

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 21st DAY OF FEBRUARY 2006 AT 9:30 A.M.

The call of the roll disclosed the presence of the Directors as follows:

Present
Victor W. Henderson
Hal S. Sparks III
Jack R. Stevens
Gina Puente-Brancato

Also present were, James M. Oliver, Alan Thomas, Ken Brummett, Steve Christian, Linda Christie, Wesley Cleveland, Woody Frossard, Nancy King, David Marshall, Wayne Owen, Sandy Swinnea, and Mike Witthaus.

Also in attendance were George Christie, general counsel for Tarrant Regional Water District (the Water District); Richard Sawey of Camp Dresser and McKee; Laura Alexander and David Medanich of First Southwest; Bob Smith and Dan Buhman of Kellogg, Brown & Root, Inc.; Dick Fish of Save Eagle Mountain Lake; J. R. Kimball, and Earl Alexander.

President Henderson convened the meeting with the assurance from management that all requirements of the "open meetings" laws had been met.

1.

On a motion made by Director Stevens and seconded by Director Sparks, the Directors unanimously voted to approve the minutes from the meeting held January 17, 2006. It was accordingly ordered that such minutes be placed in the permanent files of the Water District.

2.

Dick Fish of Save Eagle Mountain Lake thanked the Water District Lake Patrol for their efforts to resolve the complications with removing a partially sunken sailboat in Little Carter Slew.

3.

The Board was updated on the Trinity Uptown Development and the 2006 Bond Issue.

4.

With the recommendation of management, Director Sparks moved to adopt an order calling for an election on May 13, 2006 to fill two (2) positions on the Water District's Board of Directors, pending clarification of voter qualifications. Director Stevens seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Sparks moved to approve a contract in the amount of \$2,310,000 for planning, engineering and design of the Central City Project subject to legal counsel review to determine procedure to ask permission to add subsidiary entity. Funding for this contract is included in the FY 2006 General Fund Budget. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Puente-Brancato moved to approve the purchase and installation of a stainless steel security grill for the east discharge tunnel of the Eagle Mountain main dam for the low bid of \$18,995 submitted by Overhead Door Company. Funding for this purchase is budgeted in the FY 2006 Revenue Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Stevens moved to purchase concrete to extend the Trinity Trail and to place concrete under the bridges to prevent erosion of the Trinity Trail for the low bid of \$66.00 per cubic yard submitted by Tarrant Concrete for an amount not to exceed 200 cubic yards for a total cost of \$13,200. Funding for this purchase is budgeted in the FY 2006 General Fund Budget. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Puente-Brancato moved to purchase precast reinforced concrete box culverts to extend the #19 outfall drain for the low bid of \$282.00 per linear foot submitted by Rinker Materials for an amount not to exceed 180 linear feet for a total cost of \$50,760. An additional cost of \$28,166 is anticipated for the box

installation. Funding for this purchase is budgeted in the FY 2006 General Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Sparks moved to purchase one (1) conventional cab and chassis flatbed truck to be assigned to Fort Worth Fleet Department for the lowest conforming bid of \$63,468.51 submitted by Southwest International Trucks of Fort Worth; and two (2) $\frac{3}{4}$ ton 4WD extended cab pick ups to be assigned to Fort Worth Operations Department at a cost of \$22,146 each from Caldwell Country Chevrolet via Interlocal Agreement (State of Texas) in accordance with Texas Government Code 791.025 for a total expenditure of \$44,292. Funding for these purchases is budgeted in the FY 2006 General Fund Budget. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management, Director Stevens moved to approve a contract with the University of North Texas in the amount of \$204,700 for archaeological mitigation as required by federal 404 permit for the construction of the Eagle Mountain Connection. Funding for this purchase is budgeted in the 2002 Bond Issue. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Stevens moved to approve a contract with Alan Plummer and Associates in the amount not to exceed \$39,800 for the first phase of water quality modeling as required by State 401 certification for the Central City Project. Funding for this contract is included in the FY 2006 General Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Puente-Brancato moved to approve the Water District Director representatives to TIF Board #9 are Victor W. Henderson, Hal S. Sparks III, and Jack R. Stevens and the TIF #11 representative assignment was tabled. Director Stevens seconded the motion and the vote in favor was unanimous.

13.

The President and presiding officer next called an executive session at 10:46 a.m. under Chapter 551.071 of the Government Code to consider pending or contemplated litigation – threatened litigation regarding Richland-Chambers High-Capacity Expansion Project; and under Chapter 551.072 of the Government Code to consider real property issues – Eagle Mountain Connection Project, deliberate the possible purchase, exchange and value of certain real property; discuss the purchase of water rights, and Spring 2006 oil and gas lease; and under Chapter 551.074 of the Government Code to discuss personnel issues – management.

14.

Upon completion of the executive session at 12:34 p.m., the President reopened the meeting.

15.

With the recommendation of management, Director Sparks moved to approve a contract with the team of Brown & Root, Inc. and Patrick, Miller & Kropf to perform an evaluation of water rights for an amount not to exceed \$116,500. Funding for this contract is budgeted in the 2002 Bond Issue. Director Stevens seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management, Director Sparks moved to approve the exchange of land between Tarrant Regional Water District and Jackson Leisure Properties, L.P. as described below pending retaining wall and seawall maintenance:

0.72 acre of land consisting of five parcels (0.06 ac., 0.31 ac., 0.03 ac., 0.10 ac., 0.22 ac.) out of the Robert Caradine Survey, A-139, Navarro County, Texas from Jackson Leisure Properties, L.P. to Tarrant Regional Water District.

0.40 acre of land consisting of eight parcels of land (0.23 ac., 0.02 ac., 0.04 ac., 0.03 ac., 0.02 ac., 0.03 ac., 0.02 ac., 0.01 ac.) out of the Robert Caradine Survey, A-139, Navarro County, Texas from Tarrant Regional Water District to Jackson Leisure Properties, L.P.

In addition, R. Steve Christian is granted authority to execute deeds and all other documents necessary to complete this transaction. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management, Director Sparks moved to approve the purchase of the following described land from Specialty Packing, Inc. for the negotiated purchase offer of \$2.00 per square foot for a total of \$416,957. Funding is budgeted in the 2006 General Fund.

4.786 acre, more or less (208,478.16 SF), being a parcel off the north end of Lot 11, Northpark Business Center, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-109, Page 59, Plat Records, Tarrant County, Texas.

RESOLUTION FOR THE BOARD OF DIRECTORS

With the recommendation of management, Director Sparks moved to authorize the acquisition of 4.786 acres, more or less, (208,478.16 square feet) in fee simple absolute, being a parcel off the north end of Lot 11, Northpark Business Center, an addition to the City of Fort Worth, Tarrant County, Texas for the Board-authorized purchase offer of \$2.00 per square foot for a total of \$416,957.00. Further, R. Steve Christian is granted authority to execute all documents necessary to acquire this land. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

18.

With the recommendation of management, Director Puente-Brancato moved to approve the sale of the following described parcel of land to the adjacent land owner, Texas Land & Lakes, Inc for the appraised value of \$180,000:

13.469 acres of land out of the Robert Caradine Survey, A-139, Navarro County, Texas.

In addition, R. Steve Christian is granted authority to execute deeds and all other documents necessary to complete this transaction. Director Sparks seconded the motion and the vote in favor was unanimous.

19.

With the recommendation of management, Director Stevens moved to approve the purchase of the following easements necessary for construction of the Eagle Mountain Connection Project from IONA L.L.C. for the negotiated purchase price of \$70,000. Should

owner(s) of such land decline to accept the authorized purchase offer, staff was given authority to commence eminent domain proceedings.

4.567 acres in permanent easement and approximately 1.81 acres in temporary construction easement out of the G.H. & H.R.R. Company Survey, A-623 and the Socorro Farming Company Survey, A-1842, Tarrant County, Texas, also being a portion of that certain tract of land to IONA, L.L.C., recorded in Volume 16628, Page 0281, Deed Records, Tarrant County, Texas, from IONA, L.L.C., a Texas limited liability company, for the negotiated purchase offer of \$70,000.

RESOLUTION FOR THE BOARD OF DIRECTORS

With the recommendation of management, Director Stevens moved to authorize the commencement of eminent domain proceedings to acquire 4.567 acres in permanent easement and approximately 1.81 acres in temporary construction easement out of the G.H. & H.R.R. Company Survey, A-623 and the Socorro Farming Company Survey, A-1842, Tarrant County, Texas, also being a portion of that certain tract of land to IONA, L.L.C., recorded in Volume 16628, Page 0281, Deed Records, Tarrant County, Texas, from IONA, L.L.C., a Texas limited liability company (such lands being determined by management and the Board to be necessary to construct the Eagle Mountain Connection Pipeline), if the owner of such land, IONA L.L.C. a Texas limited liability company, declines to accept the Board-authorized purchase offer of \$70,000.00. Further, R. Steve Christian is granted authority to execute all documents necessary to acquire this land, whether by eminent domain or by purchase. Director Sparks seconded the motion and the vote in favor was unanimous.



In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction. Funding for this purchase is included in the 2002 Bond Issue. Director Sparks seconded the motion and the vote in favor was unanimous.

20.

With the recommendation of management, Director Sparks moved to award the Spring 2006 Oil and Gas Lease to Dale Resources, L.L.C. as the highest and best bidder with a bid of \$756,000, 25 percent royalty, three (3) year primary term and a minimum royalty of \$300,000 for the Water District's mineral interest in 139.6293 acres as described in Exhibit A and shown on a plat marked Exhibit B.

EXHIBIT A

Attached to Oil, Gas and Mineral Lease from the Tarrant Regional Water District to
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139.6293 acres, more or less, more particularly described by in the Sanderson Survey, Abstract No. 1430, B. T. Crowley Survey, Abstract No. 307, Sylvania Addition, Martindale Addition, Watsons Addition, Hudson's East Addition, F. A. Hightower Subdivision, John Little Survey, Abstract No. 958, J. W. Burton Addition, Grainger's 3rd Addition, Bassett Addition, Yellowstone Kitt Addition, J. E. H. Allen Subdivision, in the Deed Records of Tarrant County, Texas, as further described hereafter in Section 1 and Section 2 below;

SECTION #1 (Big Bend Area) 94.8533 acres, more or less, as described hereafter as Tract #1 through Tract # 27

Tract #1: **2.016 acres**, more or less, out of the J. Sanderson Survey, Abstract No. 1430, more particularly as **Tract #10** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;

Tract #2: **7.70 acres**, more or less, out of the J. Sanderson Survey, Abstract No. 1430, more particularly described by metes and bounds in that certain Special Warranty Deed dated March 18, 1956 by and between the Texas Turnpike Authority, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 3106, Page 32 of the Deed Records in Tarrant County, Texas;

Tract #3: **1.308 acres**, more or less, out of the J. Sanderson Survey, Abstract No. 1430, more particularly described by metes and bounds in that certain Special Warranty Deed dated March 6, 1950 by and between Simon Smith and wife, Ellawee Smith, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2171, Page 206 of the Deed Records in Tarrant County, Texas;

- Tract #4: **2.75 acres**, more or less, out of the J. Sanderson Survey, Abstract No. 1430, more particularly described by metes and bounds in that certain Warranty Deed dated January 31, 1956 by and between Simon Smith, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2956, Page 88 of the Deed Records in Tarrant County, Texas;
- Tract #5: **4.6 acres**, more or less, out of the B. T. Crowley Survey, Abstract No. 307, more particularly described by metes and bounds in that certain Warranty Deed dated September 25, 1916 by and between Mike Mansfield, as Grantor and the Fort Worth Improvement District No. 1, as Grantee, recorded in Volume 400, Page 151 of the Deed Records in Tarrant County, Texas;
- Tract #6: **.486 acres**, more or less, being the west portion of Lot 10 of Sylvania Addition, Second Filing, an addition to Fort Worth, Tarrant County, Texas, more particularly as **Tract #1** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;
- Tract #7: **.310 acres**, more or less, being all of Lots 9 and 10 in block 6 of the Martindale Addition, an addition to Fort Worth, Tarrant County, Texas, more particularly as **Tract #2** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;
- Tract #8: **7.57 acres**, more or less, being a part of the Sylvania Addition, Second Filing, an addition to Fort Worth, Tarrant County, Texas, more particularly as **Tract #3** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;
- Tract #9: **.683 acres**, more or less, being the west portion of Lot 4 and the west portion of the north half of Lot 5 of Sylvania Addition, Second Filing, an addition to Fort Worth, Tarrant County, Texas, more particularly as **Tract #5** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;
- Tract #10: **.435 acres**, more or less, being the west portion of Lot 8 of Sylvania Addition, Second Filing, an addition to Fort Worth, Tarrant County, Texas, more particularly as **Tract #6** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;
- Tract #11: **7.6 acres**, more or less, being a portion of Lots 11, 12, 13, 14, and 15 of the Sylvania Addition, Second Filing, an addition to Fort Worth, Tarrant County, Texas, more particularly as **Tract #7** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County

Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;

- Tract #12: **5.139 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307, more particularly as **Tract #8** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;
- Tract #13: **.296 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307, more particularly as **Tract #9** described by metes and bounds in that certain Warranty Deed dated April 3, 1950 by and between the Tarrant County, a political subdivision of the State of Texas, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 87 of the Deed Records in Tarrant County, Texas;
- Tract #14: **.580 acres**, more or less, out of the Martindale Addition, an Addition to the City of Ft. Worth, being a portion of Block 6 and embracing all of Lots 7 and 8, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated April 23, 1950 by and between Jesse Arter, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2195, Page 559 of the Deed Records in Tarrant County, Texas;
- Tract #15: **.229 acres**, more or less, out of the Sylvania Addition, Second Filing, an Addition to the City of Ft. Worth, being the west portion of the south one half of Lot 5, more particularly described by metes and bounds in that certain Right-Of-Way dated April 21, 1950 by and between J. Lamar Stuckart, Jr. and wife, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2195, Page 563 of the Deed Records in Tarrant County, Texas;
- Tract #16: **.696 acres**, more or less, out of the Martindale Addition, an Addition to the City of Ft. Worth, being a portion of Lot 5 in Block 5 and embracing all of Lots 6, 7, and 8, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated April 5, 1950 by and between Kyle Allan Roberts, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2183, Page 354 of the Deed Records in Tarrant County, Texas;
- Tract #17: **31.00 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth, more particularly described by metes and bounds in that certain Plat Map dated September 15, 1906 by and between Henry Watson, as Grantor and the Public, as Grantee, recorded in Volume 311-204A, Page 83 of the Plat Records in Tarrant County, Texas;

Save and Except from Tract # 17

(A) **6.50 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth and the B. T. Crowley Survey, Abstract No. 307, more particularly described by metes and bounds in that certain Warranty Deed dated June 14, 1952 by and between Frank Wallace, et al, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 3529, Page 567 of the Deed Records in Tarrant County, Texas;

(B) **.922 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth, being Lots 1, 2, 3, 4, 5, and 6 Block 1, more particularly described by metes and bounds in that certain Right-Of-Way Warranty Deed dated February 16, 1961 by and between City of Ft. Worth, as Grantor and the State of

Texas, as Grantee, recorded in Volume 3529, Page 562, of the Deed Records in Tarrant County, Texas;

(C) **.09 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth, being Lot 1 Block 2, more particularly described by metes and bounds in that certain Right-Of-Way Warranty Deed dated February 15, 1961 by and between City of Ft. Worth, as Grantor and the State of Texas, as Grantee, recorded in Volume 3529, Page 562, of the Deed Records in Tarrant County, Texas;

(D) **.40 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth, being Lots 17, 18, 19, and 20 Block 5, more particularly described by metes and bounds in that certain Sheriff's Deed dated December 30, 1952 by and between A. C. Kellersberger, as Grantor and the City of Ft. Worth, as Grantee, recorded in Volume 2510, Page 614, of the Deed Records in Tarrant County, Texas;

(E) **.750 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth, being Lots 1, 2, 3, 4, 7, 8, and 9 Block 6, more particularly described by metes and bounds in that certain Sheriff's Deed dated October 5, 1954 by and between I. M. Sandifer, et al, as Grantor and the City of Ft. Worth, as Grantee, recorded in Volume 2771, Page 53, of the Deed Records in Tarrant County, Texas;

(F) **.230 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth, being Lots 5 and 6 Block 6, more particularly described by metes and bounds in that certain Warranty Deed dated June 25, 1953 by and between R. R. English, et ux, as Grantors and the City of Ft. Worth, as Grantee, recorded in Volume 2583, Page 417, of the Deed Records in Tarrant County, Texas;

Tract #18: **3.47 acres**, more or less, out of the Watsons Addition, an Addition to the City of Ft. Worth, being Lot C, more particularly described by metes and bounds in that certain Plat Map dated June 1, 1896, recorded in Volume 388-10, Page 130 of the Plat Records in Tarrant County, Texas;

Tract #19: **.413 acres**, more or less, out of the Sylvania Addition, Second Filing, an Addition to the City of Ft. Worth, being a portion of Block 6, more particularly described by metes and bounds in that certain County Court Case dated March 6, 1950, recorded as Cause No. 42812 of the County Court at Law Records in Tarrant County, Texas;

Tract #20: **.392 acres**, more or less, out of the Sylvania Addition, Second Filing, an Addition to the City of Ft. Worth, being the west portion of Block 7, more particularly described by metes and bounds in that certain County Court Case dated March 6, 1950, recorded as Cause No. 42807 of the County Court at Law Records in Tarrant County, Texas;

Tract #21: **.479 acres**, more or less, out of the Sylvania Addition, Second Filing, an Addition to the City of Ft. Worth, being the west portion of Block 9, more particularly described by metes and bounds in that certain County Court Case dated March 6, 1950, recorded as Cause No. 42811 of the County Court at Law Records in Tarrant County, Texas;

Tract #22: **.116 acres**, more or less, out of the Martindale Addition, an Addition to the City of Ft. Worth, being portions of Lots 11 and 12 in Block 6, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated April 8, 1950 by and between C. C. Clark, et als, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2195, Page 556 of the Deed Records in Tarrant County, Texas;

- Tract #23: **.44 acres**, more or less, out of the Hudson's East Addition, an Addition to the City of Ft. Worth, being Blocks 8 and 12, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated March 31, 1950 by and between Frank and Zelna Jefferson, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2182, Page 47 of the Deed Records in Tarrant County, Texas;
- Tract #24: **1.4683 acres**, more or less, out of the East Addition, an Addition to the City of Ft. Worth, being Blocks 9 and 10, more particularly described by metes and bounds in that certain Warranty Deed dated October 24, 1916 by and between J. R. Wattam and Charles Shands, as Grantors and the Fort Worth Improvement District No. 1, as Grantee, recorded in Volume 521, Page 169 of the Deed Records in Tarrant County, Texas;
- Tract #25: **1.90 acres**, more or less, out of the Hudson's East Addition, an Addition to the City of Ft. Worth, more particularly described by metes and bounds in that certain Warranty Deed dated October 30, 1916 by and between Sterling P. Clark, as Grantor and the Fort Worth Improvement District No. 1, as Grantee, recorded in Volume 512, Page 310 of the Deed Records in Tarrant County, Texas;
- Tract #26: **18.267 acres**, more or less, out of the Sylvania Addition, Second Filing, an Addition to the City of Ft. Worth, being described as **Tract #2** which embraces Lots 31, 32, 35, 36, 37, 38, 82 and 83 and portions of Lots 33, 34, 39, 40, 41, 42, 78, 79, 80, 81, more particularly described by metes and bounds in that certain County Court Case dated March 6, 1950, recorded as Cause No. 42810 of the County Court at Law Records in Tarrant County, Texas;
- Tract #27: **3.402 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated May 15, 1950 by and between the Estate of Chas. V. Nichols, dec, and Mrs. Katie Nichols, widow, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2196, Page 209 of the Deed Records in Tarrant County, Texas.

SECTION #2 (American Housing Foundation Area) 44.776 acres, more or less, as described hereafter as Tract #1 through Tract # 37

- Tract #1: **.69 acres**, more or less, out of the F. A. Hightower Subdivision, being a portion of Lot 1, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated February 25, 1951 by and between Joe Teague and Bessie Teague, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2285, Page 184 of the Deed Records in Tarrant County, Texas;
- Tract #2: **.125 acres**, more or less, out of the John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 26, 1950 by and between W. G. Hughes and wife, Myrtle, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 301 of the Deed Records in Tarrant County, Texas;
- Tract #3: **1.68 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated March 13, 1951 by and between C. A. Carmichael and wife, Winnie, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2294, Page 204 of the Deed Records in Tarrant County, Texas;

- Tract #4: **.023 acres**, more or less, out of the J. W. Burton Addition, an Addition to the City of Ft. Worth, being a portion of Lot 21, Block 2, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 30, 1951 by and between Melvin Lawson, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2285, Page 184 of the Deed Records in Tarrant County, Texas;
- Tract #5: **.415 acres**, more or less, out of the Grainger's 3rd Addition, an Addition to the City of Ft. Worth, being a portion of Lots 3, 4, 5, 6, 7, and 9, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated February 6, 1951 by and between Albert Brown and William I. Fishbein, Executor and Trustee of the estate of Dorothy Fishbein, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2285, Page 370 of the Deed Records in Tarrant County, Texas;
- Tract #6: **5.36 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 26, 1951 by and between L. L. Burton, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 293 of the Deed Records in Tarrant County, Texas;
- Tract #7: **.028 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Lot 1, Block 4, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 5, 1950 by and between Willie M. Howard, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 303 of the Deed Records in Tarrant County, Texas;
- Tract #8: **.049 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Lot 5, Block 4, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 27, 1950 by and between Pete Duke and wife, Marie, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 305 of the Deed Records in Tarrant County, Texas;
- Tract #9: **.041 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Lot 3, Block 4, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 30, 1950 by and between Vella Woods Carvin and Bennie Woods, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 307 of the Deed Records in Tarrant County, Texas;
- Tract #10: **1.80 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 20, 1950 by and between E. S. Gainer, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 310 of the Deed Records in Tarrant County, Texas;
- Tract #11: **.036 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Lot 2, Block 4, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 26, 1950 by and between G. B. Reese and wife, Juanita, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 325 of the Deed Records in Tarrant County, Texas;
- Tract #12: **.054 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Lot 6, Block 4, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 26, 1950 by and

between Tommie Lee Hatten, and wife Cedell, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 326 of the Deed Records in Tarrant County, Texas;

- Tract #13: **.25 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Block 3, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 27, 1950 by and between Thomas M. Evans and wife, Lizzie Mae, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 328 of the Deed Records in Tarrant County, Texas;
- Tract #14: **.076 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Block 3, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 26, 1950 by and between John W. Oliver and wife, Elma, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 330 of the Deed Records in Tarrant County, Texas;
- Tract #15: **.032 acres**, more or less, out of the J. W. Burton Addition, an Addition to the City of Ft. Worth, being a portion of Lot 17, Block 2, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 26, 1951 by and between L. L. Burton, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2279, Page 292 of the Deed Records in Tarrant County, Texas;
- Tract #16: **.049 acres**, more or less, out of the J. W. Burton Addition, an Addition to the City of Ft. Worth, being a portion of Lot 18, Block 1, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 26, 1951 by and between L. L. Burton and Tom Leonard, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2297, Page 297 of the Deed Records in Tarrant County, Texas;
- Tract #17: **4.01 acres**, more or less, out of the Yellowstone Kitt Addition, an Addition to the City of Ft. Worth, more particularly described by metes and bounds in that certain Warranty Deed dated September 22, 1911 by and between R. H. Tucker, as Grantor and the Ft. Worth Improvement District No. 1, as Grantee, recorded in Volume 385, Page 275 of the Deed Records in Tarrant County, Texas;
- Tract #18: **4.54 acres**, more or less, out of the J. E. H. Allen Subdivision and Grainger's 3rd Addition, an Addition to the City of Ft. Worth, being Lots 14-26, Block 1 and Lots 6, 7, 10-26, Block 2 of J. E. H. Allen Subdivision and Lots 10-18 Grainger's 3rd Addition, more particularly described by metes and bounds in that certain Warranty Deed dated March 5, 1912 by and between J. E. H. Allen, as Grantor and the Fort Worth Improvement District No. 1, as Grantee, recorded in Volume 396, Page 180 of the Deed Records in Tarrant County, Texas;
- Tract #19: **1.253 acres**, more or less, out of the J. E. H. Allen Subdivision, being Lots 7-13, Block 1 and Lots 1-5, Block 2, more particularly described by metes and bounds in that certain Quit Claim Deed dated December 30, 1950 by and between R. C. Montgomery, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2213, Page 319 of the Deed Records in Tarrant County, Texas;
- Tract #20: **.110 acres**, more or less, out of the John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 26, 1950 by and between Velma Phillips, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 323 of the Deed Records in Tarrant County, Texas;

- Tract #21: **.230 acres**, more or less, out of the F. A. Hightower Subdivision, being a portion of Lot 1, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 11, 1951 by and between Blanche Simms, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2274, Page 305 of the Deed Records in Tarrant County, Texas;
- Tract #22: **.120 acres**, more or less, out of the John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 10, 1951 by and between William E. Cox, and wife Lyla Jean, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2274, Page 310 of the Deed Records in Tarrant County, Texas;
- Tract #23: **.290 acres**, more or less, out of the F. A. Hightower Subdivision, being a portion of Lot 1, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 11, 1951 by and between Blanche Simms, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2274, Page 312 of the Deed Records in Tarrant County, Texas;
- Tract #24: **14.99 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307 and John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 23, 1950 by and between William M. McDonald Estate, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2274, Page 307 of the Deed Records in Tarrant County, Texas;
- Tract #25: **.661 acres**, more or less, out of the J. E. H. Allen Subdivision, being Lots 1, 2, 3, 4, 5, and 6, Block 1, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 11, 1951 by and between R. H. Moore, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2274, Page 303 of the Deed Records in Tarrant County, Texas;
- Tract #26: **4.18 acres**, more or less, out of the B. F. Crowley Survey, Abstract No. 307, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 19, 1951 by and between Steve Caglagis and wife, Margaret, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2277, Page 484 of the Deed Records in Tarrant County, Texas;
- Tract #27: **.190 acres**, more or less, out of the John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 28, 1950 by and between Buryl Nichols and wife, Boniebel Nichole, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2276, Page 63 of the Deed Records in Tarrant County, Texas;
- Tract #28: **.170 acres**, more or less, out of the John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 28, 1950 by and between Alton L. Dillon and wife, Olivia, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2276, Page 66 of the Deed Records in Tarrant County, Texas;
- Tract #29: **.170 acres**, more or less, out of the John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 28, 1950 by and between Lloyd T. Morris and wife, Katherine, as Grantors and the Tarrant County Water Control and Improvement District No.

1, as Grantee, recorded in Volume 2276, Page 69 of the Deed Records in Tarrant County, Texas;

- Tract #30: **.125 acres**, more or less, out of the J. W. Burton Addition, an Addition to the City of Ft. Worth, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 26, 1951 by and between John Leonard, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2281, Page 44 of the Deed Records in Tarrant County, Texas;
- Tract #31: **.063 acres**, more or less, out of the J. W. Burton Addition, an Addition to the City of Ft. Worth, being Lot 19, Block 2, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 26, 1951 by and between L. L. Burton and Ernest Henderson, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2281, Page 42 of the Deed Records in Tarrant County, Texas;
- Tract #32: **.125 acres**, more or less, out of the J. W. Burton Addition, an Addition to the City of Ft. Worth, being Lot 19, Block 2, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 31, 1951 by and between Edgar Fields, as Grantors and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2281, Page 46 of the Deed Records in Tarrant County, Texas;
- Tract #33: **.125 acres**, more or less, out of the John Little Survey, Abstract No. 958, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated December 28, 1950 by and between Myrtle Lahey, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2273, Page 309 of the Deed Records in Tarrant County, Texas;
- Tract #34: **.046 acres**, more or less, out of the Bassett Addition, an Addition to the City of Ft. Worth, being a portion of Lot 4, Block 4, more particularly described by metes and bounds in that certain Right-Of-Way Deed dated January 9, 1951 by and between Leroy E. Dobkins, as Grantor and the Tarrant County Water Control and Improvement District No. 1, as Grantee, recorded in Volume 2274, Page 309 of the Deed Records in Tarrant County, Texas;
- Tract #35: **.115 acres**, more or less, out of the J. E. H. Allen Subdivision, being **Lot 8, Block 2**, more particularly described by metes and bounds in that certain Warranty Deed dated January 5, 1912 by and between Ed Curtner and wife, Callie, as Grantors and the Ft. Worth Improvement District No. 1, as Grantee, recorded in Volume 384, Page 512 of the Deed Records in Tarrant County, Texas;
- Tract #36: **.115 acres**, more or less, out of the J. E. H. Allen Subdivision, being **Lot 9, Block 2**, more particularly described by metes and bounds in that certain Warranty Deed dated January 5, 1912 by and between Clifford Shannon and wife, Florence, as Grantors and the Ft. Worth Improvement District No. 1, as Grantee, recorded in Volume 384, Page 511 of the Deed Records in Tarrant County, Texas;
- Tract #37: **2.44 acres**, more or less, described in that deed dated May 7, 1971, from Tarrant County Water Control and Improvement District Number One, as Grantor to Jerome J. Frank, as Grantee recorded in Volume 5200, Page 498 of the Deed Records of Tarrant County, Texas.



Legend	
	TRWD Ownership
	TAD Parcel Lines

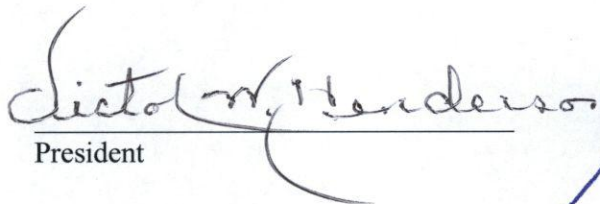
Trinity River
State Hwy 121 to Riverside Dr.



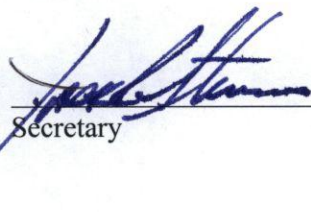
In addition, Ken Brummett is granted authority to execute the lease and all other documents necessary to complete this transaction. Director Puente-Brancato seconded the motion and the vote in favor was unanimous.

21.

There being no further business before the Board of Directors, the meeting was adjourned.



President



Secretary