

**POSSESSION AND USE AGREEMENT FOR CONSTRUCTION AND  
ROADWAY IMPROVEMENT PURPOSES (FUTURE DONATION)**

STATE OF TEXAS

§

Parcel No.: 1

COUNTY OF WILLIAMSON

§

Project: Skyview Bridge

This Possession and Use Agreement For Transportation/Utility Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **TIMOTHY S. TARBELL and PATRICIA TARBELL** (the "Grantor" whether one or more), grants to the County, its contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of portions of the Grantor's property for the purpose of constructing the Skyview Drive Bridge, culverts, and roadway improvement Project and related appurtenances and utility relocations (the "Roadway and Bridge Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map or other description (attached as "Exhibits "A-B") and made a part of this Agreement by reference (the "Property").

1. For the consideration from the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing the Skyview Drive Bridge, culverts, and roadway improvements along with utility adjustments and appurtenances thereto and the right to remove, replace, reinstall, and reconstruct any necessary and related improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing culvert, bridge, and roadway facilities and other work necessary to be performed in connection with the Roadway and Bridge Construction Project. This Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others reasonably deemed necessary by the County for the purpose of the Roadway and Bridge Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of the Skyview Drive Bridge, culverts, and roadway on the Property.
2. In full consideration of the County agreeing to construct the Roadway and Bridge Construction Project, and the Grantor agreeing to donate and convey the Property without additional compensation free and clear of monetary liens, and otherwise with the warranties and obligations under this Agreement, the County and Grantor agree to allow this irrevocable grant of possession and use of the Property for construction of the Roadway and Bridge Construction Project, until such time as such recorded donation conveyance Deed described herein is complete. The County will be entitled to take possession and use of the Property upon full execution and recording of this document by County in the Official Records of Williamson County. The parties agree that the conditions and representations in this Agreement represent adequate and full compensation for the possession and use and future donation Deed conveyance of the Property.



3. **Lien Release.** The parties further agree that Grantor shall attempt to secure a duly executed and acknowledged partial release of lien to the portion of the Property in Exhibit "A" prior to or simultaneously with the delivery of the donation Deed, for any lien disclosed in that certain title commitment numbered **GF T-183382 issued April 11, 2025** issued by Texas National Title, Inc., and any subsequent updates (the "Release").
4. The effective date of this Agreement will be the date on which the final required party executes the Agreement (the "Effective Date").
5. Grantor warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all liens, claims or encumbrances granted or permitted by Grantor against the Property from and after the Effective Date, unless caused or approved by the County.
6. Intentionally Deleted.
7. Intentionally Deleted.
8. Intentionally Deleted.
9. The purpose of this Agreement is to allow and require the County to proceed with its Roadway and Bridge Construction Project without delay and to allow the Grantor and Grantee to continue background preparation, approval and completion of final recording of the proposed Release, for ultimate conveyance of the Property by Donation Deed.
10. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date.
11. Intentionally Deleted.
12. This Agreement is a covenant which shall run with the Property, and will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
13. It is agreed the County will record this document.
14. Other Conditions: Within ten (10) days following the execution and recording of the Release, Grantor shall deliver to County a fully executed and acknowledged Deed in the form as shown in Exhibit "C" attached hereto, free and clear of all monetary liens and encumbrances not otherwise approved by County. If Grantor has not completed the recordation of a final Release for the right of way Property on or before December 31, 2025, then Grantor shall execute and deliver the Deed to County for conveyance of the Property within thirty (30) days following request from County, in the form attached hereto as Exhibit "C".

County's use of the portion of the Property identified in Exhibit "B" shall further be subject to compliance with any of the required easement rights, terms, or limitations as described in the

proposed Temporary Construction Workspace Easement form attached hereto as Exhibit "D".

15. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration (if any) recited herein:


Tenants: N/A

16. At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses, unless otherwise agreed to in writing in advance.

17. Upon execution of this Agreement, the County will immediately take all reasonable and necessary steps to proceed with approval and construction of the Roadway and Bridge Construction Project until completed.

*[signature pages follow]*

**GRANTOR:**

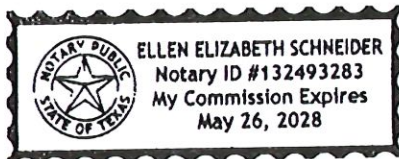
  
\_\_\_\_\_  
Timothy S. Tarbell

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF** Travis

This instrument was acknowledged before me on July 10, 2025  
by Timothy S. Tarbell, in the capacity and for the purposes and consideration recited herein.



  
\_\_\_\_\_

Notary Public, State of Texas

GRANTOR:

Patricia Tarbell  
Patricia Tarbell

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on July 10, 2025  
by Patricia Tarbell, in the capacity and for the purposes and consideration recited herein.



Ellen Elizabeth Schneider

Notary Public, State of Texas

**COUNTY:**

WILLIAMSON COUNTY, TEXAS

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

Steven Snell  
County Judge

**ACKNOWLEDGMENT**

**STATE OF TEXAS  
COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on \_\_\_\_\_  
by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration  
recited herein.

\_\_\_\_\_

Notary Public, State of Texas



EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 1

Page 1 of 7  
June 13, 2025

**PROPERTY DESCRIPTION FOR PARCEL 1**

DESCRIPTION OF A 0.1983 ACRE (8,639 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.606 ACRE TRACT OF LAND, BEING A PORTION OF LOT 7 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TIMOTHY S. TARBELL AND PATRICIA TARBELL, RECORDED JULY 28, 2015 IN DOCUMENT NO. 2015064665, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.1983 ACRE (8,639 SQ. FT.) PARCEL, 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 on the existing centerline of Starwood Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point also being a north corner of a called 2.909 acre tract of land, described as a portion of Lot 10, The Place, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, Official Records of Williamson County, Texas (O.R.W.C.TX.);

**THENCE**, South 87°05'06" West, with the existing centerline of Starwood Drive, also being the north line of said 2.909 acre tract, a distance of 71.40 feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of said 2.606 acre tract, from which a magnail found bears South 87°05'06" West a distance of 3.28 feet;

**THENCE**, South 11°44'57" East, departing the existing centerline of said Starwood Drive, with the existing centerline of said Skyview Drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **205.80 feet** to a magnail with washer stamped "SAM LLC" set\*\* (Surface Coordinates: N=10,164,540.29 E=3,093,312.25) for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

**THENCE**, continuing with the existing centerline of said Skyview Drive, same being the common line of said 2.606 acre tract and said 2.909 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) **South 11°44'57" East**, a distance of **246.58 feet** to a magnail with washer stamped "EXACTA 1019373" found, and
- 2) **South 30°56'23" East**, a distance of **68.79 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, for the southwest corner of said 2.909 acre tract, same being the most westerly northwest corner of a called 1.00 acre tract, being a portion of Lot 28 of The Place, described as Tract 2, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, O.R.W.C.TX., also being the northeast corner of a called 5.38 acre tract of land described as Lot 21 and a portion of Lot 14 of The Place, in a deed to Tamara S. Kazda recorded in Document No. 2017039437, O.P.R.W.C.TX., also being the southeast corner of said 2.606 acre tract and the parcel described herein;

**THENCE**, departing the existing centerline of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, the following three (3) courses and distances numbered 3-5:

EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 1

Page 1 of 7  
June 20, 2025

**PROPERTY DESCRIPTION FOR PARCEL 1**

DESCRIPTION OF A 0.1983 ACRE (8,639 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.606 ACRE TRACT OF LAND, BEING A PORTION OF LOT 7 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TIMOTHY S. TARBELL AND PATRICIA TARBELL, RECORDED JULY 28, 2015 IN DOCUMENT NO. 2015064665, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.1983 ACRE (8,639 SQ. FT.) PARCEL, 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 on the existing centerline of Starwood Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point also being a north corner of a called 2.909 acre tract of land, described as a portion of Lot 10, The Place, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, Official Records of Williamson County, Texas (O.R.W.C.TX.);

**THENCE**, South 87°05'06" West, with the existing centerline of Starwood Drive, also being the north line of said 2.909 acre tract, a distance of 71.40 feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of said 2.606 acre tract, from which a magnail found bears South 87°05'06" West a distance of 3.28 feet;

**THENCE**, South 11°44'57" East, departing the existing centerline of said Starwood Drive, with the existing centerline of said Skyview Drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **205.80 feet** to a magnail with washer stamped "SAM LLC" set\*\* (Surface Coordinates: N=10,164,540.29 E=3,093,312.25) for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

**THENCE**, continuing with the existing centerline of said Skyview Drive, same being the common line of said 2.606 acre tract and said 2.909 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) **South 11°44'57" East**, a distance of **246.58 feet** to a magnail with washer stamped "EXACTA 1019373" found, and
- 2) **South 30°56'23" East**, a distance of **68.79 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, for the southwest corner of said 2.909 acre tract, same being the most westerly northwest corner of a called 1.00 acre tract, being a portion of Lot 28 of The Place, described as Tract 2, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, O.R.W.C.TX., also being the northeast corner of a called 5.38 acre tract of land described as Lot 21 and a portion of Lot 14 of The Place, in a deed to Tamara S. Kazda recorded in Document No. 2017039437, O.P.R.W.C.TX., also being the southeast corner of said 2.606 acre tract and the parcel described herein;

**THENCE**, departing the existing centerline of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, the following three (3) courses and distances numbered 3-5:



EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 1

Page 2 of 7  
June 20, 2025

- 3) **South 50°17'07" West**, a distance of **6.41 feet** to a calculated point,
- 4) **South 18°17'00" West**, a distance of **2.19 feet** to a calculated point, and
- 5) **South 31°18'48" West**, a distance of **13.56 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the existing west right-of-way line of said Skyview Drive, for the most southerly southwest corner of the parcel described herein;
- 6) **THENCE, North 30°56'23" West**, departing the approximate centerline of said Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, with the existing west right-of-way line of said Skyview Drive, a distance of **28.13 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* for an ell corner of the parcel described herein;

**THENCE**, departing the existing west right-of-way line of said Skyview Drive, with the proposed west right-of-way line of said Skyview Drive, over and across said 2.606 acre tract, the following six (6) courses and distances numbered 7-12:

- 7) **South 59°03'50" West**, a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,
- 8) **North 30°56'23" West**, a distance of **54.46 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set,
- 9) **North 11°44'57" West**, a distance of **121.51 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,
- 10) **North 78°15'03" East**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* for an ell corner of the parcel described herein,
- 11) **North 11°44'57" West**, a distance of **89.89 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, and
- 12) **North 78°15'03" East**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* on the existing west right-of-way line of said Skyview Drive, for an ell corner of the parcel described herein;
- 13) **THENCE, North 11°44'56" West**, with the existing west right-of-way line of said Skyview Drive, a distance of **40.25 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* for the northwest corner of the parcel described herein;

**THIS SPACE INTENTIONALLY LEFT BLANK**

## EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 1

Page 3 of 7  
June 20, 2025

- 14) **THENCE, North 78°15'03" East**, departing the existing west right-of-way line of said Skyview Drive, a distance of **20.00 feet** to the **POINT OF BEGINNING**, and containing 0.1983 acres (8,639 sq. ft.) of land, of which 0.1480 acres (6,448 sq. ft.) lie within an existing roadway easement.

This property description is accompanied by a separate plat of even date.

\*\*Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:


All bearings shown are based on NAD83/2011/NADV88 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 coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS           §  
   §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS         §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

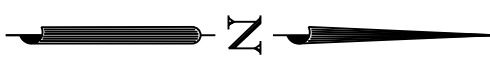
**SURVEYING AND MAPPING, LLC**  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300

 6/20/25

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Scott C. Brashear Date  
Registered Professional Land Surveyor  
No. 6660 – State of Texas





STARWOOD DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W.C. TX.

SEE  
DETAIL "A"  
(N89°12'02"E 71.33')  
S87°05'06"W  
71.40'

P.O.C.  
1/2"

SKYVIEW DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W.C. TX.

SAMUEL DAMON SURVEY  
ABSTRACT NO. 170

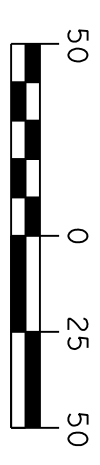
JAN A. HUTCHINSON  
CALLED 2.909 AC.  
DOC. NO. 1997016441  
O.P.R.W.C. TX.  
PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)

TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
CALLED 2.606 AC.  
RECORDED JULY 28, 2015  
DOC. NO. 2015064665  
O.P.R.W.C. TX.  
PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

DAMON E. FLEURY AND ADRIENNE  
FLEURY  
CALLED 2.60 AC.  
DOC. NO. 2009048678  
O.P.R.W.C. TX.  
PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

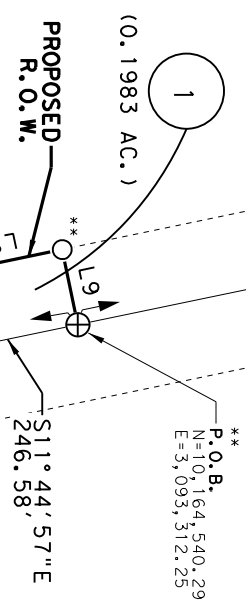
LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L8       | N11°44'56"W | 40.25'   |
| L9       | N78°15'03"E | 20.00'   |



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

MATCH LINE PAGE 5 OF 7





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

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
PARCEL 1  
0.1983 AC. (8,639 SQ. FT.)

SKYVIEW DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W. C. TX.

[A]

TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
CALLED 2.606 AC.  
RECORDED JULY 28, 2015  
DOC. NO. 2015064665  
O.P.R.W. C. TX.

PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

[B]

DAMON E. FLEURY AND ADRIENNE  
FLEURY  
CALLED 2.60 AC.  
DOC. NO. 2009048678  
O.P.R.W. C. TX.

PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

SAMUEL DAMON SURVEY.  
ABSTRACT NO. 170

LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L3       | S31°18'48"W | 13.56'   |
| L4       | N30°56'23"W | 28.13'   |
| L5       | S59°03'50"W | 10.00'   |

TAMARA S. KAZDA  
CALLED 5.38 AC.  
DOC. NO. 2017039437  
O.P.R.W. C. TX.

LOT 21 & PORTION OF LOT 14  
THE PLACE  
(UNRECORDED SUBDIVISION)

[E]

SEE  
DETAIL "D"

N11°44'57"W  
89.89'  
N11°44'57"W  
121.51'  
S11°44'57"E 246.58'  
(S10°03'40"E 452.66')

(0.1983 AC.)

0.1480 AC. LIES  
WITHIN AN  
EXISTING ROADWAY  
EASEMENT

PROPOSED  
R.O.W.

FOUND "EXACTA"  
101935731"

APPROXIMATE CENTERLINE OF  
SPANISH OAK CREEK

[C]

JAN A. HUTCHINSON  
CALLED 2.909 AC.  
DOC. NO. 1997016441  
O.R.W. C. TX.

PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)

[D]

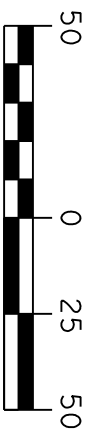
RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
CALLED 1.00 AC.  
DOC. NO. 1996063355  
O.R.W. C. TX.

PORTION OF LOT 28  
THE PLACE  
(UNRECORDED SUBDIVISION)

SEE  
DETAIL "B"

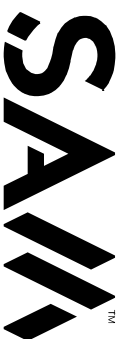
FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03\Exhibit\skyview Drive\Parcel 1\Parcel-1 Page-2  
EXISTING 2.606 AC. ACQUIRE 0.1983 AC. REMAINING 2.4077 AC. LEFT

PAGE 5 OF 7  
REF. FIELD NOTE NO. 51152



GRAPHIC SCALE  
SCALE: 1" = 50'

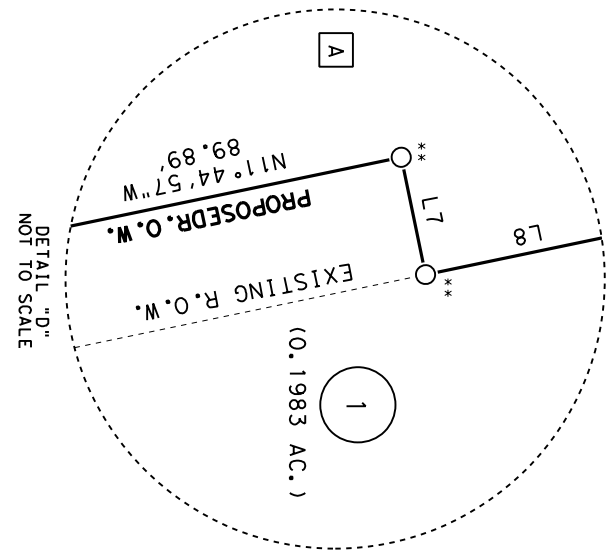
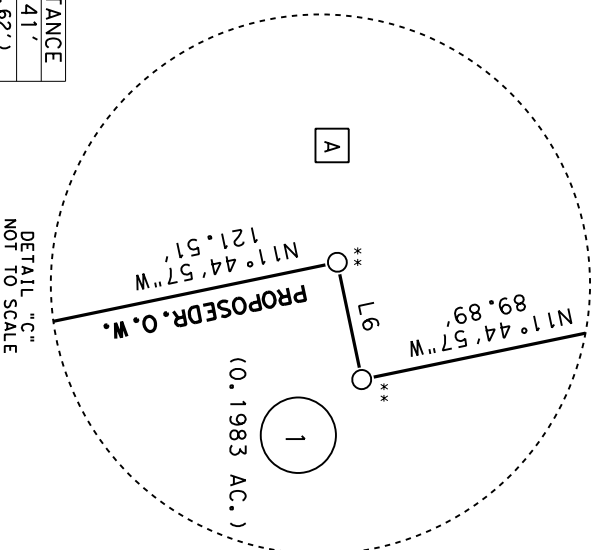
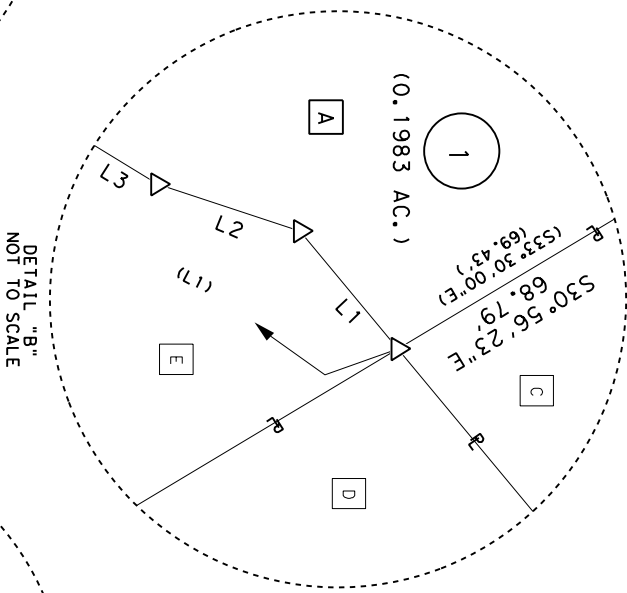
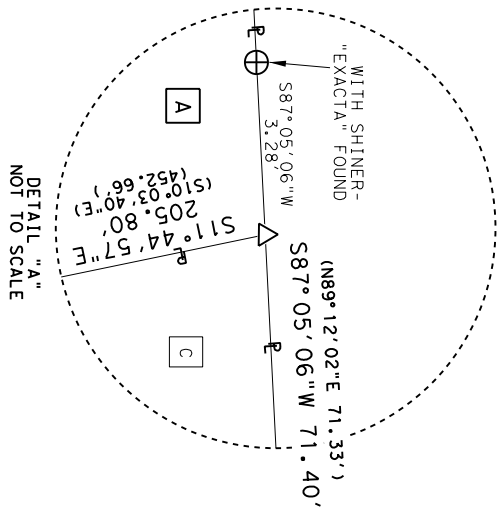
WILLIAMSON COUNTY, TEXAS



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

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
PARCEL 1  
0.1983 AC. (8,639 SQ. FT.)



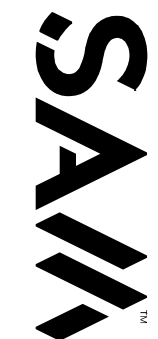


| LINE NO. | BEARING      | DISTANCE |
|----------|--------------|----------|
| L1       | S50°17'07"W  | 6.41'    |
| (L1)     | (S7°33'00"W) | (80.62') |
| L2       | S18°17'00"W  | 2.19'    |
| L3       | S31°18'48"W  | 13.56'   |
| L6       | N78°15'03"E  | 5.00'    |
| L7       | N78°15'03"E  | 5.00'    |
| L8       | N11°44'56"W  | 40.25'   |

LINE TABLE

FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03\Exhibit\Sketch\view\Parcel 1\Parcel 1 Page-2  
 EXISTING 2.606 AC. ACQUIRE 0.1983 AC. REMAINING 2.4077 AC. LEFT

PAGE 6 OF 7  
 REF. FIELD NOTE NO. 51152



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

RIGHT-OF-WAY SKETCH  
 SHOWING PROPERTY OF  
 TIMOTHY S. TARBELL AND  
 PATRICIA TARBELL  
 PARCEL 1  
 0.1983 AC. (8,639 SQ. FT.)

# LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL SET (UNLESS NOTED)
- ⊙ COTTON SPINDLE SET
- ⊗ TxDOT TYPE I CONCRETE MONUMENT FOUND
- ⊗ TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ "X" SCRIBED IN CONCRETE FOUND
- ⊗ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- ℙ P.O.B. POINT OF BEGINNING
- ℙ P.O.C. POINT OF COMMENCING
- ℙ P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C. TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C. TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C. TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

## NOTES:

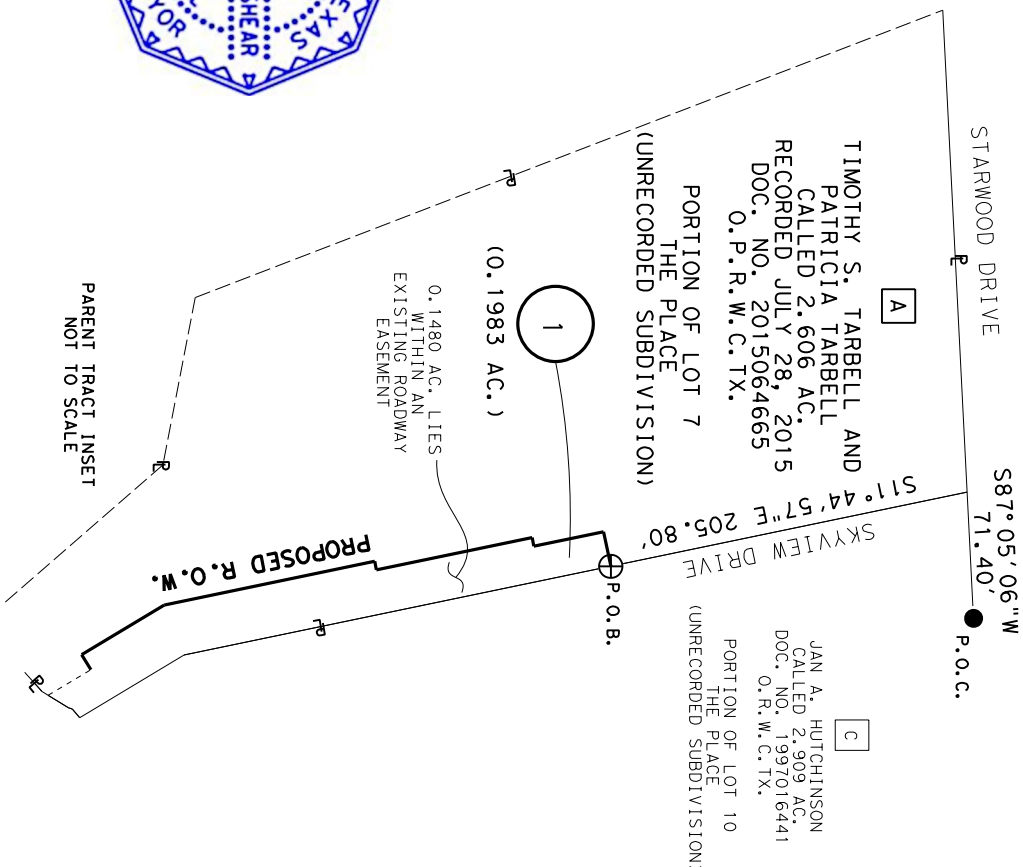
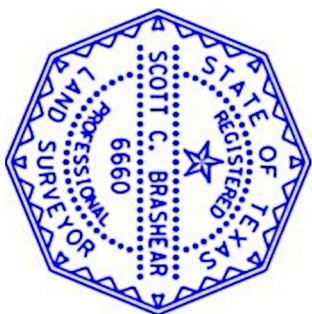
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.
- \*\* UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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.

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

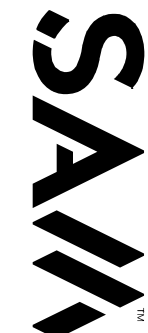
DATE

6/20/25



FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\skyview Drive\Parcel 1\Parcel-1 Page-2  
EXISTING 2.606 AC. ACQUIRE 0.1983 AC. REMAINING 2.4077 AC. LEFT

PAGE 7 OF 7  
REF. FIELD NOTE NO. 51152



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

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
PARCEL 1  
O.1983 AC. (8,639 SQ. FT.)

EXHIBIT "B"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 1E

Page 1 of 7  
June 20, 2025

**PROPERTY DESCRIPTION FOR PARCEL 1E**

DESCRIPTION OF A 0.1122 ACRE (4,889 SQ. FT.) EASEMENT LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.606 ACRE TRACT OF LAND, BEING A PORTION OF LOT 7 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TIMOTHY S. TARBELL AND PATRICIA TARBELL, RECORDED JULY 28, 2015 IN DOCUMENT NO. 2015064665, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.1122 ACRE (4,889 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 on the existing centerline of Starwood Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point also being a north corner of a called 2.909 acre tract of land, described as a portion of Lot 10, The Place, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, Official Records of Williamson County, Texas (O.R.W.C.TX.);

**THENCE, South 87°05'06" West**, with the existing centerline of Starwood Drive, also being the north line of said 2.909 acre tract, a distance of **71.40 feet** to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of said 2.606 acre tract, from which a magnail found with a shiner stamped "EXACTA", bears South 87°05'06" West a distance of 3.28 feet;

**THENCE, South 11°44'57" East**, departing the existing centerline of said Starwood Drive, with the existing centerline of said Skyview Drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **205.80 feet** to a magnail with washer stamped "SAM LLC" set\*\*;

**THENCE, South 78°15'03" West**, departing the existing centerline of said Skyview drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **20.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* on the west line of the existing right-of-way of said Skyview Drive,

**THENCE, South 11°44'57" East**, with the existing west line of said Skyview drive, a distance of **40.25 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*;

**THENCE**, departing the existing west right-of-way line of said Skyview Drive, with the proposed west right-of-way line of said Skyview drive, over and across said 2.606 acre tract, the following two (2) courses and distances:

**South 78°15'03" West**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, and

**South 11°44'57" East**, a distance of **76.29 feet** to a calculated point (Surface Coordinates: N=10,164,421.10, E=3,093,311.50), for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

EXHIBIT "B"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 1E

Page 2 of 7  
June 20, 2025

**THENCE**, continuing with the proposed west line of said Skyview Drive, the following five (5) courses and distances numbered 1-5:

- 1) **South 11°44'57" East**, a distance of **13.60 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,
- 2) **South 78°15'03" West**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,
- 3) **South 11°44'57" East**, a distance of **121.51 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,
- 4) **South 30°56'23" East**, a distance of **54.46 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, and
- 5) **North 59°03'37" East**, a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* on the existing west right-of-way line of said Skyview Drive;
- 6) **THENCE, South 30°56'23" East**, departing the proposed west right-of-way line of said Skyview Drive, with the existing west right-of-way line of said Skyview Drive, a distance of **28.13 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the approximate centerline of Spanish Oak Creek, same being the north line of a called 5.38 acre tract of land described as Lot 21 and a portion of Lot 14 of The Place, in a deed to Tamara S. Kazda recorded in Document No. 2017039437, O.P.R.W.C.TX., also being the south line of said 2.606 acre tract, for the southeast corner of the easement described herein;

**THENCE**, departing the existing west right-of-way line of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, the following three (3) courses and distances numbered 7-9:

- 7) **South 31°18'39" West**, a distance of **4.20 feet** to a calculated point,
- 8) **South 48°22'15" West**, a distance of **6.39 feet** to a calculated point, and
- 9) **South 48°56'23" West**, a distance of **20.32 feet** to a calculated point, for the southwest corner of the easement described herein;

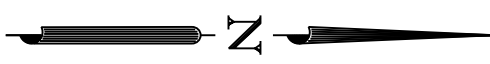
**THENCE**, departing the approximate centerline of said Spanish Oak Creek, same being the common line of said 5.38 acre tract and said 2.606 acre tract, over and across said 2.606 acre tract, the following three (3) courses and distances numbered 10-12:

- 10) **North 30°56'23" West**, a distance of **92.68 feet** to a calculated point,
- 11) **North 11°44'57" West**, a distance of **138.49 feet** to a calculated point, for the northwest corner of the easement described herein, and



Page 3 of 7  
June 20, 2025

*Scott C. Brashear* 6/20/25  
 \_\_\_\_\_  
 Scott C. Brashear Date  
 Registered Professional Land Surveyor  
 No. 6660 – State of Texas



STARWOOD DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W.C. TX.

STARWOOD DRIVE

DETAIL "A"

P.O.C. 1/2"

(N89°12'02"E 71.33')  
S87°05'06"W  
71.40'

SAMUEL DAMON SURVEY  
ABSTRACT NO. 170

SKYVIEW DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W.C. TX.

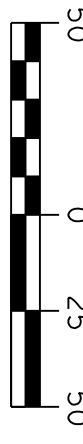
JAN A. HUTCHINSON  
CALLED 2.909 AC.  
DOC. NO. 1997016441  
O.P.R.W.C. TX.  
PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)

TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
CALLED 2.606 AC.  
RECORDED JULY 28, 2015  
DOC. NO. 2015064665  
O.P.R.W.C. TX.  
PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

DAMON E. FLEURY AND ADRIENNE  
FLEURY  
CALLED 2.60 AC.  
DOC. NO. 2009048678  
O.P.R.W.C. TX.  
PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

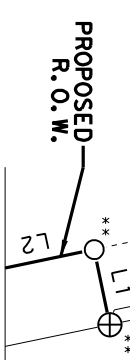
LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L1       | S78°15'03"W | 20.00'   |
| L2       | S11°44'57"E | 40.25'   |



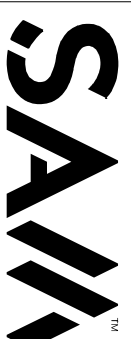
GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS

MATCH LINE PAGE 5 OF 7



FILE: \\sami-inc\AUS\PROJECTS\1023084659A\100\Survey\03\Exhibit\Sketch\view\Parcel 1E\Parcel\_1E\_Page  
EXISTING 2.606 AC. ACQUIRE 0.0000 AC. REMAINING 2.606 AC.

REF. FIELD NOTE NO. 51480  
PAGE 4 OF 7



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

TEMPORARY CONSTRUCTION  
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
PARCEL 1E  
0.1122 AC. (4,889 SQ. FT.)

SKYVIEW DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W.C. TX.

[A]

TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
CALLED 2.606 AC.  
RECORDED JULY 28, 2015  
DOC. NO. 2015064665  
O.P.R.W.C. TX.

PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

[B]

DAMON E. FLEURY AND ADRIENNE  
FLEURY  
CALLED 2.60 AC.  
DOC. NO. 2009048678  
O.P.R.W.C. TX.

PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

SEE  
DETAIL "B"

P.O.B.  
N=10,164,421.10  
E=3,093,311.50

L13

SEE  
DETAIL "C"

SKYVIEW DRIVE

[C]  
JAN A. HUTCHINSON  
CALLED 2.909 AC.  
DOC. NO. 1997016441  
O.R.W.C. TX.

PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)



(0.1983 AC.)

1E

S11° 44' 57" E 121.51'  
EXISTING R.O.W.  
S11° 44' 57" W 138.49'  
PROPOSED R.O.W.

SAMUEL DAMON SURVEY  
ABSTRACT NO. 170

LINE TABLE

| LINE NO. | BEARING        | DISTANCE |
|----------|----------------|----------|
| L6       | S30° 56' 23" E | 54.46'   |
| L7       | N59° 03' 37" E | 10.00'   |
| L8       | S30° 56' 23" E | 28.13'   |
| L11      | S48° 56' 23" W | 20.32'   |
| L13      | N78° 15' 03" E | 25.00'   |

TAMARA S. KAZDA  
CALLED 5.38 AC.  
DOC. NO. 2017039437  
O.P.R.W.C. TX.

LOT 21 & PORTION OF LOT 14  
THE PLACE  
(UNRECORDED SUBDIVISION)

APPROXIMATE CENTERLINE OF  
SPANISH OAK CREEK

SEE  
DETAIL "D"

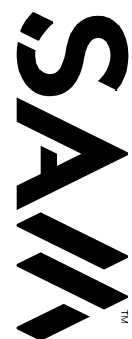
[D]

RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
CALLED 1.00 AC.  
DOC. NO. 1996063355  
O.R.W.C. TX.

PORTION OF LOT 28  
THE PLACE  
(UNRECORDED SUBDIVISION)

FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03\Exhibit\Sketchview Drive\Parcel 1E\Parcel 1E\_Page  
EXISTING 2.606 AC. ACQUIRE 0.0000 AC. REMAINING 2.606 AC.

PAGE 5 OF 7  
REF. FIELD NOTE NO. 51480



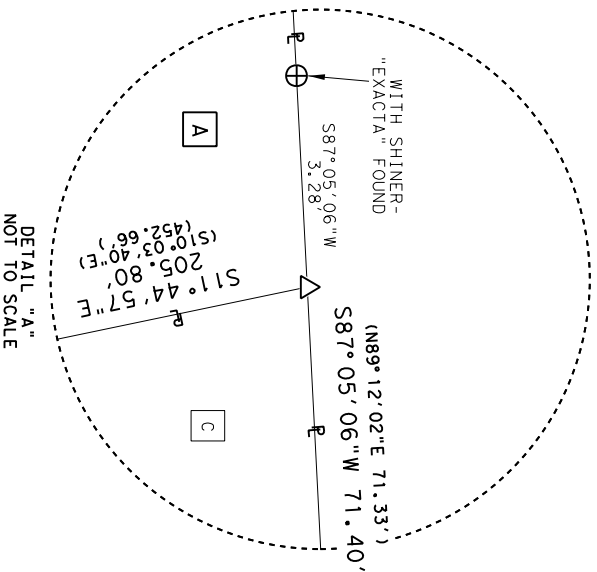
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION  
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
PARCEL 1E

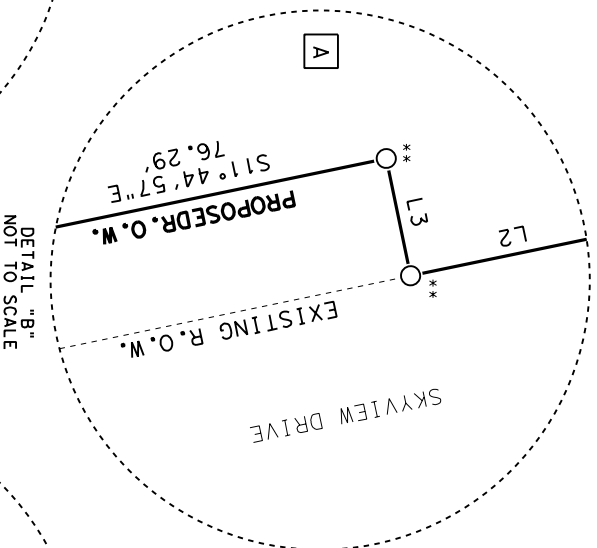
GRAPHIC SCALE  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS



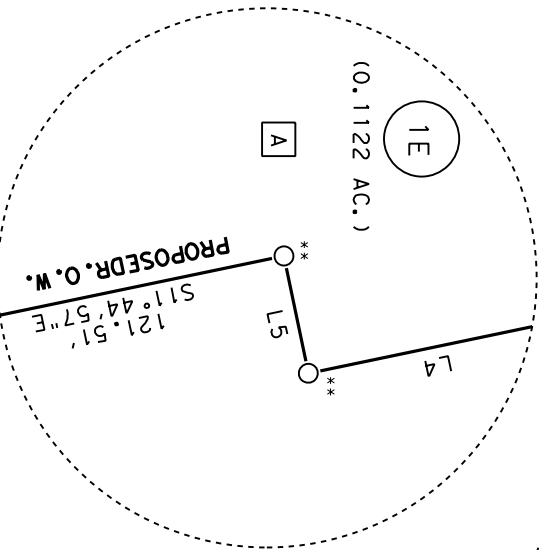
0.1122 AC. (4,889 SQ. FT.)



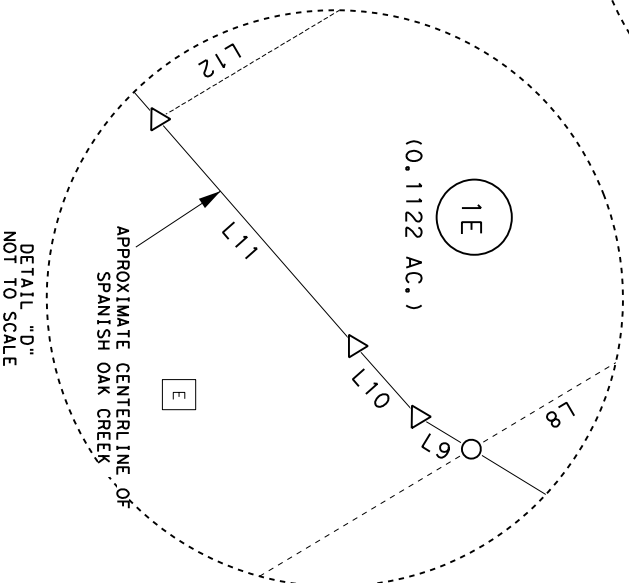
DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE



DETAIL "C"  
NOT TO SCALE

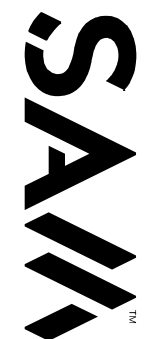


DETAIL "D"  
NOT TO SCALE

LINE TABLE

| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L2       | S11°44'57"E | 40.25'   |
| L3       | S78°15'03"W | 5.00'    |
| L4       | S11°44'57"E | 13.60'   |
| L5       | S78°15'03"W | 5.00'    |
| L8       | S30°56'23"E | 28.13'   |
| L9       | S31°18'39"W | 4.20'    |
| L10      | S48°22'15"W | 6.39'    |
| L11      | S48°56'23"W | 20.32'   |
| L12      | N30°56'23"W | 92.68'   |

FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03\Exhibit\Sketchview\Parcel 1E\Parcel\_1E\_Page  
EXISTING 2.606 AC. ACQUIRE 0.000 AC. REMAINING 2.606 AC.



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TEMPORARY CONSTRUCTION  
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
PARCEL 1E



# LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL SET (UNLESS NOTED)
- ⊙ COTTON SPINDLE SET
- ⊗ TxDOT TYPE I CONCRETE MONUMENT FOUND
- ⊗ TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ "X" SCRIBED IN CONCRETE FOUND
- ⊗ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ⊕ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

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2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM, LLC.

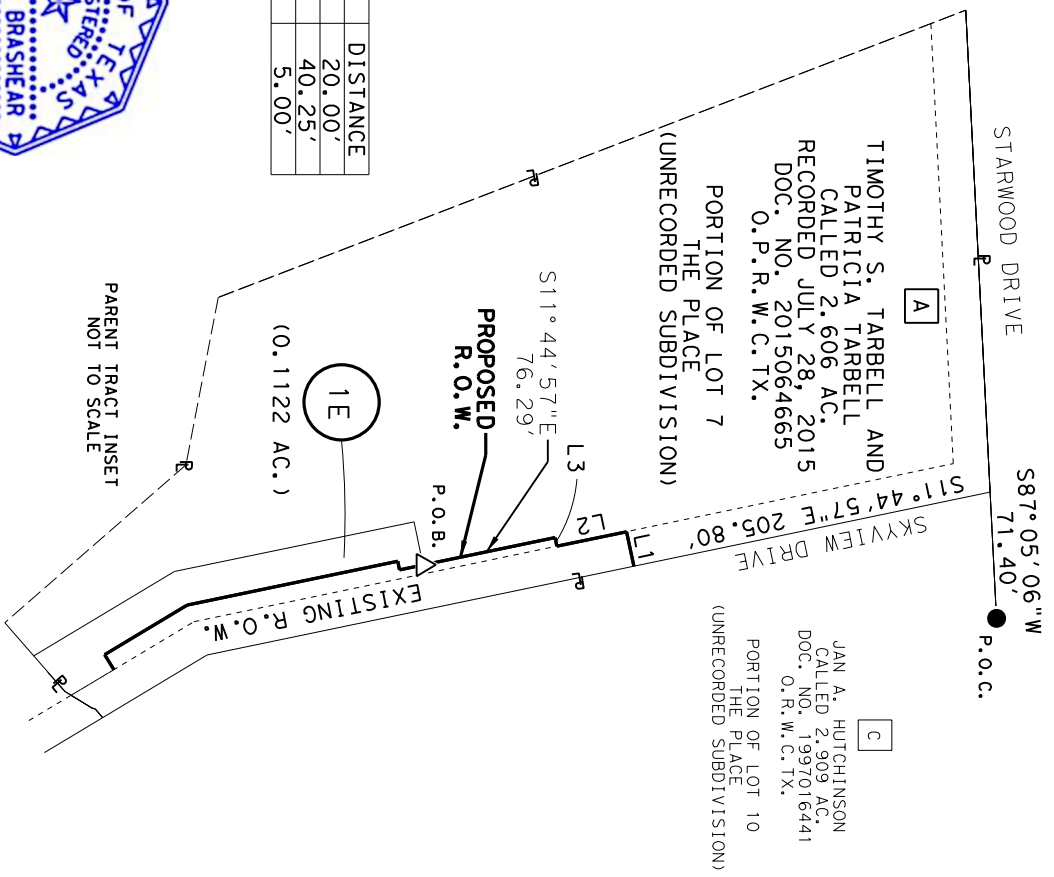
\*\*UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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.



| LINE NO. | BEARING     | DISTANCE |
|----------|-------------|----------|
| L1       | S78°15'03"W | 20.00'   |
| L2       | S11°44'57"E | 40.25'   |
| L3       | S78°15'03"W | 5.00'    |

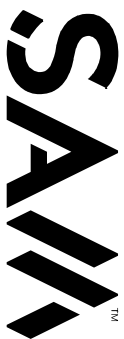
LINE TABLE



FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\skview Drive\Parcel 1E\Parcel\_1E\_Page 7 OF 7

REF. FIELD NOTE NO. 51480

EXISTING 2.606 AC. ACQUIRE 0.0000 AC. REMAINING 2.606 AC.



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

TEMPORARY CONSTRUCTION  
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
PARCEL 1E

0.1122 AC. (4.889 SQ. FT.)

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

6/20/25

DATE

**DONATION GENERAL WARRANTY DEED**

The Place Subdivision (Unrecorded) Right of Way

**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.**

**Date:** \_\_\_\_\_, 2025

**Grantor:** TIMOTHY S. TARBELL and PATRICIA TARBELL

**Grantor's Mailing Address (including county):**

1670 Starwood Drive  
Cedar Park, Texas 78613  
Williamson County

**Grantee:** WILLIAMSON COUNTY, TEXAS

**Grantee's Mailing Address (including county):**

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

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**PROPERTY (including any improvements):**

All of that certain 0.1983 acre (8,693 square foot) tract of land located in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 1)**.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes following the date of this Deed, the payment of which Grantee assumes.

By acceptance of this Deed, Grantee acknowledges that Grantor may have landscape or other improvements existing on the Property as of the date of this Deed, and Grantee shall to the extent reasonably possible not disturb those improvements, but Grantee shall also not otherwise have any obligation or responsibility to rebuild, replace, repair, reconstruct or otherwise maintain any such existing improvements.

Grantee acknowledges that donation of the Property to the Grantee by Grantor may cause individual Lots within The Place Subdivision (Unrecorded) to fall below two acres. Grantee further acknowledges the donation of the Property was requested and initiated by the Grantee for the public purpose of right-of-way acquisition and public roadway use and that any lot within The Place Subdivision that was at least two acres prior to the donation of the Property shall be deemed in compliance of any two acre minimum requirement in any ordinances, restrictions, or other requirements promulgated by the Grantee at the time of this action.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, donates, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular solely the portion of the Property which lies and is situated adjacent to any remaining property of Grantor and larger parcel out of which the Property was conveyed, to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

*[signature pages follow]*

GRANTOR:

Timothy S. Tarbell

## **ACKNOWLEDGEMENT**

STATE OF TEXAS

§§§

COUNTY OF \_\_\_\_\_

The instrument was acknowledged before me on \_\_\_\_\_, 2025 by Timothy S. Tarbell, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

GRANTOR:

Patricia Tarbell

## **ACKNOWLEDGEMENT**

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The instrument was acknowledged before me on \_\_\_\_\_, 2025 by Patricia Tarbell, in the capacity and for the purposes and consideration recited herein.

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

**WILLIAMSON COUNTY, TEXAS**

## **ACKNOWLEDGEMENT**

Notary Public, State of Texas

Sheets & Crossfield, PLLC  
Attorneys at Law  
309 E. Main Street  
Round Rock, Texas 78664

**TEMPORARY CONSTRUCTION WORKSPACE EASEMENT**

## Skyview Road Bridge Improvements

**THE STATE OF TEXAS**

§

§

**COUNTY OF WILLIAMSON**§ **KNOW ALL MEN BY THESE PRESENTS:**

That TIMOTHY S. TARBELL and PATRICIA TARBELL, referred to as "Grantor", in consideration of \$10.00 and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("GRANTEE") does hereby grant to GRANTEE, its agents, contractors, successors and assigns, a temporary construction workspace easement for the purpose of additional workspace and temporary storage of material and equipment to allow construction and installation of proposed bridge, road, sidewalk, grading and other necessary structures and related appurtenance construction ("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 made a part hereof for any and all purposes. Construction of the Project improvements shall be in substantial compliance with the locations, plans, specifications and notes as shown in Exhibit "B" attached hereto and incorporated herein.

For the consideration above recited and the mutual covenants and conditions herein contained the parties further agree to the additional special provisions as follows: As part of the construction Project, GRANTEE shall cause any fencing located within the adjacent property donated to the County and required to be removed for construction as part of this Project to be relocated or reconstructed as closely as possible to the existing condition along the new property line of Grantor adjacent to the Property.

Following completion of work within the temporary construction workspace easement area described in Exhibit "A", if GRANTEE has removed or damaged improvements, or 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 as 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 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 Easement and License shall be in full force and effect at all times during the accomplishment and completion of the construction Project activities described above. Said Easement shall terminate and all use rights within land area shall revert to the Grantor, their heirs, and assigns, and all interest conveyed herein shall cease on the expiration of twelve (12) months from the issuance of Notice to Proceed for construction of the Project to contractors working within the temporary workspace area Property, or on the date of completion of construction of the Project activities described above, whichever occurs first. GRANTEE shall only remove any hardwood trees larger than 6 (six) inches in diameter from the temporary construction workspace easement areas if approved and determined by the County Engineer in advance to be necessary and required for reasonable access to the Property to carry out the purposes identified herein.



IN WITNESS WHEREOF, the parties hereto have executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2025.

GRANTOR:

\_\_\_\_\_  
Timothy S. Tarbell

\_\_\_\_\_  
Patricia Tarbell

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2025 by Timothy S. Tarbell, in the capacity and for the purposes and consideration recited therein.

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

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2025 by Patricia Tarbell, in the capacity and for the purposes and consideration recited therein.

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

**ACCEPTED AND GREED:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Steven Snell  
County Judge

**Acknowledgement**

State of Texas  
County of Williamson

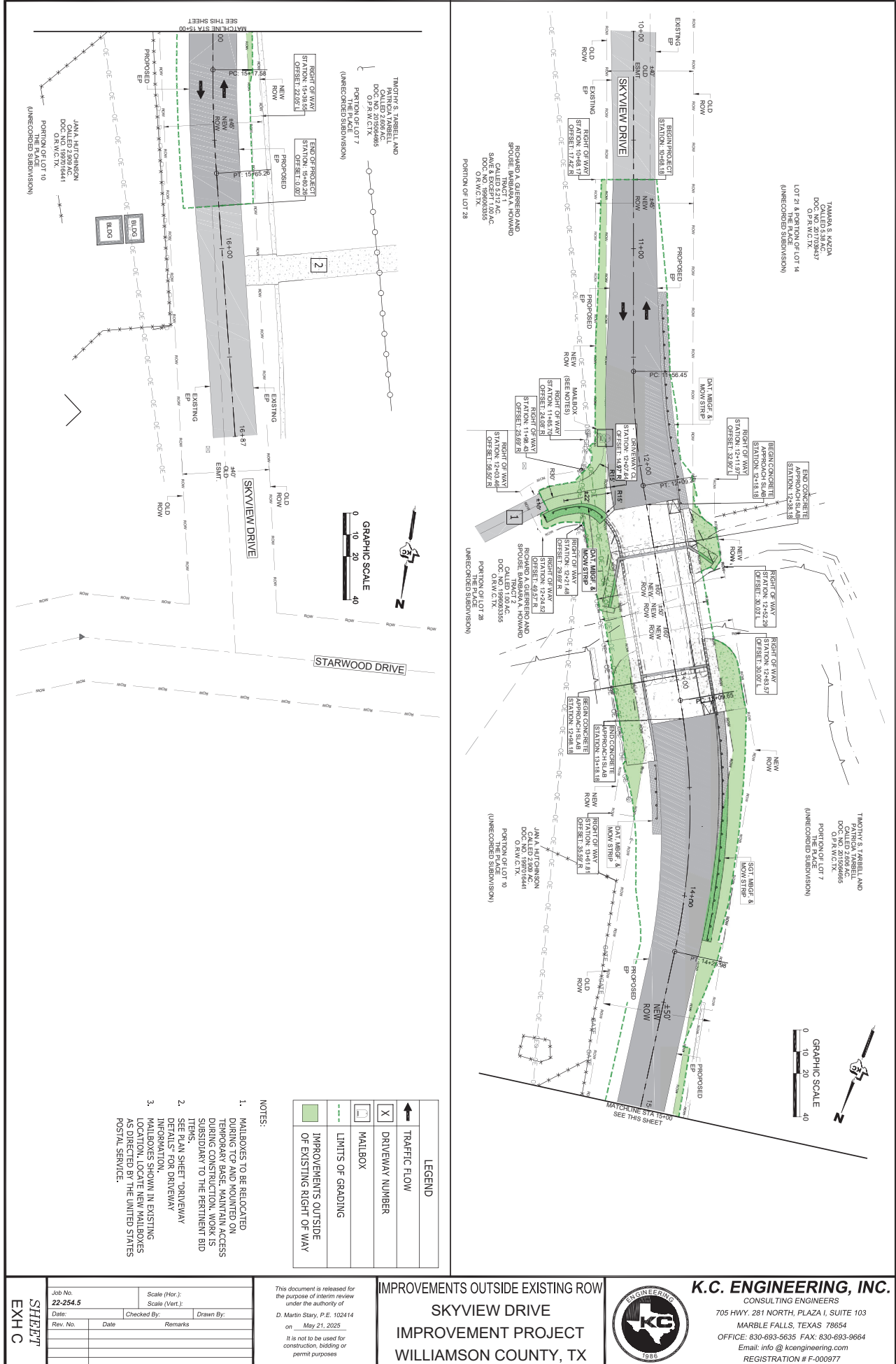
This instrument was acknowledged before me on \_\_\_\_\_ by  
Steven Snell, Williamson County, Judge, in the capacity and for the purposes and consideration recited  
herein.

\_\_\_\_\_  
Notary Public—State of Texas

After recording return to:

# EXHIBIT "B" (PAGE 1 OF 2)

Date: May 21, 2025, 4:46pm User ID: Martin  
 File: K:\22-254-William Small Projects\22-254.5-WA-#0\Design\PLAN SHEETS\5.1 PROJECT LAYOUT.dwg



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| <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <b>SHEET</b><br/><br/>13.1         </div> | Job No.         |             | Scale (Hor.):  |  |
|   | <b>22-254.5</b> |             | Scale (Vert.): |  |
|   | Date:           | Checked By: | Drawn By:      |  |
|   | Rev. No.        | Date        | Remarks        |  |
|   |                 |             |                |  |

May 06, 2025

*D. Mark Denny*

102414

PROFESSIONAL ENGINEER

STATE OF TEXAS

102414

PROFESSIONAL ENGINEER

STATE OF TEXAS

**NOTE:**  
DRIVEWAY EXCAVATION  
AND EMBANKMENT ARE  
CONSIDERED SUBSIDIARY  
TO THE PERTINENT BID  
ITEMS.

