



## **ALEDO ISD BOARD MEETING TEMPLATE**

**MEETING DATE:** October 18, 2021

**AGENDA ITEM:** Consider Approval of Right-of-Way Easement Between the City of Fort Worth, Texas and Aledo Independent School District

**PRESENTER:** Earl Husfeld, Chief Financial Officer

### **BACKGROUND INFORMATION:**

- The site for McAnally Middle School (Middle School No. 2) is located on Old Weatherford Road.
- As you are aware, the District has been working with North Central Texas Council of Governments (NCTCOG), City of Fort Worth, Parker County, Texas Department of Transportation (TxDOT), and others on the design for the widening of Old Weatherford Road.
- To facilitate this project, Right-of-Way (ROW) is required for the widening improvements to Old Weatherford Road.
- Old Weatherford Road is located within the prescriptive ROW, with the Aledo ISD property line being on the south side of Old Weatherford Road.
- This proposed ROW is an extension of the ROW that was dedicated per the Final Plat of McAnally Middle School with the City of Fort Worth.
- This 80' area will be conveyed to the City of Fort Worth in order to construct and maintain the roadway and associated utilities and will be used as a public right-of-way.
- The following Right-of-Way Easement has been reviewed and approved by the District's legal counsel.

### **FISCAL INFORMATION:**

None

### **ATTACHMENTS:**

Right-of-Way Easement Between the City of Fort Worth, Texas and Aledo Independent School District

### **ADMINISTRATIVE RECOMMENDATION:**

The Administration recommends the Board of Trustees approve the Right-of-Way Easement Between the City of Fort Worth, Texas and Aledo Independent School District as presented.

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

**Old Weatherford Road**

**Parcel # 01**

**Abstract No. 792 J.D. Kyle Survey & Abstract No. 754 C. Jackson Survey**

**THE STATE OF TEXAS   §  
  §  
  §  
COUNTY OF PARKER   §**

**RIGHT-OF-WAY EASEMENT**

**DATE:**

**GRANTOR: ALEDO INDEPENDENT SCHOOL DISTRICT**

**GRANTOR'S MAILING ADDRESS: (including county)**

**1008 BAILEY RANCH ROAD  
ALEDO, PARKER COUNTY, TEXAS, 76008**

**GRANTEE: CITY OF FORT WORTH**

**GRANTEE'S MAILING ADDRESS:**

**200 TEXAS STREET  
FORT WORTH, TARRANT COUNTY, TEXAS 76102**

**THAT Aledo Independent School District**, hereinafter referred to as "Grantor", for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the City of Fort Worth, a municipal corporation of Tarrant County, Texas, receipt of which is hereby acknowledged, does **Grant, Bargain, and Convey** to said City, its successors and assigns, the use, passage in and along the Property ("Property") situated in Parker County, Texas, hereinafter described in the attached Exhibits "A" and "B". Grantor does hereby acknowledge and agree that this conveyance to City includes the right of the City to permit the public to use the Property as a public right-of way. Grantor also hereby acknowledges and agrees that this conveyance to City includes the right of the City to construct and install sidewalks and to permit utilities to be situated within the Property as required by the City or by law. "Utilities" includes but are not limited to: water facilities, sewer facilities, gas facilities electric facilities, telecommunication facilities, drainage facilities and other utilities as defined by law.

It is intended by these presents to convey a **right-of-way** to the said City of Fort Worth to maintain and construct the **right-of-way** improvements, with the usual rights of ingress and egress in the necessary use of such **right-of-way**, in and along said Property.

**TO HAVE AND TO HOLD** the above described Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto the said City of Fort Worth, its successors and assigns, forever. Grantor does hereby bind itself, it's heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said City of Fort Worth, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

**HERETO WITNESS MY HAND** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR: Aledo Independent School District

By: \_\_\_\_\_

Printed Name: Hoyt Harris

Title: President, Board of Trustees

GRANTEE: City of Fort Worth

By (Signature): \_\_\_\_\_

(Print Name) \_\_\_\_\_, Title \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY

(Signature) \_\_\_\_\_

(Print Name) \_\_\_\_\_, Title \_\_\_\_\_

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS §**  
**§**  
**COUNTY OF PARKER §**

**BEFORE ME**, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Hoyt Harris, 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 Aledo Independent School District and that he/she executed the same as the act of said Independent School District for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of October, 2021.

\_\_\_\_\_  
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



## EXHIBIT "A"

### "RIGHT-OF-WAY"

**BEING** 2.277 acres of land situated in the J.D. Kyle Survey, Abstract No. 792, City of Fort Worth, Parker County, Texas, being a portion of the remainder of that certain tract of land described in deed to Aledo Independent School District (Aledo I.S.D.), according to the deed filed in Volume 2583, Page 1480, Deed Records of Parker County, Texas (D.R.P.C.T.); and being more particularly described by metes and bounds as follows:

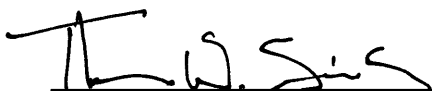
**BEGINNING** at a 5/8 inch iron rod with cap stamped "TNP", recovered at the southeast corner of Lot 1, Block 1, Aledo Middle School No. 2 Addition, an addition to the City of Fort Worth, Parker County, Texas, as filed in Cabinet E, Slide 703, Plat Records of Parker County, Texas (P.R.P.C.T.), also being the northeast corner of an 80' wide Right-of-Way (R-O-W) dedicated for Old Weatherford Road, as filed in said Cabinet E, Slide 703, P.R.P.C.T., and also being a re-entrant corner of the remainder of said Aledo I.S.D. tract, from which a 5/8 inch iron rod with cap stamped "TNP", recovered in the east line of said Lot 1, bears N 01°12'46" W, a distance of 376.42 feet;

**THENCE** N 88°59'20" E, over and across said Aledo I.S.D. tract, passing over and across a 30' ingress/egress easement (Coder Drive), as filed in Volume 180, Page 170, D.R.P.C.T., a distance of 1232.40 feet to a mag set in asphalt, in the east line of said Aledo I.S.D. tract, also being in the east line of said 30' ingress/egress easement, and also being in the west line of a tract of land described in deed to Regina Grammer, according to the deed filed in Volume 2438, Page 899, D.R.P.C.T.;

**THENCE** S 11°33'30" E, along the east line of said Aledo I.S.D. tract, the east line of said 30' ingress/egress easement, and along the west line of said Grammar tract, passing over and across said Old Weatherford Road, at a distance of 68.60 feet passing a 3/8 inch iron rod found in said road at the southwest corner of said Grammar tract, and continuing along the east line of said Aledo I.S.D. tract, in all a distance of 81.37 feet to the southeast corner of Aledo I.S.D. tract, also being in the north line of a variable width R-O-W dedication for said Old Weatherford Road, according to the plat of Walsh Ranch - Quail Valley, an addition to the City of Fort Worth, Parker County, Texas, as filed in Cabinet E, Slide 513, P.R.P.C.T.;

**THENCE** S 88°59'20" W, along the south line of said Aledo I.S.D. tract, passing along the south line of said Old Weatherford Road, the north line of R-O-W dedication for said Old Weatherford Road, per the plat of said Walsh Ranch - Quail Valley, and also passing along the north line of Walsh Ranches Limited Partnership, as filed in Volume 1699, Page 1765, D.R.P.C.T., a distance of 1247.02 feet to the southeast corner of said 80' wide R-O-W dedicated for Old Weatherford Road, as filed in said Cabinet E, Slide 703, P.R.P.C.T., also being the most southerly southwest corner of the remainder of said Aledo I.S.D. tract;

**THENCE** N 01°12'46" W, along the most southerly west line of the remainder of said Aledo I.S.D. tract passing over and across said Aledo I.S.D. tract, along the east line of R-O-W dedication for said Old Weatherford Road, a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 99,177 square feet or 2.277 acres of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

Date: October 7, 2021



Surveyed on the ground October 5, 2021

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000161391 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch

**NOTES:**

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000161391 was used to scale grid coordinates and distances to surface.

2) Additional easements may exist and not be shown.

3) Integral parts of this survey:  
 a. Legal Description  
 b. Sketch



SCALE 1"=100'

**J.D. KYLE SURVEY  
 ABST. NO. 792**

LOT 1, BLK. 1  
 ALEDO MIDDLE SCHOOL NO. 2 ADD'N.  
 CAB E, SLIDE 703, P.R.P.C.T.  
 5/8" IR RECOVERED WITH  
 CAP STAMPED "TNP"  
 (CONTROL MON.)  
 N01°12'46"W, 376.42'  
 (LINE FOR DIRECTIONAL CONTROL)  
 20' SIDEWALK ESM'T.  
 CAB E, SLIDE 703  
 P.R.P.C.T.  
**P.O.B.**  
 5/8" IR RECOVERED WITH  
 CAP STAMPED "TNP"  
 (CONTROL MON.)  
 WATER FACILITY ESM'T.  
 INST. #201524745  
 D.R.P.C.T.

ALEDO INDEPENDENT SCHOOL DISTRICT  
 VOL. 2583, PG. 1480  
 D.R.P.C.T.  
 (Remainder tract)

30' INGRESS/EGRESS ESM'T.  
 VOL. 180, PG. 170  
 D.R.P.C.T.

WATER FACILITY ESM'T.  
 INST. #201524743  
 D.R.P.C.T.

REGINA GRAMMER  
 VOL. 2436, PG. 899  
 D.R.P.C.T.

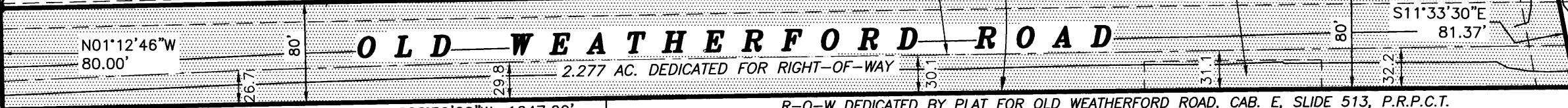
**CODER DRIVE**

APPROX. CENTERLINE OF  
 20'+/- WIDE ASPHALT RD.

RIGHT-OF-WAY ESM'T.  
 INST. #201909032  
 D.R.P.C.T.

MAG NAIL SET  
 IN ASPHALT

N88°59'20"E, 1232.40'



APPROX. SURVEY LINE

S88°59'20"W, 1247.02'

R-O-W DEDICATED BY PLAT FOR OLD WEATHERFORD ROAD, CAB. E, SLIDE 513, P.R.P.C.T.

80' WIDE R-O-W DEDICATED BY  
 PLAT FOR OLD WEATHERFORD ROAD  
 CAB. E, SLIDE 703  
 P.R.P.C.T.

WALSH RANCHES LIMITED PARTNERSHIP  
 VOL. 1699, PG. 1765  
 D.R.P.C.T.

**I. & G.N.R.R.CO. SURVEY  
 ABST. NO. 1996**

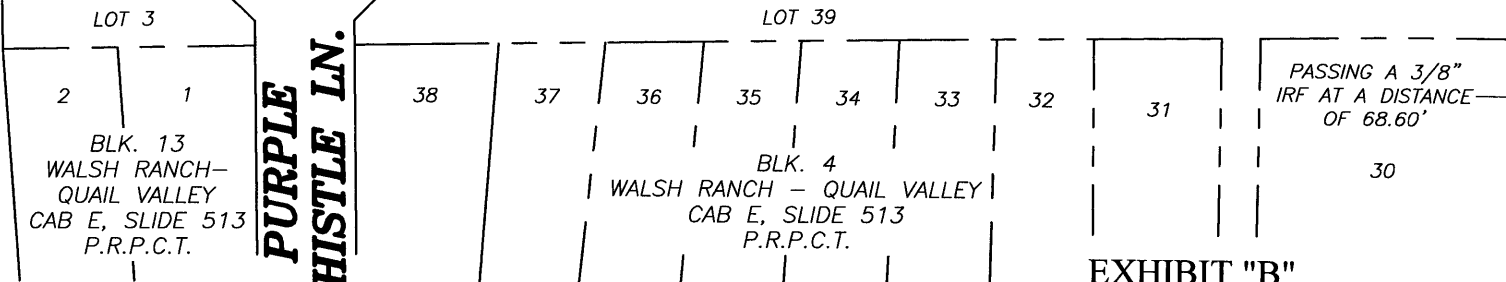


EXHIBIT "B"

RIGHT-OF-WAY

**2.277 ACRES OF LAND**

Situated in the J.D. Kyle Survey, Abstract No. 792, City of Fort Worth, Parker County, Texas, and containing 2.277 acres of land.

*Theron W. Sims*  
 THERON W. SIMS, R.P.L.S.  
 TEXAS REGISTRATION NO. 5887



**teague nall & perkins**

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SHEET 2 OF 2