

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

STATE OF TEXAS

§

Parcel No.: 4

COUNTY OF WILLIAMSON

§

§

Project: Skyview Bridge

This Possession and Use Agreement For Transportation/Utility Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **Tamara S. Kazda** (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:

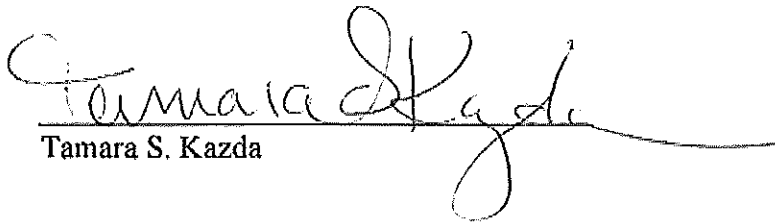
Tenants: N/A

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:

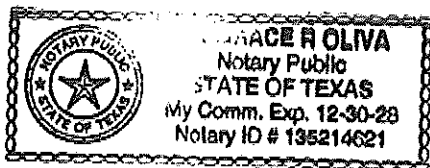

Tamara S. Kazda

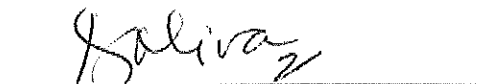
ACKNOWLEDGMENT

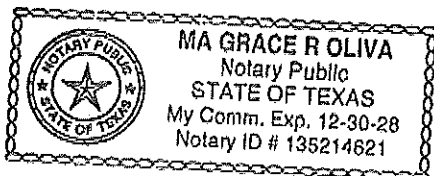
STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on 7/10/2025
by Tamara S. Kazda, in the capacity and for the purposes and consideration recited herein.




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.: 4

Page 1 of 6
June 20, 2025

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.0970 ACRE (4,227 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.38 ACRE TRACT OF LAND, BEING LOT 21 AND A PORTION OF LOT 14 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TAMARA S. KAZDA, RECORDED MAY 3, 2017 IN DOCUMENT NO. 2017039437, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0970 ACRE (4,227 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 magnail found on the existing centerline of Stardust 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 being the southwest corner of said 5.38 acre tract;

THENCE, North 68°56'01" East, with the existing centerline of said Stardust Drive, a distance of 479.79 feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 98, D.R.W.C.TX., for the southeast corner of said 5.38 acre tract, same being the southwest corner of a called 5.212 acre tract of land described as a portion of Lot 28, The Place, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, North 20°58'56" West, departing the existing centerline of said Stardust Drive, with the existing centerline of said Skyview Drive, a distance of 126.95 feet to a magnail with washer stamped "SAM LLC" set** (Surface Coordinates: N=10,164,060.30, E=3,093,473.79), for the southeast corner and the **POINT OF BEGINNING** of the parcel described herein;

- 1) **THENCE, South 69°01'04" West**, departing the existing centerline of said Skyview Drive, with the proposed west right-of-way line of said Skyview Drive, through the interior of the existing right-of-way of said Skyview Drive, a distance of **20.00 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 the southwest corner of the parcel described herein;
- 2) **THENCE, North 20°58'56" West**, with the proposed west right-of-way line of said Skyview Drive, same being the existing west right-of-way of said Skyview Drive, a distance of **137.77 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 of said Skyview Drive, with the proposed west right-of-way line of said Skyview Drive, over and across said 5.38 acre tract, the following three (3) courses and distances numbered 3-5:

- 3) **South 69°01'04" West**, a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,
- 4) **North 20°59'03" West**, a distance of **16.76 feet** to a cotton spindle set**, and
- 5) **North 30°56'23" West**, a distance of **23.82 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the approximate centerline of Spanish Oak Creek, same being the north line of said 5.38 acre tract and the south line of a called 2.606 acre tract of land described as a portion of Lot 7, The Place, in a deed to Timothy S. Tarbell and Patricia Tarbell, recorded in Document No. 2015064665 O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 4

Page 2 of 6
June 20, 2025

THENCE, departing the proposed west right-of-way line of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, the following five (5) courses and distances numbered 6-10:

- 6) **North 48°22'33" East**, a distance of **6.39 feet** to a calculated point,
- 7) **North 31°18'39" East**, a distance of **4.20 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,
- 8) **North 31°18'48" East**, a distance of **13.56 feet** to a calculated point,
- 9) **North 18°17'00" East**, a distance of **2.19 feet** to a calculated point, and
- 10) **North 50°17'07" East**, a distance of **6.41 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, on the existing centerline of said Skyview Drive, for the southeast corner of said 2.606 acre tract, same being the northeast corner of said 5.38 acre tract and of the parcel described herein;
- 11) **THENCE, South 30°56'23" East**, with the existing centerline of said Skyview Drive, a distance of **38.30 feet** to a magnail with washer stamped "SAM LLC" set;

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 4

Page 3 of 6
June 20, 2025

- 12) **THENCE, South 20°58'56" East**, continuing with the existing centerline of said Skyview Drive, passing at a distance of **41.60 feet** a magnail with washer stamped "SURVTEX" found, continuing for a total distance of **157.14 feet** to the **POINT OF BEGINNING**, and containing 0.0970 acres (4,227 sq. ft.) of land, of which 0.0873 acres (3,801 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.

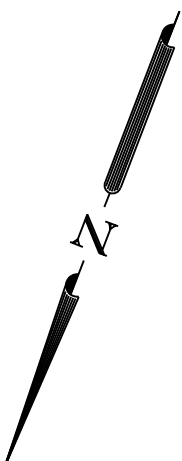
SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300




6/20/25

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

EXHIBIT "A"



P.O.C.
FOUND

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69°01'04"W	20.00'
L2	S69°01'04"W	10.00'
L3	N20°59'03"W	16.76'
L4	N30°56'23"W	23.82'
L5	N48°22'33"E	6.39'
L6	N31°18'39"E	4.20'
L7	N31°18'48"E	13.56'
L8	N18°17'00"E	2.19'
L9	N50°17'07"E	6.41'
L10	S30°56'23"E	38.30'
(L10)	(N33°30'00"E)	(39.57')

TAMARA S. KAZDA
CALLED 5.38 AC.
RECORDED MAY 3, 2017
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

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)

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

0.0873 AC. LIES
WITHIN AN EXISTING
ROADWAY EASEMENT

EXISTING R.O.W.

PROPOSED
R.O.W.

STARBUST DRIVE
40' ROADWAY EASEMENT
VOL. 672, PG. 96
D.R.W.C. TX.

"SAM, L.C."
N=10, 164, 060.30
E=3, 093, 473.79

E

D

C

50 0 25 50

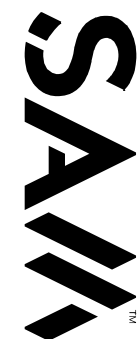


GRAPHIC SCALE
SCALE: 1" = 50'

WILLIAMSON COUNTY, TEXAS

FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\skview Drive\Parcel 4\Parcel 4.dgn
EXISTING 5.38 AC. ACQUIRE 0.0970 AC. REMAINING 5.2830 AC.

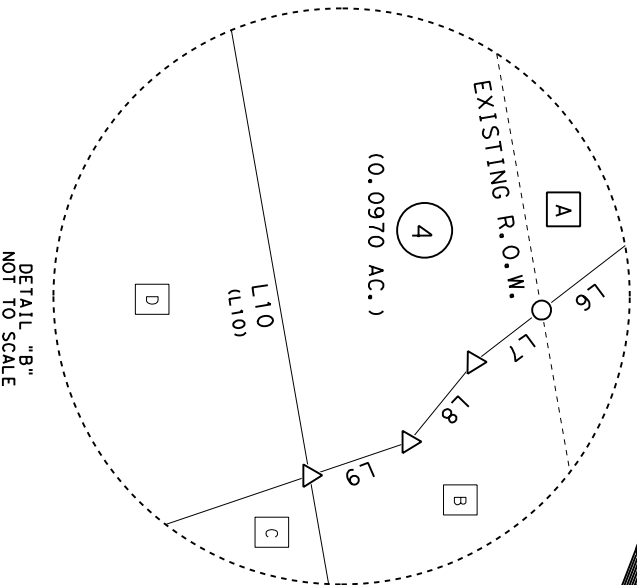
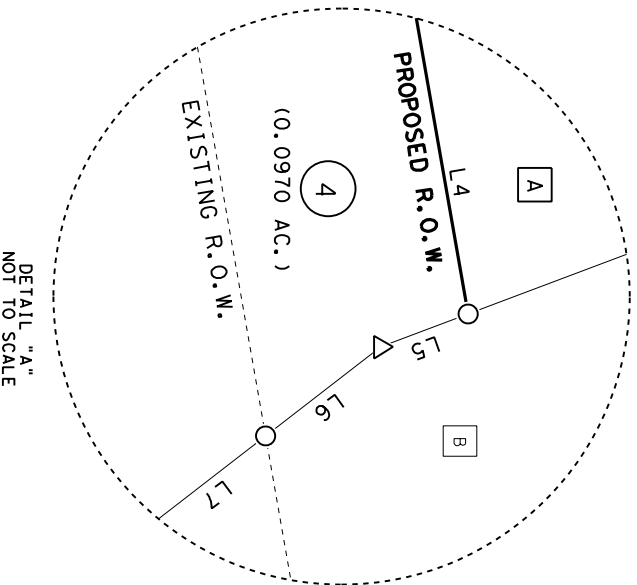
PAGE 4 OF 6
REF. FIELD NOTE NO. 51145



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
TAMARA S. KAZDA
PARCEL 4
0.0970 AC. (4,227 SQ. FT.)

EXHIBIT "A"



A

C

D

TAMARA S. KAZDA
CALLED 5.38 AC.
RECORDED MAY 3, 2017
DOC. NO. 2017039437
O.P.R.W.C.TX.

JAN A. HUTCHINSON
CALLED 2.909 AC.
RECORDED APRIL 16, 1997
DOC. NO. 1997016441
O.R.W.C.TX.

PORTION OF LOT 10
THE PLACE
(UNRECORDED SUBDIVISION)

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

B

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)

E

1.00 AC.
DOC. NO. 1996063355
O.R.W.C.TX.

RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
TRAC 1
CALLED 5.212 AC.
SAVE & EXCEPT
1.00 AC.
RECORDED DECEMBER 4, 1996
DOC. NO. 1996063355
O.R.W.C.TX.

PORTION OF LOT 28
THE PLACE
(UNRECORDED SUBDIVISION)

LINE NO.	BEARING	DISTANCE
L4	N30°56'23"W	23.82'
L5	N48°22'33"E	6.39'
L6	N31°18'39"E	4.20'
L7	N31°18'48"E	13.56'
L8	N18°17'00"E	2.19'
L9	N50°17'07"E	6.41'
L10	S30°56'23"E	38.30'
(L10)	(N33°30'00"E)	(39.57')

LINE TABLE

FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\skysview Dr\Parcel 4\Parcel 4.dgn

EXISTING 5.38 AC. ACQUIRE 0.0970 AC. REMAINING 5.2830 AC.



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
TAMARA S. KAZDA
PARCEL 4
0.0970 AC. (4,227 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 1 CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE 11 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

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.

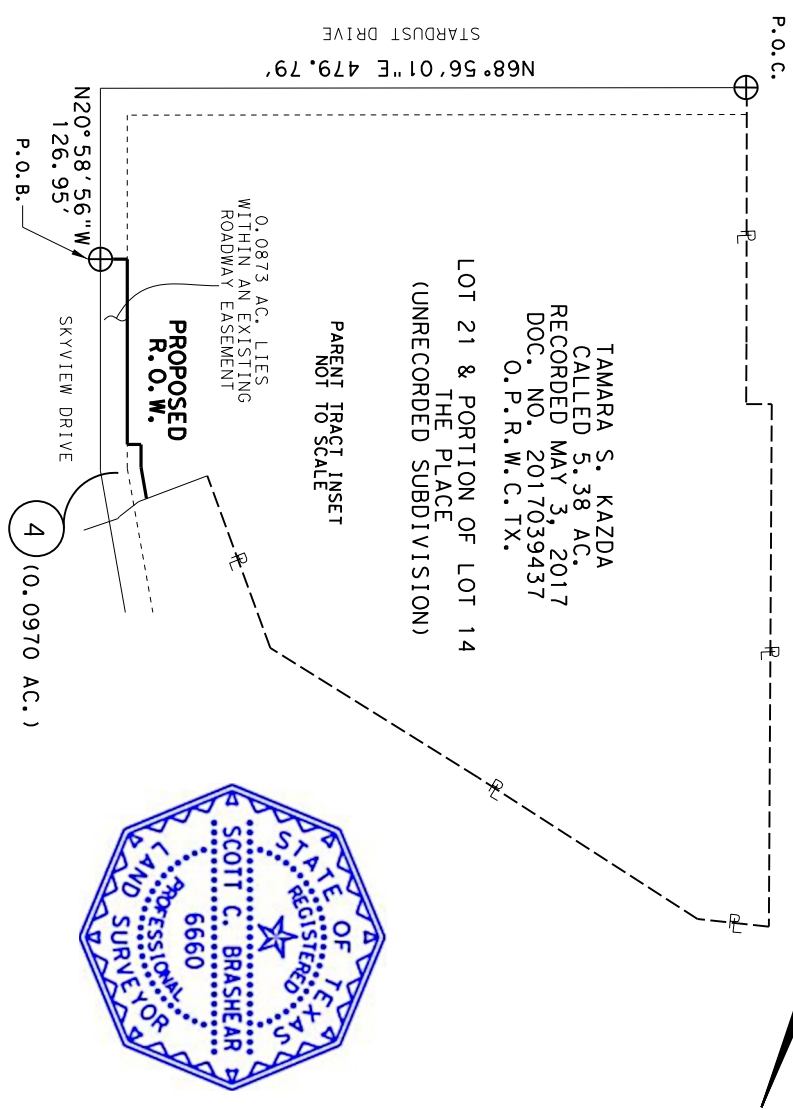
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

Scott C. Brashear

6/20/25

DATE

EXHIBIT "A"



FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\skyview Dr\Parcel 4\Parcel 4.dgn

REF. FIELD NOTE NO. 51145

PAGE 6 OF 6

EXISTING 5.38 AC. ACQUIRE 0.0970 AC. REMAINING 5.2830 AC.

SAM™

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TAMARA S. KAZDA
PARCEL 4
0.0970 AC. (4,227 SQ. FT.)

EXHIBIT "B"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 4E

Page 1 of 4
June 20, 2025

PROPERTY DESCRIPTION FOR PARCEL 4E

DESCRIPTION OF A 0.0170 ACRE (741 SQ. FT.) EASEMENT LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.38 ACRE TRACT OF LAND, BEING LOT 21 AND A PORTION OF LOT 14 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TAMARA S. KAZDA, RECORDED MAY 3, 2017 IN DOCUMENT NO. 2017039437, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0170 ACRE (741 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 magnail found on the existing centerline of Stardust 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 being the southwest corner of said 5.38 acre tract;

THENCE, North 68°56'01" East, with the existing centerline of said Stardust Drive, a distance of **479.79** feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 98, D.R.W.C.TX., for the southeast corner of said 5.38 acre tract, same being the southwest corner of a called 5.212 acre tract of land described as a portion of Lot 28, The Place, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, North 20°58'56" West, departing the existing centerline of said Stardust Drive, with the existing centerline of said Skyview Drive, also being the common line of said 5.212 acre tract and said 5.38 acre tract, a distance of **126.95 feet** to a magnail with washer stamped "SAM LLC" set**;

THENCE, South 69°01'04" West, departing the existing centerline of said Skyview Drive and common line of said 5.212 acre tract and said 5.38 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, North 20°58'56" West, with the existing west right-of-way of said Skyview Drive, a distance of **137.77 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**;

THENCE, South 69°01'04" West, departing the existing west right-of-way of said Skyview Drive, a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,164,178.20, E=3,093,396.44) set** for the southeast corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, over and across said 5.38 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) **South 69°01'03" West**, a distance of **20.00 feet** to a calculated point, for the southwest corner of the described herein,
- 2) **North 20°58'57" West**, a distance of **15.01 feet** to a calculated point, and
- 3) **North 30°56'23" West**, a distance of **18.51 feet** to a calculated point in the approximate centerline of Spanish Oak Creek, same being the north line of said 5.38 acre tract and the south line of a called 2.606 acre tract of land described as a portion of Lot 7, The Place, in a deed to Timothy S. Tarbell and Patricia Tarbell, recorded in Document No. 2015064665 O.P.R.W.C.TX., for the northwest corner of the easement described herein;

EXHIBIT “B”

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 4E

Page 2 of 4
June 20, 2025

- 4) **THENCE, North 48°56'23" East**, with the approximate centerline of said Spanish Oak Creek and common line of said 5.38 acre tract and said 2.606 acre tract, a distance of **20.32 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the proposed west right-of-way line of said Skyview Drive, for the northeast corner of the easement described herein;

THENCE, departing the approximate centerline of said Spanish Oak Creek, with the proposed west right-of-way line of said Skyview Drive, the following two (2) courses and distances numbered 5-6:

- 5) **South 30°56'23" East**, a distance of **23.82 feet** to a cotton spindle set**, and
- 6) **South 20°59'03" East**, a distance of **16.76 feet** to the **POINT OF BEGINNING**, and containing 0.0170 acres (741 sq. ft.) of land.

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 §
 §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

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



Scott C. Brashear 6/20/25

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

EXHIBIT "B"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69°01'04"W	20.00'
L2	S69°01'04"W	10.00'
L3	S69°01'03"W	20.00'
L4	N20°58'57"W	15.01'
L5	N30°56'23"W	18.51'
L6	N48°56'23"E	20.32'
(L6)	(S77°11'30"E)	(181.60')
L7	S30°56'23"E	23.82'
L8	S20°59'03"E	16.76'

SAMUEL DAWSON SURVEY
ABSTRACT NO. 170

TAMARA S. KAZDA
CALLED 5.38 AC.
RECORDED MAY 3, 2017
DOC. NO. 2017039437
O.P.R.W.C. TX.

LOT 21 & PORTION OF LOT 14
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)

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

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

EXISTING R.O.W.

(S20°47'42"E 285.14')
N20°58'56"W 126.95'

PROPOSED R.O.W.

N20°58'56"W 137.77'

APPROXIMATE CENTERLINE
OF SPANISH OAK CREEK

N=10,164,178.20
E=3,093,396.44

(0.0170 AC.) 4E

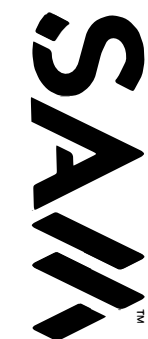
A

B

FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\Sketch\Skyview Drive\Parcel 4E.dgn
PAGE 3 OF 4
REF. FIELD NOTE NO. 51485
EXISTING 5.38 AC. ACQUIRE 0.00 AC. REMAINING 5.38 AC.



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
TAMARA S. KAZDA
TEMPORARY CONSTRUCTION
EASEMENT 4E
0.0170 AC. (741 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 1 CONCRETE MONUMENT FOUND
TXDOT TYPE 11 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

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.

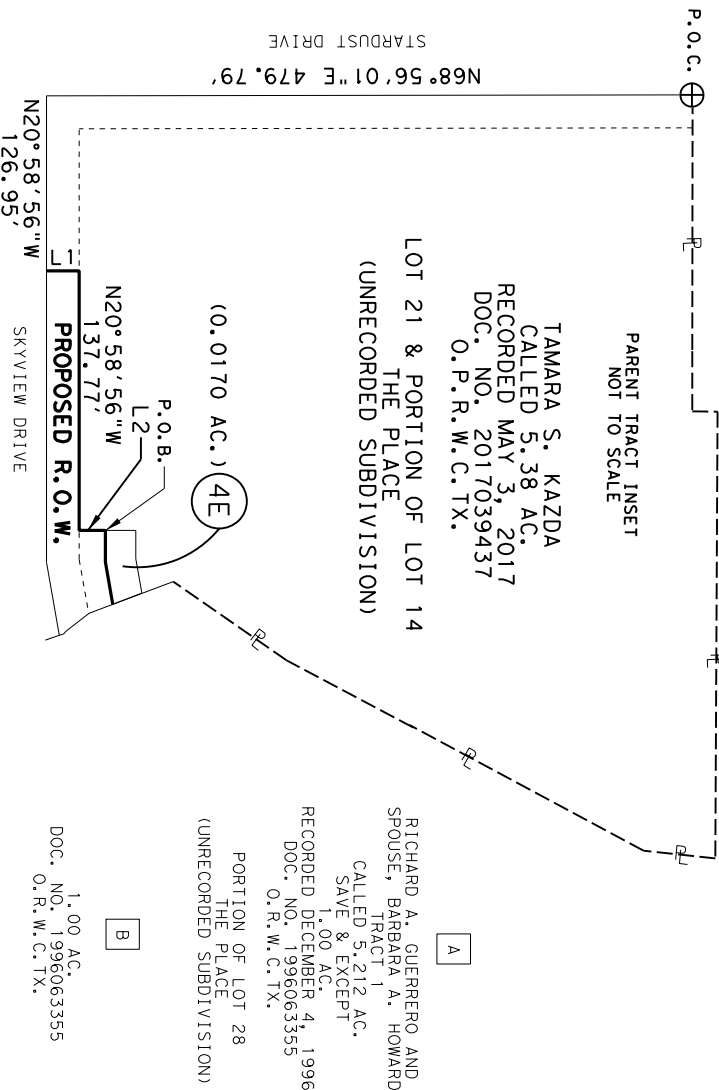
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

EXHIBIT "A"

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69° 01' 04" W	20.00'
L2	S69° 01' 04" W	10.00'



FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\skview Drive\Parcel 4E.dgn
EXISTING 5.38 AC. ACQUIRE 0.00 AC. REMAINING 5.38 AC.

SAM

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

PAGE 4 OF 4
REF. FIELD NOTE NO. 51485
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TAMARA S. KAZDA
TEMPORARY CONSTRUCTION
EASEMENT 4E
0.0170 AC. (741 SQ. FT.)

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: TAMARA S. KAZDA, a single person

Grantor's Mailing Address (including county):

1651 Stardust Dr.
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 0.0970 acre (4,227 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 4)**.

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:

Tamara S. Kazda

ACKNOWLEDGEMENT

STATE OF TEXAS

§

COUNTY OF _____

§

§

The instrument was acknowledged before me on _____, 2025 by
Tamara S. Kazda, 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 TAMARA S. KAZDA, a single person, 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:

Tamara S. Kazda

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2025 by Tamara S. Kazda, 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.

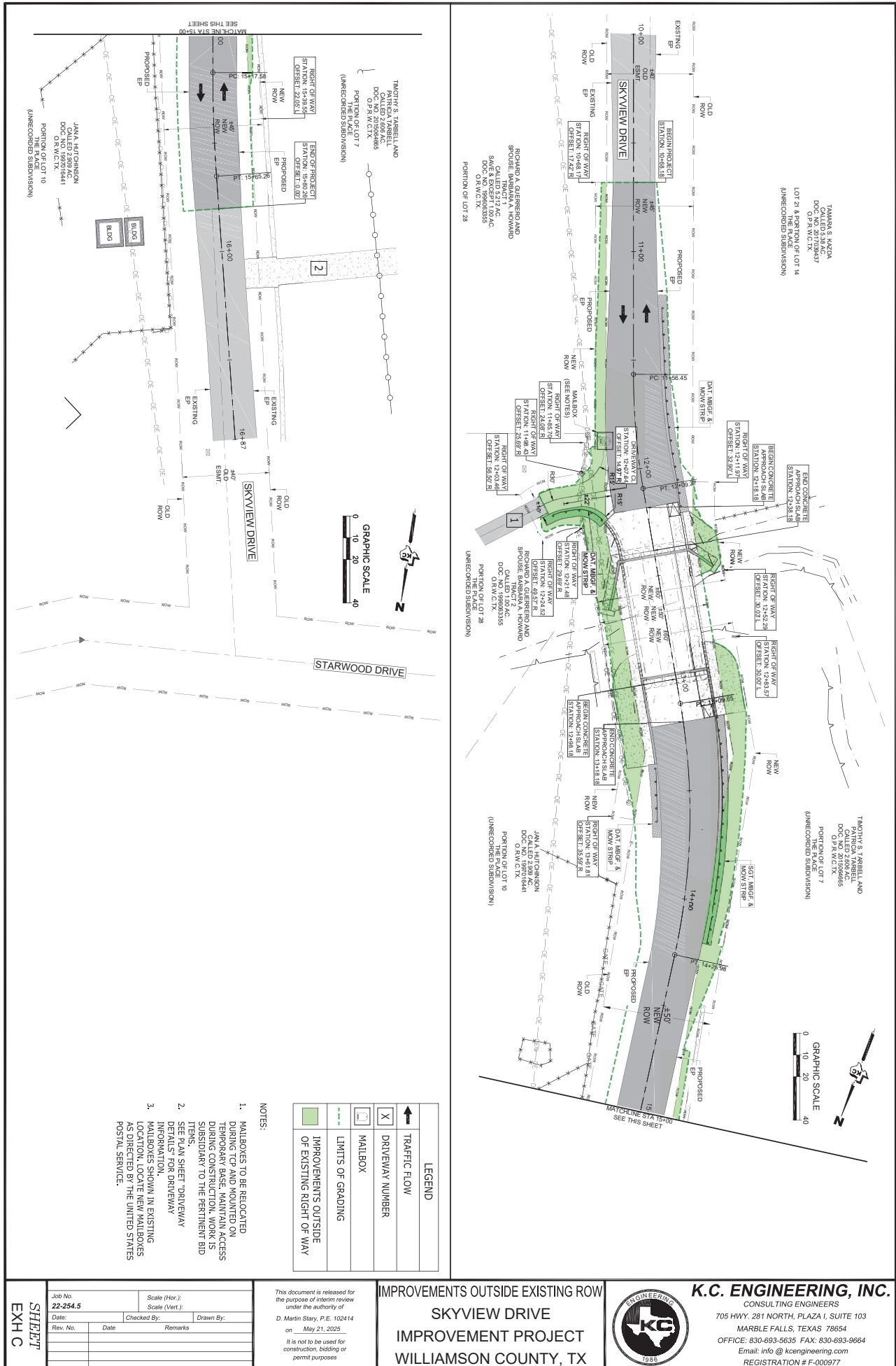
Notary Public—State of Texas

After recording return to:

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

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



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

D. Mark Deary

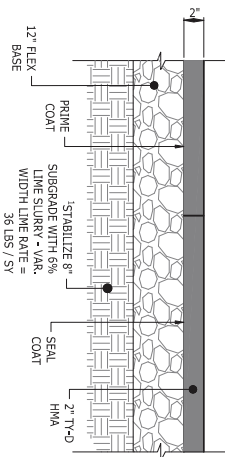
May 06, 2025

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle contains the text "D. MARK DEARY, P.E." at the top, "LICENSED" at the bottom, and the license number "102414" in the center. A five-pointed star is positioned to the right of the license number.

DRIVEWAY DETAILS
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX



K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
705 HWY. 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 830-693-5635 FAX: 830-693-9664
Email: info @ kcengineering.com
REGISTRATION # F-000977



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

ASPHALT DRIVEWAY SECTION

1. THE RATE SHOWN FOR LIME TREATMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LIME TREATMENT RATE SHALL BE DETERMINED BY TESTING OF SUBGRADE MATERIAL ENCOUNTERED.