

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 DRIVERS LICENSE NUMBER.

**Drainage Easement
For Highway Purposes**

That, **Aledo Independent School District**, of the County of Parker, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) to Grantors in hand paid by Parker County, Texas, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto **Parker County, Texas**, hereinafter referred to as Grantee, an easement in, along, upon and across the property which is situated in the County of Parker, State of Texas, which is more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

This easement conveyed herein is for the purpose of opening, constructing and maintaining a permanent channel or drainage easement in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which the State deems necessary.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto Grantee any and all improvements presently existing upon the property described in said Exhibit "A";

As a part of the grant hereby made, it is agreed between the parties hereto that any stone, earth, gravel or caliche which may be excavated in the opening, construction or maintenance of said channel or drainage easement may be removed from said premises by the Grantee.

TO HAVE AND TO HOLD the premises described in Exhibit "A" for said purposes together with all and singular the rights, privileges and appurtenances thereto in any manner belonging, unto Grantee, forever; and Grantor hereby binds itself, its heirs, successors or assigns, to Warrant and Forever Defend, all and singular, the said easement herein conveyed unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the _____ day of _____, 2026.

Grantor:
Aledo Independent School District

BY: Susan K. Bohn, Superintendent

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2026 by Susan K. Bohn, Superintendent of **Aledo Independent School District**, whose identity was verified by a current identification card or other document used by a state or federal government and containing a photograph and the signature of the said person.

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Pinnacle Consulting Management Group, Inc.

Attn: Juan Salazar

1400 Brown Trail, Suite A

Bedford, Texas 76022

EXHIBIT "A"
DRAINAGE EASEMENT
JAMES R. BROWN SURVEY, ABSTRACT NO. 69
CITY OF ALEDO, PARKER COUNTY, TEXAS

BEING a 0.069 acre (2,996 square foot) tract of land situated in the James R. Brown Survey, Abstract No. 69, City of Aledo, Parker County, Texas, and being a part of Lot 18-R of Mid-Park Business Community as recorded in Cabinet B, Slide 21 of the Plat Records of Parker County, Texas, said 0.069 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southwesterly right-of-way line of East Bankhead Highway (a variable width right-of-way), for the north corner of said Lot 18-R and the east corner of Lot 20-R of said Mid-Park Business Community;

THENCE S 51°30'29" E, along the southwesterly right-of-way line of said East Bankhead Highway, a distance of 139.22 feet to a point** for corner;

THENCE S 06°28'38" E, departing the southwesterly right-of-way line of said East Bankhead Highway, and over and across said Lot 18-R, a distance of 28.27 feet to a point for corner, from which a 5/8-inch iron rod found in the southeasterly right-of-way line of Vernon Road (a 60-foot wide right-of-way) for the north corner of Lot 9 and the west corner of Lot 10 of Mid-Park Business Community as recorded in Cabinet A, Slide 566 of the Plat Records of Parker County, Texas bears S 19°27'04" W, 229.30 feet;

THENCE N 51°30'29" W, continuing over and across said Lot 18-R, a distance of 160.29 feet to a point for corner in the northwesterly line of said Lot 18-R and the southeasterly line of said Lot 20-R;

THENCE N 41°38'06" E, along the common line of said Lot 18-R and said Lot 20-R, a distance of 20.03 feet to the **POINT OF BEGINNING**, and containing 0.069 acre (2,996 square feet) of land, more or less.

Notes:

1. Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), North Central Zone (4202).
2. A parcel plat of same date accompanies this legal description.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.
4. **Access within the fenced limits of the subject property was not permitted at the time of survey. Permanent right-of-way monuments will be set upon parcel acquisition.

*** SURVEYOR CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

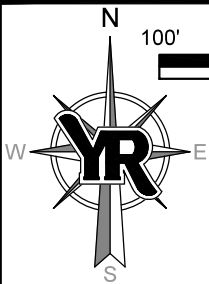
Company Name: **Yellow Rose Mapping LLC**



05-14-25

Surveyor's Name: Chad A. Gulick
Registered Professional Land Surveyor
Texas No. 6021
Date of Survey: May 14, 2025
Texas Firm No. 10194700

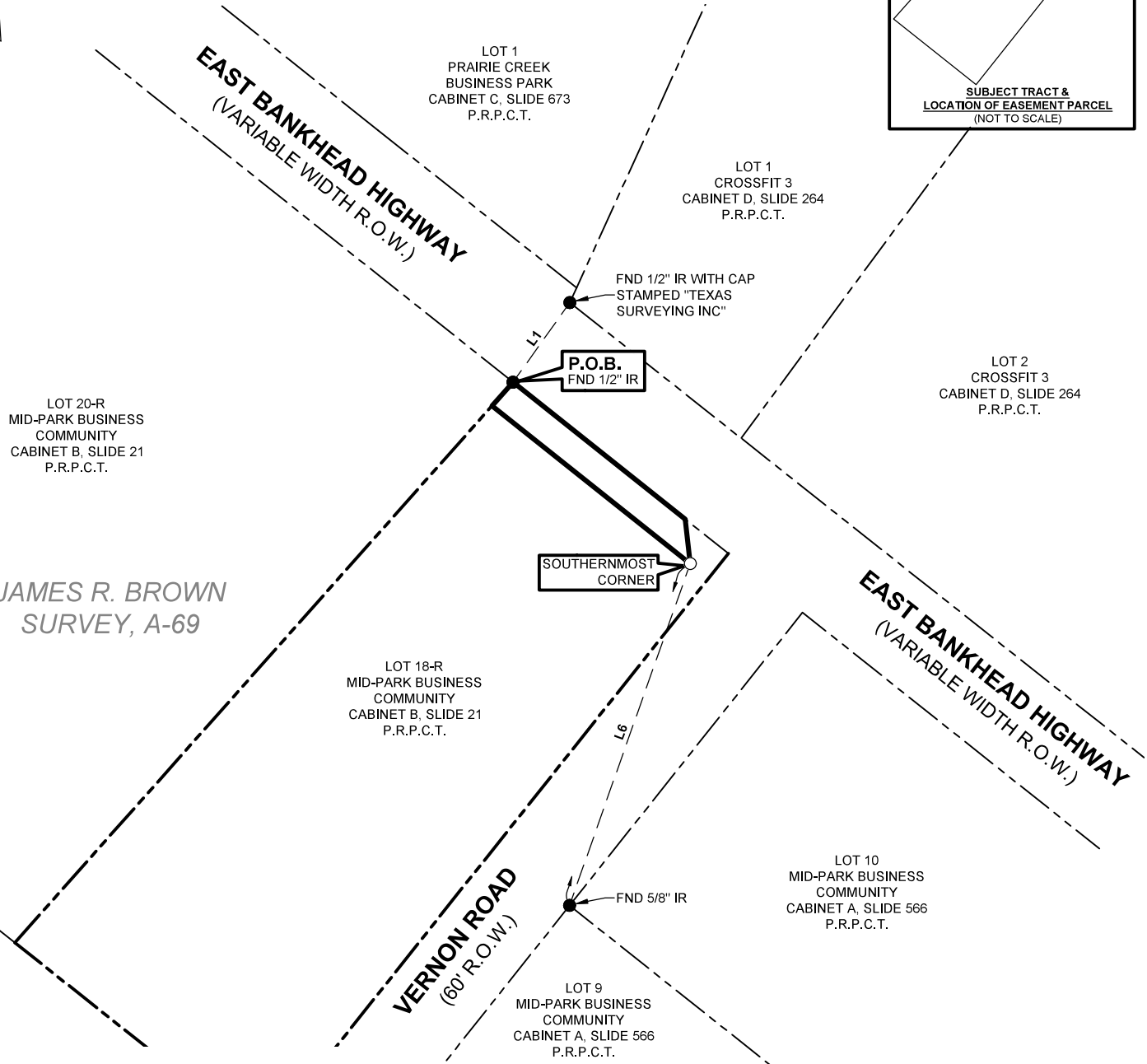
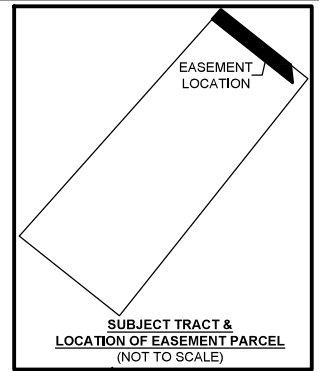




100' 50' 0' 100'
SCALE IN FEET

EXHIBIT "A"

20' DRAINAGE EASEMENT
CITY OF ALEDO,
PARKER COUNTY, TEXAS
TOTAL EASEMENT AREA: 2,996 SQUARE FEET
OR 0.069 ACRES



NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (NA2011), NORTH CENTRAL ZONE (4202).
- A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PARCEL PLAT.



YELLOW ROSE MAPPING LLC
4500 MERCANTILE PLAZA, STE. 101
FORT WORTH, TEXAS, 76137
(817) 703-6578
TEXAS FIRM NO. 10194700

DRAWN BY: HCF

PROJ. MGR.: CAG

DATE: 05/14/2025

PROJECT #: FNI2402

PAGE 3 OF 4

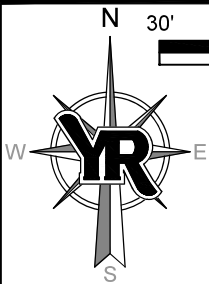
CAD FILE: 10-DRAINAGE-ESMT_R00.DWG

LEGEND

●	FOUND MONUMENT (AS NOTED)
○	POINT FOR CORNER (NOTHING FOUND OR SET)
●	**POINT FOR CORNER (MONUMENT TO BE SET UPON RIGHT-OF-WAY ACQUISITION)
---	SUBJECT PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
---	SUBJECT RIGHT-OF-WAY LINE
D.R.P.C.T.	DEED RECORDS OF PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS OF PARKER COUNTY, TEXAS
FND	FOUND
IR	IRON ROD
ROW	RIGHT-OF-WAY

LINE DATA

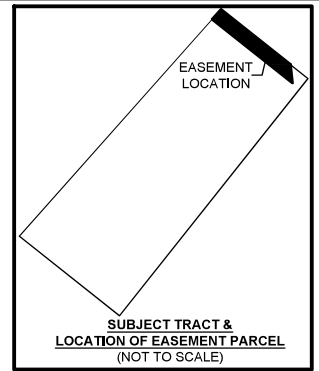
LINE	DIRECTION	LENGTH
L1	N 35° 33' 10" E	61.89'
L2	S 51° 30' 29" E	139.22'
L3	S 06° 28' 38" E	28.27'
L4	N 51° 30' 29" W	160.29'
L5	N 41° 38' 06" E	20.03'
L6	S 19° 27' 04" W	229.30'



30' 15' 0' 30'
SCALE IN FEET

EXHIBIT "A"

20' DRAINAGE EASEMENT
CITY OF ALEDO,
PARKER COUNTY, TEXAS
TOTAL EASEMENT AREA: 2,996 SQUARE FEET
OR 0.069 ACRES



LOT 20-R
MID-PARK BUSINESS
COMMUNITY
CABINET B, SLIDE 21
P.R.P.C.T.

P.O.B.
FND 1/2" IR
N: 6,946,079.43'
E: 2,241,078.44'
(GRID COORDINATES)

LOT 1
CROSSFIT 3
CABINET D, SLIDE 264
P.R.P.C.T.

EAST BANKHEAD HIGHWAY
(VARIABLE WIDTH R.O.W.)

JAMES R. BROWN
SURVEY, A-69

20' DRAINAGE
EASEMENT
2,996 SQ. FT
OR 0.069 ACRES

LOT 18-R
MID-PARK BUSINESS
COMMUNITY
CABINET B, SLIDE 21
P.R.P.C.T.

20' PUBLIC OPEN
SPACE EASEMENT
CABINET B, SLIDE 21
P.R.P.C.T.

LIMITS OF PROPOSED
R.O.W. DEDICATION (BY
SEPARATE INSTRUMENT)

VERNON ROAD
(60' R.O.W.)

LINE DATA

LINE	DIRECTION	LENGTH
L1	N 35° 33' 10" E	61.89'
L2	S 51° 30' 29" E	139.22'
L3	S 06° 28' 38" E	28.27'
L4	N 51° 30' 29" W	160.29'
L5	N 41° 38' 06" E	20.03'
L6	S 19° 27' 04" W	229.30'

NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (NA2011), NORTH CENTRAL ZONE (4202).
- A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PARCEL PLAT.



YELLOW ROSE MAPPING LLC
4500 MERCANTILE PLAZA, STE. 101
FORT WORTH, TEXAS, 76137
(817) 703-6578
TEXAS FIRM NO. 10194700

DRAWN BY: HCF

PROJ. MGR.: CAG

DATE: 05/14/2025

PROJECT #: FNI2402

PAGE 4 OF 4

CAD FILE: 10-DRAINAGE-ESMT_R00.DWG

LEGEND

●	FOUND MONUMENT (AS NOTED)
○	POINT FOR CORNER (NOTHING FOUND OR SET)
●	**POINT FOR CORNER (MONUMENT TO BE SET UPON RIGHT-OF-WAY ACQUISITION)
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SUBJECT RIGHT-OF-WAY LINE
D.R.P.C.T.	DEED RECORDS OF PARKER COUNTY, TEXAS
O.P.R.P.C.T.	OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS
P.R.P.C.T.	PLAT RECORDS OF PARKER COUNTY, TEXAS
FND	FOUND
IR	IRON ROD
ROW	RIGHT-OF-WAY



Chad A. Gulick 05-14-25
CHAD A. GULICK, REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6021