

EXHIBIT "A"
PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BEING a 0.3970 acre tract of land located in the Calvin Jackson Survey, Abstract Number 754 and in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 0.3970 acre tract being a portion of a called 136.237 acre tract of land conveyed to **ALEDO INDEPENDENT SCHOOL DISTRICT**, by deed thereof filed for record in Instrument Number 2007658263, Official Public Records, Parker County, Texas, said 0.3970 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the west property line of the said 136.237 acre tract, said beginning point being at the northeast lot corner of Lot 1, Block 68, Morningstar, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Volume E, Page 702, Official Public Records, Parker County, Texas, said beginning point being at the southeast right-of-way corner of Nightmist Road (being a 60 feet wide public right-of-way at this point), said beginning point furthermore having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,957,022.52 and E: 2,249,240.73;

THENCE North 01°14'27" West, along the said west property line and along the east right-of-way line of Nightmist Road, 14.91 feet;

THENCE departing the said property line and the said right-of-way line, over and across the said 136.237 acre tract the following courses and distances:

North 88°46'22" East, 70.00 feet;

South 01°14'27" East, 764.67 feet to a point on the south property line of the said 136.237 acre tract, same being the north property line of a 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 point being North 59°48'21" East, 80.00 feet from a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the southwest property corner of the said 136.237 acre tract;

THENCE South 88°45'33" West, departing the said property lines and continuing over and across the said 136.237 acre tract, 70.00 feet to a point on the said west property line of the 136.237 acre tract, same being an east property line of a called 737.227 acre tract of land conveyed to FFWF Holdings, by deed thereof filed for record in Instrument Number 201410303, Official Public Records, Parker County, Texas, said point being North 01°14'27" West, 38.73 feet from the said iron rod set;

THENCE North 01°14'27" West, along the said property lines, 20.00 feet;

THENCE North 88°45'33" East, departing the said property lines and over and across the said 136.237 acre tract 50.00 feet to the east line of an existing 50 feet wide CrossTex NGL Pipeline Easement, by deed thereof filed for record in Volume 2457, Page 1676, Deed Records, Parker County, Texas;

THENCE North 01°14'27" West, along the said east easement line, 724.68 feet;

THENCE South 88°46'22" West, departing the said easement line and over and across the said 136.237 acre tract, 50.00 feet to the said west property line of the 136.237 acre tract, same being the east lot line of said Lot 1;

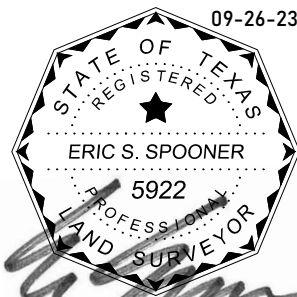
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PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
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PARKER COUNTY, TEXAS

THENCE North 01°14'27" West, along the said west property line and along the said lot line, 5.09 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.3970 acres (17,293 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

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

LOT 57

LOT 58, BLOCK 62
MORNINGSTAR
VOLUME E, PAGE 702,
O.P.R.P.C.T.

**NIGHTMIST
ROAD**
(60' WIDE PUBLIC R.O.W.)

N: 6,957,022.52
E: 2,249,240.73
(NAD83 ~ GRID)

**POINT OF
BEGINNING**

LOT 1, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 702,
O.P.R.P.C.T.

LOT 2

LOT 3

LOT 4

LOT 5, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 666,
O.P.R.P.C.T.

B.S.I.=BY SEPARATE INSTRUMENT

THE BEARINGS AND COORDINATES RECITED HEREINABOVE ARE
BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF
1983, ADJUSTMENT REALIZATION 2011. AREA AND DISTANCES
RECITED HEREINABOVE ARE SURFACE.

CALVIN JACKSON
SURVEY ABSTRACT NO. 754

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1-2 HEREIN

LINE TABLE

NO.	DIRECTION	DIST.
L1	N01°14'27"W	14.91'
L2	N88°46'22"E	70.00'
L6	S88°46'22"W	50.00'
L7	N01°14'27"W	5.09'

**PERMANENT WATER
FACILITY EASEMENT**
0.3970 ACRES (17,293 S.F.)

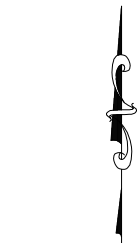
CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457, PG. 1676
D.R.P.C.T.

N01°14'27"W ~ 724.68'

S01°14'27"E ~ 764.67'

TEMPORARY
CONSTRUCTION EASEMENT
(B.S.I.)



0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

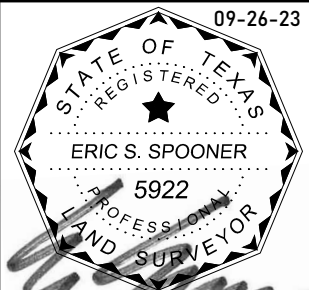
MATCH LINE
SEE PAGE 4 OF 7

EXHIBIT "B"
PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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



PROPERTY: CALLED: 136.237 ACRES, ALEDO I.S.D.,
INS. NO. 2007658263, O.P.R.P.C.T.
1-20039.WP_P15_ALEDO_WATER.DWG

S&A JOB NO.: 20039.WP
DATE: 09/26/2023

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PAR. 15 ~ EXH. "B" ~ ALEDO I.S.D. ~ PAGE 3 OF 7

MATCH LINE
SEE PAGE 3 OF 7

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1-2 HEREIN

CALVIN JACKSON
SURVEY ABSTRACT NO. 754

CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

APPROX.
SURVEY LINE

**PERMANENT WATER
FACILITY EASEMENT**
0.3970 ACRES (17,293 S.F.)

LINE TABLE		
NO.	DIRECTION	DIST.
L3	S88°45'33"W	70.00'
L4	N01°14'27"W	20.00'
L5	N88°45'33"E	50.00'
L8	N59°48'21"E	80.00'
L9	N01°14'27"W	38.73'

J.D. KYLE SURVEY
ABSTRACT NO. 792

0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

B.S.I.=BY SEPARATE INSTRUMENT

THE BEARINGS AND COORDINATES RECITED HEREINABOVE ARE
BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF
1983, ADJUSTMENT REALIZATION 2011. AREA AND DISTANCES
RECITED HEREINABOVE ARE SURFACE.

OWNER
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.

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457, PG. 1676
D.R.P.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
(B.S.I.)

N01°14'27"W ~ 724.68'

S01°14'27"E ~ 764.67'

PROPERTY LINE

TEMPORARY
CONSTRUCTION
EASEMENT
(B.S.I.)

L5

L4

L3

L9

L8

5/8" CIRS
"SPOONER 5922"

PERMANENT DRAINAGE
FACILITY EASEMENT
TO THE CITY OF FORT WORTH
INS. NO. 201608919,
O.P.R.P.C.T.

CALLED: 737.227 ACRES
FWFW HOLDINGS
INS. NO. 201410303,
O.P.R.P.C.T.

LOT 14, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

LOT 13

P. J. MCCLARY
SURVEY ABSTRACT NO. 907

LOT 12

LOT 11

LOT 10, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

LOT 9

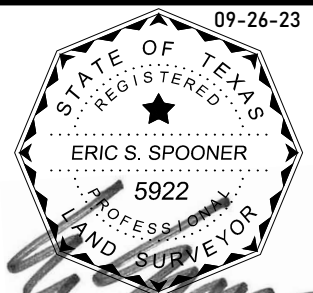


EXHIBIT "B"
PERMANENT WATER FACILITY EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

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



PROPERTY: CALLED: 136.237 ACRES, ALEDO I.S.D.,
INS. NO. 2007658263, O.P.R.P.C.T.
1-20039.WP_P15_ALEDO_WATER.DWG

S&A JOB NO.: 20039.WP
DATE: 09/26/2023

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PAR. 15 ~ EXH. "B" ~ ALEDO I.S.D. ~ PAGE 4 OF 7

EXHIBIT "C"
TEMPORARY CONSTRUCTION EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS

BEING a 1.1404 acre tract of land located in the Calvin Jackson Survey, Abstract Number 754 and in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 1.1404 acre tract being a portion of a called 136.237 acre tract of land conveyed to **ALEDO INDEPENDENT SCHOOL DISTRICT**, by deed thereof filed for record in Instrument Number 2007658263, Official Public Records, Parker County, Texas, said 1.1404 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a point on the west property line of the said 136.237 acre tract, said beginning point being at the southeast lot corner of Lot 58, Block 62, Morningstar, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Volume E, Page 702, Official Public Records, Parker County, Texas, said beginning point being at the northeast right-of-way corner of Nightmist Road (being a 60 feet wide public right-of-way at this point), said beginning point futhermore having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,957,082.51 and E: 2,249,239.43;

THENCE North 01°14'27" West, along the said west property line and along the east lot line of said Lot 58, 4.91 feet;

THENCE departing the said property line and the said lot line, over and across the said 136.237 acre tract the following courses and distances:

North 88°46'22" East, 120.00 feet;

South 01°14'27" East, 787.00 feet to the south property line of the said 136.237 acre tract, same being the north property line of a 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;

THENCE South 59°48'21" West, along the said property lines, 137.14 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the southwest property corner of the said 136.237 acre tract, same being the northwest property corner of the said Van tract, said iron rod set being on an east property line of a called 737.227 acre tract of land conveyed to FFW Holdings, by deed thereof filed for record in Instrument Number 201410303, Official Public Records, Parker County, Texas;

THENCE North 01°14'27" West, along the said west property line of the 136.237 acre tract and along the said east property line of the said 737.227 acre tract, 78.51 feet;

THENCE departing the said property lines and over and across the said 136.237 acre tract the following courses and distances:

North 49°37'03" East, 90.25 feet;

North 01°14'27" West, 667.92 feet;

South 88°46'22" West, 70.00 feet to the said west property line of the 136.237 acre tract, same being the said east right-of-way line of Nightmist Road;

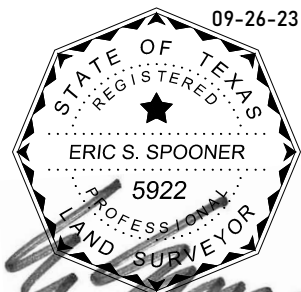
THENCE North 01°14'27" West, along the said property line and the said right-of-way line, 45.09 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of 1.1404 acres (49,676 square feet) of land, save and except 0.0636 acres (2,772 square feet) as shown on Exhibit "A" herein leaving a net area to be acquired of **1.0768 acres (46,904 square feet)** of land, more or less.

The bearings and coordinates recited hereinabove are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011. Area and distances recited hereinabove are surface.

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
Spooners & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



LOT 57

LOT 58, BLOCK 62
MORNINGSTAR
VOLUME E, PAGE 702,
O.P.R.P.C.T.

**NIGHTMIST
ROAD**
(60' WIDE PUBLIC R.O.W.)

**POINT OF
BEGINNING**

N: 6,957,082.51
E: 2,249,239.43
(NAD83 ~ GRID)

LOT 1, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 702,
O.P.R.P.C.T.

LOT 2

LOT 3

LOT 4

LOT 5, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 666,
O.P.R.P.C.T.

B.S.I.=BY SEPARATE INSTRUMENT

THE BEARINGS AND COORDINATES RECITED HEREINABOVE ARE
BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF
1983, ADJUSTMENT REALIZATION 2011. AREA AND DISTANCES
RECITED HEREINABOVE ARE SURFACE.

CALVIN JACKSON
SURVEY ABSTRACT NO. 754

EXHIBIT "D"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 5 HEREIN

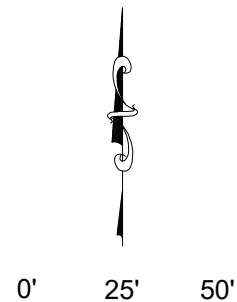
LINE TABLE		
NO.	DIRECTION	DIST.
L1	N01°14'27"W	4.91'
L2	N88°46'22"E	120.00'
L5	S88°46'22"W	70.00'
L6	N01°14'27"W	45.09'

**TEMPORARY
CONSTRUCTION EASEMENT**
1.1404 ACRES (49,676 S.F.)
SAVE & EXCEPT (HATCHED)
0.0636 ACRES (2,772 S.F.)
LEAVING A NET AREA OF
1.0768 ACRES (46,904 S.F.)

CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457, PG. 1676
D.R.P.C.T.

PERMANENT WATER
FACILITY EASEMENT
(B.S.I.)



GRAPHIC SCALE IN FEET
1" = 50'

MATCH LINE
SEE PAGE 7 OF 7

EXHIBIT "D"
TEMPORARY CONSTRUCTION EASEMENT
CALVIN JACKSON SURVEY, ABSTRACT NO. 754
& J.D. KYLE SURVEY, ABSTRACT NO. 792
PARKER COUNTY, TEXAS



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PROPERTY: CALLED: 136.237 ACRES, ALEDO I.S.D.,
INS. NO. 2007658263, O.P.R.P.C.T.
2-20039.WP_P15_ALEDO_TEMP.DWG

S&A JOB NO.:20039.WP
DATE: 09/26/2023

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.

PAR. 15 ~ EXH. "D" ~ ALEDO I.S.D. ~ PAGE 6 OF 7

LOT 9

LOT 10, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L3	N01°14'27"W	78.51'
L4	N49°37'03"E	90.25'

LOT 12

P. J. MCCLARY
SURVEY ABSTRACT NO. 907

LOT 13

LOT 14, BLOCK 68
MORNINGSTAR
VOLUME E, PAGE 179,
O.P.R.P.C.T.

CALLED: 737.227 ACRES
FWWF HOLDINGS
INS. NO. 201410303,
O.P.R.P.C.T.

PERMANENT DRAINAGE
FACILITY EASEMENT
TO THE CITY OF FORT WORTH
INS. NO. 201608919,
O.P.R.P.C.T.

MATCH LINE
SEE PAGE 6 OF 7

PERMANENT WATER
FACILITY EASEMENT
(B.S.I.)

50' CROSSTEX NGL PIPELINE ESMT
VOL. 2457, PG. 1676
D.R.P.C.T.

PROPERTY LINE

L3

L4

5/8" CIRS
"SPOONER 5922"

J.D. KYLE SURVEY
ABSTRACT NO. 792

EXHIBIT "D"

SEE ATTACHED METES & BOUNDS
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SURVEY ABSTRACT NO. 754

CALLED 136.237 ACRES
**ALEDO INDEPENDENT
SCHOOL DISTRICT**
INS. No. 2007658263,
O.P.R.P.C.T.

APPROX.
SURVEY LINE

**TEMPORARY
CONSTRUCTION EASEMENT**
1.1404 ACRES (49,676 S.F.)
SAVE & EXCEPT (HATCHED)
0.0636 ACRES (2,772 S.F.)
LEAVING A NET AREA OF
1.0768 ACRES (46,904 S.F.)

PROPERTY LINE

S59°48'21"W ~ 137.14'

OWNER
**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.

0' 25' 50'



GRAPHIC SCALE IN FEET
1" = 50'

B.S.I.=BY SEPARATE INSTRUMENT

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



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INS. NO. 2007658263, O.P.R.P.C.T.
2-20039.WP_P15_ALEDO_TEMP.DWG

S&A JOB NO.:20039.WP
DATE: 09/26/2023

DRAWN BY: R.F.O.
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PAR. 15 ~ EXH. "D" ~ ALEDO I.S.D. ~ PAGE 7 OF 7