



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: June 21, 2021

AGENDA ITEM: Consider Approval of Oncor Electric Delivery Company LLC Easement and Right of Way for Aledo Middle School

PRESENTER: Earl Husfeld, Chief Financial Officer and Tyler Boswell, Director of Construction and Facilities

BACKGROUND INFORMATION:

- Oncor Electric Delivery Company LLC provides the transmission lines for electricity service for Aledo Middle School.
- The following easement and right-of-way document provides for the location of an additional transformer for the new addition to Aledo Middle School and the re-routing of the primary electric service between transformers. Teague Nall & Perkins and Imperial Construction take no exception to the proposed pathway as depicted on Exhibit A.
- The following Oncor Electric Delivery Company LLC Easement and Right-of Way has been reviewed and approved by the District's legal counsel.

FISCAL INFORMATION:

None

ATTACHMENTS:

Oncor Electric Delivery Company LLC Easement and Right-of Way

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the following Easement and Right of Way between Aledo Independent School District and Oncor Electric Delivery Company LLC for Aledo Middle School as presented and authorize the Superintendent to execute the easement documents.

EASEMENT AND RIGHT OF WAY

PT # 2021-
District: ABC
WR #: 3536614
E # _____

STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF PARKER

That **ALEDO INDEPENDENT SCHOOL DISTRICT, a public school district In the State of Texas**, hereinafter called "Grantor", whether one or more, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of poles, wires and cables, supporting structures, surface mounted equipment, transformers, switchgears, auto-transformers, conduits, manholes, vaults, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above-described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 21ST day of June 2021.

GRANTOR: ALEDO INDEPENDENT SCHOOL DISTRICT,
a public school district in the state of Texas,

By: _____
DR. SUSAN K. BOHN, SUPERINTENDENT

STATE OF TEXAS §
 §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Dr. Susan K. Bohn, as Superintendent of Aledo Independent School District, a public school district in the state of Texas and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of June, A.D. 2021.

Notary Public in and for the State of Texas

EXHIBIT "A"

"ONCOR ELECTRIC DELIVERY COMPANY LLC, EASEMENT"

Being 8,011 square feet of land situated in the A.B. Smith Survey, Abstract No. 1223, Parker County, Texas, being a portion of Aledo Independent School District (Aledo ISD), according to deeds recorded in Volume 277, Page 326 and Volume 358, Page 345, Deed Records of Parker County, Texas (D.R.P.C.T.); and being more particularly described by metes and bounds as follows:

COMMENCING from a 5/8 inch capped iron rod stamped "TNP" recovered for the northwest corner of Lot 1, Block 1, Bennie Evans Subdivision, according to a plat recorded in Volume 359-A, Page 57, Plat Records of Parker County, Texas (P.R.P.C.T.), same being the northeast corner of a tract described to Aledo ISD, recorded in Volume 1332, Page 1399, D.R.P.C.T., and in the south line of a tract described to Aledo ISD, recorded in Volume 1332, Page 1403, D.R.P.C.T., same south line being a 50 feet wide ingress & egress easement recorded in Volume 560, Page 336, D.R.P.C.T., and known as Taylor Court;

THENCE N 88°44'16" E, along the north line of said Lot 1, and the south line of said Aledo ISD, a distance of 197.94 feet to a 5/8 inch capped iron rod stamped "TNP" recovered for the northeast corner of said Lot 1, same being in the west right-of-way line of F.M. Highway 1187 (80 feet wide right-of-way) and in the east line of said Aledo ISD recorded in Volume 1332, Page 1403, D.R.P.C.T., same being the beginning of a curve to the right having a radius of 1195.65, and a long chord that bears N 07°55'36" W, 160.84 feet;

THENCE along said west right-of-way line of F.M Highway 1187 and Aledo ISD tracts recorded in Volume 1332, Page 1403 and Volume 531, Page 116, D.R.P.C.T., the following courses and distances:

Along said curve to the right in a northwesterly direction through a central angle of 7°42'47", and an arch length of 160.96 feet to a 5/8 inch capped iron rod stamped "TNP" recovered at the beginning of a curve to the left having a radius of 1,869.86 feet and a long chord that bears N 06°12'43" W, 141.34 feet;

Along said curve to the left in a northwesterly direction through a central angle of 4°19'55", and an arch length of 141.38 feet to a 1/2 inch iron rod found;

THENCE N 08°34'14" W, with said common east west line of F.M. Highway 1187 and Aledo ISD tracts, a distance of 263.99 feet to the most easterly south corner of a TXU Electric Delivery Easement (TXU Easement) recorded in County Clerk Number 612871 D.R.P.C.T.;

THENCE N 52°48'48" W, departing said west right-of-way line over and across said Aledo ISD recorded in Volume 569, Page 488 and Volume 1246, Page 30, D.R.P.C.T., and along the south line of said TXU Easement, a distance of 265.27 feet;

THENCE N 90°00'00 W, over and across said Aledo ISD recorded in Volume 1246, Page 30, and Volume 277, Page 326, D.R.P.C.T., and continuing with the south line of said TXU Easement, passing at 107.39 feet the edge of said TXU Easement, over and across said TXU Easement at 10.00 feet to the edge of same, continuing in all a total distance of 277.95 feet to a 1/2 inch capped iron rod stamped "TNP INC ESMT" set, and the **POINT OF BEGINNING** of the hereinafter described tract (all 1/2 inch capped iron rods set hereafter are stamped "TNP INC ESMT");

THENCE over and across said Aledo ISD recorded in Volume 277, Page 326 and 358, Page 345, D.R.P.C.T., the following courses and distances;


S 25°13'32" W, a distance of 98.86 feet to a set 1/2 inch capped iron rod;

S 00°58'11" E, a distance of 9.23 feet to a set 1/2 inch capped iron rod;

N 89°01'49" E, a distance of 7.50 feet to a set 1/2 inch capped iron rod;

S 00°58'11" E, a distance of 15.40 feet;
 S 89°01'49" W, a distance of 30.50 feet;
 N 00°58'11" W, a distance of 15.41 feet to a set PK nail;
 N 89°01'49" E, a distance of 3.00 feet to a set PK nail;
 N 00°58'11" W, a distance of 46.82 feet to a set 1/2 inch capped iron rod;
 N 58°58'11" W, a distance of 177.93 feet to a set "X" cut;
 S 89°01'49" W, a distance of 144.45 feet to a set 1/2 inch capped iron rod;
 S 00°58'11" E, a distance of 96.33 feet to a set 1/2 inch capped iron rod;
 N 89°01'49" E, a distance of 2.00 feet to a set 1/2 inch capped iron rod;
 S 00°58'11" E, a distance of 48.00 feet to a set PK nail;
 S 30°00'00" E, a distance of 29.63 feet to a set 1/2 inch capped iron rod;
 S 75°00'00" W, a distance of 10.35 feet to a set 1/2 inch capped iron rod;
 N 30°00'00" W, a distance of 32.51 feet to a set 1/2 inch capped iron rod;
 S 89°01'49" W, a distance of 14.56 feet to a set 1/2 inch capped iron rod;
 N 00°58'11" W, a distance of 48.00 feet to a set 1/2 inch capped iron rod;
 N 89°01'49" E, a distance of 14.00 feet to a set 1/2 inch capped iron rod;
 N 00°58'11" W, a distance of 106.33 feet to a set 1/2 inch capped iron rod;
 N 89°01'49" E, a distance of 157.32 feet to a set PK nail;
 S 58°58'11" E, a distance of 186.34 feet to a set 1/2 inch capped iron rod;
 S 00°58'11" E, a distance of 40.81 feet to a set "X" cut;
 N 25°13'32" E, a distance of 96.47 feet to a set 1/2 inch capped iron rod;

THENCE S 90°00'00" E, a distance of 11.05 feet to the **POINT OF BEGINNING** and containing 8,011 square feet or 0.184 of an acre of land.


 Theron W. Sims, R.P.L.S.
 Texas Registration No. 5887



Date: June 15, 2021

Surveyed Date: June 11, 2020

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems 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) Epoch 2010) as derived locally from Western Data Systems 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.

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

4) ● is 1/2" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted



SCALE 1"=100'

ALEDO INDEPENDENT SCHOOL DISTRICT
 VOL. 1332, PG. 1403
 D.R.P.C.T.

TRUSTEES OF THE ALEDO ISD
 VOL. 367, PG. 170
 D.R.P.C.T.

A.B. SMITH SURVEY
 ABST. No. 1223



teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.332.7756 fx
 www.tnvinc.com / TBPLS Registration No. 100116-00



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

DATE: JUNE 15, 2021
 SURVEYED ON THE GROUND
 JUNE 11, 2020

ONCOR ELECTRIC DELIVERY COMPANY LLC, EASEMENT
 (8,011 SQUARE FEET)

ALEDO INDEPENDENT SCHOOL DISTRICT NO. 907
 VOL. 277, PG. 326
 D.R.P.C.T.

GENERAL LOCATION OF TXU ELEC. DELIVERY ESM'T.
 C.C.# 612871
 D.R.P.C.T.

ALEDO ISD
 VOL. 1288, PG. 547
 D.R.P.C.T.

ALEDO ISD
 VOL. 1246, PG. 30
 D.R.P.C.T.

ALEDO ISD
 VOL. 569, PG. 488
 D.R.P.C.T.

ALEDO ISD
 (DEED NOT FND.)

ALEDO ISD
 VOL. 531, PG. 116
 D.R.P.C.T.

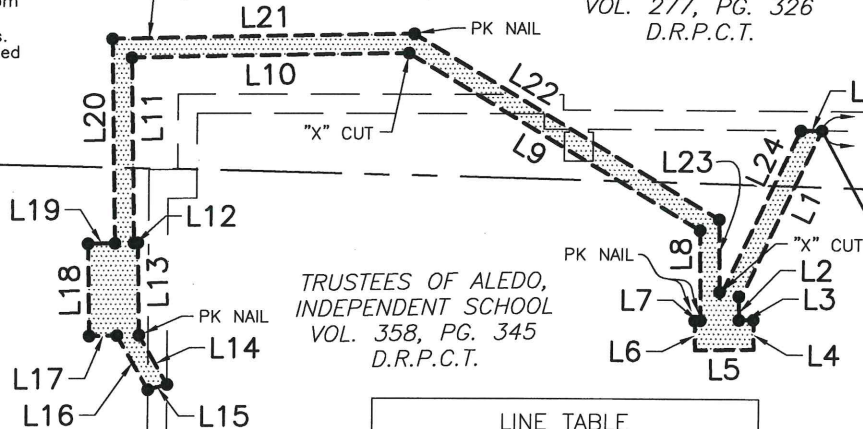
ALEDO INDEPENDENT SCHOOL DISTRICT
 VOL. 1332, PG. 1403
 D.R.P.C.T.

50' INGRESS & EGRESS ESM'T.
 VOL. 560, PG. 336,
 D.R.P.C.T.

ALEDO INDEPENDENT SCHOOL DISTRICT
 VOL. 1332, PG. 1399
 D.R.P.C.T.

LOT 1, BLK. 1
 BENNIE EVANS SUB'N.
 VOL. 359-A, PG. 57
 P.R.P.C.T.

F.M. HIGHWAY 1187



TRUSTEES OF ALEDO, INDEPENDENT SCHOOL
 VOL. 358, PG. 345
 D.R.P.C.T.

| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| L1 | S25°13'32"W | 98.86' |
| L2 | S00°58'11"E | 9.23' |
| L3 | N89°01'49"E | 7.50' |
| L4 | S00°58'11"E | 15.40' |
| L5 | S89°01'49"W | 30.50' |
| L6 | N00°58'11"W | 15.41' |
| L7 | N89°01'49"E | 3.00' |
| L8 | N00°58'11"W | 46.82' |
| L9 | N58°58'11"W | 177.93' |
| L10 | S89°01'49"W | 144.45' |
| L11 | S00°58'11"E | 96.33' |
| L12 | N89°01'49"E | 2.00' |

| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| L13 | S00°58'11"E | 48.00' |
| L14 | S30°00'00"E | 29.63' |
| L15 | S75°00'00"W | 10.35' |
| L16 | N30°00'00"W | 32.51' |
| L17 | S89°01'49"W | 14.56' |
| L18 | N00°58'11"W | 48.00' |
| L19 | N89°01'49"E | 14.00' |
| L20 | N00°58'11"W | 106.33' |
| L21 | N89°01'49"E | 157.32' |
| L22 | S58°58'11"E | 186.34' |
| L23 | S00°58'11"E | 40.81' |
| L24 | N25°13'32"E | 96.47' |
| L25 | N90°00'00"E | 11.05' |

N08°34'14"W
 263.99'

Δ=4°19'55"
 R=1869.86'
 L=141.38'
 CB=N06°12'43"W
 CL=141.34'

Δ=7°42'47"
 R=1195.65'
 L=160.96'
 CB=N07°55'36"W
 CL=160.84'

N88°44'16"E, 197.94'

EXHIBIT "A"
ONCOR ELECTRIC DELIVERY COMPANY LLC, EASEMENT

Situated in the A.B. Smith Survey, Abst. No. 1223, Parkers County, Texas, and being a portion of the Aledo Independent School District according to deeds recorded in Vol. 277, Pg. 326 and Vol. 358, Pg. 345, Deed Records of Parker County, Texas.

P.O.C.

TAYLOR COURT

5/8" CIRR (TNP)

5/8" CIRR (TNP)