

**ARLINGTON INDEPENDENT SCHOOL DISTRICT  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
Thursday, April 7, 2022  
5:00 p.m.**

**NOTICE**        **of Regular Meeting of the Board of Trustees at the Administration Building,  
Board Room, 690 East Lamar Boulevard, Arlington, Texas**  
*Meetings may be viewed online at [www.aisd.net](http://www.aisd.net).*

While our school board meetings are open to the public, we want you to remain safe, and therefore recommend and encourage you to participate by watching the school board meeting online at **[www.aisd.net](http://www.aisd.net)**. One or more members of the Board of Trustees may participate in this meeting via videoconference call. A quorum of the Board of Trustees will be physically present at the Administration Building.

*Members of the public who desire to address the board regarding an item on this agenda must comply with the following registration procedures: Members of the public seeking to provide comments concerning an agenda item or non-agenda item shall be required to register at <https://www.aisd.net/boardmeetingspeakerrequest> **NO LATER THAN 3:00 p.m. the day of the board meeting** indicating (1) person's name; (2) subject the member of the public wishes to discuss, and; (3) telephone number at which the member of the public may be reached.*

**CALL TO ORDER: 5:00 p.m., Board Chamber**

**CLOSED MEETING: Board Conference Room**

Adjournment to closed meeting pursuant to Sections 551.071 (consultation with attorney to seek and receive legal advice); 551.072 (discuss the purchase, exchange, lease or value of real property); Section 551.073 – (negotiating contracts for prospective gifts or donations); Section 551.074 - (consider the appointment, employment, evaluation, reassignment, duties, discipline, non-renewal or dismissal of a public officer or employee, or to hear complaints or charges against a public officer or employee); Section 551.076 (consider the deployment, or specific occasions for implementation, of security personnel and devices); Section 551.082 – (discussing or deliberating the discipline of a public school child or children, or a complaint or charge is brought against an employee of the school district by another employee); Section 551.0821 – (deliberating in a matter regarding a public school student if personally identifiable information about the student will necessarily be revealed by the deliberation); Section 551.083 (considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representatives of employee groups in connection with consultation agreements).

1. Administrative Appointments/Personnel Ratification
2. Public Drainage Easement for 0.6638 acres (28,916 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas
3. Public Right-of-Way Dedication for 0.0871 acres (3,792 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington, Tarrant County, Texas, and being a portion of Lot 2, AC Wingate Addition, an addition in the City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a

- called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas
4. Public Drainage Easement for 0.069 acres (3,027 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas
  5. Public Drainage Easement for 0.020 acres (881 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas
  6. Public Drainage Easement for 1.447 acres (63,023 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas

**RECONVENE INTO OPEN SESSION: Board Room**

*(Upon Conclusion of Closed Meeting.)*

**OPENING CEREMONY:**

**PROGRAM AND/OR PRESENTATION:**

This time has been designated for the purpose of allowing programs and/or presentations relating to matters such as curricular, extracurricular, co- curricular and PTA type activities.

- A. Student Performance by Arlington High School Theatre Department – UIL One Act Play
- B. Students of the Month, March and April
- C. Community Engaged for Excellence Award of Appreciation

**PUBLIC HEARING:** None

**OPEN FORUM FOR AGENDA ITEMS:**

Must Pre-Register. Registration as stated above must be completed in its entirety and submitted no later than **3:00 p.m.** This first Open Forum is limited to agenda items other than personnel. Any personnel concern should be brought directly to the Superintendent or Board President prior to the meeting, who will guide you to the proper procedure pursuant to Board Policy. Speakers will be limited to two (2) minutes. When more than one individual wishes to address the same agenda item, the President may ask the group to appoint one spokesperson.

**DISCUSSION / ACTION:**

- A. Consider the Schematic Design for Carter Junior High School Replacement School (pg. 9)

- B. Consider the District's School Health Advisory Council (SHAC) Recommendation of Curriculum Materials for Human Sexuality Instruction (pg. 10)
- C. COVID-19 School Operations Update

**CONSENT AGENDA:**

- A. Approval of Personnel Recommendations: New Hires, Retirements, Resignations, Leaves of Absence, Dismissals, Terminations, Non-Renewals, Non-Extensions (pg. 11)
- B. Approval of Bids, Purchases, Construction Items (pg. 13)  
22-34 ESSER and Title IV Funds Library Print Books
- C. Approval of Purchases Greater Than \$50,000 Exempt from Bid (pg. 17)  
22-04-07-001 Cargo Vans for Food Service  
22-04-07-002 Financial Consulting Services  
22-04-07-003 Instructional Materials for Special Education  
22-04-07-004 Outdoor Benches for All Elementary Campuses  
22-04-07-005 Construction Audit Services  
22-04-07-006 HS and JH Performing Arts Concert Uniform Replacement  
22-04-07-007 Annual Financial Audit
- D. Approval of Monthly Financial Report for Period Ending February 28, 2022 (pg. 19)
- E. Approval of Monthly Investment Report for Period Ending February 28, 2022 (pg. 31)
- F. Approval of Minutes of Previous Meetings, March 2022 (pg. 48)
- G. Approval of a Resolution and Acceptance of a Public Drainage Easement for 0.6638 acres (28,916 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas (pg. 54)
- H. Approval of a Resolution and Acceptance of a Public Right-of-Way Dedication for 0.0871 acres (3,792 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington, Tarrant County, Texas, and being a portion of Lot 2, AC Wingate Addition, an addition in the City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas (pg. 67)
- I. Approval of a Resolution and Acceptance of a Public Drainage Easement for 0.069 acres (3,027 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas (pg. 75)
- J. Approval of a Resolution and Acceptance of a Public Drainage Easement for 0.020 acres (881 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County,

Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas (pg. 85)

- K. Approval of a Resolution and Acceptance of a Public Drainage Easement for 1.447 acres (63,023 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas (pg. 95)
- L. Approval of Salvage Property (pg. 105)

#### **DISCUSSION:**

- A. House Bill 3 and District Improvement Plan Progress Monitoring Update (pg. 107)

#### **OPEN FORUM FOR NON-AGENDA ITEMS:**

Must Pre-Register. Registration as stated above must be completed in its entirety and submitted no later than **3:00 p.m.** Any personnel concern should be brought directly to the Superintendent or Board President prior to the meeting, who will guide you to the proper procedure pursuant to Board Policy. Speakers will be limited to two (2) minutes. When more than one individual wishes to address the same agenda item, the President may ask the group to appoint one spokesperson.

#### **SUPERINTENDENT'S REPORT:**

This time is for the Superintendent to acknowledge varying kinds of activities occurring within the district. This includes such items as recognition of outstanding performance by district staff and/or students, the initiating of new programs and special activities.

The Superintendent will report on the following subjects:

- A. Recognition of outstanding performance by district staff and students
- B. Initiation of new programs and special activities

#### **SCHOOL BOARD'S REPORTS:**

This time on the Agenda allows each member to inform other Board Members, the administrative staff and the public of activities which are of interest.

The Board Members will report on the following subjects:

- A. Board member attendance at various school and community events.
- B. Board member announcement of various upcoming school and community events.
- C. Board member visits to various campuses
- D. Board member recognition of outstanding performance by district staff and students
- E. Board member recognition of new programs and special activities



## **CLOSED MEETING:**

At any time during the meeting the Board may adjourn into closed meeting for consultation with its attorney (Tex. Gov't Code § 551.071) or for a posted agenda item pursuant to Texas Government Code sections 551.072 – 551.084 (see below).

## **ADJOURNMENT**

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*The agenda order may be adjusted by the Presiding Officer at any time during the meeting.*

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If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, chapter 551, subchapters D and E or Texas Government Code section 418.183(f).

If, during the course of the meeting covered by this Notice, the Board should determine that a closed meeting of the Board should be held or is required in relation to any item included in this notice, then such closed meeting is authorized by Texas Government Code Section 551.001, et. seq., for any of the following reasons:

Section 551.071 - For the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

Section 551.072 - For the purpose of discussing the purchase, exchange, lease or value of real property.

Section 551.073 - For the purpose of negotiating contracts for prospective gifts or donations.

Section 551.074 - For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee.

Section 551.076 - To consider the deployment, or specific occasions for implementation, of security personnel and devices.

Section 551.082 - For the purpose of deliberating in a case involving discipline of a public school child or children, or in a case in which a complaint or charge is brought against an employee of the school district by another employee and the complaint or charge directly results in a need for a hearing.

Section 551.0821 - For the purpose of deliberating in a matter regarding a public school student if personally identifiable information about the student will necessarily be revealed by the deliberation.

Section 551.083 - For the purpose of considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representatives of employee groups in connection with consultation agreements provided for by Section 13.901 of the Texas Education Code.

Section 551.084 - For the purpose of excluding a witness or witnesses from a hearing during examination of another witness.

Should any final action, final decision or final vote be required in the opinion of the Board with regard to any matter considered in such closed meeting, then such final action, final decision or final vote shall be at either:

- A. the open meeting covered by this notice upon the reconvening of this public meeting, or
- B. at a subsequent public meeting of the Board upon notice thereof, as the Board shall determine.

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

**CERTIFICATE AS TO POSTING OR GIVING OF NOTICE**

On this 4<sup>th</sup> day of April, 2022 at 5:00 p.m., this notice was posted on a bulletin board at a place convenient to the public at the central administrative office of the Arlington Independent School District, 690 East Lamar Boulevard, Arlington, Texas and readily accessible to the general public at all times beginning at least 72 hours preceding the scheduled time of the meeting.



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Dr. Marcelo Cavazos, Superintendent

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## Arlington Independent School District Board of Trustees Communication

**Meeting Date:** April 7, 2022

**Discussion/Action Item**


**Subject:** Consider the Schematic Design for Carter Junior High School Replacement School

**Purpose:** To consider the Schematic Design for the 2019 Bond Program, Phase III, Bid Package 1, Project I, Carter Junior High School replacement school project

**Background:** A replacement school for Carter Junior High School was approved as part of the 2019 Bond Program. The east Arlington community will realize a fresh, new school facility that incorporates state of the art school design, larger and more functional classroom spaces that meet the needs of all students, and more efficient site circulation for student arrival and departure. Corgan Architects was approved to provide architectural services for the project. Corgan developed the schematic design for the junior high school using the District's established educational program and a series of four virtual design charrette meetings held with central administration, campus administration and staff, students, parents, and the District's Facilities Planning and Construction team.

Corgan Architects will present the Schematic Design for Board review and approval. With this approval, the Carter Junior High School replacement school project is on schedule for substantial completion in fall 2025.

**Recommendation:** The Administration recommends approval of the Schematic Design for Carter Junior High School as presented by Corgan Architects.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn  <b>Date:</b> February 25, 2022

## Arlington Independent School District Board of Trustees Communication

<b>Meeting Date:</b>	April 7, 2022	<b>Discussion-Action Item</b>
<b>Subject:</b>	Consider the District's School Health Advisory Council (SHAC) Recommendation of Curriculum Materials for Human Sexuality Instruction	

**Purpose:**

The purpose is for the Board to approve the District's SHAC recommendation of curriculum materials for human sexuality instruction.

**Background:**

The State Board of Education issued Proclamation 2022, which called for health and physical education instructional materials, which include curriculum materials for human sexuality instruction. The adoption of these materials go into classrooms during the 2022-2023 school year. Further, HB 1525 requires that the Board ensure that the District's human sexuality instructional materials meet the following requirements:

- 1) Based on advice from the School Health Advisory Council (SHAC)
- 2) Be suitable for subject and grade level for which the instruction is intended
- 3) Reviewed by academic experts in the subject and grade level
- 4) Must cover the TEKS

According to Board policy EHAA Legal, the board shall adopt a policy establishing a process for the adoption of curriculum materials for the district's human sexuality instruction. The policy must require:

- 1) The board to adopt a resolution convening the local SHAC for the purpose of making recommendations regarding the curriculum materials;
  - 2) The local SHAC to:
    - a) After the board's adoption of the resolution, hold at least two public meetings on the curriculum materials before adopting recommendations; and
    - b) Provide the adopted recommendations to the board at a public meeting of the board; and
  - 3) The board, after receipt of the local SHAC's recommendations under item 2, above, to take action on the adoption of the recommendations by a record vote at a public meeting [see BDF].
- The SHAC held two meetings for public input on March 28 and March 30, 2022.


Before adopting curriculum materials for the district's human sexuality instruction, the board shall ensure that the curriculum materials are:

- 1) Based on the advice of the local SHAC;
- 2) Suitable for the subject and grade level for which the curriculum materials are intended; and
- 3) Reviewed by academic experts in the subject and grade level for which the curriculum materials are intended.

*Education Code 28.004(e)–(e-1), (e-3)*

**Recommendation:**

Administration recommends the Board approve the School Health Advisory Council (SHAC) recommendation of curriculum materials for human sexuality instruction.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b>  <b>Prepared by:</b> Dr. Michael Hill <b>Date:</b> March 30, 2022
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New Employees Hired 3/11/2022-4/6/2022

Last Name	First Name	Location/Organization	Subject/Position	Start Date	Level
THROWER	ANDREA	PARENT & COMMUNITY ENGAGEMENT	PARENT & COMMUNITY FACILITATOR	3/1/2022	ADMIN
JOSEPH	EMERALD	PEACH	1ST ESL	3/21/2022	ELEM
JACKSON	KEITH	SHERROD	3RD ESL	3/8/2022	ELEM
CASTRO	CARMEN	SHERROD	5TH ESL	3/3/2022	ELEM
HOLLAND	CASEY	BRYANT	5TH ESL	3/10/2022	ELEM
MARTIN-RAMIREZ	ENEIDA	PATRICK	DYSLEXIA	3/22/2022	ELEM
CULLUM	LARRY	LAMAR	COMPUTER SCIENCE	3/22/2022	SEC
CANTU	BRENDA	BOWIE	ENGLISH	3/22/2022	SEC
JAGERS	ROBIN	LAMAR	ENGLISH	3/24/2022	SEC
GUZEY	GOKSEL	MARTIN	MATH	3/10/2022	SEC
BAKER	KYLA	SAM HOUSTON	SCIENCE	3/1/2022	SEC
GARCIA LLUNA	YUNUEN	SAM HOUSTON	SCIENCE	3/1/2022	SEC
BAILEY	RACQUEL	LAMAR	SOCIAL STUDIES	3/2/2022	SEC
JOHNSON	MARK	NICHOLS	SOCIAL STUDIES	3/8/2022	SEC
SPONSLER	ROSS	GUNN	SOCIAL STUDIES	3/22/2022	SEC
CARONE	MICHELLE	MARTIN	SPANISH	3/7/2022	SEC
HERTEL	LINDSEY	BOWIE	THEATRE ARTS	3/8/2022	SEC

**Elementary Summary**

Teacher	1
Teacher ESL	4
Admin/Other	0
<b>Total</b>	<b>5</b>

**Secondary Summary**

Teacher	9
Teacher ESL	2
Admin/Other	1
<b>Total</b>	<b>12</b>

**Grand Total** **17**

**Separation of Service - Effective Between February 21, 2022 to March 20, 2022**

CODE	LAST	FIRST	LOCATION	TITLE	TERM DATE	YRS
Employee Initiated - Caring for Family Member(s) (2)	Reyes	Carina	Payroll	Bookkeeper - Payroll	2/28/2022	4
	Valles	Victoria	Williams Elementary	Classroom Assistant Elementary Special Ed - ECSE	3/4/2022	0
Employee Initiated - Employment Outside of Education (1)	Barnett	Dante	Seguin High School	PE Teacher/ Coach	3/8/2022	1
Employee Initiated - Employment with Another District (4)	Nikolova	Eleonora	Wood Elementary	Classroom Assistant Elementary Special Ed - ABLE	3/4/2022	15
	Blount	Kevin	Bowie High School	Theatre Arts Teacher 9-12	3/7/2022	16
	Bateman	Sandra	Building Maintenance	Clerk - Maintenance	3/10/2022	2
	Hennessy	Yancey	Shackelford Junior High	Classroom Assistant Junior High Special Ed - SEAS	3/18/2022	11
Employee Initiated - Medical Reason (2)	Kopp	Doris	Sam Houston High School	Library Assistant High School	3/7/2022	4
	Costilla	Selena	Adams Elementary	Attendance Clerk - Elementary	3/7/2022	11
Employee Initiated - Moving Out of the Area (1)	Jensen	Laurie	Starrett Elementary	STEM Lab Manager	2/28/2022	0
Employee Initiated - Reason Not Specified (9)	Servin-Pardo	Adriana	Peach Elementary	Attendance Clerk - Elementary	2/24/2022	0
	McGrew	Cynthia	McNutt Elementary	Cafeteria Monitor	3/11/2022	2
	Arreola	Jacqueline	Arlington High School	Clerk - High School Counselor	3/11/2022	0
	McDonald	Joan	Butler Elementary	Classroom Assistant Elementary Athletics/PE	3/9/2022	5
	Young	Kimberly	Professional Development Center	Clerk - Room Reservations and Course Management	3/4/2022	5
	Cronberg	Kristie	Arlington High School	Classroom Assistant High School Special Ed - SEAS	2/22/2022	0
	Ramirez	Maria	Adm Bldg - Downtown Annex	Clerk - Community Engagement Programs	2/25/2022	0
	Nantz	Mason	Larson Elementary	ESL Elementary Teacher K-6	3/11/2022	1
	Cox	Rachel	Morton Elementary	Classroom Assistant Elementary - ESSER	2/25/2022	0
Employee Initiated - Regular Retirement (2)	Brewster	Chantal	Bebensee Elementary	Behavior Management Teacher	2/28/2022	23
	Ward	Rio	Carter Junior High School	Credit Recovery Teacher 7-8	2/22/2022	30
Employee Initiated - Resigned in Lieu of Termination (1)	Keller	Candice	Webb Elementary	Special Education Alt Curriculum Teacher - Elementary	3/18/2022	3
Employee Initiated -Resignation Agreement (2)	Bailey	De'breon	South Davis Elementary	Elementary Teacher K-6	3/18/2022	1
	Hembree	Jennifer	Goodman Elementary	ESL Elementary Teacher K-6	4/6/2022	1
Employee Initiated - Violation of AISD Employee Handbook (1)	Moore	Felice	Accounts Payable	Coordinator - Accounts Payable	2/22/2022	24
Deceased (1)	Black	Greta	Lamar High School	ESL English Teacher 9-12	2/21/2022	4
Total Separations (26)						



## Arlington Independent School District Board of Trustees Communication

Meeting Date: April 7, 2022

Consent Item

Subject: Bids

**Purpose:**

To provide the Board of Trustees the opportunity to approve the purchase of goods and services.

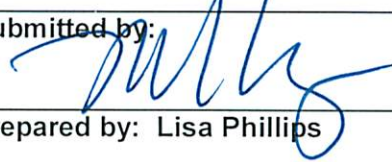
**Background:**

Bids presented on the consent agenda:

22-34 ESSER and Title IV Funds Library Print Books

**Recommendation:**

The Administration recommends approval of the bid.

<b>Submitted to:</b>	<b>Submitted by:</b> 
Board of Trustees	
Arlington Independent School District	<b>Prepared by: Lisa Phillips</b>
	<b>Date: March 21, 2022</b>



**TO:** Darla Moss  
Chief Financial Officer

**FROM:** Lisa Phillips  
Director of Purchasing

**DATE:** April 7, 2022

**RE: RFP 22-34 ESSER and Title IV Funds Library Print Books**

Request for Proposal **22-34** is for the purchase of print books using ESSER and Title IV Funds. The books purchased will be used to close the gap from COVID-19 loss of learning and make popular books more accessible to our students.

Thirteen vendors responded to the request for proposal. Attached is a recommendation letter from Julie Moore, Library Media Services Coordinator, and the committee evaluation summary.

It is recommended that the contract be awarded per their recommendation.

This contract has the option to extend for two additional one-year terms.

cc: Tammy Craig  
Senior Director of Business Services

Alice Hamrick  
Executive Director of Financial Services

## MEMORANDUM

**TO:** Lisa Phillips  
Director of Purchasing

**FROM:** Julie Moore  
Library Media Services Coordinator

**DATE:** March 21, 2022

**SUBJECT:** **RFP 22-34 ESSER and Title IV Funds Library Print Books**

In RFP 22-34, Arlington ISD asked for proposals to procure print books using ESSER and Title IV Funds. The books purchased are being used to meet the following objectives:

- to close the gap from COVID-19 loss of learning
- to make popular reads more accessible to our mobile populations.

Notice of the request for proposal was advertised in accordance with state law.

Proposals were received from thirteen vendors:

ABDO Publishing Co	Follett Content Solutions, LLC
Bellweather Media	Gumdrop Books
Bound to Stay Bound Books	J Appleseed, Inc
Capstone	Rourke Educational Media
Children's Plus, Inc	Sebco Books
Crabtree Publishing Company	World Book
Educational Development Corp	

Proposals received from the vendors were evaluated based on criteria published in the RFP document:

- Price - 40 points
- Quality of vendor's goods and services - 30 points
- Extent to which the goods or services meets the district's needs - 10 points
- Any other relevant factors specifically listed in the RFP - 10 points
- The vendor's past relationship with the District and other Districts of like size and references - 10 points

An evaluation committee consisting of the Coordinator of Library Media Services, Library Media Services Specialist, Library Media Services Clerk, and one campus librarian evaluated each proposal. The committee recommends the following:

**Children's Plus be awarded the following for elementary campus libraries to purchase:**

- a. Children's fiction (appropriate for grade PreK-6)- trade hardback binding
- b. Children's fiction (appropriate for grade PreK-6)- library binding or rebind
- c. Children's non-fiction (appropriate for grade PreK-6)-- trade hardback binding
- d. Children's non-fiction (appropriate for grade PreK-6)-- library binding or rebind

**Follett be awarded the following for junior high and high school campus libraries to purchase:**

- e. Fiction/Young Adult Fiction (appropriate for grades 7-12) - trade hardback binding
- f. Fiction/Young Adult Fiction (appropriate for grades 7-12) - library binding or rebind
- g. Nonfiction (appropriate for 7-12) - trade hardback binding
- h. Nonfiction (appropriate for 7-12) - library binding or rebind

The contract has the option to renew for two additional one-year periods. Total estimated budget for this proposal is \$950,000 per year.

**RFP 22-34 ESSER and Title IV Funds Library Print Books  
Evaluation**

VENDOR	BID AWARD	TOTAL POINTS	Children's Fiction PreK-6 Trade HD	Children's Fiction PreK-6 Rebind or Library Bind	Children's Non-Fiction PreK-6 Trade HD	Children's Non-Fiction PreK-6 Rebind or Library Bind	Fiction/YA 7-12 Trade	Fiction/YA Rebind or Library Bind	Non-Fiction/YA 7-12 Trade	Non-Fiction/YA Rebind or Library Bind
ABDO		74.25	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE
Bellweather		43.25	FALSE	FALSE	FALSE	TRUE	FALSE	FALSE	FALSE	TRUE
Bound to Stay Bound		85.25	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE
Capstone		71.75	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE
Children's Plus	ELEM	96.25	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
Crabtree		47.25	FALSE	FALSE	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE
Educational Development		49.25	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE
Follett	SEC	90.75	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
Gumdrop		69.5	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE	FALSE	TRUE
J Appleseed		68.5	FALSE	FALSE	FALSE	TRUE	FALSE	FALSE	FALSE	TRUE
Rourke		44	FALSE	TRUE	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE
Sebco		80.75	TRUE	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE
World Book		20.75	FALSE	FALSE	TRUE	TRUE	FALSE	FALSE	TRUE	TRUE

## Arlington Independent School District Board of Trustees Communication

**Meeting Date:** April 7, 2022

**Consent Item**

**Subject:** Purchases Greater Than \$50,000 Exempt from Bid

**Purpose:**

To provide the Board of Trustees the opportunity to approve the purchase of goods and services greater than \$50,000 exempt from bidding.


**Background:**

Board policy CH Local requires "any such purchases that cost \$50,000 or more in the aggregate over a one-year period of time shall require Board approval before a transaction may take place." Listed below are the purchases over \$50,000 exempt from bidding requiring Board approval:

22-04-07-001	Cargo Vans for Food Service
22-04-07-002	Financial Consulting Services
22-04-07-003	Instructional Materials for Special Education
22-04-07-004	Outdoor Benches for All Elementary Campuses
22-04-07-005	Construction Audit Services
22-04-07-006	HS and JH Performing Arts Concert Uniform Replacement
22-04-07-007	Annual Financial Audit

**Recommendation:**

The Administration recommends approval of the purchases greater than \$50,000 exempt from bid.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Lisa Phillips
	<b>Date:</b> March 29, 2022

**Arlington Independent School District**  
**Purchases Greater than \$50,000 Exempt from Bid**  
**Date: April 7, 2022**

Control No.	AISD Department	Vendor Name	Goods or Services	Estimated Amount	Purchase Method
22-04-07-01	Transportation	Caldwell Country Chevrolet	Cargo Vans for Food Service	\$51,020.00	TASB Buyboard
22-04-07-02	Finance	FINMO Group, LLC	Financial Consulting Services	\$50,000.00	RFP 22-06
22-04-07-03	All Departments and Schools	MTS Publications	Instructional Materials for Special Education (Additional Procurement Authority)	\$200,000.00	EPCNT GPISD
22-04-07-04	Facilities	PlayPower LT Farmington, Inc (Lea Park and Play)	Outdoor Benches for All Elementary Campuses	\$286,186.00	BID 22-10
22-04-07-05	Internal Audit	R. L. Townsend	Construction Audit Services	\$65,000.00	Professional Service
22-04-07-06	Fine Arts	Tuxedo Connect	HS and JH Performing Arts Concert Uniform Replacement	\$429,418.75	TASB Buyboard
22-04-07-07	Finance	Whitley Penn	Annual Financial Audit - 1 year	\$125,000.00	Professional Service

**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** April 7, 2022

**Consent Item**


**Subject:** Monthly Financial Report

**Purpose:**

The attached financial report provides information about the results of operations through the month of February 2022.

**Recommendation:**

Administration recommends approval of the Monthly Financial Report.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Bridget Lewis
	<b>Date:</b> March 17, 2022



## **Monthly Financial Report**

For the period ending February 28, 2022



**ARLINGTON INDEPENDENT SCHOOL DISTRICT**  
**GENERAL FUND 161-199**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE EIGHT MONTHS ENDING FEBRUARY 28, 2022**

	CURRENT YEAR 2021-2022				PRIOR YEAR 2020-21			
	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget
<b>REVENUES:</b>								
Local and Intermediate Sources	\$ 353,888,434	\$ 354,078,721	\$ 343,439,185	97%	\$ 303,351,899	\$ 303,358,399	\$ 334,541,361	110%
State Program Revenues	204,823,462	204,823,462	106,353,040	52%	222,505,026	222,505,026	116,098,804	52%
Federal Program Revenues	12,482,985	26,379,143	9,866,121	37%	9,680,000	9,680,000	1,806,125	19%
Other Financing Sources	-	2,647,512	1,794,723	68%				0%
<b>Total revenues</b>	<b>\$ 571,194,881</b>	<b>\$ 587,928,838</b>	<b>\$ 461,453,068</b>	<b>78%</b>	<b>\$ 535,536,925</b>	<b>\$ 535,543,425</b>	<b>\$ 452,446,291</b>	<b>84%</b>
<b>EXPENDITURE SUMMARY BY FUNCTION:</b>								
11 - Instructional	351,843,517	359,354,646	224,724,818	63%	\$ 345,587,110	\$ 347,134,723	219,494,224	63%
12 - Instructional Resources and Media Services	6,963,206	7,017,548	4,625,423	66%	7,058,762	7,116,959	4,461,149	63%
13 - Curriculum and Instructional Staff Development	7,542,644	7,973,937	4,402,210	55%	7,199,654	7,104,127	3,835,702	54%
21 - Instructional Leadership	12,411,211	12,978,786	8,385,745	65%	10,631,730	10,776,991	6,296,684	58%
23 - School Leadership	34,041,805	34,331,096	21,227,366	62%	32,977,381	32,903,042	21,383,392	65%
31 - Guidance, Counseling and Evaluation	32,358,201	33,358,510	19,818,377	59%	32,803,337	32,732,063	19,939,236	61%
32 - Social Work Services	2,284,378	2,337,546	1,925,051	82%	2,172,431	2,199,070	1,344,694	61%
33 - Health Services	7,854,573	7,929,259	4,759,762	60%	7,738,640	7,743,087	4,982,889	64%
34 - Student (Pupil) Transportation	17,825,195	18,400,211	11,288,035	61%	17,361,611	17,361,619	8,646,541	50%
35 - Food Services		271,065	271,066	100%				0%
36 - Cocurricular/Extra Curricular Activities	12,800,799	13,167,564	7,862,811	60%	10,598,185	10,500,524	5,844,495	56%
41 - General Administration	13,837,073	14,033,103	8,541,427	61%	12,080,129	12,076,045	7,499,393	62%
51 - Plant Maintenance and Facility Services	56,627,083	59,544,921	35,979,702	60%	55,467,716	55,821,105	31,416,176	56%
52 - Security and Monitoring Services	10,398,307	10,379,146	5,601,100	54%	9,976,511	9,981,211	4,582,628	46%
53 - Data Processing Services	13,680,484	13,763,150	7,979,519	58%	11,841,385	11,878,215	7,452,669	63%
61 - Community Services	519,079	564,089	292,394	52%	558,006	559,996	207,077	37%
71 - Debt Administration - Principal	589,164	589,164	441,872	75%	589,164	589,164	441,872	75%
81 - Facilities and Acquisition & Construction		50,785	41,785	82%		27,750		0%
93 - Shared Service Arrangement				0%				0%
95 - Payments to Juvenile Justice Alternative Program	30,000.00	75,000	29,154	39%	30,000	30,000	10,062	34%
99 - Other intergovernmental Charges	2,458,600.00	2,458,600	1,875,457	76%	2,397,376	2,397,376	1,763,848	74%
Other Financing Uses				0%				0%
<b>Total expenditures</b>	<b>\$ 584,065,320</b>	<b>\$ 598,578,127</b>	<b>\$ 370,073,074</b>	<b>62%</b>	<b>\$ 567,069,128</b>	<b>\$ 568,933,066</b>	<b>\$ 349,602,731</b>	<b>61%</b>
<b>EXPENDITURE SUMMARY BY OBJECT:</b>								
61XX - Payroll Costs	\$ 516,164,130	\$ 523,576,675	\$ 326,155,209	62%	\$ 499,796,517	\$ 497,429,232	\$ 312,112,105	63%
62XX - Professional and Contracted Services	37,344,067	40,368,356	25,100,041	62%	37,526,828	38,242,632	20,167,190	53%
63XX - Supplies and Materials	20,350,242	24,045,399	11,941,727	50%	20,148,709	24,227,412	12,467,462	51%
64XX - Other Operating Expenses	9,617,716	9,643,984	6,197,321	64%	8,838,335	8,128,509	4,131,381	51%
65XX - Debt Administration	589,164	589,164	441,872	75%	589,164	589,164	441,872	75%
66XX - Capital Outlay Expenses		354,549	236,904	67%	169,575	316,118	282,722	89%
89XX - Other Uses				0%				0%
<b>Total expenditures</b>	<b>\$ 584,065,320</b>	<b>\$ 598,578,127</b>	<b>\$ 370,073,074</b>	<b>62%</b>	<b>\$ 567,069,128</b>	<b>\$ 568,933,066</b>	<b>\$ 349,602,731</b>	<b>61%</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ (12,870,439)</b>	<b>\$ (10,649,289)</b>	<b>\$ 91,379,994</b>		<b>\$ (31,532,203)</b>	<b>\$ (33,389,641)</b>	<b>\$ 102,843,560</b>	

**ARLINGTON INDEPENDENT SCHOOL DISTRICT**  
**STUDENT NUTRITION - FUND 240**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE EIGHT MONTHS ENDING FEBRUARY 28, 2022**

	CURRENT YEAR 2021-2022				PRIOR YEAR 2020-21			
	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget
<b>REVENUES:</b>								
Local and Intermediate Sources	\$ 4,451,155	\$ 4,451,155	\$ 658,891	15%	\$ 6,004,952	\$ 6,004,952	\$ 123,169	2%
State Program Revenues	175,000	175,000		0%	175,000	175,000	-	0%
Federal Program Revenues	27,278,209	27,278,209	23,033,731	84%	29,840,466	29,840,466	667,366	2%
Less Indirect Costs Transferred to General Fund	(1,905,342)	(1,905,342)	(815,408)	43%	(1,841,117)	(1,841,117)	(841,334)	46%
Other Financing Sources				0%				0%
<b>Total revenues</b>	<b>\$ 29,999,022</b>	<b>\$ 29,999,022</b>	<b>\$ 22,877,214</b>	<b>76%</b>	<b>\$ 34,179,301</b>	<b>\$ 34,179,301</b>	<b>\$ (50,800)</b>	<b>0%</b>
<b>EXPENDITURES:</b>								
35 - Food Services	\$ 30,037,809	\$ 30,037,809	\$ 17,998,323	60%	\$ 33,790,133	\$ 33,790,133	\$ 7,208,624	21%
51 - Plant Maintenance and Facility Services	139,597	139,597	43,464	31%	150,419	150,419	57,513	38%
Other Financing Uses				0%				0%
<b>Total expenditures</b>	<b>\$ 30,177,406</b>	<b>\$ 30,177,406</b>	<b>\$ 18,041,788</b>	<b>60%</b>	<b>\$ 33,940,552</b>	<b>\$ 33,940,552</b>	<b>\$ 7,266,136</b>	<b>21%</b>
<b>EXPENDITURE SUMMARY BY OBJECT CODE:</b>								
61XX - Payroll Costs	\$ 14,496,153	\$ 14,496,153	\$ 8,267,708	57%	\$ 14,733,617	\$ 14,733,617	\$ 2,155,957	15%
62XX - Professional and Contracted Services	1,491,597	1,497,097	507,887	34%	2,017,419	2,047,419	325,950	16%
63XX - Supplies and Materials	13,829,016	13,744,466	8,817,195	64%	16,360,815	16,330,815	4,515,632	28%
64XX - Other Operating	207,641	206,641	438,726	212%	208,701	208,701	203,193	97%
65XX	-	-	-	0%				0%
66XX - Capital Outlay	153,000	233,050	10,272	4%	620,000	620,000	65,405	11%
<b>Total expenditures</b>	<b>\$ 30,177,406</b>	<b>\$ 30,177,406</b>	<b>\$ 18,041,788</b>	<b>60%</b>	<b>\$ 33,940,552</b>	<b>\$ 33,940,552</b>	<b>\$ 7,266,136</b>	<b>21%</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ (178,384)</b>	<b>\$ (178,384)</b>	<b>\$ 4,835,426</b>		<b>\$ 238,749</b>	<b>\$ 238,749</b>	<b>\$ (7,316,936)</b>	

**ARLINGTON INDEPENDENT SCHOOL DISTRICT**  
**NATURAL GAS - FUND 480**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE EIGHT MONTHS ENDING FEBRUARY 28, 2022**

	CURRENT YEAR 2021-2022				PRIOR YEAR 2020-21			
	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget
<b>REVENUES:</b>								
Local and Intermediate Sources	\$ 732,982	\$ 732,982	\$ 573,360	78%	\$ 882,621	\$ 882,621	\$ 301,611	34%
State Program Revenues				0%				0%
Federal Revenues				0%				0%
Other Financing Sources				0%			-	0%
	\$ 732,982	\$ 732,982	\$ 573,360	78%	\$ 882,621	\$ 882,621	\$ 301,611	34%
<b>EXPENDITURES:</b>								
41 - General Administration	\$ 75,000	\$ 75,000	\$ 11,149	15%	\$ 75,000	\$ 75,000	\$ 16,110	21%
Other Financing Uses				0%				0%
	\$ 75,000	\$ 75,000	\$ 11,149	15%	\$ 75,000	\$ 75,000	\$ 16,110	21%
<b>EXPENDITURE SUMMARY BY OBJECT CODE:</b>								
62XX - Professional and Contracted Services	\$ 75,000	\$ 75,000	\$ 11,149	15%	\$ 75,000	\$ 75,000	\$ 16,110	21%
Other Financing Uses				0%				0%
	\$ 75,000	\$ 75,000	\$ 11,149	15%	\$ 75,000	\$ 75,000	\$ 16,110	21%
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ 657,982</b>	<b>\$ 657,982</b>	<b>\$ 562,211</b>		<b>\$ 807,621</b>	<b>\$ 807,621</b>	<b>\$ 285,501</b>	

**ARLINGTON INDEPENDENT SCHOOL DISTRICT**  
**DEBT SERVICE - FUND 599**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE EIGHT MONTHS ENDING FEBRUARY 28, 2022**

	CURRENT YEAR 2021-2022				PRIOR YEAR 2020-21			
	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget
<b>REVENUES:</b>								
Local and Intermediate Sources	\$ 100,126,971	\$ 100,126,971	\$ 96,525,895	96%	\$ 89,340,370	\$ 89,340,370	\$ 92,091,500	103%
State Program Revenues	871,890	871,890	980,378	112%	953,396	953,396	854,376	90%
Federal Revenues	329,949	329,949	164,974	50%	395,055	395,055		0%
Other Financing Sources				0%			154,022,245	0%
	\$ 101,328,810	\$ 101,328,810	\$ 97,671,247	96%	\$ 90,688,821	\$ 90,688,821	\$ 246,968,122	272%
<b>EXPENDITURES:</b>								
71 - Debt Services	\$ 100,833,161	\$ 100,833,161	\$ 103,785,174	103%	\$ 93,711,843	\$ 93,711,843	\$ 87,046,697	93%
Other Financing Uses				0%			156,105,140	0%
	\$ 100,833,161	\$ 100,833,161	\$ 103,785,174	103%	\$ 93,711,843	\$ 93,711,843	\$ 243,151,837	259%
<b>EXPENDITURE SUMMARY BY OBJECT CODE:</b>								
65XX - Debt Services	\$ 100,833,161	\$ 100,833,161	\$ 103,785,174	103%	\$ 93,711,843	\$ 93,711,843	\$ 87,046,697	93%
Other Financing Uses				0%			156,105,140	0%
	\$ 100,833,161	\$ 100,833,161	\$ 103,785,174	103%	\$ 93,711,843	\$ 93,711,843	\$ 243,151,837	259%
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ 495,649</b>	<b>\$ 495,649</b>	<b>\$ (6,113,927)</b>		<b>\$ (3,023,022)</b>	<b>\$ (3,023,022)</b>	<b>\$ 3,816,285</b>	

**ARLINGTON INDEPENDENT SCHOOL DISTRICT**  
**CAPITAL PROJECTS - FUND 6XX**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**FOR THE EIGHT MONTHS ENDING FEBRUARY 28, 2022**

CURRENT YEAR 2021-2022						PRIOR YEAR 2020-21				
	Original Budget	Amended Budget	Actual Year to Date	Actual to Budget		Original Budget	Amended Budget	Actual Year to Date	Actual to Budget	
<b>REVENUES:</b>										
Local and Intermediate Sources	\$ 433,102	\$ 433,102	\$ 145,921	34%		\$ 2,250,000	\$ 2,250,000	\$ 652,076	29%	
State Program Revenues	-	-	-	0%		-	-	-	0%	
Federal Program Revenues	-	-	-	0%		-	-	-	0%	
Other Financing Sources	-	-	75,000	0%		-	-	-	0%	
	\$ 433,102	\$ 433,102	\$ 220,921	51%		\$ 2,250,000	\$ 2,250,000	\$ 652,076	29%	
<b>EXPENDITURES:</b>										
11 - Instructional	\$ 12,381,731	\$ 20,867,055	\$ 11,397,708	55%		\$ 29,416,784	\$ 20,031,287	\$ 15,879,724	79%	
13 - Curriculum and Instructional Staff Development	-	-	-	0%		-	144,664	133,515	92%	
34 - Student (Pupil) Transportation	2,082,738	2,082,738	227,404	11%		2,922,767	2,425,292	2,589,499	107%	
36 - Cocurricular/Extra Curricular Activities	406,267	406,267	-	0%		381,599	1,806,667	844,742	47%	
41 - Audit Services	-	-	-	0%		-	-	-	0%	
51 - Plant Maintenance and Facility Services	7,859,962	8,843,131	3,825,232	43%		80,628,396	58,077,948	11,392,577	20%	
52 - Security and Monitoring Services	-	-	-	0%		6,247,978	1,437,367	60,592	0%	
53 - Data Processing Services	23,431,498	14,564,672	4,120,562	28%		11,469,996	10,895,386	7,289,711	67%	
71 - Debt Service	-	-	-	0%		-	-	-	0%	
81 - Facilities and Acquisition & Construction	333,555,008	362,155,100	40,469,312	11%		215,001,283	239,200,751	53,170,433	22%	
Other Financing Uses	-	-	-	0%		-	-	-	0%	
	\$ 379,717,204	\$ 408,918,962	\$ 60,040,218	15%		\$ 346,068,803	\$ 334,019,362	\$ 91,360,793	27%	
<b>EXPENDITURE SUMMARY BY OBJECT CODE:</b>										
61XX - Payroll Costs	\$ -	\$ -	\$ -	0%		\$ -	\$ -	\$ -	0%	
62XX - Professional and Contracted Services	10,688,911	14,154,011.71	4,695,091	33%		80,223,490	59,567,445	12,475,742	21%	
63XX - Supplies	33,390,546	31,570,406.70	14,910,278	47%		46,648,471	31,051,947	22,166,754	71%	
64XX - Other Operating Expenses	-	-	-	0%		-	-	-	0%	
65XX - Debt Services	-	-	-	0%		-	-	-	0%	
66XX - Capital Outlay Expenses	335,637,747	363,194,544	40,434,849	11%		219,196,842	243,399,970	56,718,297	23%	
Other Financing Uses	-	-	-	0%		-	-	-	0%	
89XX - Other Uses	-	-	-	0%		-	-	-	0%	
	\$ 379,717,205	\$ 408,918,962	\$ 60,040,218	15%		\$ 346,068,803	\$ 334,019,362	\$ 91,360,793	27%	
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ (379,284,102)</b>	<b>\$ (408,485,860)</b>	<b>\$ (59,819,297)</b>			<b>\$ (343,818,803)</b>	<b>\$ (331,769,362)</b>	<b>\$ (90,708,718)</b>		

**Arlington Independent School District**  
**Monthly Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Special Revenue Funds**  
**For the Period Ending February 28, 2022**  
**(Unaudited)**

Fund	Grant Year	Title	Revenue			Expenditures			Remaining Balance	
			Budget	Transactions		Budget	Transactions		Budget	Transactions
206	2021	Ed for Homeless Children	340,304	245,454	72%	340,304	245,454	72%	-	-
206	2022	Ed for Homeless Children	250,030	88,086	35%	250,030	122,089	49%	-	(34,002)
211	2020	Title I	22,283,542	22,277,893	100%	22,283,542	22,281,250	100%	-	(3,357)
211	2021	Title I	17,292,592	12,192,320	71%	17,292,592	12,204,393	71%	-	(12,073)
211	2022	Title I	20,161,925	5,386,989	27%	20,161,925	8,770,617	44%	-	(3,383,627)
216	2021	School Improvement Grant	199,444	189,521	95%	199,444	189,521	95%	-	-
216	2022	School Improvement Grant	27,500	-	0%	27,500	4,741	17%	-	(4,741)
216	2022	Focused Support School Improvement	653,047	-	0%	653,047	263,136	40%	-	(263,136)
220	2022	Adult Education	633,532	395,165	62%	633,532	442,900	70%	-	(47,735)
224	2020	IDEA-Part B, Formula	12,255,657	12,234,556	100%	12,255,657	12,234,556	100%	-	-
224	2021	IDEA-Part B, Formula	10,679,893	8,028,739	75%	10,679,893	8,028,739	75%	-	-
224	2022	IDEA-Part B, Formula	13,359,037	3,265,690	24%	13,359,037	6,726,484	50%	-	(3,460,795)
225	2021	IDEA-Part B, Preschool	205,670	155,278	75%	205,670	155,278	75%	-	-
225	2022	IDEA-Part B, Preschool	263,132	92,581	35%	263,132	145,554	55%	-	(52,973)
242	2021	Summer Feeding Program	820,890	407,227	50%	820,890	176,364	21%	-	230,863
244	2021	Carl D. Perkins	736,124	495,622	67%	736,124	495,622	67%	-	-
244	2022	Carl D. Perkins	692,853	212,862	31%	692,853	417,870	60%	-	(205,009)
255	2020	Title II, Part A Teacher Training	2,884,326	2,884,661	100%	2,884,326	2,884,713	100%	-	(52)
255	2021	Title II, Part A Teacher Training	1,976,147	1,758,812	89%	1,976,147	1,758,812	89%	-	-
255	2022	Title II, Part A Teacher Training	2,032,554	1,060,715	52%	2,032,554	1,873,403	92%	-	(812,687)
255	2022	Principal Residency Grant	700,000	405,736	58%	700,000	595,808	85%	-	(190,072)
263	2020	Title III, Part A	1,835,464	1,787,549	97%	1,835,464	1,834,315	100%	-	(46,766)
263	2021	Title III, Part A	1,594,745	1,189,180	75%	1,594,745	1,189,180	75%	-	-
263	2022	Title III, Part A	2,142,214	234,879	11%	2,142,214	913,927	43%	-	(679,048)
284	2022	IDEA-Part B, Formula ARP	2,555,871	-	0%	2,555,871	-	0%	-	-
285	2022	IDEA-Part B, Preschool ARP	144,814	-	0%	144,814	-	0%	-	-
288	2020	Title IV, Part A, Subpart 1	2,096,007	2,086,576	100%	2,096,007	2,092,275	100%	-	(5,700)
288	2021	Title IV, Part A, Subpart 1	1,314,146	365,137	28%	1,314,146	365,137	28%	-	-
288	2022	Title IV, Part A, Subpart 1	2,274,285	404,605	18%	2,274,285	484,055	21%	-	(79,450)
289	2021	Federally Funded Special Revenue	14,455	5,426	38%	14,455	14,333	99%	-	(8,907)
289	2022	Federally Funded Special Revenue	50,145	19,126	38%	50,145	9,689	19%	-	9,437
		<b>Federal Grants Total</b>	<b>122,470,344</b>	<b>77,870,381</b>	<b>64%</b>	<b>122,470,345</b>	<b>86,920,212</b>	<b>71%</b>	<b>-</b>	<b>(9,049,831)</b>
315	2021	SSA-IDEA-B Discretionary Deaf	110,078	105,463	96%	110,078	105,463	96%	-	-
315	2022	SSA-IDEA-B Discretionary Deaf	123,092	30,753	25%	123,092	52,077	42%	-	(21,324)
340	2021	IDEA-C Early Childhood Intervention	240	229	95%	240	229	95%	-	-
385	2022	State Supplemental Visually Impaired	22,113	-	0%	22,113	-	0%	-	-
410	2022	Instructional Materials Allotment	6,782,787	198,481	3%	6,782,787	731,725	11%	-	(533,244)
429	2021	State Funded Special Revenue	1,399,950	859,476	61%	1,399,950	1,380,693	99%	-	(521,218)
429	2022	State Funded Special Revenue	2,407,040	182,239	8%	2,407,040	35,656	1%	-	146,583
435	2021	SSA-State Deaf	736,097	687,975	93%	736,097	687,974	93%	-	1
435	2022	SSA-State Deaf	769,818	407,405	53%	769,818	480,012	62%	-	(72,608)
		<b>State Grants Total</b>	<b>12,351,214</b>	<b>2,472,021</b>	<b>20%</b>	<b>12,351,215</b>	<b>3,473,831</b>	<b>28%</b>	<b>-</b>	<b>(1,001,809)</b>
497	2020	Arlington ISD Education Foundation	271,941	153,817	57%	271,941	85,607	31%	-	68,210
497	2021	Arlington ISD Education Foundation	191,486	104,020	54%	191,486	117,115	61%	-	(13,095)
497	2022	Arlington ISD Education Foundation	31,700	31,700	100%	31,700	5,000	16%	-	26,700
		<b>Local Grants Total</b>	<b>495,127</b>	<b>289,537</b>	<b>58%</b>	<b>495,127</b>	<b>207,722</b>	<b>42%</b>	<b>-</b>	<b>81,815</b>
		<b>Grants Grand Total</b>	<b>135,316,686</b>	<b>80,631,939</b>	<b>60%</b>	<b>135,316,686</b>	<b>90,601,765</b>	<b>67%</b>	<b>-</b>	<b>(9,969,826)</b>

Note: Most grants are funded on a reimbursement basis. The district must pay expenditures on the grant prior to requesting the revenue to reimburse the expenditures.

**Arlington Independent School District**  
**Monthly Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Special Revenue Funds**  
**For the Period Ending February 28, 2022**  
**(Unaudited)**

			Revenue			Expenditures			Remaining Balance	
Fund	Grant Year	Title	Budget	Transactions		Budget	Transactions		Budget	Transactions
276	2021	Instructional Continuity Grant	173,720	127,092	73%	173,720	127,092	73%	-	-
		<b>Grants Grand Total</b>	173,720	127,092	73%	173,720	127,092	73%	-	-

Note: Most grants are funded on a reimbursement basis. The district must pay expenditures on the grant prior to requesting the revenue to reimburse the expenditures.

\* Grant is COVID Related

**Arlington Independent School District**  
**Monthly Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Special Revenue Funds**  
**For the Period Ending February 28, 2022**  
**(Unaudited)**

Fund	Grant Year	Title	Award	Indirect Cost Budget	Balance for Direct Costs
266	2021	ESSER I (CARES Act)	15,005,203	1,462,495	13,542,708
281	2022	ESSER II (CRRSA Act)	59,962,913	5,702,744	54,260,169
282	2022	ESSER III (ARP Act)	134,711,689	5,043,606	129,668,083
		<b>Grants Grand Total</b>	<b>209,679,805</b>	<b>12,208,845</b>	<b>197,470,960</b>

			Revenue			Expenditures								Remaining Balance	
Fund	Grant Year	Title	Budget	Transactions	% of Total Grant	Budget FY 2020	Budget FY 2021	Budget FY 2022	Budget FY 2023	Budget FY 2024	Transactions	% of Grant to Date	% of Total Grant	Budget	Transactions
266	2021	ESSER I (CARES Act)	13,542,708	13,534,674	100%	13,062,488	472,187	8,034	-	-	13,542,708	100.00%	100.00%	13,062,487	(8,034)
281	2022	ESSER II (CRRSA Act)	54,260,169	-	0%	-	-	46,290,058	7,970,111		1,803,177	3.90%	3.32%	-	(1,803,177)
282	2022	ESSER III (ARP Act)	129,668,083	4,257,336	3%			43,208,735	43,208,735	43,250,613	13,289,126	30.76%	10.25%	-	(9,031,791)
		Grants Grand Total	197,470,960	17,792,010	9%	13,062,488	472,187	89,506,827	51,178,846	43,250,613	28,635,011	31.82%	15.53%	13,062,487	(10,843,001)

Note: Grants are funded on a reimbursement basis. The district must pay expenditures on the grant prior to requesting the revenue to reimburse the expenditures.

\* Grants are COVID Related



**ARLINGTON INDEPENDENT SCHOOL DISTRICT**  
**SCHEDULE OF CASH AND SHORT-TERM INVESTMENTS (ALL FUNDS)**  
**FOR THE PERIOD ENDING FEBRUARY 28, 2022**

<b>GENERAL FUND:</b>			
Checking Account			\$ 30,079,675
Money Market			-
Lone Star			77,787,959
TexPool			5,338,533
LOGIC			276,034,122
		<b>Total General Fund</b>	<b>\$ 389,240,289</b>

<b>DEBT SERVICE FUND:</b>			
Checking Account			\$ 459,341
TexPool			156,773
LOGIC			39,374,481
Lone Star			2,013,065
		<b>Debt Service Fund</b>	<b>\$ 42,003,660</b>

<b>CAPITAL PROJECTS FUND:</b>			
Checking Account			\$ 5,323,342
TexPool			102
LOGIC			82,535,699
Lone Star			235,807,989
		<b>Total Capital Projects Fund</b>	<b>\$ 323,667,132</b>

<b>FOOD SERVICE FUND:</b>			
Checking Account			\$ 267,128
TexPool			23,985
LOGIC			1,733,145
Lone Star			10,383
		<b>Total Food Service Fund</b>	<b>\$ 2,034,641</b>

<b>NATURAL GAS FUND:</b>			
LOGIC			\$ 7,813,591
Lone Star			6,046,631
		<b>Total Natural Gas Fund</b>	<b>\$ 13,860,222</b>

<b>OTHER SPECIAL REVENUE FUNDS:</b>			
Checking Account			665,448
		<b>Total Other Special Revenue Funds</b>	<b>\$ 665,448</b>

<b>INTERNAL SERVICE FUND:</b>			
Checking Account			\$ 637,161
LOGIC			5,233,472
		<b>Total Internal Service Fund</b>	<b>\$ 5,870,633</b>

<b>AGENCY FUND:</b>			
Checking Account			\$ 3,711,760
LOGIC			48,194
		<b>Total Agency Fund</b>	<b>\$ 3,759,955</b>

<b>TOTAL CASH AND INVESTMENTS:</b>			<b>\$ 781,101,980</b>
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**Arlington Independent School District  
Tax Collections Report  
For the period ended February 28, 2022**

	<b>February 2022</b>	<b>Year-To-Date</b>	<b>Year-To-Date</b>
Current	49,690,987	435,098,943	95.3%
Delinquent	(132,359)	1,366,832	7.3%
Penalties & Interest	521,321	1,628,629	
<b>Total Tax Collections</b>	<b>50,079,949</b>	<b>438,094,404</b>	<b>95.6%</b>

<b>Last Year-To-Date</b>	<b>Last Year-To-Date</b>
422,900,539	94.3%
1,961,014	10.1%
1,573,063	
<b>426,434,616</b>	<b>94.7%</b>

	<b>Current Tax</b>	<b>Delinquent Tax</b>	<b>Totals</b>
Original Tax Levy	443,071,221	21,998,840	465,070,061
Adjustment to Date	13,319,001	(3,292,878)	10,026,123
Adjustment Tax Levy	456,390,222	18,705,962	475,096,184
Collections To Date	435,098,943	1,366,832	436,465,775
Outstanding Tax 2/28/22	21,291,279	17,339,130	38,630,409

<sup>1</sup> \$ 1,326,661 has been accrued to the 2020-2021 year

<sup>2</sup> \$ 259,893 has been accrued to the 2020-2021 year.

**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** April 7, 2022

**Consent Item**

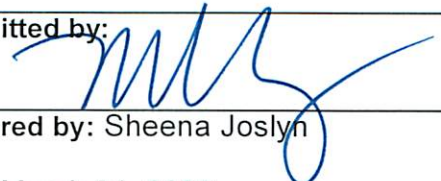
**Subject:** Monthly Investment Report

**Purpose:**

To provide the Board of Trustees with a report of investment activity through the month ending February 28, 2022.

**Recommendation:**

Administration recommends approval of the Monthly Investment Report.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b>  <b>Prepared by:</b> Sheena Joslyn <b>Date:</b> March 21, 2022
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**Arlington ISD**



**For the Month Ended**

**February 28, 2022**

### Report Name

Certification Page
Executive Summary
Benchmark Comparison
Detail of Security Holdings
Change in Value
Earned Income
Investment Transactions
Amortization and Accretion
Projected Fixed Income Cash Flows

#### MARKET RECAP - FEBRUARY 2022:

February was a wildly uneven month with a number of key economic variables improving while inflationary pressure moved higher. Normally, the combination is a recipe for higher bond yields and expectations that the Fed would be more aggressive in its rate hikes. Indeed, yields moved higher for much of the month (once again), although the Russian invasion of Ukraine prompted a late flight-to-quality and introduces *the biggest wildcard we've seen in generations*.

The most unexpected data release during the month was the January employment report. It wasn't so much the strong +467k rise in nonfarm payrolls for the month of January as it was a broad smoothing of the monthly numbers for all of 2021 thanks to the annual benchmark revisions. Once the reshuffling was complete, the labor market suddenly appeared to be on solid ground. This led Fed officials to admit their full employment mandate had been met, leaving the stable inflation mandate as their primary focus. Unfortunately, inflation has not yet peaked. The January CPI report showed headline consumer inflation at +7.5% year-over-year, *yet another four-decade high*, while core CPI (ex food and energy) climbed to +6.0% on an annual basis. This prompted St. Louis Fed President James Bullard to announce he expected 100 basis points of rate increases before July 1st. Bullard is a voting member, but he's only one of 12. Most committee members, including Chairman Jay Powell, remain in favor of a more gradual approach ...for now anyway. Fed members have made it clear that future policy decisions will be data dependent.

There were quite a few other eye-opening economic releases during the month, but two non-economic events rendered the data less relevant by comparison. The first is a sharp downturn in new COVID cases. In fact, cases had fallen by nearly 95% since the mid-January peak, and at this point there are no variants of significance in line to replace Omicron. The reduced virus threat opened the door for continued progress to be made in the service sector. It also suggested that the disconnect between job-openings and job seekers will narrow as more Americans are able to return to work.

If Russia had not attacked Ukraine, the overall outlook would probably be much brighter. However, the war has greatly ramped-up uncertainty, and is widely expected to increase inflation while putting the brakes on economic growth. Fed officials will be walking a fine line as they raise rates to contain inflation and slow domestic demand ...because signs of weakness are already emerging. The number of rate hikes expected over the next 12 months has slipped from seven to six. Whispers of a possible recession in Europe suggest even six hikes may be too much. The war is fueling an outlook that's considerably less bright. Expect continued market volatility as uncertainty reins.

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**For the Month Ended**  
**February 28, 2022**

This report is prepared for the **Arlington ISD** (the "Entity") in accordance with Chapter 2256 of the Texas Public Funds Investment Act ("PFIA"). Section 2256.023(a) of the PFIA states that: "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Entity's investment officers and includes the disclosures required in the PFIA. To the extent possible, market prices have been obtained from independent pricing sources.

The investment portfolio complied with the PFIA and the Entity's approved Investment Policy and Strategy throughout the period. All investment transactions made in the portfolio during this period were made on behalf of the Entity and were made in full compliance with the PFIA and the approved Investment Policy.

**Officer Names and Titles:**

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Name: Darla Moss

Title: Chief Financial Officer

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Name: Alice Hamrick

Title: Executive Director of Finance

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Name: Sheena Joslyn

Title: Director of Budget and Finance

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Name: Stephanie Dhalla

Title: Budget Specialist

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Name: Amanda Hatcher

Title: Treasurer

### Account Summary

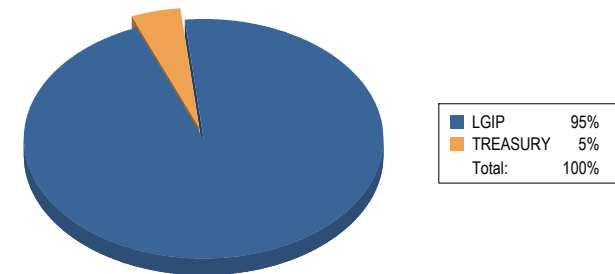
### Allocation by Security Type

Beginning Values as of 01/31/22

Ending Values as of 02/28/22

Par Value	799,051,077.51	774,162,772.49
Market Value	799,014,163.51	774,063,358.49
Book Value	799,179,233.76	774,278,870.74
Unrealized Gain /(Loss)	(165,070.25)	(215,512.25)
<b>Market Value %</b>	<b>99.98%</b>	<b>99.97%</b>

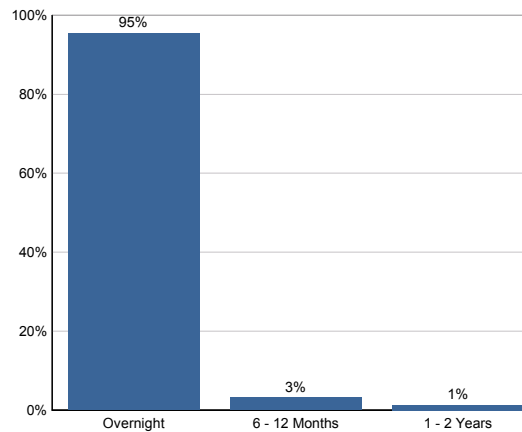
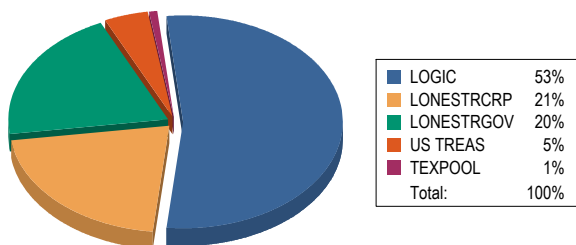
Weighted Avg. YTW	0.076%	0.097%
Weighted Avg. YTM	0.076%	0.097%



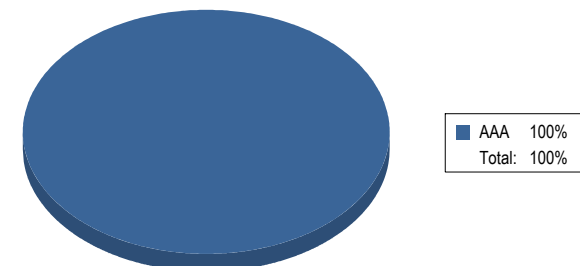
### Allocation by Issuer

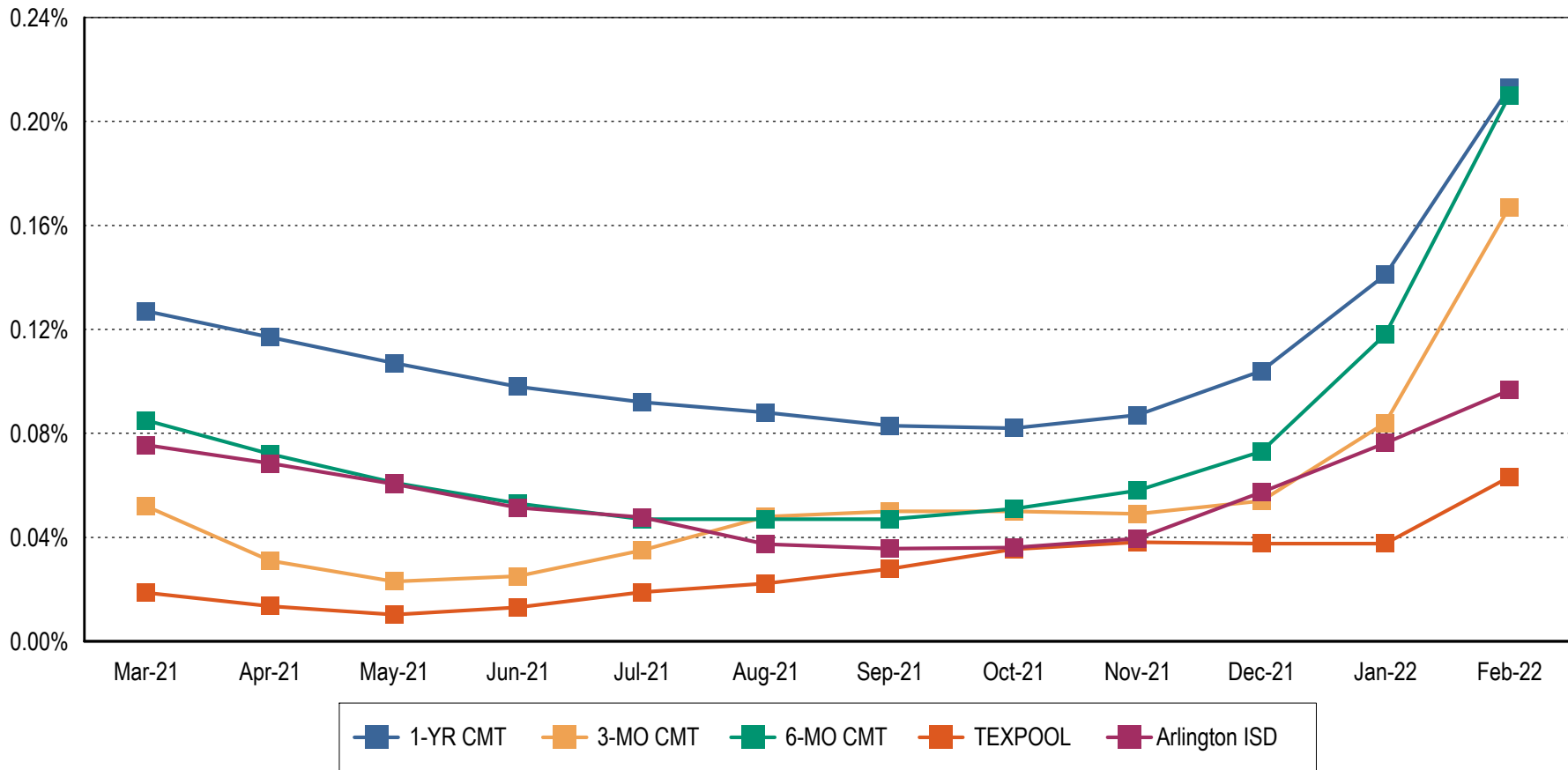
### Maturity Distribution %

### Credit Quality



Weighted Average Days to Maturity: 14





**Note 1:** CMT stands for Constant Maturity Treasury. This data is published in Federal Reserve Statistical Release H.15 and represents an average of all actively traded Treasury securities having that time remaining until maturity. This is a standard industry benchmark for Treasury securities. The CMT benchmarks are moving averages. The 3-month CMT is the daily average for the previous 3 months, the 6-month CMT is the daily average for the previous 6 months, and the 1-year and 2-year CMT's are the daily averages for the previous 12-months.

**Note 2:** Benchmark data for TexPool is the monthly average yield.



CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
<b>199 - Local Maintenance</b>																	
LNSTCRP		LGIP	LoneStar Corp O/N					39,826,799.56	100.000	39,826,799.56	39,826,799.56	100.000	39,826,799.56	1		0.113	0.113
LNSTGOV		LGIP	LoneStar Gov O/N					37,961,159.52	100.000	37,961,159.52	37,961,159.52	100.000	37,961,159.52	1		0.025	0.025
LOGIC		LGIP	LOGIC					275,086,387.42	100.000	275,086,387.42	275,086,387.42	100.000	275,086,387.42	1		0.108	0.108
TEXPOOL		LGIP	TexPool					5,303,939.13	100.000	5,303,939.13	5,303,939.13	100.000	5,303,939.13	1		0.063	0.063
<b>Total for 199 - Local Maintenance</b>								<b>358,178,285.63</b>	<b>100.000</b>	<b>358,178,285.63</b>	<b>358,178,285.63</b>	<b>100.000</b>	<b>358,178,285.63</b>	<b>1</b>		<b>0.099</b>	<b>0.099</b>
<b>240 - Food Service</b>																	
LNSTCRP		LGIP	LoneStar Corp O/N					5,382.83	100.000	5,382.83	5,382.83	100.000	5,382.83	1		0.113	0.113
LNSTGOV		LGIP	LoneStar Gov O/N					5,000.30	100.000	5,000.30	5,000.30	100.000	5,000.30	1		0.025	0.025
LOGIC		LGIP	LOGIC					1,859,852.52	100.000	1,859,852.52	1,859,852.52	100.000	1,859,852.52	1		0.108	0.108
TEXPOOL		LGIP	TexPool					23,984.92	100.000	23,984.92	23,984.92	100.000	23,984.92	1		0.063	0.063
<b>Total for 240 - Food Service</b>								<b>1,894,220.57</b>	<b>100.000</b>	<b>1,894,220.57</b>	<b>1,894,220.57</b>	<b>100.000</b>	<b>1,894,220.57</b>	<b>1</b>		<b>0.107</b>	<b>0.107</b>
<b>480 - Natural Gas</b>																	
LNSTCRP		LGIP	LoneStar Corp O/N					3,042,048.04	100.000	3,042,048.04	3,042,048.04	100.000	3,042,048.04	1		0.113	0.113
LNSTGOV		LGIP	LoneStar Gov O/N					3,004,582.69	100.000	3,004,582.69	3,004,582.69	100.000	3,004,582.69	1		0.025	0.025
LOGIC		LGIP	LOGIC					7,813,590.90	100.000	7,813,590.90	7,813,590.90	100.000	7,813,590.90	1		0.108	0.108
<b>Total for 480 - Natural Gas</b>								<b>13,860,221.63</b>	<b>100.000</b>	<b>13,860,221.63</b>	<b>13,860,221.63</b>	<b>100.000</b>	<b>13,860,221.63</b>	<b>1</b>		<b>0.091</b>	<b>0.091</b>
<b>599 - Debt Service</b>																	
LNSTCRP		LGIP	LoneStar Corp O/N					960,126.33	100.000	960,126.33	960,126.33	100.000	960,126.33	1		0.113	0.113
LNSTGOV		LGIP	LoneStar Gov O/N					1,052,939.13	100.000	1,052,939.13	1,052,939.13	100.000	1,052,939.13	1		0.025	0.025
LOGIC		LGIP	LOGIC					39,374,480.67	100.000	39,374,480.67	39,374,480.67	100.000	39,374,480.67	1		0.108	0.108
TEXPOOL		LGIP	TexPool					156,772.76	100.000	156,772.76	156,772.76	100.000	156,772.76	1		0.063	0.063
<b>Total for 599 - Debt Service</b>								<b>41,544,318.89</b>	<b>100.000</b>	<b>41,544,318.89</b>	<b>41,544,318.89</b>	<b>100.000</b>	<b>41,544,318.89</b>	<b>1</b>		<b>0.106</b>	<b>0.106</b>

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
<b>640 - Construction 2014</b>																	
LNSTCRP		LGIP	LoneStar Corp O/N					2,452,209.71	100.000	2,452,209.71	2,452,209.71	100.000	2,452,209.71	1		0.113	0.113
LNSTGOV		LGIP	LoneStar Gov O/N					2,613,634.75	100.000	2,613,634.75	2,613,634.75	100.000	2,613,634.75	1		0.025	0.025
LOGIC		LGIP	LOGIC					6,263,261.08	100.000	6,263,261.08	6,263,261.08	100.000	6,263,261.08	1		0.108	0.108
<b>Total for 640 - Construction 2014</b>								<b>11,329,105.54</b>	<b>100.000</b>	<b>11,329,105.54</b>	<b>11,329,105.54</b>	<b>100.000</b>	<b>11,329,105.54</b>	<b>1</b>		<b>0.090</b>	<b>0.090</b>
<b>650 - Construction 2019</b>																	
LNSTCRP		LGIP	LoneStar Corp O/N					112,471,675.07	100.000	112,471,675.07	112,471,675.07	100.000	112,471,675.07	1		0.113	0.113
LNSTGOV		LGIP	LoneStar Gov O/N					112,422,661.75	100.000	112,422,661.75	112,422,661.75	100.000	112,422,661.75	1		0.025	0.025
LOGIC		LGIP	LOGIC					76,264,552.45	100.000	76,264,552.45	76,264,552.45	100.000	76,264,552.45	1		0.108	0.108
91282CAN1	08/18/21	TREAS NOTE	U.S. Treasury	0.125	09/30/22			10,000,000.00	100.043	10,004,296.88	10,002,240.10	99.629	9,962,891.00	214		0.087	0.087
912828M80	01/12/22	TREAS NOTE	U.S. Treasury	2.000	11/30/22			10,000,000.00	101.371	10,137,109.38	10,116,633.50	100.781	10,078,125.00	275		0.440	0.440
91282CAX9	09/08/21	TREAS NOTE	U.S. Treasury	0.125	11/30/22			5,000,000.00	100.016	5,000,781.25	5,000,477.85	99.402	4,970,117.00	275		0.112	0.112
91282CBU4	09/08/21	TREAS NOTE	U.S. Treasury	0.125	03/31/23			10,000,000.00	99.953	9,995,312.50	9,996,746.80	98.895	9,889,453.00	396		0.155	0.155
<b>Total for 650 - Construction 2019</b>								<b>336,158,889.27</b>	<b>100.041</b>	<b>336,296,389.28</b>	<b>336,274,987.52</b>	<b>99.971</b>	<b>336,059,475.27</b>	<b>31</b>		<b>0.093</b>	<b>0.093</b>
<b>699 - Construction Local</b>																	
LNSTCRP		LGIP	LoneStar Corp O/N					5,847,807.28	100.000	5,847,807.28	5,847,807.28	100.000	5,847,807.28	1		0.113	0.113
LOGIC		LGIP	LOGIC					10,090.66	100.000	10,090.66	10,090.66	100.000	10,090.66	1		0.108	0.108
TEXPOOL		LGIP	TexPool					101.80	100.000	101.80	101.80	100.000	101.80	1		0.063	0.063
<b>Total for 699 - Construction Local</b>								<b>5,857,999.74</b>	<b>100.000</b>	<b>5,857,999.74</b>	<b>5,857,999.74</b>	<b>100.000</b>	<b>5,857,999.74</b>	<b>1</b>		<b>0.113</b>	<b>0.113</b>
<b>800 - Other Operations</b>																	
LOGIC		LGIP	LOGIC					5,305,137.54	100.000	5,305,137.54	5,305,137.54	100.000	5,305,137.54	1		0.108	0.108
TEXPOOL		LGIP	TexPool					34,593.68	100.000	34,593.68	34,593.68	100.000	34,593.68	1		0.063	0.063
<b>Total for 800 - Other Operations</b>								<b>5,339,731.22</b>	<b>100.000</b>	<b>5,339,731.22</b>	<b>5,339,731.22</b>	<b>100.000</b>	<b>5,339,731.22</b>	<b>1</b>		<b>0.108</b>	<b>0.108</b>



**Arlington ISD**  
**Detail of Security Holdings**  
*As of 02/28/2022*

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
<b>Total for Arlington ISD</b>									774,162,772.49	100.018	774,300,272.50	774,278,870.74	99.987	774,063,358.49	14	0.097	0.097

CUSIP	Security Type	Security Description	01/31/22 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	02/28/22 Book Value	01/31/22 Market Value	02/28/22 Market Value	Change in Mkt Value
<b>199 - Local Maintenance</b>											
LNSTCRP	LGIP	LoneStar Corp O/N	39,823,344.87	3,454.69	0.00	0.00	0.00	39,826,799.56	39,823,344.87	39,826,799.56	3,454.69
LNSTGOV	LGIP	LoneStar Gov O/N	37,960,441.90	717.62	0.00	0.00	0.00	37,961,159.52	37,960,441.90	37,961,159.52	717.62
LOGIC	LGIP	LOGIC	238,862,214.82	36,224,172.60	0.00	0.00	0.00	275,086,387.42	238,862,214.82	275,086,387.42	36,224,172.60
TEXPOOL	LGIP	TexPool	5,303,682.01	257.12	0.00	0.00	0.00	5,303,939.13	5,303,682.01	5,303,939.13	257.12
91282CAN1	TREAS NOTE	U.S. Treasury 0.125 09/30/22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total for 199 - Local Maintenance</b>			<b>321,949,683.60</b>	<b>36,228,602.03</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>358,178,285.63</b>	<b>321,949,683.60</b>	<b>358,178,285.63</b>	<b>36,228,602.03</b>
<b>240 - Food Service</b>											
LNSTCRP	LGIP	LoneStar Corp O/N	5,382.36	0.47	0.00	0.00	0.00	5,382.83	5,382.36	5,382.83	0.47
LNSTGOV	LGIP	LoneStar Gov O/N	5,000.21	0.09	0.00	0.00	0.00	5,000.30	5,000.21	5,000.30	0.09
LOGIC	LGIP	LOGIC	7,325,311.32	0.00	(5,465,458.80)	0.00	0.00	1,859,852.52	7,325,311.32	1,859,852.52	(5,465,458.80)
TEXPOOL	LGIP	TexPool	23,983.79	1.13	0.00	0.00	0.00	23,984.92	23,983.79	23,984.92	1.13
<b>Total for 240 - Food Service</b>			<b>7,359,677.68</b>	<b>1.69</b>	<b>(5,465,458.80)</b>	<b>0.00</b>	<b>0.00</b>	<b>1,894,220.57</b>	<b>7,359,677.68</b>	<b>1,894,220.57</b>	<b>(5,465,457.11)</b>
<b>480 - Natural Gas</b>											
LNSTCRP	LGIP	LoneStar Corp O/N	3,041,784.16	263.88	0.00	0.00	0.00	3,042,048.04	3,041,784.16	3,042,048.04	263.88
LNSTGOV	LGIP	LoneStar Gov O/N	3,004,525.89	56.80	0.00	0.00	0.00	3,004,582.69	3,004,525.89	3,004,582.69	56.80
LOGIC	LGIP	LOGIC	7,578,996.02	234,594.88	0.00	0.00	0.00	7,813,590.90	7,578,996.02	7,813,590.90	234,594.88
<b>Total for 480 - Natural Gas</b>			<b>13,625,306.07</b>	<b>234,915.56</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13,860,221.63</b>	<b>13,625,306.07</b>	<b>13,860,221.63</b>	<b>234,915.56</b>
<b>599 - Debt Service</b>											
LNSTCRP	LGIP	LoneStar Corp O/N	6,795,685.50	0.00	(5,835,559.17)	0.00	0.00	960,126.33	6,795,685.50	960,126.33	(5,835,559.17)
LNSTGOV	LGIP	LoneStar Gov O/N	17,052,854.33	0.00	(15,999,915.20)	0.00	0.00	1,052,939.13	17,052,854.33	1,052,939.13	(15,999,915.20)
LOGIC	LGIP	LOGIC	55,271,288.87	0.00	(15,896,808.20)	0.00	0.00	39,374,480.67	55,271,288.87	39,374,480.67	(15,896,808.20)
TEXPOOL	LGIP	TexPool	156,765.15	7.61	0.00	0.00	0.00	156,772.76	156,765.15	156,772.76	7.61
<b>Total for 599 - Debt Service</b>			<b>79,276,593.85</b>	<b>7.61</b>	<b>(37,732,282.57)</b>	<b>0.00</b>	<b>0.00</b>	<b>41,544,318.89</b>	<b>79,276,593.85</b>	<b>41,544,318.89</b>	<b>(37,732,274.96)</b>

CUSIP	Security Type	Security Description	01/31/22 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	02/28/22 Book Value	01/31/22 Market Value	02/28/22 Market Value	Change in Mkt Value
<b>640 - Construction 2014</b>											
LNSTCRP	LGIP	LoneStar Corp O/N	2,451,996.99	212.72	0.00	0.00	0.00	2,452,209.71	2,451,996.99	2,452,209.71	212.72
LNSTGOV	LGIP	LoneStar Gov O/N	2,613,585.34	49.41	0.00	0.00	0.00	2,613,634.75	2,613,585.34	2,613,634.75	49.41
LOGIC	LGIP	LOGIC	8,282,538.05	0.00	(2,019,276.97)	0.00	0.00	6,263,261.08	8,282,538.05	6,263,261.08	(2,019,276.97)
<b>Total for 640 - Construction 2014</b>			<b>13,348,120.38</b>	<b>262.13</b>	<b>(2,019,276.97)</b>	<b>0.00</b>	<b>0.00</b>	<b>11,329,105.54</b>	<b>13,348,120.38</b>	<b>11,329,105.54</b>	<b>(2,019,014.84)</b>
<b>650 - Construction 2019</b>											
LNSTCRP	LGIP	LoneStar Corp O/N	112,461,918.94	9,756.13	0.00	0.00	0.00	112,471,675.07	112,461,918.94	112,471,675.07	9,756.13
LNSTGOV	LGIP	LoneStar Gov O/N	112,420,536.49	2,125.26	0.00	0.00	0.00	112,422,661.75	112,420,536.49	112,422,661.75	2,125.26
LOGIC	LGIP	LOGIC	84,611,463.07	0.00	(8,346,910.62)	0.00	0.00	76,264,552.45	84,611,463.07	76,264,552.45	(8,346,910.62)
91282CAN1	TREAS NOTE	U.S. Treasury 0.125 09/30/22	10,002,535.80	0.00	0.00	(295.70)	0.00	10,002,240.10	9,971,094.00	9,962,891.00	(8,203.00)
912828M80	TREAS NOTE	U.S. Treasury 2.000 11/30/22	10,128,577.70	0.00	0.00	(11,944.20)	0.00	10,116,633.50	10,105,078.00	10,078,125.00	(26,953.00)
91282CAX9	TREAS NOTE	U.S. Treasury 0.125 11/30/22	5,000,526.85	0.00	0.00	(49.00)	0.00	5,000,477.85	4,976,367.00	4,970,117.00	(6,250.00)
91282CBU4	TREAS NOTE	U.S. Treasury 0.125 03/31/23	9,996,515.90	0.00	0.00	230.90	0.00	9,996,746.80	9,910,547.00	9,889,453.00	(21,094.00)
<b>Total for 650 - Construction 2019</b>			<b>344,622,074.75</b>	<b>11,881.39</b>	<b>(8,346,910.62)</b>	<b>(12,058.00)</b>	<b>0.00</b>	<b>336,274,987.52</b>	<b>344,457,004.50</b>	<b>336,059,475.27</b>	<b>(8,397,529.23)</b>
<b>699 - Construction Local</b>											
LNSTCRP	LGIP	LoneStar Corp O/N	5,847,300.02	507.26	0.00	0.00	0.00	5,847,807.28	5,847,300.02	5,847,807.28	507.26
LOGIC	LGIP	LOGIC	10,089.83	0.83	0.00	0.00	0.00	10,090.66	10,089.83	10,090.66	0.83
TEXPOOL	LGIP	TexPool	101.80	0.00	0.00	0.00	0.00	101.80	101.80	101.80	0.00
<b>Total for 699 - Construction Local</b>			<b>5,857,491.65</b>	<b>508.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,857,999.74</b>	<b>5,857,491.65</b>	<b>5,857,999.74</b>	<b>508.09</b>
<b>800 - Other Operations</b>											
LOGIC	LGIP	LOGIC	13,105,693.71	0.00	(7,800,556.17)	0.00	0.00	5,305,137.54	13,105,693.71	5,305,137.54	(7,800,556.17)
TEXPOOL	LGIP	TexPool	34,592.07	1.61	0.00	0.00	0.00	34,593.68	34,592.07	34,593.68	1.61
<b>Total for 800 - Other Operations</b>			<b>13,140,285.78</b>	<b>1.61</b>	<b>(7,800,556.17)</b>	<b>0.00</b>	<b>0.00</b>	<b>5,339,731.22</b>	<b>13,140,285.78</b>	<b>5,339,731.22</b>	<b>(7,800,554.56)</b>

CUSIP	Security Type	Security Description	01/31/22 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	02/28/22 Book Value	01/31/22 Market Value	02/28/22 Market Value	Change in Mkt Value
<hr/>											
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Total for Arlington ISD			799,179,233.76	36,476,180.11	(61,364,485.13)	(12,058.00)	0.00	774,278,870.74	799,014,163.51	774,063,358.49	(24,950,805.02)

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
<b>199 - Local Maintenance</b>									
LNSTCRP	LGIP	LoneStar Corp O/N	0.00	3,454.69	3,454.69	0.00	0.00	0.00	3,454.69
LNSTGOV	LGIP	LoneStar Gov O/N	0.00	717.62	717.62	0.00	0.00	0.00	717.62
LOGIC	LGIP	LOGIC	0.00	18,412.72	18,412.72	0.00	0.00	0.00	18,412.72
TEXPOOL	LGIP	TexPool	0.00	257.12	257.12	0.00	0.00	0.00	257.12
<b>Total for 199 - Local Maintenance</b>			<b>0.00</b>	<b>22,842.15</b>	<b>22,842.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,842.15</b>
<b>240 - Food Service</b>									
LNSTCRP	LGIP	LoneStar Corp O/N	0.00	0.47	0.47	0.00	0.00	0.00	0.47
LNSTGOV	LGIP	LoneStar Gov O/N	0.00	0.09	0.09	0.00	0.00	0.00	0.09
LOGIC	LGIP	LOGIC	0.00	411.39	411.39	0.00	0.00	0.00	411.39
TEXPOOL	LGIP	TexPool	0.00	1.13	1.13	0.00	0.00	0.00	1.13
<b>Total for 240 - Food Service</b>			<b>0.00</b>	<b>413.08</b>	<b>413.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>413.08</b>
<b>480 - Natural Gas</b>									
LNSTCRP	LGIP	LoneStar Corp O/N	0.00	263.88	263.88	0.00	0.00	0.00	263.88
LNSTGOV	LGIP	LoneStar Gov O/N	0.00	56.80	56.80	0.00	0.00	0.00	56.80
LOGIC	LGIP	LOGIC	0.00	637.18	637.18	0.00	0.00	0.00	637.18
<b>Total for 480 - Natural Gas</b>			<b>0.00</b>	<b>957.86</b>	<b>957.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>957.86</b>
<b>599 - Debt Service</b>									
LNSTCRP	LGIP	LoneStar Corp O/N	0.00	228.27	228.27	0.00	0.00	0.00	228.27
LNSTGOV	LGIP	LoneStar Gov O/N	0.00	84.80	84.80	0.00	0.00	0.00	84.80
LOGIC	LGIP	LOGIC	0.00	3,760.41	3,760.41	0.00	0.00	0.00	3,760.41
TEXPOOL	LGIP	TexPool	0.00	7.61	7.61	0.00	0.00	0.00	7.61
<b>Total for 599 - Debt Service</b>			<b>0.00</b>	<b>4,081.09</b>	<b>4,081.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,081.09</b>

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
<b>640 - Construction 2014</b>									
LNSTCRP	LGIP	LoneStar Corp O/N	0.00	212.72	212.72	0.00	0.00	0.00	212.72
LNSTGOV	LGIP	LoneStar Gov O/N	0.00	49.41	49.41	0.00	0.00	0.00	49.41
LOGIC	LGIP	LOGIC	0.00	609.66	609.66	0.00	0.00	0.00	609.66
<b>Total for 640 - Construction 2014</b>			<b>0.00</b>	<b>871.79</b>	<b>871.79</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>871.79</b>
<b>650 - Construction 2019</b>									
LNSTCRP	LGIP	LoneStar Corp O/N	0.00	9,756.13	9,756.13	0.00	0.00	0.00	9,756.13
LNSTGOV	LGIP	LoneStar Gov O/N	0.00	2,125.26	2,125.26	0.00	0.00	0.00	2,125.26
LOGIC	LGIP	LOGIC	0.00	6,555.41	6,555.41	0.00	0.00	0.00	6,555.41
91282CAN1	TREAS NOTE	U.S. Treasury 0.125 09/30/22	4,258.24	961.54	0.00	0.00	5,219.78	(295.70)	665.84
91282M80	TREAS NOTE	U.S. Treasury 2.000 11/30/22	34,615.38	15,384.62	0.00	0.00	50,000.00	(11,944.20)	3,440.42
91282CAX9	TREAS NOTE	U.S. Treasury 0.125 11/30/22	1,081.73	480.77	0.00	0.00	1,562.50	(49.00)	431.77
91282CBU4	TREAS NOTE	U.S. Treasury 0.125 03/31/23	4,258.24	961.54	0.00	0.00	5,219.78	230.90	1,192.44
<b>Total for 650 - Construction 2019</b>			<b>44,213.59</b>	<b>36,225.27</b>	<b>18,436.80</b>	<b>0.00</b>	<b>62,002.06</b>	<b>(12,058.00)</b>	<b>24,167.27</b>
<b>699 - Construction Local</b>									
LNSTCRP	LGIP	LoneStar Corp O/N	0.00	507.26	507.26	0.00	0.00	0.00	507.26
LOGIC	LGIP	LOGIC	0.00	0.83	0.83	0.00	0.00	0.00	0.83
<b>Total for 699 - Construction Local</b>			<b>0.00</b>	<b>508.09</b>	<b>508.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>508.09</b>
<b>800 - Other Operations</b>									
LOGIC	LGIP	LOGIC	0.00	7,300.68	7,300.68	0.00	0.00	0.00	7,300.68
TEXPOOL	LGIP	TexPool	0.00	1.61	1.61	0.00	0.00	0.00	1.61
<b>Total for 800 - Other Operations</b>			<b>0.00</b>	<b>7,302.29</b>	<b>7,302.29</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,302.29</b>
<b>Total for Arlington ISD</b>			<b>44,213.59</b>	<b>73,201.62</b>	<b>55,413.15</b>	<b>0.00</b>	<b>62,002.06</b>	<b>(12,058.00)</b>	<b>61,143.62</b>



CUSIP	Settle Date	Security Type	Security Description	Next Call Date	Purchase Qty	Orig Price	Original Cost	Amrt/Accr for Period	Total Amrt/Accr Since Purch	Remaining Disc / Prem	Book Value
<b>199 - Local Maintenance</b>											
91282CAN1	08/18/21	TREAS NOTE	U.S. Treasury 0.125 09/30/22		0.00	100.043	0.00	0.00	0.00	0.00	0.00
<b>Total for 199 - Local Maintenance</b>					<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>650 - Construction 2019</b>											
91282CAN1	08/18/21	TREAS NOTE	U.S. Treasury 0.125 09/30/22		10,000,000.00	100.043	10,004,296.88	(295.70)	(2,056.78)	(2,240.10)	10,002,240.10
912828M80	01/12/22	TREAS NOTE	U.S. Treasury 2.000 11/30/22		10,000,000.00	101.371	10,137,109.38	(11,944.20)	(20,475.88)	(116,633.50)	10,116,633.50
91282CAX9	09/08/21	TREAS NOTE	U.S. Treasury 0.125 11/30/22		5,000,000.00	100.016	5,000,781.25	(49.00)	(303.40)	(477.85)	5,000,477.85
91282CBU4	09/08/21	TREAS NOTE	U.S. Treasury 0.125 03/31/23		10,000,000.00	99.953	9,995,312.50	230.90	1,434.30	3,253.20	9,996,746.80
<b>Total for 650 - Construction 2019</b>					<b>35,000,000.00</b>		<b>35,137,500.01</b>	<b>(12,058.00)</b>	<b>(21,401.76)</b>	<b>(116,098.25)</b>	<b>35,116,098.25</b>
<b>Total for Arlington ISD</b>					<b>35,000,000.00</b>		<b>35,137,500.01</b>	<b>(12,058.00)</b>	<b>(21,401.76)</b>	<b>(116,098.25)</b>	<b>35,116,098.25</b>

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount
<b>650 - Construction 2019</b>						
91282CAN1	TREAS NOTE	U.S. Treasury 0.125 09/30/22	03/31/22	6,250.00	0.00	6,250.00
91282CBU4	TREAS NOTE	U.S. Treasury 0.125 03/31/23	03/31/22	6,250.00	0.00	6,250.00
912828M80	TREAS NOTE	U.S. Treasury 2.000 11/30/22	05/31/22	100,000.00	0.00	100,000.00
91282CAX9	TREAS NOTE	U.S. Treasury 0.125 11/30/22	05/31/22	3,125.00	0.00	3,125.00
<b>Total for 650 - Construction 2019</b>				<b>115,625.00</b>	<b>0.00</b>	<b>115,625.00</b>



**Arlington ISD**

## Projected Cash Flows

**Cash Flows for next 180 days from 02/28/2022**

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount

**Total for All Portfolios**

March 2022	12,500.00	0.00	12,500.00
May 2022	103,125.00	0.00	103,125.00

<b>Total Projected Cash Flows for Arlington ISD</b>	<b>115,625.00</b>	<b>0.00</b>	<b>115,625.00</b>
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**ARLINGTON INDEPENDENT SCHOOL DISTRICT  
BOARD OF TRUSTEES  
MINUTES**

Regular Meeting

March 10, 2022  
5:00 p.m.

Members Present:               Kecia Mays, Bowie Hogg, Melody Fowler, Sarah McMurrough, Dr.  
  Aaron D. Reich, David Wilbanks, Justin Chapa

Members Absent:               None

Media Present:                 None

CALL TO ORDER:    Board Chamber

President Mays called the meeting to order at 5:09 p.m. with seven trustees present at the Administration Building, 690 East Lamar Boulevard, Arlington, Texas.

CLOSED MEETING:   Board Conference Room

President Mays adjourned to closed meeting at 5:10 p.m. pursuant to Sections 551.071 through 551.084 of the Texas Government Code in accordance with the Texas Open Meetings Act for the topics set forth on the agenda.

1.       Administrative Appointments/Personnel Ratification
2.       Easement and Right-of-Way for a 3,110 Square Foot (0.071 acres) Tract of Land Situated in the J. M. Henderson Survey, Abstract No. 696, in the City of Arlington, Tarrant County, Texas, and Being a Portion of Block A-R, Fairview Addition, an Addition to the City of Arlington, Tarrant County, Texas, According to the Plat Recorded in Volume 388-156, Page 95, of the Plat Records of Tarrant County, Texas

RECONVENE INTO OPEN SESSION: Board Room

President Mays reconvened the Board into the open meeting at 6:53 p.m. with seven trustees present.

Due to the health and safety concerns related to the COVID-19 coronavirus, members of the public were encouraged to participate by watching the school board meeting online at [www.aisd.net](http://www.aisd.net). One or more trustee could participate in the meeting via videoconference call. A quorum of the Board was physically present at the Administration Building. Members of the public could access the meeting via AISD website at [www.aisd.net](http://www.aisd.net).

OPENING CEREMONY:

Bowie Hogg led the audience in the Pledge of Allegiance. Ms. Mays called for a moment of silence. Ms. Mays noted that the members of the Board were wearing black ribbons in honor Mr. Wilbanks' sister who recently passed away from cancer.

PROGRAM AND/OR PRESENTATION:

- A.       Student Performance by Ousley Junior High Region Brass Ensemble

Executive Director of Communications and Marketing Anita Foster introduced the Ousley Junior High School brass ensemble. They represent some of the highest achieving students on their instrument for their grade level in the district. These students earned spots in the all-region and city competitions with a few of them currently holding the position of "first chair" for their instrument. They were conducted by Mr. Pedro Maldonado, assistant band director at Ousley Junior High, and performed a traditional New Orleans tune, "When the Saints Go Marching In" in Mardi Gras style.

- B.       Student of the Month

President Mays reported that the March 2022 student of the month from Sam Houston High School was unable to be here tonight. The March and April students of the month will both be recognized next month.

APPOINTMENTS:   None

PUBLIC HEARING:   None

OPEN FORUM FOR AGENDA ITEMS:

Cindy Calaluca spoke regarding keeping it simple.

ACTION:

A. Consider Notice of Election

Superintendent Cavazos reported that a general election to fill three-year terms for places four and five on the Arlington ISD Board of Trustees is being held Saturday, May 7, 2022. The Notice of Election shall be published at least once, not earlier than the 30th day or later than the 10th day before Election Day, in a newspaper published in the territory that is covered by the election. The Notice of Election shall state the date of the election, each place to be filled, information regarding the location of each early voting and Election Day polling place, the dates and hours of early voting and the hours the polls will be open on Election Day.

Motion by Melody Fowler, second by Dr. Aaron Reich, to approve the Notice of Election for the May 7, 2022 trustee election.

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

B. Consider Board Handbook

Board Governance Committee Chair Mr. Chapa reported that the Board Handbook was presented to the Board for review at previous meetings and there were no changes.

Motion by Justin Chapa, second by Melody Fowler, to approve the Board Handbook as presented.

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

C. Consider an Easement and Right-of-Way for a 3,110 Square Foot (0.071 acres) Tract of Land Situated in the J. M. Henderson Survey, Abstract No. 696, in the City of Arlington, Tarrant County, Texas, and Being a Portion of Block A-R, Fairview Addition, an Addition to the City of Arlington, Tarrant County, Texas, According to the Plat Recorded in Volume 388-156, Page 95, of the Plat Records of Tarrant County, Texas

Motion by Sarah McMurrough, second by Justin Chapa, to grant the attached easement and right-of-way to Oncor Electrical Delivery Company, LLC, for a 3,110 Square Foot Tract of Land Situated in the J.M. Henderson Survey, Abstract No. 696, in the City of Arlington, Tarrant County, Texas, and Being a Portion of Block A-R, Fairview Addition, an Addition to the City of Arlington, Tarrant County, Texas, According to the Plat Recorded in Volume 388-156, Page 95, of the Plat Records of Tarrant County, Texas.

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

D. Consider Missed School Day Waiver Due to Inclement Weather on February 24, 2022

Assistant Superintendent of Administration Dr. Hill presented information regarding missed school days and the opportunity to request a waiver from the Texas Education Agency for February 24, 2022. He reported that the 2021-2022 school year calendar included enough minutes to cover the closures on February 3, February 4, and the late arrival on February 25, 2022. If the waiver is approved, students would not have to make up any missed days and there would be no change to the end of the 2021-2022 school calendar for students.

Motion by David Wilbanks, second by Melody Fowler, to approve the submission of the missed school days waiver to the Texas Education Agency as presented by Dr. Hill.

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

- E. Consider Resolution to Grant Paid Leave for Employees Not Able to Work Due to Inclement Weather

Motion by Justin Chapa, second by David Wilbanks, to approve the following resolution:

A Resolution to Grant Paid Leave for Employees Not Able to Work Due to Inclement Weather

WHEREAS, on February 24 and 25, 2022, Arlington Independent School District and much of the Metroplex closed its schools and/or delayed its start time in response to severe winter weather in Texas for the safety of all students and staff.

WHEREAS, Texas Education Code (TEC) Section 25.081 authorizes the Commissioner of Education to approve requests for a variance in total instructional minutes if the District is closed for disasters, floods, or extreme weather conditions or other emergencies that force the closing of schools; and

WHEREAS, TEC Section 42.005 authorizes the Commissioner of Education to adjust the average daily attendance of a district if the district is closed for disasters, floods, extreme weather conditions or other emergencies that have a significant effect on the district's attendance; and

WHEREAS, the Commissioner of Education has stated that TEC Section 21.401(c) represents a legislative determination that a public purpose exists to continue educators' salaries during times of emergencies; and

WHEREAS, all district employees—contractual and at-will—contribute to the achievement of the educational mission of Arlington ISD;

THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES THAT:

1. Payment is authorized for all regular employees, excluding short term substitutes, temporary employees, and contractors in all campus facilities, support facilities and administrative offices on February 24, 2022, and the morning of February 25, 2022, who were unable to participate in scheduled work due to severe weather district closure and delayed start time.
2. The Board of Trustees hereby (1) determines that these payments serve a public purpose, (2) retains sufficient control over the expenditures to ensure a public purpose is served, and (3) is confident the District will receive a return benefit.

Dated: March 10, 2022

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

DISCUSSION / ACTION:

- A. Consider the Schematic Design for Arlington High School and the High School Fine Arts and Dual Language Academy Addition and Renovation Project

Assistant Superintendent of Facility Services Mr. Horn introduced Jonathan Aldis, VLK Architects, who presented the schematic design for Arlington High School and the high school fine arts and dual language academy addition and renovation project. The project includes an addition with new classrooms, a new library, new band hall and the space needed for the future fine arts and dual language academy.

Motion by Bowie Hogg, second by Melody Fowler, to approve the schematic design for Arlington High School and the High School Fine Arts and Dual Language Academy as presented by VLK Architects and staff.

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

- B. Consider the Design Development Drawings for Bailey Junior High School Addition and Renovation Project

Mr. Horn introduced Tom McCarty, LBL Architects, who presented the design development drawings

for the addition and renovation project at Bailey Junior High School. This project includes an addition with ten new classrooms and a new kitchen, as well as renovations to mechanical, engineering and plumbing systems.

Motion by Dr. Aaron Reich, second by David Wilbanks, to approve the design development drawings for Bailey Junior High School as presented.

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

C. COVID-19 School Operations Update

Dr. Hill presented an update on the COVID-19 school operations. He provided an overview of the vaccine, testing and mitigation efforts, the current countywide conditions, AISD dashboard data, and AISD dashboard weekly trends. He reported a decrease in all Tarrant County COVID-19 metrics and that the community spread is now at a “moderate” level. All AISD dashboard trends also reflect a decrease.

DISCUSSION:

A. 2021-2022 Financial Update

Chief Financial Officer Ms. Darla Moss presented a financial update for the period ending January 31, 2022. Ms. Moss provided an overview of the March 10, 2022 board meeting financial consent agenda items. She highlighted major revenue and expenditure changes as she reviewed the proposed budget amendments for the following accounts:

- General Operating Fund, net change (\$12,013,276)
- Debt Service Fund, net change (\$7,119,287)
- Capital Projects Fund, net change \$1,367,770
- Natural Gas Fund, net change \$403,852
- Food and Nutrition Service Fund, net change \$2,152,240

Ms. Moss noted that in June 2021, \$5,265,000 of the District’s fund balance was committed to universal prekindergarten and that an additional \$11,006,281 is requested for universal prekindergarten for 2024 and 2025.

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA:

Justin Chapa requested Item J be withdrawn from the consent agenda.

CONSENT AGENDA:

- A. Approval of Personnel Recommendations: New Hires, Retirements, Resignations, Leaves of Absence, Dismissals, Terminations, Non-Renewals, Non-Extensions
- B. Approval of Donations to Arlington Independent School District

The total donations for this meeting was \$26,156.00 The year-to-date total for the 2021-2022 school year was \$671,922.76.

- C. Approval of Bids, Purchases, Construction Items
- 22-06g Academic Educational Consultants and Professional Development Services
  - 22-10f Outside Contracted Services
  - 22-31 Fall Athletic Sports Supplies & Catalog
  - 22-36 Plumbing Supplies for Inventory and Catalog
  - 22-37 Air Conditioning & Refrigeration Parts for Inventory and Catalog
  - 22-38 Art Supplies for Inventory and Catalog
  - 22-39 Transportation Supplies for Inventory and Catalog
  - 22-40 Custodial Supplies for Inventory and Catalog
  - 22-45 Quarterly Contract for Dual Purpose Copier Paper
- D. Approval of Purchases Greater Than \$50,000 Exempt from Bid
- 22-03-10-001 Computers & Chromebooks/Deployment & MDM Services
  - 22-03-10-002 HoverCam Document Cameras
  - 22-03-10-003 Tutoring Services for Math and Reading Program
  - 22-03-10-004 Dual Credit Courses for Arlington College & Career High School Students
  - 22-03-10-005 District Marketing and Advertisement

22-03-10-006 Band Uniforms  
22-03-10-007 Chiller Replacement

- E. Approval of Budget Amendment
- F. Approval of Previous Meetings, February 2022
- G. Approval of Monthly Financial Report for Period Ending January 31, 2022
- H. Approval of Monthly Investment Report for Period Ending January 31, 2022
- I. Approval of Resolution Committing a Portion of the General Fund Balance to Fund the Expansion of the Prekindergarten Program
- J. ~~Approval of Change Order #1 Amending the Contract Amount for the 2019 Bond Construction Project for the Thornton Elementary School Replacement Project, Phase I – Bid Package 7~~
- K. Approval of Instructional Materials Used for the Adoption of New Prekindergarten Curriculum
- L. Approval of Resolution to Convene the District's School Health Advisory Council (SHAC) to Recommend Curriculum Materials for Human Sexuality Instruction
- M. Approval of Additional Texas Teacher Evaluation and Support System (T-TESS) Appraisers
- N. Approval of Salvage Property

Motion by Bowie Hogg, second by Sarah McMurrough, to approve the consent agenda items as presented, with the exception of Item J.

Voting For: 7  
Voting Against: 0

President Mays reported that the motion passed.

Regarding Item J-Approval of Change Order #1 Amending the Contract Amount for the 2019 Bond Construction Project for the Thornton Elementary School Replacement Project, Phase I – Bid Package 7, Mr. Chapa asked Mr. Horn questions related to the underwater retention, the basis and timing for the review and design plans, and the City of Arlington's request for a third party review of water retention capacity. Mr. Chapa expressed his displeasure with the frequency with which these changes occur, after AISD has completed due diligence study and seems, to some extent, subsidizes infrastructure that should not be the responsibility of the AISD.

Motion by David Wilbanks, second by Melody Fowler, to approve consent agenda Item J.

Dr. Reich reported that he was ready to move forward with the vote, but agreed with Mr. Chapa in concern that there is not a formal opportunity or process for the AISD to appeal decisions. These budget changes take money away from students and that is wrong.

Voting For: 6  
Voting Against: 1  
Justin Chapa voting against.

President Mays reported that the motion passed.

#### DISCUSSION:

#### B. House Bill 3 and District Improvement Plan Progress Monitoring Update

Chief Academic Officer Dr. Steven Wurtz and Assistant Superintendent of Elementary Schools Dr. Christi Buell provided an update on progress pertaining to student outcomes on the middle-of-year reading and mathematics screeners for prekindergarten students.

Dr. Wurtz presented the student data and charts reflecting the beginning-of-year benchmark and middle-of-year results for students in the prekindergarten-four program. The goals percentages were created based on scale score cut points for the end-of-year prekindergarten benchmark and reflected marked improvements. Dr. Buell reported that teacher collaboration and support with lesson design, planning and implementation of small group instruction, implementation of differentiation and use of aligned instructional resources contributed to gains. Challenges to instructional improvement include delayed student enrollment, student attendance, the social-emotional needs of students and COVID-19 related factors.



OPEN FORUM FOR NON-AGENDA ITEMS: None

SUPERINTENDENT'S REPORT:

Superintendent Cavazos thanked everyone who had a hand in the United States Army Field Band and Soldiers' Chorus performance at AISD's Center for Visual and Performing Arts. Their "America the Beautiful" show was an outstanding showcase of their talents. Special thanks to the team at the CVPA for helping make this event, which was free for the public, happen.

He congratulated Foster Elementary students and staff for their success in the recent *Souper Bowl of Caring* food drive. In the two weeks leading up to the Super Bowl, the school collected more than 1,400 food items that were donated to Mission Arlington. To add a little competitive spirit to the food drive, the school was split into four houses, with the smallest house collecting the most items.

Dr. Cavazos thanked everyone who had a hand in the annual College and Career Expo at the Dan Dipert Career and Technical Center. This was the first time since 2019 that the event was done in-person. More than seventy colleges, universities and businesses were on hand to talk to AISD students about their futures. This event also included workshops for college prep and was open to junior high students. He also thanked inspireED for helping make the event run so smoothly.

Sam Houston High School wrapped up its annual Black History Month program with special guest Arlington Police Chief Al Jones visiting with students in the auditorium after school. It was an excellent setting for the students as Chief Jones let them ask questions about anything they wanted to know. The open forum created some interesting dialogue and then Chief Jones ended the event by hugging each student. He also talked about a student advisory committee he wants to establish.

Chief Jones also joined several members of AISD staff, police officers, Arlington Mayor Jim Ross and AISD Trustee Justin Chapa at Crouch Elementary for the school's annual Reading Rocks event. Like every other guest, Chief Jones grabbed a book from the library then went and read to classes throughout the school. The guests also took questions from students about what they do in their daily lives. Dr. Cavazos thanked everyone for taking time to go visit Crouch Elementary.

Superintendent Cavazos extended a special thank you to AISD's educational diagnosticians and school social workers. This is the annual week they are honored and he wanted to thank them personally for everything they do to help some of the students who need it most.

SCHOOL BOARD'S REPORT:

Mrs. Fowler reported that she and Mrs. McMurrough loved seeing all of the students, specifically the junior high students, at the recent college and career expo. The students attending with their mom or dad were already thinking about college or career choices. She participated at the Arlington Baptist University table and was very impressed as the students came asking questions about their futures.

Mr. Wilbanks thanked everyone for their support through a tough week. He shared his appreciation for his colleagues on the Board and asked for continued prayer for his nephew, losing his only parent, and for his sister's husband. COVID has been tough on a lot of people, teachers, students and taken a toll on quite a few industries. Systemic cracks in society and in particular the healthcare system are not good right now; it is time to look at the last two years and move forward with improvement. This is the best country in the world and should have the best healthcare.

Mrs. Mays asked everyone to take the information learned and try to do better and make change. Also, Mrs. Mays reported that March was women's history month and that women rise by lifting up others. As the current female president of the AISD Board, she thanked those prior to her including Diane Patrick, Sherri Wade, Gloria Peña and Jamie Sullins. From Maya Angelou, "You may not control all the events that happen to you, but you can decide not to be reduced by them."

Secretary Fowler had no items to report.

ADJOURNMENT:

President Mays adjourned the meeting at 9:55 p.m. The Board did not return to closed session.

**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** April 7, 2022


**Consent Item**

**Subject:** Consider a Resolution and Acceptance of a Public Drainage Easement for 0.6638 acres (28,916 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas

**Purpose:** To provide the Board of Trustees the opportunity to consider acceptance of a public drainage easement for 0.6638 acres (28,916 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas.

**Background:** The Arlington ISD is making site and storm water drainage improvements as a part of the Thornton Elementary School Replacement Project. This easement encompasses approximately 0.6638 acres (28,916 sq. ft.) and will improve storm water drainage conveyed from District property into the storm water infrastructure maintained by the City of Arlington. The District installed drainage system will detain and slowly release storm water to mitigate the potential for area flooding. The Arlington ISD will be responsible for maintenance of the easement area.

**Recommendation:** The administration recommends acceptance of a public drainage easement for 0.6638 acres (28,916 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn
	<b>Date:</b> March 18, 2022

**Arlington Independent School District Board of Trustees**  
**Nonexclusive Stormwater Drainage Easement**

**WHEREAS**, the District owns the Property situated at 2301 E. Park Row Drive, Arlington, known as Thornton Elementary School; and

**WHEREAS**, the City of Arlington requires certain storm water drainage; and

**WHEREAS**, the City of Arlington is the agency responsible for providing storm water drainage within the City; and

**WHEREAS**, a drainage easement is necessary for the purpose of establishing and maintaining storm water drainage to the Property; and

**WHEREAS**, the Board intends to grant a nonexclusive drainage easement to the City of Arlington for the construction of drainage facilities located at 2301 E. Park Row Drive, Arlington; and

**WHEREAS**, the City of Arlington wishes to construct a permanent drainage system across the property of 2301 E. Park Row Drive, Arlington, and Local Government Code 272.001(ℓ) states that the District may donate this property for a public use that serves the school district if the land benefits the public interest of the donating political subdivision; the donation is made under terms that effect and maintain the public purpose for which the donation or sale is made; and the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose; **be it therefore**

**RESOLVED** by the Board of Trustees of the Arlington Independent School District that the Superintendent is authorized to negotiate and execute all necessary legal documents to grant a non-exclusive drainage easement to the City of Arlington in accordance with the provisions set out herein; and be it further

**RESOLVED** that the duration of the easement may be perpetual but, AISD reserves a reverter if the property is not used for the aforementioned public purpose; and be it further

**RESOLVED** that the easement is limited to the operation and maintenance of drainage facilities and regular use thereof.

APPROVED BY THE ARLINGTON ISD BOARD OF TRUSTEES ON APRIL 7, 2022  
BY A VOTE OF \_\_\_\_ TO \_\_\_\_

\_\_\_\_\_  
President

ATTEST:

Secretary



**PUBLIC USE:** To lay, construct, reconstruct, inspect, repair, maintain, protect, replace, make connections to, and use storm drains together with all necessary appurtenances thereto including manholes, signs, inlets, headwalls, outfall structures, and catchment basins, and other improvements reasonably necessary for operation of the storm drains (collectively, the “Facilities”), including the right to build the Facilities on such grade and according to such plans and specifications as will, in the City’s opinion, best serve the public purpose; and

**T**HAT, Grantor, owner of the Benefitted Property, for the consideration described herein, does hereby convey, set apart and reserve to Grantee the Easement for the Public Use upon the following terms and conditions:

1. The full obligation and responsibility of construction, maintenance, and operation of the Facilities shall be borne by Grantor and shall be deemed to be covenants and deed restrictions upon the Benefitted Property and binding upon every Beneficiary and successor in interest to Grantor. The covenants and deed restrictions shall include the full joint and several obligation and responsibility of Grantor and each and every Beneficiary to maintain and operate said Facilities. Grantor shall require every such successor in interest to accept full joint and several obligation, responsibility, and liability for the performance of the obligations stated herein and shall include an express acceptance by each such successor in any deed conveying all or part of the Benefitted Property

2. Grantee shall record this Public Drainage Easement, Restrictive Covenants, and Maintenance Agreement in the Official Public Records of Tarrant County, Texas, and thereafter Grantor shall specifically reference such recording numbers and information upon any Plat hereafter filed for the Benefitted Property.

3. Grantee shall have the right to forbid, prevent, remove, and keep removed from the Easement any and all structures, fences, trees, shrubs, excavations, impoundments of water, grade or elevation changes, and any other obstructions or encroachments which may, in the sole judgment of the Grantee, endanger or interfere with the Public Use of the Easement; together with the right and privilege at any and all times to enter said Easement tract or parcel of land, or any part thereof, for the purpose of exercising the said rights and with the right and privilege to perform all acts necessary to the Public Use of said Easement.

4. The Easement and the terms hereof shall be a covenant running with the Benefitted Property and shall be binding upon Grantor, Beneficiary, and the heirs, successors, and assigns of each. In the event that the dominant and servient estates are, or ever become, owned by the same person or entity, this conveyance and reservation shall be construed as a deed restriction, and the Doctrine of Merger shall not apply. Any application of the Doctrine of Merger is expressly waived by Grantor.

5. The City will never be responsible for the design, development, construction, operation or maintenance or use of the the Facilities, which shall be created, financed, designed, constructed, operated, and maintained by Grantor and Beneficiary. However, the plans and surveys for the Facilities shall be submitted to the City for review and approval in advance of any construction. Nothing herein shall relieve Grantor from the obligation to comply with all City ordinances and codes in effect now or in the future. The Facilities **SHALL NOT** be connected to any City-owned or operated facility or system without the **EXPRESS WRITTEN PERMISSION OF THE CITY**.

6. The City shall have the right to to enter the Easement, or any part thereof, at any time to inspect the Facilities and take any action it deems necessary, in its sole discretion, to protect the Public Use, any City-owned facility or system, and for the proper use of any rights granted to the City herein.

7. The City shall have access to the Easement for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

8. The Easement may only be altered, dissolved, or abandoned by a subsequent written instrument signed by Grantor, or the heirs, successors, and assignees thereof, and approved in writing by the City. Such instrument shall not be effective until it is filed in the county real property records.

9. The use, occupancy, and enjoyment of the fee simple title not necessary for or interfering with the Easement shall remain in Grantor. Such use, occupancy, and enjoyment may include, but is not limited to, ingress and egress across the Easement, landscaping (not to include trees), parking areas, and driveways. All improvements for the foregoing uses shall be constructed according to appropriate plans reviewed and approved by the City prior to the start of construction.

10. This easement shall be construed according to the laws of the State of Texas, specifically Local Government Code §272.001(ℓ).

**INDEMNITY.** TO THE EXTENT ALLOWED BY LAW, GRANTOR, BENEFICIARY, AND THE HEIRS, SUCCESSORS, AND ASSIGNEES OF EACH, SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THIS EASEMENT, INCLUDING THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF ANY FACILITIES AND IMPROVEMENTS THEREON.

**MAINTENANCE OBLIGATIONS.** Grantor and Beneficiary shall operate and maintain the Facilities to a good, functioning, and safe condition in compliance with all applicable laws and in accordance with the requirements of the City as determined by the City in its reasonable discretion including, but not limited to, the following duties:

- a. Frequent mowing in accordance with the Fire Prevention and Nuisance Chapters of the Arlington City Code, as amended, and routine maintenance of the Facilities and Easement.
- b. Periodic removal of debris from the Facilities and Easement.
- c. Maintenance of the Facilities and Easement to the approved designed slope, grade, contour, and volume, including any concrete structures.
- d. Repair areas of erosion. Soil materials used in repairs will be of consistent and compatible characteristics with the surrounding materials and shall be compacted to a density equaling that of the undisturbed surrounding material.
- e. Obtain advance written permission of the Director of Public Works and Transportation of the City of Arlington BEFORE placing any improvements within the Easement.
- f. Upon request from the City, provide to the City of Arlington an annual written report, on or before January 31, specifically describing the operation and maintenance of the improvements for the preceding year. Said report shall include a description of procedures used, the names of persons responsible for each procedure, and the date of each procedure.
- g. Correct any condition of the improvements, or any maintenance deficiencies regarding the improvements, that the City reasonably believes to be necessary for the protection of the public health and safety. Such correction shall occur (or if impossible of completion within such time, shall begin) within thirty (30) days from the date the City gives written notice of the condition or deficiency to Grantor or its successors and assigns.

**GRANTOR AND BENEFICIARY SHALL BE JOINTLY AND SEVERALLY LIABLE TO THE CITY FOR THE MAINTENANCE OBLIGATIONS**, and in the event the Grantor does not perform the Maintenance Obligations, agrees: (a) that the City at its option may perform the Maintenance Obligations, and (b) to the extent allowed by law, to indemnify and hold harmless the City for all City costs necessary to perform the Maintenance Obligations,

**THIS AGREEMENT** shall be governed by the laws of the State of Texas.

**THE PROVISIONS** of this **EASEMENT, RESTRICTIVE COVENANTS, AND MAINTENANCE AGREEMENT** shall be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion hereof does not affect the validity or enforceability of any other provision.

**GRANTOR DOES HEREBY COVENANT AND AGREE** to **WARRANT AND FOREVER DEFEND** title to the Easement herein granted unto the City against every person whomsoever lawfully claiming or to claim the same or any part thereof subject to the matters set forth herein.

**TO HAVE AND TO HOLD** said Easement unto the City of Arlington and its successors and assigns in perpetuity.

**W**ITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Arlington Independent School District**

**EJD** By: \_\_\_\_\_  
Kecia Mays  
President, Board of Trustees

**THE STATE OF TEXAS**

§  
§  
§

**CORPORATE ACKNOWLEDGMENT**

**COUNTY OF TARRANT**

**BEFORE ME**, the undersigned authority, on this day personally appeared **Kecia Mays**, known to me

or *check one if applicable*

☐ proved to me on the oath of \_\_\_\_\_, *or*  
☐ proved to me through an identity card or other document, to wit:

\_\_\_\_\_,  
to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of **Arlington Independent School District**, a corporation of Tarrant County, and as the President of the Board of Trustees thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN** under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public in and for  
The State of \_\_\_\_\_



**PUBLIC DRAINAGE EASEMENT  
AC WINGATE SURVEY, ABSTRACT NO. 1694  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS**

Being a 28,916 square foot tract of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington, Tarrant County, Texas, and being a portion of Lot 2, A.C. Wingate Addition, an addition in the City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land as described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas. Said 28,916 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod found at the southwest corner of a 5-foot right of way dedication as shown on said A.C. Wingate Addition, called to be the intersection of the north right of way line of East Park Row Drive and the east right of way line of Catalo Lane, from which a 5/8-inch iron rod found at the northwest corner of Lot 1, Block 1 of Abilene District Addition recorded in Volume 388-17, Page 111 of said Plat Records bears SOUTH 64 degrees 13 minutes 10 seconds WEST, 185.04 feet, and a 5/8-inch iron rod found at the southeast corner of Lot 1 of A.C. Wingate Addition recorded in Volume 388-119, Page 67 of said Plat Records bears NORTH 74 degrees 26 minutes 50 seconds WEST, 52.47 feet; **THENCE** NORTH 89 degrees 51 minutes 16 seconds EAST, 699.77 feet with the south line of said 5-foot right of way dedication to the southeast corner of said 5-foot right of way dedication and called to be the intersection of the west right of way line of Carter Drive with the north right of way line of said East Park Row Drive and the beginning of a non-tangent curve; **THENCE** northerly, coincident with the east line of said 5-foot right of way dedication and said non-tangent curve, concave to the east, having a radius of 811.39 feet and a chord bearing and distance of NORTH 00 degrees 01 minute 53 seconds EAST, 5.00 feet, an arc length of 5.00 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the southeast corner of said Lot 2; **THENCE** continuing northerly coincident with the east line of said Lot 2 and said non-tangent curve, a chord bearing and distance of NORTH 00 degrees 23 minutes 23 seconds EAST, 5.15 feet, an arc length of 5.15 feet to the **POINT OF BEGINNING**;

**THENCE** the following twenty (20) calls through the interior of said Lot 2:

1. NORTH 41 degrees 16 minutes 36 seconds WEST, 24.56 feet;
2. NORTH 00 degrees 08 minutes 44 seconds WEST, 25.51 feet,
3. NORTH 45 degrees 08 minutes 44 seconds WEST, 6.56 feet;
4. SOUTH 89 degrees 51 minutes 16 seconds WEST, 424.52 feet;
5. NORTH 45 degrees 08 minutes 44 seconds WEST, 62.46 feet;
6. NORTH 00 degrees 08 minutes 44 seconds WEST, 136.34 feet;
7. NORTH 20 degrees 22 minutes 45 seconds WEST, 184.42 feet;
8. NORTH 24 degrees 11 minutes 42 seconds EAST, 28.72 feet;
9. NORTH 69 degrees 11 minutes 42 seconds EAST, 332.51 feet to a point from which a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northeast end of curve of the west line of said Lot 2 bears NORTH 08 degrees 21 minutes 18 seconds WEST, 103.28 feet;
10. SOUTH 20 degrees 48 minutes 18 seconds EAST, 25.00 feet;
11. SOUTH 69 degrees 11 minutes 42 seconds WEST, 322.16 feet;
12. SOUTH 24 degrees 11 minutes 42 seconds WEST, 8.12 feet;
13. SOUTH 20 degrees 22 minutes 45 seconds EAST, 178.64 feet;
14. SOUTH 00 degrees 08 minutes 44 seconds EAST, 130.45 feet;
15. SOUTH 45 degrees 08 minutes 44 seconds EAST, 41.75 feet;
16. NORTH 89 degrees 51 minutes 16 seconds EAST, 417.92 feet;
17. SOUTH 00 degrees 08 minutes 43 seconds EAST, 14.61 feet;
18. SOUTH 45 degrees 08 minutes 44 seconds EAST, 15.40 feet;
19. SOUTH 00 degrees 08 minutes 44 seconds EAST, 25.90 feet;

**PUBLIC DRAINAGE EASEMENT  
AC WINGATE SURVEY, ABSTRACT NO. 1694  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS**

**20.** SOUTH 41 degrees 16 minutes 36 seconds EAST, 9.85 feet to the east line of said Lot 2 and being the beginning of a non-tangent curve concave to the east;  
**THENCE** southerly, coincident with the east line of said Lot 2 and said non-tangent curve, concave to the east, having a radius of 811.39 feet and a chord bearing and distance of SOUTH 01 degree 05 minutes 43 seconds WEST, 14.84 feet, an arc length of 14.84 feet to the **POINT OF BEGINNING**, containing 28,916 square feet (0.6638± acres).


**NOTES:**

1. Basis of Bearings: Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone (4202).
2. A plat of same date accompanies this legal description.

**\* SURVEYOR'S 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: **1519 Surveying, LLC**

By:   
Surveyor's Name: Shaun Marvin Piepkorn  
Registered Professional Land Surveyor  
Texas No. 6432  
Date of Survey: September 23, 2021  
Texas Firm No. 10194283





MATCH LINE - PAGE 4

AC WINGATE SURVEY  
ABSTRACT NO. 1694

ARLINGTON INDEPENDENT SCHOOL DISTRICT  
VOLUME 2891, PAGE 138  
D.R.T.C.T.

LOT 2  
A. C. WINGATE ADDITION  
CABINET A, SLIDE 587  
P.R.T.C.T.

$L=309.53'$ ,  $R=811.39'$   
 $\Delta=21^{\circ}51'26''$   
 $CB = S12^{\circ}32'52''W$   
 $CD = 307.66'$

PUBLIC DRAINAGE  
EASEMENT  
28,916 SQ. FT.

CARTER DRIVE  
(60' WIDTH RIGHT-OF-WAY)

BUENA VISTA ADDITION  
DOCUMENT NO. 19640022000  
P.R.T.C.T.

5-R  
BLOCK 12

4-R  
BLOCK 12

3-R  
BLOCK 12

2-R  
BLOCK 12

1-R  
BLOCK 12

N89°51'16"E 417.92'

S89°51'16"W 424.52'

RIGHT OF WAY DEDICATION  
A.C. WINGATE ADDITION  
CABINET A, SLIDE 587  
P.R.T.C.T.

S89°51'16"W 699.76'

N89°51'16"E 159.83'

N89°51'16"E 157.71'

N00°08'44"W  
82.72'

S00°08'44"E  
82.37'

1/2" CIRF  
"PEISER &  
MANKIN"

1/2" CIRF  
"PEISER &  
MANKIN"

LOT 1, BLOCK 1  
LANSFORD  
ADDITION  
VOLUME 388-17,  
PAGE 559  
P.R.T.C.T.

CALLED 3.451  
ACRES  
JYJ PARK ROW,  
INC.  
INSTRUMENT NO.  
D2191433704  
O.P.R.T.C.T.

EAST PARK ROW DRIVE  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1R1, BLOCK 1  
L'ATRIUMS TOWNHOUSE ADDITION  
REVISED NO. 1  
DOCUMENT NO. D212167627  
P.R.T.C.T.

NOTES

1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE.
2. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.
3. CIRS: 1/2" CAPPED IRON ROD STAMPED "1519 SURVEYING" SET
4. SURVEY REPORT: MINIMAL MONUMENTATION WAS FOUND ON LOT 2, A.C. WINGATE ADD., AND THE FOUND MONUMENTATION OF THE SURROUNDING SUBDIVISIONS OF WHICH SAID LOT 2 IS TIED TO PER PLAT, WERE UTILIZED IN ESTABLISHING THE BOUNDARY.

80' 40' 0 80'

SCALE IN FEET

## PUBLIC DRAINAGE EASEMENT

A PORTION OF LOT 2 - A. C. WINGATE ADDITION

CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

AREA: 28,916 SQ. FT.

CAD FILE: 10028 - PUBLIC DRAINAGE EASEMENT.DWG

JOB NO. 10028

DRAWN BY: RAH

DATE: 09-23-2021

PAGE 3 OF 5

SCALE: 1"=80'

### LEGEND

●	MONUMENT (AS NOTED)
○	CIRS
△	CALCULATED POINT
---	PROPOSED ROW LINE
- - - -	PROPOSED EASEMENT LINE
- - - -	PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
- - - -	SURVEY ABSTRACT LINE
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS

BLOCK 8  
BUENA VISTA  
VOLUME 388-25, PAGE 12  
P.R.T.C.T.

MARILYN LANE

3/8"IRF

5/8"IRF

L=219.76', R=753.49'  
 $\Delta=16^{\circ}42'40''$   
CB = S9° 14' 19"W  
CD = 218.99'

LOT 1  
A.C. WINGATE ADDITION  
VOLUME 388-119, PAGE 67  
P.R.T.C.T.

RIGHT OF WAY DEDICATION  
A.C. WINGATE ADDITION  
VOLUME 388-119, PAGE 67  
P.R.T.C.T.

5/8"IRF

N74°26'50"W  
52.47'

5/8"IRF

LOT 1, BLOCK 1  
ABILENE DISTRICT ADDITION  
VOLUME 388-17, PAGE 111  
P.R.T.C.T.

PINCKNEY CALDWELL  
SURVEY ABSTRACT  
NO. 364

NOTES

1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE.
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80' 40' 0 80'

SCALE IN FEET

# PUBLIC DRAINAGE EASEMENT

A PORTION OF LOT 2 - A. C. WINGATE ADDITION  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

AREA: 28,916 SQ. FT. CAD FILE: 10028 - PUBLIC DRAINAGE EASEMENT.DWG

JOB NO. 10028

DRAWN BY: RAH

DATE: 09-23-2021

PAGE 4 OF 5

SCALE: 1"=80'

L=845.83', R=703.49'  
 $\Delta=68^{\circ}53'19''$   
CB = S34° 42' 23"W  
CD = 795.80'

PUBLIC DRAINAGE  
EASEMENT  
28,916 SQ. FT.

AC WINGATE SURVEY  
ABSTRACT NO. 1694

ARLINGTON INDEPENDENT SCHOOL DISTRICT  
VOLUME 2891, PAGE 138  
D.R.T.C.T.

LOT 2  
A. C. WINGATE ADDITION  
CABINET A, SLIDE 587  
P.R.T.C.T.

RIGHT OF WAY DEDICATION  
A.C. WINGATE ADDITION  
CABINET A, SLIDE 587  
P.R.T.C.T.

N89°51'16"E 382.22'

S89°51'16"W  
424.52'

CATALO LANE  
(50' RIGHT-OF-WAY)

P.O.C.

EAST PARK ROW DRIVE  
(VARIABLE WIDTH RIGHT-OF-WAY)

N89°51'16"E  
417.92'

L5 L6 L7 L8 L9 L10 L4

S89°51'16"W  
424.52'

S89°51'16"W  
424.52'

S89°51'16"W  
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424.52'

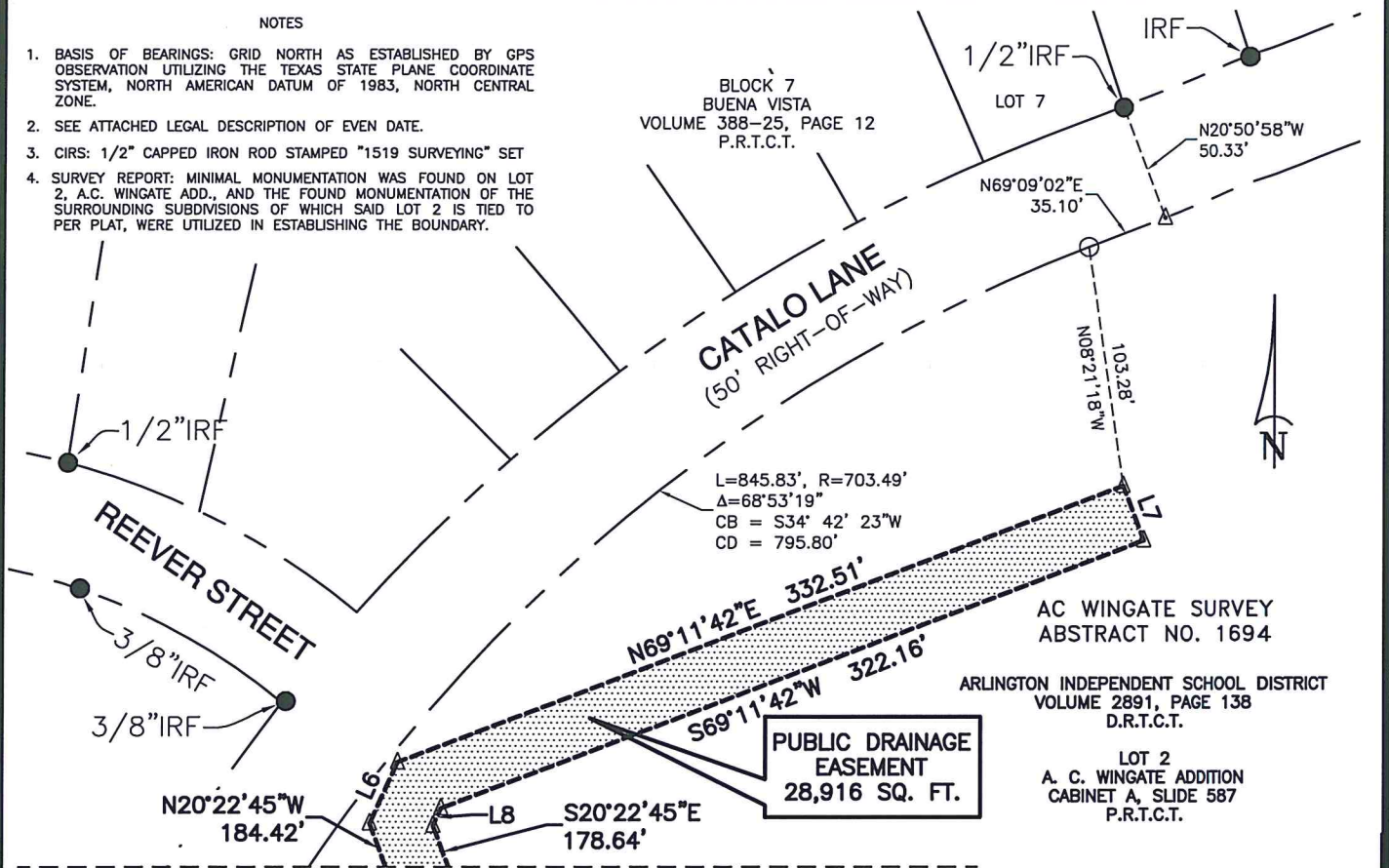
## LEGEND

●	MONUMENT (AS NOTED)
○	CIRS
△	CALCULATED POINT
—	PROPOSED ROW LINE
- - -	PROPOSED EASEMENT LINE
- - -	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
- - -	SURVEY ABSTRACT LINE
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS



NOTES

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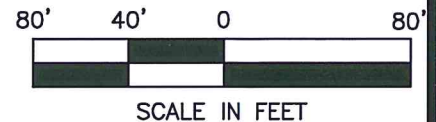


MATCH LINE - PAGE 4

Line Table		
Line #	Bearing	Distance
L1	N41°16'36"W	24.56'
L2	N00°08'44"W	25.51'
L3	N45°08'44"W	6.56'
L4	N45°08'44"W	62.46'
L5	N00°08'44"W	136.34'
L6	N24°11'42"E	28.72'
L7	S20°48'18"E	25.00'

Line #	Bearing	Distance
L8	S24°11'42"W	8.12'
L9	S00°08'44"E	130.45'
L10	S45°08'44"E	41.75'
L11	S00°08'43"E	14.61'
L12	S45°08'44"E	15.40'
L13	S00°08'44"E	25.90'
L14	S41°16'36"E	9.85'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	5.00'	811.39'	000°21'11"	N00°01'53"E	5.00'
C2	5.15'	811.39'	000°21'49"	N00°23'23"E	5.15'
C3	5.00'	703.49'	000°24'26"	N00°03'30"E	5.00'
C4	14.84'	811.39'	001°02'52"	S01°05'43"W	14.84'



LEGEND	
●	MONUMENT (AS NOTED)
○	CIRS
△	CALCULATED POINT
—	PROPOSED ROW LINE
- - -	PROPOSED EASEMENT LINE
— + —	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
—	SURVEY ABSTRACT LINE
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS

# PUBLIC DRAINAGE EASEMENT

A PORTION OF LOT 2 - A. C. WINGATE ADDITION

CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

AREA: 28,916 SQ. FT.

CAD FILE: 10028 - PUBLIC DRAINAGE EASEMENT.DWG

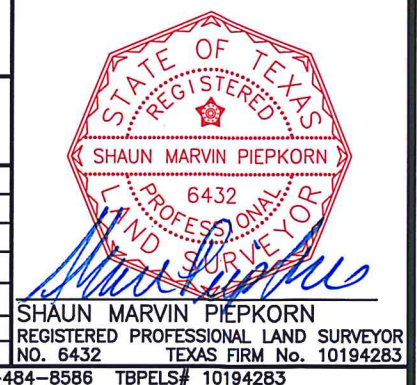
JOB NO. 10028

DRAWN BY: RAH

DATE: 09-23-2021

PAGE 5 OF 5

SCALE: 1"=80'





RE: C09.50-C09.52 FOR STORM SEWER DETAILS

ALL CONSTRUCTION SHALL BE PER CITY OF ARLINGTON STANDARDS.

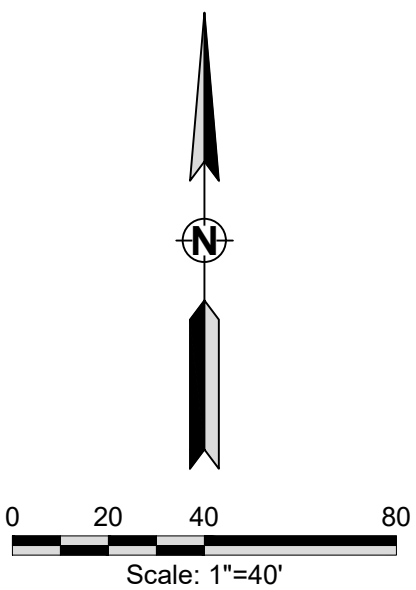
CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS, LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

#### GENERAL STORM SEWER NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF ARLINGTON SPECIFICATIONS, THE CITY ENGINEER'S DECISION SHALL APPLY.
- BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO 'STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BARRICADING AND CONSTRUCTION STANDARDS'.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY ENGINEER. MINOR ADJUSTMENTS OF FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL FLUSH OUT AT ANY JUNCTURE WITH EXISTING PAVING.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS, RIM ELEVATIONS AND SIZES PRIOR TO CONSTRUCTION.
- ALL PVC PIPE SHALL BE SCH 40 OR APPROVED EQUAL UNLESS SPECIFIED OTHERWISE.
- ALL RCP SHALL BE CLASS III UNLESS SPECIFIED OTHERWISE.
- ALL PUBLIC STORM DRAINAGE SHALL BE RCP AND ALL PRIVATE STORM DRAINAGE SHALL BE HDPE.

#### STORM SEWER LEGEND

FF.E. = 596.00	FINISH FLOOR (PROPOSED)
ST	STORM SEWER (PROPOSED)
ST	STORM SEWER (PVC) (PROPOSED)
ST	CATCH BASIN (PROPOSED)
ST	CURB INLET (PROPOSED)
ST	CONCRETE CURB (PROPOSED)
ST	EDGE OF CONCRETE (PROPOSED)
ST	FENCE (PROPOSED)
ST	MAJOR CONTOUR (PROPOSED)
ST	MINOR CONTOUR (PROPOSED)
ST	SCREENING WALL (PROPOSED)
ST	STORM SEWER (EXISTING)
ST	CONCRETE BOX (EXISTING)
ST	CURB INLET (EXISTING)
ST	CONCRETE CURB (EXISTING)
ST	EDGE OF CONCRETE (EXISTING)
ST	MAJOR CONTOUR (EXISTING)
ST	MINOR CONTOUR (EXISTING)



STORM SEWER BEND TABLE				
NUMBER	ALIGNMENT	STATION	TYPE	INVERT
1	LINE 'ST-1'	0+06.0	18" 45° BEND	FL 18"=582.92
2	LINE 'ST-1'	0+19.8	18" 45° BEND	FL 18"=583.47
3	LINE 'ST-1'	0+45.5	18" 45° BEND	FL 18"=585.42
4	LINE 'ST-1'	0+56.2	18" 45° BEND	FL 18"=586.23
5	LAT. 'ST-3a'	0+08.5	12" 45° BEND	FL 12"=589.04
6	LAT. 'ST-3c'	0+24.9	12" 60° BEND	FL 12"=588.10
7	LAT. 'ST-3d'	0+05.0	12" 45° BEND	FL 12"=588.56
8	LAT. 'ST-5a'	0+05.0	12" 45° BEND	FL 12"=588.12
9	LAT. 'ST-5b'	0+05.0	12" 45° BEND	FL 12"=588.72
10	LINE 'ST-6'	2+82.2	12" 45° BEND	FL 12"=584.67
11	LINE 'ST-6'	3+01.4	12" 45° BEND	FL 12"=584.81
12	LINE 'ST-6'	3+52.3	12" 45° BEND	FL 12"=585.19
13	LINE 'ST-6'	3+58.3	12" 45° BEND	FL 12"=585.23
14	LINE 'ST-4'	0+96.3	12" 93° BEND	FL 12"=584.78
15	LAT. 'ST-4b'	0+06.0	12" 135° BEND	FL 12"=584.32
16	LAT. 'ST-4b'	0+54.4	12" 180° BEND	FL 12"=587.15

# THORNTON ELEMENTARY SCHOOL

2301 E. Park Row Dr.  
Arlington, TX 76010

## PRIVATE STORM SEWER PLAN

JOB 20018.0000  
DATE 5/3/21  
SHEET

# C09.01

NOTE: THE CITY OF ARLINGTON CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** April 7, 2022

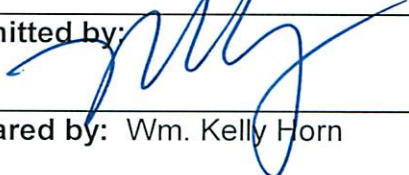
**Consent Item**

**Subject:** Consider a Resolution and Acceptance of a Public Right-of-Way Dedication for 0.0871 acres (3,792 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington, Tarrant County, Texas, and being a portion of Lot 2, AC Wingate Addition, an addition in the City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas

**Purpose:** To provide the Board of Trustees the opportunity to consider acceptance of a public Right-of-Way Dedication for 0.0871 acres (3,792 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington, Tarrant County, Texas, and being a portion of Lot 2, AC Wingate Addition, an addition in the City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas.

**Background:** The Arlington ISD is making site and right-of-way improvements as a part of the Thornton Elementary School Replacement Project. This dedication encompasses approximately 0.0871 acres (3,792 sq. ft.) and will improve vehicle access by creating a right turn deceleration lane from west bound Park Row Drive onto Catalo Lane and a right turn deceleration lane from north bound Catalo Lane into the southwest entrance drive of the school site. The District installed deceleration lanes will provide a safe way to allow slowing school traffic to leave the flow of traffic continuing through on Park Row drive to the west and on Catalo Lane to the north.

**Recommendation:** The administration recommends acceptance of a public Right-of-Way Dedication for 0.0871 acres (3,792 sq. ft.) of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington, Tarrant County, Texas, and being a portion of Lot 2, AC Wingate Addition, an addition in the City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn
	<b>Date:</b> March 18, 2022

**Arlington Independent School District Board of Trustees**  
**Nonexclusive Street Access Easement**

**WHEREAS**, the District owns the Property situated at 2301 E. Park Row Drive, Arlington, known as Thornton Elementary School; and

**WHEREAS**, the City of Arlington requires certain street access; and

**WHEREAS**, the City of Arlington is the agency responsible for maintaining public streets within the City; and

**WHEREAS**, a street access easement is necessary for the purpose of preserving pavement, curbs, gutters, landscaping, sidewalks, lighting, drainage improvements, public utilities, and other appurtenances to the Property; and

**WHEREAS**, the Board intends to grant a nonexclusive street access easement to the City of Arlington for the ability to maintain the street located at 2301 E. Park Row Drive, Arlington; and

**WHEREAS**, the City of Arlington wishes to construct facilities across the property of 2301 E. Park Row Drive, Arlington, and Local Government Code 272.001(ℓ) states that the District may donate this property for a public use that serves the school district if the land benefits the public interest of the donating political subdivision; the donation is made under terms that effect and maintain the public purpose for which the donation or sale is made; and the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose; **be it therefore**

**RESOLVED** by the Board of Trustees of the Arlington Independent School District that the Superintendent is authorized to negotiate and execute all necessary legal documents to grant a non-exclusive street access easement to the City of Arlington in accordance with the provisions set out herein; and be it further

**RESOLVED** that the duration of the easement may be perpetual but, AISD reserves a reverter if the property is not used for the aforementioned public purpose; and be it further

**RESOLVED** that the easement is limited to the maintenance of the street and facilities and regular use thereof.

APPROVED BY THE ARLINGTON ISD BOARD OF TRUSTEES ON APRIL 7, 2022  
BY A VOTE OF \_\_\_\_ TO \_\_\_\_

\_\_\_\_\_  
President

ATTEST:



---

Secretary

After recording, return to:  
Stuart Young, Real Estate Manager  
City of Arlington-Community Development and Planning  
P.O. Box 90231, MS#01-0260  
Arlington, Texas 76004-3231

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**CITY OF ARLINGTON  
STREET RIGHT-OF-WAY EASEMENT DEDICATION**

<b>THE STATE OF TEXAS</b>	§	
	§	
<b>COUNTY OF TARRANT</b>	§	<b>KNOW ALL MEN BY THESE PRESENTS</b>

**T**HAT in this instrument the following definitions shall apply:

**GRANTOR:** **ARLINGTON INDEPENDENT SCHOOL DISTRICT**, a local unit of government, duly organized and operating under the laws of the State of Texas, acting by and through Kecia Mays, its President of the Board of Trustees, of the County of Tarrant, State of Texas;

**GRANTEE OR CITY:** City of Arlington, a municipal corporation of Tarrant County, Texas;

**CONSIDERATION:** The dedication, conveyance, and covenants herein are made in consideration of the benefits accruing to Grantor as the owner of certain adjacent property by reason of the Facilities, conditions, covenants and agreements herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.;

**PROPERTY:** As described in Exhibit "A" attached hereto and made a part hereof for all purposes as if copied here verbatim;

**EASEMENT:** A street right-of-way easement in, under, over, through, across, and along the Property;

**PUBLIC USE:** Constructing, reconstructing, repairing, maintaining, and using a public street, including pavement, curbs, gutters, landscaping, sidewalks, lighting, drainage improvements, public utilities, and other appurtenances (collectively, the "Facilities"), including the right to build the Facilities on such grade and according to such plans and specifications as will, in the City's opinion, best serve the public purpose; and

**T**HAT, Grantor for the consideration described herein, does hereby convey, dedicate, set apart, and reserve to Grantee the Easement for the Public Use upon the following terms and conditions:

1. Grantee shall have the right to forbid, prevent, remove, and keep removed from the Easement any and all structures, fences, trees, shrubs, excavations, impoundments of water, grade or elevation changes, and any other obstructions or encroachments which may, in the sole

judgment of the Grantee, endanger or interfere with the Grantee's use and enjoyment of the Easement; together with the right and privilege at any and all times to enter said Easement tract or parcel of land, or any part thereof, for the purpose of exercising the said rights and with the right and privilege to perform all acts necessary to the use and enjoyment of said Easement.

2. The Easement and the terms hereof shall be a covenant running with the land and be binding upon Grantor and the heirs, successors, and assigns thereof.

3. This easement shall be construed according to the laws of the State of Texas.

4. Grantor does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof subject to the matters set forth herein.

5. This easement shall be construed according to the laws of the State of Texas, specifically Local Government Code §272.001(l).

**TO HAVE AND TO HOLD** said Easement unto the City of Arlington, its successors and assigns in perpetuity.

**W**ITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Arlington Independent School District

EJD \_\_\_\_\_  
By: Kecia Mays  
President, Board of Trustees

**THE STATE OF TEXAS**

§  
§  
§

**ACKNOWLEDGMENT**

**COUNTY OF TARRANT**

**BEFORE ME**, the undersigned authority, on this day personally appeared **Kecia Mays**, known to me

or *check one if applicable*

☐ proved to me on the oath of \_\_\_\_\_, *or*  
☐ proved to me through an identity card or other document, to wit:

\_\_\_\_\_,  
to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of **Arlington Independent School District** of Tarrant County, State of Texas, and as the **President of the Board of Trustees** thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN** under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public in and for  
The State of \_\_\_\_\_

**RIGHT OF WAY DEDICATION**  
**AC WINGATE SURVEY, ABSTRACT NO. 1694**  
**CITY OF ARLINGTON, TARRANT COUNTY, TEXAS**

Being a 3,792 square foot tract of land situated within the AC Wingate Survey, Abstract No. 1694, City of Arlington, Tarrant County, Texas, and being a portion of Lot 2, A.C. Wingate Addition, an addition in the City of Arlington recorded in Cabinet A, Slide 587 of the Plat Records of Tarrant County, Texas and a portion of a called 10.3 acre tract of land as described in the deed to Arlington Independent School District recorded in Volume 2891, Page 138 of the Deed Records of Tarrant County, Texas. Said 3,792 square foot tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod found at the southwest corner of a 5-foot right of way dedication as shown on said A.C. Wingate Addition, called to be the intersection of the north right of way line of East Park Row Drive and the east right of way line of Catalo Lane, from which a 5/8-inch iron rod found at the northwest corner of Lot 1, Block 1 of Abilene District Addition recorded in Volume 388-17, Page 111 of said Plat Records bears SOUTH 64 degrees 13 minutes 10 seconds WEST, 185.04 feet, and a 5/8-inch iron rod found at the southeast corner of Lot 1 of A.C. Wingate Addition recorded in Volume 388-119, Page 67 of said Plat Records bears NORTH 74 degrees 26 minutes 50 seconds WEST, 52.47 feet, and being the beginning of a curve concave to the east; **THENCE** northerly, coincident with the west line of said 5-foot right of way dedication, common with the east right of way line of said Catalo Lane and with said curve concave to the east, having a radius of 703.49 feet and a chord bearing and distance of NORTH 00 degrees 03 minutes 30 seconds EAST, 5.00 feet, an arc length of 5.00 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the southwest corner of said Lot 2 and being the **POINT OF BEGINNING**;

**THENCE** continuing northerly with said curve concave to the east and the west line of said Lot 2 common with the east right of way line of said Catalo Lane a chord bearing and distance of NORTH 09 degrees 10 minutes 50 seconds EAST, 218.13 feet, an arc length of 219.01 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

**THENCE** SOUTH 71 degrees 54 minutes 03 seconds EAST, 11.00 feet through the interior of said Lot 2 to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the beginning of a non-tangent curve;

**THENCE** southerly 11.00 feet east of and parallel with the west line of said Lot 2 and coincident with said non-tangent curve, concave to the east, having a radius of 692.49 feet and a chord bearing and distance of SOUTH 10 degrees 15 minutes 34 seconds WEST, 188.91 feet, an arc length of 189.51 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

**THENCE** SOUTH 44 degrees 10 minutes 23 seconds EAST, 20.85 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

**THENCE** NORTH 89 degrees 51 minutes 16 seconds EAST, 50.39 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set;

**THENCE** SOUTH 84 degrees 04 minutes 31 seconds EAST, 104.02 feet to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set on the south line of said Lot 2, common with the north right of way line of East Park Row Drive and said 5-foot right of way dedication;

**THENCE** SOUTH 89 degrees 51 minutes 16 seconds WEST, 179.99 feet with the south line of said Lot 2, common with the north right of way line of East Park Row Drive and said 5-foot right of way dedication to the **POINT OF BEGINNING**, containing 3,792 square feet (0.0871± acres).

**RIGHT OF WAY DEDICATION  
AC WINGATE SURVEY, ABSTRACT NO. 1694  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS**

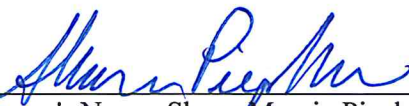
**NOTES:**

1. Basis of Bearings: Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone (4202).
2. A plat of same date accompanies this legal description.

\* SURVEYOR'S 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: **1519 Surveying, LLC**

By:   
Surveyor's Name: Shaun Marvin Piepkorn  
Registered Professional Land Surveyor  
Texas No. 6432  
Date of Survey: September 23, 2021  
Texas Firm No. 10194283





MARILYN LANE

3/8"IRF

5/8"IRF

L=219.76', R=753.49'  
Δ=16°42'40"  
CB = S9° 14' 19"W  
CD = 218.99'

LOT 1  
A.C. WINGATE ADDITION  
VOLUME 388-119, PAGE 67  
P.R.T.C.T.

CATALO LANE  
(50' RIGHT-OF-WAY)

Line Table		
Line #	Bearing	Distance
L1	S71°54'03"E	11.00'
L2	S44°10'23"E	20.85'
L3	N89°51'16"E	50.39'
L4	S84°04'31"E	104.02'
L5	S89°51'16"W	179.99'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	5.00'	703.49'	000°24'26"	N00°03'30"E	5.00'
C2	219.01'	703.49'	017°50'14"	N09°10'50"E	218.13'
C3	189.51'	692.49'	015°40'46"	S10°15'34"W	188.91'

ARLINGTON INDEPENDENT SCHOOL DISTRICT  
VOLUME 2891, PAGE 138  
D.R.T.C.T.

LOT 2  
A. C. WINGATE ADDITION  
CABINET A, SLIDE 587  
P.R.T.C.T.

RIGHT OF WAY DEDICATION  
A.C. WINGATE ADDITION  
CABINET A, SLIDE 587  
P.R.T.C.T.

5/8"IRF

RIGHT OF WAY DEDICATION  
A.C. WINGATE ADDITION  
VOLUME 388-119, PAGE 67  
P.R.T.C.T.

P.O.B.

RIGHT OF WAY DEDICATION  
3,792 SQ. FT.

N74°26'50"W  
52.47'

5/8"IRF

P.O.C.

AC WINGATE SURVEY  
ABSTRACT NO. 1694

PINCKNEY CALDWELL  
SURVEY ABSTRACT  
NO. 364

EAST PARK ROW DRIVE  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK 1  
ABILENE DISTRICT ADDITION  
VOLUME 388-17, PAGE 111  
P.R.T.C.T.

NOTES

1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE.
2. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.
3. CIRS: 1/2" CAPPED IRON ROD STAMPED "1519 SURVEYING" SET
4. SURVEY REPORT: MINIMAL MONUMENTATION WAS FOUND ON LOT 2, A.C. WINGATE ADD., AND THE FOUND MONUMENTATION OF THE SURROUNDING SUBDIVISIONS OF WHICH SAID LOT 2 IS TIED TO PER PLAT, WERE UTILIZED IN ESTABLISHING THE BOUNDARY.

60' 30' 0 60'

SCALE IN FEET

## LEGEND

●	MONUMENT (AS NOTED)
○	CIRS
—	PROPOSED ROW LINE
- - -	PROPOSED EASEMENT LINE
---	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
—	SURVEY ABSTRACT LINE
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS

# RIGHT OF WAY DEDICATION

A PORTION OF LOT 2 - A. C. WINGATE ADDITION

CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

AREA: 3,792 SQ. FT.

CAD FILE: 10028 - ROW DEDICATION.DWG

JOB NO. 10028

DRAWN BY: RAH

DATE: 09-23-2021

PAGE 3 OF 3

SCALE: 1"=60'



SHAUN MARVIN PIEPKORN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6432 TEXAS FIRM No. 10194283

1519 SURVEYING, LLC

1200 WEST MAGNOLIA AVENUE, SUITE 300 FORT WORTH, TEXAS 76104

214-484-8586 TBPELS# 10194283

**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** April 7, 2022

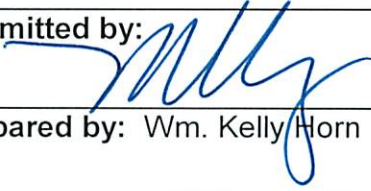
**Consent Item**

**Subject:** Consider a Resolution and Acceptance of a Public Drainage Easement for 0.069 acres (3,027 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas

**Purpose:** To provide the Board of Trustees the opportunity to consider acceptance of a public drainage easement for 0.069 acres (3,027 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas.

**Background:** The Arlington ISD is making site and storm water drainage improvements as a part of the Berry Elementary School Replacement Project. This easement is the first of three separate easement requests on the Berry Elementary School site. This easement encompasses 0.069 acres (3,027 sq. ft.) and will improve storm water drainage conveyed from District property into the storm water infrastructure maintained by the City of Arlington. The Arlington ISD will be responsible for maintenance of the easement area.

**Recommendation:** The administration recommends acceptance of a public drainage easement for 0.069 acres (3,027 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn
	<b>Date:</b> March 18, 2022

**Arlington Independent School District Board of Trustees**  
**Nonexclusive Stormwater Drainage Easement**

**WHEREAS**, the District owns the Property situated at 1800 Joyce St., Arlington, known as Berry Elementary School; and

**WHEREAS**, the City of Arlington requires certain storm water drainage; and

**WHEREAS**, the City of Arlington is the agency responsible for providing storm water drainage within the City; and

**WHEREAS**, a drainage easement is necessary for the purpose of establishing and maintaining storm water drainage to the Property; and

**WHEREAS**, the Board intends to grant a nonexclusive drainage easement to the City of Arlington for the construction of drainage facilities located on 0.069 acres of land located at 1800 Joyce St., Arlington; and

**WHEREAS**, the City of Arlington wishes to construct a permanent drainage system across the property of 1800 Joyce St., Arlington, and Local Government Code 272.001(l) states that the District may donate this property for a public use that serves the school district if the land benefits the public interest of the donating political subdivision; the donation is made under terms that effect and maintain the public purpose for which the donation or sale is made; and the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose; **be it therefore**

**RESOLVED** by the Board of Trustees of the Arlington Independent School District that the Superintendent is authorized to negotiate and execute all necessary legal documents to grant a non-exclusive drainage easement to the City of Arlington in accordance with the provisions set out herein; and be it further

**RESOLVED** that the duration of the easement may be perpetual but, AISD reserves a reverter if the property is not used for the aforementioned public purpose; and be it further

**RESOLVED** that the easement is limited to the operation and maintenance of drainage facilities and regular use thereof.

APPROVED BY THE ARLINGTON ISD BOARD OF TRUSTEES ON APRIL 7, 2022  
BY A VOTE OF \_\_\_\_ TO \_\_\_\_

\_\_\_\_\_  
President

ATTEST:



Secretary



“Facilities”), including the right to build the Facilities on such grade and according to such plans and specifications as will, in the City’s opinion, best serve the public purpose; and

**T**HAT, Grantor, owner of the Benefitted Property, for the consideration described herein, does hereby convey, set apart and reserve to Grantee the Easement for the Public Use upon the following terms and conditions:

1. The full obligation and responsibility of construction, maintenance, and operation of the Facilities shall be borne by Grantor and shall be deemed to be covenants and deed restrictions upon the Benefitted Property and binding upon every Beneficiary and successor in interest to Grantor. The covenants and deed restrictions shall include the full joint and several obligation and responsibility of Grantor and each and every Beneficiary to maintain and operate said Facilities. Grantor shall require every such successor in interest to accept full joint and several obligation, responsibility, and liability for the performance of the obligations stated herein and shall include an express acceptance by each such successor in any deed conveying all or part of the Benefitted Property

2. Grantee shall record this Public Drainage Easement, Restrictive Covenants, and Maintenance Agreement in the Official Public Records of Tarrant County, Texas, and thereafter Grantor shall specifically reference such recording numbers and information upon any Plat hereafter filed for the Benefitted Property.

3. Grantee shall have the right to forbid, prevent, remove, and keep removed from the Easement any and all structures, fences, trees, shrubs, excavations, impoundments of water, grade or elevation changes, and any other obstructions or encroachments which may, in the sole judgment of the Grantee, endanger or interfere with the Public Use of the Easement; together with the right and privilege at any and all times to enter said Easement tract or parcel of land, or any part thereof, for the purpose of exercising the said rights and with the right and privilege to perform all acts necessary to the Public Use of said Easement.

4. The Easement and the terms hereof shall be a covenant running with the Benefitted Property and shall be binding upon Grantor, Beneficiary, and the heirs, successors, and assigns of each. In the event that the dominant and servient estates are, or ever become, owned by the same person or entity, this conveyance and reservation shall be construed as a deed restriction, and the Doctrine of Merger shall not apply. Any application of the Doctrine of Merger is expressly waived by Grantor.

5. The City will never be responsible for the design, development, construction, operation or maintenance or use of the the Facilities, which shall be privately created, financed, designed, constructed, operated, and maintained by Grantor and Beneficiary. However, the plans and surveys for the Facilities shall be submitted to the City for review and approval in advance of any construction. Nothing herein shall relieve Grantor from the obligation to comply with all City ordinances and codes in effect now or in the future. The Facilities **SHALL NOT** be connected to any City-owned or operated facility or system without the **EXPRESS WRITTEN PERMISSION OF THE CITY**.

6. The City shall have the right to to enter the Easement, or any part thereof, at any time to inspect the Facilities and take any action it deems necessary, in its sole discretion, to protect the Public Use, any City-owned facility or system, and for the proper use of any rights granted to the City herein.

7. The City shall have access to the Easement for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

8. This easement shall be construed according to the laws of the State of Texas, specifically Local Government Code §272.001(ℓ).

9. The Easement may only be altered, dissolved, or abandoned by a subsequent written instrument signed by Grantor, or the heirs, successors, and assignees thereof, and approved in writing by the City. Such instrument shall not be effective until it is filed in the county real property records.

10. The use, occupancy, and enjoyment of the fee simple title not necessary for or interfering with the Easement shall remain in Grantor. Such use, occupancy, and enjoyment may include, but is not limited to, ingress and egress across the Easement, landscaping (not to include trees), parking areas, and driveways. All improvements for the foregoing uses shall be constructed according to appropriate plans reviewed and approved by the City prior to the start of construction.

**INDEMNITY.** TO THE EXTENT ALLOWED BY LAW GRANTOR, BENEFICIARY, AND THE HEIRS, SUCCESSORS, AND ASSIGNEES OF EACH, SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THIS EASEMENT, INCLUDING THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF ANY FACILITIES AND IMPROVEMENTS THEREON.

**MAINTENANCE OBLIGATIONS.** Grantor and Beneficiary shall operate and maintain the Facilities to a good, functioning, and safe condition in compliance with all applicable laws and in accordance with the requirements of the City as determined by the City in its reasonable discretion including, but not limited to, the following duties:

- a. Frequent mowing in accordance with the Fire Prevention and Nuisance Chapters of the Arlington City Code, as amended, and routine maintenance of the Facilities and Easement.
- b. Periodic removal of debris from the Facilities and Easement.
- c. Maintenance of the Facilities and Easement to the approved designed slope, grade, contour, and volume, including any concrete structures.
- d. Repair areas of erosion. Soil materials used in repairs will be of consistent and compatible characteristics with the surrounding materials and shall be compacted to a density equaling that of the undisturbed surrounding material.
- e. Obtain advance written permission of the Director of Public Works and Transportation of the City of Arlington BEFORE placing any improvements within the Easement.
- f. Upon request from the City, provide to the City of Arlington an annual written report, on or before January 31, specifically describing the operation and maintenance of the improvements for the preceding year. Said report shall include a description of procedures used, the names of persons responsible for each procedure, and the date of each procedure.
- g. Correct any condition of the improvements, or any maintenance deficiencies regarding the improvements, that the City reasonably believes to be necessary for the protection of the public health and safety. Such correction shall occur (or if impossible of completion within such time, shall begin) within thirty (30) days from the date the City gives written notice of the condition or deficiency to Grantor or its successors and assigns.

**GRANTOR AND BENEFICIARY SHALL BE JOINTLY AND SEVERALLY LIABLE TO THE CITY FOR THE MAINTENANCE OBLIGATIONS,** and in the event the Grantor does not perform the

Maintenance Obligations, agrees: (a) that the City at its option may perform the Maintenance Obligations, and (b) to indemnify and hold harmless, to the extent allowed by law, the City for all City costs necessary to perform the Maintenance Obligations.

**THIS AGREEMENT** shall be governed by the laws of the State of Texas.

**THE PROVISIONS** of this **EASEMENT, RESTRICTIVE COVENANTS, AND MAINTENANCE AGREEMENT** shall be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion hereof does not affect the validity or enforceability of any other provision.

**GRANTOR DOES HEREBY COVENANT AND AGREE** to **WARRANT AND FOREVER DEFEND** title to the Easement herein granted unto the City against every person whomsoever lawfully claiming or to claim the same or any part thereof subject to the matters set forth herein.

**TO HAVE AND TO HOLD** said Easement unto the City of Arlington and its successors and assigns in perpetuity.

**W**ITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

EJD

\_\_\_\_\_  
Kecia Mays  
President, Board of Trustees  
Arlington Independent School District

*(Acknowledgement on following page)*

THE STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT     §

DISTRICT CORPORATE ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared **Kecia Mays**, known to me

or *check one if applicable*

- ☐ proved to me on the oath of \_\_\_\_\_, or  
☐ proved to me through an identity card or other document, to wit:

\_\_\_\_\_,  
to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for and as the act and deed of **the Arlington Independent School District**, a corporation of Tarrant County, Texas, and as the **President of the Board of Trustees** thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2022.

(seal)

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

**EXHIBIT A**

**VARIABLE WIDTH DRAINAGE EASEMENT  
PORTION OF LOT 4, L. FINGER ADDITION,  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS.**

Being 3,027 square feet of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, L. Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas. Said 3,027 square feet of land being more particularly described as follows:

BEGINNING at a point lying in the north line of said Lot 4, said point lying in the south line of Joyce Street, from which a 1/2" iron rod found at the end of a curve in said Lot 4 bears N89°50'02"W 23.89 feet;

THENCE S89°50'02"E, along said north line, a distance of 10.00 feet to a point from which a 1/2" iron rod found at the northeast corner of said Lot 4 bears S89°50'02"E 364.74 feet;

THENCE S01°07'05"W, a distance of 29.47 feet to a point;

THENCE N86°27'00"E, a distance of 17.92 feet to a point;

THENCE S74°06'30"E, a distance of 19.45 feet to a point;

THENCE S67°40'44"E, a distance of 32.26 feet to a point;

THENCE S15°49'01"W, a distance of 11.74 feet to a point;

THENCE S83°15'17"W, a distance of 35.68 feet to a point;

THENCE S80°53'12"W, a distance of 40.15 feet to a point;

THENCE N66°49'44"W, a distance of 17.41 feet to a point;

THENCE N00°12'16"W, a distance of 29.73 feet to a point;

THENCE N86°27'00"E, a distance of 17.96 feet to a point;

THENCE N01°07'05"E, a distance of 30.12 feet to a point of beginning, containing 0.070 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

SEE 8-1/2"X11" PLAT ATTACHED  
SHEET 1 OF 2

Dick S. Jones  
Registered Professional  
Land Surveyor No. 5524





REGISTERED PROFESSIONAL SURVEYORS

**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com

Highland Park  
V. 388-P, P. 42  
P.R.T.C.T.

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

24

23

22

9

21

20

1/2"irf

3/8"irf

3/8"irf

3/8"irf

JOYCE STREET

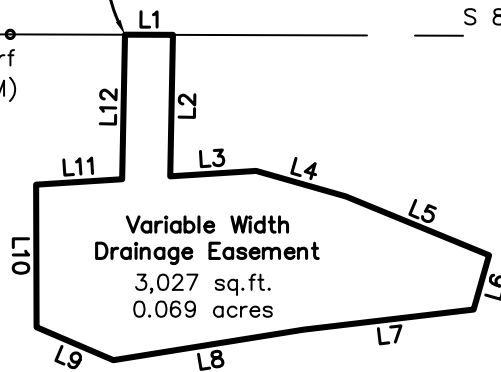
POINT OF  
BEGINNING

1/2"irf  
(CM)

S 89°50'02" E

364.74'

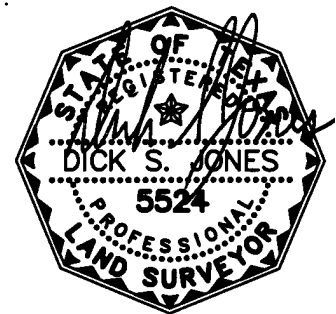
1/2"irf



Berry Elementary School

Lot 4, Block 9,  
L. Finger Addition,  
Cab. A, Sld. 1076,  
P.R.T.C.T.

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°50'02"E	10.00
L2	S01°07'05"W	29.47
L3	N86°27'00"E	17.92
L4	S74°06'30"E	19.45
L5	S67°40'44"E	32.26
L6	S15°49'01"W	11.74
L7	S83°15'17"W	35.68
L8	S80°53'12"W	40.15
L9	N66°49'44"W	17.41
L10	N00°12'16"W	29.73
L11	N86°27'00"E	17.96
L12	N01°07'05"E	30.12



DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524  
Prepared 6 October 2021

SHEET 2 OF 2

EXHIBIT B

VARIABLE WIDTH DRAINAGE EASEMENT  
located in Lot 4, Block 9, L. Finger Addition,  
City of Arlington, Tarrant County, Texas.

Grid Scale Factor = 0.999888450672 NAD 83,  
North Central Texas Zone.



SCALE 1"=40'



**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** April 7, 2022


**Consent Item**

**Subject:** Consider a Resolution and Acceptance of a Public Drainage Easement for 0.020 acres (881 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas

**Purpose:** To provide the Board of Trustees the opportunity to consider acceptance of a public drainage easement for 0.020 acres (881 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas.

**Background:** The Arlington ISD is making site and storm water drainage improvements as a part of the Berry Elementary School Replacement Project. This easement is the second of three separate easement requests on the Berry Elementary School site. This easement encompasses 0.020 acres (881 sq. ft.) and will improve storm water drainage conveyed from District property into the storm water infrastructure maintained by the City of Arlington. The Arlington ISD will be responsible for maintenance of the easement area.

**Recommendation:** The administration recommends acceptance of a public drainage easement for 0.020 acres (881 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn
	<b>Date:</b> March 18, 2022

**Arlington Independent School District Board of Trustees**  
**Nonexclusive Stormwater Drainage Easement**

**WHEREAS**, the District owns the Property situated at 1800 Joyce St., Arlington, known as Berry Elementary School; and

**WHEREAS**, the City of Arlington requires certain storm water drainage; and

**WHEREAS**, the City of Arlington is the agency responsible for providing storm water drainage within the City; and

**WHEREAS**, a drainage easement is necessary for the purpose of establishing and maintaining storm water drainage to the Property; and

**WHEREAS**, the Board intends to grant a nonexclusive drainage easement to the City of Arlington for the construction of drainage facilities located on 0.020 acres of land located at 1800 Joyce St., Arlington; and

**WHEREAS**, the City of Arlington wishes to construct a permanent drainage system across the property of 1800 Joyce St., Arlington, and Local Government Code 272.001(l) states that the District may donate this property for a public use that serves the school district if the land benefits the public interest of the donating political subdivision; the donation is made under terms that effect and maintain the public purpose for which the donation or sale is made; and the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose; **be it therefore**

**RESOLVED** by the Board of Trustees of the Arlington Independent School District that the Superintendent is authorized to negotiate and execute all necessary legal documents to grant a non-exclusive drainage easement to the City of Arlington in accordance with the provisions set out herein; and be it further

**RESOLVED** that the duration of the easement may be perpetual but, AISD reserves a reverter if the property is not used for the aforementioned public purpose; and be it further

**RESOLVED** that the easement is limited to the operation and maintenance of drainage facilities and regular use thereof.

APPROVED BY THE ARLINGTON ISD BOARD OF TRUSTEES ON APRIL 7, 2022  
BY A VOTE OF \_\_\_\_ TO \_\_\_\_

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_

Secretary



“Facilities”), including the right to build the Facilities on such grade and according to such plans and specifications as will, in the City’s opinion, best serve the public purpose; and

**T**HAT, Grantor, owner of the Benefitted Property, for the consideration described herein, does hereby convey, set apart and reserve to Grantee the Easement for the Public Use upon the following terms and conditions:

1. The full obligation and responsibility of construction, maintenance, and operation of the Facilities shall be borne by Grantor and shall be deemed to be covenants and deed restrictions upon the Benefitted Property and binding upon every Beneficiary and successor in interest to Grantor. The covenants and deed restrictions shall include the full joint and several obligation and responsibility of Grantor and each and every Beneficiary to maintain and operate said Facilities. Grantor shall require every such successor in interest to accept full joint and several obligation, responsibility, and liability for the performance of the obligations stated herein and shall include an express acceptance by each such successor in any deed conveying all or part of the Benefitted Property

2. Grantee shall record this Public Drainage Easement, Restrictive Covenants, and Maintenance Agreement in the Official Public Records of Tarrant County, Texas, and thereafter Grantor shall specifically reference such recording numbers and information upon any Plat hereafter filed for the Benefitted Property.

3. Grantee shall have the right to forbid, prevent, remove, and keep removed from the Easement any and all structures, fences, trees, shrubs, excavations, impoundments of water, grade or elevation changes, and any other obstructions or encroachments which may, in the sole judgment of the Grantee, endanger or interfere with the Public Use of the Easement; together with the right and privilege at any and all times to enter said Easement tract or parcel of land, or any part thereof, for the purpose of exercising the said rights and with the right and privilege to perform all acts necessary to the Public Use of said Easement.

4. The Easement and the terms hereof shall be a covenant running with the Benefitted Property and shall be binding upon Grantor, Beneficiary, and the heirs, successors, and assigns of each. In the event that the dominant and servient estates are, or ever become, owned by the same person or entity, this conveyance and reservation shall be construed as a deed restriction, and the Doctrine of Merger shall not apply. Any application of the Doctrine of Merger is expressly waived by Grantor.

5. The City will never be responsible for the design, development, construction, operation or maintenance or use of the the Facilities, which shall be privately created, financed, designed, constructed, operated, and maintained by Grantor and Beneficiary. However, the plans and surveys for the Facilities shall be submitted to the City for review and approval in advance of any construction. Nothing herein shall relieve Grantor from the obligation to comply with all City ordinances and codes in effect now or in the future. The Facilities **SHALL NOT** be connected to any City-owned or operated facility or system without the **EXPRESS WRITTEN PERMISSION OF THE CITY**.

6. The City shall have the right to to enter the Easement, or any part thereof, at any time to inspect the Facilities and take any action it deems necessary, in its sole discretion, to protect the Public Use, any City-owned facility or system, and for the proper use of any rights granted to the City herein.

7. The City shall have access to the Easement for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

8. This easement shall be construed according to the laws of the State of Texas, specifically Local Government Code §272.001(ℓ).

9. The Easement may only be altered, dissolved, or abandoned by a subsequent written instrument signed by Grantor, or the heirs, successors, and assignees thereof, and approved in writing by the City. Such instrument shall not be effective until it is filed in the county real property records.

10. The use, occupancy, and enjoyment of the fee simple title not necessary for or interfering with the Easement shall remain in Grantor. Such use, occupancy, and enjoyment may include, but is not limited to, ingress and egress across the Easement, landscaping (not to include trees), parking areas, and driveways. All improvements for the foregoing uses shall be constructed according to appropriate plans reviewed and approved by the City prior to the start of construction.

**INDEMNITY.** TO THE EXTENT ALLOWED BY LAW GRANTOR, BENEFICIARY, AND THE HEIRS, SUCCESSORS, AND ASSIGNEES OF EACH, SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THIS EASEMENT, INCLUDING THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF ANY FACILITIES AND IMPROVEMENTS THEREON.

**MAINTENANCE OBLIGATIONS.** Grantor and Beneficiary shall operate and maintain the Facilities to a good, functioning, and safe condition in compliance with all applicable laws and in accordance with the requirements of the City as determined by the City in its reasonable discretion including, but not limited to, the following duties:

- a. Frequent mowing in accordance with the Fire Prevention and Nuisance Chapters of the Arlington City Code, as amended, and routine maintenance of the Facilities and Easement.
- b. Periodic removal of debris from the Facilities and Easement.
- c. Maintenance of the Facilities and Easement to the approved designed slope, grade, contour, and volume, including any concrete structures.
- d. Repair areas of erosion. Soil materials used in repairs will be of consistent and compatible characteristics with the surrounding materials and shall be compacted to a density equaling that of the undisturbed surrounding material.
- e. Obtain advance written permission of the Director of Public Works and Transportation of the City of Arlington BEFORE placing any improvements within the Easement.
- f. Upon request from the City, provide to the City of Arlington an annual written report, on or before January 31, specifically describing the operation and maintenance of the improvements for the preceding year. Said report shall include a description of procedures used, the names of persons responsible for each procedure, and the date of each procedure.
- g. Correct any condition of the improvements, or any maintenance deficiencies regarding the improvements, that the City reasonably believes to be necessary for the protection of the public health and safety. Such correction shall occur (or if impossible of completion within such time, shall begin) within thirty (30) days from the date the City gives written notice of the condition or deficiency to Grantor or its successors and assigns.

**GRANTOR AND BENEFICIARY SHALL BE JOINTLY AND SEVERALLY LIABLE TO THE CITY FOR THE MAINTENANCE OBLIGATIONS,** and in the event the Grantor does not perform the

Maintenance Obligations, agrees: (a) that the City at its option may perform the Maintenance Obligations, and (b) to indemnify and hold harmless, to the extent allowed by law, the City for all City costs necessary to perform the Maintenance Obligations.

**THIS AGREEMENT** shall be governed by the laws of the State of Texas.

**THE PROVISIONS** of this **EASEMENT, RESTRICTIVE COVENANTS, AND MAINTENANCE AGREEMENT** shall be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion hereof does not affect the validity or enforceability of any other provision.

**GRANTOR DOES HEREBY COVENANT AND AGREE** to **WARRANT AND FOREVER DEFEND** title to the Easement herein granted unto the City against every person whomsoever lawfully claiming or to claim the same or any part thereof subject to the matters set forth herein.

**TO HAVE AND TO HOLD** said Easement unto the City of Arlington and its successors and assigns in perpetuity.

**W**ITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

EJD

\_\_\_\_\_  
Kecia Mays  
President, Board of Trustees  
Arlington Independent School District

*(Acknowledgement on following page)*

THE STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT     §

DISTRICT CORPORATE ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared **Kecia Mays**, known to me

or *check one if applicable*

- ☐ proved to me on the oath of \_\_\_\_\_, or  
☐ proved to me through an identity card or other document, to wit:

\_\_\_\_\_,  
to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for and as the act and deed of **the Arlington Independent School District**, a corporation of Tarrant County, Texas, and as the **President of the Board of Trustees** thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2022.

(seal)

\_\_\_\_\_  
Notary Public in and for  
The State of Texas



**EXHIBIT A**

**21.50 FOOT WIDE DRAINAGE EASEMENT  
PORTION OF LOT 4, L. FINGER ADDITION,  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS.**

Being 881 square feet of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, L. Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas. Said 881 square feet of land being more particularly described as follows:

Commencing at a 1/2" iron rod found in the north line of said Lot 4, said iron rod being the beginning of a curve to the right, of which the radius point lies S30°21'28"E, a radial distance of 1,023.37 feet;

THENCE northeasterly along the arc, through a central angle of 14°29'28", a distance of 258.83 feet to a point;

THENCE S15°52'00"E, a distance of 19.26 feet to the of POINT OF BEGINNING;

THENCE N80°28'36"E, a distance of 41.00 feet to a point from which a 1/2" iron rod found at the end of said curve bears N77°54'34"E 242.18 feet;

THENCE S09°31'24"E, a distance of 21.50 feet to a point;

THENCE S80°28'36"W, a distance of 41.00 feet to a point;

THENCE N09°31'24"W, a distance of 21.50 feet to the point of beginning, containing 0.020 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

SEE 8-1/2"X11" PLAT ATTACHED  
SHEET 1 OF 2

Dick S. Jones  
Registered Professional  
Land Surveyor No. 5524



# HERBERT S. BEASLEY

## LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

PILANT STREET

28

27

26

25

5/8"irf

60d fnd

1/2"irf  
RPLS 4888

(8)

JOYCE STREET

1/2"irf  
(CM)

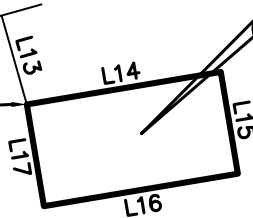
COMMENCING  
POINT

POINT OF  
BEGINNING

21.50' Wide Drainage Easement  
881 sq.ft.  
0.020 acres

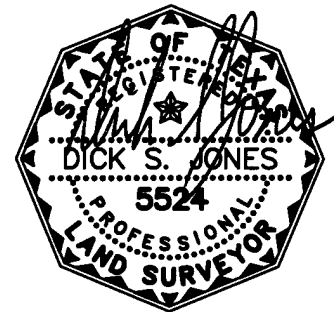
1/2"irf  
(CM)

$\Delta=14^{\circ}29'28''$   
 $R=1023.37$   
 $L=258.83$   
 $LC=S\ 66^{\circ}53'16''\ W$   
258.14



Berry Elementary School

Lot 4, Block 9,  
L. Finger Addition,  
Cab. A, Sld. 1076,  
P.R.T.C.T.



DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524  
Prepared 6 October 2021

SHEET 2 OF 2

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L13	S15°52'00"E	19.26
L14	N80°28'36"E	41.00
L15	S09°31'24"E	21.50
L16	S80°28'36"W	41.00
L17	N09°31'24"W	21.50

Grid Scale Factor = 0.999888450672 NAD 83,  
North Central Texas Zone.



SCALE 1"=40'

EXHIBIT B

21.50 FOOT WIDE DRAINAGE EASEMENT  
located in Lot 4, Block 9, L. Finger Addition,  
City of Arlington, Tarrant County, Texas.

**Arlington Independent School District  
Board of Trustees Communication**

**Meeting Date:** April 7, 2022


**Consent Item**

**Subject:** Consider a Resolution and Acceptance of a Public Drainage Easement for 1.447 acres (63,023 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas

**Purpose:** To provide the Board of Trustees the opportunity to consider acceptance of a public drainage easement for 1.447 acres (63,023 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas.

**Background:** The Arlington ISD is making site and storm water drainage improvements as a part of the Berry Elementary School Replacement Project. This easement is the third of three separate easement requests on the Berry Elementary School site. This easement encompasses 1.447 acres (63,023 sq. ft.) and will improve storm water drainage by storing it within a surface level detention area on District property and slowly releasing it into the storm water infrastructure maintained by the City of Arlington. The Arlington ISD will be responsible for maintenance of this easement area.

**Recommendation:** The administration recommends acceptance of a public drainage easement for 1.447 acres (63,023 sq. ft.) of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Wm. Kelly Horn  <b>Date:</b> March 18, 2022

**Arlington Independent School District Board of Trustees**  
**Nonexclusive Stormwater Drainage Easement**

**WHEREAS**, the District owns the Property situated at 1800 Joyce St., Arlington, known as Berry Elementary School; and

**WHEREAS**, the City of Arlington requires certain storm water drainage; and

**WHEREAS**, the City of Arlington is the agency responsible for providing storm water drainage within the City; and

**WHEREAS**, a drainage easement is necessary for the purpose of establishing and maintaining storm water drainage to the Property; and

**WHEREAS**, the Board intends to grant a nonexclusive drainage easement to the City of Arlington for the construction of drainage facilities located on 1.447 acres of land located at 1800 Joyce St., Arlington; and

**WHEREAS**, the City of Arlington wishes to construct a permanent drainage system across the property of 1800 Joyce St., Arlington, and Local Government Code 272.001(l) states that the District may donate this property for a public use that serves the school district if the land benefits the public interest of the donating political subdivision; the donation is made under terms that effect and maintain the public purpose for which the donation or sale is made; and the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose; **be it therefore**

**RESOLVED** by the Board of Trustees of the Arlington Independent School District that the Superintendent is authorized to negotiate and execute all necessary legal documents to grant a non-exclusive drainage easement to the City of Arlington in accordance with the provisions set out herein; and be it further

**RESOLVED** that the duration of the easement may be perpetual but, AISD reserves a reverter if the property is not used for the aforementioned public purpose; and be it further

**RESOLVED** that the easement is limited to the operation and maintenance of drainage facilities and regular use thereof.

APPROVED BY THE ARLINGTON ISD BOARD OF TRUSTEES ON APRIL 7, 2022  
BY A VOTE OF \_\_\_\_ TO \_\_\_\_

\_\_\_\_\_  
President

ATTEST:

Secretary

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

www

98

“Facilities”), including the right to build the Facilities on such grade and according to such plans and specifications as will, in the City’s opinion, best serve the public purpose; and

**T**HAT, Grantor, owner of the Benefitted Property, for the consideration described herein, does hereby convey, set apart and reserve to Grantee the Easement for the Public Use upon the following terms and conditions:

1. The full obligation and responsibility of construction, maintenance, and operation of the Facilities shall be borne by Grantor and shall be deemed to be covenants and deed restrictions upon the Benefitted Property and binding upon every Beneficiary and successor in interest to Grantor. The covenants and deed restrictions shall include the full joint and several obligation and responsibility of Grantor and each and every Beneficiary to maintain and operate said Facilities. Grantor shall require every such successor in interest to accept full joint and several obligation, responsibility, and liability for the performance of the obligations stated herein and shall include an express acceptance by each such successor in any deed conveying all or part of the Benefitted Property

2. Grantee shall record this Public Drainage Easement, Restrictive Covenants, and Maintenance Agreement in the Official Public Records of Tarrant County, Texas, and thereafter Grantor shall specifically reference such recording numbers and information upon any Plat hereafter filed for the Benefitted Property.

3. Grantee shall have the right to forbid, prevent, remove, and keep removed from the Easement any and all structures, fences, trees, shrubs, excavations, impoundments of water, grade or elevation changes, and any other obstructions or encroachments which may, in the sole judgment of the Grantee, endanger or interfere with the Public Use of the Easement; together with the right and privilege at any and all times to enter said Easement tract or parcel of land, or any part thereof, for the purpose of exercising the said rights and with the right and privilege to perform all acts necessary to the Public Use of said Easement.

4. The Easement and the terms hereof shall be a covenant running with the Benefitted Property and shall be binding upon Grantor, Beneficiary, and the heirs, successors, and assigns of each. In the event that the dominant and servient estates are, or ever become, owned by the same person or entity, this conveyance and reservation shall be construed as a deed restriction, and the Doctrine of Merger shall not apply. Any application of the Doctrine of Merger is expressly waived by Grantor.

5. The City will never be responsible for the design, development, construction, operation or maintenance or use of the the Facilities, which shall be privately created, financed, designed, constructed, operated, and maintained by Grantor and Beneficiary. However, the plans and surveys for the Facilities shall be submitted to the City for review and approval in advance of any construction. Nothing herein shall relieve Grantor from the obligation to comply with all City ordinances and codes in effect now or in the future. The Facilities **SHALL NOT** be connected to any City-owned or operated facility or system without the **EXPRESS WRITTEN PERMISSION OF THE CITY**.

6. The City shall have the right to to enter the Easement, or any part thereof, at any time to inspect the Facilities and take any action it deems necessary, in its sole discretion, to protect the Public Use, any City-owned facility or system, and for the proper use of any rights granted to the City herein.

7. The City shall have access to the Easement for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

8. This easement shall be construed according to the laws of the State of Texas, specifically Local Government Code §272.001(ℓ).

9. The Easement may only be altered, dissolved, or abandoned by a subsequent written instrument signed by Grantor, or the heirs, successors, and assignees thereof, and approved in writing by the City. Such instrument shall not be effective until it is filed in the county real property records.

10. The use, occupancy, and enjoyment of the fee simple title not necessary for or interfering with the Easement shall remain in Grantor. Such use, occupancy, and enjoyment may include, but is not limited to, ingress and egress across the Easement, landscaping (not to include trees), parking areas, and driveways. All improvements for the foregoing uses shall be constructed according to appropriate plans reviewed and approved by the City prior to the start of construction.

**INDEMNITY.** TO THE EXTENT ALLOWED BY LAW GRANTOR, BENEFICIARY, AND THE HEIRS, SUCCESSORS, AND ASSIGNEES OF EACH, SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THIS EASEMENT, INCLUDING THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF ANY FACILITIES AND IMPROVEMENTS THEREON.

**MAINTENANCE OBLIGATIONS.** Grantor and Beneficiary shall operate and maintain the Facilities to a good, functioning, and safe condition in compliance with all applicable laws and in accordance with the requirements of the City as determined by the City in its reasonable discretion including, but not limited to, the following duties:

- a. Frequent mowing in accordance with the Fire Prevention and Nuisance Chapters of the Arlington City Code, as amended, and routine maintenance of the Facilities and Easement.
- b. Periodic removal of debris from the Facilities and Easement.
- c. Maintenance of the Facilities and Easement to the approved designed slope, grade, contour, and volume, including any concrete structures.
- d. Repair areas of erosion. Soil materials used in repairs will be of consistent and compatible characteristics with the surrounding materials and shall be compacted to a density equaling that of the undisturbed surrounding material.
- e. Obtain advance written permission of the Director of Public Works and Transportation of the City of Arlington BEFORE placing any improvements within the Easement.
- f. Upon request from the City, provide to the City of Arlington an annual written report, on or before January 31, specifically describing the operation and maintenance of the improvements for the preceding year. Said report shall include a description of procedures used, the names of persons responsible for each procedure, and the date of each procedure.
- g. Correct any condition of the improvements, or any maintenance deficiencies regarding the improvements, that the City reasonably believes to be necessary for the protection of the public health and safety. Such correction shall occur (or if impossible of completion within such time, shall begin) within thirty (30) days from the date the City gives written notice of the condition or deficiency to Grantor or its successors and assigns.

**GRANTOR AND BENEFICIARY SHALL BE JOINTLY AND SEVERALLY LIABLE TO THE CITY FOR THE MAINTENANCE OBLIGATIONS,** and in the event the Grantor does not perform the



Maintenance Obligations, agrees: (a) that the City at its option may perform the Maintenance Obligations, and (b) to indemnify and hold harmless, to the extent allowed by law, the City for all City costs necessary to perform the Maintenance Obligations.

**THIS AGREEMENT** shall be governed by the laws of the State of Texas.

**THE PROVISIONS** of this **EASEMENT, RESTRICTIVE COVENANTS, AND MAINTENANCE AGREEMENT** shall be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion hereof does not affect the validity or enforceability of any other provision.

**GRANTOR DOES HEREBY COVENANT AND AGREE** to **WARRANT AND FOREVER DEFEND** title to the Easement herein granted unto the City against every person whomsoever lawfully claiming or to claim the same or any part thereof subject to the matters set forth herein.

**TO HAVE AND TO HOLD** said Easement unto the City of Arlington and its successors and assigns in perpetuity.

**W**ITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

EJD

\_\_\_\_\_  
Kecia Mays  
President, Board of Trustees  
Arlington Independent School District

*(Acknowledgement on following page)*

THE STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT     §

**DISTRICT CORPORATE ACKNOWLEDGMENT**

**BEFORE ME**, the undersigned authority, on this day personally appeared **Kecia Mays**, known to me

*or check one if applicable*

- ☐ proved to me on the oath of \_\_\_\_\_, *or*  
☐ proved to me through an identity card or other document, to wit:

\_\_\_\_\_,  
to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for and as the act and deed of **the Arlington Independent School District**, a corporation of Tarrant County, Texas, and as the **President of the Board of Trustees** thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN** under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2022.

(seal)

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

**EXHIBIT A**

**VARIABLE WIDTH DRAINAGE EASEMENT  
PORTION OF LOT 4, L. FINGER ADDITION,  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS.**

Being 1.447 acres of land located in the L. Finger Survey, Abstract No. 528, Tarrant County, Texas, being a portion of Lot 4, Block 9, L. Finger Addition, an addition to the City of Arlington, Tarrant County, Texas recorded in Cabinet A, Slide 1076, Plat Records, Tarrant County, Texas. Said 1.447 acres of land being more particularly described as follows:

BEGINNING at a point in said Lot 4, from which a 1/2" iron rod found at the northeast corner of Lot 3, Block 9, of said L. Finger Addition bears N47°41'48"W 74.56 feet;

THENCE N88°17'02"E, a distance of 139.72 feet to a point;

THENCE S88°10'37"E, a distance of 155.09 feet to a point;

THENCE S80°46'37"E, a distance of 81.03 feet to a point;

THENCE S33°44'20"W, a distance of 135.43 feet to a point;

THENCE southwesterly, 85.44 feet along a non tangent curve to the right, having a radius of 157.37 feet, a central angle of 31°06'21" and a chord bearing S53°19'38"W, 84.39 feet to a point;

THENCE S84°11'40"W, a distance of 99.77 feet to a point;

THENCE N89°02'19"W, a distance of 128.10 feet to a point from which a 1/2" iron rod found at the most southerly southwest corner of said Lot 4 bears S35°44'54"W 45.77 feet

THENCE northwesterly, 32.37 feet, along a curve to the right, having a radius of 24.18 feet, a central angle of 76°42'26" and a chord bearing N50°41'06"W 30.01 feet to a point;

THENCE N12°19'53"W, a distance of 21.20 feet to a point;

THENCE N04°34'27"W, a distance of 105.37 feet to a point;

THENCE northerly, 18.69 feet, along a curve to the right, having a radius of 33.49 feet, a central angle of 31°58'20" and a chord bearing N11°24'43"E 18.45 feet to a point;

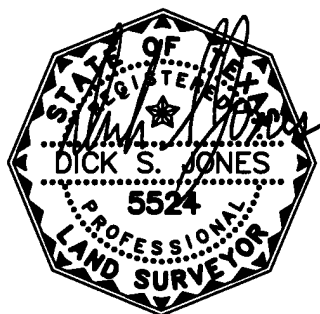
THENCE N38°28'51"E, a distance of 17.39 feet to a point;

THENCE northeasterly, 19.80 feet, along a curve to the right, having a radius of 21.83 feet, a central angle of 51°58'47" and a chord bearing N64°28'15"E 19.13 feet to the point of beginning, containing 1.447 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

SEE 8-1/2"X11" PLAT ATTACHED  
SHEET 1 OF 2

Dick S. Jones  
Registered Professional  
Land Surveyor No. 5524



DRAINAGE EASEMENT CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C1	31°06'21"	157.37	85.44	S53°19'38"W	84.39
C2	76°42'26"	24.18	32.37	N50°41'06"W	30.01
C3	31°58'20"	33.49	18.69	N11°24'43"E	18.45
C4	51°58'47"	21.83	19.80	N64°28'15"E	19.13

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L18	N88°17'02"E	139.72
L19	S88°10'37"E	155.09
L20	S80°46'37"E	81.03
L21	S33°44'20"W	135.43
L22	S84°11'40"W	99.77
L23	N89°02'19"W	128.10
L24	N12°19'53"W	21.20
L25	N04°34'27"W	105.37
L26	N38°28'51"E	17.39

**REGISTERED PROFESSIONAL SURVEYORS**

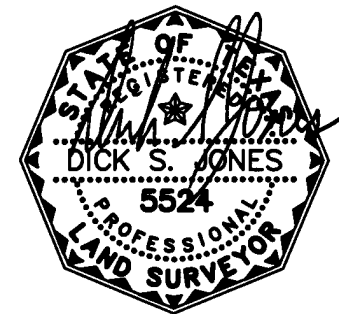
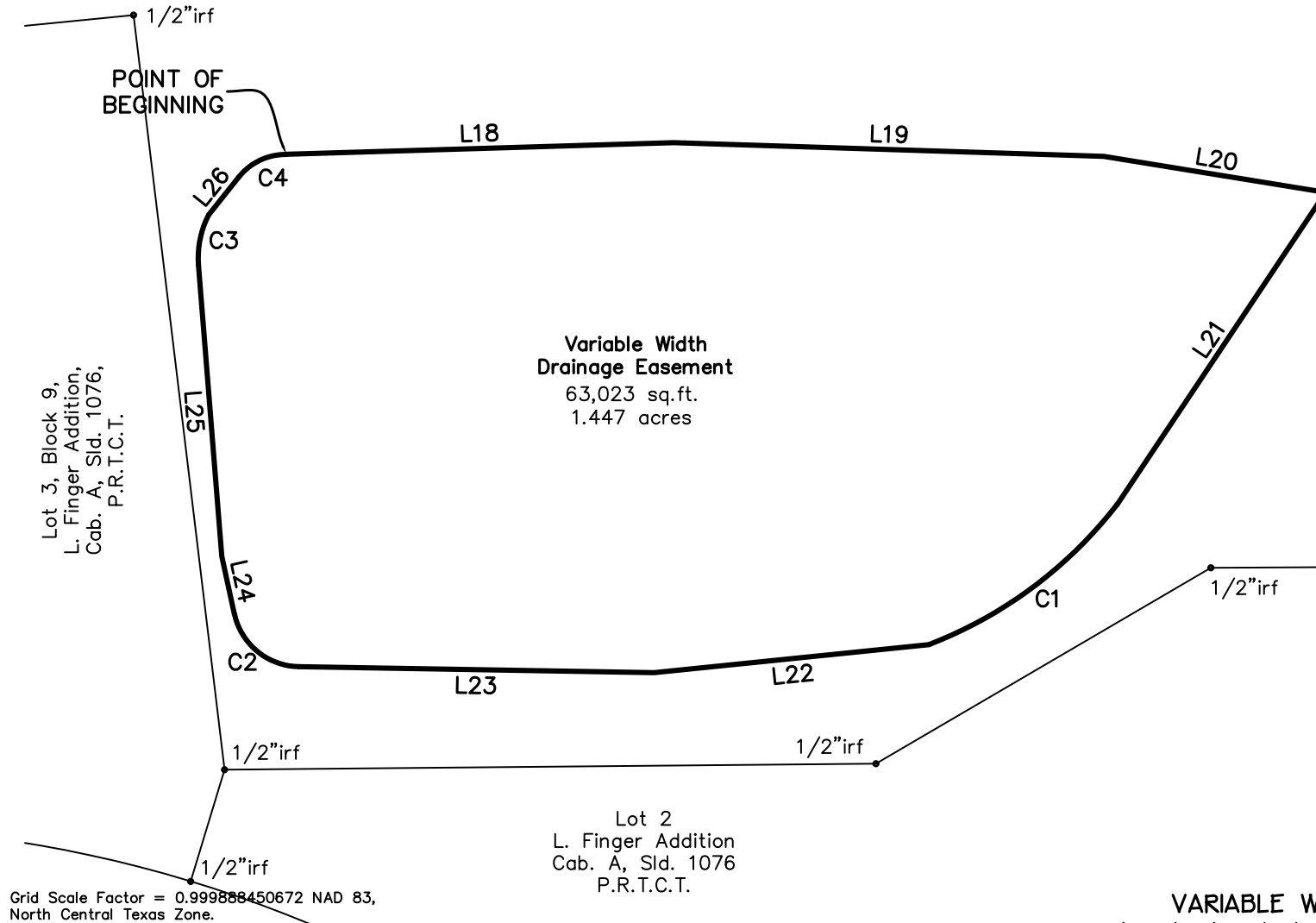
**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

- LAND • TOPOGRAPHIC
- CONSTRUCTION SURVEYING

FIRM NO. 10094900  
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FORT WORTH, TEXAS 76124

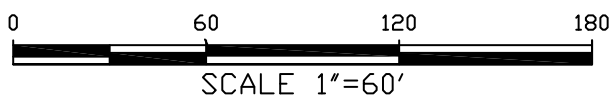


DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524  
Prepared 6 October 2021

SHEET 2 OF 2

EXHIBIT B

**VARIABLE WIDTH DRAINAGE EASEMENT**  
located in Lot 4, Block 9, L. Finger Addition,  
City of Arlington, Tarrant County, Texas.



## Arlington Independent School District Board of Trustees Communication

Meeting Date: April 7, 2022

Consent Item

Subject: Salvage Property

### Purpose:

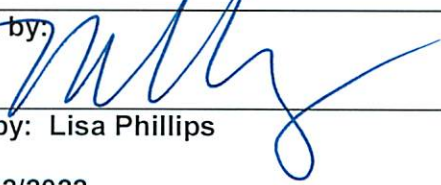
To provide the Board of Trustees the opportunity to review the request to dispose of salvage property prior to final Board Approval.

### Background:

Attached is a memorandum from Guy Jones, Transportation Fleet Manager, requesting permission to dispose of District Property. The inventory has been evaluated and categorized as damaged, poor condition, obsolete, non-operative, cost prohibitive to repair or no longer needed by the District. Following Board approval, AISD will salvage the property as indicated in the memorandum.

### Recommendation:

The Administration recommends the Board of Trustees declare all listed as salvage property.

Submitted to:  Board of Trustees Arlington Independent School District	Submitted by: 
	Prepared by: Lisa Phillips Date: 03/22/2022



**TO:** Lisa Phillips  
Director of Purchasing

**FROM:** Guy Jones  
Transportation Fleet Manager

**DATE:** March 25, 2022

**RE:** Salvage Vehicle

The vehicle listed below is recommended for salvage. This vehicle is cost prohibitive to repair due to an accident. The vehicle was declared a total loss and a fair settlement value has been offered.

Please ask the Board of Trustees to declare this vehicle salvage property. Upon approval from the Board, the vehicle will be released to TASB for disposal.

Veh#	Dept	Mileage	Year	Make	Vin#	Vehicle Type
527	937	16,389	2015	Chevrolet	NM0LS7F79F1177893	Food Service Vehicle

**cc:** Tim Collins  
Director of Transportation

## Arlington Independent School District Board of Trustees Communication

**Meeting Date:** April 7, 2022

**Discussion Item**

**Subject:** House Bill 3 (HB 3) and District Improvement Plan Progress Monitoring Update

### Purpose:


To provide the Board of Trustees with an update on the Texas Academic Accountability system (including anticipated changes beginning the 2022-2023 school year) as well as a progress update pertaining to House Bill 3 (HB 3) and District Improvement Plan (DIP) targets as it relates to outcomes from the spring State of Texas Assessments of Academic Readiness (STAAR) benchmark.

### Background:

The State of Texas utilizes an academic accountability system to provide annual academic ratings to each of its public schools. These ratings are based on data generated from indicators within that system such as student outcomes of the state standardized tests, graduation rates, college, career and military readiness, etc. The system seeks to examine student achievement within specified grade levels utilizing the STAAR, student academic and linguistic progress and the closure of achievement gaps with various student groups.

Additionally, in the spring of 2019, the 86<sup>th</sup> Legislature passed the finance bill, HB 3, which included specific requirements pertaining to goal setting and the progress monitoring process for improved outcomes in early childhood literacy and mathematics, as well as college, career, and military readiness (CCMR). The statute requires school boards to adopt plans that include annual goals for aggregate growth on 3<sup>rd</sup> grade reading and mathematics achievement, annual targets for closing achievement gaps among student groups, targeted professional development for classroom teachers and annual targets for students being served in bilingual and ESL programs. The bill also calls for aggregate annual goals and targets for CCMR readiness as evaluated under the state accountability system's student achievement domain and for each student group articulated in the closing the gaps domain.

This discussion item will provide both an update on changes to the state's academic accountability system and a progress check pertaining to student outcomes on the spring STAAR benchmark results for grades 3-11.

<b>Submitted to:</b>  Board of Trustees Arlington Independent School District	<b>Submitted by:</b> 
	<b>Prepared by:</b> Dr. Steven Wurtz  <b>Date:</b> March 29, 2022