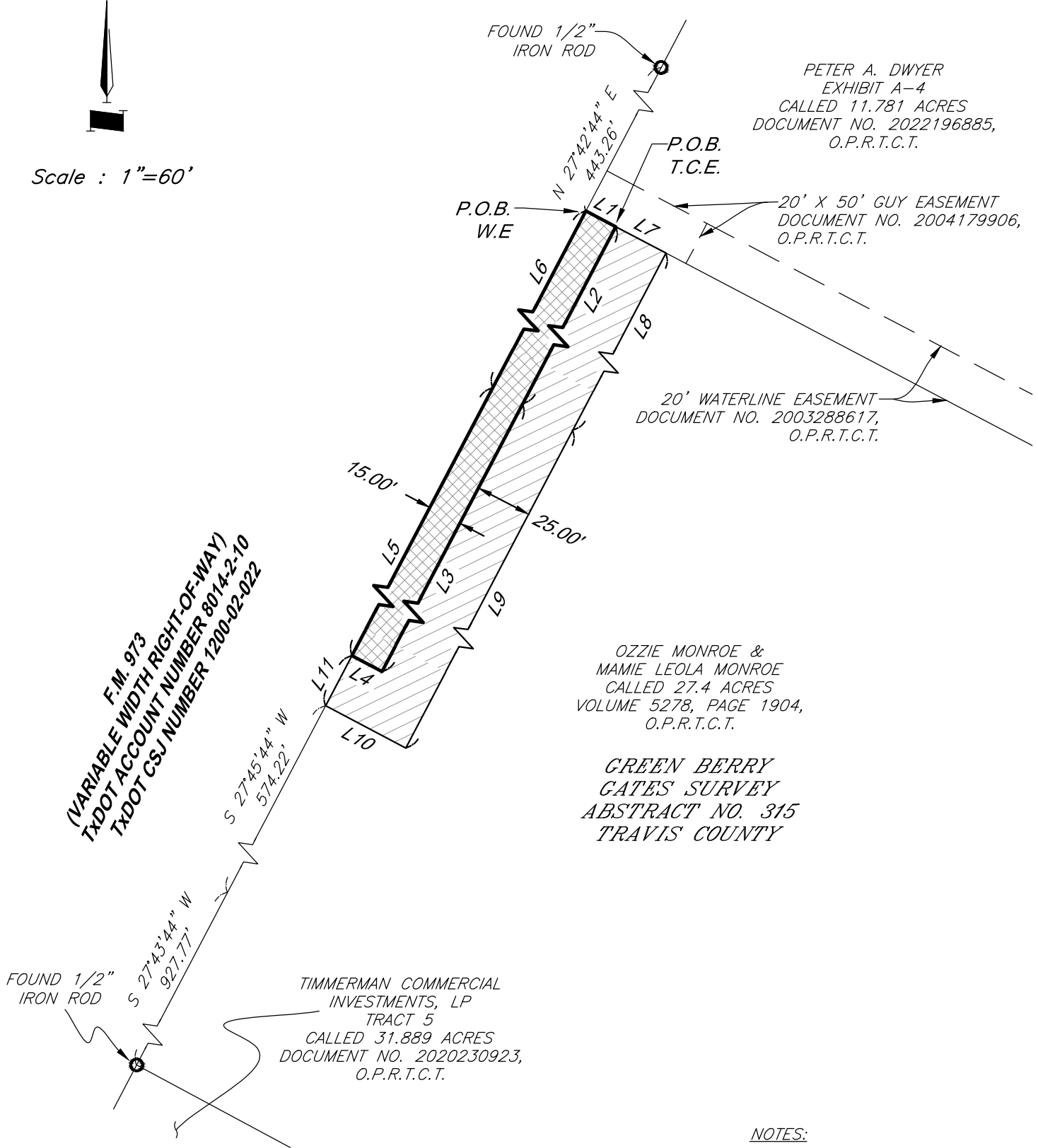
*Scott F. Ammons*

 <p>©George Butler Associates, Inc. 2023</p>	2301 Double Creek Drive Building 1, Suite 110 Round Rock, Texas 78664 5 1 2 . 6 1 6 . 0 0 5 5 www.gbateam.com TBPELS FIRM #10194808	PROJECT NUMBER 15416.00	TITLE Exhibit "A" Waterline Easement Manor, Travis Co., TX	SHEET NUMBER <b>2 of 4</b>
		DATE 08/04/2023		







Scale : 1"=60'



NOTES:

1. BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET.

 Denotes Waterline Easement  
6,171 Square Feet

 Denotes T.C.E.  
11,285 Square Feet



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

PROJECT NUMBER  
15416.00


DATE  
08/04/2023

TITLE  
*Exhibit "A"*  
*Waterline Easement*  
*Manor, Travis Co., TX*

SHEET NUMBER  
**3 of 4**

<i>Line Table</i>		
<i>Line #</i>	<i>Bearing</i>	<i>Distance</i>
L1	S 62° 17' 16" E	15.00'
L2	S 27° 42' 44" W	178.18'
L3	S 27° 45' 44" W	233.23'
L4	N 62° 14' 16" W	15.00'
L5	N 27° 45' 44" E	233.22'
L6	N 27° 42' 44" E	178.17'
L7	S 62° 17' 16" E	25.00'
L8	S 27° 42' 44" W	178.19'
L9	S 27° 45' 44" W	258.24'
L10	N 62° 14' 16" W	40.00'
L11	N 27° 45' 44" E	25.00'

**LEGEND**

	PROPERTY CORNER FOUND AS NOTED
P.O.B.	POINT OF BEGINNING
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
W.E.	WATERLINE EASEMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

*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.*



SCOTT F. AMMONS 08/04/2023  
REGISTERED PUBLIC LAND SURVEYOR NO. 6550  
STATE OF TEXAS

