

**The Board of Trustees
Aledo ISD
Agenda of Special Meeting**

A Special Meeting of the Board of Trustees of Aledo ISD will be held May 30, 2023, beginning at 8:00 AM in the Aledo ISD Administration Board Room, 1008 Bailey Ranch Rd, Aledo, TX 76008.

**Aledo Independent School District Vision
Growing Greatness through exceptional experiences that empower learners for life**

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

If, during the course of the meeting covered by this agenda, the Board should determine that a closed session of the Board should be held or is required in relation to any item included on this agenda, then such closed session as authorized by Section 551.001 et seq of the Texas Government Code (the Open Meetings Act) will be held by the Board at that date, hour and place given in this agenda or as soon after the commencement of the meeting covered by this agenda as the Board may conveniently meet in such closed session concerning any and all subjects and for any and all purposes permitted by Sections 551.071 – 551.084, inclusive, of the Open Meetings Act.

I. Call To Order

Forrest Collins, President

II. Determine a Quorum

III. Public Comment on Agenda Item

Forrest Collins, President

IV. Consider Approval of Permanent Water Facility Easement Between the City of Fort Worth, Texas and 2 Aledo Independent School District and Temporary Construction Easement Between the City of Fort Worth, Texas and Aledo Independent School District

Earl Husfeld, Chief Financial Officer; Chris Campbell, Chief Facilities and Construction Officer

V. Executive Session

Forrest Collins, President

A. Section 551.074 - Personnel Matters- The Board will discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public employees or officials. (This may involve consultation with attorney as permitted under Section 551.071)

B. Section 551.071 - Consultation with Attorney- The Board will discuss and receive legal advice from its attorney on matters which should be confidential under Texas Government Code Section 551.071

C. Section 551.072 - Deliberation Regarding Real Property- The Board will discuss the purchase, exchange, lease or value of real property. (This may involve consultation with attorney as permitted under section 551.071)

D. Section 551.0821 - School Board- The Board will discuss personally identifiable information about a public school student.

VI. Adjourn

Forrest Collins, President



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: May 30, 2023

AGENDA ITEM: Consider Approval of Permanent Water Facility Easement Between the City of Fort Worth, Texas and Aledo Independent School District and Temporary Construction Easement Between the City of Fort Worth, Texas and Aledo Independent School District

PRESENTER: Earl Husfeld, Chief Financial Officer; Chris Campbell, Chief Facilities and Construction Officer

BACKGROUND INFORMATION:

- FG Aledo, the developer of Morningstar Development, is requesting a 20' permanent water line easement for a 12" public water line that will extend from Old Weatherford Road to the north to Nightmist Road in the Morningstar Development.
- The proposed pathway for this water line will extend from Old Weatherford Road to the north along the western edge of the Holy Redeemer Catholic Church property and the western edge of the District's property that will be the site for Elementary School #7 (Lynn McKinney Elementary School).
- After construction of this water line is completed, it will serve as the water source for Elementary School #7 (Lynn McKinney Elementary School).
- Also being presented for your consideration is a 50' temporary construction easement between the District and the City of Fort Worth for the construction of the permanent water line in the proposed pathway. During construction, this temporary easement grants the contractor the use of and access to and ingress and egress over the District's property to the easement property. Upon completion of this water line construction, the temporary construction easement will cease.
- The following Permanent Water Facility Easement and Temporary Construction Easement have been reviewed and approved by the District's legal counsel.

FISCAL INFORMATION:

None

ATTACHMENTS:

Permanent Water Facility Easement Between the City of Fort Worth, Texas and Aledo Independent School District and Temporary Construction Easement Between the City of Fort Worth, Texas and Aledo Independent School District

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Permanent Water Facility Easement Between the City of Fort Worth, Texas and Aledo Independent School District and the Temporary Construction Easement Between the City of Fort Worth, Texas and Aledo Independent School District as presented.

Date: 5/10/2023

City Project Number: 104118

DEVELOPER EASEMENT INITIATION FORM

PROJECT TYPES – CHECK ALL THAT APPLY:

- DRAINAGE EMERGENCY ACCESS PEDESTRIAN ACCESS
- ROW EASEMENT FACILITY ROW EBSI SEWER/DRAINAGE FACILITY
- SEWER FACILITY SLOPE TEMPORARY ROE
- TEMP. TURNAROUND WATER/DRAINAGE FACILITY WATER FACILITY
- WATER/SEWER FACILITY UTILITY P.O.S.E
- FLOODPLAIN EASEMENT BY SEPARATE INSTRUMENT RAILROAD

I. PROJECT INFORMATION (Provide information for each box)

Project Name:	Westpoint Boulevard and North Indigo Sky Drive	IPRC Project Manager:	George Marquez
Project Address or Location:	14700 Old Weatherford Road		
Parcel Number(s):	15		
Subdivision Name:	J.D. Kyle Survey, Abs No. 792 & Calvin Jackson Survey, Abs 754		
Block Number(s):	N/A		
Council District:	Council District 3 – ETJ of Fort Worth	Lot Number(s):	N/A

II. APPLICANT/DEVELOPER INFORMATION

Applicant/Developer Legal Name:	FG Aledo Development
---------------------------------	----------------------

Developer Type:	<input type="checkbox"/> Individual		<input checked="" type="checkbox"/> Entity				
Contact Name:	Kim Gill			Title:	President		
Street Address:	3045 Lackland Road	City:	Fort Worth	State:	TX	Zip:	76116
Phone Number:	817-731-7595	E-mail:	kgill@sableholdings.com				

III. SIGNATORY INFORMATION (Person who will sign the contracts)

Applicant/Developer Legal Name:	Aledo Independent School District					
*Must match signatory documents						
Contact Name:	Susan K. Bohn			Title:	Superintendent	
Phone Number:	817-441-8327	E-mail:	sbohn@aledoisd.org			

IV. AGENT/CONSULTANT INFORMATION

Contact Name:	Tim Welch		Title:	Owner		
Phone Number:	817 253-3682	E-mail:	twelch@welcheng.com			
Agent/Consultant:	Welch Engineering					

 Susan K. Bohn
 Superintendent

 Date

CPN: 104118, Project Name: Westpoint Boulevard and North Indigo Sky Drive
Parcel # 15
14700 Old Weatherford Road
J.D. Kyle Survey, Abstract Number 792 &
Calvin Jackson Survey, Abstract Number 754

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT §

CITY OF FORT WORTH
WATER FACILITY EASEMENT

DATE: 05/10/2023

GRANTOR: **ALEDO INDEPENDENT SCHOOL DISTRICT**

GRANTOR'S MAILING ADDRESS (including County):
1008 BAILEY RANCH ROAD
ALEDO, PARKER COUNTY, TEXAS 76108

GRANTEE: **CITY OF FORT WORTH**

GRANTEE'S MAILING ADDRESS (including County):
200 TEXAS ST.
FORT WORTH, TARRANT COUNTY, TX 76102

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: **Being more particularly described in attached Exhibits "A" and "B"**

Grantor, for the Consideration paid to Grantor and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the construction, operation, maintenance, replacement, upgrade, and repair of a Permanent Water Main Facility, hereafter referred to as "Facility". The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, valves, pipelines, water meters, junction boxes in, upon, under and across a portion of the Easement Property and more fully described in Exhibits "A" and "B" attached hereto and incorporated herein for all pertinent

purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, monument sign, pole sign, billboard, brick or masonry fences or walls or other structures that require a building permit. However, Grantor shall be permitted to install and maintain a concrete, asphalt or gravel driveway, road or parking lot across the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property at Grantee's sole cost and expense, including the restoration of any sidewalks, driveways, or similar surface improvements located upon or adjacent to the Easement Property which may have been removed, relocated, altered, damaged, or destroyed as a result of the Grantee's use of the Easement Property granted hereunder. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions and intended use of this Easement Property.

TO HAVE AND TO HOLD the above-described Easement Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the Easement Property unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTOR:

GRANTEE: City of Fort Worth

By (Signature): _____

(Print Name) _____, Title _____

APPROVED AS TO FORM AND LEGALITY

(Signature) _____

(Print Name) _____, Title _____

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of _____ and that he/she executed the same as the act of said _____ the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of

_____, 20__.

Notary Public in and for the State of Texas



ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day _____ personally appeared _____, _____ of the City of Fort Worth, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Fort Worth and that he/she executed the same as the act of the City of Fort Worth for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of

_____, 20____.

Notary Public in and for the State of Texas

SIGNATURE BLOCK EXAMPLES

Please note the "Signature Block" examples below. Properly formatting the corporate structure of the landowner saves time and eliminates the necessity of having agreements re-executed.

GRANTOR: (Name of Limited Partnership)
a (State where incorporated) limited partnership

By: (Name of General Partner)
a (State where incorporated) corporation
its General Partner

By: _____
(Name of person authorized to sign), Title

■

GRANTOR: (Name of Corporation)
a (State where incorporated) corporation

By: _____
(Name of person authorized to sign), Title

If a person other than the President or Vice President is executing the document, a **Corporate Resolution** or **Durable Power Of Attorney** authorizing the person the sign the document will be required.

EXHIBIT "A"
PERMANENT WATER FACILITY EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
CALVIN JACKSON SURVEY, ABSTRACT NUMBER 754
PARKER COUNTY, TEXAS

BEING a 0.3766 acre tract of land located in the J.D. Kyle Survey, Abstract Number 792 and Calvin Jackson Survey, Abstract Number 754, Parker County, Texas, said 0.3766 acre tract being a portion of a called 136.237 acre tract of land conveyed to **ALEDO INDEPENDENT SCHOOL DISTRICT**, by deed thereof filed for record in Instrument Number 2007658263, Official Records, Parker County, Texas, said 0.3766 acre tract being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest property corner of a called 31.40 acre tract of land conveyed to Kevin W. Van J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, by deed thereof filed for record in Volume 2459, Page 1357, Deed Records, Parker County, Texas, same being a northeast property corner of a called 127 acre tract of land conveyed to Geo Beggs Aledo Ranch, LP, by deed thereof filed for record in Instrument Number 202043651, Official Public Record, Parker County, Texas;

THENCE North 01°14'27" West, along the west property line of the said 31.40 acre tract, 1,402.59 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the most westerly southwest property corner of the said 136.237 acre tract, same being the most westerly northwest property corner of the said 31.40 acre tract;

THENCE North 59°48'21" East, along the south property line of the said 136.237 acre tract and along the north property line of the said 31.40 acre tract, 57.14 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point being at the intersection of the said property lines with the east line of an existing 50 feet wide Permanent Easement and Right-of-Way conveyed to Crosstex NGL Pipeline, L.P., by deed thereof filed for record in Volume 2457, Page 1676, Deed Records, Parker County, Texas, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,956,262.94 and E: 2,249,307.19;

THENCE North 01°14'27" West, departing the said property lines and along a line that is 50 feet east from and parallel to the said west property line of the said 31.40 acre tract, 755.82 feet;

THENCE South 88°47'31" West, departing the said easement line and over and across the said 136.237 acre tract, 49.99 feet to a west property line of the said 136.237 acre tract, same being the east addition line of Morningstar (Section 8, Phase 4), being an Addition to Parker County, Texas, according to the plat thereof filed for record in Volume E, Page 702, Plat Records, Parker County, Texas;

THENCE North 01°14'27" West, along the said west property line and along the said east addition line, 20.00 feet;

THENCE departing the said property line and the said addition line, over and across the said 136.237 acre tract the following courses and distances:

North 88°47'31" East, 69.99 feet;

South 01°14'27" East, 764.74 feet to the said south property line of the 136.237 acre tract, same being the said north property line of the 31.40 acre tract;

THENCE South 59°48'21" West, along the said property lines, 22.86 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.3766 acres (16,406 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

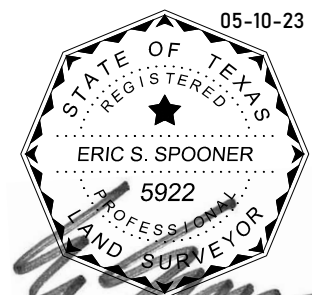


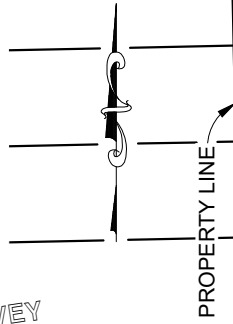
EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

0' 50' 100'



GRAPHIC SCALE IN FEET
1" = 100'



CALVIN JACKSON SURVEY
ABSTRACT NO. 754

CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

P. J. MCCLARY SURVEY
ABSTRACT NO. 907

APPROX. LOCATION
SURVEY LINE

**PERMANENT WATER
FACILITY EASEMENT**
0.3766 ACRES (16,406 S.F.)

TEMPORARY CONSTRUCTION
EASEMENT (B.S.I.)

CALLED: 737.227 ACRES
FWFW HOLDINGS
INS. NO. 201410303,
O.P.R.P.C.T.

5/8" CIRS
"SPOONER 5922"

PROPERTY LINE

CALLED: 31.40 ACRES
**KEVIN W. VAN
J.C.D., D.D., BISHOP
OF THE CATHOLIC DIOCESE
OF FORT WORTH**
VOL. 2459, PG. 1357,
D.R.P.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N59°48'21"E	57.14'
L5	S59°48'21"W	22.86'

**POINT OF
BEGINNING**

N: 6,956,262.94
E: 2,249,307.19
(NAD83 ~ GRID)

50' CROSSTEX NGL PIPELINE ESMT.
VOL. 2457, PG. 1676
D.R.P.C.T.

OLD WEATHERFORD ROAD

J.D. KYLE SURVEY
ABSTRACT NO. 792

CALLED: 127 ACRES
GEO BEGGS ALEDO RANCH, LP
INS. NO. 202043651
O.P.R.P.C.T.

1/2" IRF
**POINT OF
COMMENCING**

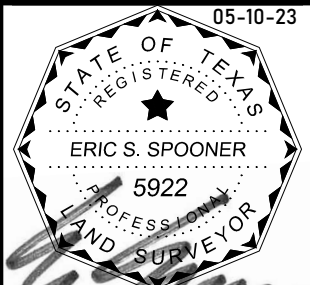
THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL
COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL
ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE
NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

B.S.I.= BY SEPARATE INSTRUMENT

EXHIBIT "B"
PERMANENT WATER FACILITY EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
CALVIN JACKSON SURVEY, ABSTRACT NUMBER 754
PARKER COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



PROPERTY: CALLED: 136.237 ACRES, ALEDO INDEPENDENT SCHOOL DISTRICT, INS. NO. 2007658263, O.P.R.P.C.T.
20039.W_P15_AISD_WATER.DWG

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

S&A JOB NO.: 20039.W
DATE: 05/10/2023

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PAR. 15 ~ EXHIBIT "B" ~ A.I.S.D. ~ PAGE 2 OF 6

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

B.S.I.= BY SEPARATE INSTRUMENT

CALVIN JACKSON SURVEY
ABSTRACT NO. 754

P. J. MCCLARY SURVEY
ABSTRACT NO. 907

PLAT OF
MORNINGSTAR
(SECTION 8, PAHSE 4)
VOLUME E, PAGE 702,
P.R.P.C.T.

NIGHTMIST ROAD

LOT 58
BLOCK 62

LOT 1
BLOCK 68

LOT 2
BLOCK 68

50' CROSSTEX NGL PIPELINE ESMT.
VOL. 2457, PG. 1676
D.R.P.C.T.

CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

TEMPORARY CONSTRUCTION
EASEMENT (B.S.I.)

**PERMANENT WATER
FACILITY EASEMENT**
0.3766 ACRES (16,406 S.F.)



0' 50' 100'



GRAPHIC SCALE IN FEET

1" = 100'

PROPERTY LINE

N01°14'27"W ~ 755.82'
S01°14'27"E ~ 764.74'

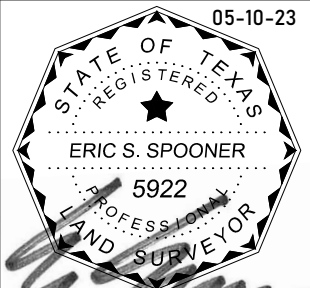
20.0'

LINE TABLE		
NO.	DIRECTION	DIST.
L2	S88°47'31"W	49.99'
L3	N01°14'27"W	20.00'
L4	N88°47'31"E	69.99'

EXHIBIT "B"
PERMANENT WATER FACILITY EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
CALVIN JACKSON SURVEY, ABSTRACT NUMBER 754
PARKER COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



PROPERTY: CALLED: 136.237 ACRES, ALEDO INDEPENDENT SCHOOL DISTRICT, INS. NO. 2007658263, O.P.R.P.C.T.
20039.W_P15_AISD_WATER.DWG

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

S&A JOB NO.: 20039.W
DATE: 05/10/2023

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PAR. 15 ~ EXHIBIT "B" ~ A.I.S.D. ~ PAGE 3 OF 6

CPN: 104118, Project Name: Westpoint Boulevard and North Indigo Sky Drive
Parcel # 15
14700 Old Weatherford Road
J.D. Kyle Survey, Abstract Number 792 &
Calvin Jackson Survey, Abstract Number 754

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT §

CITY OF FORT WORTH
TEMPORARY CONSTRUCTION EASEMENT

DATE: 05/10/2023

GRANTOR: **ALEDO INDEPENDENT SCHOOL DISTRICT**

GRANTOR'S MAILING ADDRESS (including County):
1008 BAILEY RANCH ROAD
ALEDO, PARKER COUNTY, TEXAS 76108

GRANTEE: **CITY OF FORT WORTH**

GRANTEE'S MAILING ADDRESS (including County):
200 TEXAS ST.
FORT WORTH, TARRANT COUNTY, TX 76102

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: **Being more particularly described in attached Exhibits "C" and "D"**

Grantor, for the consideration paid to Grantor, hereby grant, bargain and convey unto Grantee, its successors and assigns, the use and passage in, over, and across, below and along the easement situated in Tarrant County, Texas, in accordance with the legal description hereto attached as Exhibit "C", and ingress and egress over Grantor's property to the easement as shown on Exhibit "D".

It is further agreed and understood that Grantee will be permitted the use of said easement for the purpose of **constructing public water mains**. Upon completion of improvements and its

acceptance by Grantee, all rights granted within the described Temporary Construction Easement shall cease.

TO HAVE AND TO HOLD the above described easement, together with, all and singular, the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns until the completion of construction and acceptance by Grantee. Grantor hereby bind themselves, their heirs, successors, and assigns, to warrant and defend, all and singular, said easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTOR:

GRANTEE: City of Fort Worth

By (Signature): _____

(Print Name) _____, Title _____

APPROVED AS TO FORM AND LEGALITY

(Signature) _____

(Print Name) _____, Title _____

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of _____ and that he/she executed the same as the act of said _____ the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of

_____, 20__.

Notary Public in and for the State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of the City of Fort Worth, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Fort Worth and that he/she executed the same as the act of the City of Fort Worth for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of

_____, 20__.

Notary Public in and for the State of Texas

SIGNATURE BLOCK EXAMPLES

Please note the “Signature Block” examples below. Properly formatting the corporate structure of the landowner saves time and eliminates the necessity of having agreements re-executed.

GRANTOR: (Name of Limited Partnership)
a (State where incorporated) limited partnership

By: (Name of General Partner)
a (State where incorporated) corporation
its General Partner

By: _____
(Name of person authorized to sign), Title

■

GRANTOR: (Name of Corporation)
a (State where incorporated) corporation

By: _____
(Name of person authorized to sign), Title

If a person other than the President or Vice President is executing the document, a **Corporate Resolution** or **Durable Power Of Attorney** authorizing the person the sign the document will be required.

EXHIBIT "C"
TEMPORARY CONSTRUCTION EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
CALVIN JACKSON SURVEY, ABSTRACT NUMBER 754
PARKER COUNTY, TEXAS

BEING a 0.9996 acre tract of land located in the J.D. Kyle Survey, Abstract Number 792 and Calvin Jackson Survey, Abstract Number 754, Parker County, Texas, said 0.9996 acre tract being a portion of a called 136.237 acre tract of land conveyed to **ALEDO INDEPENDENT SCHOOL DISTRICT**, by deed thereof filed for record in Instrument Number 2007658263, Official Records, Parker County, Texas, said 0.9996 acre tract being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest property corner of a called 31.40 acre tract of land conveyed to Kevin W. Van J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, by deed thereof filed for record in Volume 2459, Page 1357, Deed Records, Parker County, Texas, same being a northeast property corner of a called 127 acre tract of land conveyed to Geo Beggs Aledo Ranch, LP, by deed thereof filed for record in Instrument Number 202043651, Official Public Record, Parker County, Texas;

THENCE North 01°14'27" West, along the west property line of the said 31.40 acre tract, 1,402.59 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the most westerly southwest property corner of the said 136.237 acre tract, same being the most westerly northwest property corner of the said 31.40 acre tract;

THENCE North 59°48'21" East, along the south property line of the said 136.237 acre tract and along the north property line of the said 31.40 acre tract, 79.99 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,956,274.43 and E: 2,249,326.94;

THENCE departing the said property lines and over and across the said 136.237 acre tract the following courses and distances;

North 01°14'27" West, 764.74 feet;

South 88°47'31" West, 69.99 feet to a west property line of the said 136.237 acre tract, same being the east addition line of Morningstar (Section 8, Phase 4), being an Addition to Parker County, Texas, according to the plat thereof filed for record in Volume E, Page 702, Plat Records, Parker County, Texas;

THENCE North 01°14'27" West, along the said west property line and along the said east addition line, 50.00 feet;

THENCE departing the said property line and the said addition line, over and across the said 136.237 acre tract the following courses and distances:

North 88°47'31" East, 119.99 feet;

South 01°14'27" East, 787.05 feet to the said south property line of the 136.237 acre tract, same being the said north property line of the 31.40 acre tract;

THENCE South 59°48'21" West, along the said property lines, 57.14 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.9996 acres (43,545 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.

Eric S. Spooner, RPLS
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

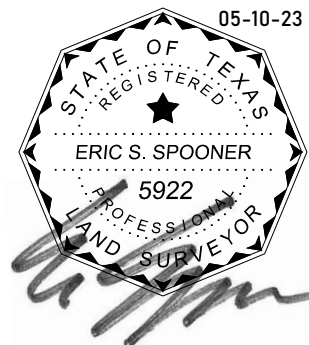


EXHIBIT "D"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 4 HEREIN

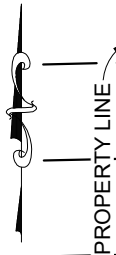
0' 50' 100'



GRAPHIC SCALE IN FEET
1" = 100'

P. J. MCCLARY SURVEY
ABSTRACT NO. 907

PERMANENT
WATER FACILITY
EASEMENT (B.S.I.)



PROPERTY LINE

CALVIN JACKSON SURVEY
ABSTRACT NO. 754

CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

APPROX. LOCATION
SURVEY LINE

**TEMPORARY
CONSTRUCTION EASEMENT**
0.9996 ACRES (43,545 S.F.)

CALLED: 737.227 ACRES
FWFW HOLDINGS
INS. NO. 201410303,
O.P.R.P.C.T.

5/8" CIRS
"SPOONER 5922"

**POINT OF
BEGINNING**

N: 6,956,274.43
E: 2,249,326.94
(NAD83 ~ GRID)

CALLED: 31.40 ACRES
**KEVIN W. VAN
J.C.D., D.D., BISHOP
OF THE CATHOLIC DIOCESE
OF FORT WORTH**
VOL. 2459, PG. 1357,
D.R.P.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N59°48'21"E	79.99'
L5	S59°48'21"W	57.14'

50' CROSSTEX NGL PIPELINE ESMT.
VOL. 2457, PG. 1676
D.R.P.C.T.

OLD WEATHERFORD ROAD

J.D. KYLE SURVEY
ABSTRACT NO. 792

CALLED: 127 ACRES
GEO BEGGS ALEDO RANCH, LP
INS. NO. 202043651
O.P.R.P.C.T.

1/2" IRF
**POINT OF
COMMENCING**

THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL
COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL
ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE
NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

B.S.I.= BY SEPARATE INSTRUMENT

EXHIBIT "D"
TEMPORARY CONSTRUCTION EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
CALVIN JACKSON SURVEY, ABSTRACT NUMBER 754
PARKER COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE



PROPERTY: CALLED: 136.237 ACRES, ALEDO INDEPENDENT SCHOOL DISTRICT, INS. NO. 2007658263, O.P.R.P.C.T.
20039.W_P15_AISD_TEMP.DWG

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

S&A JOB NO.: 20039.W
DATE: 05/10/2023

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PAR. 15 ~ EXHIBIT "D" ~ A.I.S.D. ~ PAGE 5 OF 6

EXHIBIT "D"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 4 HEREIN

THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

B.S.I.= BY SEPARATE INSTRUMENT

P. J. MCCLARY SURVEY
ABSTRACT NO. 907

CALVIN JACKSON SURVEY
ABSTRACT NO. 754

PLAT OF
MORNINGSTAR
(SECTION 8, PAHSE 4)
VOLUME E, PAGE 702,
P.R.P.C.T.

NIGHTMIST ROAD

LOT 58
BLOCK 62

LOT 1
BLOCK 68

LOT 2
BLOCK 68

PERMANENT
WATER FACILITY
EASEMENT (B.S.I.)

50' CROSSTEX NGL PIPELINE ESMT.
VOL. 2457, PG. 1676
D.R.P.C.T.

CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

**TEMPORARY
CONSTRUCTION EASEMENT**
0.9996 ACRES (43,545 S.F.)



0' 50' 100'



GRAPHIC SCALE IN FEET

1" = 100'

PROPERTY LINE

L4

L3

L2

50.0'

S01°14'27"E ~ 787.05'

N01°14'27"W ~ 764.74'

LINE TABLE		
NO.	DIRECTION	DIST.
L2	S88°47'31"W	69.99'
L3	N01°14'27"W	50.00'
L4	N88°47'31"E	119.99'

EXHIBIT "D"

TEMPORARY CONSTRUCTION EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
CALVIN JACKSON SURVEY, ABSTRACT NUMBER 754
PARKER COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS

OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



PROPERTY: CALLED: 136.237 ACRES, ALEDO INDEPENDENT SCHOOL DISTRICT, INS. NO. 2007658263, O.P.R.P.C.T.
20039.W_P15_AISD_TEMP.DWG

S&A JOB NO.: 20039.W
DATE: 05/10/2023

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PAR. 15 ~ EXHIBIT "D" ~ A.I.S.D. ~ PAGE 6 OF 6