



3. Exhibit "B-1" attached to the Easement is hereby deleted in its entirety and Exhibit "B-1" attached to this Amendment is hereby substituted therefor.
4. Exhibit "B-2" attached to the Easement is hereby deleted in its entirety and Exhibit "B-2" attached to this Amendment is hereby substituted therefor.
5. Exhibit "C" attached to this Amendment is hereby added in its entirety.
6. Except as provided in this Amendment, all other terms and conditions of the Easement remain in full force and effect.
7. The Easement recorded in Document No. 2022119832 of the Official Public Records of Travis County, Texas allowed Grantor the right to replace the Easement with a revised easement tract ("Replacement Easement"); however, this Amendment is not intended to act as a Replacement Easement under that provision.

*--- The remainder of this page is intentionally blank ---*

This Amendment is executed as of the dates set forth below and is effective upon approval by the County as of the Effective Date stated above.

**GRANTEE:**

**TRAVIS COUNTY**, a political subdivision of the State of Texas

By: \_\_\_\_\_  
Andy Brown, Travis County Judge

Date: \_\_\_\_\_

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Andy Brown, Judge of Travis County, a political subdivision of the State of Texas, known to me through valid identification to be the person whose name is described to the preceding instrument and acknowledged to me that the person executed the instrument in the person’s official capacity for the purposes and consideration expressed in the instrument.

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Notary)

**GRANTOR:**

Las Entradas Development Corporation,  
a Texas for-profit corporation

By: \_\_\_\_\_  
Peter A. Dwyer

Title: President  
9900 US Highway 290 E  
Manor, Texas 78653-9720

**ACKNOWLEDGMENT**

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

Before me, the undersigned notary, on this day personally appeared Peter A. Dwyer, President of Las Entradas Development Corporation, a Texas for-profit corporation, known to me through valid identification to be the person whose name is described to the preceding instrument and acknowledged to me that the person executed the instrument in the person’s official capacity for the purposes and consideration expressed in the instrument.

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Notary)

**ACKNOWLEDGED AND ACCEPTED:**

City of Manor,  
a Texas Municipal corporation

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

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  
COUNTY OF TRAVIS       §

Before me, the undersigned notary, on this day personally appeared Scott Moore, City Manager, on behalf of the City of Manor, a Texas Municipal corporation, known to me through valid identification 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.

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name of Notary)

**AFTER RECORDING, PLEASE RETURN TO:**

Travis County Parks  
Attn: Janet Coles  
P.O. Box 1748  
Austin, Texas 78767

**EXHIBIT "A"**  
**Property - Southern Parkland and Northern Parkland Tracts**

**LAS ENTRADAS BLANKET  
 TRAIL EASEMENT**



**Kimley-Horn**  
 CONSULTING ENGINEERS  
 10151A W. 13th Street  
 Overland Park, KS 66209  
 (913) 241-1777  
 State of Kansas Registration No. 7-020

A  
L

**EXHIBIT "B-1"**  
**Southern Trail Easement Legal Description**

**A METES AND BOUNDS  
DESCRIPTION OF A  
30.634 ACRE TRACT OF LAND**

BEING a 30.634 acre (1,334,407 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a portion of that certain 105.170 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007062485 of the Official Public Records of Travis County (remainder); and being more particularly described as follows:

COMMENCING at an iron rod with cap stamped "CAPITAL SURVEYING CO INC" found on the north right-of-way line of Parsons Street also known as Old Highway 20 (variable width public right-of-way), marking the southwest corner of said 105.170 acre tract and the most southerly southeast corner of that certain 18.98 acre tract described in instrument to Manor Independent School District in Volume 5173, Page 1425 of the Dead Records of Travis County, from which an iron rod with cap found on the common line of said north right-of-way line and said 105.170 acre tract bears South 86°48'29" East a distance of 67.28 feet and North 83°51'51" East a distance of 672.07 feet.

THENCE, crossing said 105.170 acre tract, the following twenty-five (25) courses and distances:

1. North 68°46'21" East, 460.40 feet to a point for the POINT OF BEGINNING being a southerly corner of the herein described tract;
2. North 71°09'22" West, 627.65 feet to a point for corner;
3. North 43°07'29" West, 144.45 feet to a point for corner;
4. North 21°41'25" West, 281.28 feet to a point for a point of curvature;
5. in a northwesterly direction along a tangent curve to the left, having a radius of 600.00 feet, a chord of North 40°23'41" West, 384.82 feet, a central angle of 37°24'31", and an arc length of 391.74 feet to a point for a point of tangency;
6. North 59°05'56" West, 258.77 feet to a point for corner;
7. North 22°42'05" West, 74.01 feet to a point for the most northerly northwest corner of the herein described tract;
8. North 74°02'48" East, 500.07 feet to a point for the most northerly northeast corner of the herein described tract;
9. South 73°19'27" East, 243.22 feet to a point for a point of curvature;
10. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 58°01'40" East, 158.27 feet, a central angle of 30°35'24", and an arc length of 160.17 feet to a point for a point of tangency;
11. South 42°43'58" East, 82.88 feet to a point for a point of curvature;
12. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 28°37'09" East, 146.31 feet, a central angle of 28°13'37", and an arc length of 147.80 feet to a point for a point of tangency;
13. South 14°30'21" East, 37.51 feet to a point for a point of curvature;
14. in a southeasterly direction along a tangent curve to the left, having a radius of 350.00 feet, a chord of South 62°30'28" East, 520.22 feet, a central angle of 96°00'14", and an arc length of 566.46 feet to a point for a point of tangency;
15. North 69°29'24" East, 243.26 feet to a point for a point of curvature;
16. in an easterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of North 83°58'20" East, 150.05 feet, a central angle of 28°57'51", and an arc length of 151.66 feet to a point for a point of tangency;
17. South 81°32'45" East, 326.82 feet to a point for corner;
18. South 45°48'24" East, 77.85 feet to a point for corner;
19. South 04°43'51" East, 170.23 feet to a point for corner;
20. North 80°21'22" West, 80.23 feet to a point for corner;
21. South 08°48'40" East, 414.93 feet to a point for corner;
22. South 11°31'13" East, 122.27 feet to a point for the most southerly southeast corner of the herein described tract;
23. North 66°45'04" West, 588.89 feet to a point for corner;
24. North 36°17'23" West, 222.88 feet to a point for corner;
25. South 61°09'39" West, 226.18 feet to the POINT OF BEGINNING, and containing 30.634 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4200) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com

*John G. Mosier*  
2-18-2022

**EXHIBIT OF A  
30.634 ACRE  
TRAIL EASEMENT  
JAMES MANOR SURVEY NO. 40,  
ABSTRACT NO. 546  
TRAVIS COUNTY, TEXAS**

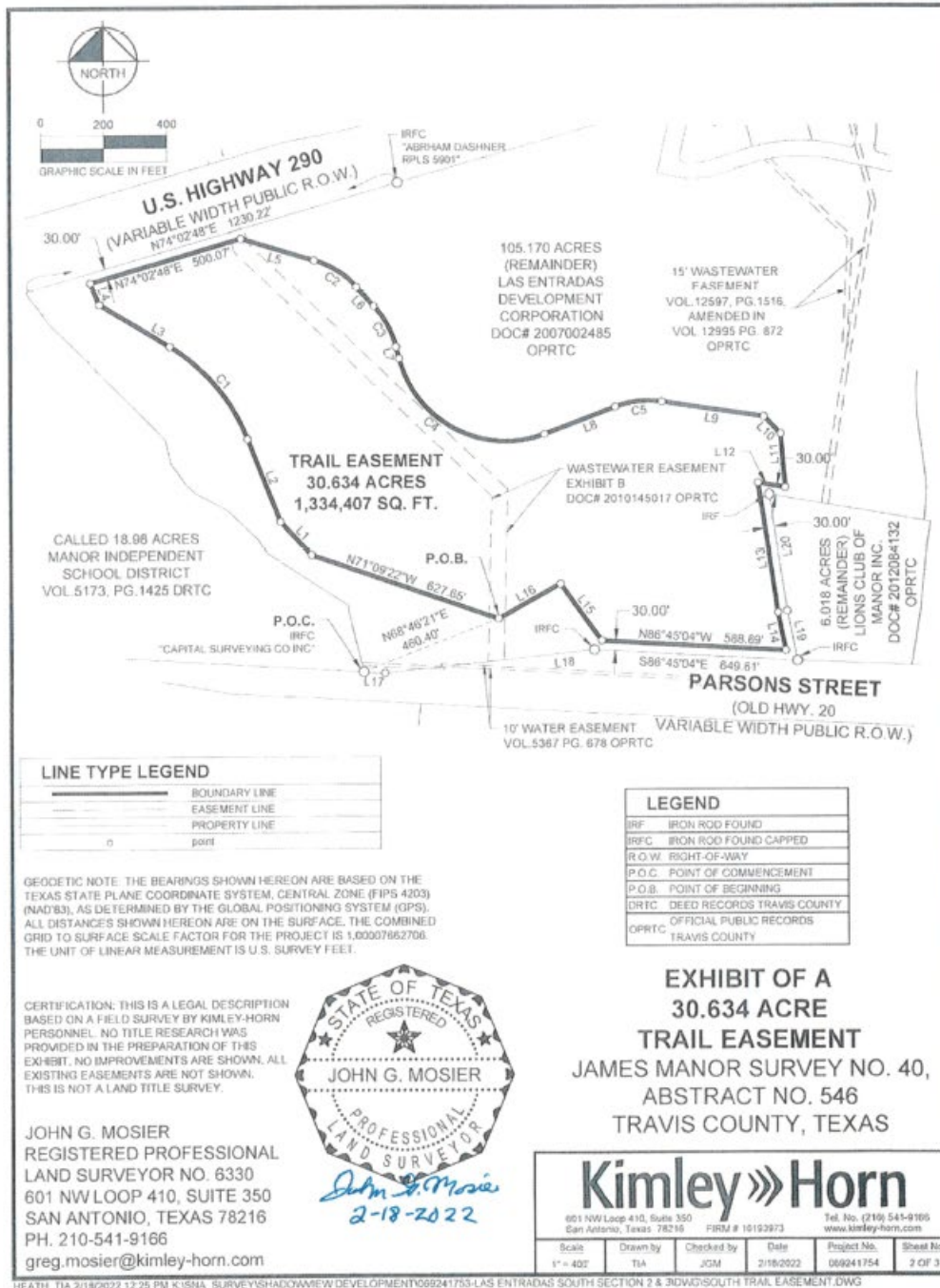
**Kimley»Horn**

601 NW Loop 410 Suite 350 San Antonio, Texas 78216 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TJA	JGM	2/18/2022	069241754	1 OF 3

HEATH TIA 21892022 12 38 P01 X Y8N4\_SURVEY\5400\DWG\DEVELOPMENT\069241753\_LAS ENTRADAS SOUTH SECTION 2 & 3\NWD\SOUTH TRAIL EASEMENT.DWG

{W1082618.8}



{W1082618.8}

Exhibit "B-1"- Page 2



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°07'29"W	144.45'	L11	S04°43'51"E	170.23'
L2	N21°41'25"W	281.28'	L12	N80°21'22"W	90.23'
L3	N58°05'56"W	258.77'	L13	S08°48'40"E	414.93'
L4	N22°42'05"W	74.01'	L14	S11°31'13"E	122.27'
L5	S73°19'22"E	243.22'	L15	N36°17'33"W	222.88'
L6	S42°43'58"E	82.88'	L16	S61°08'39"W	226.18'
L7	S14°30'21"E	37.51'	L17	S86°48'29"E	67.28'
L8	N69°29'24"E	243.26'	L18	N83°51'51"E	672.07'
L9	S81°32'45"E	326.82'	L19	N11°31'13"W	160.49'
L10	S45°49'24"E	77.85'	L20	N08°48'40"W	372.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°24'31"	600.00'	391.74'	N40°23'41"W	384.82'
C2	30°35'24"	300.00'	160.17'	S58°01'40"E	158.27'
C3	28°13'37"	300.00'	147.80'	S28°37'09"E	146.31'
C4	96°00'14"	350.00'	586.46'	S62°30'28"E	520.22'
C5	28°57'51"	300.00'	151.68'	N83°58'20"E	150.05'

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007662705. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



JOHN G. MOSIER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6330  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-541-9166  
 greg.mosier@kimley-horn.com

EXHIBIT OF A  
 30.634 ACRE  
 TRAIL EASEMENT  
 JAMES MANOR SURVEY NO. 40,  
 ABSTRACT NO. 546  
 TRAVIS COUNTY, TEXAS

<b>Kimley»Horn</b>		601 NW Loop 410, Suite 350 San Antonio, Texas 78216		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TIA	JGM	2/16/2022	089241754	3 OF 3

HEATH, TIA 2/16/2022 12:26 PM K:\SNA\_SURVEY\SHADOW\NEW DEVELOPMENT\069241753-LAS ENTRADAS SOUTH SECTION 2 & 3\DWG\SOUTH TRAIL EASEMENT.DWG

Exhibit "B-1" - Page 3

{W1082618.8}

**EXHIBIT "B-2"**  
Northern Trail Easement Legal Description

**A METES AND BOUNDS**  
**DESCRIPTION OF A**  
**3.644 ACRE TRACT OF LAND**

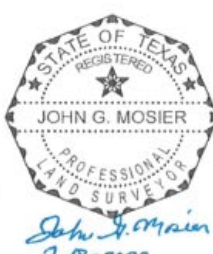
**BEING** a 3.644 acre (158,737 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, being a part of the remaining portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:

**COMMENCING** at a concrete monument that has been disturbed found on the north right-of-way line of U.S. Highway 290 (variable width R.O.W.) marking the southwest corner of said 104.825 acre tract, a point on the east boundary line of that certain Tract 3, a called 275.66 acre tract described in instrument to Butler Family Partnership, LTD., in Volume 12271, Page 872 of the Official Public Record of Travis County, Texas, from which a 5/8 inch iron pipe found marking the northwest corner of said 104.825 acre tract, the northeast corner of said 275.66 acre tract, and a point on the south line of Hill Lane (variable width R.O.W.) bears North 27°28'12" East, a distance of 3034.66 feet;

**THENCE**, crossing said 104.825 acre tract, the following four (4) courses and distances

1. North 50°45'43" East, 75.74 feet to a point for the **POINT OF BEGINNING (P.O.B.)** being the west corner of the herein described tract;
2. North 27°28'12" East, 810.67 feet to a point for the north corner of the herein described tract;
3. South 14°09'29" East, 589.53 feet to a point for the east corner of the herein described tract;
4. South 74°05'42" West, 538.77 feet to the **POINT OF BEGINNING**, and containing 3.644 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881 This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

**JOHN G. MOSIER**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com



**EXHIBIT OF A**  
**3.644 ACRE**  
**TRAIL EASEMENT**  
**JAMES MANOR SURVEY NO. 40,**  
**ABSTRACT NO.546**  
**TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

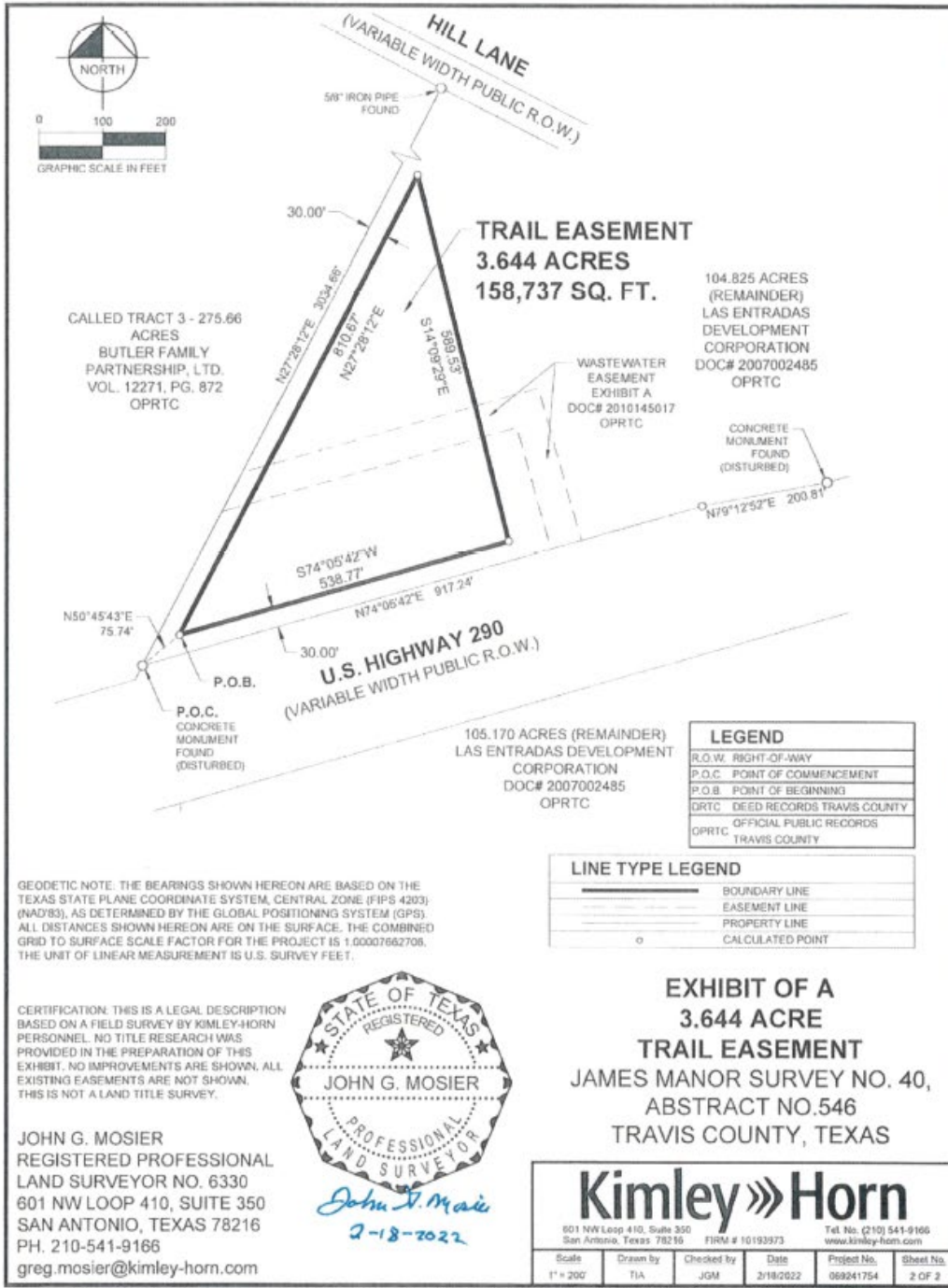
601 NW Loop 410, Suite 350  
San Antonio, Texas, 78216      FIRM # 16180973      Tel. No. 210 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TBA	JGM	2/18/2022	060241754	1 OF 2

HEATH: TIA 2/18/2022 12:36 PM K:\SNA\_SURVEY\SHADOWVIEW\DEVELOPMENT\060241754-LAS ENTRADAS NORTH SECTION 4 & 5\DWG\NORTH TRAIL EASEMENT.DWG

{W1082618.8}

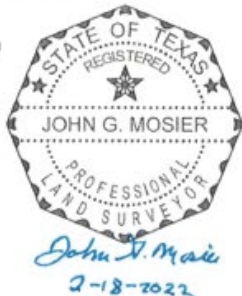
Exhibit "B-2", Page 1



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 GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007662706. 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 TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.

JOHN G. MOSIER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6330  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-541-9166  
 greg.mosier@kimley-horn.com



LEGEND	
—	R.O.W. RIGHT-OF-WAY
—	P.O.C. POINT OF COMMENCEMENT
—	P.O.B. POINT OF BEGINNING
—	DRTC DEED RECORDS TRAVIS COUNTY
—	OPRTC OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LINE TYPE LEGEND	
—	BOUNDARY LINE
—	EASEMENT LINE
—	PROPERTY LINE
o	CALCULATED POINT

EXHIBIT OF A  
 3.644 ACRE  
 TRAIL EASEMENT  
 JAMES MANOR SURVEY NO. 40,  
 ABSTRACT NO.546  
 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	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	TIA	JGM	2/18/2022	069241754	2 OF 2

HEATH: TIA 2/18/2022 12:27 PM K:\SNA\_SURVEY\SHADOWVIEW DEVELOPMENT\069241754-LAS ENTRADAS NORTH SECTION 4 & SIDW\NORTH TRAIL EASEMENT.DWG

{W1082618.8}

Exhibit "B-2", Page 2

Exhibit C  
4.203-acre Tract Legal Description

4.203 Acres  
Page 1 of 2

James Manor Survey No. 40, Abst. No. 546  
August 8, 2005  
05530.10

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

FIELDNOTE DESCRIPTION of a 4.203 acre tract of land out of the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, being a portion of the remainder of that 305.66 acre tract, SAVE AND EXCEPT parcels 1 through 32, conveyed to Ben Russell Eppright, Jr. (50% interest) and the Nancy E. Nordquist Trust (50% interest) by deed recorded in Volume 12844, Page 798 of the Real Property Records of Travis County, Texas and also SAVE AND EXCEPT a portion of U.S. Highway 290 as conveyed in Volume 678, Page 263 of the Deed Records of Travis County, Texas and a portion of Old Highway 20 (Parsons Street) of which no recording information could be found; the said 4.203 acre tract is more particularly described as follows:

BEGINNING at a ½” iron rod set, with plastic cap marked “Capital Surveying Co., Inc.”, on the south line of the said 305.66 acre tract, being a point on the north line of that railroad right-of-way as conveyed to the City of Austin by Quitclaim Deed in Volume 9837, Page 414 of the said Real Property Records, being the southwest corner of that 0.32 acre tract, conveyed to Ambus Habbit and Fuminer Habbit by deed recorded in Volume 2136, Page 549 of the said Deed Records, and being the southeast corner of the herein described tract, from which a car axle found bears S88°28’07”E, 64.39 feet;

THENCE N79°53’00”W, with the south line of the said 305.66 acre tract, being the north line of the said railroad right-of-way, for a distance of 1226.63 feet to a calculated point for the southwest corner of the herein described tract, being the southeast corner of that certain tract conveyed to Lawrence C. Bates and Cheryl Ann Bates by deed recorded in Volume 9447, Page 797 of the said Real Property Records, from which a ½” iron rod found bears S07°03’26”W, 0.35 feet;

THENCE, N07°03’26”E, across the said 305.66 acre tract, with the east line of the said Bates tract, at a distance of 71.83 feet pass a ½” iron rod found, for a total distance of 73.20 feet to a calculated point on the existing south right-of-way line of Parsons Street (Old Highway 20, right-of-way varies), for the northwest corner of the herein described tract;

THENCE, continuing across the said 305.66 acre tract, with the south right-of-way line of Parsons Street, for the following three (3) courses:

- 1) S86°48’29”E, 1032.66 feet to a ½” iron rod set for an angle point;
- 2) N89°22’40”E, 150.33 feet to a ½” iron rod set for an angle point;



- 3) S86°48'29"E, 58.13 feet to a ½" iron rod set for the northeast corner of the herein described tract, being the northwest corner of the said 0.32 acre tract, from which a ½" iron rod found for the northeast corner of the aforesaid 0.32 acre tract, bears S85°56'35"E, 50.01 feet;

THENCE, S10°07'00"W, continuing across the said 305.66 acre tract, with the west line of the said 0.32 acre tract, for a distance of 232.62 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 4.203 acres of land area.

Notes: "½" iron rod set" denotes an iron rod set with plastic cap marked "Capital Surveying Co., Inc."

Basis of Bearing is the State Plane Coordinate System, Central Zone, NAD 83.

The Parsons Street (Old Highway 20) right-of-way was partially determined using centerline construction plans obtained from Travis County. No recording or strip-map information was found for this section of the roadway.

That I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 8th day of August 2005.



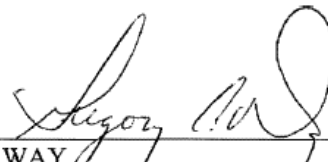
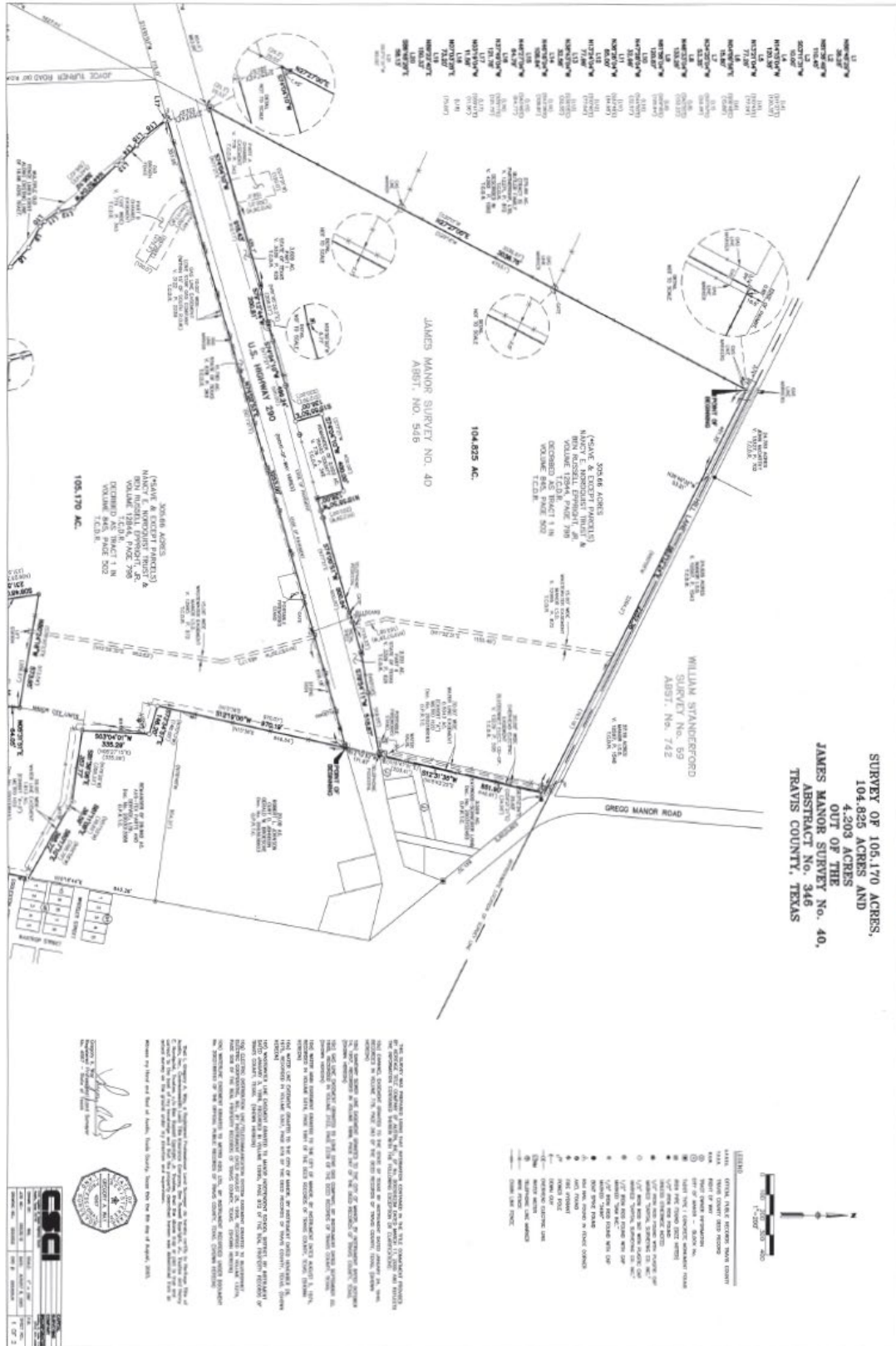
  
\_\_\_\_\_  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 - State of Texas

Exhibit C - Page 3

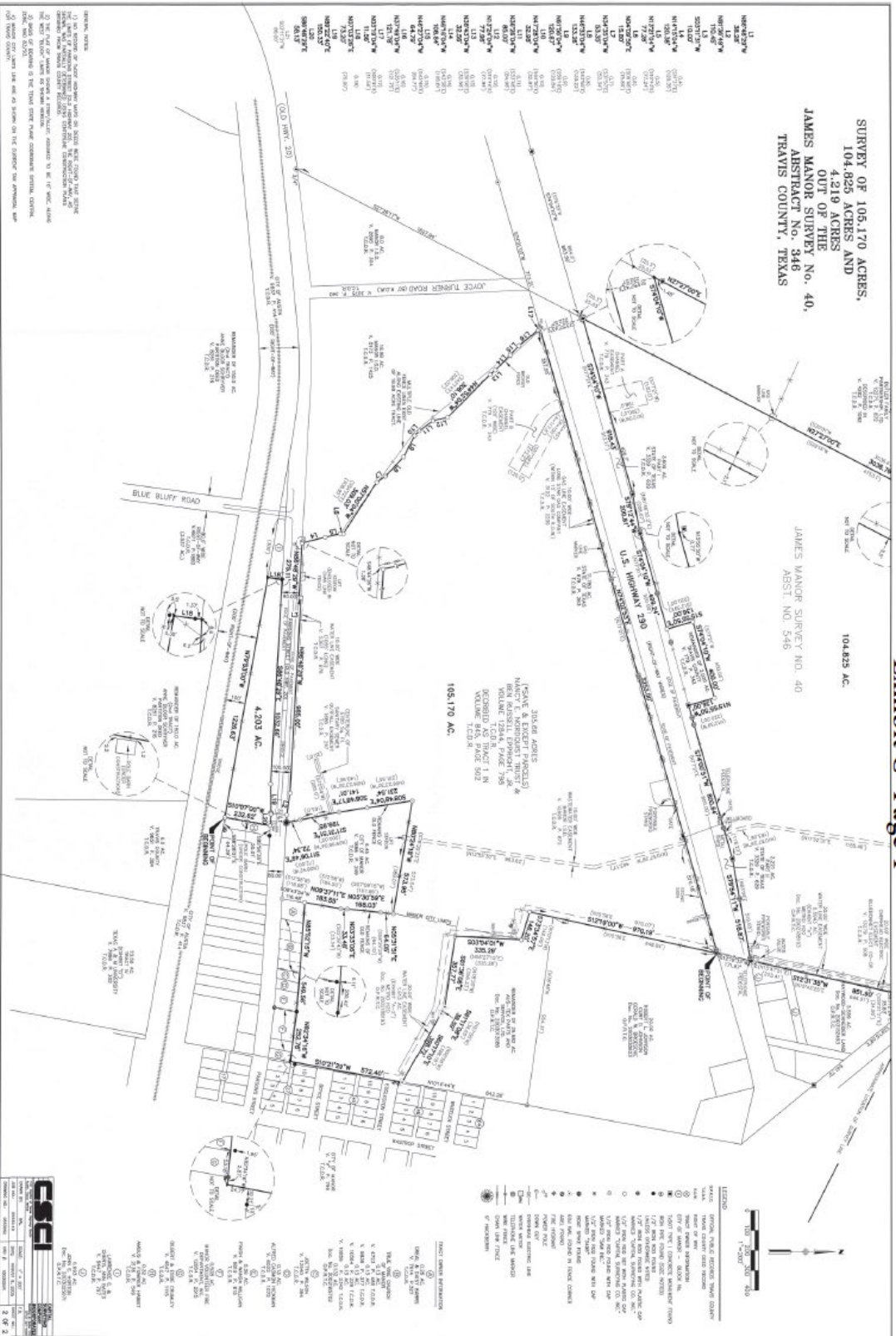
SURVEY OF 104,825 ACRES,  
 104,825 ACRES AND  
 4,203 ACRES  
 OUT OF THE  
 JAMES MANOR SURVEY No. 40,  
 JAMES ABSTRACT No. 346  
 TRAVIS COUNTY, TEXAS



Amendment to Sidewalk, Trail, and Recreational Easement  
 Las Entradas Development Corporation

Exhibit C - Page 4

SURVEY OF 106,170 ACRES,  
 104,825 ACRES AND  
 4,219 ACRES  
 OUT OF THE  
 JAMES MANOR SURVEY No. 40,  
 ABSTRACT No. 346  
 TRAVIS COUNTY, TEXAS



1. IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 1st day of March, 2014, at Austin, Texas.

2. I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that I am the author of the foregoing plat and that it is a true and correct copy of the original as the same appears in my office.

3. I am a duly qualified and licensed Surveyor in and for the State of Texas, and I am the author of the foregoing plat and that it is a true and correct copy of the original as the same appears in my office.

4. I am a duly qualified and licensed Surveyor in and for the State of Texas, and I am the author of the foregoing plat and that it is a true and correct copy of the original as the same appears in my office.

**CSG**  
 CIVIL SURVEYING GROUP, INC.  
 10000 N. Mopac Expressway, Suite 1000  
 Austin, Texas 78753  
 Phone: 512.452.1000  
 Fax: 512.452.1001  
 Email: info@csgr.com