



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: October 18, 2021

AGENDA ITEM: Consider Approval of Pedestrian Access 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.
- This pedestrian access easement is required to construct a public sidewalk along the north side of Old Weatherford Road within the Aledo ISD property limits.
- This easement is necessary due to the limited amount of parkway (area between the back of curb and right-of-way).
- A 10' wide sidewalk/trail will be provided within the pedestrian access easement and will extend across the limits of the Aledo ISD property.
- This proposed easement is similar to the sidewalk easement that was dedicated per the Final Plat of McAnally Middle School with the City of Fort Worth.
- The following Pedestrian Access Easement has been reviewed and approved by the District's legal counsel.

FISCAL INFORMATION:

None

ATTACHMENTS:

Pedestrian Access Easement Between the City of Fort Worth, Texas and Aledo Independent School District

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Pedestrian Access 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**

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

PEDESTRIAN ACCESS 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**

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, hereby GRANTS, SELLS, AND CONVEYS to GRANTEE, its successors and assigns, an exclusive, perpetual easement for the construction, operation, maintenance, replacement, and public use for pedestrian and non-motorized vehicles ("Pedestrian Access") upon, under and across that portion of the PROPERTY more fully described in Exhibits "A" and "B" attached hereto and incorporated herein for all pertinent purposes, such access to be used for public access; together with the right and privilege of GRANTEE to at any and all times to enter PROPERTY, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing the Pedestrian Access for use by the public. GRANTOR may install sidewalks, curbs, driveways, turf, sod, irrigation systems, or similar surface or subsurface improvements upon or adjacent to the PROPERTY.

GRANTEE shall be obligated to restore the surface of the PROPERTY at GRANTEE's sole cost and expense, including the restoration of any sidewalks, driveways, curbs, turf, sod, irrigation systems, or similar surface or sub-surface improvements located upon or adjacent to the PROPERTY which may have been removed, relocated, altered, damaged, or destroyed as a result of the GRANTEE's use of the easement granted hereunder to the same or better condition as such improvements were in prior to GRANTEE's activities upon or adjacent to the PROPERTY.

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anywise 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 unto GRANTEE, its successor 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.

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

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 _____

EXHIBIT "A"

"12' WIDE PEDESTRIAN ACCESS EASEMENT"

BEING 14,776 square feet 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:

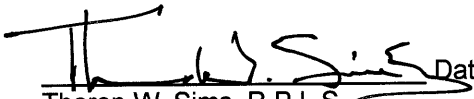
BEGINNING at a 5/8 inch iron rod with cap stamped "TNP", recovered at the southeast corner of Lot 1, Block 1, Aledo Middle School No. 2 Addition, an addition to the City of Fort Worth, Parker County, Texas, as filed in Cabinet E, Slide 703, Plat Records of Parker County, Texas (P.R.P.C.T.), also being 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;

THENCE N 01°12'46" W, over and across said Aledo I.S.D. tract, along the east line of said Lot 1, a distance of 12.00 feet to a 1/2 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 1/2 inch iron rods set are marked the same), 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 364.42 feet;

THENCE N 88°59'20" E, over and across said Aledo I.S.D. tract, a distance of 1230.21 feet to a 1/2 inch iron rod set 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, a distance of 12.21 feet to a mag nail set in asphalt, at the northeast corner of a proposed R-O-W dedication for said Old Weatherford Road, from which a 3/8 inch iron rod found in said road at the southwest corner of said Grammar tract, bears S 11°33'30" E, a distance of 68.60 feet;

THENCE S 88°59'20" W, over and across said Aledo I.S.D. tract, along the proposed north R-O-W line of said Old Weatherford Road, a distance of 1232.40 feet to the **POINT OF BEGINNING** and containing 14,776 square feet or 0.339 of an acre 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.

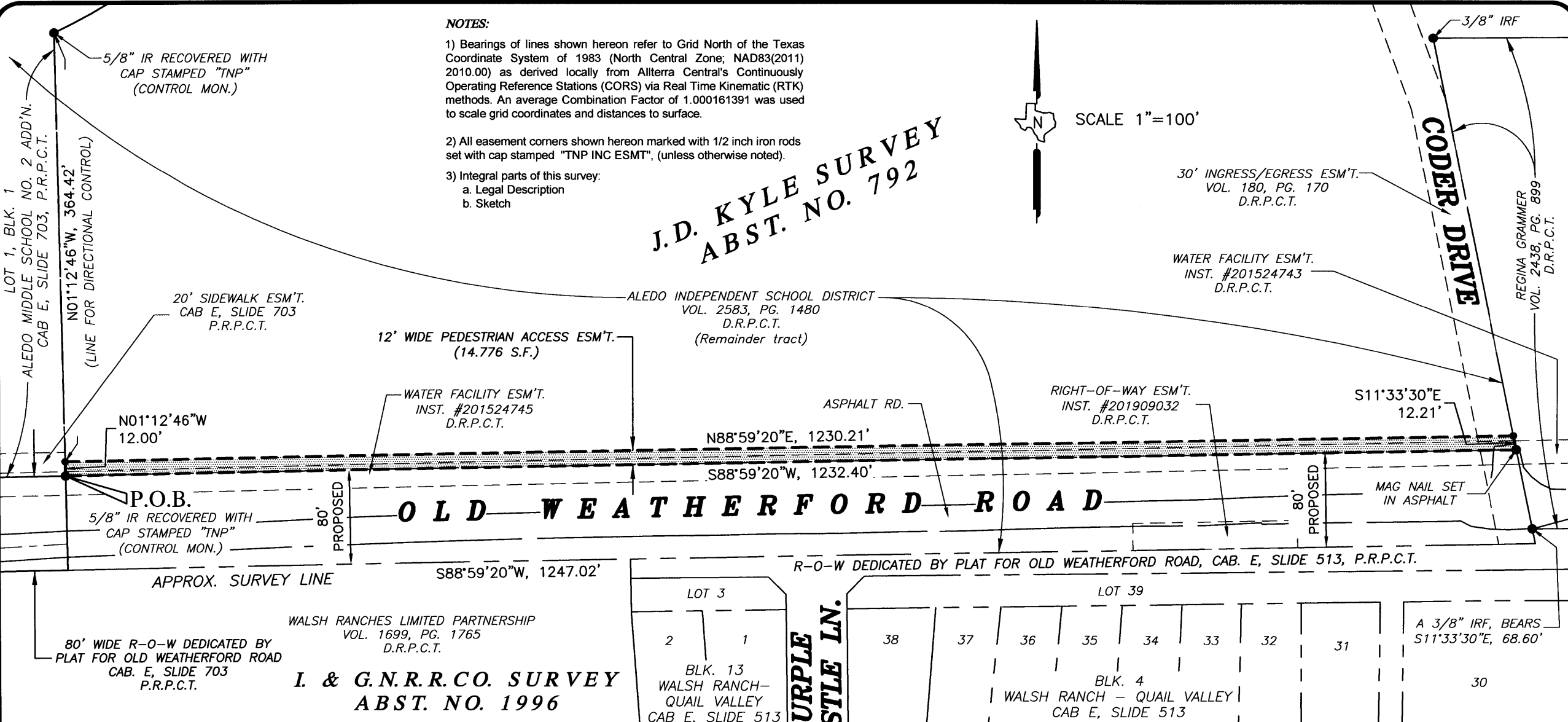
2) All easement corners shown hereon marked with 1/2 inch iron rods set with cap stamped "TNP INC ESMT", (unless otherwise noted).

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

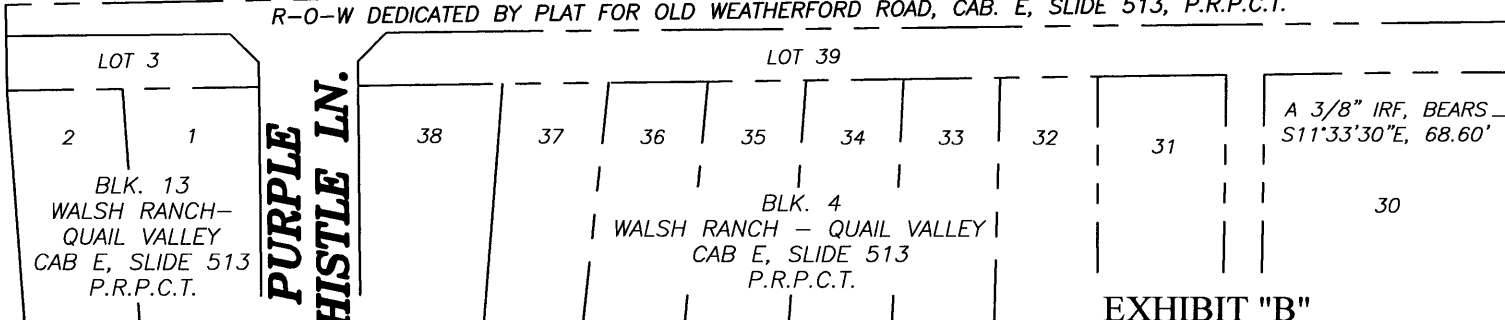
**J.D. KYLE SURVEY
 ABST. NO. 792**



SCALE 1"=100'



WALSH RANCHES LIMITED PARTNERSHIP
 VOL. 1699, PG. 1765
 D.R.P.C.T.
**I. & G.N.R.R.CO. SURVEY
 ABST. NO. 1996**



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



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 817.336.5773 ph 817.332.7756 fx
 www.tnpsc.com / TBPELS Registration No. 100116-00

EXHIBIT "B"
**12' WIDE PEDESTRIAN
 ACCESS EASEMENT**

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

JOB No. ALO 20152

SHEET 2 OF 2