

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: \_\_\_\_\_, 2024

GRANTOR: **Voelker Welding and Construction, Inc., a Texas corporation**

GRANTOR'S MAILING ADDRESS: **14401 FM 973  
Manor, Travis County, Texas 78653**

GRANTEE: **City of Manor, Texas**

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

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

PROPERTY:

A ten-foot (10') wide wastewater utility easement being a portion of that certain real property located in the City of Manor, County of Travis, 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,

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:

VOELKER WELDING & CONSTRUCTION, Inc.,  
a Texas corporation

Stan Voelker Pres./Sec.  
Stan Voelker, President and Secretary

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 Stan Voelker, President and Secretary of Voelker Welding & Construction, Inc., a Texas corporation, known to me 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of September, 2024.

(SEAL)

Melinda Feely  
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 [s]he 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)**

EXHIBIT A



**10'X40' SANITARY SEWER EASEMENT DESCRIPTION – 0.009 ACRE**

**BEING** a tract of land situated in the Greenbury Gates Survey, Abstract No. 315, City of Manor, Travis County, Texas, being a portion of Block A, Lot 2 of KST/Voelker Tract, according to the final plat recorded in Instrument No. 201200170, Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said Lot 2 conveyed to Voelker Welding and Construction by deed recorded in Volume 12537, Page 511, O.P.R.T.C.T., and being more particularly described as follows:

**BEGINNING** at 1/2-inch iron rod found capped (stamped "Traverse Station") for the southeast corner of said Lot 2, for the southwest corner of a called 5.187 acre tract of land conveyed to Venkata Chaitanya Buddharaju and Jesse Raveen Mamuhewa by deed recorded in Instrument No. 2023040807, O.P.R.T.C.T., and being in the north right-of-way line of Suncrest Road, a variable width right-of-way, from which a concrete monument found bears North 50°50'58" West, 4.33 feet, and a 1/2-inch iron rod found capped (stamped "Traverse Station") for the southeast corner of said 5.187 acre tract bears, South 61°03'50" East, 608.03 feet;

**THENCE** North 62°08'35" West, with the south line of said Lot 2 and north right-of-way line of said Suncrest Road, 40.00 feet to a 1/2-inch iron rod set capped (stamped "KHA), from which a 1/2-inch iron rod found capped (stamped "Traverse Station") for the southwest corner of said Lot 2 and for the southeast corner of Lot 1 of said KST/Voelker Tract bears North 62°08'35" West, 165.97 feet, from which a 1/2-inch iron rod found for the southwest corner of said Lot 1, and for the southeast corner of a called 3.00 acre tract of land conveyed to Voelker Welding and Construction by deed recorded in Instrument No. 2022025191, O.P.R.T.C.T., bears, North 62°08'35" West, 180.25 feet;

**THENCE** North 29°16'21" East, over said Lot 2, 10.00 feet to a 1/2-inch iron rod set capped (stamped "KHA);

**THENCE** South 62°08'35" East, continuing over said Lot 2, 40.00 feet to a 1/2-inch iron rod set capped (stamped "KHA) in the east line of said Lot 2 and the west line of said 5.187 acre tract;

**THENCE** South 27°16'21" West, with the east line of said Lot 2 and west line of said 5.187 acre tract, 10.00 feet to the **POINT OF BEGINNING** and containing 400 square feet or 0.009 acre of land.

Surveyed on the ground August 2, 2024.

Bearing Basis: Grid bearings are based on the Texas Coordinate System of 1983, Central Zone (4203), US Survey feet, based on GPS solutions from a Real Time Network (RTN).

Exhibit Attached: 069264311-VWC 10'X40' SSWR Easement

Date: 09/06/2024

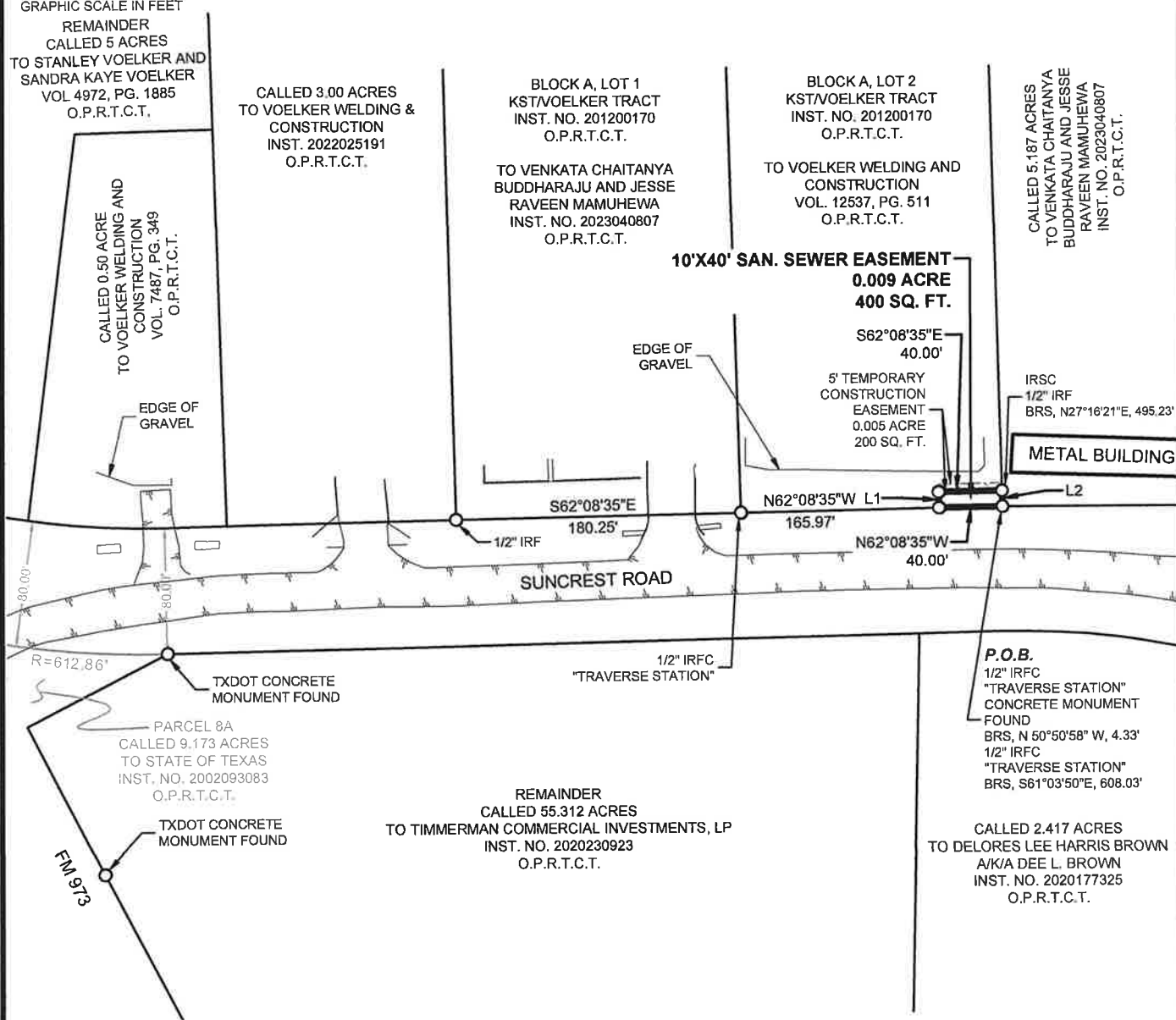
  
Daniel R. Arthur  
Registered Professional Land Survey No. 5933  
Kimley-Horn  
400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009  
469-501-2172  
Survey Firm No. 10194503





LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°16'21"E	10.00'
L2	S27°16'21"W	10.00'

EXHIBIT A



LEGEND

- Δ = CENTRAL ANGLE
  - P.O.B. = POINT OF BEGINNING
  - IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
  - IRFC = IRON ROD W/CAP FOUND
  - IPF = IRON PIPE FOUND
  - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- NOTES

All corners of easement to be acquired are a 1/2-inch iron rod with "KHA" cap set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983.

**10'X40' SANITARY SEWER EASEMENT**  
**GREENBURY GATES SURVEY,**  
**ABSTRACT NO. 315**  
**CITY OF MANOR**  
**TRAVIS COUNTY, TEXAS**

## Kimley»Horn

400 North Oklahoma Dr., Suite 105  
 Celina, Texas 75009      FIRM # 10194503      Tel. No. (469) 501-2200  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MJS	DRA	Sep. 2024	069264311	1 OF 1

**AFFIDAVIT OF NO LIENS**  
[OWNERSHIP TYPE - ENTITY]

**Date:** September 13, 2024

**Affiant:** Stan Voelker

**Affiant Title:** President and Secretary of Voelker Welding & Construction, Inc.,  
a Texas corporation

**Owner:** The person or entity in the Grant Document that is the holder of  
title to the Property.

**Grant Document:** The document to which this Affidavit of No Liens is attached and  
referred to.

**Property:** The property identified in the Grant Document that is the subject  
of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. In my capacity listed above as Affiant Title, I am authorized by the Owner to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. Owner holds title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of Owner, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;

5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against the Owner that would affect the Property; and
6. the Owner is not a debtor in bankruptcy.

Executed effective the Date first above stated.

**VOELKER WELDING & CONSTRUCTION, INC.,**  
A TEXAS CORPORATION

By: *Stan Voelker*  
Name: Stan Voelker  
Title: President and Secretary

STATE OF TEXAS           §  
                                          §  
COUNTY OF Travis     §

Before me, the undersigned notary, on this day personally appeared Stan Voelker, President and Secretary of Voelker Welding & Construction, Inc., a Texas corporation, known to me through valid identification to be the person whose name is subscribed 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.

Given under my hand and seal of office on September 13, 2024.

[Seal]

*Melinda Fiebig*  
Notary Public, State of Texas





AFTER RECORDING RETURN TO:

Jackson Walker LLP  
Attn: Pam Madere  
100 Congress Avenue, Suite 1100  
Austin, Texas 78746