

**BOARD OF TRUSTEES
AGENDA**

<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special
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(A) REPORT ONLY RECOGNITION

**Presenter(s): ROLANDO SALINAS, DEPUTY SUPERINTENDENT FOR DISTRICT OPERATIONS
PEDRO FELAN, MAINTENANCE DIRECTOR**

Briefly describe the subject of the report or recognition presentation.

(B) Action Item

Presenter(s):

Briefly describe the action required.

CONSIDERATION AND POSSIBLE APPROVAL TO GRANT AN EASEMENT AND RIGHT OF WAY TO AEP TEXAS INC TO PROVIDE ELECTRICAL POWER TO THE EPHS TRACK PROJECT-DRESSING ROOM BUILDING.

(C) Funding Source: Identify the source of funds if any are required.

(D) Clarification: Explain any question or issues that might be raised regarding this item.



EAGLE PASS INDEPENDENT SCHOOL DISTRICT

TO: Samuel Mijares, Superintendent of Schools

FROM: Rolando Salinas, Deputy Superintendent for District Operations

DATE: May 1, 2026

SUBJECT: Agenda Item – Easement and Right of Way

Please find the agenda item that will be presented at the upcoming Board Meeting on May 12, 2026. This is in regards to grant an Easement and Right of Way to AEP Texas Inc. to provide electrical power to the EPHS Track Project-Dressing Room Building.

EASEMENT AND RIGHT OF WAY

EAGLE PASS INDEPENDENT SCHOOL DISTRICT, (“Grantor”), for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC.**, a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 (“Grantee”) the receipt and sufficiency of which is hereby acknowledged and confessed, has **GRANTED, SOLD, and CONVEYED**, and by these presents does **GRANT, SELL, and CONVEY** unto Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in Maverick County, Texas, to wit:

SEE EXHIBIT "A" AND "B", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL APPLICABLE PURPOSES. (the “Easement Area”)

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor’s adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee’s exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee’s improvements without the express written consent of Grantee.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2026.

[Rest of this page intentionally left blank-Signature page follows]

TX260834
WR#91355319

EAGLE PASS INDEPENDENT SCHOOL DISTRICT

By: _____
Jorge M. Barrera, School Board President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MAVERICK

This instrument was acknowledged before me on this _____ day of _____, 2026, by
Jorge M. Barrera, School Board President of Eagle Pass Independent School District.

NOTARY PUBLIC, State of Texas

(Seal)

DIRKSEN ENGINEERING**441 Fort Clark Rd, Ste B, Uvalde, Texas 78801****TBPE FIRM # F-8848****TBPLS FIRM # 10193741****Office Tel. (830) 278-2100****Fax (830) 278-2102****FIELD NOTES FOR A 3,523 SQUARE FOOT AEP EASEMENT
SURVEY COMPLETED ON APRIL 22, 2026**

Being a 3,523 square feet AEP Easement, located within the P.S. Waters Survey, Abstract 919, Maverick County, Texas and located in a 40 acres tract described in conveyance document to Eagle Pass Independent School District, recorded in Volume 52, Page 250-et seq. of the Maverick County Deed Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a point (SPC: N13447929.28, E1492280.40) for the northwest corner of the herein described tract from which a steel stake found at the northwest corner of said 40 acres parent tract bear N45°59'56"W at 474.21 feet;

THENCE Crossing through said 40 acres parent tract for the following 10 calls;

1. S89°24'51"E, 15.00 feet to a northeast corner;
2. S00°35'09"W, 3.58 feet to a reentrant corner;
3. S84°20'28"E, 216.10 feet to an angle point;
4. N87°39'46"E, 113.46 feet to a northeast corner;
5. S02°20'14"E, 10.00 feet to a southeast corner;
6. S87°39'46"W, 114.16 feet to an angle point;
7. N84°20'28"W, 215.91 feet to a reentrant corner;
8. S00°35'09"W, 1.38 feet to a southeast corner;
9. N89°24'51"W, 15.00 feet to a southwest corner;
10. N00°35'09"E, 15.00 feet to the **POINT OF BEGINNING** containing 3,523 square feet of land within the herein described easement as surveyed by Dirksen Engineering on April 22, 2026.

THE STATE OF TEXAS:

COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to same said survey.



Kenneth R. Dirksen, P.E., R.P.L.S., Registered Professional Land Surveyor No. 6260

JOB # 23-2880 Easement

Comm Antonio M Garcia Roadway

LINE	BEARING	DISTANCE
L1	S 89°24'51" E	15.00'
L2	S 00°35'09" W	3.58'
L3	S 02°20'14" E	10.00'
L4	S 00°35'09" W	1.38'
L5	N 89°24'51" W	15.00'
L6	N 00°35'09" E	15.00'

STL STK FND
Bears N 45°59'56" W
At 474.21'

AEP Easement

AEP Easement

Abstract 919
P.S. Waters
Eagle Pass Independent
School District
40 Acres
52/250 M.C.D.R.

Baseball Field 4

Baseball Field 3

934 Kelso Drive

P.O.B.
N:13447929.28
E:1492280.40

3,523 Sq. Feet
0.0809 Acre

S 84°20'28" E 216.10'

N 87°39'46" E 113.46'

N 84°20'28" W 215.91'

S 87°39'46" W 114.16'



STATE OF TEXAS
COUNTY OF UVALDE

THE UNDERSIGNED DOES HEREBY ATTEST THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS NOTED OR SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY.

FIELD WORK COMPLETED APRIL 22, 2026.

Kenneth R. Dirksen
KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6260

DRAWING SHOWING

Being a 3,523 square feet AEP Easement, located within the P.S. Waters Survey, Abstract 919, Maverick County, Texas and located in a 40 acres tract described in conveyance document to Eagle Pass Independent School District, recorded in Volume 52, Page 250-et seq. of the Maverick County Deed Records, Maverick County, Texas.

LEGEND

- FOUND MONUMENT
- ⊙ SET MONUMENT
- BOUNDARY LINE
- PLAT LINE
- - - DEED LINE
- - - EASEMENT LINE
- E UG UNDERGROUND ELECTRIC
- E OH OVERHEAD ELEC./POWER POLE
- ⊕ TRANSFORMER
- ☼ LUMINAIRE
- CONCRETE

SCALE: 1" = 60'

- NOTES:**
1. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
 2. 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.
 3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED. COPYRIGHT 2026, DIRKSEN ENGINEERING.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
UVALDE, EAGLE PASS
TYPE FIRM #14844; TSP/LS FIRM #101923741
441 FORT CLARK RD., STE. B, UVALDE, TX - 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@DIRKSEN.COM
WEBSITE: WWW.DIRKSEN.COM

PREPARED FOR:

PURPOSE OF SURVEY:
EASEMENT

PROJECT#
23-2880

DESIGNER: KRJ	DRAWING NO.
DRAWN BY: FJL	23-2880-E
APPROVED BY: KRJ	
DATE: 4-22-2026	

PLS: STK, DIR, OH, UG, CH, TRANS, LUM, CON, MON, SET, FND, BEAR, DIST, AREA, VOL, SHEET, DATE, PROJECT, FIRM, ADDRESS, PHONE, FAX, EMAIL, WEBSITE, SCALE, LEGEND, NOTES, DRAWING NO., DRAWN BY, APPROVED BY, DATE.