

ACKNOWLEDGMENT AND RELEASE OF TEMPORARY CONSTRUCTION EASEMENT

THE STATE OF TEXAS

§

Project: CR 240

§

Parcel No.: Wheeler

COUNTY OF WILLIAMSON

§

This Release of Temporary Construction Easement is executed this _____, 2024, by Williamson County, Texas, hereinafter called the **County**, and releases the Temporary Construction Easement affecting property owned by Karen E. Wheeler, hereinafter called the **Grantor**, WITNESSETH:

WHEREAS, County acquired a Temporary Construction Easement (the "TCE") from Grantor for grading associated with culvert improvements to CR 240, with said TCE document recorded in the Official Public Records of Williamson County under **Document No. 2015104669**, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, County's construction and other obligations as set out in the above referenced TCE having now been completed, and upon inspection of the property County states and acknowledges as follows:

1. By execution of this document County acknowledges that it has inspected the property of Grantor described in the recorded TCE, that the obligations and uses of County as set out in the above referenced TCE have been completed and satisfied, and that it releases Grantor from any further action pursuant to the TCE.
2. By execution of this document hereby RELEASES and FOREVER DISCHARGES its temporary right to enter or use the remaining property of Grantor under the terms of the TCE, which right shall be of no further force and effect as of the date this document is executed and recorded by County in the Official Public Records.

[signature page follows]



WITNESS, OUR HANDS, ON THE DAY AND YEAR FIRST ABOVE WRITTEN:

RELEASOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.,
County Judge

Acknowledgment

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

Notary Public, State of Texas

**EXHIBIT “A” COPY OF TCE TO BE RELEASED FOLLOWS
THIS PAGE**



TEMPORARY CONSTRUCTION EASEMENT

County Road 240 Improvement Project

KNOW ALL BY THESE PRESENTS:

That KAREN E. WHEELER, hereafter referred to as Grantor, whether one or more, in consideration of Ten 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 "County" or "Grantee"), a temporary construction easement to facilitate proper and adequate lateral support, slope, grading and drainage of the adjacent roadway and proposed culvert facilities and adjacent remaining property of Grantor, and for the purpose of earthen or vegetative grading, removal, shaping or other reconfiguration or modification as necessary to facilitate proper stormwater drainage from adjacent properties across and under the CR 240 roadway facilities, in, along, upon and across the property located in the County of Williamson, State of Texas ("Project"), being more fully shown and described in Exhibit "A" for any and all purposes ("Property"). The removal or placement of any material or other grading, construction or modification on the Property shall be subject to, and shall generally comply with any notes, details, design, specifications or other requirements or restrictions as shown on Exhibit "A" attached hereto.

The parties agree further as follows:

Following completion of work within the temporary construction easement area described in Exhibit "A" any disturbed, filled or graded areas will be reseeded and otherwise returned as closely as possible to their natural state, given the design and construction activities shown herein and on the attached Exhibit. During any work described herein, Grantor shall install temporary fencing along the boundary of the Property, which shall be removed by Grantor upon expiration of the easement term or completion of the Project.

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 shall revert to the Grantor, Grantor's successors, and assigns, and all interest conveyed shall terminate on the expiration of twelve (12) months after the beginning of the activities described herein upon the Property, or on the date of completion of construction of the Project, whichever occurs first.

This conveyance is subject to all easements, rights of way, and prescriptive rights, whether 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.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this instrument on this 10th day of November, 2015.

GRANTOR:

Karen E. Wheeler

Karen E. Wheeler

ACKNOWLEDGMENT

STATE OF TEXAS

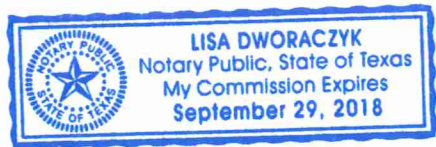
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COUNTY OF Williamson

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This instrument was acknowledged before me on this the 10th day of November, 2015 by Karen E. Wheeler, in the capacity and for the purposes and consideration recited therein.



Lisa Dworaczyk
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

451 CR 240
FLORENCE, TX 76527

PROPOSED DRIVEWAY

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT

OLD FENCE
TO BE REMOVED

2056'

PROPOSED DRAINAGE
EASEMENT

EXISTING DRIVEWAY
TO BE ABANDONED

EXISTING CULVERT
TO BE REMOVED

PROPOSED CULVERT

EXISTING ROW

PROPOSED ROW

EXISTING ROW

RECORDERS MEMORANDUM
All or part of the text on this page was not
clearly legible for satisfactory recordation.

SHEETS & CROSSFIELD
309 EAST MAIN ST
ROUND ROCK, TX 78664

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015104669



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

December 01, 2015 01:59 PM

FEE: \$0.00 VPAVLOVICH