

TEMPORARY CONSTRUCTION EASEMENT

County Road 258 Off Site Grading

KNOW ALL PERSONS BY THESE PRESENTS:

That **MACNAK, LLC**, a Texas limited liability company (hereafter referred to as "Grantor"), whether one or more, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Williamson County, Texas, the receipt of which is hereby acknowledged, does hereby grant to **WILLIAMSON COUNTY, TEXAS**, its agents, contractors, successors and assigns (referred to as "Grantee"), a temporary construction easement for the purpose of constructing and/or reconstructing a driveway and or roadway entrance(s) and connections to and across the remaining property of Grantor and adjacent properties, and any associated site grading and drainage therewith ("Project"), in, along, upon and across the property described in Exhibit "A" ("the Property") as necessary to carry out the purposes of this easement. The construction, reconstruction and/or removal of any improvements, driveway, roadways, curbs, trees, grading cut/fill, slope, or other related improvements, facilities or site modification on or to the Property shall be in the location of, subject to, and shall substantially comply with any notes, details, specifications or other requirements or restrictions as shown on the plan sheets attached as Exhibit "B" and incorporated herein, or as otherwise subsequently modified and agreed to between the parties in writing.

The parties agree further as follows:

Following completion of work within the temporary construction easement area described in Exhibit "A", Grantee shall at its expense and within ninety (90) days of completion of the work restore any Property injured or damaged by Grantee's use of the Property and activities thereon, including specifically landscaping, irrigation, parking, pavement, or vegetation, as closely as possible to substantially the same condition or better than existed previous to Grantee's entry upon the Property, or otherwise in compliance with the specifications as set out on the plans in Exhibit "B", taking into consideration the use and purposes to which the Property is to be put.

This temporary construction easement shall be in full force and effect at all times during the accomplishment and completion of the construction activities described above. This temporary construction easement shall terminate and the easement rights and improvements constructed within the easement area, if any, shall fully revert to Grantor, Grantor's successors, and assigns, and all interest conveyed shall terminate on the earlier of (a) the expiration of nine (9) months after the date of Grantee's first entry upon the Property for the purposes granted herein, (b) on the date of completion of construction of the Project, or (c) on December 31, 2024, whichever occurs first.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

At no time during the grant of this easement shall Grantor be denied reasonable driveway ingress and egress to its remaining property for the purposes to which the parent tract is currently being put, unless there is an agreement between Grantor and Grantee to do so in advance.

This conveyance is subject to all easements and rights of way of record, visible or apparent on the ground, all restrictions, reservations, covenants, conditions, oil, gas, or other mineral leases, mineral severances and other instruments that affect the Property.

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective the 6th day of July, 2022.

GRANTOR:

MACNAK, LLC,
a Texas limited liability company

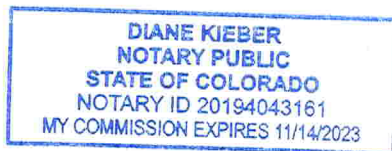
By: 
Bruce E. Nakfoor, Member and
Authorized Signatory


ACKNOWLEDGMENT

STATE OF COLORADO

COUNTY OF Pitkin §
§

This instrument was acknowledged before me on this the 6th day of July, 2022 by Bruce E. Nakfoor, in the capacity and for the purposes and consideration recited therein.




Notary Public, State of Colorado

ACCEPTED AND AGREED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Acknowledgment

State of Texas §
 §
County of Williamson §

This instrument was acknowledged before me on this the ____ day of _____, 2022 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

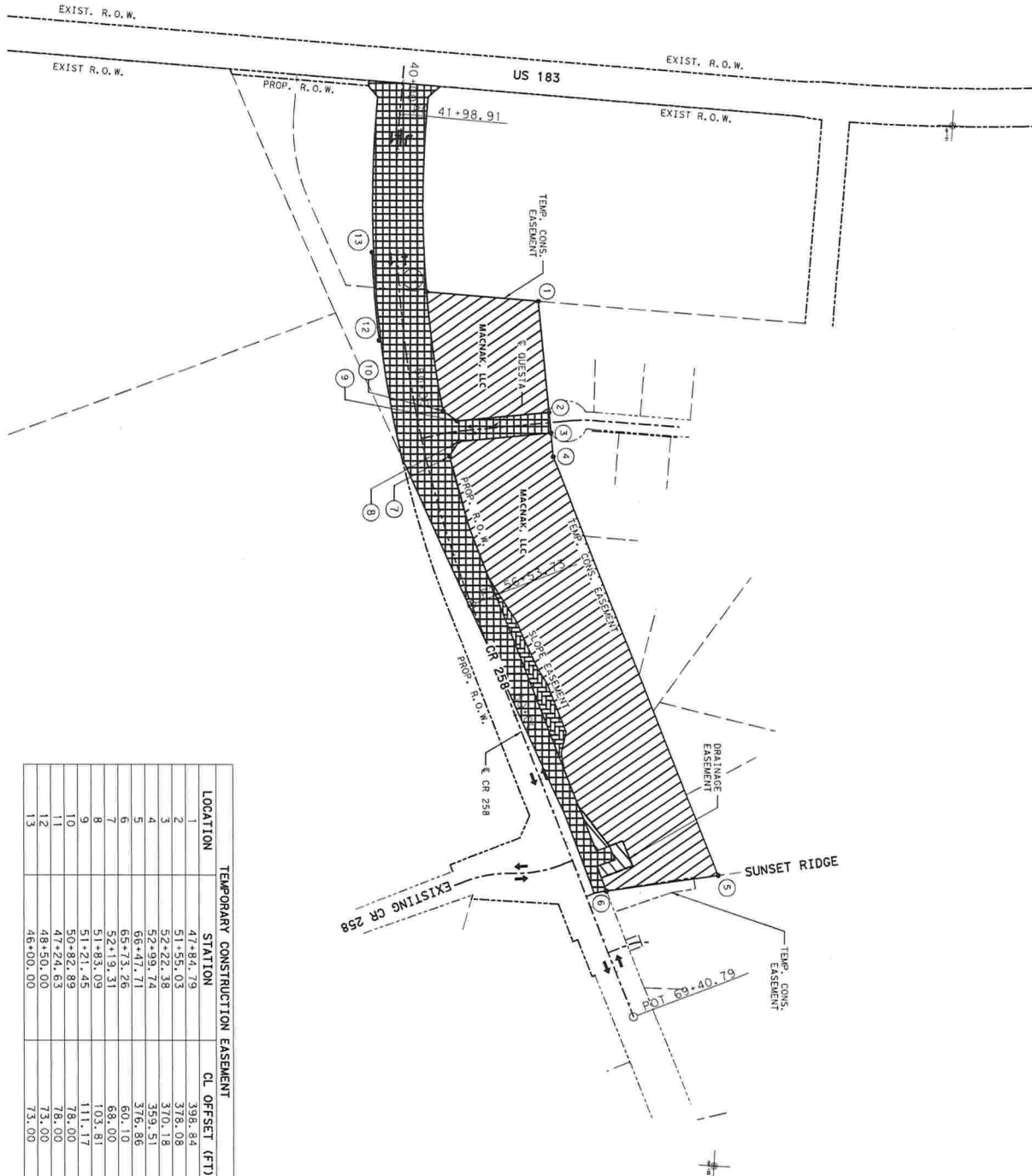
PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:



LOCATION	STATION	CL OFFSET (FT)
1	47+86.79	398.84
2	51+55.03	378.08
3	52+22.38	370.18
4	52+99.74	359.51
5	66+41.11	376.86
6	65+13.26	60.10
7	52+19.31	60.00
8	51+83.09	103.81
9	51+21.45	111.17
10	50+82.89	78.00
11	47+26.63	78.00
12	48+50.00	73.00
13	48+00.00	73.00

WILLIAMSON COUNTY
1845

CR 258 EXTENSION

EXHIBIT A

MACNAK, LLC

TEMPORARY CONSTRUCTION EASEMENT

STRUCTUREPOINT INC.

11111 W. 11th Street, Suite 100
Tomball, TX 77375
281.291.1111

REVISION	DATE	DESCRIPTION	APPROVED

SECTION: GRAPHICS

AMP: FAC

STATE: TX

COUNTY: WILCO

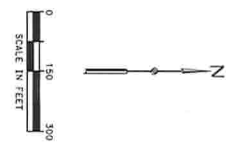
CHECK: F.G.

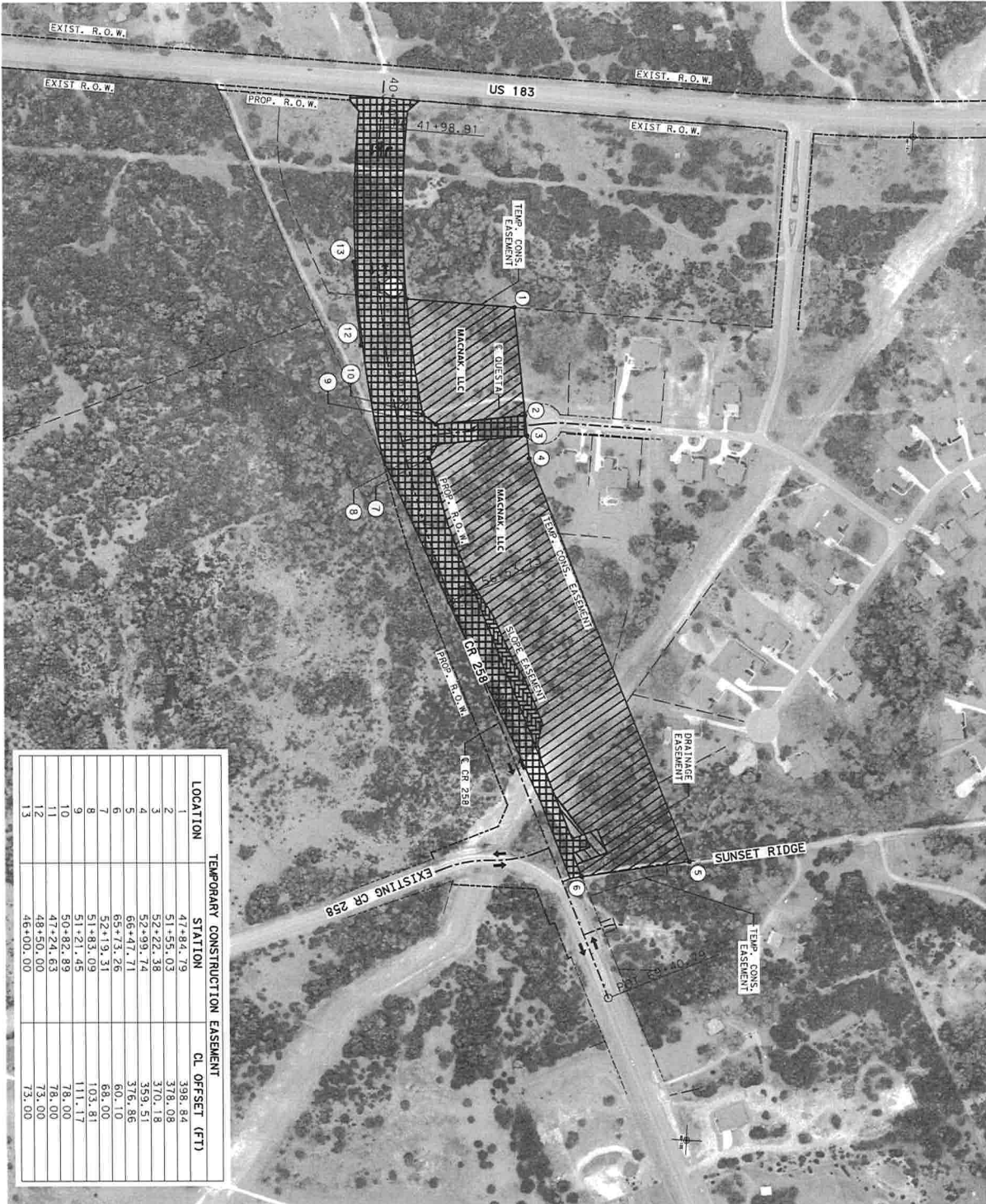
PREPARED: R.J.Z.

PLOT 2: 1

SHEET 1 OF 1

- LEGEND**
- TEMP. CONS. EASEMENT
 - PROP. ROW
 - DRAINAGE EASEMENT
 - SLOPE EASEMENT





LOCATION	STATION	CL OFFSET (FT)
1	41+84.19	398.84
2	51+55.03	378.08
3	52+22.38	370.18
4	52+99.74	359.51
5	66+47.11	376.86
6	65+73.26	60.10
7	52+19.31	60.00
8	51+83.09	103.81
9	51+21.45	11.17
10	50+82.89	76.00
11	47+24.63	73.00
12	48+50.00	73.00
13	46+00.00	73.00



LEGEND

- TEMP. CONS. EASEMENT
- PROP. ROW
- DRAINAGE EASEMENT
- SLOPE EASEMENT

REV	DATE	DESCRIPTION	APPROVED

STRUCTUREPOINT
 INC.
 31270000000000000000
 31270000000000000000
 31270000000000000000
 31270000000000000000

WILLIAMSON
 COUNTY
 1848
CR 258 EXTENSION
EXHIBIT A
MACNAK, LLC
TEMPORARY CONSTRUCTION
EASEMENT

SECTION	GRAPHICS	CHECK	CHECK	SHEET 1 OF 1
AMP	STATE	FG	RLZ	1
TX	WILCO	PCT 2		

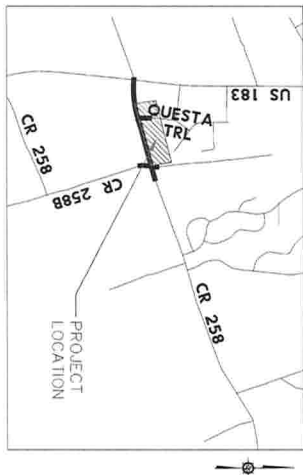
DATE: 18-Feb-2022
 OWNER: MACNAK, L.L.C.
 140 BRULE LAKEFOOR
 1110 GROSS AVE
 SUITE #2000
 AUSTIN, TX 78701
 PH: (512) 555-6244
 EMAIL: BNAKFOOR@3000PARTNERS.COM

ENGINEER/SURVEYOR

HAYNIE CONSULTING, INC.
 1010 PROVIDENT LANE
 ROUND ROCK, TEXAS 78664
 PHONE: 512-837-2446
 EMAIL: t.haynie@haynieconsulting.com
 SURVEY: JOHN B. ROBINSON SURVEY
 ABSTRACT NUMBER 921
 WILLAMSON COUNTY, TEXAS

SITE PLAN 3 FOR: CR 258 EXTENSION PRECINCT NUMBER 2

WILLAMSON COUNTY, TEXAS
 FEBRUARY 2022



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	NOTES SHEET
3	GRADING SHEET
4	SWPPP SHEET
5	TREE PROTECTION
6	DETAILS SHEET

SUBMITTED BY:



I, TIM HAYNIE, DO HEREBY CERTIFY THAT THE PUBLIC WORKS
 AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE
 BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND
 BUILDING REGULATION ORDINANCES AND STORMWATER
 DRAINAGE POLICY ADOPTED BY WILLAMSON COUNTY, TEXAS
 COMMISSIONER'S COURT, FEBRUARY 1, 2000.

TIM HAYNIE, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 TEXAS NO. 91819

DATE:

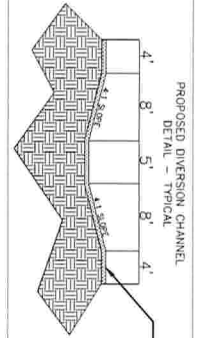
PROJECT NO. 651 SP4 CR258 EXT	DATE: 18-Feb-2022
DESIGNED BY: TH & BR	
DRAWN BY: BR	
CHECKED BY: TH	
REVISION	REV DATE REVISION BY



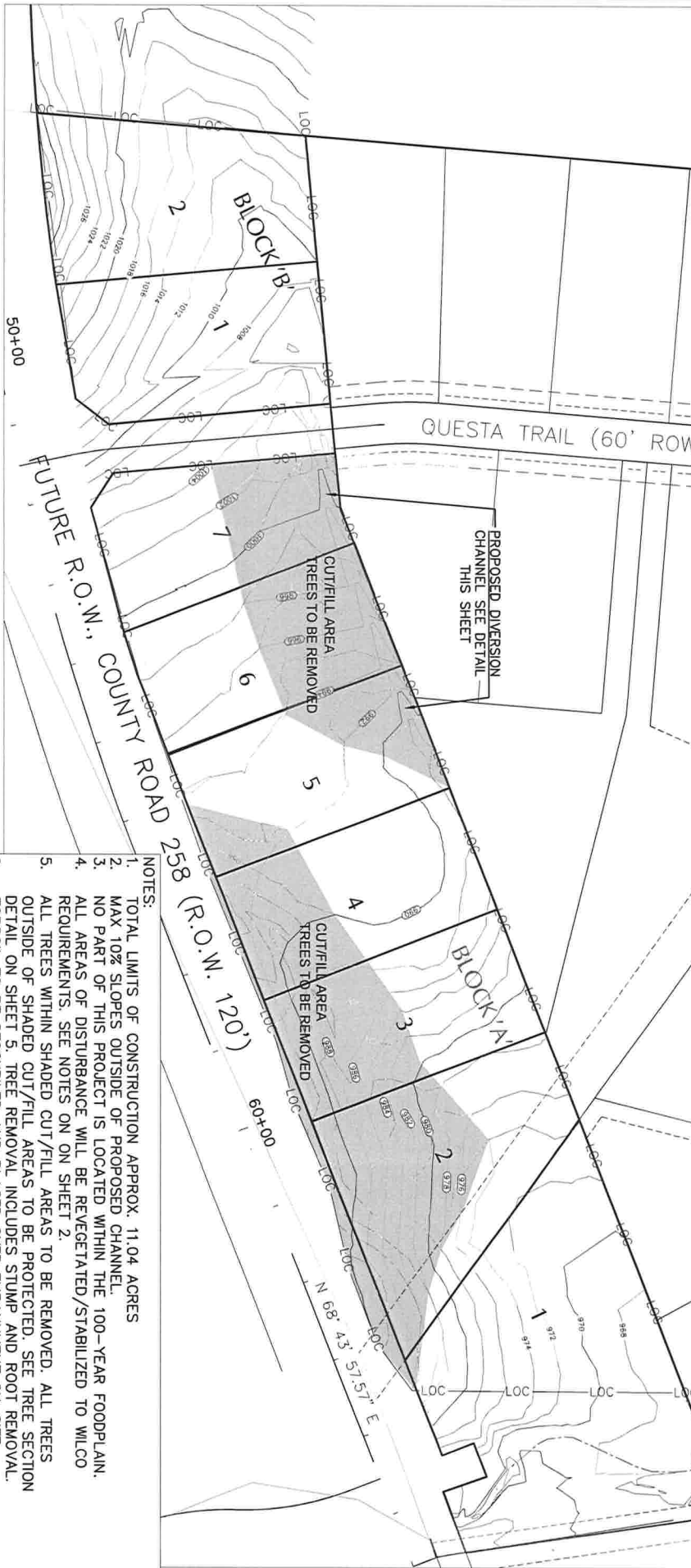
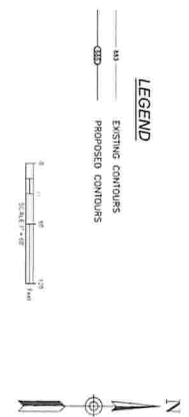
SITE PLAN 3 - CR 258 EXTENSION
 COVER SHEET
 WILLAMSON COUNTY, TEXAS

SHEET NO.
 1 OF 6

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE
 ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, WILLAMSON
 COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN
 ENGINEER.



PROPOSED DIVERSION CHANNEL
DETAIL - TYPICAL
EROSION CONTROL MATTING
ORIGINAL CURLEX EROSION CONTROL BLANKET
(OR APPROVED EQUAL) TO 4' OUTSIDE OF CHANNEL



- NOTES:
1. TOTAL LIMITS OF CONSTRUCTION APPROX. 11.04 ACRES
 2. MAX 10% SLOPES OUTSIDE OF PROPOSED CHANNEL.
 3. NO PART OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FOODPLAIN.
 4. ALL AREAS OF DISTURBANCE WILL BE REVEGETATED/STABILIZED TO WILCO REQUIREMENTS. SEE NOTES ON SHEET 2.
 5. ALL TREES WITHIN SHADED CUT/FILL AREAS TO BE REMOVED. ALL TREES OUTSIDE OF SHADED CUT/FILL AREAS TO BE PROTECTED. SEE TREE SECTION DETAIL ON SHEET 5. TREE REMOVAL INCLUDES STUMP AND ROOT REMOVAL.
 6. TOPSOIL TO BE STOCKPILED AND PLACED OVER EMBANKMENT ON-SITE.
 7. 4" MIN. THICKNESS.
 8. EMBANKMENT TO BE PLACED AND COMPACTED TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

DATE: 10/04/2022		PROJECT NO.: 651 SP3 CR258 EXT	
DESIGNED BY: JH & BH		DRAWN BY: BH	
CHECKED BY: JH		REVIEWED BY:	
BY:		DATE:	
REVISION:			

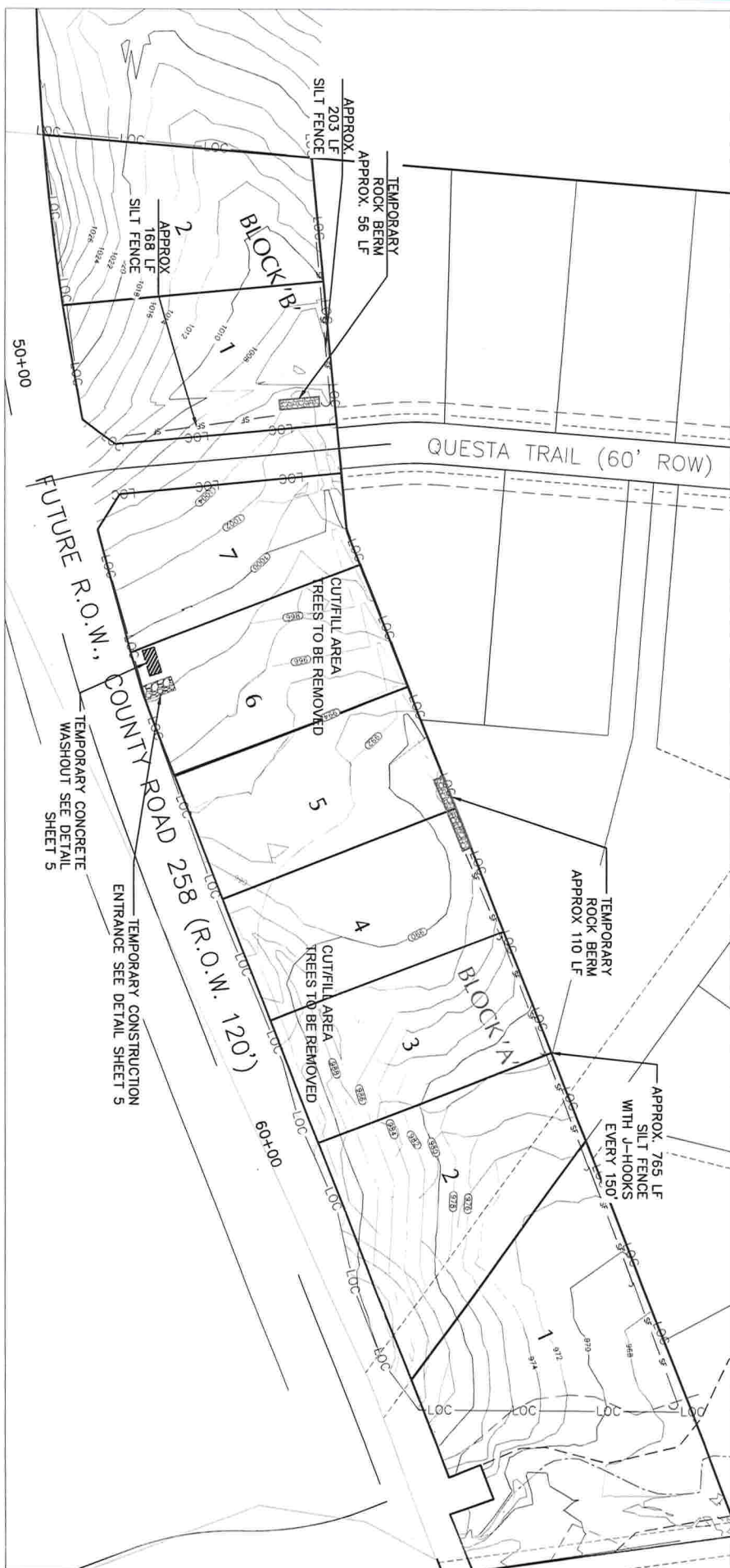
Haynie Consulting, Inc.
18449-02-2022

Haynie Consulting, Inc.
312272446

SITE PLAN 3 - CR 258 EXTENSION
GRADING PLAN
(10% MAX SLOPE)

WILLIAMSON COUNTY, TEXAS

SHEET NO.
3 OF 6



Keep what's below.
Call them for sig.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-09-2010 BY 60322
REASON: FOIA b 7 - D
DATE 01-09-2010 BY 60322
REASON: FOIA b 7 - D

811

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

18-Feb-2022

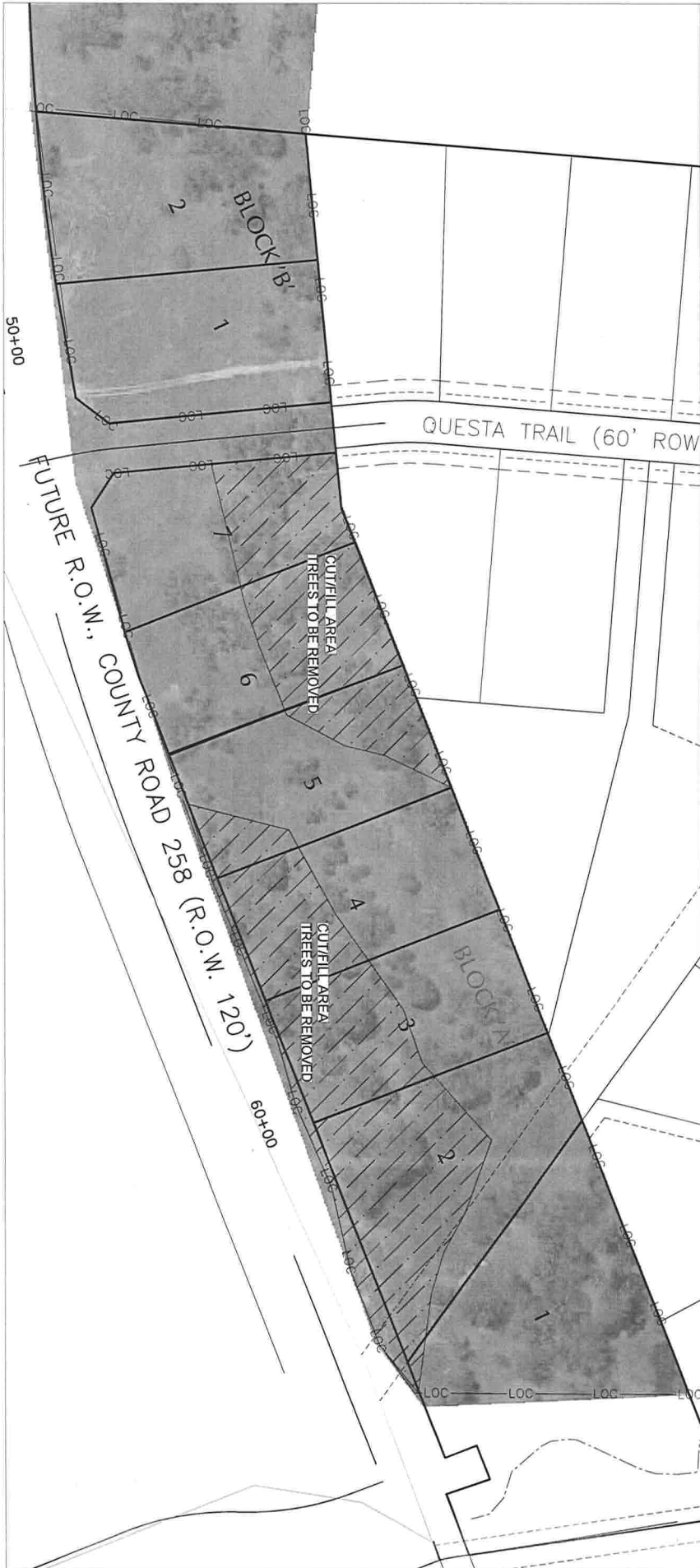


**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 E. Peachtree Lane
Round Rock, Texas 78664
T.R.E. Firm No. 74302411
T.R.P.E.S. Firm No. 100250-00
512/337-2446

SITE PLAN 3 - CR 258 EXTENSION
STORM WATER POLLUTION
PREVENTION PLAN
WILLIAMSON COUNTY, TEXAS

SHEET NO.
4 OF 6

- NOTES:
1. ALL TREES WITHIN SHADED CUT/FILL AREAS TO BE REMOVED. ALL TREES OUTSIDE OF SHADED CUT/FILL AREAS TO BE PROTECTED. SEE TREE SECTION DETAIL ON SHEET 5. TREE REMOVAL INCLUDES STUMP AND ROOT REMOVAL.



LEGEND

— EXISTING CONTOURS
--- PROPOSED CONTOURS

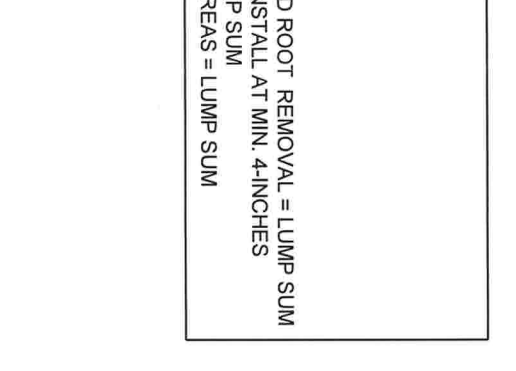
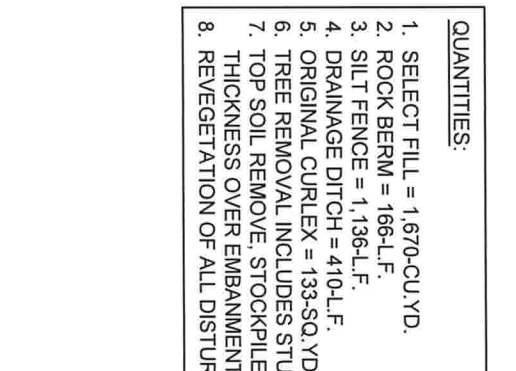
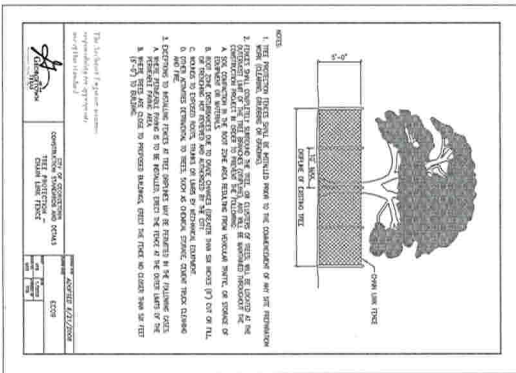
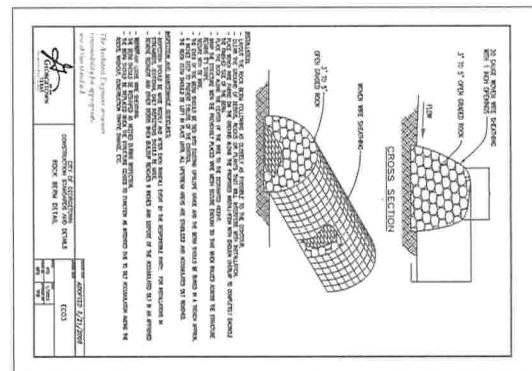
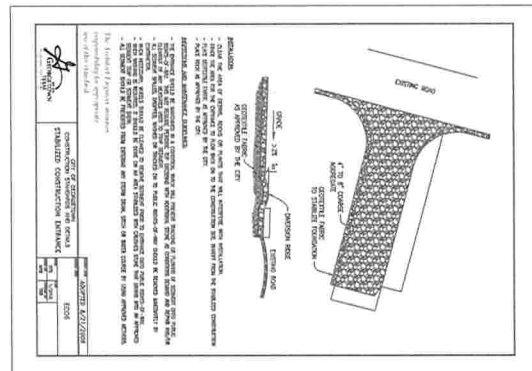
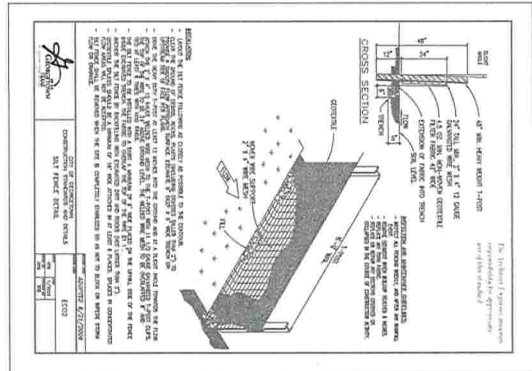
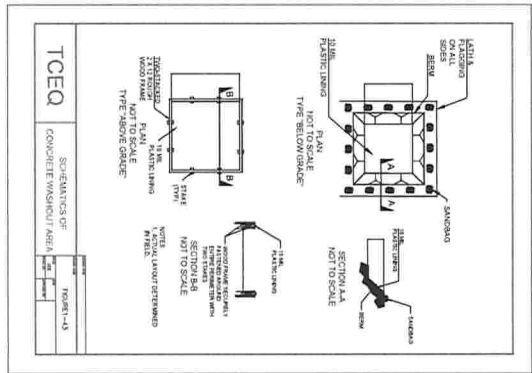
DATE: 10/04/2022
PROJECT NO: 651 SPT CR258 EXT
DESIGNED BY: TH & RH
DRAWN BY: RH
CHECKED BY: TH
BY: DATE: REVISION:



HAYNIE CONSULTING, INC.
10000 Highway 100, Suite 100
Houston, Texas 77064
713.287.2466

**SITE PLAN 3 - CR 258 EXTENSION
TREE REMOVAL
& PROTECTION**
WILLIAMSON COUNTY, TEXAS

SHEET NO.
5 OF 6



DATE: 10-06-2022	PROJECT NO: 651-20-CR258 EXT	DESIGNED BY: H & B	CHECKED BY: H & B
BY: DATE	REVISION	BY: DATE	REVISION

Haynie Consulting, Inc.
CONSULTING, INC.
Civil Engineering and Land Surveying
Registered Professional Engineer
Texas License No. 106524-0001
1510171446

WILLIAMSON COUNTY, TEXAS

SHEET NO. 6 OF 6

- QUANTITIES:**
1. SELECT FILL = 1,670-CU.YD.
 2. ROCK BERM = 166-L.F.
 3. SILT FENCE = 1,136-L.F.
 4. DRAINAGE DITCH = 410-L.F.
 5. ORIGINAL CUPLEX = 133-SQ. YD.
 6. TREE REMOVAL INCLUDES STUMP AND ROOT REMOVAL = LUMP SUM
 7. TOP SOIL REMOVE, STOCKPILE AND INSTALL AT MIN. 4-INCHES THICKNESS OVER EMBANKMENT = LUMP SUM
 8. REVEGETATION OF ALL DISTURBED AREAS = LUMP SUM