

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DRAINAGE FACILITY EASEMENT

Date: _____ / _____, 20____

Grantor: Aledo Independent School District

Grantor's Mailing Address: 1008 Bailey Ranch Road
Aledo, Texas 76008
Parker County, Texas

Grantee: Parker County, Texas

Grantee's Mailing Address: Parker County Judge
1 Courthouse Square
Weatherford, TX 76086
Parker County, Texas

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of some consideration deemed valuable to GRANTOR being hereby expressly acknowledged and accepted by GRANTOR.

DRAINAGE FACILITY EASEMENT grants use of the subsurface below and air space above for the purpose of a drainage facility easement and the right to access, construct, repair, install, remove, replace, reconstruct, inspect, improve and perpetually maintain a suitable slope or grade in order to provide lateral support, over and across together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to enter the property.

The Grantee shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and/or install within the right of way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Grantee shall have the right to clear the right-of-way of all obstructions, to cut, remove and trim trees within the right-of-way and to chemically treat with herbicides as necessary.

PROPERTY (INCLUDING ANY IMPROVEMENTS): The property described on **Exhibit "C" and Exhibit "D"** (all inclusive) attached hereto and incorporated herein.

RESERVATIONS FROM CONVEYANCE: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: None

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of/or the surface fee estate, that affect the Property; and taxes for 2025, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants sells, and conveys to Grantee the Property, together with all singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

GRANTOR:

Aledo Independent School District

By: _____

Name Printed: _____

Title: _____

Corporate Acknowledgment

STATE OF TEXAS
COUNTY OF PARKER

This instrument was acknowledged before me on _____
by _____, _____ of Aledo Independent School District, on behalf
of said entity on behalf of said entity.

The acknowledging person personally appeared by:

☐ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for
online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature

After Recording, Return this Document to:

Parker County Judge
1 Courthouse Square
Weatherford, TX 76086
Parker County, Texas

EXHIBIT "C"
DRAINAGE EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 902
PARKER COUNTY, TEXAS

BEING a 0.1653 acre tract of land located in the J.D. Kyle Survey, Abstract No. 902, Parker County, Texas, said 0.1653 acre tract of land being a portion of **LOT 1, BLOCK 1, ALEDO MIDDLE SCHOOL NO. 2 ADDITION**, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Parker County Clerk's Instrument No. 20211799, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 0.1653 acre tract of land also being a portion of that certain tract of land conveyed to the **ALEDO INDEPENDENT SCHOOL DISTRICT**, by deed thereof filed for record in Volume 2583, Page 1480, Deed Records, Parker County, Texas, said 0.1653 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the south lot line of said Lot 1, same being the existing north right-of-way line of Old Weatherford Road (being a variable width public right-of-way, a portion of said right-of-way being dedicated by the said plat of Aledo Middle School No. 2 Addition), said beginning point being North 88°59'16" East, a distance of 483.26 feet from a 5/8 inch iron rod with a cap stamped "TNP" found at the southwest lot corner of said Lot 1, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,954,936.69 and E: 2,250,669.45;

THENCE departing the said lot line and the said right-of-way line, over and across said Lot 1 the following courses and distances:

North 01°00'44" West, a distance of 60.00 feet;

North 88°59'16" East, along a line 60 feet north of and parallel with the said south lot line, a distance of 120.00 feet;

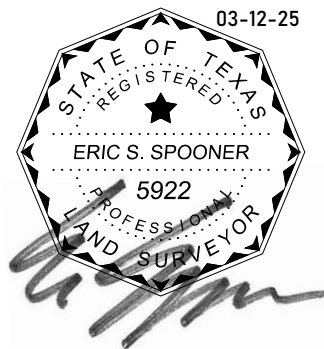
South 01°00'44" East, a distance of 60.00 feet to the said south lot line of Lot 1, same being the said north right-of-way line;

THENCE South 88°59'16" West, along the said lot line and the said right-of-way line, a distance of 120.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1653 acres (7,200 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

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 "D"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 3 HEREIN

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.

E1
50' CROSSTEX NGL
PIPELINE ESM'T.
VOL. 2457, PG. 1676
D.R.P.C.T.

E2
50' RIGHT-OF-WAY TO
SOUTHWESTERN GAS
PIPELINE INC.
VOL. 2194, PG. 1275
D.R.P.C.T.

WATER LINE
EASEMENT
TO M.R.M.U.D. No. 2
INS. No. 201512743
O.P.R.P.C.T.

WATER LINE
EASEMENT
TO M.R.M.U.D. No. 2
INS. No. 201512745
O.P.R.P.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N01°14'27"W	80.00'
L2	N01°00'44"W	60.00'
L3	N88°59'16"E	120.00'
L4	S01°00'44"E	60.00'
L5	S88°59'16"W	120.00'

LOT 1, BLOCK 1
**ALEDO MIDDLE
SCHOOL NO. 2 ADDITION**
P.C.C.I. NO. 202112799
O.P.R.P.C.T.

B.S.I.= BY SEPARATE INSTRUMENT

J.D. KYLE SURVEY
ABSTRACT NO. 902

OWNER
ALEDO I.S.D.
VOL. 2583, PG. 1480
D.R.P.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT
B.S.I.

DRAINAGE EASEMENT
0.1653 ACRES (7,200 S.F.)

SLOPE
EASEMENT
B.S.I.

SLOPE
EASEMENT
B.S.I.

ACCESS
EASEMENT
B.S.I.

**POINT OF
BEGINNING**

N: 6,954,936.69
E: 2,250,669.45
(NAD83 ~ GRID)

80' R.O.W. DED.
CAB. E, SLIDE 703
P.R.P.C.T.

OLD WEATHERFORD ROAD

EX. PUBLIC R.O.W.
P.C.C.I. NO. 202320474
O.P.R.P.C.T.

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

CALLED: 124.6 ACRES
QUAIL VALLEY DEVCO VLO, LLC
INS. NO. 202148529
O.P.R.P.C.T.

0' 50' 100'
GRAPHIC SCALE IN FEET
1" = 100'

EXHIBIT "D" DRAINAGE EASEMENT J.D. KYLE SURVEY, ABSTRACT NUMBER 902 PARKER COUNTY, TEXAS

B

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF
1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: CALLED: 136.237 ACRES, ALEDO I.S.D., VOLUME 2483, PAGE 1480, D.R.P.C.T.

2-20039.W P5-1 ALEDO ISD DRAINAGE.DWG

DRAWN BY: R. OSMENT CHECKED BY: E. SPOONER



**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

EXH "D" ~ ALEDO I.S.D. ~ PG. 4 OF 10

