

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: **June 14, 2024**

GRANTOR: **Okra Land Incorporated**

GRANTOR'S MAILING ADDRESS: **9505 Johnny Morris Road
Austin, Travis County, Texas 78724**

GRANTEE: **City of Manor, Texas**

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

LIENHOLDER: **H. Dalton Wallace**

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

PROPERTY:

A thirty Foot (30') Wide wastewater utility easement being a portion of that certain 136.342-acre, more or less, tract lying and situated in the Sumner Bacon Survey No. 62, Abstract 63, Travis County, Texas, described in a deed to H. Dalton Wallace, of record in Doc No. 2013210018 of the deed 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, 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").

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**

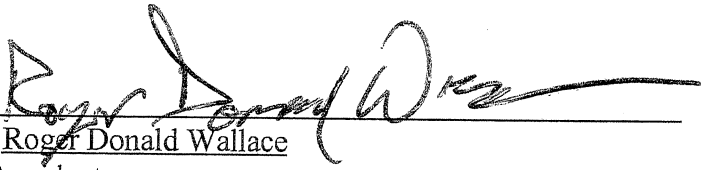
successors and assigns forever; and **GRANTOR** does hereby binds itself, its heirs, executors, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or 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:

OKRA LAND INCORPORATED,
A Texas Corporation

By: 
Name: Roger Donald Wallace
Title: President

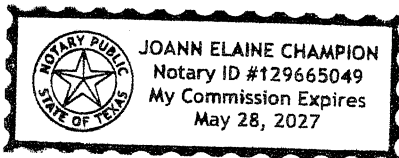
THE STATE OF TEXAS §

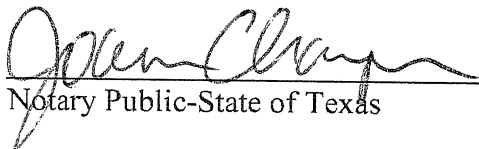
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roger Donald Wallace, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of June 2024.

(SEAL)




Notary Public-State of Texas

CONSENT OF LIENHOLDER

THE UNDERSIGNED, being the holder of a lien on the property of which the Wastewater Utility Easement is a part, pursuant to the Special Warranty Deed With Vendor's Lien, dated September 20, 2022, recorded in Document No. 2022173856 of the Official Public Records of 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:

H. Dalton Wallace

By: *H. Dalton Wallace*
Name: H. Dalton Wallace

Date: June 14, 2024

ACKNOWLEDGEMENT

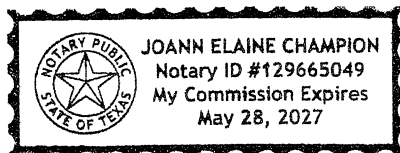
STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared h. Dalton Wallace, 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 14th day of June 2024.

(SEAL)



Joann Elaine Champion
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 _____ 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.

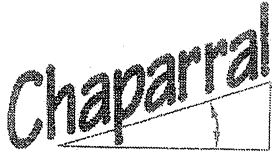
(SEAL)

Notary Public-State of Texas

AFTER RECORDING RETURN TO:

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

Exhibit "A"
[attached]



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

5725 West Hwy 290, Suite 103
Austin, Texas 78735

EXHIBIT " A "

PORTION OF
136.342 AC. H. DALTON WALLACE
(WASTEWATER EASEMENT)

0.990 ACRES
SUMNER BACON SURVEY NO. 62
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.990 ACRES (APPROXIMATELY 43,143 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 136.342 ACRE TRACT CONVEYED TO H. DALTON WALLACE IN A SPECIAL WARRANTY DEED DATED NOVEMBER 21, 2013 AND RECORDED IN DOCUMENT NO. 2013210018 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.990 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch rebar found for the southeast corner of said 136.342 acre tract, being the south corner of a 0.896 acre tract described in Document No. 2004019177 of the Official Public Records of Travis County, Texas, also being the west line of a 32.950 acre tract described in Document No. 2020230923 of the Official Public Records of Travis County, Texas, being the approximate centerline of Manor and Taylor Lane as shown in Travis County Road Book, Precinct 1, Page 72, also being a portion of an abandoned county road referenced in Documents Nos. 2000046321, 2001205199 and 202100182, all of the Official Public Records of Travis County, Texas;

THENCE North 56°33'08" West, crossing the 136.342 acre tract, a distance of **2562.00 feet** to a calculated point for the **POINT OF BEGINNING** and the most westerly south corner of the herein described tract;

THENCE continuing across the 136.342 acre tract the following fourteen (14) courses and distances:

1. **North 62°07'10" West**, a distance of **492.99 feet** to a calculated point;
2. **North 27°52'50" East**, a distance of **30.00 feet** to a calculated point;
3. **South 62°07'10" East**, a distance of **462.99 feet** to a calculated point;

4. **North 27°52'50" East**, a distance of **510.85 feet** to a calculated point, from which a 1/2 inch rebar with "Chaparral" cap found for an angle point in the north line of the 136.342 acre tract, being the south line of a 123.550 acre tract described in Document No. 2021275494 of the Official Public Records of Travis County, Texas, bears North 28°26'16" West, a distance of 913.42 feet;
5. **South 62°07'10" East**, a distance of **192.50 feet** to a calculated point;
6. **South 73°49'36" East**, a distance of **72.79 feet** to a calculated point;
7. **South 85°32'02" East**, a distance of **165.73 feet** to a calculated point;
8. **South 07°42'01" East**, a distance of **52.39 feet** to a calculated point, from which a 1/2" rebar found in the west right-of-way line of F.M.973 (right-of-way width varies) as shown on CSJ 1200-02-022, being the south corner of a 3.711 acre tract described in Document No. 2022077336, of the Official Public Records of Travis County, Texas, and being the east corner of the 136.342 acres bears, South 75°32'22" East, a distance of 2048.14 feet;
9. **South 86°02'31" West**, a distance of **30.06 feet** to a calculated point;
10. **North 07°42'01" West**, a distance of **26.21 feet** to a calculated point;
11. **North 85°32'02" West**, a distance of **144.59 feet** to a calculated point;
12. **North 73°49'36" West**, a distance of **78.94 feet** to a calculated point;
13. **North 62°07'10" West**, a distance of **165.58 feet** to a calculated point;
14. **South 27°52'50" West**, a distance of **510.85 feet** to the **POINT OF BEGINNING**, and containing 0.990 acres of land, more or less.

Surveyed on the ground December 2021.

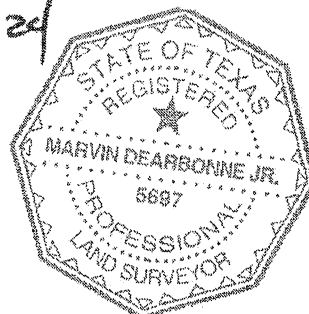
Bearing basis: The Texas Coordinate System of 1983 (2011), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: 496-002-WWE4



Marvin Dearbonne Jr.
Registered Professional Land Surveyor
State of Texas No. 5697
T.B.P.E.L.S. Firm No. 10124500

30 MAY 24
Date



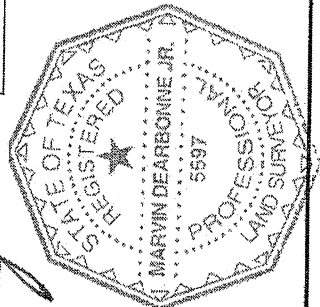
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.990 ACRES (APPROXIMATELY 43,143 SQ. FT.) IN THE SUMNER BACON SURVEY NO. 62, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 136.342 ACRE TRACT CONVEYED TO H. DALTON WALLACE IN A SPECIAL WARRANTY DEED DATED NOVEMBER 21, 2013 AND RECORDED IN DOCUMENT NO. 2013210018 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°07'10"W	492.99'
L2	N27°52'50"E	30.00'
L3	S62°07'10"E	462.99'
L4	N27°52'50"E	510.85'
L5	S62°07'10"E	192.50'
L6	S73°49'36"E	72.79'
L7	S85°32'02"E	165.73'
L8	S07°42'01"E	52.39'
L9	S86°02'31"W	30.06'
L10	N07°42'01"W	26.21'
L11	N85°32'02"W	144.59'
L12	N73°49'36"W	78.94'
L13	N62°07'10"W	165.58'
L14	S27°52'50"W	510.85'

LEGEND

- 1/2" REBAR FOUND
- CH ● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ▲ CALCULATED POINT
- () RECORD INFORMATION

Marvin Dearbonne Jr.
30 MAY 24

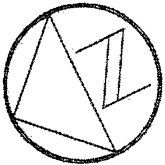


DATE OF SURVEY: 12/15/2021
 PLOT DATE: 05/30/2024
 DRAWING NO.: 496-002
 PROJECT NO.: 496-002-WWE4
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: JLB/EMD
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 486-002-WWE4

Chaparral



1" = 400'

MONARCH RANCH AT MANOR
123.550 ACRES
(2021275494)

SUMNER BACON
SURVEY NO. 62, 63
ABSTRACT NO. 63
ABSTRACT NO. 315

MP 973, LLC
3.711 ACRES
(2022077336)

APPROXIMATE
SURVEY LINE

GREENBURY
GATES SURVEY
NO. 63,
ABSTRACT
NO. 315

F.M. 973
(VARIABLE WIDTH R.O.W.)
(CSJ: 1200-02-022)

ROY VELASQUEZ
0.896 ACRE
(2004019177)

PORTION OF
ABANDONED
COUNTY ROAD
REFERRED
TO IN DOC.
2001205199,
2000046321 &
202100182

32.950 ACRES
TIMMERMAN
COMMERCIAL
DEVELOPMENTS, LP
(2020230923)

APPROXIMATE
CENTERLINE OF
MANOR &
TAYLOR ROAD

APPARENT R.O.W. OF
OLD MANOR-TAYLOR ROAD
(TRAVIS COUNTY ROAD BOOK,
PRECINCT 1, PAGE 72)

S75°32'22"E 2048.14'

H. DALTON WALLACE
136.342 ACRES
(2013210018)

N56°33'08"W 2562.00'

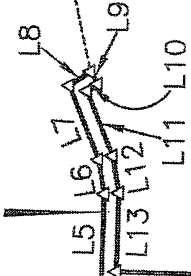
SILENT FALLS WAY
(60' R.O.W. WIDTH)
(202100181)

LOT 1, BLOCK P
SHADOWGLEN PHASE 2
SECTIONS 25-26
(202100182)

LOT 38, BLOCK P
SHADOWGLEN PHASE 2
SECTIONS 25-26
(202100182)

30' WASTEWATER
EASEMENT
0.990 ACRES
APPROX. 43,143 SQ. FT.

N28°26'16"W 913.42'



P.O.B.

L3
L1

30'

CALDERA WAY
(50' R.O.W. WIDTH)
(202100181)

LOT 1, BLOCK F
SHADOWGLEN PHASE 2
SECTIONS 27A-27B
(202100183)

LOT 24, BLOCK T
SHADOWGLEN PHASE 2
SECTION 28
(202100181)

