

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.

**DRAINAGE EASEMENT**

DATE: August 14, 2023

GRANTOR: TRANSPAK MANOR FACILITY LLC  
a Texas Limited Liability Company

GRANTOR'S ADDRESS (including county):

Transpak Manor Facility LLC  
20415 Corsair Boulevard  
Hayward, California 94545  
Alameda County

GRANTEE: THE CITY OF MANOR, TEXAS  
a Texas home rule municipal corporation

GRANTEE'S ADDRESS (including county):

City of Manor  
Attn: City Manager  
105 E. Eggleston Street  
Manor, Texas 78653  
Travis County

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

EASEMENT PROPERTY:

A 1.019 acre drainage easement located in Travis County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein as if fully set forth herein.

See "Sketch" attached hereto and made a part of Exhibit "A" for all intents and purposes hereunto and in any wise pertaining, showing such Easement Property.

EASEMENT PURPOSE: The easement expressly granted herein is for the purposes of: (a)

operation, use, inspection of any drainage and detention facilities, including without limitation underground drainage pipes, swales, berms, ponds and other related fixtures, appurtenances, equipment, and fittings incidental thereto, that are installed, constructed or placed within the Easement Property (collectively, the "Facilities"), together with a right of ingress and egress to and from same, in, over, under, through and across the Easement Property; and (b) drainage and detention of natural storm water in, over, under, through and across the Easement Property.

GRANT OF EASEMENT: GRANTOR for the Consideration paid to GRANTOR, does hereby GRANTS, SELLS AND CONVEYS and by these presents does GRANT, SELL AND CONVEY unto GRANTEE and GRANTEE'S successors and assigns an exclusive, perpetual drainage easement in, over, under, through and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (the "Easement").

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

1. GRANTOR reserves the right to use the Easement Property for all purposes that do not unreasonably interfere with or prevent GRANTEE'S use of the Easement Property as provided herein. Specifically, and without limiting the generality of the forgoing, GRANTOR 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 Property, so long as such use does not unreasonably interfere with or prevent GRANTEE'S use of the Easement Property as provided herein. But, GRANTOR may not construct any buildings or similar improvements on the Easement Property. GRANTOR shall be responsible for the cost of replacing such improvements in the event the GRANTEE removes or alters the improvement to exercise GRANTEE'S rights hereunder.
2. GRANTOR shall be responsible for maintenance, repair, replacement, and restoration of the Facilities. If GRANTOR fails to maintain the Facilities, GRANTEE may, but shall not be required to, maintain the Facilities with reimbursement of GRANTEE's costs to maintain the Facilities by GRANTOR.
3. 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 Property 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.
4. The Easement and the rights of GRANTEE hereunder may be assigned only to a political subdivision of the State of Texas or other Texas governmental entity. Any such assignment of the Easement and the rights of GRANTEE hereunder must include an express assumption by the assignee of the obligations set forth herein.
5. Any amendment or modification of this instrument must be in writing and duly executed and delivered by GRANTOR and GRANTEE, or their respective successors and assigns.

The covenants, terms and conditions of this Easement are covenants running with the land, and inure to the benefit of, and are binding upon, GRANTOR, GRANTEE, and their respective heirs, executors, administrators, legal representatives, successors and assigns.

**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 herein granted, unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the easement or any part thereof, subject to the exceptions set forth above.

When the context requires, singular nouns and pronouns include the plural.

[SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]

IN WITNESS WHEREOF, this instrument is executed on the date first provided above.

**GRANTOR:**

**TransPak Manor Facility LLC**  
a Texas Limited Liability Company

By: Robert Inch Jr  
Name: Robert "Bert" Inch, Jr  
Title: Managing Member

THE STATE OF ~~CALIFORNIA~~ <sup>Illinois</sup> §  
~~COUNTY OF ALAMEDA~~ <sup>COOK</sup> §

**BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, on this the 14th day of August, 2023 personally appeared Robert Inch Jr 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.

(SEAL)

L MARSH-WOODS  
Official Seal  
Notary Public - State of Illinois  
Commission Expires Mar 21, 2027

Notary Public-State of COOK

**ACCEPTED:**

**GRANTEE:** City of Manor, a Texas Municipal corporation

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, Mayor, on behalf of the City of Manor, as Grantee herein, 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.

\_\_\_\_\_  
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"**  
**Easement Property**

Metes and Bound Description  
of a  
1.019 Acre Tract  
James Manor Survey No. 40, Abstract Number 546  
Travis County, Texas

**Drainage Easement**

A metes and bounds description of a 1.019 acre parcel or tract of land lying and being situated in the James Manor Survey No. 40, Abstract 546, Travis County, Texas, and being a portion of Lots 1 and 2, TransPak Final Plat recorded in Document No. 202300160 of the Official Public Records of Travis County, Texas; Said 1.019 acre tract being more particularly described as follow:

BEGINNING at a calculated point in the proposed south right-of-way of Hill Lane, same being the north line of the said Lot 1 and the northeast corner of the herein described tract, from which a found ½” rebar with “Sure Shott Boundary” cap bears S63°06’29”E, at a distance of 35.17 feet for an angle point in said Hill Lane and Lot 1;

THENCE: leaving the south right-of-way line of Hill Lane and the north line of Lot 1 for the following courses and distances:

S27°02’30”W, at a distance of 20.00 feet, to a calculated point;  
N63°06’29”W, for a distance of 394.03 feet to a calculated point;  
S27°28’10”W, passing at 584.20 feet the south line of Lot 1 and the north line of said Lot 2 and continuing for a total distance of 1158.08 feet to a calculated point, for the south east corner of the herein described tract and the north line of the remainder of a 104.825 acre tract, as described in Document No. 2007002485 of the Official Public Records of Travis County, Texas , from which from which a found ½” rebar with “Sure Shott Boundary” cap bears S62°17’48”E, for a distance of 701.59 feet for the southeast corner of Lot 2;  
N62°17’48”W, for a distance of 31.00 feet to a found ½” rebar with “Sure Shott Boundary” cap being the southwest corner of Lot 2, also being a point in the east line of Lot 1, The Final Plat of Hill Industrial, a plat recorded in the Official Public Records of Travis County, Texas;

THENCE N27°28’10”E, leaving the north line of said remainder of 104.825 acre tract, with the east line of Lot 1, Final Plat of Hill Industrial and the west line of Lot 2, passing at a distance of 573.52 feet the north line of Lot 2 and the south line of Lot 1 and continuing for a total distance of 1177.64 feet to a found ½” rebar with “Sure Shott Boundary” cap for the northwest corner of Lot 1, same being the south right-of-way line of Hill lane;

THENCE: S63°06’29”E, at a distance of 424.89 feet to the POINT OF BEGINNING and containing 1.019 acres of land, more or less.;

The bearings in this description are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings.

Conveyance of property by metes and bounds description may violate State, County, or Local government regulations, and the purchaser may not be able to obtain a building permit if desired.

August 2023



Surveyed By:



Mark R. Paulson  
Registered Professional  
Land Surveyor No. 2099

HILL LANE  
(PROPOSED 64' R.O.W.)

SHEET 2

SHEET 3

LOT 1  
18.225 ACRES  
(PROPOSED OFFLOT)

SHEET 4

202100283 OPRTCT  
LOT 2  
HILL INDUSTRIAL

SHEET 5

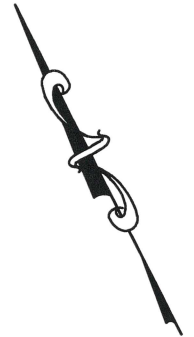
LOT 2  
18.225 ACRES  
(PROPOSED OFFLOT)

202100283 OPRTCT  
LOT 1  
HILL INDUSTRIAL

SHEET 6

2007002485 OPRTCT  
LAS ENTRADAS DEVELOPMENT CORPORATION  
(REMAINDER OF 104.825 ACRES)

SHEET INDEX  
(NOT TO SCALE)  
SHEET 1 OF 6



ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,  
BEING A PORTION OF LOTS 1 AND 2, TRANPAK  
MANOR FINAL PLAT, RECORDED IN DOCUMENT  
NO. 202300160 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS.**

**TRAVIS COUNTY,  
TEXAS**

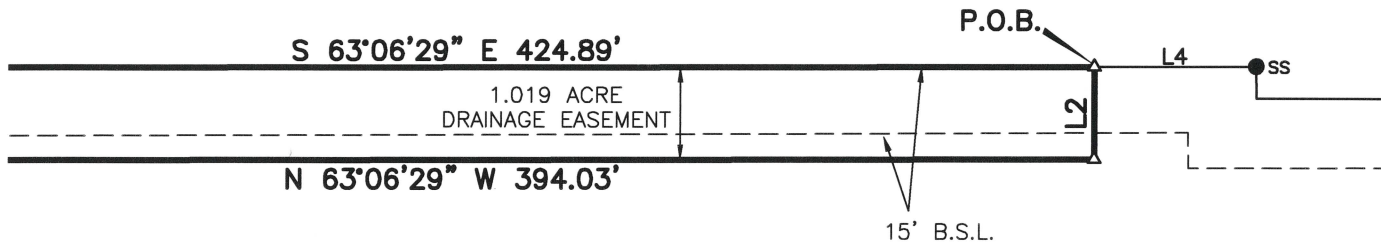


P.O. Box 767 McQueeney, Texas 78123  
(512) 563-4030 [www.sureshott.com](http://www.sureshott.com)



202100224 OPRTCT  
 LOT 1  
 BLOCK A  
 ST. JOSEPH SUBDIVISION

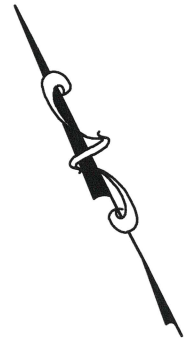
HILL LANE  
 (PROPOSED 64' R.O.W.)



LOT 1  
 10.038 ACRES  
 (202300160 OPRTCT)

LEGEND	
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
● <sup>SS</sup>	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND
△	CALCULATED POINT
B.S.L.	BUILDING SETBACK LINE

LINE	BEARING	DISTANCE
L1	S 26°15'47" W	7.01'
L2	S 27°02'30" W	20.00'
L3	N 62°17'48" W	31.00'
L4	S 63°06'29" E	35.17'



SCALE: 1" = 40

SHEET 2 OF 6

ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,  
 BEING A PORTION OF LOTS 1 AND 2, TRANPAK  
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**TRAVIS COUNTY,  
 TEXAS**

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HILL LANE  
(PROPOSED 64' R.O.W.)

15' B.S.L.

S 63°06'29" E 424.89'

1.019 ACRE  
DRAINAGE EASEMENT

7' RIGHT-OF-WAY  
DEDICATION  
(202100283 OPRCT)

N 63°06'29" W 394.03'

202100283 OPRCT  
LOT 1  
HILL INDUSTRIAL

1.019 ACRE  
DRAINAGE EASEMENT

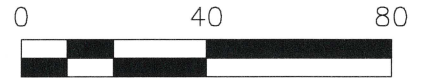
N 27°28'10" E 1177.64'

604.12'

584.20'

S 27°28'10" W 1158.08'

30' B.S.L.



SCALE: 1" = 40

LOT 1  
10.038 ACRES  
(202300160 OPRCT)

10' PIPELINE EASEMENT  
(11053/1039 RPRTCT)  
(2011042154 OPRCT)  
(2011147986 OPRCT)  
(2015143855 OPRCT)

LEGEND

- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- <sup>SS</sup> 1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND
- △ CALCULATED POINT
- B.S.L. BUILDING SETBACK LINE

SHEET 3 OF 8

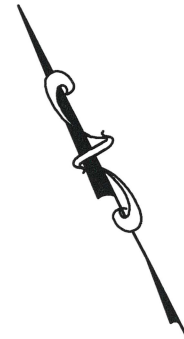
ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,  
BEING A PORTION OF LOTS 1 AND 2, TRANPAK  
MANOR FINAL PLAT, RECORDED IN DOCUMENT  
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TRAVIS COUNTY,  
TEXAS

P.O. Box 767 McQueeney, Texas 78123  
(512) 563-4030 [www.sureshott.com](http://www.sureshott.com)

10' PIPELINE EASEMENT  
 (11053/1039 RPRCT)  
 (2011042154 OPRTCT)  
 (2011147986 OPRTCT)  
 (2015143855 OPRTCT)



SCALE: 1" = 40

30' B.S.L.

N 27°28'10" E 1177.64'

604.12'

584.20'

S 27°28'10" W 1158.08'

LOT 1  
 10.038 ACRES  
 (202300160 OPRTCT)

1.019 ACRE  
 DRAINAGE EASEMENT

202100283 OPRTCT  
 LOT 1  
 HILL INDUSTRIAL

LEGEND

- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- <sup>SS</sup> 1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND
- △ CALCULATED POINT
- B.S.L. BUILDING SETBACK LINE

SHEET 4 OF 6

ADDRESS: HILL LANE

JOB NUMBER: 1107-008-DE

CLIENT: ARCO MURRAY

DATE: 08/17/2023

FIELD CREW: MULTI

OFFICE: IAS

FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,  
 BEING A PORTION OF LOTS 1 AND 2, TRANPAK  
 MANOR FINAL PLAT, RECORDED IN DOCUMENT  
 NO. 202300160 OF THE OFFICIAL PUBLIC  
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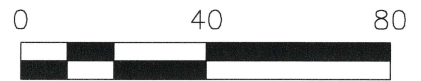
**TRAVIS COUNTY,  
 TEXAS**



**SURE SHOTT**  
 SITE SOLUTIONS

P.O. Box 767 McQueeney, Texas 78123  
 (512) 563-4030 [www.sureshott.com](http://www.sureshott.com)

LOT 1  
10.038 ACRES  
(202300160 OPRCT)



SCALE: 1" = 40

202100283 OPRCT  
LOT 1  
HILL INDUSTRIAL

LOT 2  
9.687 ACRES  
(202300160 OPRCT)

10' PIPELINE EASEMENT  
(11053/1039 RPRTCT)  
(2011042154 OPRCT)  
(2011147986 OPRCT)  
(2015143855 OPRCT)

1.019 ACRE  
DRAINAGE EASEMENT

N 27°28'10" E 1177.64'

573.52'

573.88'

S 27°28'10" W 1158.08'

30' B.S.L.

LEGEND	
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
● <sup>SS</sup>	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND
△	CALCULATED POINT
B.S.L.	BUILDING SETBACK LINE

SHEET 5 OF 6

ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

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202100283 OPRTCT  
LOT 1  
HILL INDUSTRIAL

10' PIPELINE EASEMENT  
(11053/1039 RPRTCT)  
(2011042154 OPRTCT)  
(2011147986 OPRTCT)  
(2015143855 OPRTCT)

N 27°28'10" E 1177.64'

573.52'

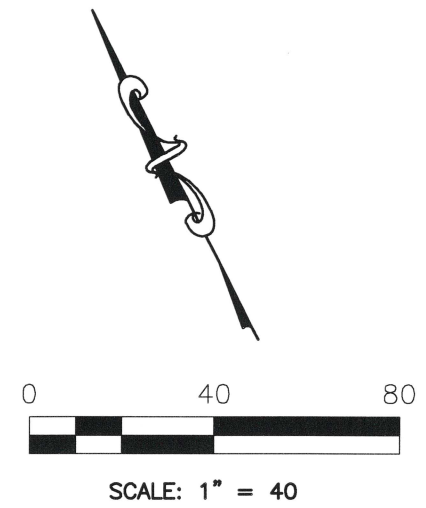
573.88'

S 27°28'10" W 1158.08'

30' B.S.L.

1.019 ACRE  
DRAINAGE EASEMENT

LOT 2  
9.687 ACRES  
(202300160 OPRTCT)



LEGEND

OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

●<sup>SS</sup> 1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND

△ CALCULATED POINT

B.S.L. BUILDING SETBACK LINE

LINE	BEARING	DISTANCE
L1	S 26°15'47" W	7.01'
L2	S 27°02'30" W	20.00'
L3	N 62°17'48" W	31.00'
L4	S 63°06'29" E	35.17'

**BEARING BASIS INFORMATION**

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011) EPOCH 2010, CENTRAL ZONE, BASED ON GPS MEASUREMENTS.

COMBINED SCALE FACTOR=  
0.9999233788  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR=  
1.00007662706  
(FOR GRID TO SURFACE CONVERSION)

20' B.S.L.

SS L3

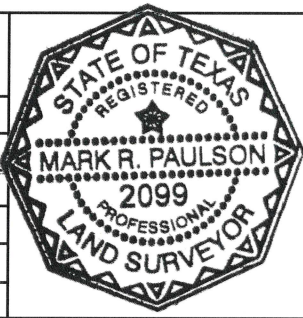
S 62°17'48" E 701.59'

SS

2007002485 OPRTCT  
LAS ENTRADAS DEVELOPMENT CORPORATION  
(REMAINDER OF 104.825 ACRES)

SHEET 6 OF 6

ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 05/16/2023; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

*Mark R. Paulson*  
MARK R. PAULSON, R.P.L.S. NO. 2099  
FIRM NO. 10194784

A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT, BEING A PORTION OF LOTS 1 AND 2, TRANPAK MANOR FINAL PLAT, RECORDED IN DOCUMENT NO. 202300160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**SURE SHOTT**  
SITE SOLUTIONS

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