

**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 DRIVER'S LICENSE NUMBER.**

### **PERMANENT SLOPE EASEMENT**

THAT, Aledo Independent School District of County of Parker, State of Texas hereinafter called Grantors, whether one or more, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration from Parker County, Texas, (Grantee) the receipt and sufficiency of which consideration is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do and GRANT, SELL and CONVEY, unto Parker County a permanent slope easement for the purpose of the Old Weatherford Road Project.

**SLOPE EASEMENT** grants use of the subsurface below and air space above for the purpose of a permanent slope easement with the right to access, construct, repair, install, remove, replace, reconstruct, inspect, improve and perpetually maintain a suitable slope or grade in order to provide lateral support, over and across together with all necessary appurtenances thereto, and with the right and privilege at any and 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 necessary.

The Grantee shall have the right to clear the right-of-way of all obstructions, to cut, remove and trim trees within the right-of-way and to chemically treat with herbicides as necessary. 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 slope easement may be removed from said premises by the County.

This conveyance is for use on the Old Weatherford Road Project and shall specifically include the right to Parker County and shall authorize Parker County, its agents, contractors, and employees, to enter onto the subject property for the purpose of the Old Weatherford Road Project.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):** The property described in Exhibits “E”, “F”, “G”, and “H”(all inclusive) attached hereto and incorporated herein.

**RESERVATIONS FROM CONVEYANCE:** For Grantor and Grantor’s heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:** None

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of, or the surface fee estate, that affect the Property; and taxes for 2025, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**GRANTOR:**

Aledo Independent School District

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

\*\*\*\*\*

Corporate Acknowledgment

STATE OF TEXAS  
COUNTY OF PARKER

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_, \_\_\_\_\_, of Aledo Independent School District on behalf of said entity.

The acknowledging person personally appeared by:

☐ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

\_\_\_\_\_  
Notary Public's Signature

After Recording, Return this Document to:

Parker County Judge  
1 Courthouse Square  
Weatherford, TX 76086  
Parker County, Texas

**EXHIBIT "E"**  
**SLOPE EASEMENT**  
**J.D. KYLE SURVEY, ABSTRACT NUMBER 792**  
**PARKER COUNTY, TEXAS**

**BEING** a 0.1997 acre tract of land located in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 0.1997 acre tract being a portion of **LOT 1, BLOCK 1, ALEDO MIDDLE SCHOOL NO. 2 ADDITION**, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Instrument No. 202112799 Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 0.1997 acre tract of land also being a portion of that certain tract of land conveyed to the **ALEDO INDEPENDENT SCHOOL DISTRICT**, by deed thereof filed for record in Volume 2583, Page 1480, Deed Records, Parker County, Texas, said 0.1997 acre tract being a public access easement and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the west lot line of said Lot 1, same being an east property line of a called 31.40 acre tract of land conveyed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth by deed filed for record in Volume 2459, Page 1357, Deed Records, Parker County, Texas (D.R.P.C.T.), said beginning point being North 01°14'27" West, a distance of 12.00 feet from a 5/8 inch iron rod with a cap stamped "TNP" found at the southwest lot corner of said Lot 1, said beginning point also having an NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,954,940.15 and E: 2,250,186.01;

**THENCE** North 01°14'27" West, along the west lot line of said Lot 1 and along the said east property line, a distance of 18.00 feet;

**THENCE** departing the said lot line and the said property line, over and across said Lot 1 the following courses and distances:

North 88°59'16" East, a distance of 483.38 feet;

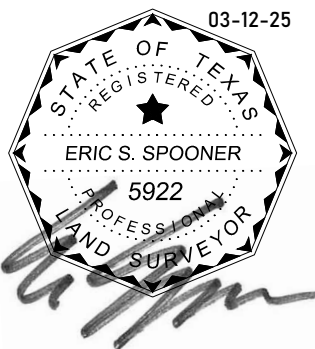
South 01°00'44" East, a distance of 18.00 feet;

South 88°59'16" West, a distance of 483.31 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1997 acres (8,700 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

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

CALLED: 31.40 ACRES  
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.

J.D. KYLE SURVEY  
ABSTRACT NO. 972

LOT 1, BLOCK 1  
ALEDO MIDDLE  
SCHOOL NO. 2 ADDITION  
P.C.C.I. NO. 202112799  
O.P.R.P.C.T.

0 30' 60'  
GRAPHIC SCALE IN FEET  
1" = 60'

## EXHIBIT "F"

SEE ATTACHED METES & BOUNDS  
DESCRIPTION ON PAGE 5 HEREIN

OWNER  
ALEDO I.S.D.  
VOL. 2583, PG. 1480  
D.R.P.C.T.

**SLOPE  
EASEMENT**  
0.1997 ACRES  
(8,700 SQ. FT.)

N88°59'16"E ~ 483.38'

S88°59'16"W ~ 483.31'

TEMP. CONS.  
EASEMENT  
(B.S.I.)

DRAINAGE  
EASEMENT  
(B.S.I.)

**POINT OF  
BEGINNING**

N: 6,954,940.15  
E: 2,250,186.01  
(NAD83 ~ GRID)

5/8" CIRF  
"TNP"

80' R.O.W. DEDICATION  
P.C.C.I. NO. 202112799  
O.P.R.P.C.T.

OLD WEATHERFORD ROAD

5/8" IRF

EX. PUBLIC R.O.W.  
P.C.C.I. NO. 202320474  
O.P.R.P.C.T.

B.S.I.= BY SEPARATE INSTRUMENT

### LINE TABLE

| NO. | DIRECTION   | DIST.  |
|-----|-------------|--------|
| L1  | N01°14'27"W | 12.00' |
| L2  | N01°14'27"W | 18.00' |
| L3  | S01°00'44"E | 18.00' |

**E1**  
EX. WATER LINE ESMT.  
TO M.R.M.U.D. NO. 2  
P.C.C.I. NO. 201512743  
O.P.R.P.C.T.

**E2**  
EX. WATER LINE ESMT.  
TO M.R.M.U.D. NO. 2  
P.C.C.I. NO. 201512745  
O.P.R.P.C.T.

**E3**  
EX. 50' R.O.W. TO  
SOUTHWESTERN GAS PIPELINE, INC.  
VOL. 2194, PG. 1275  
D.R.P.C.T.

**E4**  
EX. 50' EASEMENT TO  
NGL PIPELING  
VOL. 2457, PG. 1676  
D.R.P.C.T.

## EXHIBIT "F" SLOPE EASEMENT P.J. McCLARY SURVEY, ABSTRACT NUMBER 907 PARKER COUNTY, TEXAS

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF  
1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: LOT 1, BLOCK 1, ALEDO MIDDLE SCHOOL, NO. 2 ADDITION, INS. NO. 202112799 O.P.R.P.C.T.

3-20039.W P5-1 ALEDO ISD SLOPE EASEMENT.DWG

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



**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

EXH. "F" ~ ALEDO I.S.D. ~ PG. 6 OF 10



**EXHIBIT "G"**  
**SLOPE EASEMENT**  
**J.D. KYLE SURVEY, ABSTRACT NUMBER 792**  
**PARKER COUNTY, TEXAS**

**BEING** a 0.2246 acre tract of land located in the J.D. Kyle Survey, Abstract Number 792, Parker County, Texas, said 0.2246 acre tract being a portion of **LOT 1, BLOCK 1, ALEDO MIDDLE SCHOOL NO. 2 ADDITION**, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Instrument No. 202112799 Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 0.2246 acre tract of land also being a portion of that certain tract of land conveyed to the **ALEDO INDEPENDENT SCHOOL DISTRICT**, by deed thereof filed for record in Volume 2583, Page 1480, Deed Records, Parker County, Texas, said 0.2246 acre tract being a public access easement and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the most southerly southeast lot line of said Lot 1, same being a southwest property line of a called 51.756 acre tract of land described as "Tract 1", conveyed to Walsh Ranches Limited Partnership, by deed thereof filed for record in Parker County Clerk's Instrument No. 202329968, O.P.R.P.C.T., said beginning point being North 01°12'46" West, a distance of 12.00 feet from the most southerly southeast lot corner of said Lot 1, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,954,955.24 and E: 2,251,040.09;

**THENCE** departing the said lot line and the said property line, over and across said Lot 1 the following courses and distances:

South 88°59'16" West, a distance of 250.91 feet;

North 01°00'44" West, a distance of 48.00 feet;

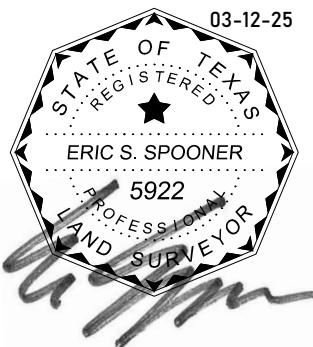
South 86°54'29" East, a distance of 251.45 feet to the said southeast lot line of Lot 1, same being the said southwest property line of the 51.756 acre tract ;

**THENCE** South 01°12'46" East, along the said lot line and the said property line, a distance of 30.00 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **0.2246 acres (9,783 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, NAD83, 2011 Adjustment.

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

# EXHIBIT "H"

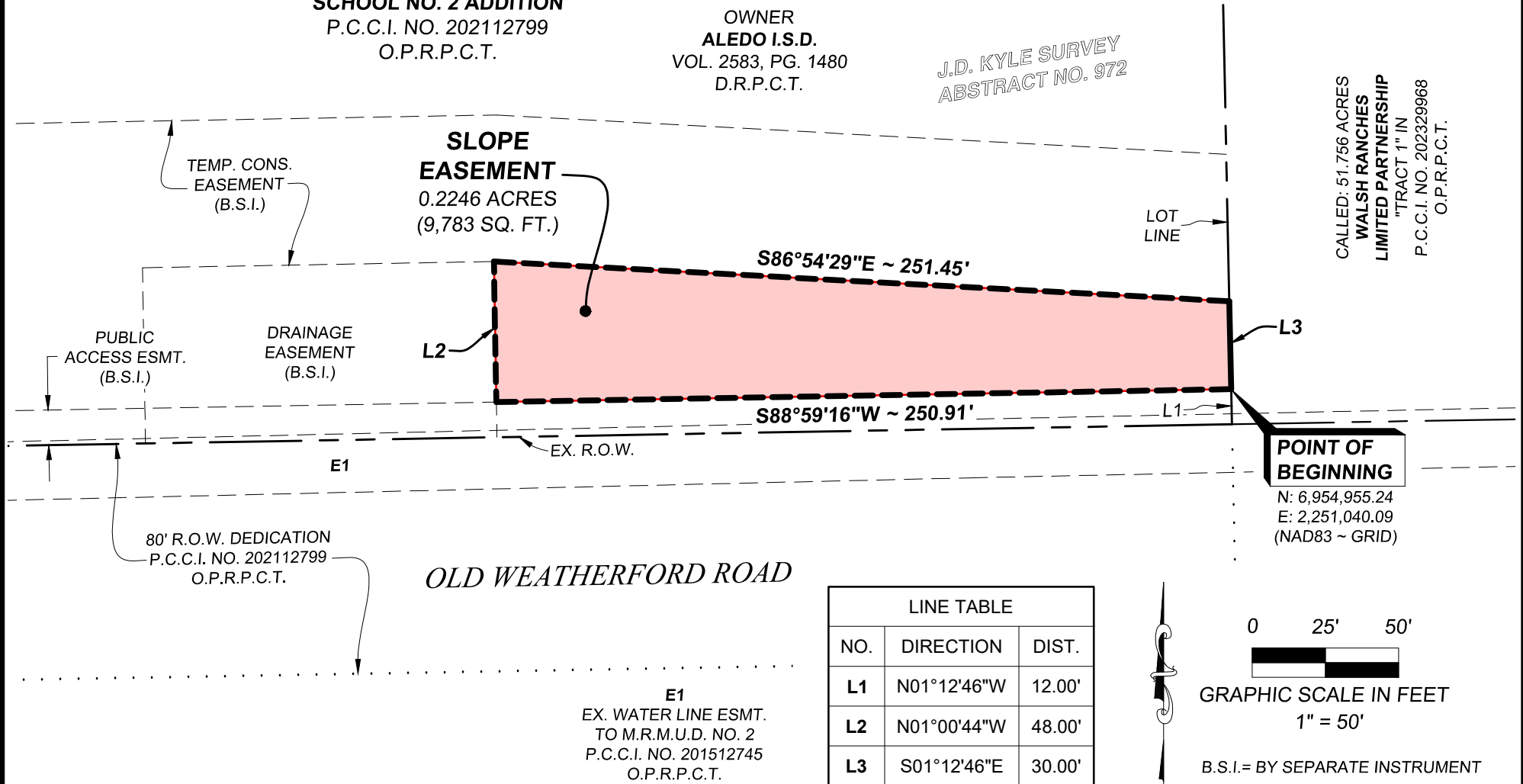
SEE ATTACHED METES & BOUNDS  
DESCRIPTION ON PAGE 7 HEREIN

LOT 1, BLOCK 1  
ALEDO MIDDLE  
SCHOOL NO. 2 ADDITION  
P.C.C.I. NO. 202112799  
O.P.R.P.C.T.

OWNER  
ALEDO I.S.D.  
VOL. 2583, PG. 1480  
D.R.P.C.T.

J.D. KYLE SURVEY  
ABSTRACT NO. 972

CALLED: 51.756 ACRES  
WALSH RANCHES  
LIMITED PARTNERSHIP  
"TRACT 1" IN  
P.C.C.I. NO. 202329968  
O.P.R.P.C.T.



## EXHIBIT "H" SLOPE EASEMENT P.J. McCLARY SURVEY, ABSTRACT NUMBER 907 PARKER COUNTY, TEXAS

D

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF  
1983, TEXAS NORTH CENTRAL ZONE 4202, NAD83, 2011 ADJUSTMENT.

PROPERTY: LOT 1, BLOCK 1, ALEDO MIDDLE SCHOOL, NO. 2 ADDITION, INS. NO. 202112799 O.P.R.P.C.T.

4-20039.W P5-1 ALEDO ISD SLOPE EASEMENT.DWG

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER



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EXH. "H" ~ ALEDO I.S.D. ~ PG. 8 OF 10

