

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:

GRANTOR: **MONARCH RANCH AT MANOR LLC**

GRANTOR'S MAILING ADDRESS: **825 Sisk Ave.
Suite 200
Oxford MS. 38655**

GRANTEE: **City of Manor, Texas**

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

LIENHOLDER: **Central National Bank**

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

PROPERTY:

A wastewater utility easement consisting of 1.312 acres of land, being out of that certain 123.550 acre track, more or less, situated in Travis County, Texas, described in a deed to Monarch Ranch at Manor LLC of record in Doc No. 2021275494 of the Official Public Records of Travis County, Texas, as more particularly described by metes and bounds 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, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement 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:

MONARCH RANCH AT MANOR LLC

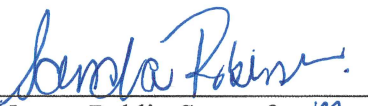
By: 
Name: David B. Blackburn
Title: Manager

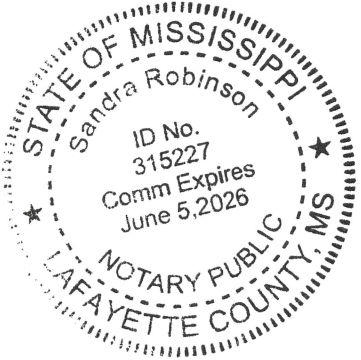
THE STATE OF Mississippi §
COUNTY OF Lafayette §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David B. Blackburn, Manager 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 2nd day of October 2023.

(SEAL)


Notary Public-State of Mississippi



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 Rita G. Jonse, 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.

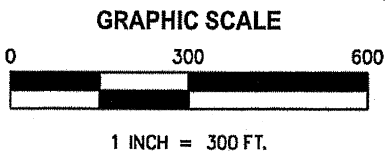
(SEAL)

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"



CALLED 60.292 ACRES
 SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
 ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
 CHRISTINA CARRILLO 10.9375%
 CLAUDIA M. CARRILLO 10.9375%
 DOC. NO. 2020120760
 O.P.R.T.C.T.

CALLED 59.072 ACRES
 DANNY K. FUCHS 1/2 INTEREST
 DIANE F. SWANSON 1/2 INTEREST
 DOC. NO. 2020081497
 O.P.R.T.C.T.

**1.312 ACRES
 57,135 SQ. FT.
 SANITARY SEWER
 EASEMENT**

CALLED 123.550 ACRES
 MONARCH RANCH AT MANOR, LLC
 DOC. NO. 2021275494
 O.P.R.T.C.T.

SUMNER BACON SURVEY
 A-63

S51°02'49"W
 38.10'

CIRF "CHAPPARAL"

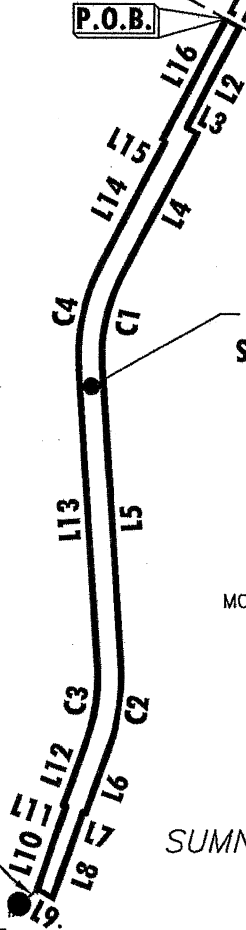
CALLED 136.342 ACRES
 H. DALTON WALLACE
 DOC. NO. 2013210018
 O.P.R.T.C.T.

**1.312 ACRES / 57,135 SQ. FT.
 SANITARY SEWER EASEMENT
 SUMNER BACON, ABSTRACT 63
 TRAVIS COUNTY, TEXAS**

P.O.B.

GREGG LANE

N62°19'23"W
 515.62'



X:\2023\21-0289-6\Survey\DWG\21-0289-6 FM 973 Sanitary Sewer Easement 6-6-2023.dwg

LANDPOINT

4100 INTERNATIONAL PLAZA
 STE. 240
 FORT WORTH, TX 76109
 (817)554-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

EXHIBIT "A"

X:\2023\21-0289-6\Survey\DWG\21-0289-6 FM 973 Sanitary Sewer Easement 6-6-2023.dwg

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S62°19'23"E	26.00'
L2	S27°40'37"W	190.14'
L3	S62°19'23"E	20.00'
L4	S27°40'37"W	270.94'
L5	S03°57'24"E	502.23'
L6	S19°29'18"W	123.40'
L7	N70°30'42"W	5.00'
L8	S19°29'18"W	152.89'

LINE TABLE		
LINE	DIRECTION	LENGTH
L9	N62°14'30"W	30.32'
L10	N19°29'18"E	147.99'
L11	N70°30'42"W	5.00'
L12	N19°29'18"E	123.94'
L13	N03°57'24"W	502.23'
L14	N27°40'37"E	230.94'
L15	N62°19'23"W	6.00'
L16	N27°40'37"E	230.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	157.35'	285.00'	31°38'01"	S11°51'36"W	155.36'
C2	128.90'	315.00'	23°26'42"	S07°45'57"W	128.00'
C3	112.53'	275.00'	23°26'42"	N07°45'57"E	111.74'
C4	179.44'	325.00'	31°38'01"	N11°51'36"E	177.17'

1.312 ACRES / 57,135 SQ. FT.
 SANITARY SEWER EASEMENT
 SUMNER BACON, ABSTRACT 63
 TRAVIS COUNTY, TEXAS



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LEGAL DESCRIPTION

BEING A SANITARY SEWER EASEMENT (1.312 ACRES - 57,135 SQ. FT.) SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS BEING OUT OF THAT CERTAIN CALLED 123.550 ACRE TRACT DESCRIBED IN THE DEED TO MONARCH RANCH AT MANOR, LLC, RECORDED IN DOCUMENT NUMBER 2021275494, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

BEGINNING AT THE NORTHWEST CORNER OF THE EASEMENT BEING DESCRIBED HEREIN AT A POINT IN THE NORTH LINE OF SAID 123.550 ACRE TRACT, IN THE SOUTH LINE OF GREGG LANE, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 123.550 ACRE TRACT BEARS N 62°19'23" W, A DISTANCE OF 515.62 FEET;

THENCE S 62° 19' 23" E, WITH THE SOUTH LINE OF SAID GREGG LAND AND THE NORTH LINE OF SAID 123.550 ACRE TRACT OF LAND, A DISTANCE OF 26.00 FEET;

THENCE OVER AND ACROSS SAID 123.550 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

S 27° 40' 37" W, A DISTANCE OF 190.14 FEET,

S 62°19' 23" E, A DISTANCE OF 20.00 FEET;

S 27° 40' 37" W, A DISTANCE OF 270.94 TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 157.35 FEET, A CENTRAL ANGLE OF 31° 38' 01", A RADIUS OF 285.00 FEET, AND A CHORD THAT BEARS S 11° 51' 36" W, A DISTANCE OF 155.36 FEET TO THE END OF SAID CURVE;

S 03° 57' 24" E, A DISTANCE OF 502.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT,

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH 128.90 FEET, A CENTRAL ANGLE OF 23° 26' 42", A RADIUS OF 315.00 FEET, AND A CHORD THAT BEARS S 07° 45' 57" W, A DISTANCE OF 128.00 FEET TO THE END OF SAID CURVE;

S 19° 29' 18" W, A DISTANCE OF 123.40 FEET;

N 70° 30' 42" W, A DISTANCE OF 5.00 FEET;

S 19° 29' 18" W, A DISTANCE OF 152.89 FEET;

N 62° 14' 30" W, A DISTANCE OF 30.32 FEET TO THE SOUTHWEST CORNER OF THE EASEMENT DESCRIBED HEREIN, FROM WHICH A CAPPED IRON ROD STAMPED "CHAPPARAL" FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 123.550 ACRE TRACT OF LAND BEARS S 51°02'49" W, A DISTANCE OF 38.10 FEET;

N 19° 29' 18" E, A DISTANCE OF 147.99 FEET;

N 70° 30' 42" W, A DISTANCE OF 5.00 FEET;

N 19° 29' 18" E, A DISTANCE OF 123.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT,

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 112.53 FEET, A CENTRAL ANGLE OF 23° 26' 42", A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS N 07° 45' 57" E, A DISTANCE OF 111.74 FEET TO THE END OF SAID CURVE;

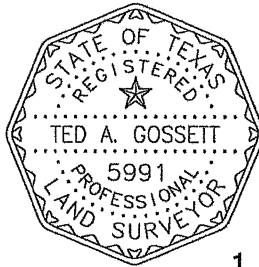
N 03° 57' 24" W, A DISTANCE OF 502.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT,

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 178.44 FEET, A CENTRAL ANGLE OF 31° 38' 01", A RADIUS OF 325.00 FEET, AND A CHORD THAT BEARS N 11° 51' 36" E A DISTANCE OF 177.17 FEET TO THE END OF SAID CURVE;

N 27° 40' 37" E, A DISTANCE OF 230.94 FEET;

N 62° 19' 23" W, A DISTANCE OF 6.00 FEET;

N 27° 40' 37" E, A DISTANCE OF 230.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.312 ACRES (57,135 SQ. FT.) OF LAND.



I, Ted A. Gossett certify that this plat was prepared under my direct supervision from a survey made on the ground and that this plat correctly represents the facts found at the time of said survey.

1.312 ACRES / 57,135 SQ. FT.
SANITARY SEWER EASEMENT
SUMNER BACON, ABSTRACT 63
TRAVIS COUNTY, TEXAS

06/07/2023

Ted A. Gossett

Ted A. Gossett

Texas R.P.L.S. No. 5991

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