

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.

SIDEWALK EASEMENT

DATE: _____, 2024

GRANTOR: **University Federal Credit Union, a federal credit union**

GRANTOR'S MAILING ADDRESS: **8308 North Mopac, Austin, Texas 78759**

GRANTEE: **City of Manor, Texas**

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

LIENHOLDER: **None**

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

PROPERTY:

The land 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 constructing, repairing, maintaining, rebuilding, replacing, and relocating or causing to be constructed, repaired, maintained, rebuilt, replaced, and relocated a sidewalk in, upon, under and across the **PROPERTY** more fully described and as shown in Exhibit "A" attached hereto (the "**Sidewalk Easement**").

TO HAVE AND TO HOLD the above-described Sidewalk 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 Sidewalk Easement unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise.

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:

University Federal Credit Union,
a federal credit union

By: [Signature]
Name: Chris Turnley
Title: EVP-MY

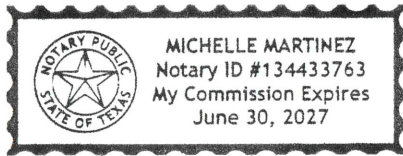
THE STATE OF Tx §

COUNTY OF Travis §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Turnley, Chris of 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 9 day of 2024

(SEAL)



Michelle Martinez
Notary Public-State of Tx

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"



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

SIDEWALK EASEMENT
METES AND BOUNDS DESCRIPTION

BEING 0.0062 OF ONE ACRE (269 SQ. FT.) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 8, BLOCK A, MANOR CROSSING, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202300254 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AS CONVEYED TO UNIVERSITY FEDERAL CREDIT UNION IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024026326 OF SAID O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the existing North right-of-way line of US Highway 290 E (R.O.W. Varies) and the common South line of said Lot 8, Block A at the intersection with the existing West right-of-way line of Manor Crossing Boulevard (114' R.O.W);

THENCE **South 87°11'04" West** with the existing North right-of-way line of said US Highway 290 E and the common South line of said Lot 8, Block A, a distance of **37.92** feet to a Calculated Point;

THENCE over and across said Lot 8, Block A, the following three (3) courses and distances:

1. **North 42°11'04" East** a distance of **9.11** feet to a Calculated Point;
2. **North 87°11'04" East** a distance of **36.54** feet to a Calculated Point;
3. **South 47°48'56" East** a distance of **6.41** feet to a Calculated Point in the existing West Right-of-Way line of said Manor Crossing Boulevard and the common Southeast line of said Lot 8, Block A, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the existing West right-of-way line of said Manor Crossing Boulevard and the common East line of said Lot 8, Block A, bears along a curve to the Left having a radius of 25.00 feet, an arc length of 29.43 feet, a delta angle of 67°26'36", and a chord which bears North 30°54'22" East a distance of 27.76 feet;



Thence with said existing West right-of-way line of said Manor Crossing Boulevard and the common Southeast line of said Lot 8, Block A, along a curve to the **Right** having a radius of **25.00** feet, an arc length of **9.84** feet, a delta angle of **22°33'24"**, and a chord which bears **South 75°54'22" West** a distance of **9.78** feet to the **POINT OF BEGINNING** and containing 0.0062 of one acre (269 Sq. Ft.) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000755219.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date.

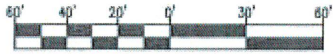
 *Frank W. Funk* 03/22/2024
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 21-044

Attachments: "K:\21044 - LJA Butler Manor\CAD\DWGs\Manor Crossing Lot 8 Sidewalk Easement.dwg"





GRAPHIC SCALE

GREENBURY GATES SURVEY NO. 83,
ABSTRACT NO. 315

LOT 9
BLOCK A

MANOR CROSSING
DOC. NO. 202300254
O.P.R.T.C.T.

LOT 8
BLOCK A

UNIVERSITY FEDERAL CREDIT UNION
DOC. NO. 2024026326
O.P.R.T.C.T.

LOT 7
BLOCK A

MANOR CROSSING BOULEVARD
(114' R.O.W.)

LOT 1
BLOCK B

SEE DETAIL ON SHEET 4

SIDEWALK EASEMENT
0.0062 ACRES
(269 SQ. FT.)

P.O.B.

US HIGHWAY 290 E
(R.O.W. VARIES)

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000755219



*SEE LEGEND, DETAIL, AND LINE AND CURVE TABLES ON SHEET 4

JOB NUMBER: JOB # 21-044	DATE: 03/19/2024
PROJECT NAME: LJA BUTLER MANOR	
DRAWING NAME: MANOR CROSSING LOT 8 SIDEWALK ESMT	
DRAWING FILE PATH: "K:\21044 - LJA BUTLER MANOR\CAD\DWGS\	
METES AND BOUNDS FILE PATH: "K:\21044 - LJA BUTLER MANOR\DESCRIPTIONS"	
RPLS: FWF	TECH: LTI
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 03 of 04	SCALE: 1" = 60'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

GREENBURY GATES SURVEY NO. 63,
ABSTRACT NO. 315

UNIVERSITY FEDERAL CREDIT UNION
DOC. NO. 2024026326
O.P.R.T.C.T.

MANOR CROSSING
DOC. NO. 202300254
O.P.R.T.C.T.

LOT 8
BLOCK A

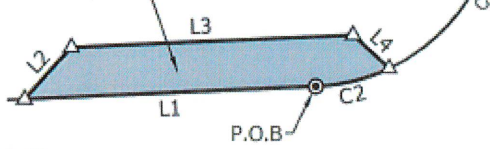
SIDEWALK EASEMENT
0.0062 ACRES
(269 SQ. FT.)

MANOR CROSSING BOULEVARD
(114' R.O.W.)

US HIGHWAY 290 E
(R.O.W. VARIES)



GRAPHIC SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°11'04"W	37.92'
L2	N42°11'04"E	9.11'
L3	N87°11'04"E	36.54'
L4	S47°48'56"E	6.41'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	29.43'	67°26'36"	N30°54'22"E	27.76'
C2	25.00'	9.84'	22°33'24"	S75°54'22"W	9.78'

LEGEND

- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED "LSI SURVEY"
- △ CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY

JOB NUMBER: JOB # 21-044	DATE: 03/19/2024
PROJECT NAME: LJA BUTLER MANOR	
DRAWING NAME: MANOR CROSSING LOT 8 WATER VAULT ESMT	
DRAWING FILE PATH: "K:\21044 - LJA BUTLER MANOR\CAD\DWGS\	
METES AND BOUNDS FILE PATH: "K:\21044 - LJA BUTLER MANOR\DESCRIPTIONS"	
RPLS: FWF	TECH: LTI
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 04	SCALE: 1" = 20'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901