

## **TEMPORARY CONSTRUCTION EASEMENT**

County Road 258 Off Site Grading

### **KNOW ALL PERSONS BY THESE PRESENTS:**

That **MACNAK, LLC**, a Texas limited liability company (hereafter referred to as "Grantor"), whether one or more, in consideration of Ten and 00/100 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 "Grantee"), a temporary construction easement for the purpose of constructing and/or reconstructing a driveway and or roadway entrance(s) and connections to and across the remaining property of Grantor and adjacent properties, and any associated site grading and drainage therewith ("Project"), in, along, upon and across the property described in Exhibit "A" ("the Property") as necessary to carry out the purposes of this easement. The construction, reconstruction and/or removal of any improvements, driveway, roadways, curbs, trees, grading cut/fill, slope, or other related improvements, facilities or site modification on or to the Property shall be in the location of, subject to, and shall substantially comply with any notes, details, specifications or other requirements or restrictions as shown on the plan sheets attached as Exhibit "B" and incorporated herein, or as otherwise subsequently modified and agreed to between the parties in writing.

The parties agree further as follows:

Following completion of work within the temporary construction easement area described in Exhibit "A", Grantee shall at its expense and within ninety (90) days of completion of the work restore any Property injured or damaged by Grantee's use of the Property and activities thereon, including specifically landscaping, irrigation, parking, pavement, or vegetation, as closely as possible to substantially the same condition or better than existed previous to Grantee's entry upon the Property, or otherwise in compliance with the specifications as set out on the plans in Exhibit "B", taking into consideration the use and purposes to which the Property is to be put.

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 and improvements constructed within the easement area, if any, shall fully revert to Grantor, Grantor's successors, and assigns, and all interest conveyed shall terminate on the earlier of (a) the expiration of nine (9) months after the date of Grantee's first entry upon the Property for the purposes granted herein, (b) on the date of completion of construction of the Project, or (c) on December 31, 2024, whichever occurs first.

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.

At no time during the grant of this easement shall Grantor be denied reasonable driveway ingress and egress to its remaining property for the purposes to which the parent tract is currently being put, unless there is an agreement between Grantor and Grantee to do so in advance.

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

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective the 6<sup>th</sup> day of July, 2022.

**GRANTOR:**

MACNAK, LLC,  
a Texas limited liability company

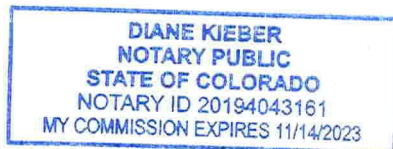
By: Bruce E. Nakfoor  
Bruce E. Nakfoor, Member and  
Authorized Signatory

**ACKNOWLEDGMENT**

STATE OF COLORADO

COUNTY OF Pitkin §  
§

This instrument was acknowledged before me on this the 6<sup>th</sup> day of July, 2022 by Bruce E. Nakfoor, in the capacity and for the purposes and consideration recited therein.



Diane Kieber  
Notary Public, State of Colorado

**ACCEPTED AND AGREED BY GRANTEE:**

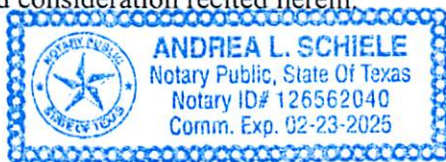
WILLIAMSON COUNTY, TEXAS

By: Bill Gravell, Jr.  
Bill Gravell, Jr.  
County Judge

**Acknowledgment**

State of Texas           §  
                                  §  
County of Williamson   §

This instrument was acknowledged before me on this the 20<sup>th</sup> day of July, 2022 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.



Andrea L. Schiele  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, PLLC  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S MAILING ADDRESS:**

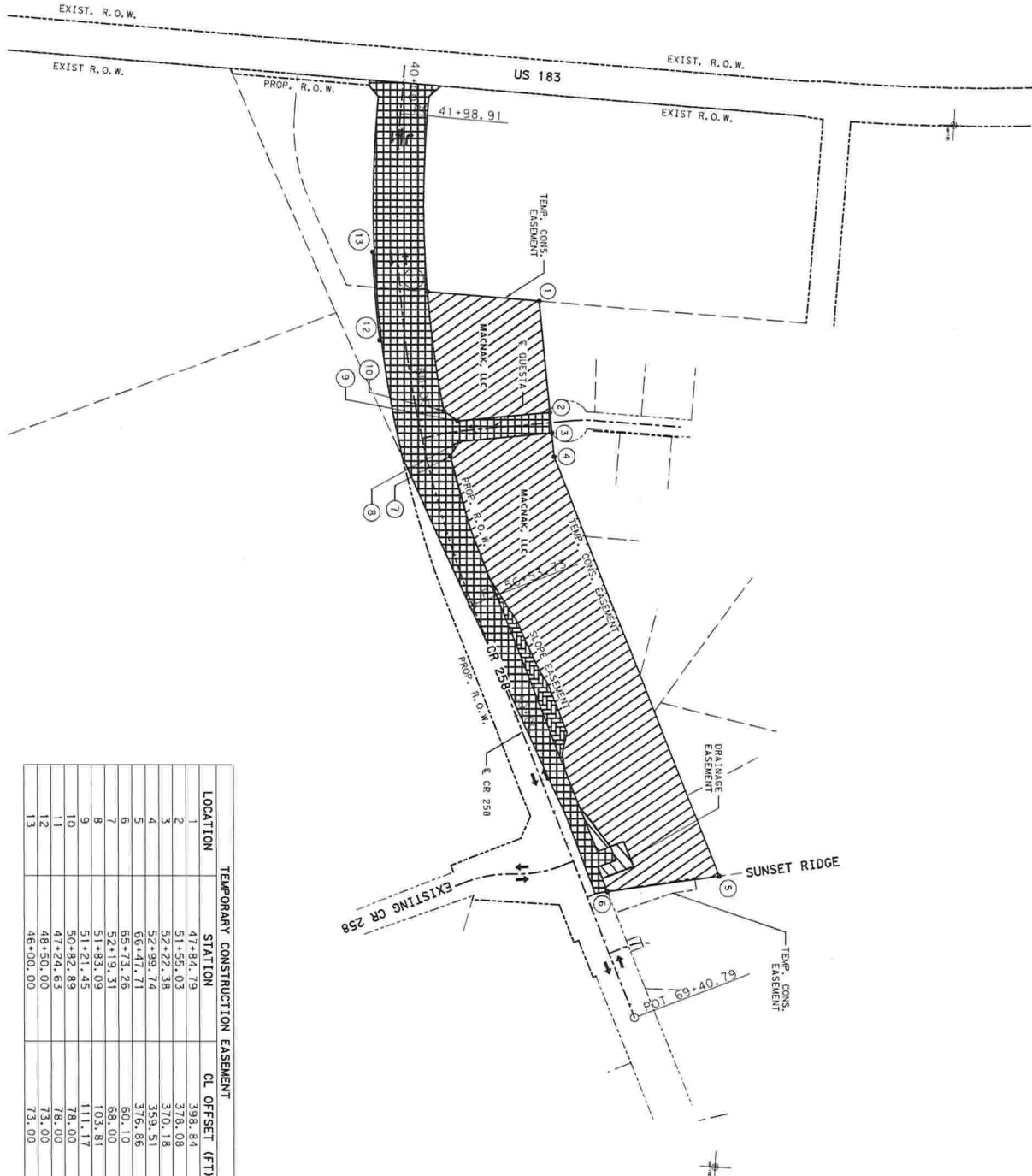
Williamson County, Texas  
Attn: County Auditor  
710 Main Street, Suite 101  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**

Process

3/14/2022 5:22

P:\2019\00541\ND, Drawings\Exhibit A\CR258-Exhibit A, plat.dgn



LOCATION	STATION	CL OFFSET (FT)
1	47+86.79	398.84
2	51+55.03	378.08
3	52+22.38	370.18
4	52+99.74	359.51
5	66+47.11	376.86
6	65+13.26	60.10
7	32+13.51	68.00
8	51+83.09	103.81
9	51+21.05	111.17
10	50+82.85	78.00
11	47+24.63	78.00
12	48+50.00	73.00
13	48+50.00	73.00



LEGEND

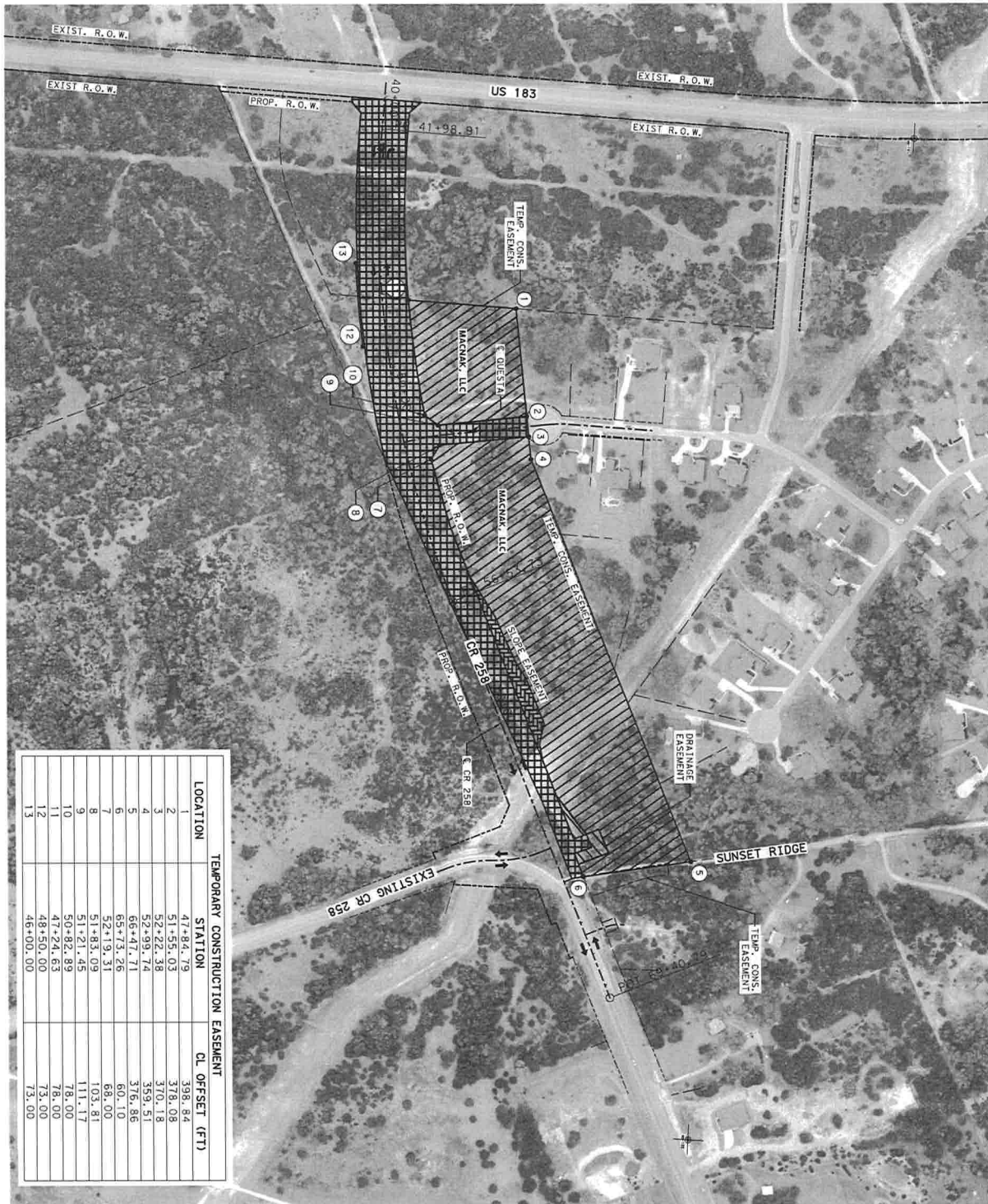
- TEMP. CONS. EASEMENT
- PROP. ROW
- DRAINAGE EASEMENT
- SLOPE EASEMENT


  
**AMERICAN**  
**STRUCTUREPOINT**  
 INC.  
 3115 TULLY ROAD, SUITE 200  
 FARMINGTON, CT 06030  
 TEL: 860.633.7600  
 FAX: 860.633.7601  
 WWW.STRUCTUREPOINT.COM

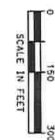

  
**WILLIAMSON**  
**COUNTY**  
 TEXAS

**CR 258 EXTENSION**  
**EXHIBIT A**  
**MACNAK, LLC**  
**TEMPORARY CONSTRUCTION**  
**EASEMENT**

SECTION	GRAPHICS	CHECK	CHECK	SHEET 1 OF 1
AMP	TRAC	FO	RJZ	
STATE	COUNTY	PREDICT		
TX	WILCO	PCT 2		1



LOCATION	STATION	CL OFFSET (FT)
1	41+82.19	338.84
2	51+55.03	318.08
3	52+22.38	310.18
4	52+99.14	359.51
5	66+41.11	316.86
6	65+13.26	80.10
7	52+13.31	88.00
8	51+61.09	103.81
9	51+21.45	111.07
10	50+62.89	76.00
11	47+24.63	75.00
12	48+50.00	73.00
13	46+00.00	73.00



LEGEND

- TEMP. CONS. EASEMENT
- PROP. ROW
- DRAINAGE EASEMENT
- SLOPE EASEMENT

**AMERICAN**
  
**STRUCTUREPOINT**
  
 INC.
   
 11170 W. 25th Ave.
   
 Suite 200
   
 Greenwood Village, CO 80120
   
 (303) 441-4400

**WILLIAMSON**
  
**COUNTY**
  
 1818
   
**CR 258 EXTENSION**
  
**EXHIBIT A**
  
**MACNAK, LLC**
  
**TEMPORARY CONSTRUCTION**
  
**EASEMENT**

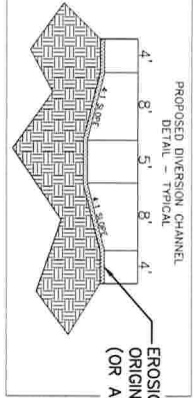
DESIGN	CHECK	DATE	BY
ADP	RAC	FG	RJZ
STATE	COADY	PRESENT	
TX	WILCO	PCT 2	



SHEET NO.  
1 OF 6

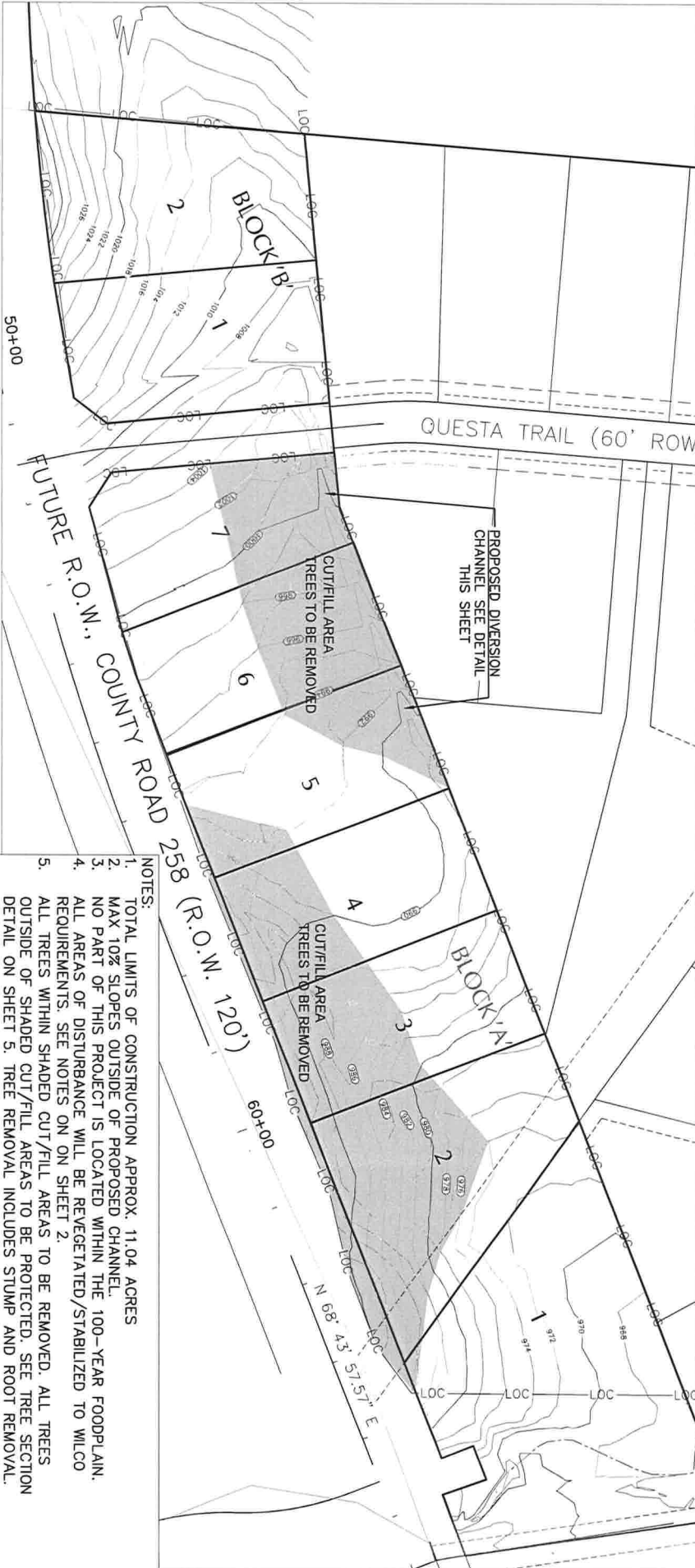
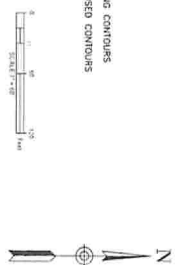
SHEET INDEX	
<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	COVER SHEET
2	NOTES SHEET
3	GRADING SHEET
4	SWPP SHEET
5	TREE PROTECTION
6	DETAILS SHEET





EROSION CONTROL MATTING  
ORIGINAL CURLEX EROSION CONTROL BLANKET  
(OR APPROVED EQUAL) TO 4' OUTSIDE OF CHANNEL

**LEGEND**  
— EXISTING CONTOURS  
— PROPOSED CONTOURS



- NOTES:**
1. TOTAL LIMITS OF CONSTRUCTION APPROX. 11.04 ACRES
  2. MAX 10% SLOPES OUTSIDE OF PROPOSED CHANNEL.
  3. NO PART OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  4. ALL AREAS OF DISTURBANCE WILL BE REVEGETATED/STABILIZED TO WILCO REQUIREMENTS. SEE NOTES ON SHEET 2.
  5. ALL TREES WITHIN SHADED CUT/FILL AREAS TO BE REMOVED. ALL TREES OUTSIDE OF SHADED CUT/FILL AREAS TO BE PROTECTED. SEE TREE SECTION DETAIL ON SHEET 5. TREE REMOVAL INCLUDES STUMP AND ROOT REMOVAL.
  6. TOPSOIL TO BE STOCKPILED AND PLACED OVER EMBANKMENT ON-SITE.
  7. 4" MIN. THICKNESS EMBANKMENT TO BE PLACED AND COMPACTED TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

DATE: 10-04-2022		PROJECT NO.: 651 SP3 CR258 EXT	
DESIGNED BY: JH & BH		DRAWN BY: JH	
CHECKED BY: JH		REVIEWED BY:	
BY:		DATE:	
REVISION:			

**Haynie Consulting, Inc.**  
CONSULTING, INC.  
3121272466

**Haynie Consulting, Inc.**  
3121272466

**Haynie Consulting, Inc.**  
3121272466

**Haynie Consulting, Inc.**  
3121272466

**Haynie Consulting, Inc.**  
3121272466

**Haynie Consulting, Inc.**  
3121272466

**SITE PLAN 3 - CR 258 EXTENSION  
GRADING PLAN  
(10% MAX SLOPE)**

**WILLIAMSON COUNTY, TEXAS**

**SHEET NO.  
3 OF 6**



NO.	REVISION	BY	DATE	REVISION BY:
1			18-Feb-2022	
2				
3				
4				
5				
6				
7				
8				
9				
10				

DATE: 18-Feb-2022  
 PROJECT NO: 651 917 CR258 EXT  
 DESIGNED BY: TH & BB  
 DRAWN BY: BB  
 CHECKED BY: TH  
 REVISION BY:

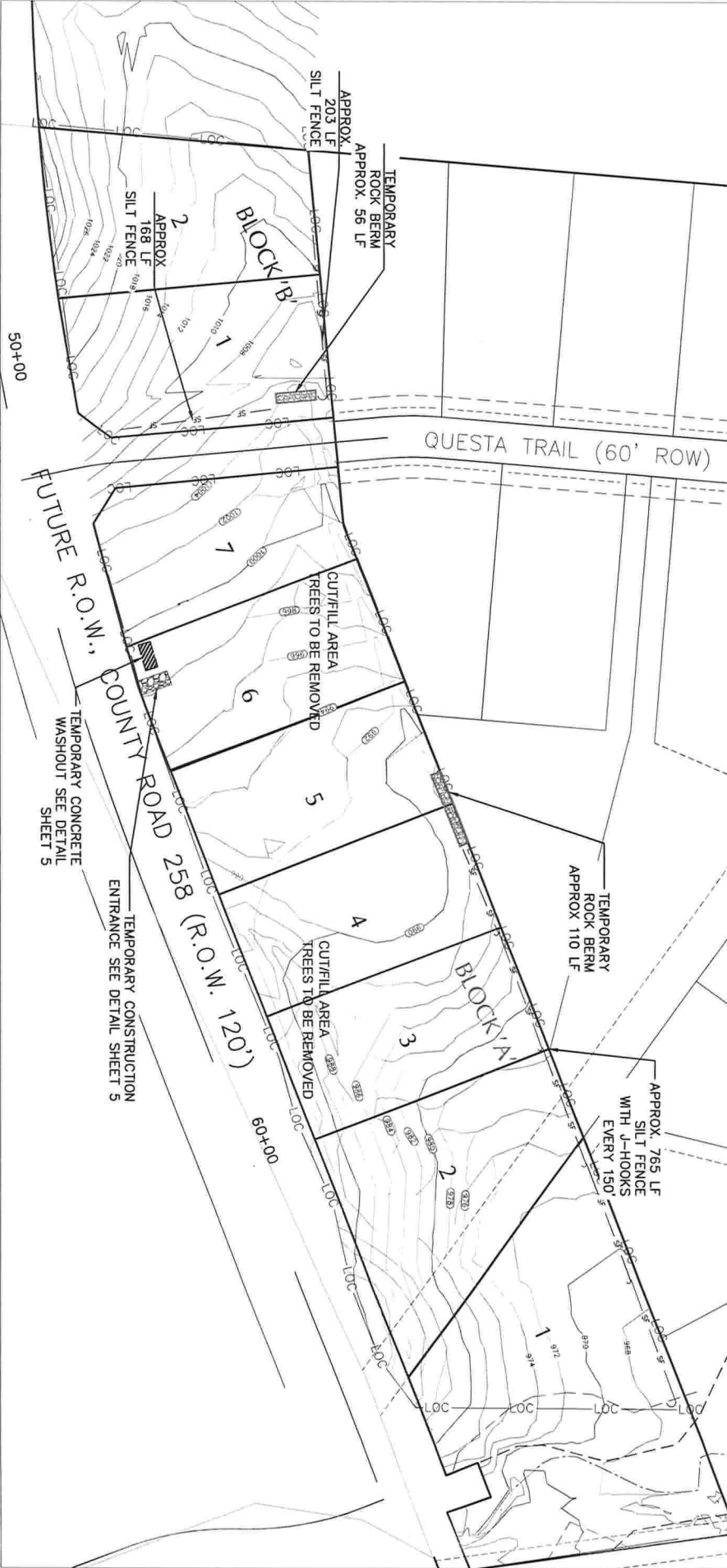
811  
 Call before you dig.  
 One call makes it easy to find underground utilities. Call 811 and you'll be connected to the right people. It's free and it's fast. Call 811 today.

18-Feb-2022

Haynie Consulting, Inc.  
 10101 Rosswood Lane  
 Dallas, Texas 75244  
 TEL: 972.767.1000  
 FAX: 972.767.1001  
 512.917.2446

**SITE PLAN 3 - CR 258 EXTENSION**  
**STORM WATER POLLUTION PREVENTION PLAN**  
 WILLAMSON COUNTY, TEXAS

SHEET NO.  
**4 OF 6**

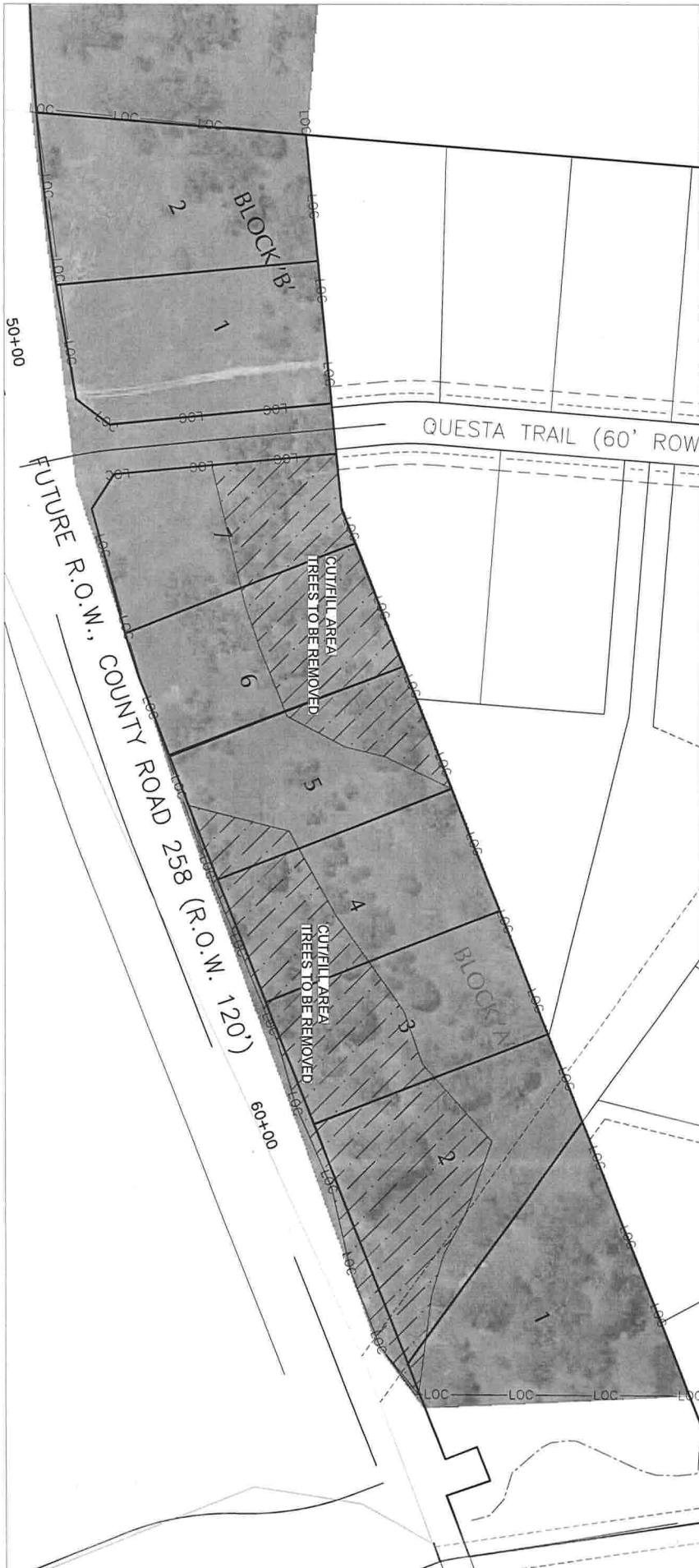


**LEGEND**

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	TEMPORARY SILT FENCE
---	TEMPORARY ROCK BERM
---	TEMPORARY CONSTRUCTION ENTRANCE
---	TEMPORARY CONSTRUCTION ENTRANCE
---	CONCRETE WASHOUT



- NOTES:
1. ALL TREES WITHIN SHADED CUT/FILL AREAS TO BE REMOVED. ALL TREES OUTSIDE OF SHADED CUT/FILL AREAS TO BE PROTECTED. SEE TREE SECTION DETAIL ON SHEET 5. TREE REMOVAL INCLUDES STUMP AND ROOT REMOVAL.



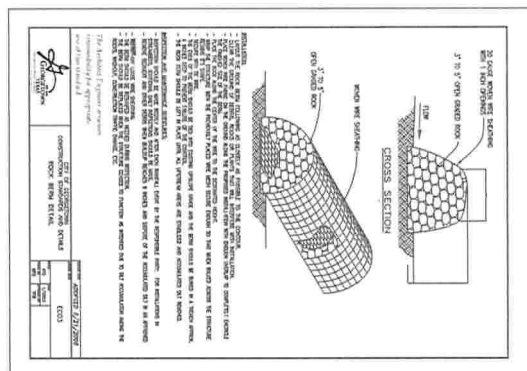
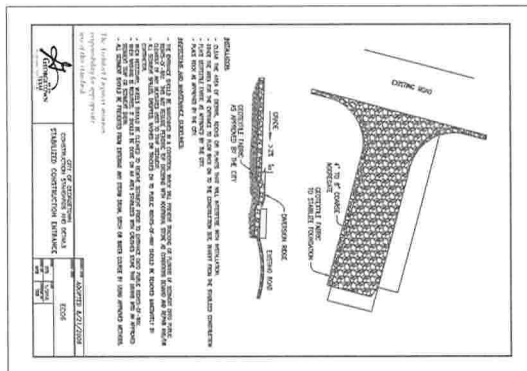
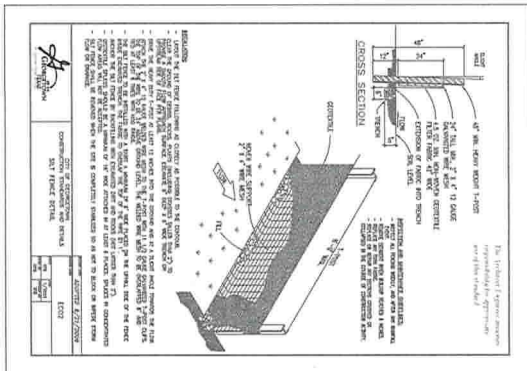
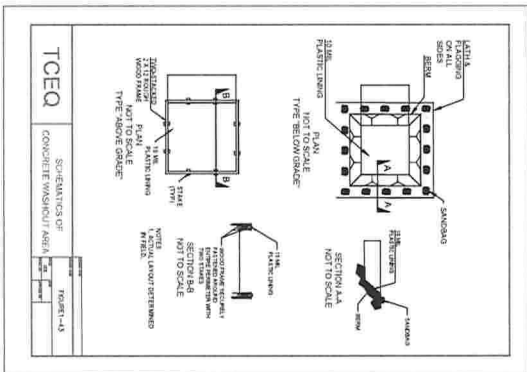
DATE: 16-Feb-2022	PROJECT NO. 651 SPT CR 258 EXT
DESIGNED BY: TH & HH	DRAWN BY: HH
CHECKED BY: TH	REVIEWED BY:



**HAYNIE CONSULTING, INC.**  
 100354800  
 10000 Woodloch Lane  
 Suite 200, Texas 76044  
 Fort Worth, Texas 76116  
 817.337.2486

**SITE PLAN 3 - CR 258 EXTENSION  
 TREE REMOVAL  
 & PROTECTION  
 WILLIAMSON COUNTY, TEXAS**

**SHEET NO.  
 5 OF 6**



- QUANTITIES:
1. SELECT FILL = 1,670-CU.YD.
  2. ROCK BERM = 166-L.F.
  3. SILT FENCE = 1,136-L.F.
  4. DRAINAGE DITCH = 410-L.F.
  5. ORIGINAL CURLEX = 133-SQ.YD.
  6. TREE REMOVAL INCLUDES STUMP AND ROOT REMOVAL = LUMP SUM
  7. TOP SOIL REMOVE, STOCKPILE AND INSTALL AT MIN. 4-INCHES THICKNESS OVER EMBANKMENT = LUMP SUM
  8. REVEGETATION OF ALL DISTURBED AREAS = LUMP SUM