

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.**

**TEMPORARY CONSTRUCTION ACCESS EASEMENT**

**THE STATE OF TEXAS**

§

**KNOW ALL BY THESE PRESENTS:**

**COUNTY OF WILLIAMSON**

§

§

That **MARIA DIGIULIO and CRAIG DIGIULIO** and their successors and assigns (hereinafter referred to as "Grantor"), for and in consideration of the sum of ONE THOUSAND and NO/100 DOLLARS (\$1,000.00) and other good and valuable consideration paid by **WILLIAMSON COUNTY, TEXAS**, a political subdivision of the State of Texas, and its successors and assigns (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto Grantee a Temporary Construction Access Easement for the purpose of access to and from and construction and installation of proposed right-of-way facilities and other necessary structures and related appurtenance construction and modification of surface grade and slope to match adjacent the adjacent remaining property and facilitate adequate and proper lateral support and drainage to and across the proposed Sam Bass roadway improvements and across portions of the remaining property of Grantor ("Project"), all to be located within adjacent easements or right of way owned or possessed by Grantee, in, along, upon and across the property ("Property") located in the County of Williamson, State of Texas, more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Following completion of work within the Temporary Construction Access Easement area described in Exhibit "A," if Grantee has removed or damaged improvements, herbage, or planted landscaping within said easement area or otherwise on Grantor's property, Grantee shall at its expense restore properties injured by Grantee's activities as closely as commercially possible to substantially the same condition as existed previous to Grantee's entry upon the particular property, taking into account the proposed modifications described herein.

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 workspace, storage, ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

This Temporary Construction Access Easement shall be in full force and effect at all times during the accomplishment and completion of the construction Project activities described above. Said Temporary Construction Access Easement shall terminate and all use rights within land area shall revert to the Grantor and assigns, and all interest conveyed herein shall cease: (a) on the date of completion of construction of the Project activities described above; or (b) December 31, 2025, whichever occurs first.

[Signature and Acknowledgement on the following page.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 10<sup>th</sup> day of March, 2023.

GRANTOR:

CRAIG DIGIULIO

By:

Craig Digiulio  
Craig Digiulio

**ACKNOWLEDGMENT**

THE STATE OF Texas

§

§

COUNTY OF Williamson

§

This instrument was acknowledged before me on this the 10<sup>th</sup> day of the month of March, 2023, by Craig Digiulio, Craig Digiulio, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of and on behalf of said person and in the capacity and for the purposes and consideration therein expressed.



Meghan Drone  
Signature

Meghan Drone  
Printed Name

Notary Public, State of Texas

**GRANTOR:**

**MARIA DIGIULIO**

By:

Maria Digiulio  
Maria Digiulio

**ACKNOWLEDGMENT**

**THE STATE OF** Texas

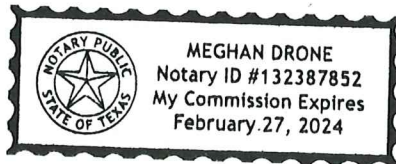
§

**COUNTY OF** Williamson

§

§

This instrument was acknowledged before me on this the 10<sup>th</sup> day of the month of March, 2023, by Maria Digiulio, Maria Digiulio, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of and on behalf of said person and in the capacity and for the purposes and consideration therein expressed.



Meghan Drone  
Signature

Meghan Drone  
Printed Name

Notary Public, State of Texas

**GRANTEE:**

**WILLIAMSON COUNTY, TEXAS**

By: \_\_\_\_\_

Name: Bill Gravell

Title: County Judge

**ACKNOWLEDGMENT**

**THE STATE OF** \_\_\_\_\_ §

**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of the month of \_\_\_\_\_, 2023, by \_\_\_\_\_ (Name), \_\_\_\_\_ (Title), of Williamson County, Texas, a political subdivision, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of and on behalf of said entity and in the capacity and for the purposes and consideration therein expressed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Notary Public, State of \_\_\_\_\_

EXHIBIT "A"

County: Williamson  
Parcel No.: TCE-31  
Highway: C.R. 175 (Sam Bass Road)  
Limits: From: F.M. 1431  
To: 1,000' East of Wyoming Springs Drive

Page 1 of 5  
February 17, 2022

**PROPERTY DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT 31**

DESCRIPTION OF A 0.028 ACRE (1,199 SQ. FT.) EASEMENT LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CALLED 4.54 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO MARIA DIGIULIO AND CRAIG DIGIULIO, WIFE AND HUSBAND, RECORDED NOVEMBER 12, 2013 IN DOCUMENT NO. 2013108510, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.028 ACRE (1,199 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found 404.49 feet left of Country Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 312+97.00 on the east line of said 4.54 acre tract, for the northwest corner of a called 1.89 acre tract of land, described in a deed to 4400 Sam Bass Road, LLC, recorded in Document No. 2021171552, O.P.R.W.C.TX., same being the southwest corner of a called 2.95 acre tract of land, described in a deed to Timothy Salomani and Nicole Salomani, recorded in Document No. 2017036850, O.P.R.W.C.TX.;

**THENCE** S 06°07'35" E, with the common line of said 1.89 acre tract and said 4.54 acre tract, a distance of 381.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.54 feet left of Sam Bass Road E.C.S 315+11.62 on the proposed north right-of-way line of Sam Bass Road;

**THENCE** N 68°22'32" W, departing the common line of said 1.89 acre tract and said 4.54 acre tract, with the proposed north right-of-way line of said Sam Bass Road, over and across said 4.54 acre tract, a distance of 33.82 feet to a calculated point (Surface Coordinates: N=10,169,815.08, E=3,111,349.12) 77.00 feet left of Sam Bass Road E.C.S 314+76.44, for the east corner and **POINT OF BEGINNING** of the easement described herein;

**THENCE**, continuing with the proposed north right-of-way line of said Sam Bass Road, over and across said 4.54 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) N 68°22'32" W, a distance of 99.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 313+73.51, said point being the beginning of a curve to the right,
- 2) With said curve to the right, an arc distance of 29.88 feet, through a delta 00°53'17", having a radius of 1,928.00 feet, and a chord that bears N 63°34'10" W, a distance of 29.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 313+42.51, and
- 3) N 63°07'32" W, a distance of 67.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 312+75.05 on the existing north right-of-way line of Sam Bass Road, variable width right-of-way, no record information found;

4) **THENCE** N 61°55'50" W, departing the proposed north right-of-way line of said Sam Bass Road, with the existing north right-of-way line of said Sam Bass Road, a distance of 145.16 feet to a calculated point 75.03 feet left of Sam Bass Road E.C.S. 311+29.92, for the southeast corner of a called 1.03 acre tract of land, described in a deed to Maria Digiulio and Craig Digiulio, wife and husband, recorded in Document No. 2013107091, O.P.R.W.C.TX., same being the most southerly southwest corner of said 4.54 acre tract and the southwest corner of the easement



# EXHIBIT "A"

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N68°22'32"W	33.82'
L2	N68°22'32"W	99.21'
L3	N63°07'32"W	67.47'
L4	N14°47'43"E	2.02'
(L4)	(N16°37'07"E)	(166.10')

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°53'17"RT	1,928.00'	29.88'	29.88'	N63°34'10"W
C2	03°50'12"LT	1,923.00'	128.77'	128.75'	S65°02'38"E

MARIA DIGIULIO &  
CRAIG DIGIULIO,  
WIFE AND HUSBAND  
CALLED 1.03 AC.  
DOC. NO. 2013107091  
O.P.R.W.C. TX.

MARIA DIGIULIO & CRAIG DIGIULIO,  
WIFE AND HUSBAND  
RECORDED NOVEMBER 12, 2013  
CALLED 4.54 ACRES  
DOC. NO. 2013108510  
O.P.R.W.C. TX.

(0.028 AC.)

SEE  
DETAIL "A"

EXISTING ROW

TEMPORARY  
CONSTRUCTION EASEMENT

N61°55'50"W 145.16'  
(N60°20'33"W 339.90')

C.R. 175 (SAM BASS RD)  
(VARIABLE WIDTH ROW)  
NO RECORD INFORMATION FOUND

EXISTING ROW

PROPOSED ROW

314+00

S63°07'32"E 395.98'

PC 313+42.51

SAM BASS ROAD  
ENGINEER'S CENTERLINE

PAGE 3 OF 5  
REF. FIELD NOTE NO. 49211

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\31\PLAT\00\TCE-31.L.dgn

EXISTING	ACQUIRE	REMAINING	LEFT
4.54 AC.	0.000 AC.	4.54 AC.	4.54 AC.



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION EASEMENT  
SHOWING PROPERTY OF  
MARIA DIGIULIO & CRAIG DIGIULIO,  
WIFE AND HUSBAND  
TCE-31  
0.028 AC. (1,199 SQ. FT.)

50 0 25 50



GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS

TIMOTHY SALOMANI AND  
NICOLE SALOMANI  
CALLED 2.95 ACRES  
DOC. NO. 2017036850  
O.P.R.W.C. TX.

J.H. DILLARD  
ABSTRACT 179

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 314+58.94  
N = 101.169, 748.08  
E = 31.111, 349.12  
Δ = 06°39'28" (LT)  
Δ = 02°51'53"  
L = 232.60'  
L = 116.43'  
R = 2,000.00'  
PC STA 313+42.51  
PT STA 315+75.11

4400 SAM BASS ROAD, LLC  
CALLED 1.89 ACRES  
DOC. NO. 2021171552  
O.P.R.W.C. TX.

P.O.B.  
N=101.169, 815.08  
E=31.111, 349.12  
Δ=31°11'44"  
L=77.00' LT  
L=77.00' LT

30' B.L.  
VOL. 568, PG. 10  
D.R.W.C. TX.

315+11.62  
77.54' LT

PT 315+75.11

**SCHEDULE B:**

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-154567, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 4, 2021, AND ISSUED DATE OCTOBER 13, 2021.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

VOLUME 554, PAGE 135 AND VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. ANY COVENANTS, RESTRICTIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS OR RESTRICTIONS VIOLATE 42UCS 6604 IC.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS  
CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST  
INSERT MATTERS OR DELETE THIS EXCEPTION.):

1. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN ON PLAT)
2. PIPE LINE EASEMENT GRANTED TO LONE STAR GAS COMPANY, AS DESCRIBED IN VOLUME 427, PAGE 229, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

SAID EASEMENT FURTHER AFFECTED BY PARTIAL RELEASE  
RECORDED IN VOLUME 655, PAGE 98, DEED RECORDS, WILLIAMSON  
COUNTY, TEXAS.

3. COMMUNICATION EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS DESCRIBED IN VOLUME 671, PAGE 907, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT);
4. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN AGREEMENT OF RECORD IN DOCUMENT NO. 2000057459, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
5. ELECTRIC AND TELECOMMUNICATION EASEMENT GRANTED TO PENNADEN'S ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2017076399, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)
6. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
7. ANY VISIBLE AND APPARENT ROADWAY OR EASEMENT OVER, UNDER OR ACROSS THE PROPERTY, THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD. THIS EXCEPTION WILL BE LIMITED TO THOSE MATTERS SHOWN ON AN ACCEPTABLE SURVEY UPON THE COMPANY MATTERS FURNISHED WITH SUCH SURVEY.

8. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

9. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE UNRECORDED EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO (THOSE MATTERS.)

- TO. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST, THAT ARE NOT LISTED.

111. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

The SAM logo, featuring the letters "SAM" in a bold, stylized font, enclosed within a thick, rounded rectangular border. A small registered trademark symbol (®) is located at the top right of the logo.

4801 Southwest Parkway  
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(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

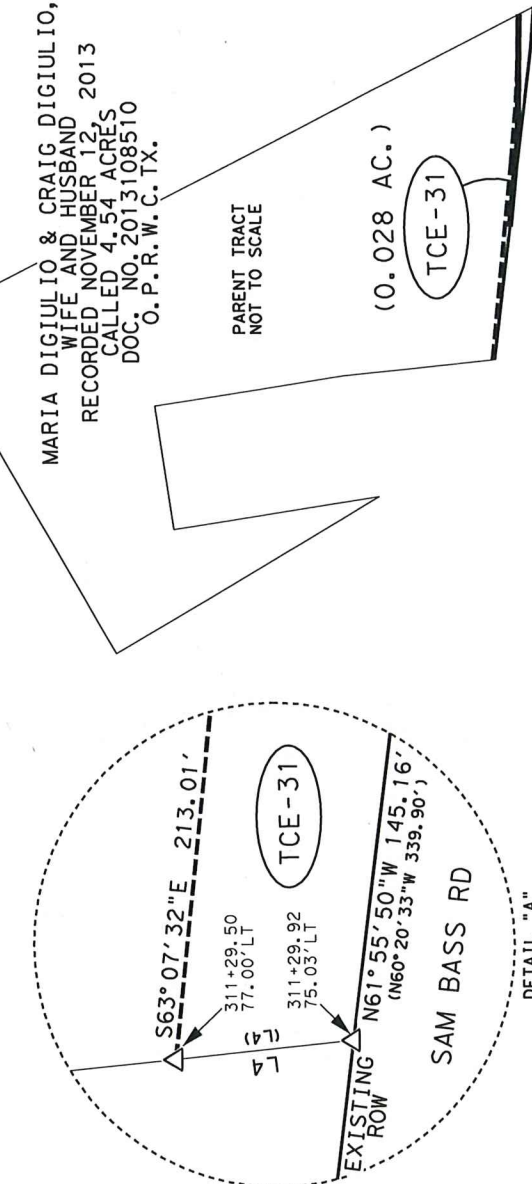
TEMPORARY CONSTRUCTION EASEMENT  
SHOWING PROPERTY OF  
MARIA DIGIULIO & CRAIG DIGIULIO,  
WIFE AND HUSBAND  
TCE-31  
0.028 AC. (1,199 SQ. FT.)



EXHIBIT "A"

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-154567, EFFECTIVE DATE OCTOBER 4, 2021, AND ISSUED DATE OCTOBER 13, 2021. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  - SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
  - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**Preliminary**

02/17/2022 8:13:32 AM

SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

DATE

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\31\PLAT\00\TCE-31-1.dgn

EXISTING 4.54 AC. ACQUIRE 0.000 AC. REMAINING 4.54 AC. LEFT

TEMPORARY CONSTRUCTION EASEMENT  
SHOWING PROPERTY OF  
MARIA DIGIULIO & CRAIG DIGIULIO,  
WIFE AND HUSBAND  
TCE-31  
0.028 AC. (1,199 SQ. FT.)

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