

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							

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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





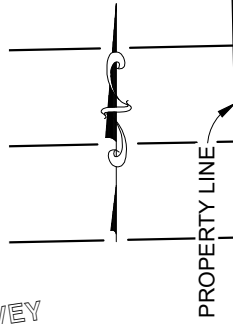
# EXHIBIT "B"

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**

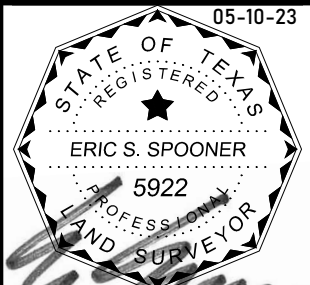
THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL  
COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL  
ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE  
NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

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**



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

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

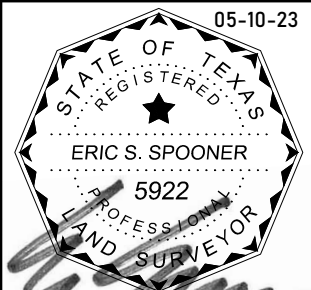
20.0'

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;

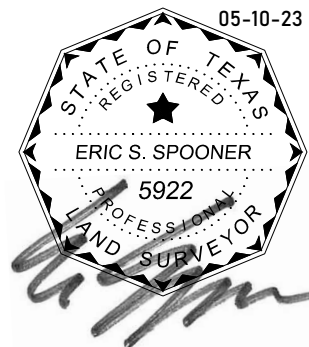
**THENCE** South 59°48'21" West, along the said property lines, 57.14 feet to the **POINT OF BEGINNING**.

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

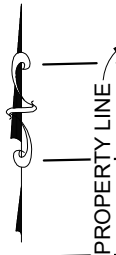
0' 50' 100'



GRAPHIC SCALE IN FEET  
1" = 100'

P. J. MCCLARY SURVEY  
ABSTRACT NO. 907

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



PROPERTY LINE

**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"

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

**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.

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**

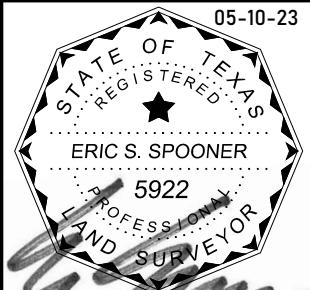
THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL  
COORDINATE SYSTEM BASED ON NAD83, TEXAS NORTH CENTRAL  
ZONE 4202, DERIVED FROM GPS RTK OBSERVATIONS USING THE  
NORTH TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

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



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CHECKED BY: E.S.S.

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