

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.

PUBLIC ACCESS EASEMENT

THAT, Aledo Independent School District, of County of Parker County, State of Texas hereinafter called Grantors, whether one or more, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration from Parker County, Texas, (Grantee) the receipt and sufficiency of which consideration is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do and GRANT, SELL and CONVEY, unto Parker County a public access and utility easement for the purpose of the Old Weatherford Road Project.

PUBLIC ACCESS EASEMENT grants public access, install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replacement make connections with, and remove the facilities, with all associated appurtenances thereto, and with the right and privilege at any and all times, to enter the property described in **Exhibit "A" and Exhibit "B"** attached hereto and made a part hereof.

This conveyance is for use on the Old Weatherford Road Project and shall specifically include the right to Parker County and shall authorize Parker County, its agents, contractors, and employees, to enter onto the subject property for the purpose of the Old Weatherford Road Project.

The easements, rights, and privileges herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Grantee's successors and assigns. Grantor represents that he or she is the owner of the above-described tract of land and binds himself/herself, his/her heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Grantee, its successors and assigns.

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 contract 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.

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.

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 "A"
PUBLIC ACCESS EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
PARKER COUNTY, TEXAS

BEING a 0.2353 acre tract of land located in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 0.2353 acre tract 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 Instrument No. 202112799 Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 0.2353 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 0.2353 acre tract being a public access easement and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "TNP" found at the southwest lot corner of the said Lot 1, same being on an east property line of a called 31.40 acre tract conveyed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth by deed filed for record in Volume 2459, Page 1357, Deed Records, Parker County, Texas (D.R.P.C.T.), same being at the northwest corner of an 80 feet wide right-of-way dedication, dedicated by the said plat of Aledo Middle School No. 2 Addition, said beginning point also having an NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,954,928.15 and E: 2,250,186.27;

THENCE North 01°14'27" West, along the west lot line of said Lot 1 and along the said east property line, a distance of 12.00 feet;

THENCE North 88°59'16" East, departing the said lot line and the said property line, over and across said Lot 1, a distance of 854.22 feet to an east lot line of said Lot 1, same being a west property line of a called 51.756 acre tract of land described as "Tract 1", conveyed to Walsh Ranches Limited Partnership, by deed thereof filed for record in Parker County Clerk's Instrument No. 202329968, O.P.R.P.C.T.;

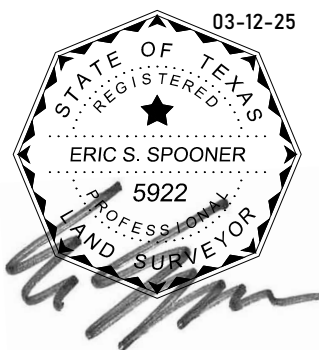
THENCE South 01°12'46" East, along the said east lot line and along the said west property line, a distance of 12.00 feet to the most southerly southeast lot corner of said Lot 1, same being at the northeast corner of the aforementioned 80 feet wide right-of-way dedication;

THENCE South 88°59'16" West, along the south lot line of said Lot 1 and along the north line of the said 80 feet wide right-of-way dedication (said north line being the existing north right-of-way line of Old Weatherford Road, being a variable width public right-of-way), a distance of 854.21 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.2353 acres (10,251 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

J.D. KYLE SURVEY
ABSTRACT NO. 972

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 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.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N01°14'27"W	12.00'
L2	S01°12'46"E	12.00'

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

CALLLED: 51.756 ACRES
WALSH RANCHES
LIMITED PARTNERSHIP
"TRACT 1"
INS. NO. 202329968
O.P.R.P.C.T.

OWNER
ALEDO I.S.D.
VOL. 2583, PG. 1480
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.

PUBLIC ACCESS EASEMENT
0.2353 ACRES (10,251 S.F.)

TEMPORARY
CONSTRUCTION
EASEMENT
B.S.I.

SLOPE
EASEMENT
B.S.I.

DRAINAGE
EASEMENT
B.S.I.

N88°59'16"E ~ 854.22'

S88°59'16"W ~ 854.21'

OLD WEATHERFORD ROAD

80' R.O.W. DED.
P.C.C.I. NO. 202112799
O.P.R.P.C.T.

POINT OF
BEGINNING

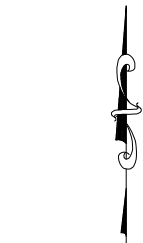
5/8" CIRF "TNP"
N: 6,954,928.15
E: 2,250,186.27
(NAD83 ~ GRID)

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

G.E. TANDY & A TANDY SURVEY
ABSTRACT NO. 2356

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

I. & GN R.R. CO SURVEY
ABSTRACT NO. 1996



0' 60' 120'



GRAPHIC SCALE IN FEET
1" = 120'

B.S.I. = BY SEPARATE INSTRUMENT

EXHIBIT "B" PUBLIC ACCESS EASEMENT P.J. McCLARY SURVEY, ABSTRACT NUMBER 907 PARKER COUNTY, TEXAS

A

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

PROPERTY: LOT 1, BLOCK 1, ALEDO MIDDLE SCHOOL, NO. 2 ADDITION, INS. NO. 202112799 O.P.R.P.C.T.

1-20039.W P5-1 ALEDO ISD ACCESS.DWG

DRAWN BY: B. SMITH

CHECKED BY: E. SPOONER



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ASSOCIATES**
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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

EXH "B" ~ ALEDO M.S. NO. 2 ~ PG. 2 OF 10

