



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: December 8, 2025

Presenter: Deb Caldwell, COO
Jorge Cabello, Exec. Dir. CM&E

Subject: Easement Dedication of
Variable Width Permanent
Water Easement to SAWS at
Heroes Stadium

Related Pages(s): Attachment Metes and Bounds
Description Exhibit "A" and
Easement Plan Exhibit "B"

CONSENT ITEM

BACKGROUND INFORMATION

On August 11, 2025, the North East Independent School District ("Grantor") approved entering into a Lease Agreement with Morgan's Wonderland ("Grantee"), a Texas nonprofit corporation, for the construction and operation—at the sole expense of the Grantee—of a Morgan's Fitness Center within the Heroes Stadium property. To support this improvement, a new domestic water service is required, including the dedication of a variable-width SAWS water easement for the installation of an 8-inch underground water line to be constructed at the Grantee's expense within the Grantor's property at Heroes Stadium.

ADMINISTRATIVE CONSIDERATION

Pursuant to the previously executed Lease Agreement, a permanent Water Easement Agreement encompassing approximately 0.0346 acres of land out of Lot 1, Block 11, New City Block 14945, as depicted in the attached exhibit is needed to allow the San Antonio Water System (SAWS) to install a new water meter and provide domestic water service to the Morgan's Fitness Center.

BUDGETARY CONSIDERATION

None.

ADMINISTRATIVE RECOMMENDATION

The Executive Director of Construction Management & Engineering, in consultation with Legal Counsel for North East ISD, has reviewed the Grantee's request and supporting documentation for the Variable-Width Permanent Water Easement and recommends that the Board of Trustees approve the dedication of the easement within the defined limited tract at Heroes Stadium to the San Antonio Water System (SAWS) for the construction of an underground pipeline that will provide water service to the Morgan's Fitness Center at Morgan's Wonderland. It is further recommended that the Board of Trustees authorize the Superintendent, Chief Operations Officer (COO), or the Executive Director of Construction Management & Engineering to execute the easement agreement on behalf of the District.

BOARD ACTION REQUIRED

Approval/Disapproval