



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: September 19, 2022

AGENDA ITEM: Consider Approval of Permanent Sewer Facility Easement Between the City of Fort Worth, Texas and Aledo Independent School District and Temporary Construction Easement Between Quail Valley DEVCO VLO, LLC and Aledo Independent School District

PRESENTER: Earl Husfeld, Chief Financial Officer

BACKGROUND INFORMATION:

- The District was recently approached by Mr. Jim Henry, with Republic Property Group (RPG), with a request from the City of Fort Worth for a permanent sewer facility easement.
- Mr. Henry and RPG are the developers of Walsh Ranch Quail Valley Planning Area 3 West, the next phase of the Walsh residential development.
- RPG is requesting a 40' permanent sewer line easement so they may install a public sewer line from this next phase of their residential development south of Old Weatherford Road to the north to the existing sewer line that is located along Little Mary's Creek.
- The proposed pathway for this sewer line is to follow the dry creek or drainage feature that runs along the east side of McAnally Middle School. Based on a review by the District's Engineer, this proposed pathway does not appear to conflict with any plans the District has for this property.
- Also being presented for your consideration is a 25' temporary construction easement between the District and Quail Valley DEVCO VLO, LLC (DEVCO), the company that is installing and/or constructing the permanent sewer line in the proposed pathway. During construction, this temporary easement grants DEVCO the use of and access to and ingress and egress over the District's property to the easement property. Upon completion of this sewer line construction, the temporary construction easement will cease.
- The following Permanent Sewer Facility Easement and Temporary Construction Easement have been reviewed and approved by the District's legal counsel.

FISCAL INFORMATION:

None

ATTACHMENTS:

Permanent Sewer Facility Easement Between the City of Fort Worth, Texas and Aledo Independent School District and Temporary Construction Easement Between Quail Valley DEVCO VLO, LLC and Aledo Independent School District

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Permanent Sewer Facility Easement Between the City of Fort Worth, Texas and Aledo Independent School District and the Temporary Construction Easement Between Quail Valley DEVCO VLO, LLC and Aledo Independent School District as presented.

CPN 103935 – Walsh Ranch Quail Valley – Planning Area 3 West
Parcel 01
Property ID R000045406 & R000044877
J.D. Kyle Survey, Abstract No. 792

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF PARKER §

CITY OF FORT WORTH
PERMANENT SEWER FACILITY EASEMENT

DATE: **SEPTEMBER 19, 2022**

GRANTOR: **ALEDO INDEPENDENT SCHOOL DISTRICT**

GRANTOR’S MAILING ADDRESS (including County):
 1008 BAILEY RANCH ROAD
 ALEDO, PARKER COUNTY, TX 76008

GRANTEE: **CITY OF FORT WORTH**

GRANTEE’S MAILING ADDRESS (including County):
 200 TEXAS ST.
 FORT WORTH, TARRANT COUNTY, TX 76102

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY: **Being more particularly described in the attached Exhibit “A”**

Grantor, for the consideration paid to Grantor and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the construction, operation, maintenance, replacement, upgrade, and repair of a Permanent Sewer Line Facility (hereafter referred to as “Facility”). The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, pipelines, junction boxes in, upon, under and across a portion of the Easement Property and more fully described in **Exhibit “A”** attached hereto and incorporated herein for all pertinent purposes, together with the right

and privilege at any and all times to enter the Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the easement property a permanent structure or building, including, but not limited to, monument sign, pole sign, billboard, brick or masonry fences or walls or other structures that require a building permit. However, Grantor shall be permitted to install and maintain a concrete, asphalt or gravel driveway, road or parking lot across the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property at Grantee's sole cost and expense, including the restoration of any sidewalks, driveways, or similar surface improvements located upon or adjacent to the Easement Property which may have been removed, relocated, altered, damaged, or destroyed as a result of the Grantee's use of the Easement Property granted hereunder. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions and intended use of this Easement Property.

TO HAVE AND TO HOLD the above-described Easement Property, together with all and singular the rights and appurtenances thereto in any way 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

ALEDO INDEPENDENT SCHOOL DISTRICT

By: _____
Hoyt Harris
President, Board of Trustees

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

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 entity 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

GRANTEE: CITY OF FORT WORTH

By: _____
Dana Burghdoff
Assistant City Manager

APPROVED AS TO FORM AND LEGALITY:

By: _____
Thomas R. Hansen
Assistant City Attorney

CONTRACT COMPLIANCE MANAGER:

By signing, I acknowledge that I am the person responsible for the monitoring and administration of this contract, including ensuring all performance and reporting requirements.

By: _____
Janie Scarlett Morales
Planning Manager

ACKNOWLEDGEMENT

THE 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 **Dana Burghdoff, Assistant City Manager** 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 executed the same 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"

40' SEWER LINE EASEMENT

*Aledo Independent School District, Vol. 2583, Pg. 1480, D.R.P.C.T.
J.D. Kyle. Survey, Abstract No. 792
Parker County, Texas*

PARCEL 1 - SEWER LINE EASEMENT

BEING a 2.022 acre (88,086 square feet) tract of land situated in Parker County, Texas, being in the J.D. Kyle Survey, Abstract No. 792, being a portion of a called 136.237 acre tract of land conveyed to Aledo Independent School District as recorded 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:

COMMENCING at a 5/8 inch iron rod with yellow plastic cap (illegible) found at the southeast corner of Lot 1, Block 1, of the Final Plat of Aledo Middle School No. 2 Addition, Lot 1, Block 1, an addition to the City of Fort Worth, Parker County, Texas, recorded under Cabinet E, Slide 703, of the Plat Records of Parker County, Texas (P.R.P.C.T.), from which a 5/8 inch iron rod with yellow plastic cap stamped "TNP", found on the easterly line of said Lot 1, Block 1, bears North 01 degrees 12 minutes 55 seconds West, a distance of 376.41 feet;

THENCE, along the easterly prolongation of the southerly line of said Lot 1, Block 1, North 88 degrees 59 minutes 11 seconds East, a distance of 3.43 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" and the **POINT OF BEGINNING**;

THENCE, leaving said easterly prolongation of the southerly line of said Lot 1, Block 1, over and across said Aledo Independent School District tract the following courses and distances:

North 01 degrees 12 minutes 00 seconds West, a distance of 199.13 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 62 degrees 00 minutes 00 seconds East, a distance of 258.78 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 42 degrees 00 minutes 00 seconds East, a distance of 625.29 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 89 degrees 36 minutes 00 seconds East, a distance of 283.91 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 62 degrees 00 minutes 00 seconds East, a distance of 267.41 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 20 degrees 00 minutes 00 seconds East, a distance of 491.80 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 17 degrees 00 minutes 00 seconds East, a distance of 78.10 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set on the southwesterly line of a Sanitary Sewer Easement as recorded per Document Number 201524730, Official Public Records of Parker County, Texas (O.P.R.T.C.T.);

THENCE, along the southwesterly line of said Sanitary Sewer Easement, South 77 degrees 04 minutes 57 seconds East, a distance of 40.10 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

THENCE, leaving said southwesterly line, over and across said Aledo Independent School District Tract the following courses and distances:

40' SEWER LINE EASEMENT

Aledo Independent School District, Vol. 2583, Pg. 1480, D.R.P.C.T.

J.D. Kyle. Survey, Abstract No. 792

Parker County, Texas

South 17 degrees 00 minutes 00 seconds West, a distance of 73.19 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 68 degrees 00 minutes 00 seconds East, a distance of 5.80 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 22 degrees 00 minutes 00 seconds West, a distance of 20.00 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 68 degrees 00 minutes 00 seconds West, a distance of 4.64 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 20 degrees 00 minutes 00 seconds West, a distance of 496.97 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 62 degrees 00 minutes 00 seconds West, a distance of 286.85 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 00 degrees 24 minutes 00 seconds East, a distance of 7.66 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 89 degrees 36 minutes 00 seconds West, a distance of 20.00 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

North 00 degrees 24 minutes 00 seconds West, a distance of 5.00 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 89 degrees 36 minutes 00 seconds West, a distance of 261.18 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 42 degrees 00 minutes 00 seconds West, a distance of 614.70 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 62 degrees 00 minutes 00 seconds West, a distance of 241.22 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars";

South 01 degrees 12 minutes 00 seconds East, a distance of 174.65 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" on the easterly prolongation of the southerly line of said Lot 1, Block 1;

THENCE, along said easterly prolongation South 88 degrees 59 minutes 11 seconds West, a distance of 40.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 2.022 acres (88,086 square feet) of land, more or less.

40' SEWER LINE EASEMENT

*Aledo Independent School District, Vol. 2583, Pg. 1480, D.R.P.C.T.
J.D. Kyle. Survey, Abstract No. 792
Parker County, Texas*

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000155399.

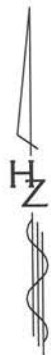
A plat of even survey date herewith accompanies this property description.

For Huitt-Zollars, Inc.



Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
TBPELS Firm Registration No. 10025600
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
(214) 871-3311
pillar@huitt-zollars.com
Date: August 2, 2022





C. JACKSON SURVEY,
ABSTRACT NO. 754

J.D. KYLE SURVEY,
ABSTRACT NO. 792

150 0 150 300
GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

FINAL PLAT
LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL
NO. 2 ADDITION
CAB. E, SL. 703
P.R.P.C.T.

PARCEL 1
PARCEL 2

SANITARY SEWER
EASEMENT PER DOC.
NO. 201524730,
O.P.R.P.C.T.

ALEDO
INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

WEATHERFORD
COLLEGE OF THE
PARKER COUNTY
JUNIOR COLLEGE
DISTRICT
VOL. 2583, PG. 1474,
D.R.P.C.T.

PARCEL 1
40' SANITARY SEWER
EASEMENT (88,086 SQ.
FT./2.022 ACRES)

SEE SHEET 5

SEE SHEET 6

OLD WEATHERFORD ROAD



FOR HUITT-ZOLLARS, INC.

M. Pillar
MITCHELL SAGUN PILLAR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5491
TBPELS FIRM REGISTRATION NO. 10025600
PILLAR@HUITT-ZOLLARS.COM

A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN
DATE ACCOMPANIES THIS EXHIBIT MAP.

LEGEND

- HZ ● 5/8" IRON ROD FOUND W/PLASTIC
CAP "HUITT-ZOLLARS"
IRSO 5/8" IRON ROD SET W/PLASTIC
CAP "HUITT-ZOLLARS" UNLESS
NOTED OTHERWISE
POB POINT OF BEGINNING
POC POINT OF COMMENCING

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
Phone (214) 871-3311 Fax (214) 871-0757

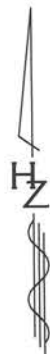
EXHIBIT MAP
PARCEL 1
SEWER EASEMENT
J.D. KYLE SURVEY,
ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BASIS OF BEARING:
Bearings are based on the Texas State Plane
Coordinate System, North Central Zone
(4202) North American Datum 1983 (2011).

DATE: August 02, 2022

Pg. 4 of 7

SEE SHEET 7



ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

COURSE DATA:
⑤ S00°24'00"E 7.66'
⑥ S89°36'00"W 20.00'
⑦ N00°24'00"W 5.00'

J.D. KYLE SURVEY,
ABSTRACT NO. 792



GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

PARCEL 1
40' SANITARY SEWER
EASEMENT (88,086 SQ.
FT./2.022 ACRES)

N42°00'00"E 625.29'
S42°00'00"W 614.70'

N89°36'00"E 283.91'

S89°36'00"W 261.18'

N62°00'00"E 267.41'

S62°00'00"W 286.85'

N20°00'00"E 491.80'

S20°00'00"W 496.97'

ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

LEGEND

- HZ ● 5/8" IRON ROD FOUND W/PLASTIC
CAP "HUITT-ZOLLARS"
- IRSO ○ 5/8" IRON ROD SET W/PLASTIC
CAP "HUITT-ZOLLARS" UNLESS
NOTED OTHERWISE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
Phone (214) 871-3311 Fax (214) 871-0757

EXHIBIT MAP
PARCEL 1
SEWER EASEMENT
J.D. KYLE SURVEY,
ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BASIS OF BEARING:
Bearings are based on the Texas State Plane
Coordinate System, North Central Zone
(4202) North American Datum 1983 (2011).

DATE: August 02, 2022

Pg. 6 of 7



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

SANITARY SEWER
EASEMENT PER DOC.
NO. 201524730,
O.P.R.P.C.T.

PARCEL 1
40' SANITARY SEWER
EASEMENT (88,086 SQ.
FT./2.022 ACRES)

ALEDO INDEPENDENT SCHOOL DISTRICT
VOL. 2583, PG. 1480, D.R.P.C.T.

ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

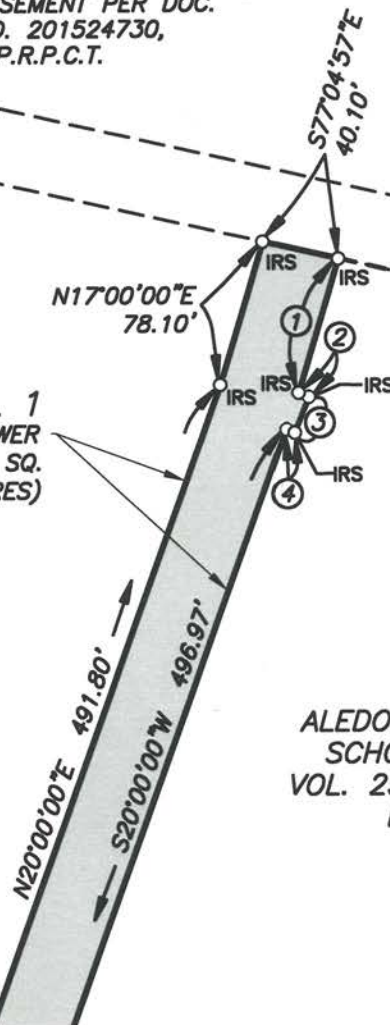
COURSE DATA:

- ① S17°00'00"W 73.19'
- ② S68°00'00"E 5.80'
- ③ S22°00'00"W 20.00'
- ④ N68°00'00"W 4.64'

C. JACKSON SURVEY,
ABSTRACT NO. 754

J.D. KYLE SURVEY,
ABSTRACT NO. 792

WEATHERFORD COLLEGE
OF THE PARKER
COUNTY JUNIOR COLLEGE DISTRICT
VOL. 2583, PG. 1474, D.R.P.C.T.



SEE SHEET 6

LEGEND

- HZ ● 5/8" IRON ROD FOUND W/PLASTIC
CAP "HUITT-ZOLLARS"
- IRSO 5/8" IRON ROD SET W/PLASTIC
CAP "HUITT-ZOLLARS" UNLESS
NOTED OTHERWISE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
Phone (214) 871-3311 Fax (214) 871-0757

EXHIBIT MAP
PARCEL 1
SEWER EASEMENT
J.D. KYLE SURVEY,
ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BASIS OF BEARING:
Bearings are based on the Texas State Plane
Coordinate System, North Central Zone
(4202) North American Datum 1983 (2011).

DATE: August 02, 2022

Pg. 7 of 7

Correct Ending Coordinates, North: 0.000 East: 0.000

Ending Coordinates, North: 0.008 East: 0.004

Error, N: 0.01 E: 0.00 Total: 0.01 Brg: S 26°43'21"W

Distance Traversed: 4496.38 Closure: 489080

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Point ID
	0.000	0.000	59		
N 01°12'00"W	199.13	199.086	-4.170		60
N 62°00'00"E	258.78	320.576	224.319		61
N 42°00'00"E	625.29	785.257	642.720		62
N 89°36'00"E	283.91	787.239	926.623		63
N 62°00'00"E	267.41	912.781	1162.732		64
N 20°00'00"E	491.80	1374.921	1330.937		65
N 17°00'00"E	78.10	1449.609	1353.771		66
S 77°04'57"E	40.10	1440.645	1392.857		67
S 17°00'00"W	73.19	1370.653	1371.458		68
S 68°00'00"E	5.80	1368.480	1376.836		69
S 22°00'00"W	20.00	1349.936	1369.343		70
N 68°00'00"W	4.64	1351.674	1365.041		71
S 20°00'00"W	496.97	884.675	1195.068		72
S 62°00'00"W	286.85	750.007	941.794		73
S 00°24'00"E	7.66	742.348	941.848		74
S 89°36'00"W	20.00	742.208	921.848		75
N 00°24'00"W	5.00	747.208	921.813		76
S 89°36'00"W	261.18	745.385	660.639		77
S 42°00'00"W	614.70	288.573	249.325		78
S 62°00'00"W	241.22	175.328	36.340		79
S 01°12'00"E	174.65	0.716	39.998		80
S 88°59'11"W	40.00	0.008	0.004		81

Approx: Sq. Feet: 88086 Acres: 2.0221

CPN 103935 – Walsh Ranch Quail Valley – Planning Area 3 West
Parcel 02
Property ID R000045406 & R000044877
J.D. Kyle Survey, Abstract No. 792

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF PARKER §

CITY OF FORT WORTH
TEMPORARY CONSTRUCTION EASEMENT

DATE: **SEPTEMBER 19, 2022**

GRANTOR: **ALEDO INDEPENDENT SCHOOL DISTRICT**

GRANTOR’S MAILING ADDRESS (including County):
 1008 BAILEY RANCH ROAD
 ALEDO, PARKER COUNTY, TX 76008

GRANTEE: **QUAIL VALLEY DEVCO VLO, LLC**

GRANTEE’S MAILING ADDRESS (including County):
 400 S. RECORD STREET, SUITE 1200
 DALLAS, DALLAS COUNTY, TX 75202

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY: **BEING more particularly described in the attached Exhibits “A” and “B”**

Grantor, for the consideration paid to Grantor, hereby grant, bargain and convey unto Grantee, its successors and assigns, the use and passage in, over, and across, below and along the Easement Property situated in Parker County, Texas, as described and depicted in accordance with **Exhibits “A” and “B”**, attached hereto and made a part hereof, and ingress and egress over Grantor’s property to the Easement Property.

It is further agreed and understood that Grantee will be permitted the use of said Easement Property for the purpose of constructing permanent sewer facility. Upon completion of improvements and

its acceptance by Grantee, all rights granted within the described Temporary Construction Easement shall cease.

TO HAVE AND TO HOLD the above-described Easement Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns until the completion of construction and acceptance by Grantee. Grantor hereby binds themselves, their heirs, its successors, and assigns to warrant and defend all and singular said easement unto Grantee, 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.

This document may be executed in multiple counterparts, each of which will be deemed an original, but which together will constitute one instrument. When the context requires, singular nouns and pronouns include the plural.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

ALEDO INDEPENDENT SCHOOL DISTRICT

By: _____
Hoyt Harris
President, Board of Trustees

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

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 entity 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

GRANTEE:

QUAIL VALLEY DEVCO VLO, LLC,
a Texas limited liability company,

By: **RPG QVR, LLC,**
a Texas limited liability company
its Manager

By: _____
Seth Carpenter,
Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of **TEXAS**, on this day personally appeared **Seth Carpenter, Vice President**, 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 **RPG QVR, LLC**, a Texas limited liability company, the manager of **QUAIL VALLEY DEVCO VLO, LLC**, a Texas limited liability company, and that he/she executed the same as the act of said entities 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"

25' TEMPORARY CONSTRUCTION EASEMENT

Aledo Independent School District, Vol. 2583, Pg. 1480, D.R.P.C.T.

J.D. Kyle Survey, Abstract No. 792

Parker County, Texas

PARCEL 2 – TEMPORARY CONSTRUCTION EASEMENT

BEING a 1.249 acre (54,411 square feet) tract of land situated in Parker County, Texas, being in the J.D. Kyle Survey, Abstract No. 792, being a portion of a called 136.237 acre tract of land conveyed to Aledo Independent School District as recorded 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:

A strip of land, 25.00 feet in width, the easterly and southeasterly line of which is described as follows:

COMMENCING at a 5/8 inch iron rod with yellow plastic cap (illegible) found at the southeast corner of Lot 1, Block 1, of the Final Plat of Aledo Middle School No. 2 Addition, Lot 1, Block 1, an addition to the City of Fort Worth, Parker County, Texas, recorded under Cabinet E, Slide 703, of the Plat Records of Parker County, Texas (P.R.P.C.T.), from which a 5/8 inch iron rod with yellow plastic cap stamped "TNP", found on the easterly line of said Lot 1, Block 1, bears North 01 degrees 12 minutes 55 seconds West, a distance of 376.41 feet;

THENCE, along the easterly prolongation of the southerly line of said Lot 1, Block 1, the following course and distances:

North 88 degrees 59 minutes 11 seconds East, at a distance of 3.43 feet passing a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set at the southwesterly corner of Parcel 1 as described hereinabove, at a distance of 43.43 feet passing a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set at the southeasterly corner of Parcel 1 as described hereinabove, for a total distance of 68.43 feet to a point for corner and the **POINT OF BEGINNING**;

THENCE, along the easterly prolongation of the southerly line of said Lot 1, Block 1, the following course and distances:

South 88 degrees 59 minutes 11 seconds West, a distance of 25.00 feet to a point for corner;

THENCE, leaving said easterly prolongation of the southerly line of said Lot 1, Block 1, over and across said Aledo Independent School District tract the following courses and distances:

North 01 degrees 12 minutes 00 seconds West, a distance of 174.65 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 62 degrees 00 minutes 00 seconds East, a distance of 241.22 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 42 degrees 00 minutes 00 seconds East, a distance of 614.70 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 89 degrees 36 minutes 00 seconds East, a distance of 261.18 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

South 00 degree 24 minutes 00 seconds East, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 89 degrees 36 minutes 00 seconds East, a distance of 20.00 feet to a 5/8 inch iron

25' TEMPORARY CONSTRUCTION EASEMENT

Aledo Independent School District, Vol. 2583, Pg. 1480, D.R.P.C.T.

J.D. Kyle. Survey, Abstract No. 792

Parker County, Texas

rod with plastic cap stamped "Huitt-Zollars" set;

North 00 degrees 24 minutes 00 seconds West, a distance of 7.66 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 62 degrees 00 minutes 00 seconds East, a distance of 286.85 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 20 degrees 00 minutes 00 seconds East, a distance of 496.97 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

South 68 degrees 00 minutes 00 seconds East, a distance of 4.64 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 22 degrees 00 minutes 00 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 68 degrees 00 minutes 00 seconds West, a distance of 5.80 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 17 degrees 00 minutes 00 seconds East, a distance of 73.19 feet to a set 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set on the southwesterly line of a Sanitary Sewer Easement as recorded per Document Number 201524730, Official Public Records of Parker County, Texas (O.P.R.T.C.T.).

THENCE, along the southwesterly line of said Sanitary Sewer Easement, South 77 degrees 04 minutes 57 seconds East, a distance of 25.06 feet to a point for corner;

THENCE, leaving said southwesterly line, over and across said Aledo Independent School District Tract the following courses and distances;

South 17 degrees 00 minutes 00 seconds West, a distance of 84.44 feet to a point or corner;

South 20 degrees 00 minutes 00 seconds West, a distance of 518.45 feet to a point for corner;

South 62 degrees 00 minutes 00 seconds West, a distance of 308.33 feet to a point for corner;

South 89 degrees 36 minutes 00 seconds West, a distance of 271.20 feet to a point for corner;

South 42 degrees 00 minutes 00 seconds West, a distance of 608.09 feet to a point for corner;

South 62 degrees 00 minutes 00 seconds West, a distance of 230.25 feet to a point for corner

South 01 degrees 12 minutes 00 seconds East, a distance of 159.35 feet to the **POINT OF BEGINNING** and **CONTAINING** 1.249 acres (54,411 square feet) of land, more or less.

25' TEMPORARY CONSTRUCTION EASEMENT

Aledo Independent School District, Vol. 2583, Pg. 1480, D.R.P.C.T.

J.D. Kyle. Survey, Abstract No. 792

Parker County, Texas

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.000155399.

A plat of even survey date herewith accompanies this property description.

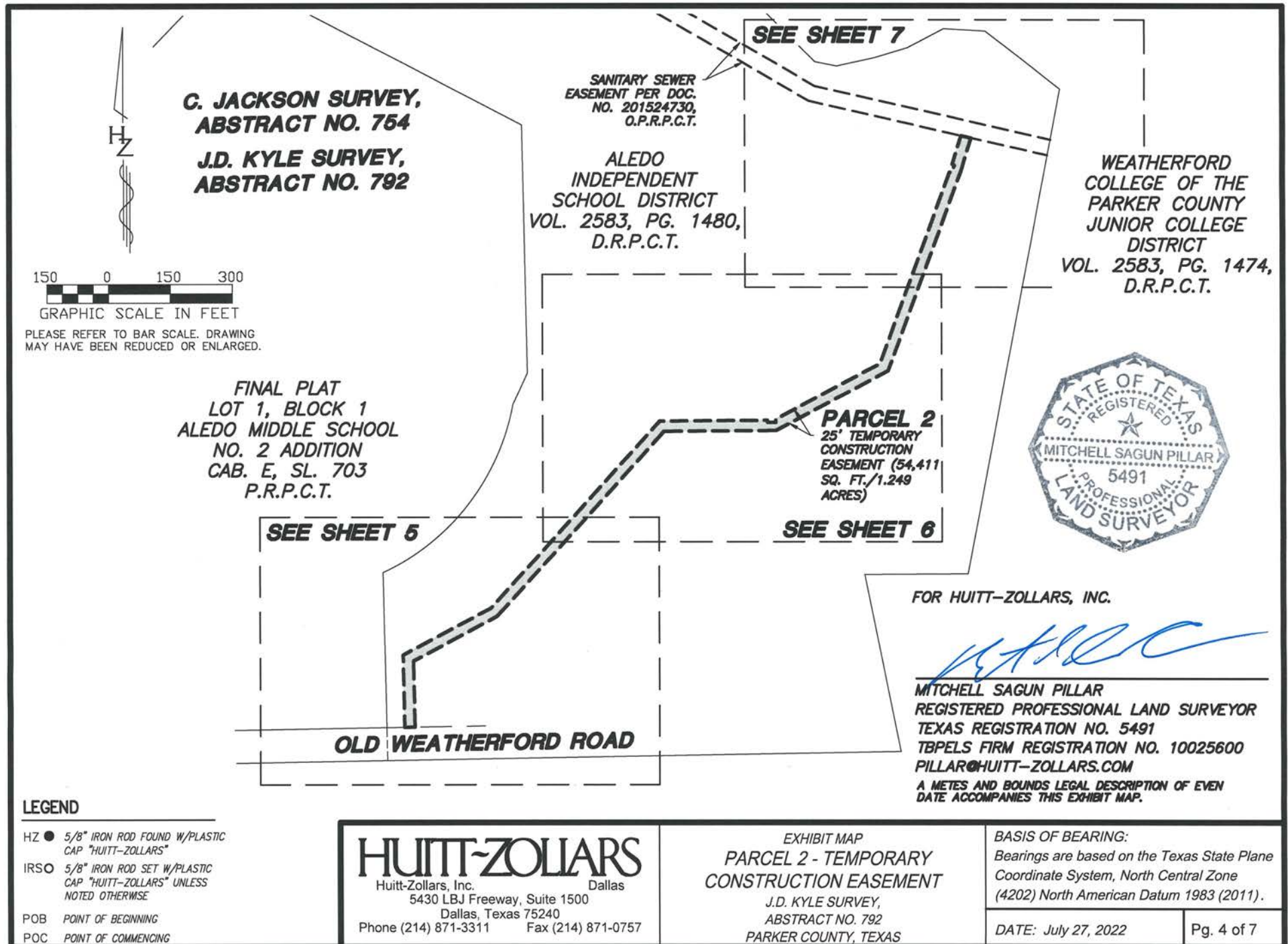
For Huitt-Zollars, Inc.



Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
TBPELS Firm Registration No. 10025600
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
(214) 871-3311
pillar@huitt-zollars.com
Date: July 27, 2022



Exhibit "B"



**J.D. KYLE SURVEY,
ABSTRACT NO. 792**

5/8" IRON ROD
W/YELLOW PLASTIC
CAP STAMPED "TNP"

ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

SEE SHEET 6

50 0 50 100

GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

**FINAL PLAT
LOT 1, BLOCK 1
ALEDO MIDDLE SCHOOL
NO. 2 ADDITION
CAB. E, SL. 703
P.R.P.C.T.**

COURSE DATA:

① S88°59'11"W 40.00'

PARCEL 2
25' TEMPORARY
CONSTRUCTION
EASEMENT (54,411 SQ.
FT./1.249 ACRES)

ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

SOUTHERLY LINE OF
LOT 1, BLOCK 1

P.O.C.
(PARCEL 2)

N88°59'11"E 854.21'

5/8" IRON ROD W/YELLOW
PLASTIC CAP (ILLEGIBLE)

N88°59'11"E
3.43'

N01°12'55"W 376.41'

N01°12'00"W 174.65'

S01°12'00"E
159.35'

P.O.B.
(PARCEL 2)

S88°59'11"W 25.00'

OLD WEATHERFORD ROAD

LEGEND

HZ ● 5/8" IRON ROD FOUND W/PLASTIC
CAP "HUITT-ZOLLARS"

IRSO ○ 5/8" IRON ROD SET W/PLASTIC
CAP "HUITT-ZOLLARS" UNLESS
NOTED OTHERWISE

POB POINT OF BEGINNING

POC POINT OF COMMENCING

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
Phone (214) 871-3311 Fax (214) 871-0757

EXHIBIT MAP
**PARCEL 2 - TEMPORARY
CONSTRUCTION EASEMENT**

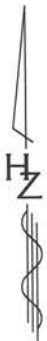
J.D. KYLE SURVEY,
ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BASIS OF BEARING:

Bearings are based on the Texas State Plane
Coordinate System, North Central Zone
(4202) North American Datum 1983 (2011).

DATE: July 27, 2022

Pg. 5 of 7



ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
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COURSE DATA:
② S00°24'00"E 5.00'
③ N89°36'00"E 20.00'
④ N00°24'00"W 7.66'

**J.D. KYLE SURVEY,
ABSTRACT NO. 792**

SEE SHEET 7

50 0 50 100

GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

PARCEL 2
25' TEMPORARY
CONSTRUCTION
EASEMENT (54,411
SQ. FT./1.249 ACRES)

SEE SHEET 5

ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

LEGEND

HZ ● 5/8" IRON ROD FOUND W/PLASTIC
CAP "HUITT-ZOLLARS"

IRS ○ 5/8" IRON ROD SET W/PLASTIC
CAP "HUITT-ZOLLARS" UNLESS
NOTED OTHERWISE

POB POINT OF BEGINNING

POC POINT OF COMMENCING

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
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Dallas, Texas 75240
Phone (214) 871-3311 Fax (214) 871-0757

EXHIBIT MAP
**PARCEL 2 - TEMPORARY
CONSTRUCTION EASEMENT**

J.D. KYLE SURVEY,
ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BASIS OF BEARING:

Bearings are based on the Texas State Plane
Coordinate System, North Central Zone
(4202) North American Datum 1983 (2011).

DATE: July 27, 2022

Pg. 6 of 7



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

SANITARY SEWER
EASEMENT PER DOC.
NO. 201524730,
O.P.R.P.C.T.

ALEDO INDEPENDENT SCHOOL DISTRICT
VOL. 2583, PG. 1480, D.R.P.C.T.

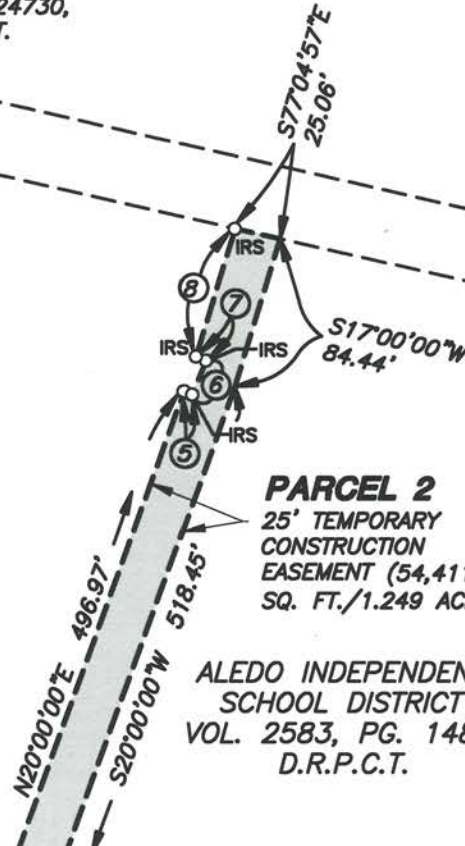
PARCEL 2
25' TEMPORARY
CONSTRUCTION
EASEMENT (54,411
SQ. FT./1.249 ACRES)

ALEDO INDEPENDENT
SCHOOL DISTRICT
VOL. 2583, PG. 1480,
D.R.P.C.T.

- COURSE DATA:**
- ⑤ S68°00'00"E 4.64'
 - ⑥ N22°00'00"E 20.00'
 - ⑦ N68°00'00"W 5.80'
 - ⑧ N17°00'00"E 73.19'

**C. JACKSON SURVEY,
ABSTRACT NO. 754**
**J.D. KYLE SURVEY,
ABSTRACT NO. 792**

WEATHERFORD COLLEGE
OF THE PARKER
COUNTY JUNIOR COLLEGE DISTRICT
VOL. 2583, PG. 1474, D.R.P.C.T.



SEE SHEET 6

LEGEND

- HZ ● 5/8" IRON ROD FOUND W/PLASTIC
CAP "HUITT-ZOLLARS"
- IRSO ○ 5/8" IRON ROD SET W/PLASTIC
CAP "HUITT-ZOLLARS" UNLESS
NOTED OTHERWISE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
5430 LBJ Freeway, Suite 1500
Dallas, Texas 75240
Phone (214) 871-3311 Fax (214) 871-0757

EXHIBIT MAP
**PARCEL 2 - TEMPORARY
CONSTRUCTION EASEMENT**
J.D. KYLE SURVEY,
ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BASIS OF BEARING:
Bearings are based on the Texas State Plane
Coordinate System, North Central Zone
(4202) North American Datum 1983 (2011).

DATE: July 27, 2022

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*-----

* Prepared by: Huitt-Zollars, Inc.

* Routine: Reduce Map Check File Coord File: CLOSURE.crd 8/08/22 9:20:56

* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

*-----

Correct Ending Coordinates, North: 0.000 East: 0.000

Ending Coordinates, North: -0.005 East: -0.006

Error, N: -0.00 E: -0.01 Total: 0.01 Brg: N 48°34'17"E

Distance Traversed: 4442.03 Closure: 603748

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Point ID
	0.000	0.000		82	

S 88°59'11"W	25.00	-0.442	-24.996		83
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N 01°12'00"W	174.65	174.169	-28.654		84
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Bearing	Distance	Northing	Easting	Elevation	Point ID
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N 62°00'00"E	241.22	287.415	184.331		85
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N 42°00'00"E	614.70	744.227	595.646		86
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N 89°36'00"E	261.18	746.050	856.819		87
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S 00°24'00"E	5.00	741.050	856.854		88
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N 89°36'00"E	20.00	741.190	876.854		89
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N 00°24'00"W	7.66	748.849	876.800		90
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N 62°00'00"E	286.85	883.517	1130.074		91
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N 20°00'00"E	496.97	1350.516	1300.047		92
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S 68°00'00"E	4.64	1348.778	1304.349		93
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N 22°00'00"E	20.00	1367.322	1311.842		94
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N 68°00'00"W	5.80	1369.495	1306.464		95
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N 17°00'00"E	73.19	1439.487	1327.863		96
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S 77°04'57"E	25.06	1433.884	1352.288		97
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S 17°00'00"W	84.44	1353.134	1327.601		98
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S 20°00'00"W	518.45	865.950	1150.280		99
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S 62°00'00"W	308.33	721.198	878.041		100
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S 89°36'00"W	271.20	719.305	606.848		101
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S 42°00'00"W	608.09	267.406	199.956		102
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S 62°00'00"W	230.25	159.310	-3.343		103
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S 01°12'00"E	159.35	-0.005	-0.006		104
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Approx: Sq. Feet: 54411 Acres: 1.2490



Little Marys Creek

Little Marys Creek

Coker Dr

McAnally Middle School

Holy Redeemer Catholic Parish

Grammar Electric

Old Weatherford Rd

Old Weatherford Rd

Old Weatherford Rd

McAnally Middle School

Old Weatherford Rd

Capridge Rd

Purpe Thistle

Rock C

Google Earth

The Nest On Lamar