

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.

TEMPORARY CONSTRUCTION EASEMENT

THAT, Aledo Independent School District, of County of Parker, 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 temporary construction easement for the purpose of the Old Weatherford Road Project, said temporary easement being more particularly described on the attached Exhibits "I" and "J", which exhibit is incorporated herein for descriptive purposes. This temporary easement shall expire twenty-four (24) months from the date the construction work is begun on the easement or at such time as the construction work has been completed whichever is the earlier date.

The temporary construction easement shall include the right to excavate and fill and to store construction materials and equipment upon the temporary easement. Parker County shall restore the property which is subject to the temporary easement as closely as possible to its condition prior to entry thereon.

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.

TO HAVE AND TO HOLD the above described premises for the above mentioned purposes, together with all and singular the right and appurtenances thereto in anywise belonging unto Parker County, its successors and assigns until the termination of the easement as previously defined, and GRANTORS do hereby bind themselves, their heirs and assigns, to warrant and forever defend unto the said Parker County, its successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof while the temporary easement is in force.

IN WITNESS WHEREOF, this instrument is executed on this the day of ,2025.

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 "I"
TEMPORARY CONSTRUCTION EASEMENT
J.D. KYLE SURVEY, ABSTRACT NUMBER 792
PARKER COUNTY, TEXAS

BEING a 1.0157 acre tract of land located in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 1.0157 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 1.0157 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 1.0157 acre tract being a public access easement and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the west lot line of said Lot 1, same being the east property line 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, said beginning point being North 01°14'27" West, a distance of 30.00 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: 6,954,958.15 and E: 2,250,185.62;

THENCE North 01°14'27" West, along the said lot line and the said property line, a distance of 50.00 feet;

THENCE departing the said lot line and the said property line, over and across Lot 1 the following courses and distances:

North 88°59'16" East, a distance of 433.58 feet;

North 01°00'44" West, a distance of 30.00 feet;

North 88°59'16" East, a distance of 171.79 feet;

South 86°54'29" East, a distance of 249.52 feet to the most southerly southeast lot line of said Lot 1, same being a southwest 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°12'50" East, along the said southeast lot line and the said southwest property line, a distance of 50.14 feet;

THENCE departing the said lot line and the said property line, over and across Lot 1 the following courses and distances:

North 86°54'29" West, a distance of 251.49 feet;

South 88°59'16" West, a distance of 120.00 feet;

South 01°00'44" East, a distance of 30.00 feet;

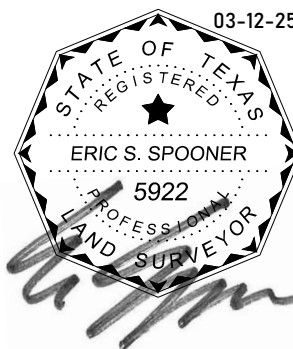
South 88°59'16" West, a distance of 483.38 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **1.0157 acres (44,244 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



CALLLED: 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.

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

J.D. KYLE SURVEY
ABSTRACT NO. 972

EXHIBIT "J"

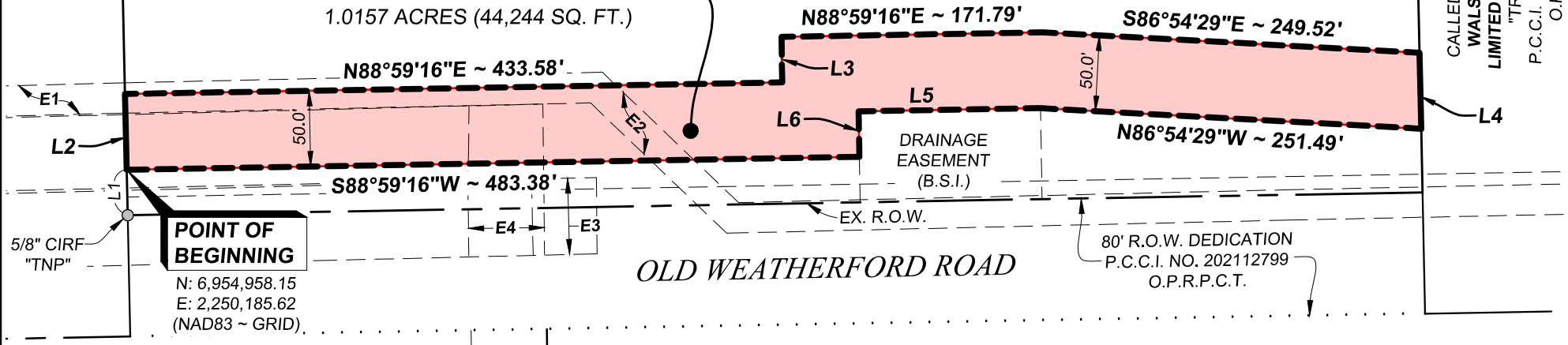
SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 9 HEREIN

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

LOT
LINE

CALLLED: 51.756 ACS.
WALSH RANCHES
LIMITED PARTNERSHIP
"TRACT 1" IN
P.C.C.I. NO. 202329968
O.P.R.P.C.T.

TEMPORARY CONSTRUCTION EASEMENT 1.0157 ACRES (44,244 SQ. FT.)



E1
EX. WATER LINE ESMT.
TO M.R.M.U.D. NO. 2
P.C.C.I. NO. 201512743
O.P.R.P.C.T.

E2
EX. WATER LINE ESMT.
TO M.R.M.U.D. NO. 2
P.C.C.I. NO. 201512745
O.P.R.P.C.T.

E3
EX. 50' R.O.W. TO
SOUTHWESTERN GAS PIPELINE, INC.
VOL. 2194, PG. 1275
D.R.P.C.T.

E4
EX. 50' EASEMENT TO
NGL PIPELING
VOL. 2457, PG. 1676
D.R.P.C.T.

LINE TABLE					
NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
L1	N01°14'27\"W	30.00'	L4	S01°12'50\"E	50.14'
L2	N01°14'27\"W	50.00'	L5	S88°59'16\"W	120.00'
L3	N01°00'44\"W	30.00'	L6	S01°00'44\"E	30.00'

B.S.I.= BY SEPARATE INSTRUMENT

0 15' 30'
GRAPHIC SCALE IN FEET
1" = 30'

EXHIBIT "J" TEMPORARY CONSTRUCTION EASEMENT P.J. McCLARY SURVEY, ABSTRACT NUMBER 907 PARKER COUNTY, TEXAS

E

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.

5-20039.W P5-1 ALEDO ISD TCE.DWG

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

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

