

**TEMPORARY CONSTRUCTION EASEMENT**

County Road 351 Improvement Project

**KNOW ALL MEN BY THESE PRESENTS:**

That SCHWERTNER FARMS, INC., a Texas corporation, hereafter referred to as Grantor, whether one or more, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Williamson County, Texas, the receipt of which is hereby acknowledged, does hereby grant to WILLIAMSON COUNTY, TEXAS, its agents, contractors, successors and assigns (referred to as "County" or "Grantee"), a temporary construction easement for the purpose of earthen or material placement, removal, grading, shaping or other reconfiguration or modification as necessary to facilitate proper stormwater drainage from the adjacent CR 351 roadway facilities and drainage easement area owned or possessed by the County, in, along, upon and across the property located in the County of Williamson, State of Texas ("Project"), being more fully shown and described in Exhibit "A" for any and all purposes ("Property").

The parties agree further as follows:

Following completion of work within the temporary construction easement area described in Exhibit "A" any disturbed, filled or graded areas will be revegetated with native plant materials.

This temporary construction easement shall be in full force and effect at all times during the accomplishment and completion of the construction activities described above. This temporary construction easement shall terminate and the easement rights shall revert to the Grantor, Grantor's successors, and assigns, and all interest conveyed shall terminate on the expiration of eight (8) months after the beginning of the activities described herein upon the Property, or on the date of completion of construction of the Project, or on March 1, 2013, whichever occurs first. Grantee shall erect temporary fencing around the boundary of the Easement prior to any activities on the Property if necessary to keep any livestock on the remaining property of Grantor from entering the Easement area. Such fencing shall be removed by Grantee at the completion of the project or upon other termination of the easement as described herein.

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

*[signature page follows]*

IN WITNESS WHEREOF, the parties hereto have executed this instrument on this 1<sup>st</sup> day of May, 2012.

GRANTOR:

SCHWERTNER FARMS, INC.,  
a Texas Corporation

By: [Signature]

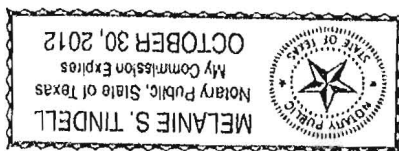
Its: President

Acknowledgment

THE STATE OF TEXAS §

COUNTY OF Bell §

This instrument was acknowledged before me on the 1<sup>st</sup> day of May, 2012, by James E. Schwerter Jr., in the capacity and for the purposes and consideration recited herein.



[Signature]  
Notary Public Signature

**GRANTEE:**

**WILLIAMSON COUNTY, TEXAS**

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

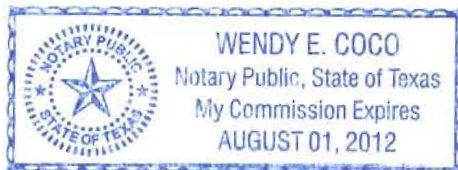
Dan A. Gattis  
County Judge

**Acknowledgment**

THE STATE OF TEXAS           §

COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on the 15<sup>th</sup> day of May, 2012, by County Judge Dan A. Gattis, in the capacity and for the purposes and consideration recited herein.



Wendy E. Coco  
Notary Public Signature

**PREPARED IN THE OFFICE OF:**

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

**AFTER RECORDING RETURN TO:**

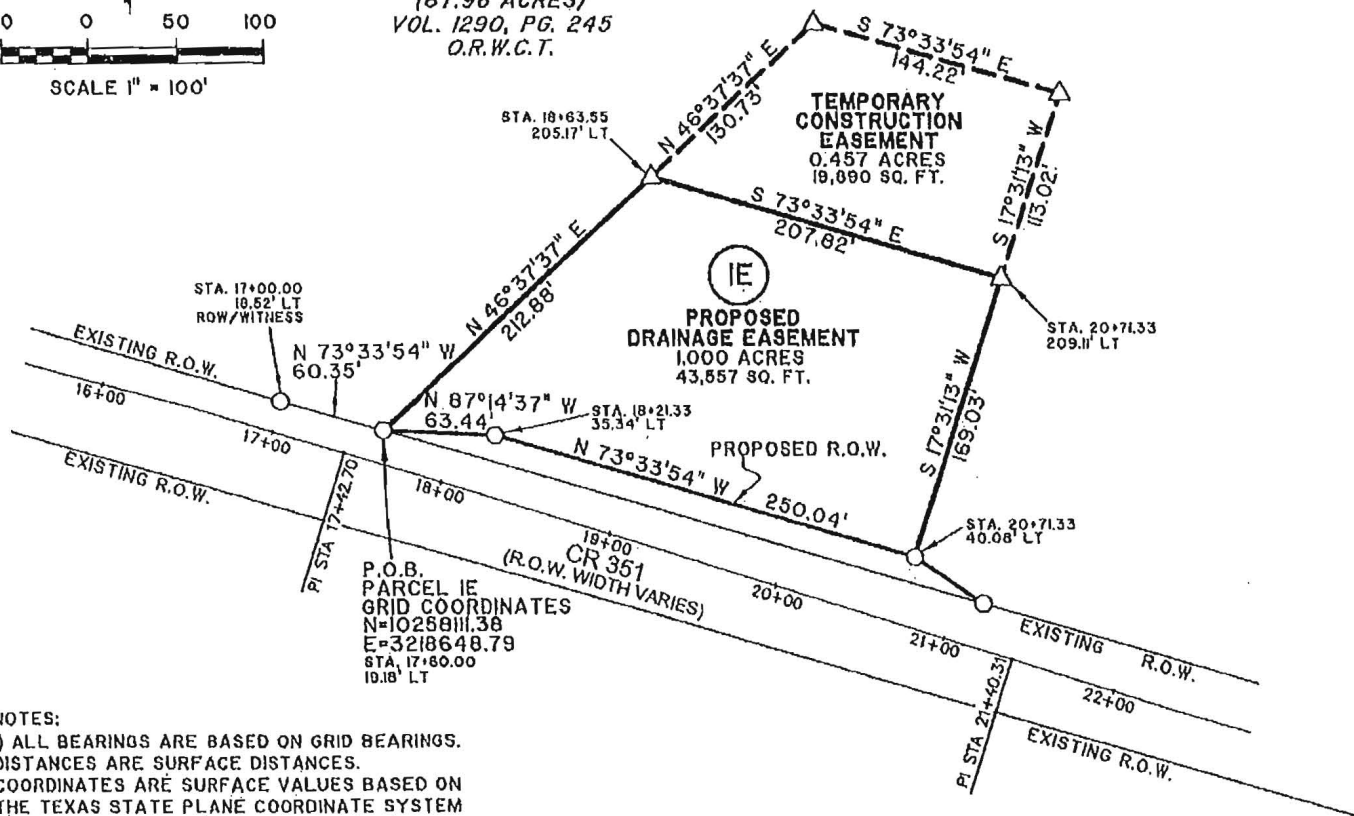
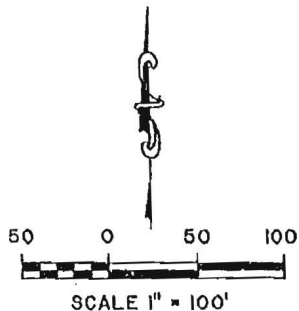
Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas 78664

# EXHIBIT A

## PLAT TO ACCOMPANY DESCRIPTION

JOHN ROBINSON SURVEY  
ABSTRACT NO. 534

SCHWERTNER FARMS, INC.  
FIRST TRACT  
(67.96 ACRES)  
VOL. 1290, PG. 245  
O.R.W.C.T.



### NOTES:

1) ALL BEARINGS ARE BASED ON GRID BEARINGS.  
DISTANCES ARE SURFACE DISTANCES.  
COORDINATES ARE SURFACE VALUES BASED ON  
THE TEXAS STATE PLANE COORDINATE SYSTEM  
NAD 83, CENTRAL ZONE, USING A COMBINED  
SURFACE ADJUSTMENT OF 1.00013.

2) THIS SURVEY WAS PERFORMED WITHOUT  
BENEFIT OF A TITLE REPORT. THERE MAY BE  
EASEMENTS OR OTHER ENCUMBRANCES UPON  
THIS TRACT THAT ARE NOT DEPICTED HEREON.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

*M. Stephen Truesdale* 16 MAR 2012

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LP  
FIRM REGISTRATIN NO. 100591-00  
1504 CHISHOLM TRAIL RD., SUITE 103  
ROUND ROCK, TX 78681



### LEGEND

|            |  |
|------------|--|
| △          | CALCULATED POINT                             |
| ○          | IRSC W/ WILCO CAP                            |
| O.R.W.C.T. | OFFICIAL RECORDS<br>WILLIAMSON COUNTY, TEXAS |



PARCEL 1E  
1.000 ACRE  
43,557 SQUARE FEET