

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

A Special Meeting of the Board of Trustees of Aledo ISD will be held October 2, 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. Discussion Regarding Texas School District Joint Letter for School Funding & Aledo Independent School District Resolution No. 09192023-1, Regarding Vouchers and School Funding 3

Forrest Collins, President; Susan Bohn, Superintendent

V. Consider Approval of Resolution Authorizing Intervention in the Accountability Lawsuit Against the State of Texas, Cause No. D-1-GN-23-004675 6

Forrest Collins, President; Susan Bohn, Superintendent

VI. Consider Approval to Authorize the Superintendent to Negotiate and Execute a Utility Easement Agreement between Aledo ISD and FG Aledo Development, LLC Regarding Shared Water Line for the Benefit of Lynn McKinney Elementary School 9

Chris Campbell, Chief Facilities and Construction Officer

VII. 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

1. Consultation with Legal Counsel Regarding Pending Litigation in Cause No. D-1-GN-23-004675

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.

VIII. Adjourn

Forrest Collins, President



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: October 2, 2023

AGENDA ITEM: Discussion Regarding Texas School District Joint Letter for School Funding & Aledo Independent School District Resolution No. 09192023-1, Regarding Vouchers and School Funding

PRESENTER: Forrest Collins, President; Susan Bohn, Superintendent

BACKGROUND INFORMATION

- During the regular and special sessions of the Texas Legislature in 2023 the Aledo ISD Board of Trustees advocated for the needs of the District's students, staff and community with state legislators.
- The Board of Trustees and Administration have partnered with others in our community, and have joined together to represent the needs of our communities at the State Capitol, and will continue to do so in future sessions and the interim.
- The Board of Trustees, led by the Legislative Subcommittee, finds it important to clearly express the expectations of the Aledo ISD to the lawmakers that represent our community at the State level as they prepare for an additional special legislative session this year. It is expected that lawmakers will again consider allocating public tax dollars to private schools through a statewide voucher program. The attached resolution asserts Aledo ISD's opposition to vouchers.
- The Board and Administration have also attached Aledo ISD's signature to a letter to lawmakers signed by a number of Texas school districts to lawmakers that is expected to be delivered to legislators prior to the start of the expected special session in October 2023.

FISCAL INFORMATION:

None.

ATTACHMENTS:

Aledo Independent School District Resolution No. 09192023-1, Regarding Vouchers & School Funding

ADMINISTRATIVE RECOMMENDATION:

None- information item only.

**BOARD OF TRUSTEES
ALEDO INDEPENDENT SCHOOL DISTRICT**

RESOLUTION 09192023-1

**VOUCHERS, EDUCATION SAVINGS ACCOUNTS, TAXPAYER SAVINGS GRANTS,
AND OTHER MECHANISMS THAT REDUCE PUBLIC EDUCATION FUNDING**

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Article 7, Section 1 of the Texas Constitution requires that the Texas Legislature “establish and make suitable provision for the support and maintenance of an efficient system of public free schools;”

WHEREAS, Texas public school districts, including Aledo ISD, accept every student;

WHEREAS, education savings accounts and other voucher schemes give private schools, not parents, the right to choose;

WHEREAS, our community has high expectations about how their children are served in our schools, how their tax dollars are used, and of the level of transparency we provide in all matters;

WHEREAS, Aledo ISD schools and all Texas public schools adhere to state-mandated academic and financial accountability standards;

WHEREAS, private schools are not required to meet the same academic standards as public schools, and they do not report test results, graduation rates, and other performance measures to the public;

WHEREAS, education savings accounts and similar voucher schemes eliminate public accountability of schools and tax dollars;

WHEREAS, school choice already exists in Texas via public school districts, charter schools, transfers, home schools, virtual schools, and private schools;

WHEREAS, during multiple sessions during 2023, including the 88th regular legislative session, Texas lawmakers did not deliver on promised and expected increases in funding for teacher and staff compensation and safety to Texas public schools, even with a \$33 billion surplus available to them at the state level;

WHEREAS, using tax dollars to pay for tuition at private and religious schools would grow into a costly entitlement program at a time when the State is not allocating enough funding to public schools, including those in Aledo ISD, to address required, increased and non-discretionary expenditures caused by market forces and inflation;

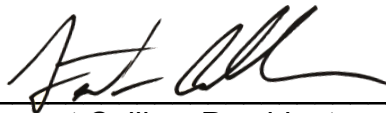
WHEREAS, a taxpayer-funded voucher program would reduce the amount of state funds available for all schools, harming communities like ours that are founded upon strong public schools;

WHEREAS, Texas parents who accept a voucher would lose out on a long list of important parental rights outlined in the Texas Education Code and in federal law, especially protections for students receiving special education services; and

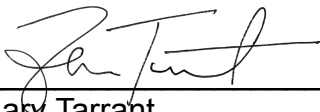
WHEREAS, the Texas Legislature may meet again in 2023 to discuss public schools if Governor Greg Abbott calls another special session;

NOW, THEREFORE, BE IT RESOLVED that the Aledo ISD Board of Trustees calls on the Texas Legislature to reject any diversion of public dollars to private entities in the form of education savings accounts and similar voucher schemes.

PASSED AND APPROVED on this 19 day of September, 2023.



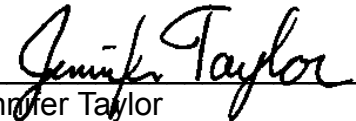
Forrest Collins, President



Zachary Tarrant



Hoyt Harris



Jennifer Taylor



Jennifer Loftin



Jessica Brown, Vice President



David Lear, Secretary



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: October 2, 2023

AGENDA ITEM: Consider Approval of Resolution Authorizing Intervention in the Accountability Lawsuit Against the State of Texas, Cause No. D-1-GN-23-004675

PRESENTER: Forrest Collins, President; Susan Bohn, Superintendent

BACKGROUND INFORMATION

- The Commissioner of the Texas Education Agency intends to release ratings for the 2022-23 school year in the coming weeks, retroactively changing accountability standards in the accountability system that would lower the rating of thousands of schools. A group of Texas school districts have filed a lawsuit seeking an injunction to prevent the Commissioner from issuing new ratings using the retroactively applied, yet-to-be finalized, measures, methods, and procedures in determining accountability ratings for the 2022-23 and 2023-24 school years.
- Adoption of this resolution (10022023-1) would direct the Superintendent to take the necessary steps to join the litigation challenging the Commissioner's failure to provide Texas school districts advanced notice of the measures, methods, and procedures to be used in the 2022-23 and 2023-24 school years prior to the start of each of those school years in violation of state law.

FISCAL INFORMATION:

None.

ATTACHMENTS:

Resolution (10022023-1) Authorizing Intervention in the Accountability Lawsuit Against the State of Texas, Cause No. D-1-GN-23-004675

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends approving the Resolution (10022023-1) Authorizing Intervention in the Accountability Lawsuit Against the State of Texas, Cause No. D-1-GN-23-004675 as presented.

Aledo ISD Board of Trustees Resolution 10022023-1

Resolution Authorizing the District to Join Litigation Against the Texas Education Agency Challenging Lack of Transparency in Calculation of School District Accountability Ratings

WHEREAS, the A–F Accountability System is a statewide rating system established by the Texas Education Agency (“TEA”) that evaluates the academic performance of Texas public schools and assigns letter grades A–F to districts and campuses;

WHEREAS, the TEA has substantially changed the accountability ratings system in a manner that will impact every school district and campus in the state, meaning that the ratings expected to be issued in Fall 2023 for the 2022–2023 school year will be based on a different set of rules than previous A–F ratings, and making it impossible to compare the ratings issued by the TEA in 2022 and 2023 side by side;

WHEREAS, in violation of state law, the TEA did not provide the Aledo Independent School District (the “District”) information regarding the changes to the A–F Accountability System prior to the start of the 2022–2023 school year and, indeed, still has not provided a full explanation of the rules and methodologies that are being used to determine district and campus ratings;

WHEREAS, the Aledo Independent School District’s Board of Trustees (the “Board”) understands that certain school districts throughout the state have filed a lawsuit against the TEA to challenge the lack of transparency in the criteria used as part of the A–F Accountability System and to prohibit the TEA from issuing performance ratings for the 2022–2023 school year that are based on measures, methods, and procedures that were not provided to school districts prior to the start of the 2022–2023 school year, in violation of state law; and,

WHEREAS, the District has been harmed by the lack of advance notice of the criteria and methods the TEA is applying as part of the A–F Accountability System for the 2022–2023 school year, because the District does not know the expectations set by the State of Texas for schools districts and has been unable to adjust to the TEA’s new accountability measures and allocate District resources in a manner required to meet state standards.

NOW, THEREFORE, BE IT RESOLVED THAT the Board authorizes the District administration to join the litigation against the TEA as an intervener to challenge the TEA’s failure to provide the District advance notice of the accountability performance measures, methods, and procedures that are being applied as part of the A–F Accountability System for the 2022–2023 school year before the start of that school year, in violation of state law. The Board authorizes the District

administration to engage legal counsel to represent the District in the lawsuit against the TEA.

Adopted by the vote of the majority of members of the Board of Trustees of the Aledo Independent School District present and voting at an open meeting of the Board on the 2 day of October, 2023, at which a quorum was present.

BY: _____
Forrest Collins
Board President

BY: _____
David Lear
Board Secretary



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: October 2, 2023

AGENDA ITEM: Consider Approval to Authorize the Superintendent to Negotiate and Execute a Utility Easement Agreement between Aledo ISD and FG Aledo Development, LLC Regarding Shared Water Line for the Benefit of Lynn McKinney Elementary School

PRESENTER: 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 eastern edge of the Morningstar property, turns east diagonally, and onto 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.
- On May 30th, 2023 this Board was presented with a similar easement for approval. That design was dependent on an easement being granted by a third party. That easement was not granted, initiating this revision to FG Aledo's design. Our portion of the easement changed minimally but requires formal approval. We will bring action to abandon the previous easement in a future meeting.

FISCAL INFORMATION:

None

ATTACHMENTS:

Permanent Water Facility Easement Between Aledo ISD and FG Aledo Development, LLC

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Permanent Water Facility Easement Between Aledo ISD and FG Aledo Development, LLC as presented.

EXHIBIT "A"
PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BEING a 0.3970 acre tract of land located in the Calvin Jackson Survey, Abstract Number 754 and in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 0.3970 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 Public Records, Parker County, Texas, said 0.3970 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the west property line of the said 136.237 acre tract, said beginning point being at the northeast lot corner of Lot 1, Block 68, Morningstar, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Volume E, Page 702, Official Public Records, Parker County, Texas, said beginning point being at the southeast right-of-way corner of Nightmist Road (being a 60 feet wide public right-of-way at this point), said beginning point furthermore having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,957,022.52 and E: 2,249,240.73;

THENCE North 01°14'27" West, along the said west property line and along the east right-of-way line of Nightmist Road, 14.91 feet;

THENCE departing the said property line and the said right-of-way line, over and across the said 136.237 acre tract the following courses and distances:

North 88°46'22" East, 70.00 feet;

South 01°14'27" East, 764.67 feet to a point on the south property line of the said 136.237 acre tract, same being the north property line of a 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, said point being North 59°48'21" East, 80.00 feet from a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the southwest property corner of the said 136.237 acre tract;

THENCE South 88°45'33" West, departing the said property lines and continuing over and across the said 136.237 acre tract, 70.00 feet to a point on the said west property line of the 136.237 acre tract, same being an east property line of a called 737.227 acre tract of land conveyed to FFWF Holdings, by deed thereof filed for record in Instrument Number 201410303, Official Public Records, Parker County, Texas, said point being North 01°14'27" West, 38.73 feet from the said iron rod set;

THENCE North 01°14'27" West, along the said property lines, 20.00 feet;

THENCE North 88°45'33" East, departing the said property lines and over and across the said 136.237 acre tract 50.00 feet to the east line of an existing 50 feet wide CrossTex NGL Pipeline Easement, by deed thereof filed for record in Volume 2457, Page 1676, Deed Records, Parker County, Texas;

THENCE North 01°14'27" West, along the said east easement line, 724.68 feet;

THENCE South 88°46'22" West, departing the said easement line and over and across the said 136.237 acre tract, 50.00 feet to the said west property line of the 136.237 acre tract, same being the east lot line of said Lot 1;

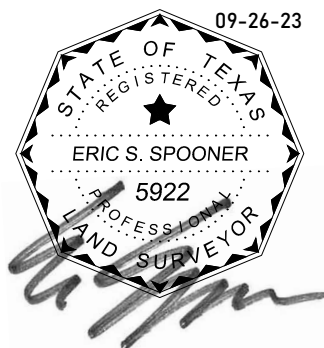
EXHIBIT "A"
PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS

THENCE North 01°14'27" West, along the said west property line and along the said lot line, 5.09 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.3970 acres (17,293 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

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
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1-2 HEREIN

CALVIN JACKSON
SURVEY ABSTRACT NO. 754

LOT 57

LOT 58, BLOCK 62
MORNINGSTAR
VOLUME E, PAGE 702,
O.P.R.P.C.T.

**NIGHTMIST
ROAD**
(60' WIDE PUBLIC R.O.W.)

N: 6,957,022.52
E: 2,249,240.73
(NAD83 ~ GRID)

POINT OF BEGINNING

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N01°14'27"W	14.91'
L2	N88°46'22"E	70.00'
L6	S88°46'22"W	50.00'
L7	N01°14'27"W	5.09'

LOT 1, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 702,
O.P.R.P.C.T.

LOT 2

LOT 3

LOT 4

LOT 5, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 666,
O.P.R.P.C.T.

B.S.I.=BY SEPARATE INSTRUMENT

THE BEARINGS AND COORDINATES RECITED HEREINABOVE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011. AREA AND DISTANCES RECITED HEREINABOVE ARE SURFACE.

**PERMANENT WATER
FACILITY EASEMENT**
0.3970 ACRES (17,293 S.F.)

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

PROPERTY LINE

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

N01°14'27"W ~ 724.68'

S01°14'27"E ~ 764.67'

TEMPORARY
CONSTRUCTION EASEMENT
(B.S.I.)



0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

MATCH LINE
SEE PAGE 4 OF 7

EXHIBIT "B"
PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
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 I.S.D.,
INS. NO. 2007658263, O.P.R.P.C.T.
1-20039.WP_P15_ALEDO_WATER.DWG

S&A JOB NO.: 20039.WP DRAWN BY: R.F.O.
DATE: 09/26/2023 CHECKED BY: E.S.S.

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1-2 HEREIN

CALVIN JACKSON
SURVEY ABSTRACT NO. 754

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

APPROX.
SURVEY LINE

**PERMANENT WATER
FACILITY EASEMENT**
0.3970 ACRES (17,293 S.F.)

LINE TABLE		
NO.	DIRECTION	DIST.
L3	S88°45'33"W	70.00'
L4	N01°14'27"W	20.00'
L5	N88°45'33"E	50.00'
L8	N59°48'21"E	80.00'
L9	N01°14'27"W	38.73'

J.D. KYLE SURVEY
ABSTRACT NO. 792

0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

B.S.I.=BY SEPARATE INSTRUMENT

THE BEARINGS AND COORDINATES RECITED HEREINABOVE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011. AREA AND DISTANCES RECITED HEREINABOVE ARE SURFACE.

MATCH LINE
SEE PAGE 3 OF 7

LOT 9

LOT 10, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

LOT 11

LOT 12

P. J. MCCLARY
SURVEY ABSTRACT NO. 907

LOT 13

LOT 14, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

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

PERMANENT DRAINAGE
FACILITY EASEMENT
TO THE CITY OF FORT WORTH
INS. NO. 201608919,
O.P.R.P.C.T.

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

N01°14'27"W ~ 724.68'

S01°14'27"E ~ 764.67'

TEMPORARY
CONSTRUCTION EASEMENT
(B.S.I.)

PROPERTY LINE

TEMPORARY
CONSTRUCTION
EASEMENT
(B.S.I.)

PROPERTY LINE

OWNER
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.

L5

L4

L3

L9

L8

5/8" CIRS
"SPOONER 5922"

EXHIBIT "B"

PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS



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

09-26-23



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

PROPERTY: CALLED: 136.237 ACRES, ALEDO I.S.D.,
INS. NO. 2007658263, O.P.R.P.C.T.
1-20039.WP_P15_ALEDO_WATER.DWG

S&A JOB NO.: 20039.WP
DATE: 09/26/2023

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

PAR. 15 ~ EXH. "B" ~ ALEDO I.S.D. ~ PAGE 4 OF 7

EXHIBIT "C"
TEMPORARY CONSTRUCTION EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BEING a 1.1404 acre tract of land located in the Calvin Jackson Survey, Abstract Number 754 and in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 1.1404 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 Public Records, Parker County, Texas, said 1.1404 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the west property line of the said 136.237 acre tract, said beginning point being at the southeast lot corner of Lot 58, Block 62, Morningstar, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Volume E, Page 702, Official Public Records, Parker County, Texas, said beginning point being at the northeast right-of-way corner of Nightmist Road (being a 60 feet wide public right-of-way at this point), said beginning point futhermore having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,957,082.51 and E: 2,249,239.43;

THENCE North 01°14'27" West, along the said west property line and along the east lot line of said Lot 58, 4.91 feet;

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

North 88°46'22" East, 120.00 feet;

South 01°14'27" East, 787.00 feet to the south property line of the said 136.237 acre tract, same being the north property line of a 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;

THENCE South 59°48'21" West, along the said property lines, 137.14 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the southwest property corner of the said 136.237 acre tract, same being the northwest property corner of the said Van tract, said iron rod set being on an east property line of a called 737.227 acre tract of land conveyed to FFW Holdings, by deed thereof filed for record in Instrument Number 201410303, Official Public Records, Parker County, Texas;

THENCE North 01°14'27" West, along the said west property line of the 136.237 acre tract and along the said east property line of the said 737.227 acre tract, 78.51 feet;

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

North 49°37'03" East, 90.25 feet;

North 01°14'27" West, 667.92 feet;

South 88°46'22" West, 70.00 feet to the said west property line of the 136.237 acre tract, same being the said east right-of-way line of Nightmist Road;

THENCE North 01°14'27" West, along the said property line and the said right-of-way line, 45.09 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of 1.1404 acres (49,676 square feet) of land, save and except 0.0636 acres (2,772 square feet) as shown on Exhibit "A" herein leaving a net area to be acquired of **1.0768 acres (46,904 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

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

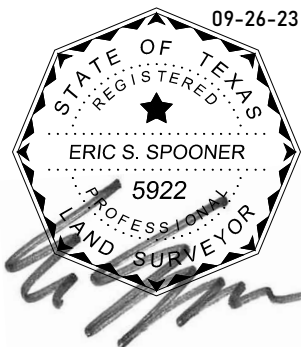


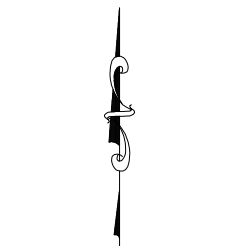
EXHIBIT "D"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 5 HEREIN

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N01°14'27"W	4.91'
L2	N88°46'22"E	120.00'
L5	S88°46'22"W	70.00'
L6	N01°14'27"W	45.09'

TEMPORARY CONSTRUCTION EASEMENT
 1.1404 ACRES (49,676 S.F.)
SAVE & EXCEPT (HATCHED)
 0.0636 ACRES (2,772 S.F.)
LEAVING A NET AREA OF
1.0768 ACRES (46,904 S.F.)

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



0' 25' 50'



GRAPHIC SCALE IN FEET
 1" = 50'

MATCH LINE
 SEE PAGE 7 OF 7

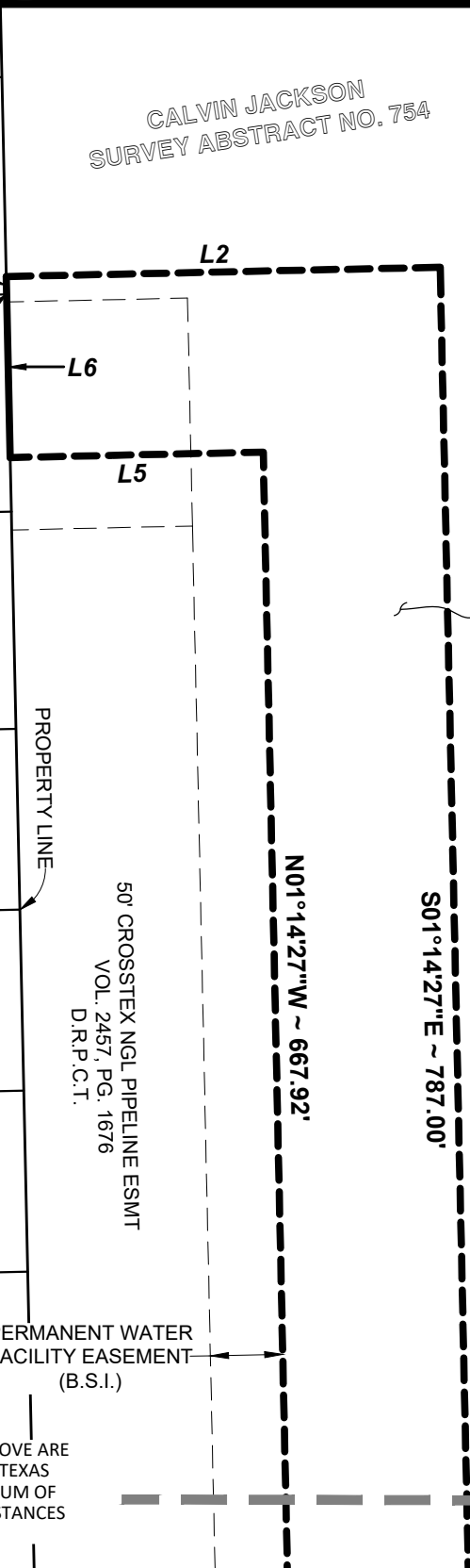
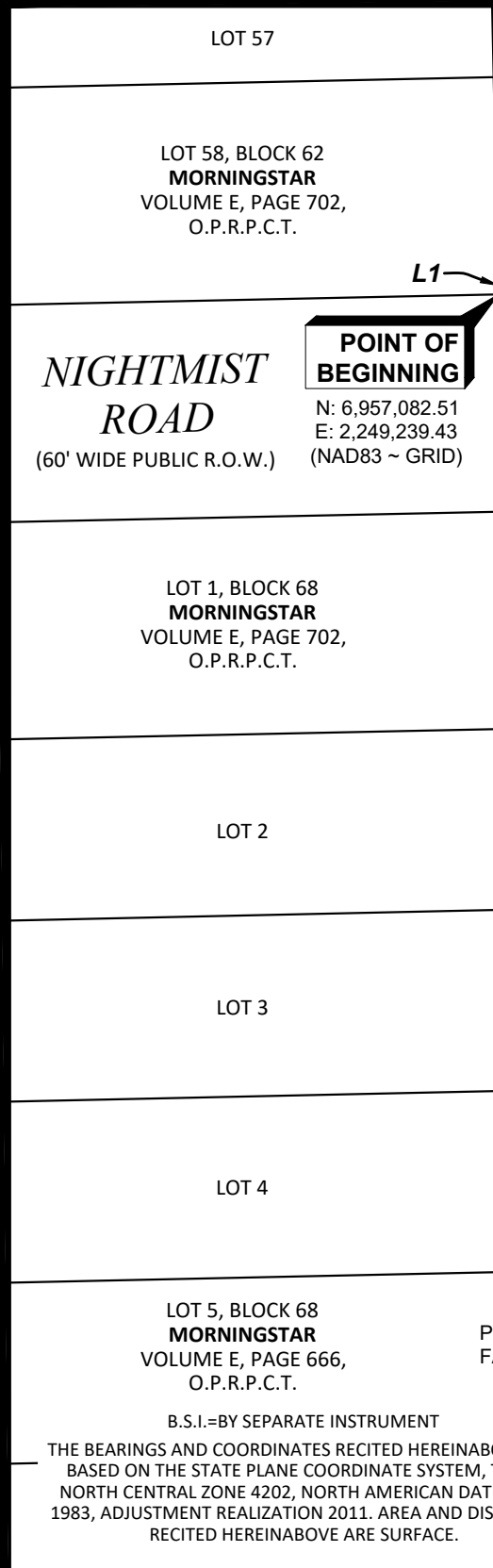
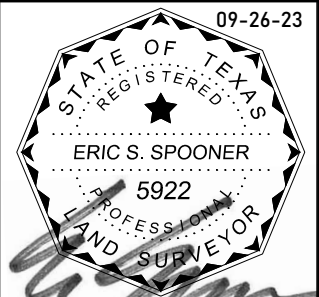


EXHIBIT "D"
TEMPORARY CONSTRUCTION EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS

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



PROPERTY: CALLED: 136.237 ACRES, ALEDO I.S.D.,
 INS. NO. 2007658263, O.P.R.P.C.T.
 2-20039.WP_P15_ALEDO_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.WP
 DATE: 09/26/2023

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

EXHIBIT "D"

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 5 HEREIN

CALVIN JACKSON
SURVEY ABSTRACT NO. 754

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

APPROX.
SURVEY LINE

**TEMPORARY
CONSTRUCTION EASEMENT**
1.1404 ACRES (49,676 S.F.)
SAVE & EXCEPT (HATCHED)
0.0636 ACRES (2,772 S.F.)
**LEAVING A NET AREA OF
1.0768 ACRES (46,904 S.F.)**

PROPERTY LINE



0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

B.S.I.=BY SEPARATE INSTRUMENT

THE BEARINGS AND COORDINATES RECITED HEREINABOVE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011. AREA AND DISTANCES RECITED HEREINABOVE ARE SURFACE.

MATCH LINE
SEE PAGE 6 OF 7

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

N01°14'27"W ~ 667.92'

S01°14'27"E ~ 787.00'

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

PROPERTY LINE

L4

S59°48'21"W ~ 137.14'

L3

5/8" CIRS
"SPOONER 5922"

J.D. KYLE SURVEY
ABSTRACT NO. 792

LOT 9

LOT 10, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L3	N01°14'27"W	78.51'
L4	N49°37'03"E	90.25'

LOT 12

P. J. MCCLARY
SURVEY ABSTRACT NO. 907

LOT 13

LOT 14, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

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

PERMANENT DRAINAGE
FACILITY EASEMENT
TO THE CITY OF FORT WORTH
INS. NO. 201608919,
O.P.R.P.C.T.

EXHIBIT "D"
TEMPORARY CONSTRUCTION EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
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309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
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PROPERTY: CALLED: 136.237 ACRES, ALEDO I.S.D.,
INS. NO. 2007658263, O.P.R.P.C.T.
2-20039.WP_P15_ALEDO_TEMP.DWG

S&A JOB NO.: 20039.WP DRAWN BY: R.F.O.
DATE: 09/26/2023 CHECKED BY: E.S.S.