

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DECLARATION OF PUBLIC WASTEWATER LINE EASEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

That the City of Manor, Texas, a Texas home-rule municipal corporation, whose mailing address is 105 E. Eggleston Street, Manor, Texas 78653 (hereinafter called the "Declarant"), being the owner of a 200.38 acre tract conveyed to Declarant by instrument of record in Document Number 2012141817 of the Official Public Records of Travis County, Texas, has executed this Declaration of Public Wastewater Line Easement (the "Easement") for the purpose of establishing the following non-exclusive easement to use a portion of said land for the Easement Purpose, as herein defined, in, under, upon, and across the following described property (the "Easement Tract"), to-wit:

All that 0.736-acre tract of land out of the Sumner Bacon Survey No. 62, Abstract No. 63 and the William Standerford Survey No. 70, Abstract No. 743, situated in Travis County, Texas; being a portion of that certain 200.38 acre tract described in Instrument to City of Manor, Texas recorded in Document No. 2012141817, of the Official Public Records of Travis County, Texas; and being more particularly described by metes and bounds in **Exhibit A**, which is attached hereto and made a part hereof.

Also see "Sketch to accompany Field Notes" made a part of Exhibit A.

The Easement, rights, and privileges hereby created shall be used solely 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 (the "Easement Purpose"). Except as otherwise stated, the Easement and other rights and privileges hereby created shall be perpetual.

The Easement granted is subject to the following covenants and conditions:

- (1) Declarant reserves the right to use the Easement Tract for all purposes that do not unreasonably interfere with or prevent the use of the Easement Tract as provided herein. Specifically, and without limiting the generality of the forgoing, Declarant has the right to place, construct, operate, repair, replace and maintain roadways, driveways, drainage, landscaping and signage on, in, under, over and across the Easement Tract, so long as

such use does not unreasonably interfere with or prevent the use of the Easement Tract as provided herein. But, Declarant may not construct any buildings or similar improvements on the Easement Tract.

- (2) This Easement is granted and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions, encumbrances, mineral reservations and royalty reservations, if any, relating to the Easement Tract to the extent and only to the extent, that the same may still be in force and effect, and either shown of record in the Office of the County Clerk of Travis County, Texas, or apparent on the ground.
- (3) The repair of any damage caused by the placement and installation of facilities within the Easement Tract, Declarant's adjacent property, and any improvements located therein or thereon shall be finalized within thirty (30) days of completion of any construction, maintenance, repairs or other subsequent work within or upon the Easement Tract so as to restore the Easement Tract and Declarant's adjacent property to substantially the same condition as existed prior to commencement of such construction, maintenance, repairs or other work.
- (4) Declarant or its assigns shall provide for access to the subject Easement as may be reasonably necessary and shall not prohibit access for inspection or maintenance of said Easement.

The benefits and obligations of the Easement created herein shall constitute benefits and servitudes running with the land. Invalidity of any of the restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of the Easement herein, which shall remain in full force and effect.

[signature page follows]

EXECUTED THIS THE ____ DAY OF March, 2025.

DECLARANT:

**CITY OF MANOR, a Texas home-rule
municipal corporation**

By: _____
Dr. Christopher Harvey, Mayor

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of March, 2025, by Dr. Christopher Harvey, Mayor of the CITY OF MANOR, TEXAS, a Texas home-rule municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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

EXHIBIT “A”
Description of Easement Tract
[see attached]

A METES AND BOUNDS**DESCRIPTION OF A****0.736 ACRE - 20 FOOT WIDE WASTEWATER LINES EASEMENT**

BEING a 0.736 acre (32,048 square feet) tract of land situated in the Sumner Bacon Survey No. 62, Abstract No. 63, and William Standerford Survey No. 70, Abstract No. 743, Travis County, Texas; being a portion of that certain 200.38 acre tract described in instrument to City of Manor, recorded in Document No. 2012141817, Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "GEO 2519" found marking an exterior southeast corner of that certain 350.759 acre - Tract 1, described in instrument to Meritage Homes of Texas, LLC, recorded in Document No. 2020148949, and corrected in Document No. 2023082673, Official Public Records of Travis County, and the exterior southern-most southwest corner of said 200.38 acre tract, same point being on the northerly exterior boundary line of Lot 4 of Shadowglen Golf Course, plat of which recorded in Document No. 200300186, Official Public Records of Travis County;

THENCE, along the easterly boundary line of said 350.759 acre - Tract 1, and westerly boundary line of said 200.38 acre tract, the following four (4) courses and distances:

1. North 18°19'31" East, 237.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 15°28'36" East, 100.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 80°15'36" East, 87.33 feet to the **POINT OF BEGINNING** of the herein described tract;
4. North 80°15'36" East, 20.62 feet to a point for corner;

THENCE, departing the easterly boundary of said 350.759 acre tract, and crossing over said 200.38 acre tract, the following nine (9) courses and distances:

1. South 24°00'09" East, 34.51 feet to a point for corner;
2. South 72°19'29" East, 546.59 feet to a point for corner;
3. South 61°15'44" East, 729.65 feet to a point for corner;
4. South 72°19'29" East, 283.59 feet to a point for corner on the westerly boundary of a Travis County M.U.D. No. 2 - 20 foot wide Wastewater Easement (here after referred to as "said Easement"), recorded in Document No. 2002192724, Official Public Records of Travis County;
5. South 36°33'46" West, 21.14 feet along the westerly boundary of said Easement to a point for corner;
6. North 72°19'29" West, 278.69 feet departing said Easement to a point for corner;
7. North 61°15'44" West, 729.65 feet to a point for corner on the northerly boundary of an electric easement recorded in Document No. 2008060079, Official Public Records of Travis County;
8. North 72°19'29" West, 553.60 feet to a point for corner along said easement;
9. North 24°00'09" West, 48.57 feet to the **POINT OF BEGINNING**, and containing 0.736 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated on 1/8/2025 at 10:30 AM, based on geometry in the drawing file K:\SNA_Survey\SHADOWGLEN DEVELOPMENT\067783126-SHADOWGLEN SEC 1&2 PH3 EASEMENTS\DWG\Exhibits\0.736ac 20' Wide Wastewater Lines Easement.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

**EXHIBIT OF A 0.736 ACRE
20' WIDE WASTEWATER
LINES EASEMENT
SUMNER BACON, SURVEY NO. 62,
ABSTRACT NO. 63,
WILLIAM STANDERFORD SURVEY NO. 70,
ABSTRACT NO. 743
TRAVIS COUNTY, TEXAS**

SEE PAGE 2 OF 3 FOR
SURVEYOR'S SIGNATURE
AND SEAL

Kimley»Horn					
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	EG	JGM	1/8/2025	067783126	1 OF 3

GONZALEZ, DAVID 1/8/2025 4:00 PM K:\SNA_Survey\SHADOWGLEN DEVELOPMENT\067783126-SHADOWGLEN SEC 1&2 PH3 EASEMENTS\DWG\EXHIBITS\0.736ac 20' WIDE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N18°19'31"E	237.85'
L2	N15°28'36"E	100.08'
L3	N80°15'36"E	87.33'
L4	N80°15'36"E	20.62'
L5	S24°00'09"E	34.51'
L6	S72°19'29"E	546.59'
L7	S61°15'44"E	729.65'
L8	S72°19'29"E	283.59'
L9	S36°33'46"W	21.14'
L10	N72°19'29"W	278.69'
L11	N61°15'44"W	729.65'
L12	N72°19'29"W	553.60'
L13	N24°00'09"W	48.57'
L14	N80°15'36"E	2.48'

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20' WIDE WASTEWATER
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ABSTRACT NO. 63,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	EG	JGM	1/9/2025	067783126	3 OF 3

GONZALEZ, DAVID 1/9/2025 4:00 PM K:\SNA_SURVEY\SHADOWGLEN DEVELOPMENT\067783126-SHADOWGLEN SEC 1&2 PH3 EASEMENTS\DWG\EXHIBITS\0.736AC 20' WIDE WASTEWATER LINES EASEMENT.DWG