

TEMPORARY CONSTRUCTION WORKSPACE EASEMENT

Skyview Road Bridge Improvements

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§ **KNOW ALL MEN BY THESE PRESENTS:**

That JAN A. HUTCHINSON and RYANN SAATHOFF, 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 2nd day of July, 2025.

GRANTOR:


Jan A. Hutchinson


Ryan Saathoff

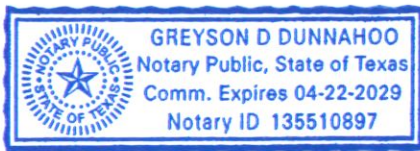
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

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This instrument was acknowledged before me on this the 2nd day of July, 2025 by Jan A. Hutchinson, in the capacity and for the purposes and consideration recited therein.




Notary Public, State of Texas

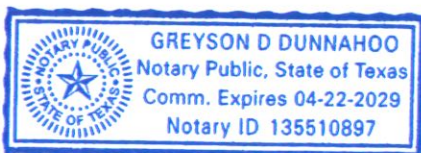
ACKNOWLEDGMENT

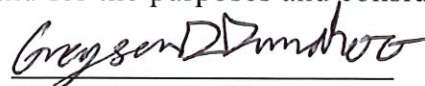
STATE OF TEXAS

COUNTY OF Williamson

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§

This instrument was acknowledged before me on this the 2nd day of July, 2025 by Ryan Saathoff, in the capacity and for the purposes and consideration recited therein.




Notary Public, State of Texas

ACCEPTED AND GREED:

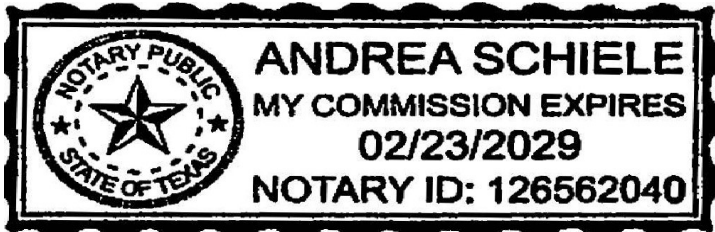
WILLIAMSON COUNTY, TEXAS

By: 
Steven Snell
County Judge

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on Jul 17, 2025 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 "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 2E

Page 1 of 5
June 20, 2025

PROPERTY DESCRIPTION FOR PARCEL 2E

DESCRIPTION OF A 0.0940 ACRE (4,096 SQ. FT.) EASEMENT LOCATED IN THE SAMUEL DAMON SURVEY, SECTION NO. 11, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.909 ACRE TRACT OF LAND, DESCRIBED AS A PORTION LOT 10, THE PLACE, AN UNRECORDED SUBDIVISION, IN A DEED TO JAN A. HUTCHINSON, RECORDED APRIL 16, 1997 IN DOCUMENT NO. 1997016441, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.0940 ACRE (4,096 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, recorded in Volume No. 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), for a north corner of said 2.909 acre tract;

THENCE, South 87°05'06" West, with the existing centerline of said Starwood Drive, a distance of **71.40 feet** to a calculated point on the existing centerline of Skyview Drive, a 40-foot wide roadway easement, recorded in Volume No. 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner 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 in Document No. 2015064665, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), from which a mag nail with shiner stamped "EXACTA" found bears South 87°05'06" West, a distance of 3.28 feet;

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

THENCE, North 78°15'03" East, 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-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** on the east line of the existing right-of-way of said Skyview Drive;

THENCE, South 11°44'57" East, with the existing east right-of-way line of said Skyview Drive, a distance of **182.14 feet** to calculated point (Surface Coordinates: N=10,164,366.04, E=3,093,368.92) for the northwest corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, departing the existing east right-of-way line of said Skyview Drive, over and across said 2.909 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) **South 86°33'56" East**, a distance of **36.26 feet** to a calculated point, for the northeast corner of the easement described herein, and
- 2) **South 30°56'23" East**, a distance of **93.75 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, same being the south line of said 2.909 acre tract and the north line of a called 1.00 acre tract of land 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., for the southeast corner of the easement described herein,

EXHIBIT "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 2E

Page 2 of 5
June 20, 2025

THENCE, with the approximate centerline of said Spanish Oak Creek, same being the common line of said 2.909 acre tract and said 1.00 acre tract, the following two (2) courses and distances numbered 3-4:

- 3) **South 48°45'15" West**, a distance of **22.58 feet** to a calculated point, and
- 4) **South 55°31'24" West**, a distance of **17.82 feet** to a calculated point on the proposed east right-of-way line of said Skyview Drive, 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 2.909 acre tract and said 1.00 acre tract, with the proposed east right-of-way line of said Skyview Drive, the following three (3) courses and distances numbered 5-7:

- 5) **North 30°56'23" West**, a distance of **60.01 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set,
- 6) **North 11°44'56" West**, a distance of **29.13 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set**, and
- 7) **South 78°15'03" West**, a distance of **10.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** on the existing east right-of-way line of said Skyview Drive;

THIS SPACE INTENTIONALLY LEFT BLANK

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 2E

8) **THENCE, North 11°44'57" West**, a distance of **30.24 feet** to the **POINT OF BEGINNING**, and containing 0.0940 acres (4,096 sq. ft.) of land.

**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.

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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.

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

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

SAMUEL DAMON SURVEY
ABSTRACT NO. 170

STARWOOD DRIVE
40' WIDE ROADWAY EASEMENT
VOL. 672, PAGE 96
D.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)

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

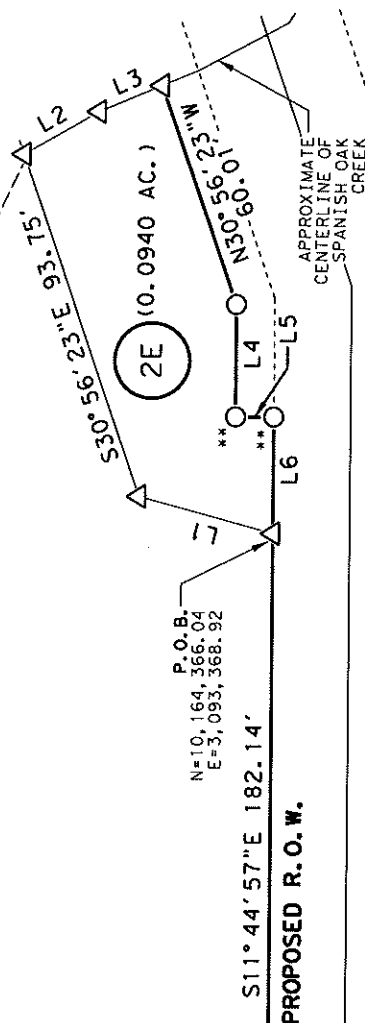
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
CALLED 2.606 AC.
DOC. NO. 2015064665
O.P.R.W.C. TX.

PORTION OF LOT 7
THE PLACE
(UNRECORDED SUBDIVISION)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S86°33'56"E	36.26'
L2	S48°45'15"W	22.58'
L3	S55°31'24"W	17.82'
L4	N11°44'56"W	29.13'
L5	S78°15'03"W	10.00'
L6	N11°44'57"W	30.24'

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)



S11°44'57"E 182.14'
PROPOSED R.O.W.

N78°15'03"E 20.00'
S11°44'57"E 205.80'
(N10°00'30"W 452.76')

SEE
DETAIL "A"

FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 2E\2E_ORD10.12.dwg
PAGE 4 OF 5
REF: FIELD NOTE NO. 51484



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

SAM

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
JAN A. HUTCHINSON
TEMPORARY CONSTRUCTION
EASEMENT 2E
0.0940 AC. (4,096 SQ. FT.)

EXISTING 2.909 AC. ACQUIRE 0.000 AC. REMAINING 2.909 AC.

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL SET (UNLESS NOTED)
- 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)
- ⊙ COTTON SPINDLE FOUND
- ⊗ "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
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

6/20/25
DATE

SAM

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

PARENT TRACT
NOT TO SCALE

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)

APPROXIMATE
CENTERLINE OF
SPANISH OAK
CREEK

P.O.B.

S11°44'57"E
182.14'

PROPOSED R.O.W.

SKYVIEW DRIVE

S11°44'57"E 205.80'

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)

(N10°00'30"W
452.76')
S11°44'57"E
205.80'

TIMOTHY S. TARBELL AND
PATRICIA TARBELL
CALLED 2.606 AC.
DOC. NO. 2015064665
O.P.R.W.C.TX.

PORTION OF LOT 7
THE PLACE
(UNRECORDED SUBDIVISION)

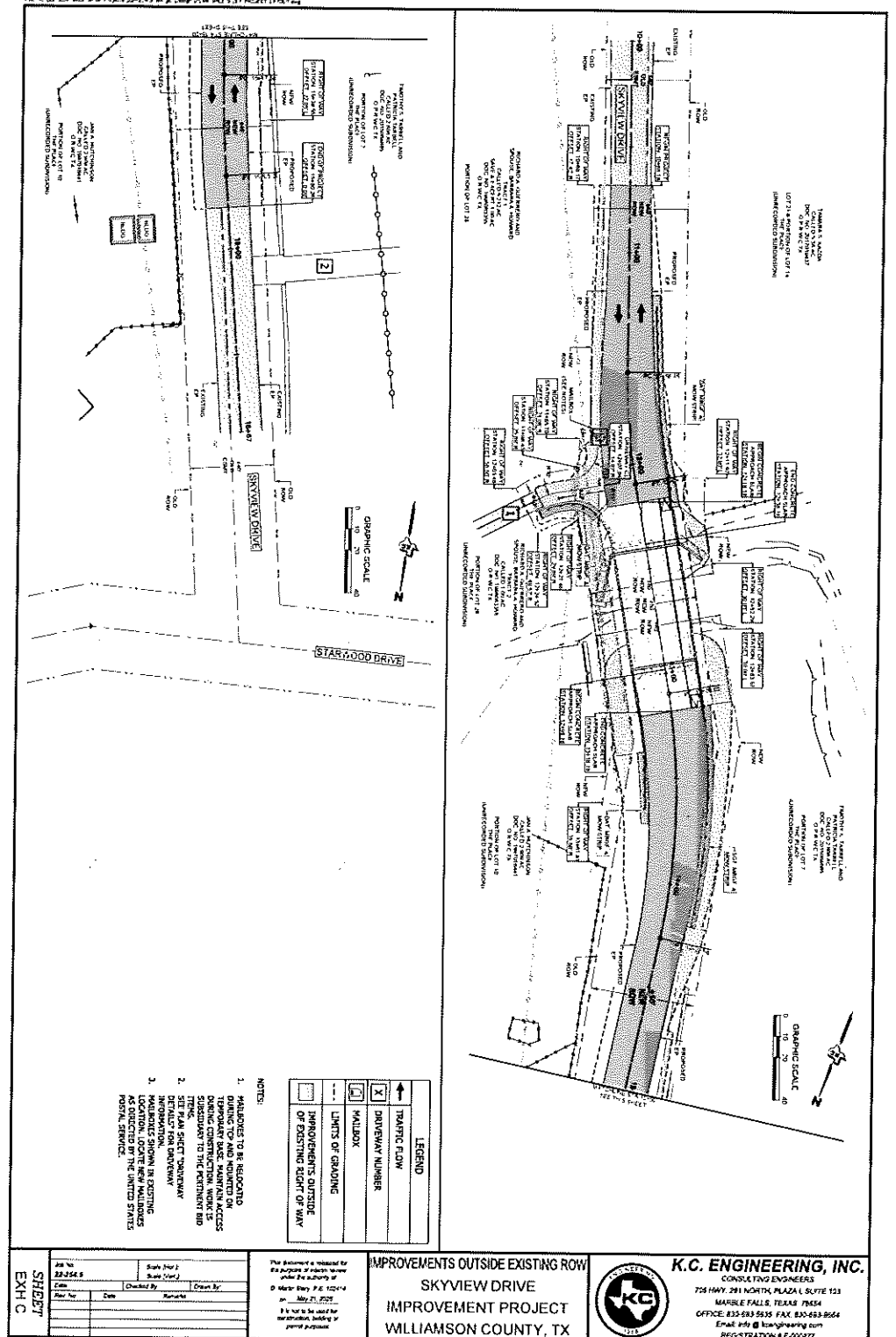
WITH SHINER
"EXACTA"
FOUND

DETAIL "A"
NOT TO SCALE

FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 2E\2E.ORD10.12.dwg
PAGE 5 OF 5
REF. FIELD NOTE NO. 51484
EXISTING 2.909 AC. ACQUIRE 0.000 AC. REMAINING 2.909 AC.

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JAN A. HUTCHINSON
TEMPORARY CONSTRUCTION
EASEMENT 2E
0.0940 AC. (4,096 SQ. FT.)

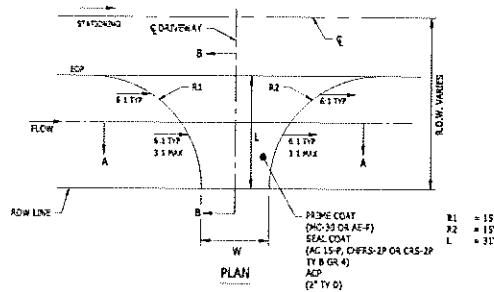
EXHIBIT "B" (PAGE 1 OF 2)



IMPROVEMENTS OUTSIDE EXISTING ROW
 SKYVIEW DRIVE
 IMPROVEMENT PROJECT
 WILLIAMSON COUNTY, TX

K.C. ENGINEERING, INC.
 CONSULTING ENGINEERS
 725 HWY. 291 NORTH, PLAZA 1, SUITE 123
 MARBLE FALLS, TEXAS 78654
 OFFICE: 817-593-5535 FAX: 817-593-8664
 Email: info@kcengineering.com
 REGISTRATION # 7-500477

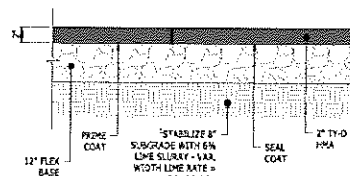
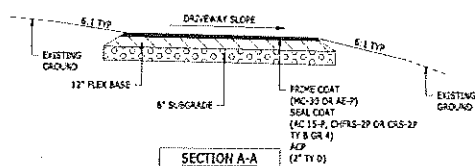
SHEET EXH C	Date: 2/25/15 Checked By: [Signature] Drawn By: [Signature]	The Engineer is licensed for the practice of engineering in the State of Texas. My Commission Expires: May 31, 2017	Notes: 1. IMPROVEMENTS TO BE SHOWN ON THIS SHEET ARE BASED ON THE LATEST AVAILABLE DATA AND FIELD SURVEY. 2. THE PLAN SHOWS THE EXISTING AND PROPOSED DRIVEWAY LOCATIONS AND WIDTHS. 3. THE PLAN SHOWS THE EXISTING AND PROPOSED DRIVEWAY LOCATIONS AND WIDTHS.
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NOTE:

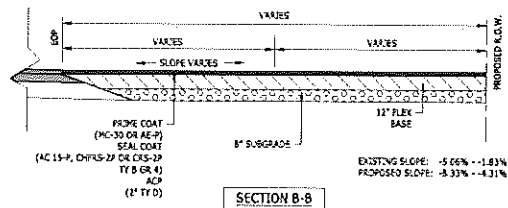
DRIVEWAY EXCAVATION
AND EMBANKMENT ARE
CONSIDERED SUBSIDIARY
TO THE PERTINENT BID
ITEMS.

K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
7708 HWY. 281 NORTH, PLAZA 1, SUITE 103
MANVILLE FALLS, TEXAS 76854
OFFICE: 817-433-8616 FAX: 817-433-9604
E-mail: info@kceengineering.com
REGISTRATION # F-000877



²THE RATE SHOWN FOR LIME TREATMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LIME TREATMENT RATE SHALL BE DETERMINED BY TESTING OF SUBGRADE MATERIAL ENCOUNTERED.

ASPHALT DRIVEWAY SECTION



DRIVEWAY DETAILS

N.T.S



Know what's below.
Call before you dig.

DRIVEWAY DETAILS
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX



D. Net 16

[illegible]

SHEET
13.1