

**BOARD OF TRUSTEES  
AGENDA**

<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special
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(A) ☐ REPORT ONLY ☐ RECOGNITION

**Presenter(s): ROLANDO SALINAS, DEPUTY SUPERINTENDENT FOR DISTRICT OPERATIONS  
PEDRO FELAN, MAINTENANCE DIRECTOR**

**Briefly describe the subject of the report or recognition presentation.**

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(B) ☒ Action Item

**Presenter(s):**

**Briefly describe the action required.**

<b>CONSIDERATION AND POSSIBLE APPROVAL TO GRANT AN EASEMENT AND RIGHT OF WAY TO AEP – TEXAS TO PROVIDE ELECTRICAL POWER TO THE KENNEDY HALL PARKING ADDITION.</b>
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(C) **Funding Source: Identify the source of funds if any are required.**

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(D) **Clarification: Explain any question or issues that might be raised regarding this item.**

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# EAGLE PASS INDEPENDENT SCHOOL DISTRICT

TO: Samuel Mijares, Superintendent of Schools

FROM: Rolando Salinas, Deputy Superintendent for District Operations

DATE: July 14, 2025

SUBJECT: Agenda Item – Easement and Right of Way

Please find the agenda item that will be presented at the upcoming Board Meeting on July 24, 2025. This is in regards to grant an Easement and Right of Way to AEP-Texas to provide electrical power to the Kennedy Hall parking addition.

**EASEMENT AND RIGHT OF WAY**

**EAGLE PASS INDEPENDENT SCHOOL DISTRICT**, (“Grantor”), for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC.**, a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 (“Grantee”) the receipt and sufficiency of which is hereby acknowledged and confessed, has **GRANTED, SOLD, and CONVEYED**, and by these presents does **GRANT, SELL, and CONVEY** unto Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in **MAVERICK** County, Texas, to wit:

**SEE EXHIBIT "A" AND "B", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL APPLICABLE PURPOSES. (the "Easement Area")**

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor’s adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee’s exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee’s improvements without the express written consent of Grantee.

**TO HAVE AND TO HOLD** the above described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**[Rest of this page intentionally left blank-Signature page follows]**

TX251166  
WR#89802759

EAGLE PASS INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_  
Jorge M. Barrera, School Board President

### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF MAVERICK

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by  
Jorge M. Barrera, School Board President of Eagle Pass Independent School District.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

(Seal)

# DIRKSEN ENGINEERING

441 Fort Clark Street, Ste B., Uvalde, Texas 78801

TBPE FIRM # F-8848

TBPLS FIRM # 10193741

Office Tel. (830) 278-2100

Fax (830) 278-2102

## FIELD NOTES FOR A 5725 SQUARE FEET EASEMENT SURVEY COMPLETED ON JUNE 23, 2025

Being 5725 square feet, part the School Block shown on the plat of De Bona Heights recoded in Envelope 5, Side 1 of the Maverick County Plat Records and described in deed to Eagle Pass Independent School District recorded in Volume 26, Page 246 of the Maverick County Deed Records, Maverick County, Texas and being further described by metes and bounds as follows: (The bearings and distances shown herein are grid and conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone. Corners called for as being set are marked on the ground with ½" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

**BEGINNING** at a point in the north line of Bonnet Avenue (S.P.C. N:13449943.47, E:1488964.09) in the north line of Bonnet Avenue for the south corner of the herein described tract;

**THENCE** N77°19'51"W, 24.42 feet with the north line of Bonnet Avenue to a point for the west corner of the herein described tract;

**THENCE** Crossing through said School Block for the following five (5) calls:

1. N64°46'40"E, 38.46 feet to an angle point;
2. N11°47'59"E, 345.27 feet to the northmost corner;
3. S78°45'03"E, 15.00 feet to the eastmost corner;
4. S11°47'59"W, 352.89 feet to an angle point;
5. S64°46'40"W, 26.66 feet to the **POINT OF BEGINNING** containing 5725 acre of land within the herein described boundary as surveyed by Dirksen Engineering on June 23, 2025.

THE STATE OF TEXAS:

COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that same are true and correct according to same said survey.



Kenneth R. Dirksen, P.E., R.P.L.S., Registered Professional Land Surveyor No. 6260

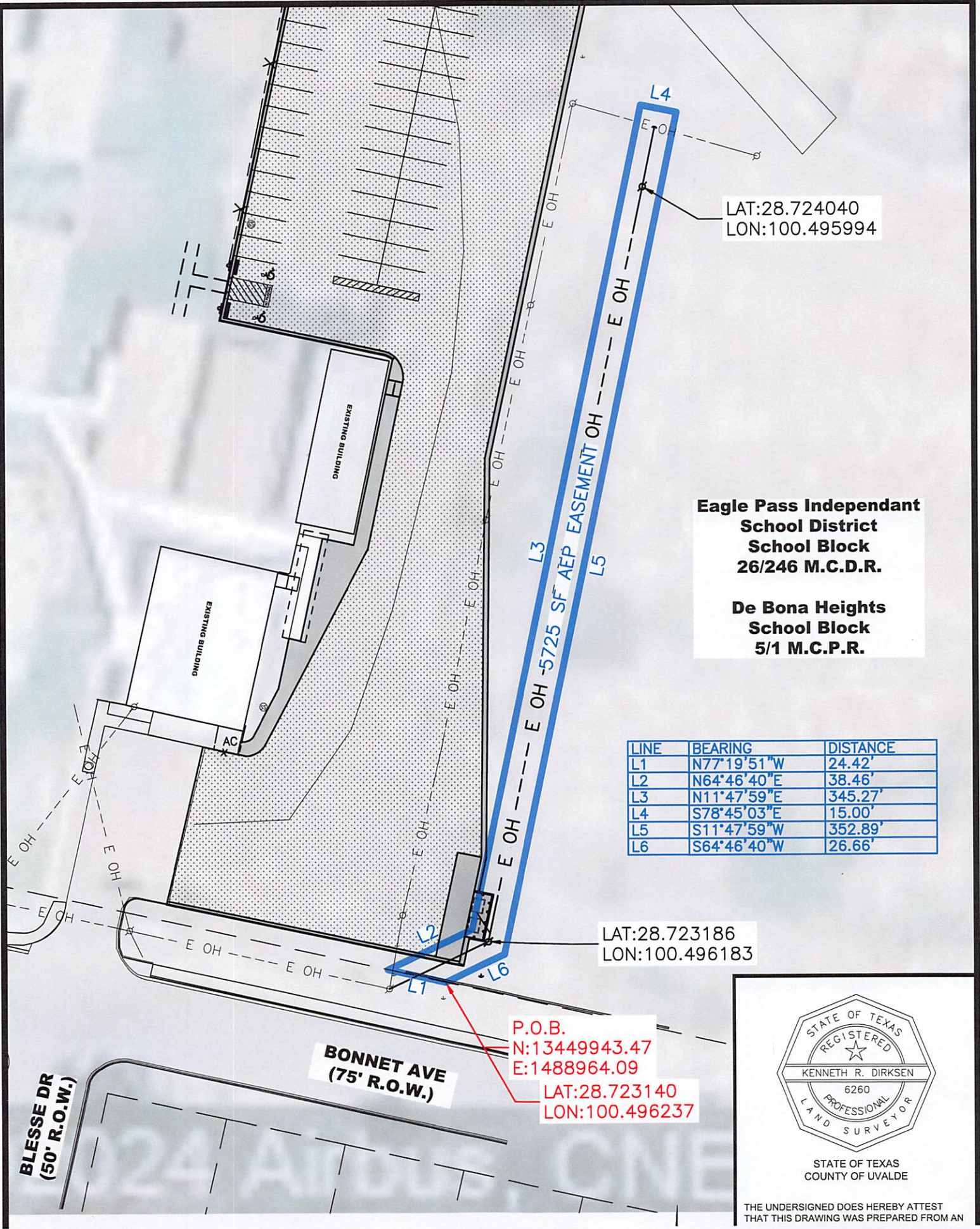
JOB NO. 24-3453



WR#89802759  
Exhibit "B"

LOGIN: Ken  
PLOT DAT: 6/23/2025 5:13 PM

PEN STYLE: DRK.ctb  
SHEET SET: #####  
FILE LOCN: S:\Dirksen\DE 2024\24-3453 EPISD Kennedy Hall\DWG\24-3453 esmt.dwg



LAT:28.724040  
LON:100.495994

**Eagle Pass Independant  
School District  
School Block  
26/246 M.C.D.R.**

**De Bona Heights  
School Block  
5/1 M.C.P.R.**

LINE	BEARING	DISTANCE
L1	N77°19'51"W	24.42'
L2	N64°46'40"E	38.46'
L3	N11°47'59"E	345.27'
L4	S78°45'03"E	15.00'
L5	S11°47'59"W	352.89'
L6	S64°46'40"W	26.66'

LAT:28.723186  
LON:100.496183

**BONNET AVE  
(75' R.O.W.)**

**BLESSE DR  
(50' R.O.W.)**

P.O.B.  
N:13449943.47  
E:1488964.09  
LAT:28.723140  
LON:100.496237



STATE OF TEXAS  
COUNTY OF UVALDE

THE UNDERSIGNED DOES HEREBY ATTEST  
THAT THIS DRAWING WAS PREPARED FROM AN