Special Meeting
Tuesday, March 31, 2026 12:15 PM

GISD Administrative Board Room
1615 St Lawrence St.
P O Box 157
Gonzales, Texas 78629

Agenda

1. Call to Order
   Presenter: Board President
   1.A. Roll Call
   Presenter: Board President
   1.B. Invocation:
   Presenter: Josie Smith-Wright
   1.C. Pledge:
   Presenter: D'Anna Robinson
   1.D. Mission Statement:
   Presenter: Naomi Brown
2. Public Comments

3. New Business/Action Items

   3.A. Discuss and Consider Action to Approve Easement to Texas Gas Service at new CTE & Ag Barn Project
   Presenter: Casey Sledge, Region XIII/Sledge Engineering; Dr. Dana Arreola, Superintendent of Schools
4. Adjourn

Board of Trustees

Justin Schwausch
President

Ross Hendershot, III
Vice President

Ashley Molina
Secretary

Naomi Brown

D'Anna Robinson

Josie Smith-Wright

Gloria Torres

GISD School Board Agenda Information Sheet
March 31, 2026

SUBJECT: Public Comments

RATIONAL SUMMARY:

The next item on the agenda is public comment. Before we begin, I will remind our audience members of the Board's procedures for handling public comments. The public comment portion of our meeting is available to members of the public who wish to address a meeting item on tonight's agenda or other matter pertaining to Gonzales ISD.

Anyone who wants to speak during public comments must sign in before the start of the meeting and list the agenda item they want to discuss. Each public comment speaker will be allowed a maximum of 5 minutes to address the Board. If necessary for effective meeting management, or to accommodate large numbers of individuals wishing to address the Board, we may shorten the time for each individual wishing to present comments. The public comment portion of the meeting will allow all speakers who have signed up before the start of the meeting to address the Board regarding an item on tonight's agenda. Persons requiring a translator will be given additional time.

Please keep your comments or criticisms civil and courteous. Please also avoid using profanity during your opportunity to speak. Last, we ask you not discuss students who are not your child.

If a speaker is seeking Board resolution of a specific complaint, that concern should be addressed through the district's grievance process. District policy DGBA has been established for addressing employee complaints, policy FNG is the avenue for filing parent complaints, and policy GF address community member complaints. Grievance forms can be obtained at the Gonzales ISD Administration Office.

Board of Trustees

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GISD School Board Agenda Information Sheet
March 31, 2026

REPORT ITEM

SUBJECT: Discuss and Consider Action to Approve Easement to Texas Gas Service at new CTE & Ag Barn project

ADMINISTRATOR RESPONSIBLE: Dr. Dana Arreola, Superintendent

RATIONAL SUMMARY: Texas Gas Service, a division of ONE Gas, will provide natural gas service to the new CTE & Ag Barn facilities. This requires an Easement on ISD property to install a gas regulator and service connection for the new facilities. Texas Gas Service will maintain their facilities in this easement. This easement is 20' x 10' and is on the west side of CR 239A. The service for the new buildings does not require additional easements.

The proposed easement exhibit is attached, along with easement language provided by Texas Gas Service. Note this easement is exclusively provided to Texas Gas Service and not to other entities or utility providers. There is no cost to GISD for this easement.

SUPERINTENDENT'S RECOMMENDATION: We recommend approval of the Texas Gas Service Easement as presented.

SAMPLE MOTION: *I move to approve the Texas Gas Service Easement as presented.*

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.

EASEMENT AGREEMENT

Grantor: Board of Trustees of the Gonzales Independent School District
Name
926 St. Lawrence
mailing address
Gonzales Texas 78629
city state zip

Grantee: **Texas Gas Service, a division of ONE Gas, Inc.**
9228 Tuscany Way
Austin, Texas 78754

Effective Date: _____

1. Grant of Easement. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor grants to Grantee a permanent easement and right-of-way, as depicted and further described in the survey plat attached hereto as Exhibit A heretofore made a part of this Agreement (the "Easement"), on, across, along and over the certain real property situated in the County of Gonzales, State of Texas, to-wit:

> Being a 35.9717 acre tract of land, more or less, situated in Gonzales County, Texas, being part of Lots 12 through 18, inclusive, in Range VI, East of Water Street in the Original Outer Town of Gonzales, being a tract described in a General Warranty Deed recorded in Book 1239, Page 267, in the Office of the County Clerk of the afore-mentioned County and State (the "Property").

Grantor further grants to Grantee the rights of ingress and egress, including the right to use existing roads and as much of the surface of the Property and Grantor's adjacent lands as necessary to accomplish the purposes described below and to protect Grantor's property in case of emergency.

2. Easement Description. The Easement shall be a maximum width not to exceed ten feet (10') in width and twenty feet (20') in length, as depicted and further described on Exhibit A. Following completion of the construction of Grantee's Facilities (as defined herein), Grantee may amend this Agreement to include an updated exhibit that reflects the location of the Facilities as built and record the amended Agreement, and any such amended description shall be included within and constitute the Easement granted by Grantor herein.

3. Temporary Easement. Grantee shall have the right to use an additional thirty feet (30') as workspace alongside, adjacent to and parallel with the Easement and as much of the surface of the adjacent land as may be reasonably necessary during the construction and installation of the Facilities on the Property.

4. Purpose of Easement. The Easement shall be used for the purpose of surveying, placing, establishing, laying, constructing, installing, realigning, modifying, operating, repairing, maintaining, inspecting, patrolling (by surface and air), protecting, rebuilding, replacing, relocating, adding, substituting, improving, accessing, abandoning in place and removing *a regulator station*, together with the right to install certain related appurtenances, including, and expressly limited to, vent pipes, valves, markers, pumps, meters, regulators, cathodic corrosion control devices and alternating current mitigation equipment and facilities (generally including cathodic protection test leads, gradient control matting, grounding systems, rectifiers, electric meters, junction boxes, power supplies, anodes, decouplers, wires, ribbons, poles, and below ground beds), electric facilities, communication facilities and any other related appurtenances and equipment that may be necessary or desirable in connection with said above ground facilities (together the "Facilities"). Grantee shall also have the right (i) to fence and enclose the area where the Facilities are located, (ii) to enclose any of the appurtenances in separate enclosures, (iii) to grade, place and maintain pavement, gravel, or caliche within the fenced area to inhibit the growth of grasses and weeds, and (iv) to install markers and other above ground appurtenances as required by applicable laws or regulations. Grantee's right to grant a third party access to the Easement shall be limited to purposes related to the surveying, placement, construction, installation, operation, safety, repair, maintenance, inspection, patrol, protection, rebuilding, replacement, relocation, abandonment or removal of the Facilities. Grantee shall not use the Easement for purposes other than hereinabove granted without the express written consent of Grantor.

5. Duration of Easement. This Easement shall be perpetual.

6. Consideration. Subject to Paragraph 11 (Restoration), the consideration for the Easement includes full and final payment for any and all damages occurring to the land, pasturage, vegetation (grass, crops, tree, shrubs, *etc.*) timber, gates, fences, irrigation systems, buildings or other improvements of Grantor on the Property resulting from Grantee's exercise of the rights herein granted, including any monetary damages arising from the construction and installation of the Facilities and any income loss from disruption of existing agricultural production or existing leases based on verifiable loss or lease payments.

7. Warranty of Title. Grantor represents and warrants that it is the owner in fee simple of the Property, subject only to outstanding mortgages, if any, now of record, and in the event of default by Grantor, Grantee shall have the right to discharge or redeem for Grantor, in whole or in part, any mortgage, tax or other lien on said Property and thereupon be subrogated to such lien and rights incident thereto. Grantor and Grantor's successors and assigns are and shall be bound to warrant and forever defend the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part of the interest in the Property.

8. Exclusiveness of Easement. The Easement granted to Grantee hereunder is exclusive. Grantor represents and warrants that it has not and will not in the future convey any other easement or conflicting rights in the Easement area covered by this grant. Grantor covenants not to, nor permit others to, impound water or construct any building or other permanent structure, including without limitation gates, fences, trees, engineering works, power poles, light poles, roadways, driveways and sidewalks ("Encroachment"), nor to alter the surface grade of the Property within the boundaries of the Easement or so close thereto as to prevent proper maintenance, repair or removal of the Facilities without Grantee's prior written consent. In the event the terms of this Paragraph are violated, Grantor shall immediately eliminate such violation upon receipt of written notice from Grantee, or Grantee shall have the immediate right to correct or eliminate the Encroachment at the sole expense of Grantor. If Grantee agrees in the future to relocate all or part of the Facilities to accommodate construction or surface regrading by Grantor, then Grantor shall reimburse Grantee for all costs associated with such relocation.

9. Encroachments. Grantee shall have the right to mow the Easement, cut and trim trees or shrubbery and to correct or eliminate any other Encroachment upon the Easement. Grantee shall dispose of all cuttings and trimmings either by piling and burning in the Easement (subject to fire or air pollution laws and regulations) or by loading and hauling away from the Property.

10. Existing Environmental Conditions. Grantor represents and warrants that as of the effective date of this Agreement, (i) the Property complies in all material respects with any applicable federal or state environmental laws and regulations; (ii) Grantor has not (and has no knowledge of any other person or entity which has) caused any production, use, release, threatened release or disposal of any hazardous materials at the Property in any material quantity; and (iii) Grantor has no notice or knowledge of any actual, pending or threatened environmental claims against the Property.

11. Restoration. During the term of this Agreement, Grantee shall maintain the Easement in a manner consistent with the purposes for which the Easement will be used by Grantee hereunder. Grantee will restore the Easement and Grantor's remaining property, if any, used by Grantee to as near to original condition as reasonably practicable, or, in the event Grantee does not restore the Easement and Grantor's remaining property, if any, used by Grantee, Grantee shall, in addition to the consideration paid for this Agreement, pay Grantor for actual monetary damages incurred by Grantor that arise from the damage to the Easements and/or Grantor's remaining property, if any, caused by Grantee. Upon the termination of this Agreement, Grantee shall remove the Facilities and restore the Easement and any Property used by Grantee as nearly as reasonably practicable to as good a condition as existed at the time of commencement of Grantee's operations hereunder in accordance with applicable law, rules and regulations. Grantor has the right to actual monetary damages arising from the repair maintenance, inspection, replacement, operation, or removal of the Facilities after initial construction and installation of the Facilities.

12. Gates and Fences. Grantee shall have the right to remove, cut, use, repair, and replace any gates or fences that cross the Easement. In the event Grantee does not repair and/or restore the fences or gates, Grantee shall, in addition to the consideration paid for this Agreement, pay Grantor for any damage caused by Grantee to the gates and fences.

13. Insurance. Grantee shall maintain at all times while it uses the Easement, including during construction and operations on the Easement, commercial liability insurance, issued by an insurer authorized to issue liability insurance in this State, or self-insurance, insuring the Grantor against liability for personal injuries and property damage sustained by any person to the extent caused by the negligence of the Grantee or Grantee's agents or contractors.

14. Entire Agreement. This Agreement contains the entire agreement between the parties relating to its subject matter. Except as otherwise provided in Paragraph 2 (Easement Description), any amendment or modification must be in writing and executed by both parties. If there are conflicts between any exhibit and the body of this Agreement, the body of this Agreement will control.

15. Dispute Expenses and Attorneys' Fees. If any controversy, claim, or dispute arises relating to this Agreement or its breach, the prevailing party shall be entitled to recover from the other party reasonable expenses, attorneys' fees and costs.

16. Assignability and Binding Effect. This Easement shall be assignable in whole or in part. Grantee shall provide written notice to the property owner at the last known address of the person in whose name the Property is listed on the most recent tax roll of any taxing unit authorized to levy property taxes against the Property if and when Grantee assigns the interest under this Agreement to another entity, provided that such notice is not required if the assignment is to an affiliate or to a successor through merger, consolidation or other sale or transfer of all or substantially all of Grantee's assets and businesses. This Agreement and all the rights, terms, provisions, and obligations granted herein are covenants running with the Property and shall bind and inure to the benefit of Grantee and Grantee's successors and assigns and to the benefit of Grantor and Grantor's heirs, successors and assigns.

[*Remainder of page intentionally left blank. Signature page follows.*]

IN WITNESS WHEREOF, Grantor has executed this Agreement to be effective on the date first written above.

GRANTOR: Board of Trustees of the Gonzales Independent School District

By: _____

Printed Name: _____

Title: _____

ACKNOWLEDGMENT (CORPORATE)

STATE OF _____ §
§
COUNTY OF _____ §

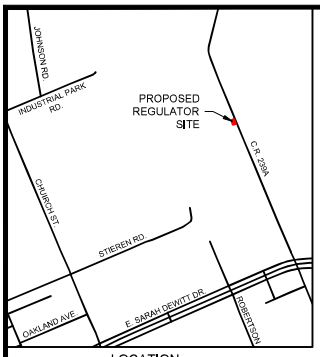
BEFORE ME, the undersigned authority, on this _____ day of _____, 2026, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same in the capacity _____ of the Board of Trustees of the Gonzales Independent School District for the purposes and consideration therein expressed.

(seal)

Signature: _____
Typed Name: _____
Notary Public in and for the State of _____
My commission expires: _____

After recording, return to:
Texas Gas Service
Attn: Billi Cottier
9228 Tuscany Way
Austin, Texas 78754

EXHIBIT 'A'
GONZALEZ COUNTY, TEXAS
TOWN OF GONZALES, A-25

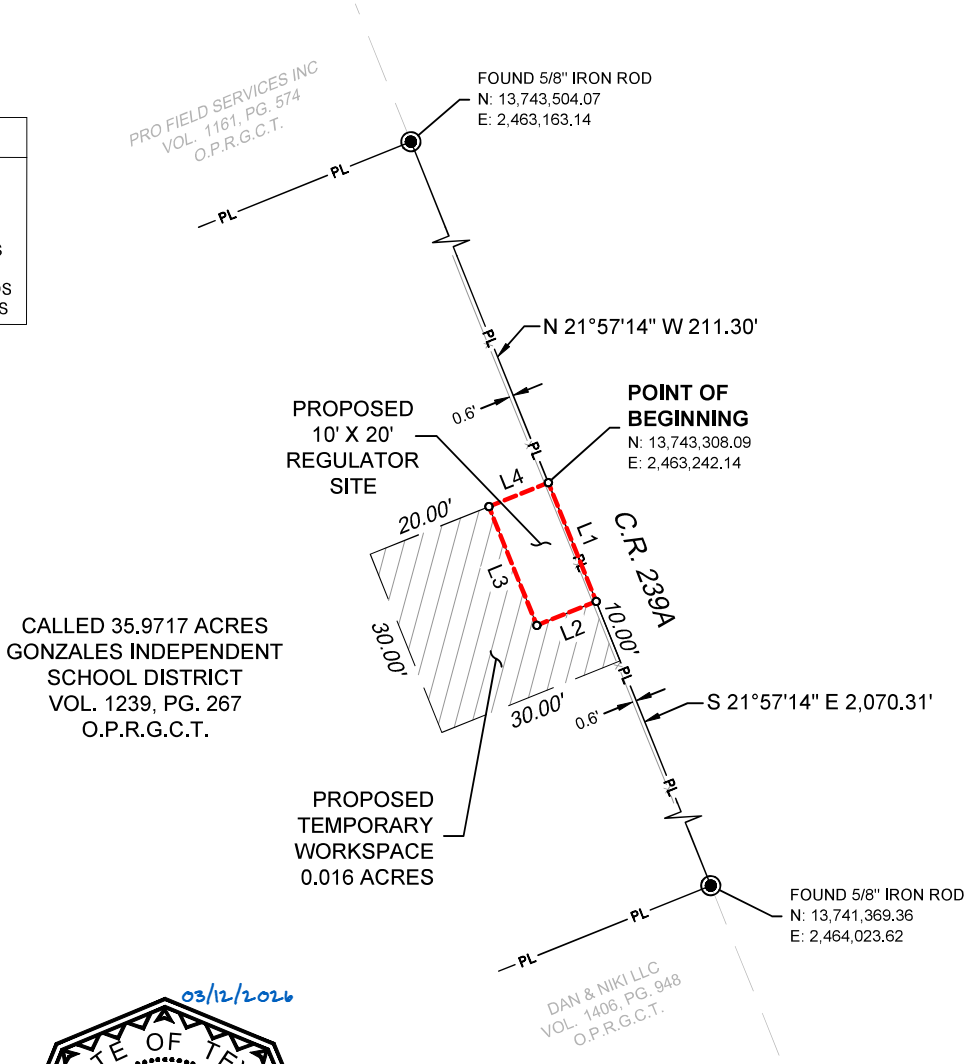


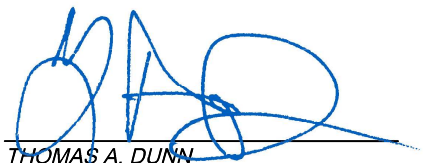
LOCATION
NOT TO SCALE

LEGEND	
——— ——— ———	= ADJOINER LINE
— — — — — —	= EXISTING EASEMENT
- - - - - - - -	= PROPOSED EASEMENT
PL	= PROPERTY LINE
D.R.G.C.T.	= DEED RECORD GONZALES COUNTY TEXAS
O.P.R.G.C.T.	= OFFICIAL PUBLIC RECORDS GONZALEZ COUNTY TEXAS

AREA TABLE	
PROPOSED 10' X 20' REGULATOR SITE	0.005 ACRES
	200 SQ FT
PROPOSED TEMPORARY WORKSPACE	0.016 ACRES
	700 SQ FT

Parcel Line Table		
Line #	Direction	Length
L1	S21° 57' 14"E	20.00'
L2	S68° 02' 46"W	10.00'
L3	N21° 57' 14"W	20.00'
L4	N68° 02' 46"E	10.00'

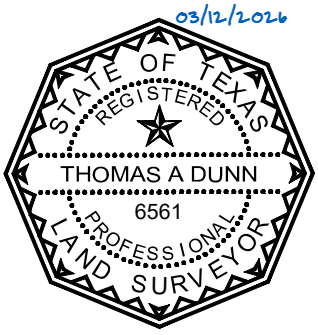




THOMAS A. DUNN
PROFESSIONAL LAND SURVEYOR NO. 6561

SURVEYED ON THE GROUND 2/07/26

03/12/2026



0 15 30 60

SCALE: 1" = 30'

TXBPLS REGISTRATION NO. 10194907

Texas Gas Service
A Division of ONE Gas

TERRATECH RESOURCES

4057 RILEY FUZZEL RD., STE 500, BOX 411
SPRING, TX 77386
PHONE: (281) 940-0666

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET.
2. THIS IS AN EASEMENT DRAWING AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
3. TITLE RESEARCH PERFORMED BY OTHERS.

REV.	DATE	REVISION DESCRIPTION	BY	CHK.	APP.
1	*3/5/26*	*REVISED DOCUMENT NUMBER*	*PWH*	*SW*	*TD*
0	*2/23/26*	*ISSUED FOR ACQUISITION*	*PWH*	*SW*	*TD*

PAGE: 1 OF 2	SCALE: 1"=30'	JOB: 51-26-0007	DATE: 2/23/26	FILE: 51-26-0007 - GISD REG SITE

GISD REGULATOR SITE

PROPOSED 10' X 20' REGULATOR SITE

0.005 ACRES SITUATED IN THE GONZALES INDEPENDENT SCHOOL DISTRICT PROPERTY TOWN OF GONZALES SURVEY, A-25 GONZALES COUNTY, TEXAS

EXHIBIT 'A'
GONZALEZ COUNTY, TEXAS
TOWN OF GONZALES, A-25

GENERAL DESCRIPTION

BEING A 0.005-ACRE (200 SQ. FT.) PROPOSED 10 (TEN) FOOT BY 20 (TWENTY) FOOT REGULATOR SITE IN THE TOWN OF GONZALEZ SURVEY, A-25, GONZALEZ COUNTY, TEXAS, SITUATED IN THE GONZALEZ INDEPENDENT SCHOOL DISTRICT (ISD) PROPERTY, AS RECORDED IN VOLUME (VOL.) 1239, PAGE (PG.) 267 OF THE OFFICIAL PUBLIC RECORDS OF GONZALEZ COUNTY, TEXAS (O.P.R.G.C.T.), SAID REGULATOR SITE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT (N: 13,743,308.09 E: 2,463,242.14) IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD (C.R.) 239A (PUBLIC R.O.W.), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED REGULATOR SITE, FROM WHICH A FOUND 5/8-INCH IRON ROD (N: 13,743,504.07, E: 2,463,163.14) LOCATED IN THE WEST RIGHT-OF-WAY LINE OF C.R. 239A, AND BEING THE NORTHEAST CORNER OF SAID GONZALEZ ISD PROPERTY, BEARS NORTH 21°57'14" WEST, A DISTANCE OF 211.30 FEET;

THENCE SOUTH 21°57'14" EAST, A DISTANCE OF **20.00 FEET,** WITH THE LINE COMMON TO SAID GONZALEZ ISD PROPERTY AND THE WEST R.O.W. LINE OF SAID C.R. 239A, TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED REGULATOR SITE;

THENCE, LEAVING THE WEST R.O.W. LINE OF SAID C.R. 239A, THROUGH AND ACROSS SAID GONZALEZ ISD PROPERTY THE FOLLOWING THREE (3) CALLS:

1. **SOUTH 68°02'46" WEST,** A DISTANCE OF **10.00 FEET** TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED REGULATOR SITE;
2. **NORTH 21°57'14" WEST,** A DISTANCE OF **20.00 FEET** TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED REGULATOR SITE;
3. **THENCE NORTH 68°02'46" EAST,** A DISTANCE OF **10.00 FEET** TO THE NORTHEAST CORNER AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED REGULATOR SITE, CONTAINING 0.005 ACRES (200 SQ. FT.) OF LAND.

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY TOGETHER WITH RECORD TITLE INFORMATION FURNISHED BY OTHERS AND IS NOT A BOUNDARY SURVEY OF THE PARENT PROPERTY. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET.

03/12/2026

THOMAS A. DUNN
PROFESSIONAL LAND
SURVEYOR NO. 6561

STATE OF TEXAS
REGISTERED
THOMAS A DUNN
6561
PROFESSIONAL
LAND SURVEYOR

TXBPLS REGISTRATION NO. 10194092

Texas Gas Service
A Division of ONE Gas

TERRATECH RESOURCES

4057 RILEY FUZZEL RD., STE 500, BOX 411
SPRING, TX 77386
PHONE: (281) 940-0666

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3. TITLE RESEARCH PERFORMED BY OTHERS.

REV.	DATE	REVISION DESCRIPTION	BY	CHK.	APP.
1	*3/5/26*	*REVISED DOCUMENT NUMBER*	*PWH*	*SW*	*TD*
0	*2/23/26*	*ISSUED FOR ACQUISITION*	*PWH*	*SW*	*TD*

PAGE: 2 OF 2	SCALE: N/A	JOB: 51-26-0007	DATE: 2/23/26	FILE: 51-26-0007 - GISD REG SITE

GISD REGULATOR SITE

PROPOSED 10' X 20' REGULATOR SITE

0.005 ACRES SITUATED IN THE GONZALES INDEPENDENT SCHOOL DISTRICT PROPERTY TOWN OF GONZALES SURVEY, A-25 GONZALES COUNTY, TEXAS