

**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:



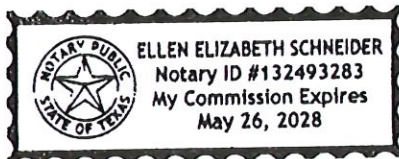
Timothy S. Tarbell

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:

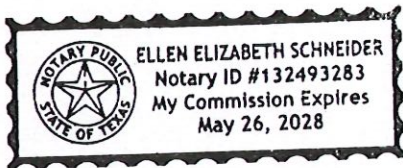
Patricia Tarbell
Patricia Tarbell

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

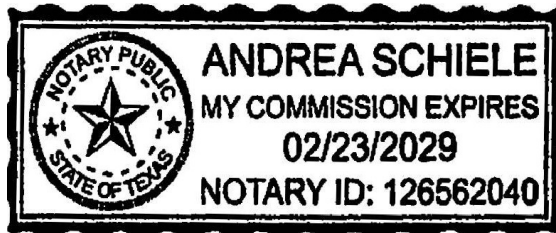
By: Snell
Steve Snell (Jul 16, 2025 22:59 CDT)

Steven Snell
County Judge

ACKNOWLEDGMENT

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.



Andrea Schiele

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.

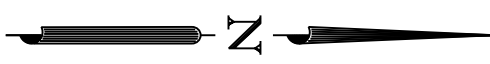
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

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

 6/20/25

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

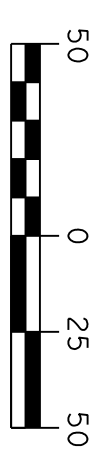
JAN A. HUTCHINSON
CALLED 2.909 AC.
DOC. NO. 1997016441
O.P.R.W.C. TX.
PORTION OF LOT 10
THE PLACE
(UNRECORDED SUBDIVISION)

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)

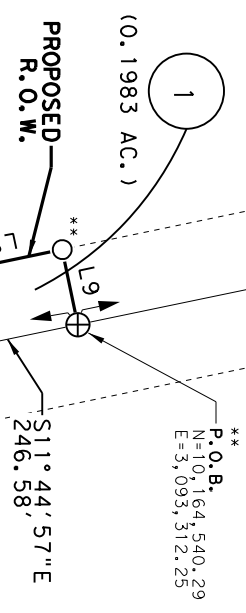
LINE TABLE

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



SAMITM
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"
10193731"

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]

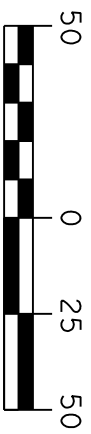
RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
CALLED 1.00 AC.
DOC. NO. 1996063355
O.R.W. C. TX.

PORTION OF LOT 28
THE PLACE
(UNRECORDED SUBDIVISION)

SEE
DETAIL "B"

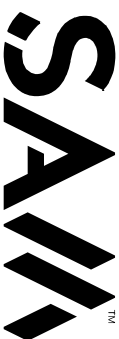
FILE: \\sami\inc\AUS\PROJECTS\1023084659A\100\Survey\03\Exhibit\skyview Drive\Parcel 1\Parcel-1 Page-2
EXISTING 2.606 AC. ACQUIRE 0.1983 AC. REMAINING 2.4077 AC. LEFT

PAGE 5 OF 7
REF. FIELD NOTE NO. 51152



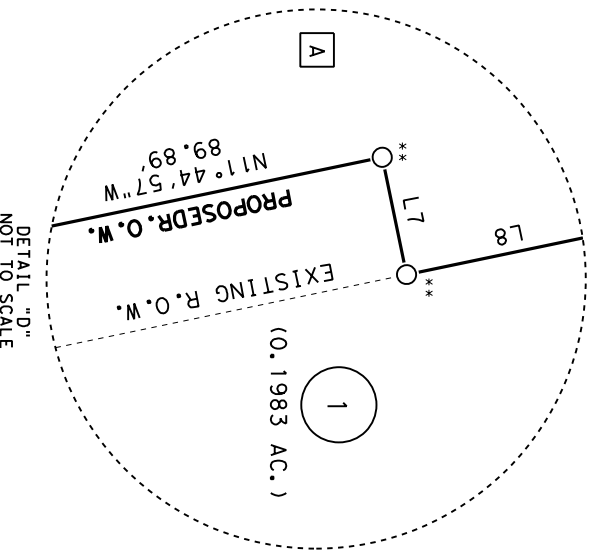
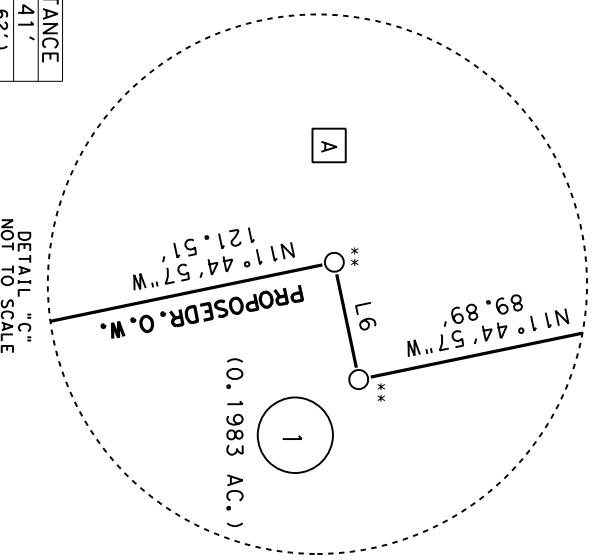
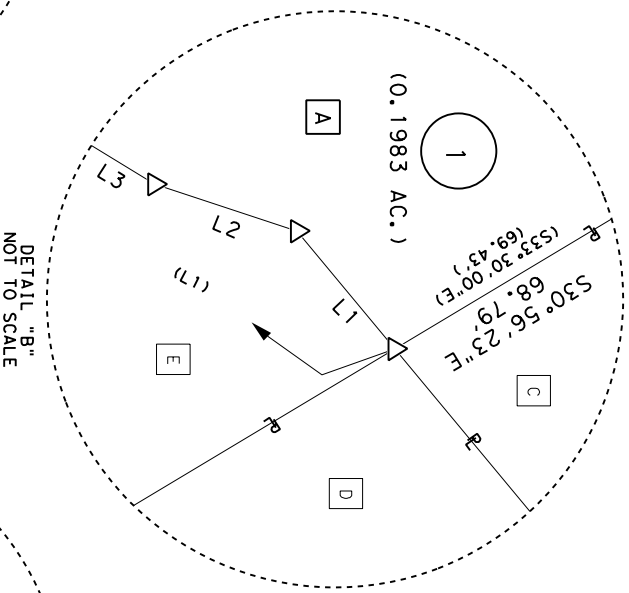
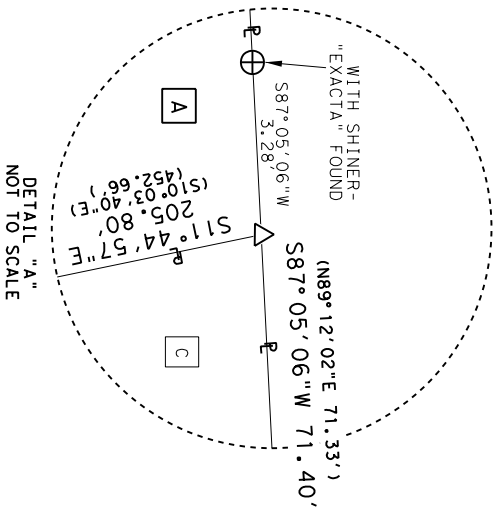
GRAPHIC SCALE
SCALE: 1" = 50'

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

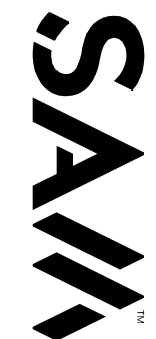
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1
0.1983 AC. (8,639 SQ. FT.)



LINE NO.	BEARING	DISTANCE
L1	S50°17'07"W (11)	6.41' (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



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
- ⊕ 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
- OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

NOTES:

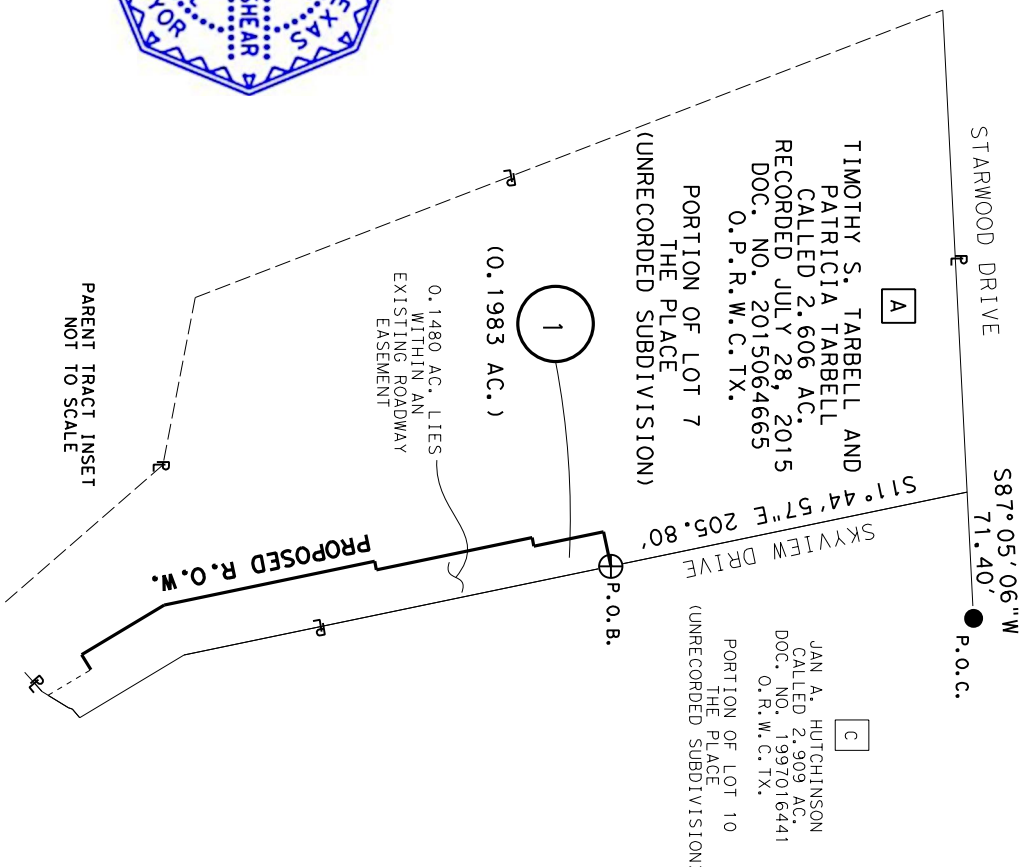
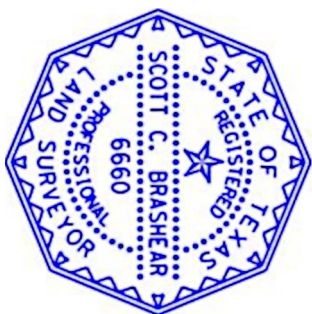
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT 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

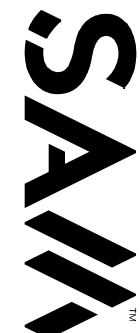
DATE

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

EXHIBIT “B”

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

Page 3 of 7
June 20, 2025

12) **North 78°15'03" East**, a distance of **25.00 feet** to the **POINT OF BEGINNING**, and containing 0.1122 acres (4,889 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 §
 § 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.

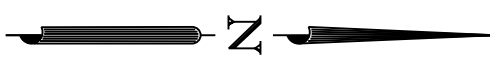
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

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



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)

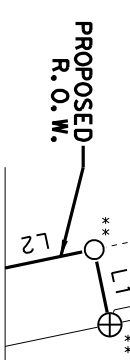
LINE TABLE

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



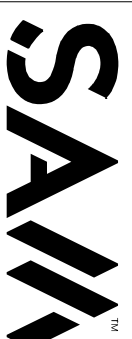
GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

MATCH LINE PAGE 5 OF 7



FILE: \\sami-inc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibit\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)

(0.1983 AC.)

1E

SEE
DETAIL "B"

SEE
DETAIL "C"

[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)

[E]

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

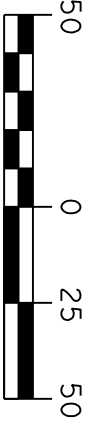
LOT 21 & PORTION OF LOT 14
THE PLACE
(UNRECORDED SUBDIVISION)

APPROXIMATE CENTERLINE OF
SPANISH OAK CREEK

SAMUEL DAMON SURVEY.
ABSTRACT NO. 170

LINE TABLE

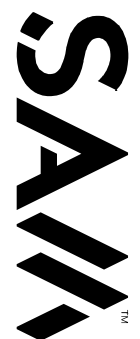
LINE NO.	BEARING	DISTANCE
L6	S30°56'23"E	54.46'
L7	N59°03'37"E	10.00'
L8	S30°56'23"E	28.13'
L11	S48°56'23"W	20.32'
L13	N78°15'03"E	25.00'



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

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.

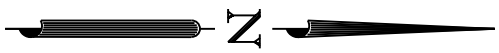
PAGE 5 OF 7
REF. FIELD NOTE NO. 51480

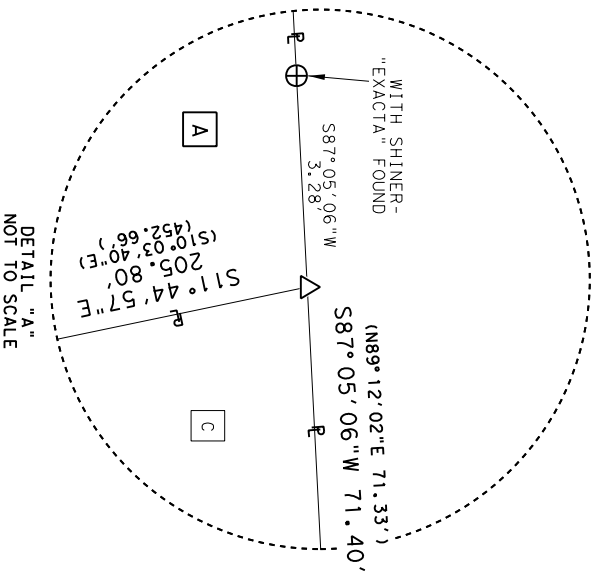


4801 Southwest Parkway
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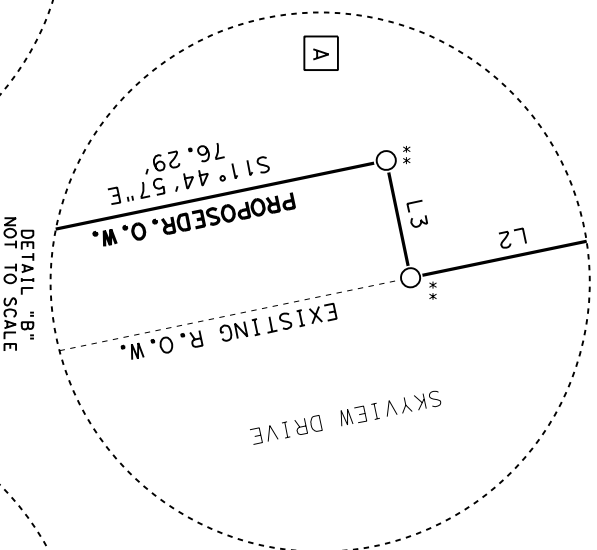
TEMPORARY CONSTRUCTION
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1E

0.1122 AC. (4.889 SQ. FT.)

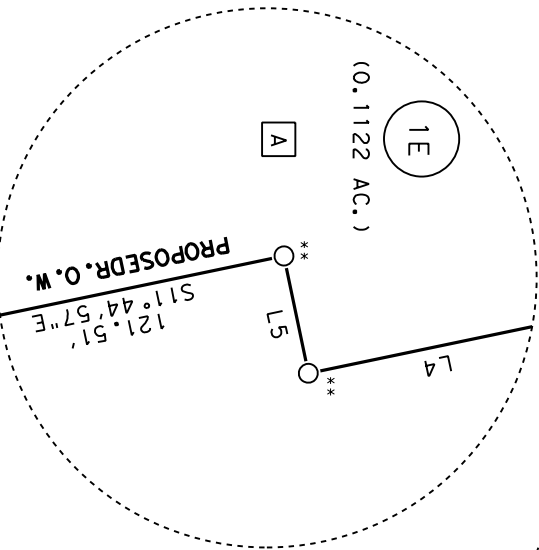




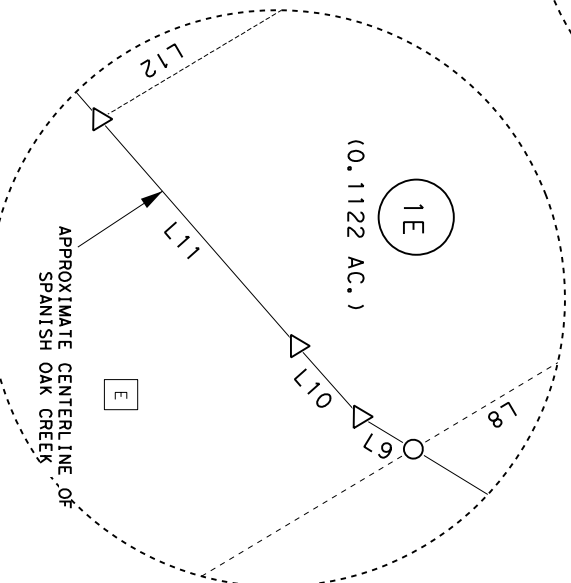
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

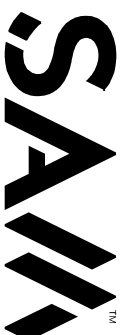


DETAIL "D"
NOT TO SCALE

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\Driv\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

PAGE 6 OF 7
REF. FIELD NOTE NO. 51480

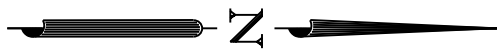
0.1122 AC. (4.889 SQ. FT.)

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
- ⊕ 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

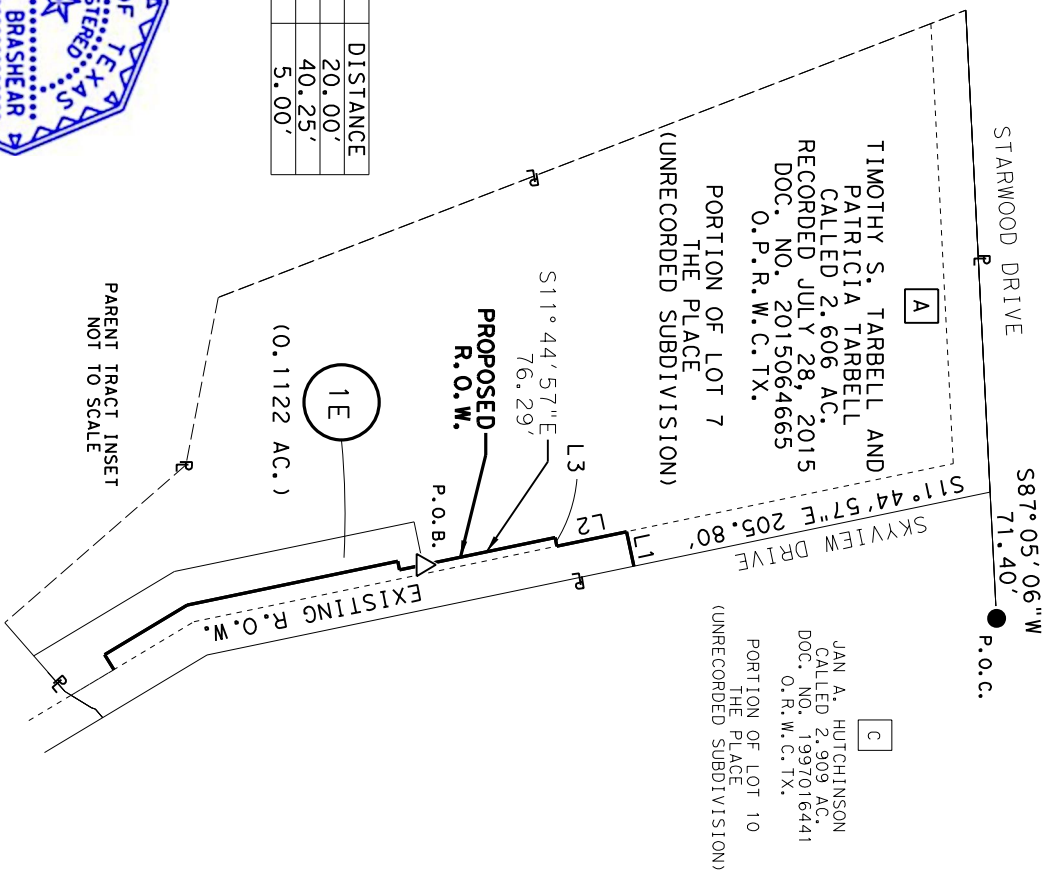
NOTES:

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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.



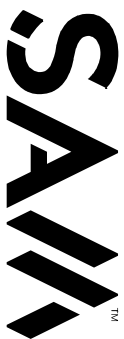
LINE TABLE

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'



FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03\Exhibit\skyview Drive\Parcel 1E\Parcel_1E_Page 7 OF 7

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



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Texas Firm Registration No. 10064300

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

6/20/25
DATE

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

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

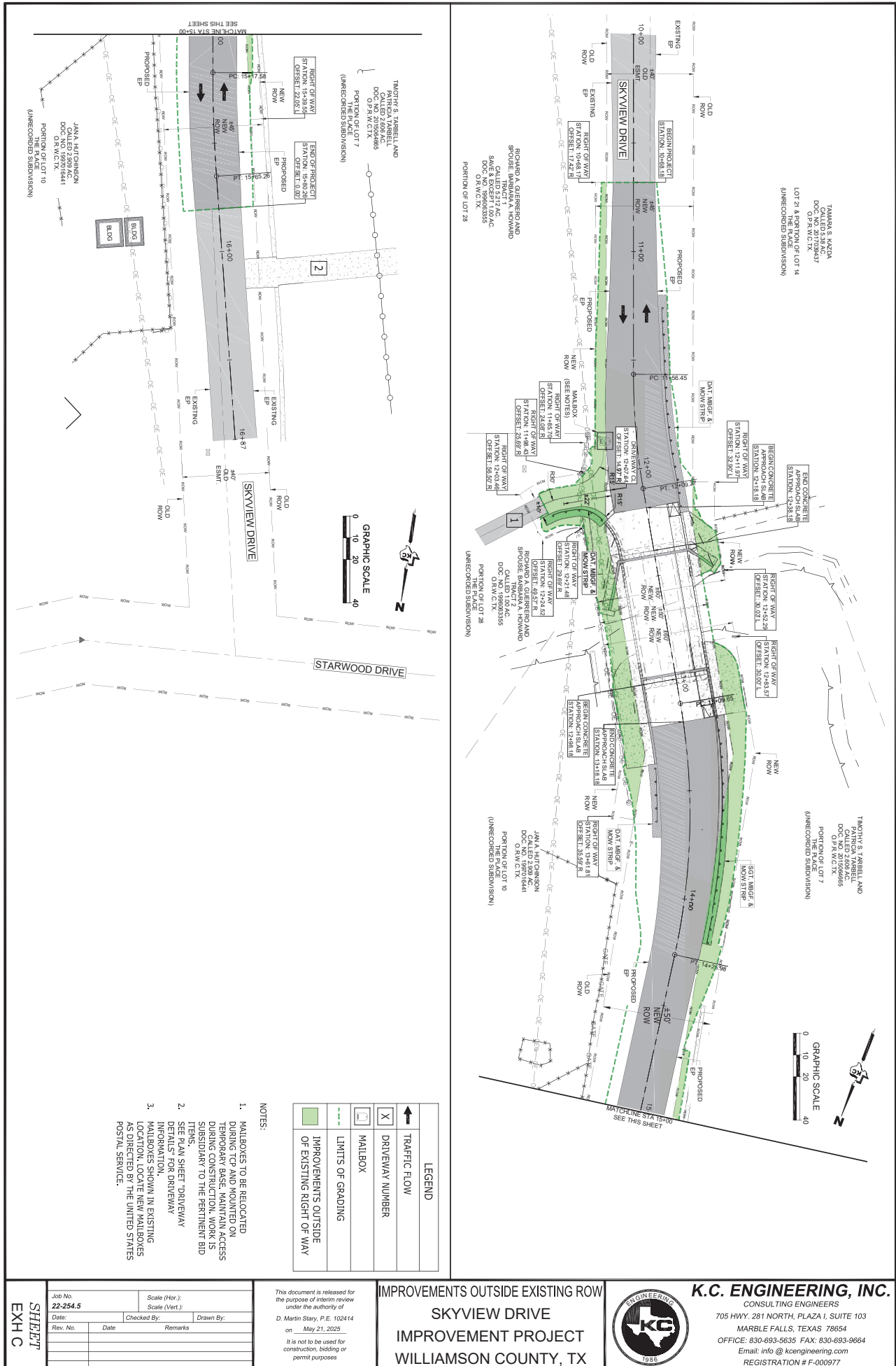
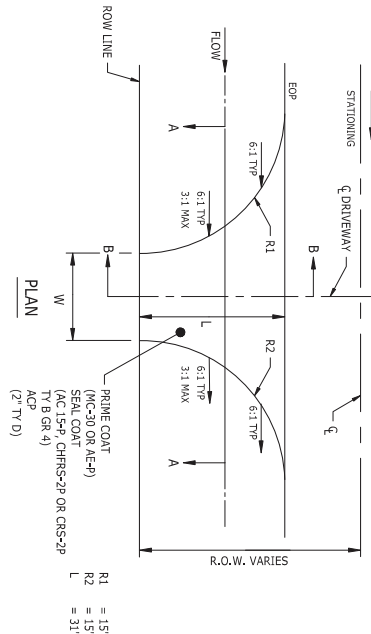
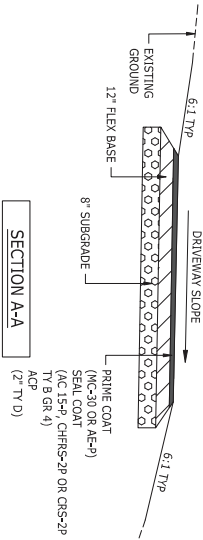
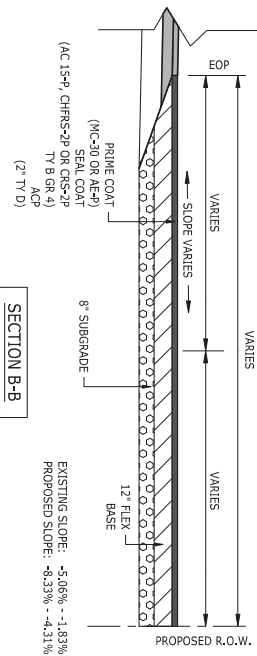


EXHIBIT "B" (PAGE 2 OF 2)

Date: May 06, 2025, 1:46pm User ID: brockl
File: K:\22-254 Wilco Small Projects\22-254.5 WA #5\Design\PLAN SHEETS\11.1 DRIVEWAY DETAILS.dwg

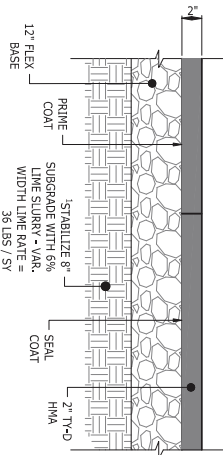
N.T.S

DRIVEWAY DETAILS



ASPHALT DRIVEWAY SECTION

1" RATE SHOWN FOR LINE TREATMENT IS FOR
INCREASING SUBBASES. THE LINE
TREATMENT RATE SHALL BE DETERMINED BY TESTING
OF SUBGRADE MATERIAL ENCOUNTERED.



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



Job No. 22-254.5	Scale (Hor.): Scale (Vert.):
Date: Rev. No.	Checked By: Date
Drawn By:	Remarks



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: 830-693-9864
Email: info @ kcengineering.com
REGISTRATION # F-000977