

Manor Independent School District
Board of Trustees Board Meeting Agenda Item
August 4, 2025

ACTION ITEM SHEET

RE: Consider and possible action regarding a proposed utility easement consisting of a 0.2931 acre (12,767 sq. ft), twenty foot (20') wide wastewater utility easement and a temporary construction, working space, and access easement, situated in the S. Bacon Survey, Abstract 63, Travis County, Texas, and being a portion of a called 6.5063 acres tract of land described to Manor Independent School District, as shown on instrument recorded under Volume 12597, Page 1548 of the Official Public Records of Travis County, Texas, being a portion of a called 24.8354 acres of real property in Travis County, Texas, under Volume 12597, Page 1543 of the Official Public Records of Travis County, Texas.

Supporting Documents:

1. *Legal Description of Forcemain Easement with map showing easement location*

District Goals: Goal 5

FACILITIES & MAINTENANCE- By 2026, Manor ISD will proactively provide facilities to ensure 100% of scholars will have safe, well-maintained, environmentally sustainable, and community accessible facilities.

Bottom of Form

Background Information:

DG Manor Downs Property Owner, L.P., has requested an easement for a wastewater forcemain as shown below in the document attached.

Administration recommends that the easement be approved. The parties are finalizing negotiations for the easement and will bring the final form to the Board for approval.

Fiscal Implications:

Manor ISD would receive a one-time payment of Fifty Thousand Dollars (\$50,000.00) from DG Manor Downs Property owner as consideration for the granting of a perpetual easement.

Administrative Recommendation:

Administration recommends that the Board approve the proposed easement for electrical utilities.

Proposed Motion Language:

"I move that the Board approve the proposed easement for a force main wastewater utilities with DG Manor Downs Property Owner, L.P. as presented by Administration and delegate authority on the Superintendent or designee to continue negotiating the terms of the easement. I further move the Board to authorize the Board President to execute the easement in a form approved by legal counsel."

Mr. Joe Mendez

Contact Person

Dr. Robert Sormani

Approved by Superintendent

LEGAL DESCRIPTION:
FORCEMAIN EASEMENT - 0.2931 ACRE

BEING A 0.2931 ACRE (12,767 SQ. FT.) TRACT OF LAND SITUATED IN THE S. BACON SURVEY, ABSTRACT 63, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 6.5063 ACRES TRACT OF LAND DESCRIBED TO MANOR INDEPENDENT SCHOOL DISTRICT, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 12597, PAGE 1548 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND A PORTION OF A CALLED 24.8354 ACRES TRACT OF LAND DESCRIBED TO MANOR INDEPENDENT SCHOOL DISTRICT, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 12597, PAGE 1543, R.P.R.T.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, IN THE NORTH RIGHT-OF-WAY LINE OF HILL LANE, VARIABLE WIDTH RIGHT-OF-WAY, NO RECORDING INFORMATION FOUND, FOR THE SOUTHWEST CORNER OF SAID 6.5063 ACRES TRACT;

THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, SAME BEING THE WEST BOUNDARY LINE OF SAID 6.5063 ACRES TRACT, NORTH 27°05'37" EAST, AT A DISTANCE OF 7.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF A CALLED 24.7833 ACRES TRACT OF LAND DESCRIBED TO THE MOST REVEREND JOHN MCCARTHY, BISHOP OF THE DIOCESE OF AUSTIN AND HIS SUCCESSORS, AS SHOWN ON INSTRUMENT RECORDED UNDER VOLUME 13327, PAGE 702, R.P.R.T.C.T., CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 6.5063 ACRES TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 24.7833 ACRES TRACT, A TOTAL DISTANCE OF 20.00 FEET TO A CALCULATED POINT;

THENCE, DEPARTING SAID WEST BOUNDARY LINE OF THE 6.5063 ACRES TRACT AND SAID EAST BOUNDARY LINE OF THE 24.7833 ACRES TRACT, OVER AND ACROSS SAID 6.5063 ACRES TRACT AND SAID 24.8354 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 63°44'07" EAST, A DISTANCE OF 171.29 FEET TO A CALCULATED POINT;
2. SOUTH 63°09'22" EAST, A DISTANCE OF 467.07 FEET TO A CALCULATED POINT;
3. SOUTH 26°42'33" WEST, A DISTANCE OF 20.00 FEET TO A CALCULATED POINT, IN SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 24.8354 ACRES TRACT;

THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE AND SAID SOUTH BOUNDARY LINE OF THE 24.8354 ACRES TRACT, NORTH 63°09'22" WEST, A DISTANCE OF 467.02 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, FOR THE SOUTHWEST CORNER OF SAID 24.8354 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 6.5063 ACRES TRACT;

THENCE, WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 6.5063 ACRES TRACT, NORTH 63°44'07" WEST, A DISTANCE OF 171.47 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.2931 ACRE OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

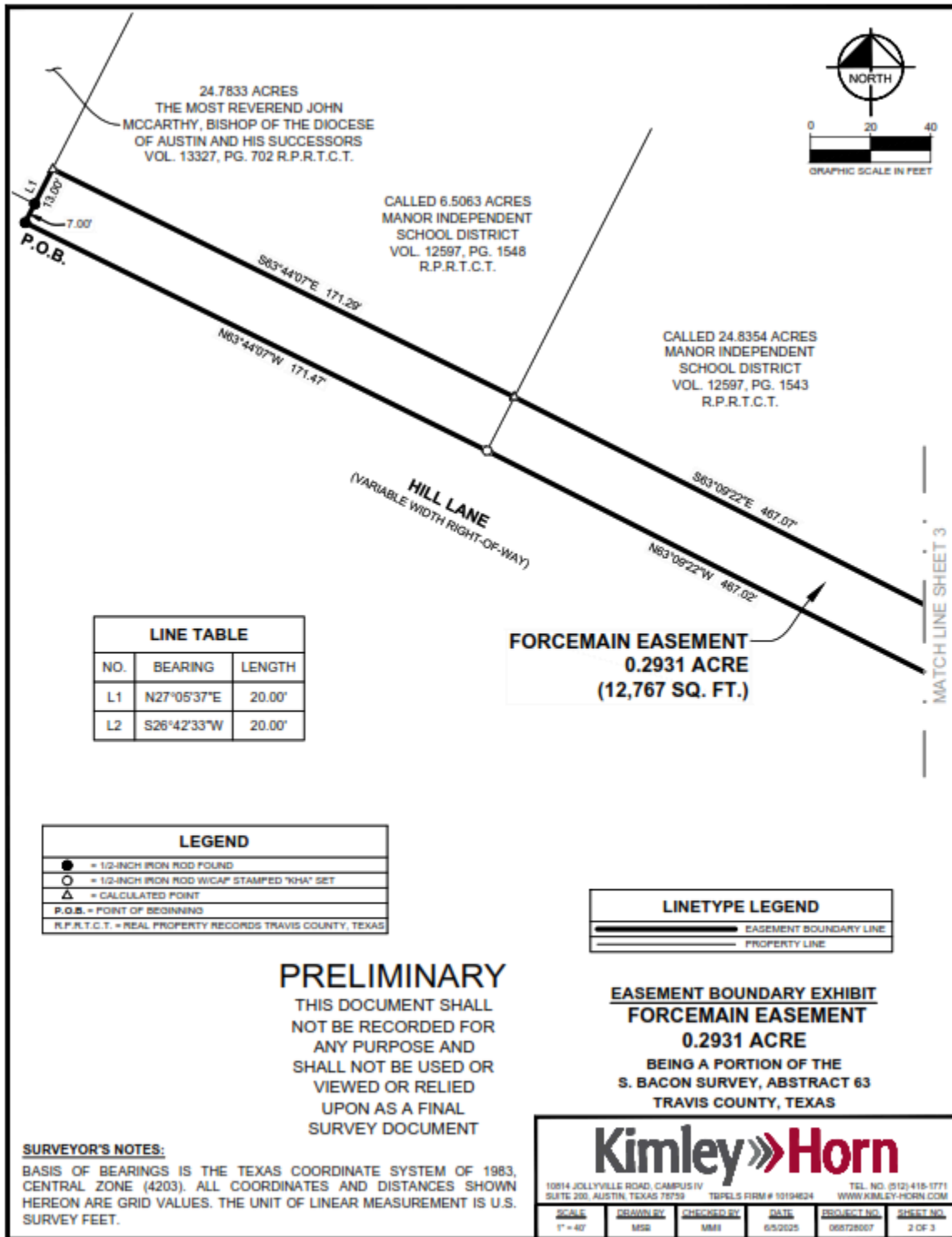
LEGAL DESCRIPTION
FORCEMAIN EASEMENT
0.2931 ACRE

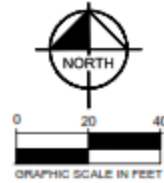
BEING A PORTION OF THE
S. BACON SURVEY, ABSTRACT 63
TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMERUS IV TEL. NO. (512) 415-1771
SUITE 200, AUSTIN, TEXAS 78759 T89FELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMH	6/5/2025	068728007	1 OF 3





CALLLED 24.8354 ACRES
MANOR INDEPENDENT
SCHOOL DISTRICT
VOL. 12597, PG. 1543
R.P.R.T.C.T.

MATCH LINE SHEET 2

HILL LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

S63°09'22"E 467.07'

N63°09'22"W 467.02'

FORCEMAIN EASEMENT
0.2931 ACRE
(12,767 SQ. FT.)

LINE TABLE

NO.	BEARING	LENGTH
L1	N27°05'37"E	20.00'
L2	S26°42'33"W	20.00'

LEGEND

●	= 1/2-INCH IRON ROD FOUND
○	= 1/2-INCH IRON ROD W/CAP STAMPED "KHA" SET
△	= CALCULATED POINT
P.O.B.	= POINT OF BEGINNING
R.P.R.T.C.T.	= REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

LINETYPE LEGEND

—	EASEMENT BOUNDARY LINE
---	PROPERTY LINE

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EASEMENT BOUNDARY EXHIBIT FORCEMAIN EASEMENT 0.2931 ACRE

BEING A PORTION OF THE
S. BACON SURVEY, ABSTRACT 63
TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

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SURVEY FEET.

Kimley»Horn

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SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 415-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 40'	MSB	MMB	6/5/2025	068728007	3 OF 3

BAIN, MICHAEL 6/5/2025 9:22 AM K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\068728007 - MURRAY DALPEN DRIVE\DWG\EASEMENTS\IV-ESMT-068728007_0.2931 ACRE FORCEMAIN EASEMENT.DWG