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.

### WATER UTILITY EASEMENT

DATE: September 8,2025

GRANTOR: Centro de Avivamiento Monte de Sion

GRANTOR'S MAILING ADDRESS: 12109 Innes View Pd. Austin TX 78754

GRANTEE:

City of Manor, Texas

GRANTEE'S MAILING ADDRESS:

105 E. Eggleston Street

Manor, Travis County, Texas 78653

LIENHOLDER:

First-Citizens Bank & Trust Company

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

### PROPERTY:

Four tracts of land described as follows and described and depicted in greater detail in Exhibit A attached hereto and incorporated by reference herein for all purposes:

### Tract 1:

BEING A 0.001 ACRE TRACT OF LAND SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED AS LOT 7B2, BLOCK A, RESUDIVISION OF LOT 7B1, BLOCK A, AMENDED PLAT OF LOTS 7A AND 7B OF A RESUBDIVISION OF LOT 7, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE AND LOT 6B, RESUBDIVISION OF LOT 6, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE, RECORDED IN INSTRUMENT NO. 200900096, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## Tract 2:

BEING A 0.001 ACRE TRACT OF LAND SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED AS LOT 7B2, BLOCK A, RESUBDIVISION OF LOT 7B1, BLOCK A, AMENDED PLAT OF LOTS 7A AND 7B OF A RESUBDIVISION OF LOT 7, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE AND LOT 6B, RESUBDIVISION OF LOT 6, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE, RECORDED IN INSTRUMENT NO. 200900096, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

Tract 3:

BEING A 0.002 ACRE TRACT OF LAND SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED AS LOT 7B2, BLOCK A, RESUBDIVISION OF LOT 7B1, BLOCK A, AMENDED PLAT OF LOTS 7A AND 7B OF A RESUBDIVISION OF LOT 7, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE AND LOT 6B, RESUBDIVISION OF LOT 6, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE, RECORDED IN INSTRUMENT NO. 200900096, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

### Tract 4:

BEING A 0.011 ACRE TRACT OF LAND SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED AS LOT 7B2, BLOCK A, RESUBDIVISION OF LOT 7B1, BLOCK A, AMENDED PLAT OF LOTS 7A AND 7B OF A RESUBDIVISION OF LOT 7, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE AND LOT 6B, RESUBDIVISION OF LOT 6, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE, RECORDED IN INSTRUMENT NO. 200900096, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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 water mains, lines and pipes, and for the supplying of water service in, upon, under and across the PROPERTY more fully described and as shown in <a href="Exhibit A">Exhibit A</a> attached hereto (the, "Water 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.

[SIGNATURE PAGES FOLLOW]

# CONSENT OF LIENHOLDER

THE UNDERSIGNED, being the holder of a lien on the property of which the Water Utility Easement is a part, pursuant to the Construction Deed of Trust, dated 10 03 2024, recorded in Document No. 202410337 of the Official Public Records of Travis County, Texas, hereby consents to the foregoing Water Utility Easement and agrees that its lien is subject and subordinate to the Water Utility Easement, and that the undersigned has authority to execute and deliver this Consent of Lienholder, and that all necessary acts necessary to bind the undersigned lienholder have been taken.
NAME OF LIENHOLDER:
First Citizens Bank & Must Compan
By: Name: Jehnifer Aaron Title: VP, Commercial Banker  Date: 942025
ACKNOWLEDGEMENT
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
personally appeared, Lienholder 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 4 day of September 2025.
(SEAL)  Notary Public-State of Texas
JULIA CERYAN Notary ID #132888124

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Centro de Avivamiento Monte de Sion

By: Mayco Castilla

Title: Senior Pastor

THE STATE OF ILXAS
COUNTY OF IVANIS

Lucy Maria Belmarez

Notary ID126541054

\_

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Marco Cashill 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 X day of September 2025.

(SEAL)

Notary Public-State of 11x55

ACCEPTED:				
GRANTEE: City of Manor, Texas:				
By: Dr. Christopher Harvey, Mayor				
THE STATE OF TEXAS	§			
COUNTY OF TRAVIS	§			
BEFORE ME, the undersigned authorited day of	_, personally and is subscribed	appeared Dr. ( to the foregoir	Christopher Hang instrument, a	arvey, Grantee herein, and acknowledged that
(SEAL)				
		Notary Publi	ic-State of Tex	as

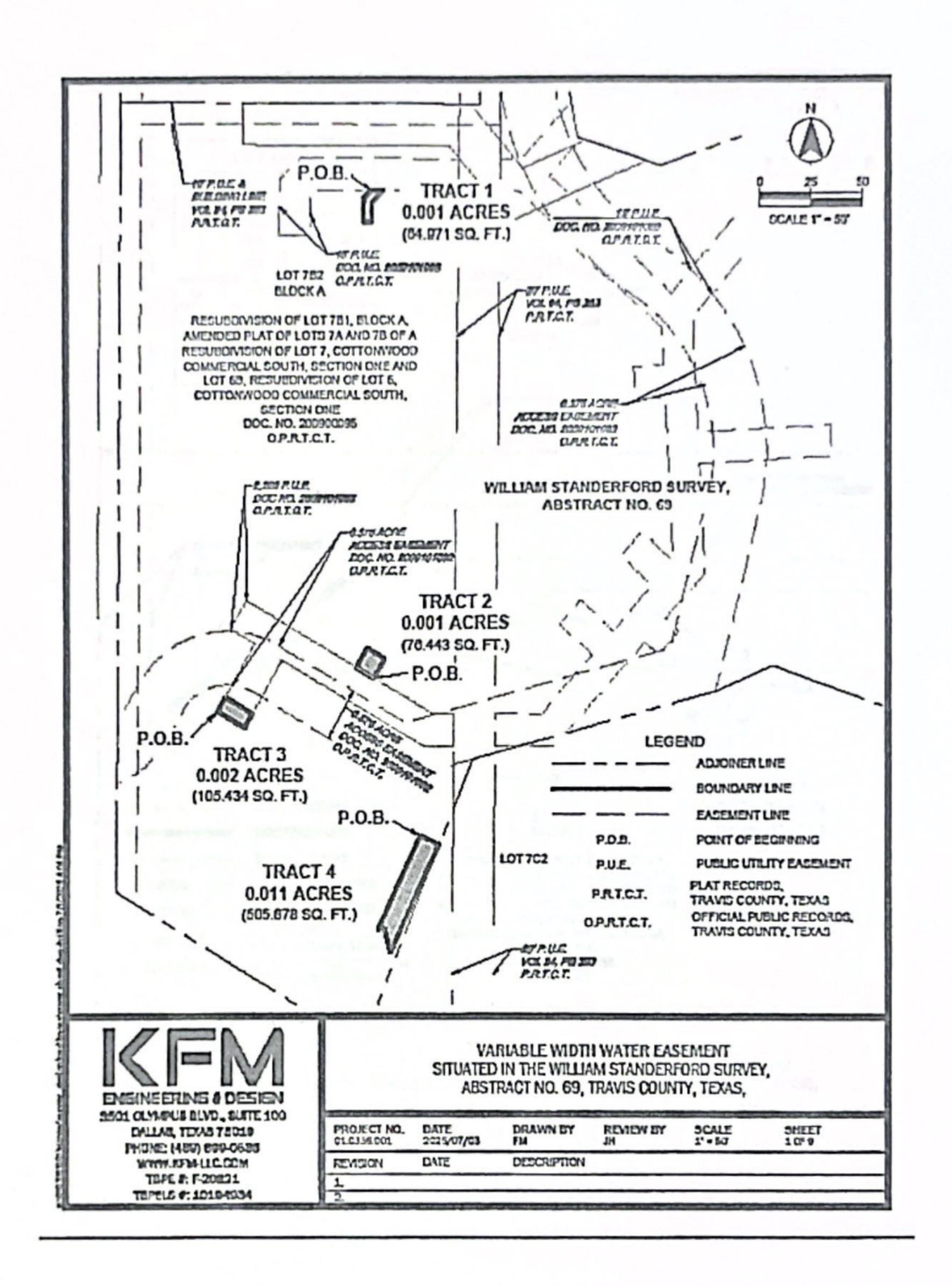
### AFTER RECORDING RETURN TO:

City of Manor, Texas Attn: City Secretary 105 E. Eggleston Street Manor, Texas 78653

### EXHIBIT A

(SEE ATTACHED)





SCALE 1" - 20"

	LINETA	BLE
LINE	LENGTH	BEARING
LI	128.84	NAI. OL ZLM
12	5.65	889" 30 20'E
D	7.80	G45" 30 42W
LA	8.79	500, 52 03.M
LS	4.00	M89. 31. 21.AL
LS	10.44	NDOT 25 OF E
L7	5.46	N45" 20" 42"E

LOTEA RESUBDIVISION OF LOTE COTTONWOOD COMMERCIAL SOUTH DECTION 2 DOC. NO. 200300222 OPAT.C.T.

> OTPHE 6 CUILDING LINE MCC.DA. POLICE PRICE.

TO DOMESTIC PL ELECTRIC ELECTRIC

THE ASSESSMENT OF

WILLIAM STANDERT NO. 69 WALLIAM ARSTRACT NO. 69

STRUE. COR NO. MICH HURSE arazar. P.O.B. L7 -

-L3

TRACT 1

0.001 ACRES

(64.971 SQ. FT.)

LEGEND

ADJOINER LINE

**BOUNDARY LINE** 

EASEMENT LINE

P.O.B.

POINT OF BEGINNING

PUE

PUBLIC UTILITY EASEMENT

PATCT.

OPATA.

FLAT RECORDS.

TRAVIS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

LOT 782 BLOCKA

RESUBDIVISION OF LOT 7B1, BLOCK A. AMENDED PLAT OF LOTS 7A AND 78 OF A REQUEDIVISION OF LOTT, COTTONWOOD COMMERCIAL SOUTH, DECTION ONE AND LOTEB, RESUBDIVISION OF LOTE, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE

DOC. NO. 200900055 O.P.R.T.C.T.



ENGINEERING & DESIGN 2501 OLYMPUS BLVD, SUITE 100 DALLAS, TEXAS 75019 PHONE: (480) 800-0538

MOTOR REPORTED COM TIPERINTAL OF THE TEPELE 6: 10194934

VARIABLE WIDTH WATER EASEMENT 0.001 ACRES OF LAND (TRACT 1) SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS,

TE DRJ 25/07/03 FM	WN BY REVIEW	VEY SCALE	2CF 9
TE DE	CRIPTION		
	25/07/03 FM	25/07/03 FM JH	25/07/03 FM IN 1°=20

#### LEGAL DESCRIPTION D.DO! ACRES [TRACT 1]

BEING A DIEDI ACRE TRACT OF LAND SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS, AND BEING A TRACT OF LAND DECCREED AS LOT TBY, ELDOX A, RESUDIVISION OF LOT TB1, ELDOX A, AMENDED PLAT OF LOTS 7A AND 7B OF A RESUBDIVISION OF LOT 7, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE AND LOT 6B, REPUBLISHED OF LOT &, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE, RECORDED IN INSTRUMENT NO. 200905055. OFFICIAL FUELIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT, IN THE SOUTH LINE OF A 15 FOOT P.U.E., RECORDED IN INSTRUMENT NO. 2003101003, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FROM VARIOUS A FRON ROD FOUND AT AN INTERIOR ANGLE POINT OF SAID LOT 782, SAME BEING AN INTERIOR ANGLE POINT OF LOT 702, COTTONWOOD COMMERCIAL COUTH SECTION 1, RECORDED IN INSTRUMENT NO. 200900096, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS NORTH 71'0737' WEST, A DISTANCE OF 128 84 FEET;

### THENCE OVER AND ACROSS SAID LOT 702, THE FOLLOWING COURSES:

- 1. COUTH ST 3020 WEST, A DISTANCE OF 5.66 FEET TO A CALCULATED PORT.
- 2 DOUTH 45'30'42' WEST, A DISTANCE OF 7.50 FEET TO A CALCULATED POINT.
- 3. COUTH DE 28 DE WEST, A DISTANCE OF 8.79 FEET TO A CALCULATED POINT.
- 4. NORTH 83"31"31" WEST, A DISTANCE OF 4.00 FEET TO A CALCULATED POINT;
- 5. NORTH DE ZEDE EAST, A DESTANCE OF 10.44 FEET TO A CALCULATED POINT; E. NORTH 45 DUAZ" EAST, A DISTANCE OF SAS FEET TO THE POINT OF BEGINNING AND ENCLOSING BEDI ACRES (64.97) SQUARE FEET) OF LAND, MORE OR LESS,

#### CEMERAL NOTES

This survey was prepared without a title commitment.

I, Robert Glen Maloy, certify that this survey is true and correct to the best of our knowledge and was prepared under my direct supervision. No field work was done to complete this survey. This survey is based on the recorded plat

Date of Survey: May 30th, 2025

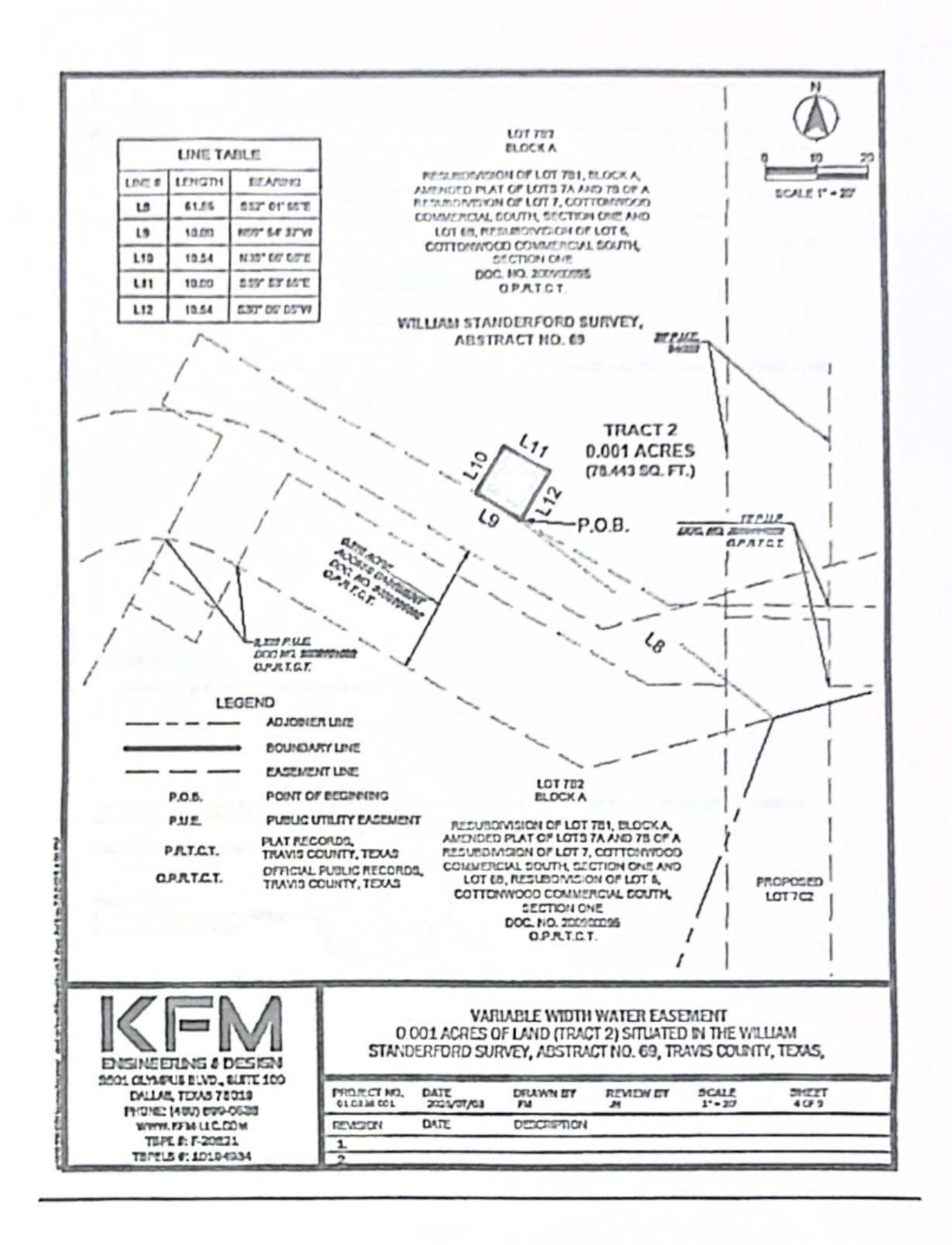
Robert Gen Malby Registered Professional Land Surveyor Texas Registration No. £028



ENGINEERING & DESIGN 2501 CLYSTUS BLVD, SUITE 100 DALLAS, TEXAS 75019 PHONE: (400) 600-0535 WITH SFM-LIC COM TEPE #: F-20021 TEPELS 6: 10104934

VARIABLE WIDTH WATER EASEMENT 0.001 ACRES OF LAND (TRACT 1) SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS,

CLCIIS COL	2025/07/03	DRAWN BY	REVIEW EY	BA	3 CF 9
REVISION	DATE	DESCRIPTION			



### DEGAL DESCRIPTION DEGI ACRES (TRACT 2)

BEING A DUD! ACRE TRACT OF LAND SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY. TEXAS, AND BEING A TRACT OF LAND DESCRIBED AS LOT 782, BLOCK A, REDUBDIVISION OF LOT 781, BLOCK A, AMENDED PLAT OF LOTS TA AND 78 OF A RESURDIVISION OF LOT 7, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE AND LOT 58, RESUBDIVISION OF LOT 6, COTTONIVOOD COMMERCIAL SOUTH, SECTION ONE, RECORDED IN INSTRUMENT NO. 20060006, DEFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BECTIVING AT A CALCULATED POINT IN THE MORTH LINE OF A 2,229 SQUARE FOOT P.U.E., RECORDED IN DISTRUMENT NO. 2009101035, OFFICIAL PUBLIC RECORDS OF TRAVES COUNTY, TEXAS, FROM WHICH A IRON RCD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 702, OF SAID REGUISDIVISION OF LOT 781, ELOCK A, SAME BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 782, BEARD DOUTH SET FSS EAST, A DISTANCE OF 61.55 FEET.

#### THENCE OVER AND ACROSS SAID LOT 7EZ, THE FOLLOWING COURSES:

- 1. NORTH ST'S F37" WEST, A DISTANCE OF 10.00 FEET TO A CALCULATED POINT,
- 2. MORTH 30 DEDS\* EAST, A DISTANCE OF 10.54 FEET TO A CALCULATED POINT; 3. SOUTH ST'53'55' EAST, A DISTANCE OF 10.00 FEET TO A CALCULATED POINT,
- 4. SOUTH SUTGETS' WEST, A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING AND ENCLOSING DOD! ACRES (TEAC) SQUARE FEET) OF LAND, MORE OR LESS.

#### CENERAL NOTES

This survey was prepared without a tile commitment.

L Robert Glass Maloy, certify that this survey is true and correct to the best of our knowledge and was prepared under my direct expension. No field work was done to complete this survey. This survey is based on the recorded plat

Cooks of Survey: May 30th, 2025

Robert Clen Malcy Registered Professional Land Surveyor Texas Registration No. 6029

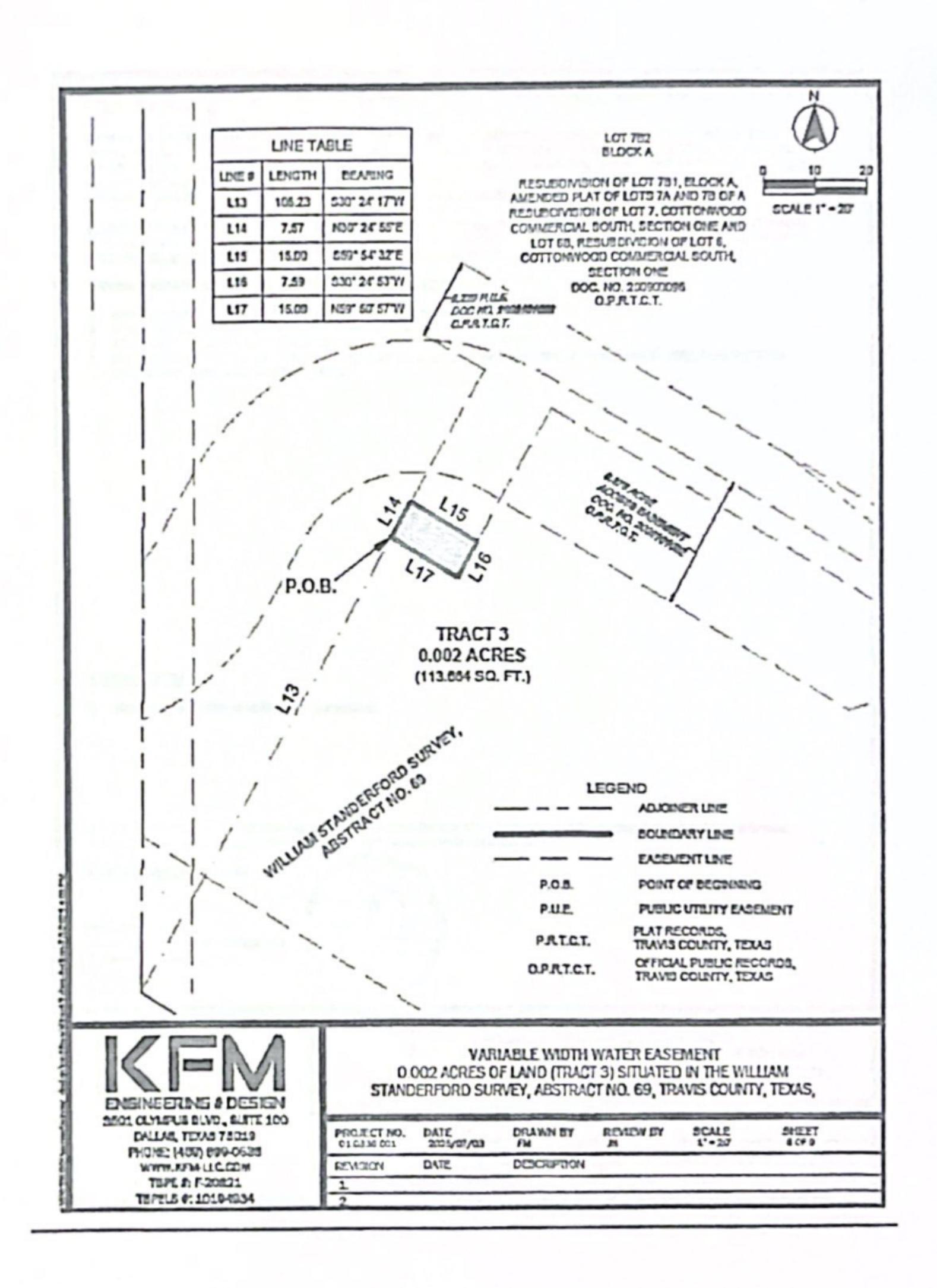


ENGINEERING & DESIGN SECT CLYSPUS BLVD, SUTTE 100 DALLAS, TEXAS 75019 PHONE: (480) 800-0638 WYTH FFM LLCCOM TRUCK & EDORGE

VARIABLE WIDTH WATER EASEMENT 0.001 ACRES OF LAND (TRACT 2) SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS,

PROJECT NO. elelas cos	DATE 2001/03/03	DRAWN EY	REVIEW BY	SCALE	SHEET BOF 9
REVISION	DATE	DESCRIPTION			
1	DVIE	DESCRIPTION			





BEING A DIDD ACRE TRACT OF LAND EXTLISTED IN THE WILLIAM STANDERFORD SURVEY, ADSTRACT NO. 69, TRAVES COUNTY, TEXAS, AND BEING A TRACT OF LAND DETICTIBED AS LOT TBZ, BLOCK A, RESUMBLY/SICH OF LOT TB1, BLOCK A, AMENDED PLAT OF LOTS TA AND TO OF A RECLIFICIVISION OF LOT \$, COTTONWOOD COMMERCIAL SOUTH, SECTION ONE AND LOT 69, RESUBERVISION OF LOTIS, COTTONINGOOD COMMERCIAL EQUITY, SECTION ONE, RECORDED IN INSTRUMENT NO. EXERCISES, OFFICIAL FUELIC RECORDS OF TRAVES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BECOMING AT A CALCULATED POINT IN THE SOUTH LINE OF A 2,229 EQ. FT. P.U.E., RECORDED IN INSTRUMENT NO. JUSTICION, OFFICIAL PLEILIC RECORDS OF TRAVES COUNTY, TEXAS, FROM WHICH AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 782, BEARS SOUTH 30'20'17' WEST, A DISTANCE OF 108.23 FEET,

#### THENCE OVER AND ADRODS SAID LOT 702, THE FOLLOWING COURSES:

- IL NORTH 30°24'SS" EAST, A DISTANCE OF 7.57 FEET TO A CALCULATED POINT;
- 2. BOUTH SPOKST EAST, A DISTANCE OF ISOB FEET TO A CALCULATED POINT:
- 3. BOUTH SE'24 ST WEST, A DISTANCE OF 7.59 FEET TO A CALCULATED POINT;
- A NORTH EPECET EAST, A DISTANCE OF 15 DD FEET TO THE POINT OF BEGINNING AND ENELGEING BEIGG ACTUE (112.604 DOLLARS FEET) OF LANS, MORE OF LESS.

#### CENERAL NOTES

1. This survey was prepared without a title commitment.

I, Robert Cree Maky, pertry that this survey is true and correct to the best of our knowledge and was prepared under my direct supervision.

No field work was done to complete this survey. This survey is based on the recorded part

Date of Survey: May 30th, 2025

Robert Clim Molby Registered Professional Land Gurveyor Team Registration No. E028



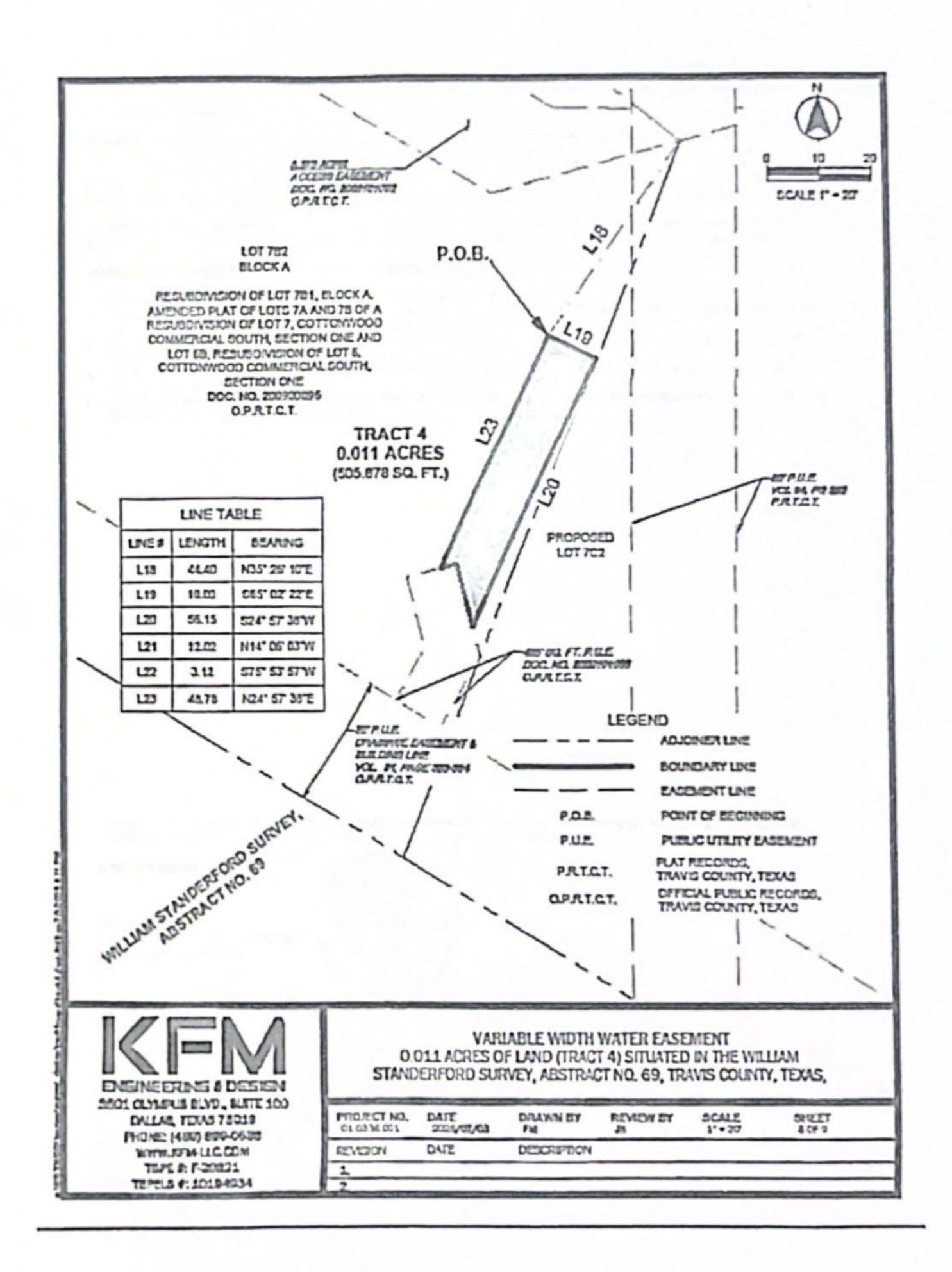
ENSINEEZING & DESIGN SHOT CLYAPUS BUYD, SLETE 100 DALLAS, TEXAS 78018 PHONE: (450) 879-0638 WALKE PROFIT COM TRPE & F-20031

TEPTELS #: 1010-1934

VARIABLE WIDTH WATER EASEMENT 0.002 ACRES OF LAND (TRACT 3) SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS,

el alm cel	DATE	DILAWN BY	REVIEW EX	DCALE	7 OF S
REVERON	DATE	DESCRIPTION			





#### LEGAL DESCRIPTION BOTT ACTUS (TRACT 4)

BEING A BUILDACKE TRACT OF LAND BITLIATED IN THE VILLIAM STANDERFORD BURVEY, ABSTRACT NO. 69, TRAVES COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIPED AS LOT FEX, BLOCK A, RESUMDIVISION OF LOT FEX, BLOCK A, AMENDED PLAT DE LOTS 74 AND 78 OF A RESURDIVISION OF LOT 7, COTTON/VOOD COMMERCIAL BOUTH, SECTION ONE AND LOT ES. RETERIORISKIN OF LOT B, COTTONWOOD COMMERCIAL BOUTH, SECTION ONE, RECORDED IN INSTRUMENT NO. ZITTERESS. DEFICIAL PLEILE RECOYDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRISED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT, FROM WHICH A FRON ROO FOUND FOR THE MORTHWEST CORNER OF LOT 7CZ, SAME BEING AN ANGLE POINT IN THE BOUTH LINE OF BAID LOT TES BEARD, MONTH 35"25" IT EAST, A DISTANCE OF 44.40 FEET.

#### THENCE OVER AND ACROSS SAID LOT 752, THE FOLLOWING COURSES:

- 1. SOUTH ESTOYZE EAST, A DISTANCE OF 10.00 FEET TO A CALCULATED POINT;
- 2. SOUTH 24'ST'35" WEST, A DISTANCE OF SE, 15 FEET TO A CALCULATED POINT IN THE EAST LINE A 435 SQUARE FOOT PLUE, RECORDED IN INSTRUMENT NO. 2007101005, OFFICIAL PUBLIC RECORDS OF TRAVES COUNTY, TEXAS:
- A NORTH 14 TOTAL WEST, WITH THE EAST LINE OF SAID 435 DOUARE FOOT PUE, A DISTANCE OF 1242 FEET TO A CALCULATED POINT FOR THE NORTHWEST COPINER OF SAID 435 DOLLARS FOOT P.U.E.;
- 4. BOUTH TS'SSEST WEST, WITH THE NORTH LINE OF SAID 435 SQUARE FOOT PILE, A DISTANCE OF 3.12 FEET TO A CALCULATED POINT
- S. NORTH 24"ST35" EAST, A DISTANCE OF 48.78 FEET TO THE POINT OF EEGINNING AND ENGLOCING 0.011 ACRES (EDS.E78 DOUATE FEET) OF LAND, MORE OR LESS.

#### CENERAL NOTES

This survey was prepared without a title commitment.

I, Report Cler Matry, pertry that this survey is true and correct to the best of our knowledge and was prepared under my direct supervision. No find work was done to complete this survey. This survey is based on the recorded plat

Date of Daney: May 3001, 2005

Report Clien Malery Regulered Professional Land Surveyor Texas Registration No. E028



ENGINEERING & DESIGN SHOT CLYRENCE BLVD, BLETE 100 DALLAR, TEXAS 7 8 2 19 [YILINE: |400) 800-0530 WITH AFMILL COM TRIPE & F-20021 TETELS 6: 10184034

VARIABLE WIDTH WATER EASEMENT 0.011 ACRES OF LAND (TRACT 4) SITUATED IN THE WILLIAM STANDERFORD SURVEY, ABSTRACT NO. 69, TRAVIS COUNTY, TEXAS,

PROJECT NO. 01 DAM COL	DATE DOM/07/09	DICAMIN BY	REVIEW BY	BCALE	BRIEET G CP D
R/150N	DATE	DESCRIPTION			

